

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF AUGUST 14, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, August 14, 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

Chair Narvaez called the meeting to order at 12:14 p.m.

2. ROLL CALL

Laura Garza, Planner, called roll and verified quorum existed.

Members present:	Johnny Narvaez Jorge Santana Teresa Barker Wayne Nance Francisco Barrientos Priscilla Iglesias	(1 st Meeting)
Members absent:	Sara V. Garza Council District IV Marc Gonzalez	(Vacant)
Staff present:	Laura Garza Vanessa Fresnillo	
Others present:	Arturo Garcia Raul Treviño Juan Fernando Rodriguez Eduardo Quiroga Steve Tillotson Brian Manning	Michael Haynes Mario Gonzalez Alicia Gonzalez Manuel Gonzalez Erika Blanco Carmen de la Rosa

Chair Narvaez requested a motion to excuse Members not present.

Board Member (Bm.) Nance made a motion to excuse Members not present.

Second:	Bm. Iglesias
For:	6
Against:	0

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Abstain: 0

Motion carried unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of May 8, 2025.

B. Regular Meeting of June 12, 2025.

C. Regular Meeting of June 25, 2025.

D. Regular Meeting of July 10, 2025.

Board Member (Bm.) Nance made a motion to **approve** the minutes of May 8, 2025, June 12, 2025, June 25, 2025 and July 10, 2025.

Second: Bm. Iglesias

For: 6

Against: 0

Abstain: 0

Motion carried unanimously

5. CITIZEN COMMENTS

None.

6. ELECTION OF OFFICERS

A. Election of Chairman

Bm. Nance made a motion to **appoint** Bm. Johnny Narvaez as Chairman of the Board.

Second: Bm. Iglesias

For: 6

Against: 0

Abstain: 0

Motion carried unanimously

B. Election of Vice-Chairman

Bm. Nance made a motion to **appoint** Bm. Francisco “Paco” Barrientos as Vice Chair of the Board.

Second:	Bm. Iglesias
For:	6
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 the new construction of a covered stage, which includes a 16’x10’ primarily wooden structure with a galvanize steel roof, at rear of the property on Lot 8, Block, 26, Western Division, located at 811 Iturbide St. This property is within the San Agustin de Laredo Historic District.**

HD-003-2025 District VIII

Vanessa Fresnillo, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed scope of work for the construction of a 16’x10’ wooden structured stage with a galvanize steel roof for the following reasons:

A. Historic Urban Design Guidelines

1. The addition of the stage on the rear property of the historic structure aligns with the City of Laredo Historic Design Guidelines as it does not alter the or detract from the primary historic façade and avoids disruption of the historic street facing character of the Border Vernacular.

- Location of Addition

The addition of the stage on the rear property of the historic structure aligns with the City of Laredo Historic Design Guidelines as it does not alter the or detract from the primary historic façade and avoids disruption of the historic street facing character of the Border Vernacular.

Reference: Chapter 4 - New Construction & Additions

“Locate additions to the rear of historic structures so that the primary façade and its defining features remain the dominant visual elements.”

- Compatibility of Design & Materials

The guidelines state that new structures or additions should be compatible in scale, materials, and character with the historic property but also differentiated enough to avoid creating a false sense of history. The proposed wood structure with a

galvanized metal roof is consistent with the property's existing wood and metal roof elements.

Reference: Chapter 4 - New Construction & Additions

“New additions should be compatible in materials, scale, and character with the historic building while being distinguishable from the original to avoid creating a false sense of history.”

- Preservation of Character-Defining Features

The guidelines emphasize preserving defining elements and ensuring new construction does not overwhelm them. Due to the stage being modest in size (16’x10’) and located at the rear, it preserves the prominence of these character-defining features on the primary façade.

Reference: Chapter 3 - Building Elements & Character-Defining Features

“Character-defining features of historic properties must be preserved, and new construction should not dominate or visually complete these features.”

B. Secretary of the Interior’s Standards for Rehabilitation

1. New additions are acceptable only when they do not destroy historic materials, features, or spatial relationships and are compatible in size, scale, materials, and massing while remaining differentiated from the historic building

Standard 9 - “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property...”

2. Placing additions on the rear or secondary elevations is recommended to ensure that the new work is subordinate to the historic building and does not dominate the historic character Standard 9 - “Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building.”

3. The guidelines emphasize limiting size and scale so that additions remain secondary to the historic structure and do not overwhelm it

Standard 9 - “Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.”

