



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**COMPLIANCE AND TECHNICAL ADVISORY BOARD
MEETING MINUTES
FRIDAY, AUGUST 23, 2024**

The City of San Antonio Compliance and Technical Advisory Board (**CTAB**) met on August 23, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Sepulveda called the meeting to order at 9:03 a.m.

ROLL CALL:

PRESENT: Davis, Burgard, Setser (virtual), Fullerton, Pollog, Vasquez, and Sepulveda.

ABSENT: Flores and Garcia.

ANNOUNCEMENTS:

- Spanish interpreter services available to the public during the hearing.
- Item 3 was postponed by the applicant.
- Item 8 was postponed by the applicant.
- OHP welcomed, Caitlin Brown-Clancy, a new OHP Senior Historic Preservation Specialist.

CHAIR'S STATEMENT:

Chair Sepulveda provided a statement regarding meeting processes, appeals, time limits, and decorum.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Vasquez moved to approve CTAB meeting minutes for July 19, 2024. Commissioner Burgard seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Flores and Garcia.

ACTION: **MOTION PASSED with 7 AYES. 0 NAYS. 2 ABSENT.**

PUBLIC COMMENTS: NONE

Chair Sepulveda asked if any commissioner would like to pull items from the Consent Agenda. No commissioners requested an item from the Consent Agenda to be pulled for individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2024-234 820 N ALAMO ST
Item 2, Case No. 2024-273 221 W KINGS HWY

MOTION: Vice Chair Vasquez moved to approve items 1 and 2 with staff stipulations. Commissioner Pollog seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Flores and Garcia.

ACTION: MOTION PASSED with 7 AYES. 0 NAYS. 2 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 3. POSTPONED PRIOR TO HEARING

ITEM 4. HDRC NO. 2024-139
ADDRESS: 501 HAYS ST
APPLICANT: John Goodwin/John P. Goodwin

REQUEST:

1. The applicant is requesting consideration and approval of a waiver pursuant to City Code Section 35-608(g) to reconsider previously denied items:
 - a. Install a ridge and end cap to the existing standing seam metal roof.
2. Should the waiver be granted, the applicant is requesting a Certificate of Appropriateness for approval the items listed above.

RECOMMENDATION:

Item 1, staff recommends approval of a waiver to reconsider at this time. Substantial new evidence supporting a waiver has been submitted.

Item 2, if a waiver to reconsider is approved, staff does not recommend approval of the installation a ridge and end caps to the standing seam metal roof.

PUBLIC COMMENT:

- Lulu Francois, on behalf of the Concerned Citizens of Dignowity Hill, submitted a voicemail in support of approving the waiver but not the approval of the installation of the ridge and end caps to the standing seam metal roof.
- The Concerned Citizens of Dignowity Hill submitted a letter with the same information outlined in the voicemail.

MOTION: Vice Chair Vasquez moved to approve item 1 and deny item 2. Commissioner Burgard seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Vasquez, and Sepulveda.
NAY: Pollog.
ABSENT: Flores and Garcia.

ACTION: MOTION PASSED with 6 AYES. 1 NAY. 2 ABSENT.

ITEM 5. HDRC NO. 2024-274
ADDRESS: 610 MASON ST
APPLICANT: Dalton Lucadello

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an eight-foot-tall rear privacy wood fence.

RECOMMENDATION:

Staff recommends approval of the rear privacy fence based on finding b with the following stipulation:

- i. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

PUBLIC COMMENT:

- The Government Hill Alliance Neighborhood Association submitted a letter in support of the case.
- Fourteen (14) neighbors from the Government Hill Neighborhood signed a letter of support for the case.

MOTION: Commissioner Pollog moved to approve with staff stipulations
Commissioner Burgard seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Flores and Garcia.

ACTION: **MOTION PASSED with 7 AYES. 0 NAYS. 2 ABSENT.**

ITEM 6. HDRC NO. 2024-290
ADDRESS: 217 CLAUDIA ST
APPLICANT: lee beekly/BEEKLEY LEE M

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a garden loop fence at the front yard with a pedestrian gate.
2. Install a garden loop driveway gate along the public right-of-way.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a though c, with the following stipulations:

- i. That the fence and gate height does not exceed four feet.
- ii. That the driveway gate be placed behind the front façade of the main structure.

PUBLIC COMMENT:

- Lisa Lynde on behalf of the King William Association Architectural Advisory Committee submitted a voicemail in support of the case.

- The King William Association Architectural Advisory Committee submitted a letter in support of the case.

MOTION: Vice Chair Vasquez moved to approve with staff stipulation i.
Commissioner Setser seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Flores and Garcia.

ACTION: **MOTION PASSED with 7 AYES. 0 NAYS. 2 ABSENT.**

ITEM 7. HDRC NO. 2024-255
ADDRESS: 806 N OLIVE ST
APPLICANT: Luis De La Cruz

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install artificial turf throughout the front yard.

RECOMMENDATION:

Staff does not recommend approval as submitted. Staff recommends that the amount of artificial turf coverage be reduced so that at least fifty (50) percent of the front yard can retain appropriate plantings.

PUBLIC COMMENT:

- Valerie Cortez, on behalf of the Concerned Citizens of Dignowity Hill, submitted a voicemail in support of staff stipulations.
- The Concerned Citizens of Dignowity Hill submitted a letter with the same information outlined in the voicemail.

MOTION: Commissioner Burgard moved to approve with staff stipulations.
Vice Chair Vasquez seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Flores and Garcia.

ACTION: **MOTION PASSED with 7 AYES. 0 NAYS. 2 ABSENT.**

ITEM 8. POSTPONED PRIOR TO HEARING

ITEM 9. HDRC NO. 2024-278
ADDRESS: 705 E EVERGREEN
APPLICANT: Doris Blanco/MARTINEZ JUAN JOSE JR

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing non-conforming siding with lapped cement fiber siding featuring a faux wood grain.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through c, with the following stipulation:

- i. That the applicant install lapped cement fiber siding with a reveal equal to the existing siding and features a smooth finish.

PUBLIC COMMENT: None.

MOTION: Commissioner Pollog moved to approve with staff stipulations.
Vice Chair Vasquez seconded the motion.

VOTE: AYE: Davis, Burgard, Setser, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Flores and Garcia.

ACTION: MOTION PASSED with 7 AYES. 0 NAYS. 2 ABSENT.

ADJOURNMENT: The meeting adjourned at 10:36 a.m.

APPROVED:

Juanita Sepulveda, Chair
Compliance and Technical Advisory Board
City of San Antonio

Date: _____