

City Council - Regular

Meeting Date: 09/03/2024

Initiated by: Jose A. Valdez Jr., Assistant City Manager/City Secretary

Initiated by: American Properties Agency, Inc.,
Owner; Jamshid Yeroushalmi, Applicant; Pedro A. Avila (Architect), Representative

Staff Source: Vanessa Guerra, Interim
Planning Director

SUBJECT:

Public Hearing to approve exterior alterations, which include the creation and addition of a door and two windows on the east side of the building on Lots 6, 7, 8, 9, & 10, Block 34, Western Division, located at 1016 Iturbide Street (Suite 9). This property is within the Old Mercado District.

The Historic District Landmark Board **denied** the proposed scope of work, therefore, the item is being presented for Council consideration pursuant to the Laredo Land Development Code, Section 24.1.2.2(6), which states “*Any person aggrieved by the decision of the Historic District/Landmark Board may appeal the decision to the council by filing a written appeal, specifying the reasons therefore, within thirty (30) days of the time the order is issued*”.

Staff **does not support** the application.

HD-002-2024

District VIII

PREVIOUS COUNCIL ACTION

On April 2, 2024, City Council motioned to table the item.

BACKGROUND:

Proposed Scope of Work: The applicant is proposing exterior alterations, which include the creation and new addition of a door and two windows located on the east facade of the building.

The proposed door and windows have similar materials to the existing door windows located on Iturbide Street. The location of the new door is in close proximity to the existing door at the entrance of the building.

Building Type: The type of building at this location is considered to be Early 20th Century Commercial style as per the Historic Urban Design Assessment Report.

Site: The property is in an H-AE (Historic Arts and Entertainment) zoning district.

Letters sent to surrounding property owners: 38

- **For:** 0
- **Against:** 0

Granting or Denying an Application:

- As per the Laredo Land Development Code, Section 24.1.2.2(2), the Historic District Landmark Board shall utilize the Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings; and the City of Laredo, Texas, Historic Urban Design Guidelines.

Secretary of the Interior's Standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMITTEE RECOMMENDATION

The Historic District Landmark Board denied the proposed scope of work on June 13, 2024.

STAFF RECOMMENDATION

Staff **does not support** the exterior alterations, which include the creation and addition of a door and two windows located on the east side of the building, for the following reasons:

1. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, cutting new openings on character-defining elevations or cutting openings that damage or destroy significant features is not recommended. Therefore, the proposed renovations do not conform to the Secretary of the Interior guidelines. The new addition of the two windows and the door will negatively impact the historic character of the building.
2. As per the City of Laredo Historic Urban Design Guidelines states to preserve the integrity of each individual historic structure, by preserving its character defining features and by avoiding alterations that would remove or obscure its historic character. Therefore, the addition of a door and two windows, where none have existed, will alter and not preserve the historic character of the building.
3. As per the City of Laredo Historic Urban Design Guidelines states the storefront should not be altered or obscured. Therefore, the new addition of the door and two windows will alter the storefront historic character.

If approved, Staff recommends the following:

1. The location of the proposed door and windows shall be centered on the east side of the building.
2. The proposed door and windows shall resemble the storefront located on Iturbide Street.

Staff General Comments:

1. Any improvements which are approved by the Historic District Landmark Board shall also comply with all Building Code requirements and other regulations as provided in the Laredo Land Development Code.
2. Approval by the Historic District Landmark Board does not guarantee approval of a building permit or any other permit which may be required.
3. It is recommended that all existed improvements utilize the following resources as a guide:
 1. The Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
 2. City of Laredo Historic Urban Design Guidelines
 3. City of Laredo Historic Preservation Plan
4. No other improvements, changes to the building, site or new construction on the property shall be permitted without prior review and approval by staff and/or Historic District Landmark Board, to meet compliance.
5. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, all proposed scope of work should be physically and visually compatible to the original materials and features of the historical structure.

Staff **does not support** the application.

Attachments

Maps

Narrative

Site Plan

Materials

Elevations & Floor Plan

Proposed Rendering

Photos
