

CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD
MINUTES OF REGULAR MEETING OF MAY 8, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, May 8, 2025 at 12:00 noon, at the City Council Chambers at City Hall at 1110 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Acting Chair Narvaez called the meeting to order at 12:12 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **quorum** existed.

Members present:	Johnny Narvaez	(1 st Meeting)
	Wayne Nance	
	Francisco Barrientos	
	Priscilla Iglesias	
	Marc Gonzalez	

Members absent:	Tomas Izaguirre
	Robert D. Gonzalez
	Teresa Barker
	Christina Davila Villarreal

Staff present:	Vanessa Guerra
	Laura Garza

Others present:	Jamshid “Jimmy” Yeroushalmi
	Pedro A. Avila

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of June 13, 2024.

B. Regular Meeting of September 12, 2024.

Board Member (Bm.) Nance made a motion to **approve** the minutes of June 13, 2024.

Second: Bm. Iglesias

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For: 5
Against: 0
Abstain: 0

Motion carried unanimously

Board Member (Bm.) Nance made a motion to **approve** the minutes of September 12, 2024.

Second: Bm. Barrientos
For: 5
Against: 0
Abstain: 0

Motion carried unanimously

5. CITIZEN COMMENTS

None.

6. ELECTION OF OFFICERS

A. Election of Chairman

B. Election of Vice-Chairman

Vanessa Guerra, Planning Director, informed the Board they can move forward with the election of officers or the board could wait until a full quorum was present.

Board Member (Bm.) M. Gonzalez made a motion to **table** the items, both 6.A and 6.B, time certain.

Second: Bm. Nance
For: 5
Against: 0
Abstain: 0

Motion carried unanimously

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to consider exterior alterations, which include the creation and addition of a door to the existing front façade on Lot 2, Block 41, Western Division, located at 516 Flores Avenue. The property is within the Old Mercado Historic District.**

HD-001-2025

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District VIII

Laura Garza, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff **does not support** the creation and addition of the proposed door for the following reasons:

1. As per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, altering storefronts and their features are not recommended. The storefront defines the overall historic character of the building. Therefore, by creating and adding a new door to the front façade of the building, will diminish the historic character of the building.
2. 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 door does not conform to the Secretary of the Interior guidelines.
3. An addition to an historic building front is inappropriate as per the City of Laredo Historic Urban Designs Guidelines. Therefore, the creation and addition of the proposed door is inappropriate as it will diminish the historic characteristics of the building.
4. The storefront should not be altered or obscured as per the City of Laredo Historic Urban Designs Guidelines. Therefore, the creation and addition of the proposed door will impact the building's historic character.
5. 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, where none have existed, will alter and not preserve the historic character of the building.

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:
 - The Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

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- City of Laredo Historic Urban Design Guidelines
 - 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.

Vanessa Guerra, Planning Director, explained to the Board the Applicant wanted to place a door on the right side of the front facade to match the existing door on the left side of the front facade. She mentioned the door on the left side of the front facade had been installed between 2019 and 2021, but there weren’t any records found indicating historic approval or issuance of a building permit. Ms. Guerra suggested, if the applicant agrees, then the motion could be to consider both metal doors on the front façade in order to save the applicant time.

Acting Chair Narvaez opened the public hearing.

Jamshid “Jimmy” Yeroushalmi, Applicant, informed the Board the second level proposed use is apartments. If the proposed apartments has over 4 units, two (2) exits are required.

Acting Chair Narvaez, requested a motion to close the public hearing and action for HD-001-2025.

Bm. Barrientos made a motion to close the public hearing and **approve** HD-001-2025. The motion includes the approval of the existing metal door, located on the left side of the front façade, and the approval of the proposed metal door on the right side of the front façade. The proposed door shall match the existing door.

Second:	Bm. M. Gonzalez	
For:	4	
Against:	1	Acting Chair Narvaez
Abstain:	0	

Motion carried

Vanessa Guerra, Planning Director, welcomed Mr. Johnny Narvaez to the Historic District / Landmark Board.

8. ADJOURNMENT

Acting Chair Narvaez requested the meeting be adjourned at 12:31 p.m.

Bm. M. Gonzalez made a **motion** to adjourn the meeting.

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Second:	Bm. Nance
For:	5
Against:	0
Abstain:	0

Vanessa Guerra,
City Planning Director

Johnny Narvaez
HDLB Acting Chair