

City of Alamo Heights

ARCHITECTURAL REVIEW BOARD

MINUTES

July 15, 2014

The Architectural Review Board held its regularly scheduled meeting at the City of Alamo Heights *temporary offices located at 1248 Austin Hwy, Suite 220* on Tuesday, July 15, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
John Gaines
Al Honigblum
Phil Solomon

Members absent:

Grant McFarland
Mary Bartlett

Staff present:

Lety Hernandez, Coordinator
David Harris, Interim Director

City Council present:

Bobby Hasslocher, Councilmember

The meeting was called to order by Mr. Fagan at 5:32 p.m.

Mr. Honigblum moved to approve the minutes of June 17, 2014 with corrections, seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 547 S—Request of Executive Signs, Ltd, applicant, for permanent signage at 5941 Broadway St (Stewart Title)

Mr. Harris presented the case to the Board. Mr. Terry Shierhart from Executive Signs spoke about the project and answered questions from the Board. They were requesting the following; staff comments are in italics:

1. A 17'5" x 23.5" non-lit sign over the front of the facility (*Staff notes that this sign fits code*),
2. One 11' 4 3/4" x 23" frosted front window decal with the company name on it (*Staff notes that this sign does not fit code*),

3. Two 23" x 23" signs on either side of the front of the facility to direct customers to the rear entrance (*Staff notes that this sign does not fit code. Code allows for 1 sign not to exceed 3 sq. ft.*), and
4. One 10' x 14 1/4" sign over the rear door (*Staff notes that this sign does not qualify as this building faces only one street. Code allows for up to two signs when the building fronts on two streets, one for each side facing a street*).

Mr. Honigblum moved to approve of the plans as submitted provided the directional sign on the right be removed, removal of the decal sign on the window. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
 AGAINST: None

Case No. 546 P—Request of Patrick Christensen, applicant, representing University of Incarnate Word for the preliminary design review of the proposed replacement structure at the property located at 4600 Broadway and related lots (No Action Required)

Mr. Harris introduced the entire scope of the project as it would be presented to the various Boards and Commissions as well as Council then presented the case before the ARB.

Mr. Patrick Christensen addressed questions and comments from the Board. Board comments included the following suggestions:

- Make the building more urban, encourage pedestrian use, and provide more space between drive-through from residential district by moving the structure to the front of the lot (next to Broadway);
- The drive-through provides a needed purpose for people who are ill or have children in the vehicle;
- Encourage the design to be more aesthetically pleasing to the neighborhood environment and not the typical CVS suburban store...make it something special, a landmark for the community;
- There are too many signs on the building;
- Board generally supported SUP to allow reduced parking stall length and width to increase landscaping and landscaping buffering;
- The City and applicant will need to address use of the alley as a means of ingress/egress and it will need to be improved should it planned to be used; and
- Preserve trees on the property.

The Board thanked the applicant and said they looked forward to seeing them with revised plans. As this item was preliminary review, no action was taken.

Case No. 528 F--Request of Dabney Homes LLC, owner, for the compatibility review of the proposed replacement structure at 228 Cloverleaf Ave under Demolition Review

Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

The compatibility review portion of the Demolition Review was tabled from the June 17, 2014, meeting.

Mr. Harris presented the case. Mr. Dabney, applicant, spoke and answered questions about the project. He said he and his wife met with his neighbor, Dr. Tommy Spalten, Councilmember Rosenthal, and Mr. Harris last week to address issues the Spaltens had with the project.

Dr. Spalten, 234 Cloverleaf, spoke on the house and garage asking for it to be more compatible with the neighborhood.

Mr. Mike McGlone, 732 Patterson, encouraged the front setback of the proposed improvements to be more aligned with the other homes in the neighborhood.

The Board had some discussion on how to make the proposed house and garage more complimentary with the neighborhood, specifically the exterior finishing.

