

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
October 19, 2021

The Architectural Review Board held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, and via Zoom with teleconference on Tuesday, October 19, 2021, at 5:30 p.m. due to pandemic, COVID 19, also known as coronavirus.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Karl Baker  
Adam Kiehne  
Grant McFarland  
Phil Solomon  
Lyndsay Thorn

Members absent:

Larry Gottsman  
Diane Hays

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services  
Eron Spencer, Planner

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

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Ms. Hernandez introduced Eron Spencer, Planner, to the board and the board welcomed him.

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Mr. Kiehne moved to approve the minutes of the August 17, 2021 meeting with corrections. Mr. Baker seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, Baker, Kiehne, McFarland, Solomon, Thorn  
AGAINST:   None

Chairman Gaines announced the meeting minutes of the November 30, 2021 were not available for review and rescheduled for the next regular meeting.

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**Case No. 862S – Request of Paul Vidal of Custom Signs and Consulting, applicant, for permanent signage at 5005 Broadway St (March 11)**

Ms. Hernandez presented the case. The applicant was present and addressed the board. He went on to speak regarding the revisions.

Mr. McFarland moved to approve the revised submission as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, Solomon, Thorn

AGAINST: None

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**Case No. 863F – Request of David Youngquist, applicant, representing Rachel Kenney, owner, for the compatibility review of the proposed design located at 218 Normandy in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance 1860 (April 12, 2010).**

Ms. Hernandez presented the case. The applicant and owner were not in attendance.

The board expressed concerns regarding the different pitches and suggested revising the height of the upper pitch of the roof by making it steeper. An open discussion followed regarding the design and recommended changes.

No one requested to speak regarding the case.

Mr. Thorn moved to recommend approval of the design as compatible with the following suggestions: 1) that the designer review the roof height so that the main roof pitch of the body of the main structure be parallel to the roof pitch of the dormer towards the front of the residence increasing the height of the main building to the allowable 28ft height allowed by code providing better balance. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, Solomon, Thorn

AGAINST: None

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**Case No. 864F – Request of Navin and Jamie Nikam, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 224 Elmview W in order to remodel and add to the existing single-family residence under Demolition Review Ordinance 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Navin Nikam, owner, was present and addressed the board. Jamie Nikam was available via teleconference.

There was an open discussion regarding the architecture of the existing residence. Mr. Nikam clarified regarding the design improvements and went on to speak regarding the existing versus proposed windows. Suggestions were made regarding the new windows and

how they could be incorporated and possibly allow for replacement of the older windows in the future. The board spoke regarding the importance of continuity and characteristics adding that windows spoke loudly regarding its architecture. Mrs. Nikam addressed the board and spoke regarding the design. A discussion followed regarding the proposed roof plan and the board suggested revising an area on the roof in order to prevent a possible leak due to pooling.

No one requested to speak regarding the case.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the design as compatible with the consideration of window continuity with the addition and existing structure. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, Solomon, Thorn

AGAINST: None

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**Case No. 865F – Request of Collin Stone of CR Stone Construction, LLC, applicant, representing Kuehler Investments, LLC, owner, for the compatibility review of the proposed design located at 337 Ogden in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Collin Stone was present and addressed the board.

There was an open discussion regarding the proposed design and exterior finish materials. They spoke regarding the elevations compared to the renderings. The commended regarding the simplicity of the roof and felt it would be interesting due to the proposed materials. A discussion followed regarding the materials.

No one requested to speak regarding the case.

Mr. McFarland moved to recommend approval of the design as compatible with the following modification: 1) the limestone on the main structure as displayed in the CAD drawings be approved as shown in the perspective rendering including uniform rectangular and/or square limestone. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, Solomon, Thorn

AGAINST: None

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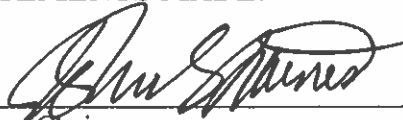
Ms. Hernandez updated regarding the status of the Residential Design Standards informing that City Council had approved the proposed amendments. No action was taken.

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There being no further business, Mr. McFarland moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 6:29p.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)

02/15/2022  
Date Signed & Filed



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Lety Hernandez, Director  
Community Development Services