4. Using materials that are compatible but distinguishable from the historic structure (e.g., wood framing with a metal roof) aligns with the Standards’ direction that additions should not replicate the historic fabric but still harmonize with it

Standard 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... will not be undertaken.”

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
 - 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.

Chairman Narvaez opened the public hearing.

Arturo Garcia, Owner, provided the Board a brief explanation about the property, stating the property is currently being used as a bar and that the addition of the stage will provide more entertainment.

Bm. Nance asked Mr. Garcia for clarification regarding the existing stage.

Chairman Narvaez, requested a motion to close the public hearing and action for HD-003-2025.

Bm. Nance made a motion to close the public hearing and **approve** HD-003-2025. The motion includes the new construction of a covered stage, which includes a 16'x10' primarily wooden structure with a galvanize steel roof.

Second:	Bm. Iglesias
For:	6
Against:	0
Abstain:	0

Motion carried unanimously

- B. Public hearing and consideration of a motion to consider exterior alterations of the front façade, which includes the new construction of a balcony (upper level) and the addition of the new glass windows and door openings (upper and lower levels) on west 15.42 feet of Lot 7 and east 25.58 feet of Lot 8, Block 35, Western Division, located at 1108 Iturbide Street. This property is within the Old Mercado Historic District.**

**HD-004-2025
District VIII**

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

Staff Recommendation: Staff **does not support** the proposed scope of work, as it is inconsistent with both the Secretary of the Interior's Standards for Rehabilitation and the City of Laredo's Historic Urban Design Guidelines.

A. Secretary of the Interior's Standards for Rehabilitation

1. The proposed scope of work is incompatible with the Secretary of the Interior's Standards, as it significantly alters the historic façade, removes original materials, introduces non-historic features, and compromises the building's overall integrity.

- **Destruction of Historic Materials and Features**

The proposed demolition of the existing brick façade to accommodate new window and door openings results in the irreversible loss of original materials and craftsmanship. This violates Standard 2 and Standard 5, which require the retention and preservation of distinctive historic materials, features, and finishes.

Standard 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."

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

- **Loss of Historic Character and Integrity**

The proposed alterations-particularly the full reconstruction of the front façade with modern glass elements-compromise the historic character of the building. Standard 2 clearly states that alteration of features and spaces that characterize a property should be avoided.

Standard 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."

- **Introduction of Non-Historic Additions**

The upper-level balcony is a conjectural feature that never historically existed on the

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building. Its addition creates a false sense of historical development, directly conflicting with Standard 3, which prohibits introducing elements that misrepresent a property's historic appearance.

Standard 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... will not be undertaken."

- **Failure to Preserve the Physical Record of Its Time**
By removing original materials and reconstructing large portions of the façade, the project disregards the building as a physical record of its time and place (Standard 3). The intervention eliminates defining characteristics that contribute to its historical significance.

Standard 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... will not be undertaken."

- **Incompatibility of New Construction**
The proposed balcony and glass openings significantly alter the form, scale, and materials of the front elevation. This is inconsistent with Standard 9, which states that new additions and alterations must be compatible with the historic property in size, scale, proportion, and materials, while also differentiated from the original.

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

- **Loss of Spatial Relationships and Façade Composition**
The new balcony and openings disrupt the original architectural rhythm and spatial organization of the façade, undermining the visual and spatial relationships that characterize the building. This again violates Standard 9.

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

- **No Preservation of Historic Features on the Lower Level**
The lower level is undergoing a complete transformation with no effort to preserve or integrate historic features. This conflicts with Standard 5, which emphasizes preserving features that characterize a property, and Standard 6, which promotes repair over replacement.

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Standard 6 - “Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence.”

- Irreversible Alterations to the Building’s Integrity
The proposed work does not meet Standard 10, which requires new construction to be reversible and to maintain the essential form and integrity of the historic property. The extent and permanence of the proposed alterations would fundamentally destroy the historic structure’s identity

Standard 10 - “New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired.”

B. Historic Urban Design Guidelines

1. The proposed alterations are not consistent with the principles and specific guidance outlined in the Historic Urban Design Guidelines. The project involves the removal of historic materials, the addition of incompatible features, and a complete reconfiguration of the primary façade, all of which conflict with best practices for historic preservation.