Mr. Honigblum moved to approve of the plans as submitted provided the HardiePlank on the main structure be replaced with stucco and the HardiePlank on the garage be replaced with stone. Seconded by Mr. Solomon. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 538 F--Request of H. Glenn Huddleston, owner, for the compatibility review of the proposed structure at 202 Crescent St under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Harris presented the case and introduced Mr. Chris Carson, architect, who spoke about the project and presented a three-dimensional rendering of the project.

Mr. Solomon moved to approve of the plans as submitted. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 540 F--Request of Henrietta PC Hildebrand, owner, represented by Malcolm G Chesney, Architect, for the significance and compatibility review of the proposed replacement structure at 321 Rosemary Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to remodel the existing single family residence.

Mr. Harris presented the project and introduced Mr. Malcolm Chesney, architect. Mr. Fagan stated that the Board had reviewed the proposed project at the June meeting. Mr. Chesney

added that the revised plans include a third dormer on the existing house and improvements to landscape rock in the front.

Mr. Honigblum moved to approve of the plans as submitted with the addition of the third dormer and upgraded landscape rock in the front. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 542 F--Request of Elizabeth Haynes, Architect, representing Stephen Noteboom, owner, for the significance and compatibility review of the proposed replacement structure at 137 Inslee Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a 2-story accessory structure.

Mr. Harris introduced the project along with Architect Elizabeth Haynes. He added that the Board of Adjustment met earlier this month and approved two variances:

1. The proposed lot coverage of 42% exceeds the maximum 40% allowed per Section 3-17 and
2. The proposed Floor to Area Ratio (FAR) of .53 exceeds the maximum .50 allowed with bonuses per Section 3-18 of the City's Zoning Code.

Mr. Gaines moved to approve of the plans as submitted provided the windows to the North be eliminated. Seconded by Mr. Honigblum. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 543 F--Request of Michael and Lucila Gartrell, owners, represented by ACT Services, for the significance and compatibility review of the proposed replacement structure at 841 Estes Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 63% of the existing roof.

Mr. Harris introduced the case. The Gartrells spoke on their project and presented some revised drawings. Mr. Mike O'Neil, representing Robbie Kuykendall at 843 Estes, spoke in opposition to the project. Mr. Mike McGlone, 723 Patterson, encouraged neutral materials. The Board discussed the project and encouraged the applicant to work with their neighbor on window placement as well to work with an Architect to provide a more comprehensive and detailed packet for their review.

Mr. Honigblum moved to table the case until the next meeting. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 544 F--Request of C. Collins Anderson, applicant, representing Thomas and Clara Chumney, owners, for the significance review of the structure at 524 La Jara under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Honigblum moved to approve the demolition of 524 La Jara, case number 544 F. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 545 F--Request of Urbano Design and Build, LLC, applicant, for the significance review of the structure at 228 Castano under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Gaines moved to approve the demolition of 228 Castano, case number 545 F. Seconded by Mr. Honigblum. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 536 F--Request of Ghassan Haifa, applicant, for the final design review of the proposed uncovered deck at the property located at 5306 Broadway St under Chapter 2 Administration for Architectural Review.

Mr. Carlos Cerna, Architect, spoke regarding this project and answered the Board's questions.

Mr. Honigblum moved to approve the plans as presented provided the City's Building Inspector approves the rail design to meet Code. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Case No. 541 F--Request of Alamo Heights, Terrell Hills Garden Club, applicant, for the final design review of the proposed Butterfly Garden at the property located at 246 Viesca under Chapter 2 Administration for Architectural Review.

Mr. Solomon moved to approve case number 541 F as presented. Seconded by Mr. Gaines. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

Mr. Gaines moved to adjourn the meeting at 8:00 p.m. Seconded by Mr. Honigblum. The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon
AGAINST: None

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.



Paul Fagan, Chair *ACTING CHAIR*

8/19/14

Date Signed & Filed



David Harris
Interim Director
Planning and Development Services