

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
December 03, 2019

The Architectural Review Board held a special meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Tuesday, December 03, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Mike McGlone
Phil Solomon

Members absent:

Diane Hays
Grant McFarland
Lyndsay Thorn

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:45 p.m.

Mr. Solomon moved to approve the meeting minutes of September 17, 2019 as presented. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon
AGAINST: None

Case No. 787 F – Request of William Isaacs of Property Investment Group, LLC, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 507 Normandy under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Isaacs was present and addressed the board.

After further discussion, Mr. McGlone moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon
AGAINST: None

Case No. 779 F – Request of Haulbrooke Inc., applicant, representing San Antonio Country Club, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 141 Burr Rd under Demolition Review Ordinance No. 1860 (April 12, 2010).

Case No. 780 F – Request of Haulbrooke Inc., applicant, representing San Antonio Country Club, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 149 Burr Rd under Demolition Review Ordinance No. 1860 (April 12, 2010).

Case No. 781 F – Request of Haulbrooke Inc., applicant, representing San Antonio Country Club, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 153 Burr Rd under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the cases under one presentation. Marvin Jones, manager of the San Antonio Country Club, addressed the board. The applicant was also present.

There was a discussion regarding the state of the existing structures and current parking.

Those present and speaking regarding the case were as follows:

Jack Joyce, 151 Burr (opposed)

Mr. Jacobs, Burr (opposed)

Mr. McGlone felt that the board should be looking at compatibility not as the basis of denying demolitions but to address legitimate questions that have been raised by citizens and neighbors, particularly in a case where you would have an “island” left with an occupied structure. He suggested tabling the cases, adding that he felt there was no architectural significance to the structures. An open discussion followed.

Ms. Bartlett moved to declare the existing main structure for Case No. 779F, 141 Burr, as not significant and recommended approval of the demolition as requested. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon

AGAINST: None

Ms. Bartlett moved to declare the existing main structure for Case No. 780F, 149 Burr, as not significant and recommended approval of the demolition as requested. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon

AGAINST: None

Ms. Bartlett moved to declare the existing main structure for Case No. 781F, 153 Burr, as not significant and recommended approval of the demolition as requested. Mr. McGlone seconded the motion.

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

Mr. McGlone moved to hear Case No. 778F, 223 Allen, next. Ms. Bartlett seconded the motion.

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

Case No. 778 F – Request of Jorge Cavazos & Yvette Almendarez, owners, for the significance review of the existing main structure in order to demolish 100% of the existing residence located at 223 Allen and compatibility review of the proposed design in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Ms. Almendarez was present and addressed the board.

The board felt they would not be able to make a recommendation on the presented adding that they needed a complete schematic design. An open discussion followed between the board and applicant.

Mr. McGlone moved to declare the existing main structure as not significant, recommending approval of the demolition as requested, and tabling the compatibility review for the next regularly scheduled meeting of December 17, 2019. Mr. Solomon seconded the motion.

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

Case No. 774 F – Request of Jack and Dy Lynne Dabney, owners, for the significance review of the existing main structure in order to demolish 100% of the existing residence located at 100 Cardinal and compatibility review of the proposed design in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. The owners were present and addressed the board.

The owners spoke regarding the demolition and areas to be kept and reused.

Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the design as compatible. Mr. McGlone seconded the motion.

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

Case No. 776 F – Request of Maivu Plumbing & Construction, applicant, representing Mary Gaski, owner(s), for the significance review of the existing main structure in order to demolish 100% of the existing street-facing façade located at 315 Alta and compatibility review of the proposed design in order to encapsulate the front of the main structure with front additions under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Theresa McFaul, applicant, was present and addressed the board.

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

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

Case No. 786 F – Request of Theresa McFaul of Maivu Plumbing & Construction, applicant, representing Adam Smith, owner, for the significance review of the existing main structure in order to demolish 85% of the existing street-facing façade, demolish 63% of the existing roof, and for the compatibility review of the proposed design located at 309 Alta in order to add to the front and the rear of the existing residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Theresa McFaul, applicant, was present and addressed the board.

There was an open discussion regarding the proposed gables and their placement.

Mr. McGlone moved to declare the existing main structure as not significant and recommended approval of the design as compatible with the removal of the small upper dormer. Ms. Bartlett seconded the motion.

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

Case No. 783 F – Request of Cooper Boddy of Cooper & Dewar Properties, owner, for the compatibility review of the proposed main structure located at 602 Alamo Heights

in order to construct a new single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Cooper Boddy was present and addressed the board.

Mr. Solomon moved to recommended approval of the design as compatible. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon

AGAINST: None

Case No. 785 F – Request of Chris Gillespie, owner, for the compatibility review of the proposed design located at 164 Oakview E in order to construct a new single-family residence with accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Gillespie, owner, was present and addressed the board.

Mr. McGlone moved to recommended approval of the design as compatible. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon

AGAINST: None

Case No. 771 F – Request of Kenneth M. Smith, owner, for the final design review of the proposed commercial improvements to the existing structure located at 615 Austin Hwy under Chapter 2 Administration for Architectural Review.

Ms. Shealey presented the case. Victor Hinojosa, representing the applicant, was present and addressed the board.

Mr. McGlone moved to recommend approval of the design without brick on columns. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Solomon

AGAINST: None

Chairman Gaines spoke regarding lack of quorum issues and the upcoming meeting and thanked everyone for their attendance and service.

Ms. Shealey spoke regarding legislative updates and added that staff was exploring other solutions.

There being no further business, Mr. Solomon moved to adjourn the meeting. Mr. McGlone seconded the motion. The meeting was adjourned at 7:53 p.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)

04/21/2020

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services