- Removal of Original Masonry and Materials
The proposal involves demolishing original brick walls to create large glass openings, which results in the loss of historic materials that define the building’s architectural character. The guidelines emphasize preservation of original façade materials and discourage unnecessary replacement.

Reference: Chapter 3 - Building Rehabilitation, Section: Building Materials
“Preserve and repair original materials whenever possible. Avoid removing or covering up materials that contribute to the character of the building.”

- Inappropriate Storefront Alterations
The proposed lower-level changes eliminate traditional storefront components such as bulkheads, display windows, and recessed entries, replacing them with incompatible glass openings. The guidelines stress the importance of retaining or reconstructing storefronts in a historically appropriate manner.

Reference: Chapter 3 - Building Rehabilitation, Section: Storefronts
“Storefront alterations should preserve original elements. If replacement is necessary, use historical photographs or similar buildings as a guide. Do not install large, undivided glass walls or modern storefront systems that lack traditional elements.”

- Introduction of a Balcony That Never Historically Existed
The proposed upper-level balcony is not historically documented and represents a conjectural feature. The guidelines discourage introducing new architectural elements that were not part of the original building design.

Reference: Chapter 3 - Building Rehabilitation, Section: Architectural Features
“Do not add features to a building that it never historically had, such as balconies or decorative elements, unless there is photographic or physical evidence of their existence.”

- Disruption of Façade Rhythm, Scale, and Proportions
Replacing significant portions of the masonry with large glass window and door openings alters the building’s historic rhythm of openings, proportion, and massing-key elements that define its visual identity.

Reference: Chapter 4 - Design Guidelines for New Construction and Alterations, Section: Façade Composition
“Respect the original rhythm and proportion of window and door openings. Maintain the solid-to-void ratio typical of historic façades.”

- Incompatibility of New Construction and Alterations
The new balcony and glass façade elements are not compatible in materials, scale, or character with the original building or surrounding historic context. New construction must be subordinate and complementary, not dominant or disruptive.

Reference: Chapter 4 - Design Guidelines for New Construction and Alterations, Section: Compatibility
“New additions or alterations should be compatible with the scale, materials, and character of the original structure. Avoid designs that visually overpower or conflict with the historic building.”

- Loss of Historic Character and Architectural Integrity
The cumulative impact of the proposed work-extensive demolition, modern insertions, and new construction-compromises the historic identity of the building, resulting in the loss of its defining character.

Reference: Chapter 2 - Preservation Philosophy, Section: General Approach
“The goal is to retain the original architectural character of historic buildings. Major alterations that destroy significant historic features should be avoided.”

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

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guide:

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

Chairman Narvaez opened the public hearing.

Bm. Santana stated that the alterations to the façade represented a dramatic change and reminded that the purpose of the Board is to preserve the historic character of Laredo's Historic District.

Raul Treviño, Applicant, informed the Board that their main goal is to contribute to downtown improvements and that their request seeks to enhance the building's appearance to make it more appealing.

Bm. Santana reiterated to the applicant that the proposed alterations significantly change the façade and do not preserve the district's historic character.

Juan Fernando Rodriguez asked the Board if there were alternative options and requested information on where to seek guidance for the building's remodeling.

Bm. Iglesias suggested contacting Laredo Main Street, noting that the organization could provide recommendations on colors and architectural styles appropriate for the downtown area.

Chairman Narvaez, requested a motion to close the public hearing and action for HD-004-2025.

Vice Chairman Barrientos explained to the applicant that it is important to preserve the historic and cultural character of downtown. He noted that allowing unrestricted changes to building façades would undermine the preservation of the historic district. In addition, Vice Chairman Barrientos informed the applicant that organizations such as Laredo Main Street and the Webb County Heritage Foundation are available to provide assistance.

Bm. Santana made a motion to close the public hearing and **deny** HD-004-2025.

Second:	Vice Chair Barrientos
For:	6
Against:	0
Abstain:	0

Motion carried Unanimously

- C. Public hearing and consideration of a motion to consider the proposed scope of work to the Juan Francisco Farias Residence which includes demolition, exterior alterations, new construction, and restoration on Lots 1, 9, and 10, Block 32, Western Division, located at 409 San Bernardo Avenue and 820 Iturbide Street. The property is within the Old Mercado Historic District.**

**HD-005-2025
District VIII**

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

Bm. Barrientos stepped out of the meeting at 12:23 p.m.

Bm. Barrientos stepped back into the meeting at 12:25 p.m.

