



HISTORIC PRESERVATION

HISTORIC COMPLIANCE AND TECHNICAL ADVISORY BOARD MEETING MINUTES FRIDAY, MARCH 20, 2026

The City of San Antonio Historic Compliance and Technical Advisory Board (**CTAB**) met on March 20, 2026, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Vice-Chair Vasquez (Presiding Officer) called the meeting to order at 9:00 a.m.

ROLL CALL:

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

ABSENT: Garcia.

ANNOUNCEMENTS:

- Spanish interpreter services available to the public during the hearing.

CHAIR'S STATEMENT:

Vice Chair Vasquez provided a statement regarding meeting processes, and decorum.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Fullerton moved to approve the CTAB meeting minutes for the meeting held on February 20, 2026.
Commissioner Davis seconded the motion.

VOTE:
AYE: Davis, Burgard, Spiller, Fullerton, Pollog, Vasquez, and Sepulveda.
NAY: None.
ABSTAIN: Spietz
ABSENT: Garcia

ACTION: MOTION PASSED with 7 AYES. 0 NAYS. 1 ABSTAIN. 1 ABSENT.

CONSENT AGENDA:

Items on Consent:

Item 1, Case No. 2026-057	1119 N PINE ST
Item 2, Case No. 2026-054	931 HAYS ST
Item 3, Case No. 2026-040	332 FLORIDA ST
Item 4, Case No. 2026-053	415 WILLOW ST

Vice Chair Vasquez asked if any commissioner would like to pull items from the Consent Agenda.

- No commissioners requested that any items from the Consent Agenda be pulled for individual consideration.

PUBLIC COMMENTS:

- Item 1 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff's recommendations.
- Item 2 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff's recommendations.
- Item 4 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff's recommendations but did have concerns regarding the windows installed.
- Item 4 – Lulu Francois, on behalf of the The Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail with the same information outlined in the letter.

MOTION: Commissioner Pollog moved to approve items 1-4 with staff stipulations.
Commissioner Burgard seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 1 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 5. HDRC NO. 2026-069
ADDRESS: 601 BURNET ST
APPLICANT: Garrett Amons

REQUEST:

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

1. Install a black, wrought iron, front yard fence to feature an overall height of 3' – 2".
2. Install a limestone retaining wall element at the southwest corner of the property to feature no more than 1' – 0" in height.
3. Install limestone planters around the skirting at the south and west facades of the historic structure.

RECOMMENDATION:

1. Staff recommends approval of item #1, front yard fencing, as submitted, based on finding c.
2. Staff recommends approval of item #2, the installation of a limestone retaining wall element at the southwest corner of the lot, as submitted, based on finding d.
3. Staff does not recommend approval of item #3, the installation of limestone planters adjacent to the south and west facades. The replacement of this element with the proposed limestone while maintaining the existing height would be appropriate.

PUBLIC COMMENT:

- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff's recommendations for the wrought iron fence and requested clarification on the portion of the recommendation regarding the retaining wall.
- Lulu Francois, on behalf of the The Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail with the same information outlined in the letter.

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

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

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 1 ABSENT.**

ITEM 6. HDRC NO.2026-017
 ADDRESS: 115 E CAROLINA ST
 APPLICANT: Octavio Castruita

REQUEST:

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

1. Replace the existing porch shingle roof with corrugated metal roof.
2. Replace the exterior front door with new fiberglass front door.
3. Install aluminum window screens.
4. Replace all historic one-over-one wood windows with aluminum window product.

RECOMMENDATION:

Staff does not recommend approval of Item 1 based on finding d. Staff recommends that the applicant install a standing seam metal roof on the porch featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.

Staff does not recommend approval of Item 2 based on finding e. Staff recommends the front door be replaced with a door that is more appropriate for architectural style of the structure. A proposed replacement should be submitted to staff for review prior to installation.

Staff does not recommend approval of Item 3 based on find f. Staff recommends the applicant install wood screen window frames matching in profile, size, and design of those historically found in the vicinity.

Staff does not recommend approval of Item 4 based on finding g. Staff recommends the original or salvaged one-over-one wood windows be installed on the structure. The original trim and sill detail should be restored.

PUBLIC COMMENT: None.

MOTION: Commissioner Burgard moved to deny the request.
 Commissioner Davis seconded the motion.

VOTE: AYE: Davis, Burgard, Spiller, Fullerton, Pollog, Spietz, and Vasquez
 NAY: Sepulveda
 ABSENT: Garcia

ACTION: **MOTION PASSED with 7 AYES. 1 NAY. 1 ABSENT.**

ITEM 7. HDRC NO. 2026-043
ADDRESS: 424 BURLESON ST
APPLICANT: brandon jones/None

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 5' tall black metal fence with a driveway gate at the sidewalk.

RECOMMENDATION:

Staff recommends approval of the request with the following stipulation:

- i. That the fence does not exceed 4'0" in height at any portion of final installation.

PUBLIC COMMENT:

- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff's recommendations.

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

VOTE: AYE: Burgard, Spiller, Fullerton, Pollog, Spietz, Vasquez, and Sepulveda.
NAY: Davis
ABSENT: Garcia

ACTION: MOTION PASSED with 7 AYES. 1 NAY. 1 ABSENT.

ITEM 8. HDRC NO. 2026-061
ADDRESS: 2129 W MULBERRY AVE
APPLICANT: Matthew Carson/Pella South Texas, LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace 10 historic one-over-one wooden windows with an aluminum clad wood window product.

RECOMMENDATION:

Staff recommends replacement of windows 20D, 20E, and 25 with a window product that meets the Standard Specifications for Wood Window Replacement based on findings a-c.

Staff does not recommend replacement of windows 10A, 10B, 20A, 20B, 20C, 26, and 50. Instead, staff recommends repair. However, during repair, if sashes or other integral elements are found to be rotted beyond repair the applicant may contact staff with the findings to discuss replacement on a window-by window basis.

PUBLIC COMMENT: None.

MOTION: Commissioner Burgard moved to deny the request.
Commissioner Speetz seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 1 ABSENT.

ITEM 9. HDRC NO. 2026-051
ADDRESS: 1415 W ROSEWOOD AVE
APPLICANT: Melony Rodriuguez/Spartan Roofing & Siding

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a fiber cement siding product over original siding.

RECOMMENDATION:

Staff does not recommend approval to install a fiber cement siding product over original siding. Staff finds the applicant should expose all the original siding to determine its condition and, if determined to be repairable, the applicant should repair and replace the existing siding as necessary with in-kind material that matches existing in profile, dimension, material, and finish.

Should the siding be determined irreparable, the applicant can request an alternative material with a future request.

PUBLIC COMMENT: None.

MOTION: Commissioner Pollog moved to continue the request until the next meeting date (April 17, 2026) and, referred the applicant to work with staff to potentially reach a resolution before the next meeting date.
Commissioner Burgard seconded the motion.

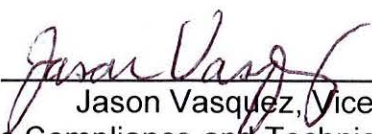
VOTE: AYE: Davis, Burgard, Spiller, Fullerton, Pollog, Spietz, Vasquez, and Sepulveda.
NAY: None.
ABSENT: Garcia

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 1 ABSENT.

ITEM 10. POSTPONED PRIOR TO THE MEETING

ADJOURNMENT: The meeting adjourned at 11:05 a.m.

APPROVED:



Jason Vasquez, Vice Chair
Historic Compliance and Technical Advisory Board
City of San Antonio

Date: 4/17/2026