

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
December 16, 2014

The Architectural Review Board held its regularly scheduled meeting at the St Peter Prince of the Apostles Church, Parish Hall, *located at 111 Barilla Place*, on Tuesday, December 16, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
John Gaines
Grant McFarland
Mike McGlone

Members absent:

Mary Bartlett
Al Honigblum
Phil Solomon

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Mr. Fagan at 5:38p.m.

Mr. McGlone made a motion to approve the minutes from December 02, 2014. It was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Fagan, Gaines, McFarland, McGlone
AGAINST: None

Case No. 563 F – Request of Ironside Building Group, applicant, representing Jacyln Calhoun, owner, for the compatibility review of the proposed replacement structures located at 208 Montclair under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Lutz presented the case. Jacyln Calhoun spoke regarding the case and provided additional photographs of structures in the area. The board posed several questions regarding the height, proposed materials, and slope of the lot. Mr. Lutz asked the board to make a suggestions regarding the proposed materials.

Mr. McFarland stated that he was ok with the proposed as long as it met code adding that a homeowner should be able to build if compliant. Mr. Gaines recommended eliminating the wainscot and extending the hardiboard to the base. Mr. Gaines went on to say that he had driven the area several times and felt that it was a mix of design. However, he felt that the residence was overly large for the lot and expressed his concern with the overall square footage.

Those present and speaking regarding the case were as follows:

April Dickson, 207 Montclair (opposed)
Fran Parsons, 212 Montclair (opposed)
Albert Dickson, 207 Montclair (opposed)

Concerns included size, architectural incompatible, use of zoning to builder advantage, and towering over neighbor due to placement of windows.

The owner felt that they were not maximizing as they are able to build multi-family in this zoning area. She added that they had altered the elevations twice at their expense and at the request of the neighbors but would be unable to please everyone.

Mr. McGlone asked that the elevations show stairs and tweak elevations to show how the proposed residence would sit on the lot with the existing topography. He added that just because the proposed is code compliant did not mean that it was ok and went on to speak regarding the placement of the windows. Mr. Gaines agreed adding that he would rather see a better design.

Mr. Gaines made a motion to table the case for the January 20, 2015 meeting pending redesign. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:
FOR: Fagan, Gaines, McFarland, McGlone
AGAINST: None

Mr. Lutz updated on recent City Council actions on ARB cases.

There being no further business, Mr. Gaines made a motion to adjourn. Mr. McFarland seconded the motion. The meeting was adjourned at 6:32 p.m.

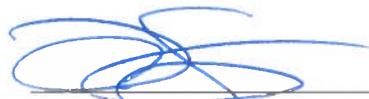
THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Paul Fagan, Chair
(Board Approval)

01/20/15

Date Signed & Filed



Lety Hernandez
Planner
Community Development Services