

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
November 21, 2023

The Architectural Review Board held a regular 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, November 21, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Ashley Armes  
Larry Gottsman  
Grant McFarland  
Clay Hagendorf, Alternate  
Mac White, Alternate

Members absent:

Adam Kiehne  
Phil Solomon  
Lyndsay Thorn

Staff members present:

Lety Hernandez, Director of Community Development Services

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The meeting was called to order by Chairman Gaines at 5:31 p.m.

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Chairman Gaines introduced newly appointed board member Samuel "Mac" White and the board welcomed him.

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Mr. Gottsman moved to approve the September 19, 2023 and October 17, 2023 meeting minutes as presented. Ms. Armes seconded the motion.

FOR: Gaines, Armes, Gottsman, Hagendorf, McFarland, White  
AGAINST: None

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**Case No. 908F – Request of Elizabeth Haynes of Elizabeth Haynes Architect, applicant, representing Andrew Holzmann, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 330 Argo Ave in order to demolish 100% of the existing residence and construct a**

**new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Elizabeth Haynes, Architect, was present and addressed the board.

The board asked for clarification regarding the proposed setbacks, slope of the property, and porch design and compatibility to surrounding properties. Mr. White spoke regarding the porch design and asked whether or not the area above it was habitable and/or accessible, and if consideration was given to symmetrical gable. Ms. Hayes responded to the concerns and went on to say that the owner wanted a more modern design but keep elements of the neighborhood. Mr. Hagendorf went on to speak regarding the design and architecture disagreeing with previous comments.

Chairman Gaines opened the public hearing at 5:46pm.

Those speaking regarding the case were as follows:

Tom Callahan of 331 Argo Ave (Opposed)

Angela Bazan, 327 Argo Ave (Opposed)

Chairman Gaines closed the public hearing at 5:54pm.

Andrew Holzmann, owner, requested to approach and address the board. He spoke regarding the design and that it was in keeping, as close as possible, to the neighborhood.

The board expressed concerns regarding the untraditional style, more modern design, the impact to trees on the site, and although the design and quality of the interior were great, the outside was not compatible.

Chairman Gaines spoke regarding the concerns of the neighbors regarding the exterior finish materials and went on to say that the City was unable to dictate them per state law.

At that time, Mr. Gottsman moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and proposed design as compatible. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Hagendorf, McFarland

AGAINST: Armes, White

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**Case No. 910F – Request of Easton McNab, owner, for the significance review of the existing main structure located at 215 Argyle Ave in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Mr. McNab was present and addressed the board and spoke regarding the proposed demolition. Tobin Smith, Architect, was present and spoke regarding the existing placement and current issues with the main structure. He went on to say that the residence was not oriented correctly and best to remove.

Chairman Gaines opened the public hearing at 6:04pm.

Those present and speaking regarding the case were as follows:  
Steve Aycock, 140 Patterson #102 (Did not state)

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:05pm.

At that time, Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:  
FOR: Gaines, Armes, Hagendorf, McFarland, White  
AGAINST: None

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**Case No. 909F – Request of Brad Pease, Director of Architecture, representing HEB, LP., owner, for the final design review of the proposed expansion of the existing commercial use building and reconstruction of the existing parking lot located at 4821 Broadway St (HEB Central Market) under Chapter 2 Administration for Architectural Review.**

Ms. Hernandez presented the case. Brad Pease was present and addressed the board.

Mr. Hagendorf questioned regarding the City's lighting requirements and staff responded. Chairman Gaines asked for clarification regarding the parking lot repairs and Mr. Pease responded. The intent was to completely cure the site as it currently requires refinishing throughout the years.

Chairman Gaines opened the public hearing at 6:13pm. Those speaking regarding the case were as follows:  
Steve Aycock, 140 Patterson #102 (Neutral)

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:15pm.

At that time, Mr. Gottsman moved to recommend approval as presented. Ms. Armes seconded the motion.

The motion was approved with the following vote:  
FOR: Gaines, Armes, Gottsman, Hagendorf, McFarland, White  
AGAINST: None

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Staff updated regarding the ARB potential changes. No action was taken.

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There being no further business, Mr. Gottsman moved to adjourn the meeting. Ms. Armes seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 06:17 p.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.**



John Gaines, Chairman  
(Board Approval)

1/16/24

Date Signed & Filed



Lety Hernandez, Director  
Community Development Services