



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**COMPLIANCE AND TECHNICAL ADVISORY BOARD
MEETING MINUTES
FRIDAY, SEPTEMBER 20, 2024**

The City of San Antonio Compliance and Technical Advisory Board (“**CTAB**”) met on September 20, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Sepulveda called the meeting to order at 9:07 a.m.

ROLL CALL:

PRESENT: Flores, Garcia, Setser, Fullerton, Vasquez, and Sepulveda.

ABSENT: Davis, Burgard, and Pollog.

ANNOUNCEMENTS:

- Spanish interpreter services available to the public during the hearing.
- OHP staff invited contractors to sign up for the upcoming Certified Deconstruction Contractor trainings in October.
- Item 4 was postponed by the applicant.
- Item 5 was postponed by the applicant.
- Item 6 was postponed by the applicant.

CHAIR’S STATEMENT:

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

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Vasquez moved to approve CTAB meeting minutes for August 23, 2024.

Commissioner Fullerton seconded the motion.

VOTE: AYE: Flores, Garcia, Setser, Fullerton, Vasquez, and Sepulveda.

NAY: None.

ABSENT: Davis, Burgard, and Pollog.

ACTION: **MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.**

PUBLIC COMMENTS:

- Item 1 – The King William Association Architectural Advisory Committee submitted a letter in support of staff’s recommendations.

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. 2024-296 124 ADAMS ST

MOTION: Vice Chair Vasquez moved to approve item 1 with staff stipulations.
Commissioner Garcia seconded the motion.

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

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 2. HDRC NO. 2024-152
ADDRESS: 250 QUENTIN DR
APPLICANT: Mazyar Entezami/ENTEZAMI MAZIYAR

REQUEST:

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

1. Reconstruct the fire damaged roof structure to feature a modified roof pitch and an increased ridge height over an existing side addition. The applicant has not proposed to reconstruct the previously existing chimney.
2. Modify the façade materials by installing black stucco and wood siding with a natural finish.
3. Modify the façade of the existing, side addition by installing a front facing garage door, a recessed balcony, wood siding and a fifth column. The proposed side addition's mass will be extended forward to align with the primary façade of the historic structure.
4. Install both front yard and privacy fencing on site.

RECOMMENDATION:

1. Staff recommends approval of item #1, the reconstruction of the roof structure with the following stipulations:
 - i. That the side addition should maintain a subordinate ridge height, as was previously constructed.
2. Staff does not recommend approval of item #2, the installation of black stucco and unpainted wood siding on the façade as noted in finding e. Staff recommends the existing façade materials be maintained and matched or that an architecturally and historically appropriate material be proposed for review and approval.
3. Staff does not recommend approval of the request items identified in item #3, as they have been proposed, based on finding g. Staff recommends the following:
 - i. That the proposed garage's footprint remain as it currently exists and not be brought forward.
 - ii. That the façade materials should match the existing on site or that an architecturally and historically appropriate material be proposed for review and approval. The proposed unfinished wood siding is not appropriate.
 - iii. That additional construction documents be submitted to OHP staff for review and approval noting the installation profile and depth of the proposed garage door.
 - iv. That the proposed fifth column be eliminated.
4. Staff does not recommend approval of item #4, fencing, as proposed. Front yard fencing is not found historically on this block of Quentin and is not common within the Monticello

Park Historic District. Staff does not find the installation of front yard fencing to be appropriate. Staff recommends approval of privacy fencing, installed behind the front façade of the historic structure. A final site plan noting exact fencing locations is to be submitted to OHP staff for review and approval.

PUBLIC COMMENT:

- Bianca Maldonado spoke in opposition to the case.
 - Tom Simmons yielded his time to Bianca Maldonado.
 - Larissa O'Connors yielded her time to Bianca Maldonado.
- Kate Ruckman, on behalf of the Conservation Society of San Antonio, submitted a voicemail in opposition to the case.
- the Conservation Society of San Antonio submitted a letter with the same information outlined in the voicemail.
- Leonard McClure submitted a voicemail in objection to the height of the roof in the application and requested the roof be brought back to its original design.

MOTION: Vice Chair Vasquez moved for conceptual approval with stipulations:

1. Request item #1 approved with the following stipulations:
 - i. The the original 1934 roof profile, pitch, ridge height, and midpoint location of the 2-story structure be reconstructed and restored, as was previously constructed.
 - ii. That the applicant returns to the Compliance and Technical Advisory Board with elevation drawings for the roof over the rear additions of the 1934 structure to ensure that the new roof is subordinate to the 1934, 2-story structure and that its massing and scale are appropriate for the overall site. That the side addition (originally a 1-story garage) features a subordinate roof form and ridge height, as previously existed.
 - iii. That the chimneys removed by the applicant be restored and that the applicant returns with construction documents noting their locations and cladding materials.
2. Request item #2 was approved with staff's stipulations:
 - i. That the existing façade materials be maintained and matched or that an architecturally and historically appropriate material be proposed for review and approval.
3. Request item #3 was approved with staff's stipulations:
 - i. That the proposed garage's footprint remain as it currently exists and not be brought forward.
 - ii. That the façade materials should match the existing on site or that an architecturally and historically appropriate material be proposed for review and approval. The proposed unfinished wood siding is not appropriate.
 - iii. That additional construction documents be submitted to OHP staff for review and approval noting the installation profile and depth of the proposed garage door.
 - iv. That the proposed fifth column be eliminated.
4. Item #4 was partially approved; only rear yard privacy fencing was approved. Front yard fencing was not approved.

Commissioner Garcia seconded the motion.

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

ACTION: MOTION PASSED with 4 AYES. 2 NAYS. 3 ABSENT.

ITEM 3. HDRC NO. 2024-303

ADDRESS: 275 W MANDALAY DR
APPLICANT: Philip Bates/BATES TRUST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: Replace eleven (11) historic divided-lite steel casement window units AND one (1) non-historic window unit with a vinyl window product.

RECOMMENDATION:

Staff does not recommend approval of window replacement with a vinyl window product based on findings a through c. Staff recommends that the windows either be repaired or replaced with a product that maintains a similar appearance and profile (aluminum or steel casement.)

If the CTAB feels compelled to approve a sash window product, then staff recommends the following stipulation be applied:

- i. Install 1 over 1 fully wood or aluminum clad wood windows or 6 over 6 fully wood or aluminum clad wood windows with true divided lights featuring real muntins. These windows must meet the Standard Specifications for Original Wood Window Replacement.

PUBLIC COMMENT: None.

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

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

ACTION: MOTION PASSED with 6 AYES. 0 NAYS. 3 ABSENT.

ITEM 4. POSTPONED PRIOR TO HEARING

ITEM 5. POSTPONED PRIOR TO HEARING

ITEM 6. POSTPONED PRIOR TO HEARING

ADJOURNMENT: The meeting adjourned at 10:27 a.m.

APPROVED:

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

Date: _____