Staff Recommendation: Staff **supports** the proposed scope of work for the following reasons:

1. The project represents a comprehensive restoration and rehabilitation of a significant contributing structure within the historic district.
2. The proposed scope of work appropriately restores the historic building while incorporating sensitively designed new elements that do not compromise the character, materials, or spatial relationships of the property.
3. The project advances the goals of both the Secretary of the Interior's Standards and the Historic Urban Design Guidelines, and it contributes positively to the long-term preservation of the property.

A. Secretary of the Interior's Standards for Rehabilitation

- **Holistic Restoration Approach**
The applicant is undertaking a comprehensive rehabilitation of the structure, including restoration of architectural elements, masonry repair, reopening of historic openings, and appropriate material replication-demonstrating a strong commitment to preservation and long-term stewardship (Standards 2, 5, 6).

Standard 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."

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Standard 5 - “Distinctive materials, features, finishes, and construction techniques... will be preserved.”

Standard 6 - “Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence.

- Compatibility of New Construction

The proposed addition at the east rear of the building is modest in scale and located away from the primary façade. It will utilize materials that are compatible with the existing structure, ensuring differentiation while maintaining harmony with the original building (Standards 9 and 10).

Standard 9 - “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property...”

Standard 10 - “New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired.”

- Removal of Non-Historic Elements

The scope includes the demolition of non-historic structures in the south parking lot to enhance the site’s historic character and create landscaped pedestrian spaces, improving spatial relationships without impacting contributing features (Standards 2 and 9).

Standard 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.”

Standard 9 - “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property...”

- Reconstruction of Missing Features

The porches (South, East, and Room 113) will be reconstructed to match historic components and profiles, based on documentary evidence, thereby restoring lost historic features and improving architectural integrity (Standard 6).

Standard 6 - “Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence.”

- Restoration of Blocked Openings

The reopening of original window and door openings that were previously infilled with CMU or boarded over will restore the historic façade rhythm and fenestration

patterns (Standards 2 and 5).

Standard 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.”

Standard 5 - “Distinctive materials, features, finishes, and construction techniques... will be preserved.”

- Use of Historically Appropriate Materials
Restoration will involve the use of traditional materials such as lime-based plaster, mineral-based paint, replicated ashlar patterns, and rusticated stucco finishes-ensuring visual and physical compatibility (Standards 5 and 6).

Standard 5 - “Distinctive materials, features, finishes, and construction techniques... will be preserved.”

Standard 6 - “Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence.”

- Gentle and Reversible Treatments
The removal of paint and cement stucco will be performed with care, and treatments will use historically appropriate and minimally invasive methods to avoid damage to underlying materials (Standard 7).

Standard 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.”

- Preservation of Craftsmanship
Historic decorative elements, such as rusticated lintels, pilasters, cornices, and precast hand-tooled units, are being carefully restored or replicated using compatible methods, preserving craftsmanship and aesthetic values (Standard 5).

Standard 5 - “Distinctive materials, features, finishes, and construction techniques... will be preserved.”

- Maintaining Historical Record and Reversibility
All new work, including additions and window/door modifications, is designed to be reversible without impairing the essential form and integrity of the historic property, in accordance with preservation best practices (Standard 10).

Standard 10 - “New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired.”

- Site Improvements That Support Historic Character

The landscaping, paving, lighting, and fencing are designed to complement the historic setting while removing incompatible elements, thereby enhancing the site's overall visual coherence and pedestrian accessibility (Standards 9 and 10).

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

Standard 10 - "New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

- Proposed Rear Service Yard

The service yard is located at the rear and will be visually unobtrusive. It preserves the spatial relationships of the building and avoids alteration of any character-defining features. The enclosure is differentiated, compatible, and reversible-meeting the intent of Standards 2, 9, and 10.

Standard 2: "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features... will be avoided."

Standard 9: "New additions, exterior alterations... shall not destroy historic materials, features, and spatial relationships... The new work shall be differentiated from the old and shall be compatible..."

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity... would be unimpaired."

complies with recommendations to reestablish original fenestration where evidence exists.

Reference: Chapter 3 - Treatment of Character-Defining Features

"Preserve intact features with appropriate maintenance... Do not obscure features with coverings... Reconstruct only those portions that are damaged beyond repair."

Reference: Chapter 3 - Windows and Doors

"Windows and doors are among the most important character-defining features... Avoid altering original opening locations or dimensions."

