

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
August 18, 2020

The Architectural Review Board held a regular meeting via Zoom and telephone conference on Tuesday, August 18, 2020, at 5:30p.m. due to pandemic, COVID-19, also known as coronavirus.

Members composing a quorum of the Board:

John Gaines, Chairman  
Mary Bartlett  
Grant McFarland  
Mike McGlone  
Lyndsay Thorn

Members absent:

Diane Hays  
Phil Solomon

Staff members present:

Nina Shealey, Assistant City Manager  
Lety Hernandez, Planner

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The meeting was called to order by Chairman Gaines at 5:33 p.m.

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Mr. McFarland moved to approve the May 19, 2020 and July 21, 2020 meeting minutes as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, Bartlett, McFarland, McGlone, Thorn  
AGAINST:   None

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**Case No. 778 F – Request of Jorge Cavazos and Yvette Almendarez, owners, for the compatibility review of the proposed design located at 223 Allen in order to construct a new single-family residence with attached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Chairman Gaines announced the case was rescheduled for the September 15, 2020 meeting.

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**Case No. 801 F – Request of Kristen Klammer of Mason Ros Architecture, applicant, representing Diane Kolar, owner, for the significance review of the existing main structure located at 270 Oakview E and compatibility review of the proposed design in**

**order to demolish 100% of the existing residence and construct a new two-story single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. Ms. Klamer, addressed the board and provided background on the project and how the owners decided to build new.

Ms. Klamer spoke regarding exterior finish materials adding that they were not final. She went on to speak regarding proposed colors and roofing materials stating that they would prefer to receive approval for either due to budget and maintenance costs. Mr. McGlone expressed concerns regarding certain exterior items not being final. Mr. McFarland expressed understanding regarding materials adding that the design in general was compatible.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and the proposed design as compatible. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:  
FOR:           Gaines, Bartlett, McFarland, Thorn  
AGAINST:    McGlone

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**Case No. 807 F – Request of Mauze Construction Corp., applicant, representing RJS & KGS Management Ice Trust, owner, for the significance review of the existing main structure located at 125 Primrose in order to demolish 100% of the existing residence and accessory structure(s) under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. David Mauze, applicant, addressed the board.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Ms. Hays seconded the motion.

The motion was approved with the following vote:  
FOR:           Gaines, Bartlett, Hays, McGlone, Thorn  
AGAINST:    None

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**Case No. 808 F – Request of Jack Dabney of Dabney Homes, owner, for the significance review of the existing main structure located at 301 Cloverleaf and compatibility review of the proposed design in order to demolish 100% of the existing residence and construct a new single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. The owner and addressed the board.

Mr. Dabney described the current state of the main structure and went on to speak regarding the proposed design and layout. The board posed questions regarding the proposed site plan and design. They also questioned the removal of existing flatwork.

After further discussion, Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and the proposed design as compatible. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, Bartlett, McFarland, McGlone, Thorn

AGAINST:   None

At that time, Mr. Thorn recused himself due to interest in the following case.

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**Case No. 809 F – Request of Lyndsay A. Thorn, Architect, of ThornGraves Architects, PLLC, applicant, to modify the existing exterior and color of the commercial structure at the property located at 5945 Broadway under Chapter 2 Administration for Architectural Review.**

Ms. Shealey presented the case. Natalie Hugentobler, representative of the applicant, addressed the board.

Chairman Gaines questioned having to review the case and Ms. Shealey responded. Ms. Hugentobler provided some background regarding the color scheme. The board felt that it was an improvement to the current colors and commended.

Mr. McGlone moved to recommend approval as submitted. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, Bartlett, McFarland, McGlone, Thorn

AGAINST:   None

Mr. Thorn joined quorum at that time.

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Mr. McGlone stated that he felt it was better for applicants to be able to see to comment on a presentation. Chairman Gaines added that the platform was very useful. A discussion followed.

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There being no further business, Ms. Bartlett moved to adjourn the meeting seconded by Mr. Thorn. The meeting was adjourned at 6:42p.m.

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**THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.**

  
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John Gaines, Chairman  
(Board Approval)

10/20/2020  
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Date Signed & Filed

  
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Lety Hernandez, Planner  
Community Development Services