

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
October 18, 2016

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, October 18, 2016, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Grant McFarland
Mike McGlone
Jill Souter

Members absent:

Phil Solomon

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner
Eli Briseno, Combination Inspector

The meeting was called to order by Chairman Gaines at 5:35p.m.

Mr. McFarland moved to approve the minutes of September 20, 2016 as submitted. The motion was seconded by Mr. McGlone.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone, Souter
AGAINST: None

Chairman Gaines announced the approval of the October 4, 2016 minutes had been rescheduled for the regularly scheduled meeting of November 15, 2016.

Case No. 652S – Request of SignTek, applicant, for permanent signage at 5231 Broadway St, Ste 101 (Splash and Dash Groomerie & Boutique).

Mr. Lutz presented the case. An open discussion took place regarding the proposed signage.

Mr. McFarland moved to approve the signage with the following modifications: 1) Allow for hours of operation, 2) allow reface, 3) and not allow storefront vinyl graphics.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone, Souter
AGAINST: None

Case No. 649 F – Request of Brister Design Group, applicant, representing Alex Whittington, owner, for the significance review of the existing main structure and compatibility review of the proposed replacement structure located at 225 Oakview E under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and construct a new single-family residence with detached accessory structure.

Mr. Lutz presented the case. Alex Whittington, owner and current resident, was present and addressed the board. He stated that they had outgrown their existing home and needed more living space.

Mr. McGlone expressed concerns regarding the proposed design. The Board questioned the proposed basement and if it would count towards the FAR. Ms. Souter expressed concerns with drainage and the proposed change in elevation. Chairman Gaines suggested revising the west elevation to avoid looking at a blank stucco wall. He also commended the owner on their proposed exterior materials. A discussion regarding setbacks followed. Mr. McGlone suggested moving the 2nd story over to allow for all rooflines to work in conjunction with each other adding and adjusting windows so that the proposed would result in a simpler and better design.

No one was present to speak regarding the case.

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

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone, Souter
AGAINST: None

Case No. 650 F – Request of Audra Kerr, owner, for the significance and compatibility review of the existing main structure located at 248 Castano W under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the exterior facing walls by encapsulation to replace the existing exterior materials with new exterior finish materials.

Mr. Lutz presented the case. Mrs. Kerr, owner, and the contractor, spoke regarding the case.

Mr. McFarland moved to declare the existing structures as not significant and recommended approval of the design as requested. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone, Souter
AGAINST: None

Case No. 651 F – Request of Justin Johnson, Veryan Inc, owner, for the significance review of the existing main structure and compatibility review of the proposed replacement structure located at 265 Edgewood E under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and construct a new single-family residence.

Mr. Lutz presented the case. Justin Johnson, owner, addressed the board and clarified regarding the proposed driveway.

Mr. McGlone expressed concerns regarding the proposed roof. He suggested simplifying the gables. An open discussion followed regarding the proposed design.

Mr. McFarland moved to declare the existing main structure as not significant and the recommended approval of the design as compatible with the following recommendations: 1) expand closet and articulate with bay window or other item allowed by the City's Zoning Code. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone, Souter

AGAINST: None

There being no further business, Mr. McGlone moved to adjourn the meeting, seconded by Ms. Hays, and unanimous vote to support the motion. The meeting adjourned at 6:47p.m.

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.



John Gaines, Chairman
(Board Approval)

12/20/14

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services