

**CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD
PUBLIC NOTICE OF REGULAR MEETING**

City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
July 11, 2024
12:00 p.m.

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF :

Regular Meeting of June 13, 2024.

5. **CITIZEN COMMENTS**

Citizens are required to fill out a witness card and submit it to the HPO, or designee, no later than 11:45 a.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. ELECTION OF OFFICERS:

A. Election of Chairman

B. Election of Vice-Chairman

RECORDS SECTION
JUL 15 2024 4:24:56

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to consider the installation of aluminum metal letters to be attached to an existing monument sign for advertising on Lots 11 and 12, Block 559, Eastern Division, located at 902 Market Street. This property is a local historic landmark.

HD-005-2024
District III

8. CONSIDERATION OF THE FOLLOWING:

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

9. ADJOURNMENT

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, JULY 5, 2024 BY 5:00 P.M.

DISABILITY ACCESS STATEMENT


Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Deidre Garcia, Planner, at (956) 794-1613, dgarcial@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

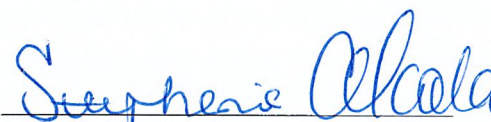
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Información en Español: Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con Deidre Garcia, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston Street, al teléfono (956) 794-1613, o por correo electrónico a dgarcial@ci.laredo.tx.us, cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.



Vanessa Guerra
Interim Director of Planning



Mario I. Maldonado, Jr.
City Secretary

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF JUNE 13, 2024

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, June 13, 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 12:02 p.m.

2. ROLL CALL

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

Members present: Rebecca Sepulveda
Teresa Barker (1st Meeting)
Wayne Nance
Francisco Barrientos
Marc Gonzalez

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

Staff present: Vanessa Guerra
Laura “Roxy” Garza
Deidre Garcia

Others present: Jamshid “Jimmy” Yeroushalmi
Pedro Avila
Lawrence Friedman
Carlos Salinas

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of August 10, 2023

B. Regular Meeting of March 14, 2024.

Board Member (Bm.) Nance made a motion to **approve** the minutes of August 10, 2023 and March 14, 2024.

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

Motion carried unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND CONSIERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to consider 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.**

HD-002-2024

District VIII

Staff Recommendation: Staff **does not support** the exterior alterations, which includes the creation and addition of a new opening, with a door and two windows located on the east facade of the building, approximately 32 feet from the existing door at the entrance of the building.

If approved, Staff recommends the following:

1. The location of the proposed door and windows should be centered on the east side of the building.
2. The proposed door and windows in material form and function shall resemble the doors on the storefront located on Iturbide Street.

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

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

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

Motion carried unanimously

Pedro Avila, Representative, informed the Board of his support to the item and provided a brief explanation on the proposed alterations.

Jamshid Yeroushalmi informed the Board of his support to the item and provided a brief explanation of what is being proposed. Mr. Yeroushalmi is proposing exterior alterations, which include the creation and new addition of a door and two windows located on the east façade of the building to serve as to access for a proposed parklet. He mentioned the doors and windows could not be added in the center of the east façade as Planning Department proposed if approved. The interior has an existing bar at the proposed center location.

Bm. Nance mentioned that he failed to see why the parklet could not be accessed thru the existing front door and mentioned that he did not recommend a parklet, since tables and chairs would block an existing electrical volt.

Bm. Barrientos’ concern was that the door and windows did not blend well with the building and looked out of place.

Madame Chair Sepulveda, requested a motion to close the public hearing.

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

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

Motion carried unanimously

Bm. Nance made a motion to support staff recommendation and **deny** HD-002-2024.

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

Motion carried unanimously

7. ELECTION OF OFFICERS

A. Election of Chairman

B. Election of Vice-Chairman

Vanessa Guerra, Interim Planning Director, informed the Board the election of officers could not take place until full quorum was present.

Madame Chair Sepulveda was concerned as to when the election of officers will be taking place. She stated that it's difficult to have full quorum since it's been a while that some board members have participated and requested an attendance report.

Vanessa Guerra, Interim Planning Director welcomed and introduced Ms. Teresa Baker to the Board, and thanked every Board member for their service.

Vanessa Guerra, Interim Planning Director, informed the Board regarding the merging of the Planning & Zoning Department and the Building Development Services Department. The Building Development Services has been added as a division under the Planning & Zoning Department.

Madame Chair and other board member's concerns about items on the agenda include:

1. Requesting items to be placed on the agenda, such as:
 - a. Naming new historic buildings that are City designated.
 - b. Making changes (adding/ changing language) to the ordinance.
 - c. Having the option to request the history of the buildings.
 - d. Discussion on how the Board can act as ambassadors to find funding by contacting the Council Members or other resources.
 - e. A resolution to express support for funding allocation for an updated survey.

