

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
December 17, 2019

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 on Tuesday, December 17, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Diane Hays  
Grant McFarland  
Mike McGlone  
Phil Solomon  
Lyndsay Thorn

Members absent:

Mary Bartlett

Staff members present:

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

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The meeting was called to order by Chairman Gaines at 5:30 p.m.

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Chairman Gaines announced the minutes of the December 03, 2019 special meeting were not available for review and rescheduled for the next regularly scheduled meeting. No action was taken.

Mr. McGlone arrived and joined quorum at 5:38pm.

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**Case No. 782 F – Request of Nicolas Melde, architect, representing Alice Palmer, owner, for the compatibility review of the main structure under construction located at 201 Patterson in order to request a revision to previously approved design to add a new front terrace, entry walkway, and parking pad under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case and provided background. The owner and her son were present and addressed the board. There was a discussion regarding the recent ordinance changes requiring owners keep landscaping materials on site.

After further discussion, Mr. McFarland moved to recommend approval of the revised design as compatible. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Solomon

AGAINST: None

Mr. Thorn arrived and joined quorum at 5:44pm.

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**Case No. 788 F – Request of J.C. Cotton, owner, for the significance review of the existing main structure in order to demolish 88.07% of the existing roof, demolish 56.4% of all existing exterior facing walls, and demolish 34.7% of the existing street-facing façade located at 275 E. Oakview and compatibility review of the proposed design in order to add to the existing main structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. The owner and architect, George Klein, were present and addressed the board.

Mr. Thorn asked for clarification regarding the existing roof lines and Mr. Klein responded. Mr. Thorn expressed concerns regarding the design of the proposed 2<sup>nd</sup> story addition and suggested relooking at the 2<sup>nd</sup> floor windows. Mr. McFarland spoke regarding compatibility and how it is compatible with those in the immediate area. Chairman Gaines felt that the compatibility was not an issue, mostly the roof design and gables. Mr. McGlone suggested moving volume forward to possibly address roof height. There was a discussion regarding the existing foundation and whether or not it would be able to handle a 2<sup>nd</sup> story. The applicant informed that they would be adding foundation for new only.

Mr. McGlone moved to declare the existing main structure as not significant and recommend approval of the design as compatible with the following modifications 1) 2<sup>nd</sup> floor volume be made consistent and 2) develop roof design that would be more consistent with the balance of the hips shown in the project. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Solomon, Thorn

AGAINST: None

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**Case No. 789 F – Request of Grady Collier Bashara, of Collier Custom Homes, owner, for the compatibility review of the proposed design located at 305 Abiso 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. Bashara was present and addressed the board. The board commended on the design adding it was a simple one.

Those present and speaking regarding the case were as follows:  
Erica Becvar, 301 Abiso

Concerns of those speaking regarding the case were the vertical layout of siding as opposed to horizontal and compatibility of the proposed structure.

There was a discussion regarding drainage and the applicant added that the improvements would keep water off the neighboring property.

Mr. McFarland moved to recommended approval of the design as compatible. Ms. Hays seconded the motion.

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

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**Case No. 790 F – Request of William Isaacs or Property Investment Group, LLC, owner, for the compatibility review of the proposed design located at 507 Normandy 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. Isaacs was present and addressed the board.

The board expressed concerns regarding design elements. An open discussion followed.

Mr. Thorn moved to recommend approval of the design as compatible with the following modifications: 1) Removal of the tie rods on porch roof, 2) Change 3/3 to pair window, and 3) Remove the shed roof and replace with gable to match gable on the main structure. Ms. Hays seconded the motion.

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

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Ms. Shealey spoke regarding the addition of alternate members to the board and a tour of the Magnolia Heights site in January or February.

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There being no further business, Mr. McFarland moved to adjourn the meeting. Ms. Hays seconded the motion. The meeting was adjourned at 6:51 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.



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John Gaines, Chairman  
(Board Approval)

04/21/2020  
Date Signed & Filed

  
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Lety Hernandez, Planner  
Community Development Services