- Compatible New Construction (East Rear Addition)

The addition for office space is at the rear, maintains compatible scale and materials, and is distinguishable-meeting design principles for new additions.

Reference: Chapter 3 - Additions to Historic Buildings

"An addition should be compatible in scale, materials and character... It should be set

back from the primary, character-defining façade... The addition should be subtly distinguishable in its design."

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #9
"Contemporary design for additions... shall not be discouraged... when compatible in size, scale, material, and character."

- **Demolition of Non-Historic Structures**
The removal of non-contributing elements from the site (e.g., in the south parking lot) enhances the historic setting and is supported when based on documented non-historic status.

Reference: Introduction - Goals for Treatment of Historic Properties
"Enhance the perception of the historic character... by removing non-contributing alterations."

- **Use of Historically Appropriate Materials**
The use of lime-based plaster, mineral paints, replicated stucco finishes, and matching brickwork meets the requirement to use materials compatible in appearance and composition.

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #6
"New material should reflect the material being replaced in composition, design, color, texture..."

Reference: Chapter 3 - Facade Materials

"Do not use synthetic materials that do not convey the appearance or durability of the historic material."

- **Reconstruction of Porches and Architectural Features**
Rebuilding porches (South, East, Room 113) based on historic documentation complies with the guidelines for restoring missing features.

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #6
"Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historical, physical, and pictorial evidence."

- **Landscape Improvements and Courtyard Restoration**
The new pathways and courtyards maintain the spatial hierarchy of the historic site and support pedestrian use, which the guidelines encourage.

Reference: Chapter 2 - Landscaping

"The development of patios and courtyards in the rear of buildings is encouraged."

- **Reversible Work that Protects Historic Integrity**
The addition and new work are designed to be reversible, consistent with preservation principles to protect the building's long-term integrity.

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Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #10
"Wherever possible, new additions... shall be done in such a manner that if removed, the essential form and integrity... would be unimpaired."

- Minimizing Visual Impact

The equipment will be screened from public view using a compatible wall that does not damage or obscure any historic materials. The location at the rear ensures that the equipment and wall remain secondary in prominence.

Reference: Chapter 2 - Mechanical Equipment and Utilities

"Minimize the visual impact of mechanical equipment. Screen equipment from view... Use low-profile mechanical units on rooftops that are not visible from the street... Locate standpipes and service equipment such that they do not damage historic façade materials."

Reference: Chapter 3 - Additions to Historic Buildings

"An addition should be compatible in scale, materials and character with the main building... It should be set back from the primary, character-defining façade... It should remain subordinate and be subtly distinguishable in its design."

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
 - 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

Chairman Narvaez opened the public hearing.

Ed Quiroga, Representative, provided the Board with a brief presentation on the project, which will house the Veterans Service Office and a Veterans Museum. Mr. Quiroga described the extensive research conducted for the project and discussed the property's historical background.

Steve Tillotson presented additional information regarding the development, site survey, and the property's historic significance. Mr. Quiroga added further details about the project's scope.

Brian Manning, representing Killam Development, informed the Commission that he would like downtown property owners to have access to resources supporting building restoration efforts.

Bm. Santana emphasized the need for educational materials for downtown property owners purchasing historic buildings, suggesting the inclusion of informational packets about each property. He also recommended reinstating paint restrictions and cited an example involving a mural painted on a historic structure.

Board Member Nance stepped out of the meeting at 12:53 p.m.

Mr. Manning agreed that real estate brokers should be knowledgeable when representing clients and expressed support for the idea of informational packets for historic properties.

Chairman Narvaez requested a motion to close the public hearing and take action on case HD-005-2025.

Laura Garza, Historic Preservation Officer, clarified that the auxiliary building would undergo repairs only but brought the matter to the Historic Board's attention for informational purposes, as the Board does not typically review repair work.

Bm. Santana made a motion to close the public hearing and **approve** HD-005-2025. The motion includes demolition, exterior alterations, new construction, and restoration to the Juan Francisco Farias Residence.

Second:	Vice Chair Barrientos
For:	5
Against:	0
Abstain:	0

Motion carried Unanimously

- D. Public hearing and consideration of a motion to consider the installation of an attached signage to the front façade of the building on Lot 5 and parts of Lots 3, 4, 6, 7 & 8, Block 1, Western Division, located at 1002 Grant Street. The property is within the San Agustin de Laredo Historic District.**

HD-006-2025

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District VIII

Bm. Nance stepped back into the meeting at 12:57 p.m.

