

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF SEPTEMBER 12, 2024

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, September 12, 2024 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

Madame Chair Sepulveda called the meeting to order at 12:03 p.m.

2. ROLL CALL

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

Members present: Rebecca Sepulveda
Teresa Barker
Wayne Nance
Francisco Barrientos
Marc Gonzalez

Members absent: Tomas Izaguirre
Robert D. Gonzalez
Christina Davila Villarreal
Priscilla Iglesias

Staff present: Vanessa Guerra
Deidre Garcia

Others present: Marilu Cantu
Cordelia de la Chica Valdez

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of July 11, 2024.

Board Member (Bm.) Nance made a motion to **approve** the minutes of July 11, 2024.

Second: Bm. Barrientos
For: 5
Against: 0

Minutes of the HDLB meeting of September 12, 2024

Abstain: 0

Motion carried unanimously

5. CITIZEN COMMENTS

None.

6. ELECTION OF OFFICERS

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.

Bm. M. Gonzalez stepped out of the meeting at 12:08 p.m.

Bm. M. Gonzalez stepped back into the meeting at 12:08 p.m.

A. Election of Chairman

B. Election of Vice-Chairman

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

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| 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 the new construction of a separate structure, which includes two bathrooms, located at the rear of the property on the east 26.67 feet of Lot 3, all of Lot 4, and the west 1.9 varas of Lot 5, Block 135, Western Division, located at 1806 Matamoros Street. This property is within the Saint Peter's District.**

**HD-006-2024
District VIII**

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed new construction of a separate structure, which includes two bathrooms, located at the rear of the property in the following way:

1. The proposed new construction will be similar and complement the historic structures. As per the City of Laredo Historic Urban Guidelines, new construction should appear similar in mass and scale to historic structures found traditional in the area (pg. 4-3).
2. The proposed new construction will be similar in width and height and conforms to the City of Laredo Urban Guidelines, which states new construction of buildings should appear similar to width and height to those seen historically (pg. 4-3).
3. The proposed new construction will not diminish the historic materials, features, and environment and conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Secretary of the Interior), which states new additions, exterior alternations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property (pg.76).
4. The proposed new construction will protect the property's historic integrity and will not deter the historic setting. The proposed new construction will also not resemble the existing historic buildings and will be distinguishable from the existing historic buildings. As per the Secretary of the Interior, the new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment (pg. 76).
5. The proposed materials being used are compatible with the materials on the existing building.
6. The historic character of the structure will be retained and preserved.

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 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 existing improvements utilize the following resources as a guide:

1. The Secretary of the Interior's 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.

Madame Chair Sepulveda requested a motion to open the public hearing.

Bm. Nance made a motion to **open** the public hearing.

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| Second: | Bm. M. Gonzalez |
| For: | 5 |
| Against: | 0 |
| Abstain: | 0 |

Motion carried unanimously

Marilu Cantu, Applicant, spoke in favor of the item and provided an explanation for her request. The property is currently an attorney's office. Ms. Cantu and her sister host gatherings at the property. Therefore, the request of the new construction, which includes two bathrooms, is to provide restroom accommodations to avoid guests from entering the attorney's office.

Cordelia de la Chica Valdez, neighbor, expressed she has no objection with what is being proposed.

Madame Chair Sepulveda, requested a motion to close the public hearing and action for HD-006-2024.

Bm. Nance made a motion to close the public hearing and **approve** HD-006-2024 in accordance with all the comments Staff provided.

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| Second: | Bm. M. Gonzalez |
| For: | 4 |
| Against: | 0 |
| Abstain: | 1 Madame Chair Sepulveda |

Motion carried unanimously

8. CONSIDERATION OF THE FOLLOWING:

A. Consideration to approve a resolution expressing support for the development of an updated historical resource survey.

Vanessa Guerra, Planning Director, reminded the Board of their request to bring back this item to express their support in the development of an updated survey. She informed the board that Council voted to direct management to invest in the development of an updated Historic Preservation Plan and updated Guidelines, which Staff will be working with management to identify funding.

Bm. Nance made a motion to **support** the proposed resolution.

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

9. ADJOURNMENT

Madame Chair Sepulveda requested the meeting be adjourned at 12:29 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

Rebecca Sepulveda
HDLB Chair