Vanessa Fresnillo, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the addition of proposed new signage on the existing façade, facing San Agustin Plaza as it is contingent on the sign's size, materials, and placement being compatible with the historic character of the building.

A. Historic Urban Design Guidelines

1. The signage complies with the Historic Urban Design Guidelines by respecting the building's scale, avoiding obstruction of architectural details, and maintaining compatibility with the streetscape.

- **Appropriate Placement & Scale**

The signage is appropriately scaled to the façade and positioned so that it does not obscure or damage any historic architectural features, aligning with the guidelines for maintaining the integrity of historic facades.

Reference: Chapter 5 - Signage

“New signs should be scaled to the building façade and placed so as not to obscure or damage historic architectural features. Signage should complement the building's proportions and rhythm.”

- **Location & Visibility**

The sign's placement on the south elevation facing San Agustin Plaza, enhances pedestrian interaction and contributes to the overall vitality and historic character of this prominent public space.

Reference: Chapter 5 - Signage

“Sign placement should enhance the pedestrian experience and contribute to the vitality of the streetscape, particularly on elevations facing public spaces.”

- **Number of Signs**

The proposed sign complies with the limit of signs per premises, ensuring consistency with signage density guidelines and maintaining visual clarity along the streetscape.

Reference: Chapter 5 - Signage

“Business signs in buildings shall be limited to one sign per premises for interior lots and two signs for corner lots.

- **Secretary of the Interior's Standards for Rehabilitation**

1. The proposed sign does not obscure or remove historic materials or features and respects the scale and design of the façade.

Standard 2 - “The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”

2. The new sign is appropriately scaled and designed to complement the building’s historic storefront features, avoiding visual disruption.

Standard 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 shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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 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.

Chairman Narvaez opened the public hearing.

Michael Haynes, speaking on behalf of his clients, provided a brief explanation of the project, stating that they intend to maintain the building’s façade while installing a new sign.

Mario Gonzalez requested clarification regarding the proposed sign colors.

Mr. Haynes clarified the sign’s design details, explaining that it aims to enhance both visibility and security.

Bm. Santana asked for clarification on the type of lighting. Mr. Haynes responded that LED lighting would be used but noted it would be toned down with frosted letters to avoid excessive brightness.

Vice Chairman Barrientos emphasized that the property is located in San Agustín Plaza—the jewel of downtown—and asked whether other options had been considered.

Mr. Haynes explained that the signage could be dimmed or turned off at night to avoid detracting from San Agustín Church.

Vice Chairman Barrientos and Bm. Santana expressed concerns about bright lighting in the middle of San Agustín Plaza and recommended using warm, adjustable lighting instead of bright LEDs. Mr. Haynes agreed to those adjustments.

Chairman Narvaez asked whether the lighting specifications should be included in the motion. Laura Garza, Historic Preservation Officer, confirmed that they should.

Bm. Iglesias noted that the property is part of the TIRZ and suggested that Mr. Haynes explore available resources through that program.

Chairman Narvaez, requested a motion to close the public hearing and action for HD-006-2025.

Bm. Santana made a motion to close the public hearing and **approve** HD-006-2025. The motion includes the approval of the installation of an attached signage to the front façade of the building with the condition that the brightness be lowered and the use of white light for the sign with a warm lighting around the building.

Second:	Bm. Nance
For:	6
Against:	0
Abstain:	0

Motion carried

Laura Garza, Historic Preservation Officer, welcomed Bm. Santana to the board, noting that he will represent District I as the historic appointee.

Vice Chairman Barrientos suggested improving outreach and communication efforts by coordinating with Laredo Main Street and the Webb County Heritage Foundation to ensure everyone is on the same page.

Bm. Santana and Vice Chairman Barrientos asked about the possibility of reverting the ordinance to allow restrictions on paint and what is the process to start the amendment.

Laura Garza, Historic Preservation Officer, commented that initiation would need to come from the council members.

8. ADJOURNMENT

Chairman Narvaez requested the meeting be adjourned at 1:15 p.m.

Bm. Nance made a **motion** to adjourn the meeting.

Second:	Bm. Iglesias
For:	6
Against:	0
Abstain:	0

Vanessa Guerra,
City Planning Director

Johnny Narvaez
HDLB Acting Chair