8. ADJOURNMENT

Madame Chair Sepulveda, requested a motion to adjourn the meeting at 12:50 p.m.

Bm. M. Gonzalez made a motion to **adjourned**.

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

Motion carried unanimously

Vanessa Guerra,
Interim City Planning Director

Rebecca Sepulveda
HDLB Chair

Historic District/Landmark Board- Regular

Meeting Date: 07/11/2024

Initiated by: Natalia Quiroga, Owner

Staff Source: Vanessa Guerra, Interim Planning Director

Prior Action: None.

SUBJECT:

Public hearing and consideration of a motion to consider the installation of aluminum metal letters to be attached to an existing monument sign for advertising on Lots 11 and 12, Block 559, Eastern Division, located at 902 Market Street. This property is a local historic landmark.

HD-005-2024

District III

BACKGROUND:

Previous Action:

- On February 17, 2005, the Historic District/Landmark Board (HDLB) approved the removal of existing signs, installation of a new sign mounted above the parapet on the south elevation, and the repair of the outer stairway entrance. However, the HDLB denied a proposed illuminated, freestanding sign and the proposed tile for the repair of the stairway.
- On July 21, 2005, the Historic District/Landmark Board denied the proposed construction of a storage addition to the rear of the structure.
- On September 15, 2005, the Historic District/Landmark Board denied the proposed construction of a storage addition to the rear of the structure.
- On April 25, 2006, the Historic District/Landmark Board approved the proposed installation of a freestanding sign in the southwest corner of the property with the recommendation of removing the curve on top of the proposed sign (existing monument sign) and repainting of a wall to remove the painted wall signage and table the proposed construction of a storage addition to the rear of the structure.

Proposed Scope of Work: The applicant is proposing the installation of aluminum metal letters to be attached to an existing monument sign used for advertising.

- The proposed aluminum metal letters are to state "Casa Luna Reception Hall with logo CL", which includes the following dimensions:
 - "CL" Logo Letters
 - Letter height = 22 inches
 - Letter width = 19 inches
 - "Casa" Letters:
 - Letter height = 9.7 inches
 - Letter width = 37.2 inches
 - "Luna" Letters:
 - Letter height = 9.7 inches
 - Letter width = 37.2 inches
 - "Reception Hall" Letters:
 - Letter height = 8.5 inches
 - Letter width = 42 inches

- Line height = 22 inches
- Line width = 0.7 inches
- The colors of the proposed letters are black and gold.
- Please see attached Exhibit C for clarification on the proposed letters dimensions.
- The proposed attached letters will be installed on the existing monument sign with adhesive.
- The proposed attached letters will not be illuminated and will be placed on both sides of the existing monument sign.
- Please see attached Exhibit D for clarification on the proposed material for the attached letters.

Building Type:

The Roberto Zuniga House was built in 1923 by the John O. Buenz Lumber Company, and is an outstanding example of Prairie style architecture with its low overhanging, bracketed eaves, tall windows, and horizontal appearance. The porch features steps with short stucco piers bearing planters. In 1944, the house was sold to Nicolas Elias Canavati.

As per the 1996 City of Laredo Historic Preservation Plan (page 25) indicates the prairie style building type was built during the period of 1900-1920. The prairie style building was created by Frank Lloyd Wright, and is characterized by its overall horizontal appearance featuring bands of casement windows, long terraces and balconies, flanking wings, low-pitched roofs with wide overhangs, and darkly colored strips and bands on exterior walls.

Site: On December 8, 1995, the Webb County Commission unanimously approved 902 Market Street as a designated local historic landmark as the Roberto Zuniga House. The property is a B-3 zoning district.

Letters sent to surrounding property owners: 28

- 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.

The Historic District/Landmark Board utilizes the following 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 the 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. Archaeological 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.

STAFF COMMENTS:

Staff **supports** the proposed installation of aluminum metal letters to be attached to an existing monument sign used for advertising in the following ways:

1. The proposed freestanding signage complies with the City of Laredo Sign Ordinance 2017-O-044. The maximum area of square footage allowed is 60 square feet (sqft). The total area for the proposed freestanding sign is 15 sqft.
2. The proposed freestanding signage complies with the 1997 City of Laredo Historic Urban Guidelines, page 5-9, which states, "*business signs on buildings shall be limited...to two signs for corner lots.*" The applicant is proposing one freestanding sign on the historic landmark property.
3. 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 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 Interior's Standards for Rehabilitation and Illustrated 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 RECOMMENDATION:

Staff **supports** the application.

Proposed Scope of Work

Site Plan

Specs for Proposed Signage

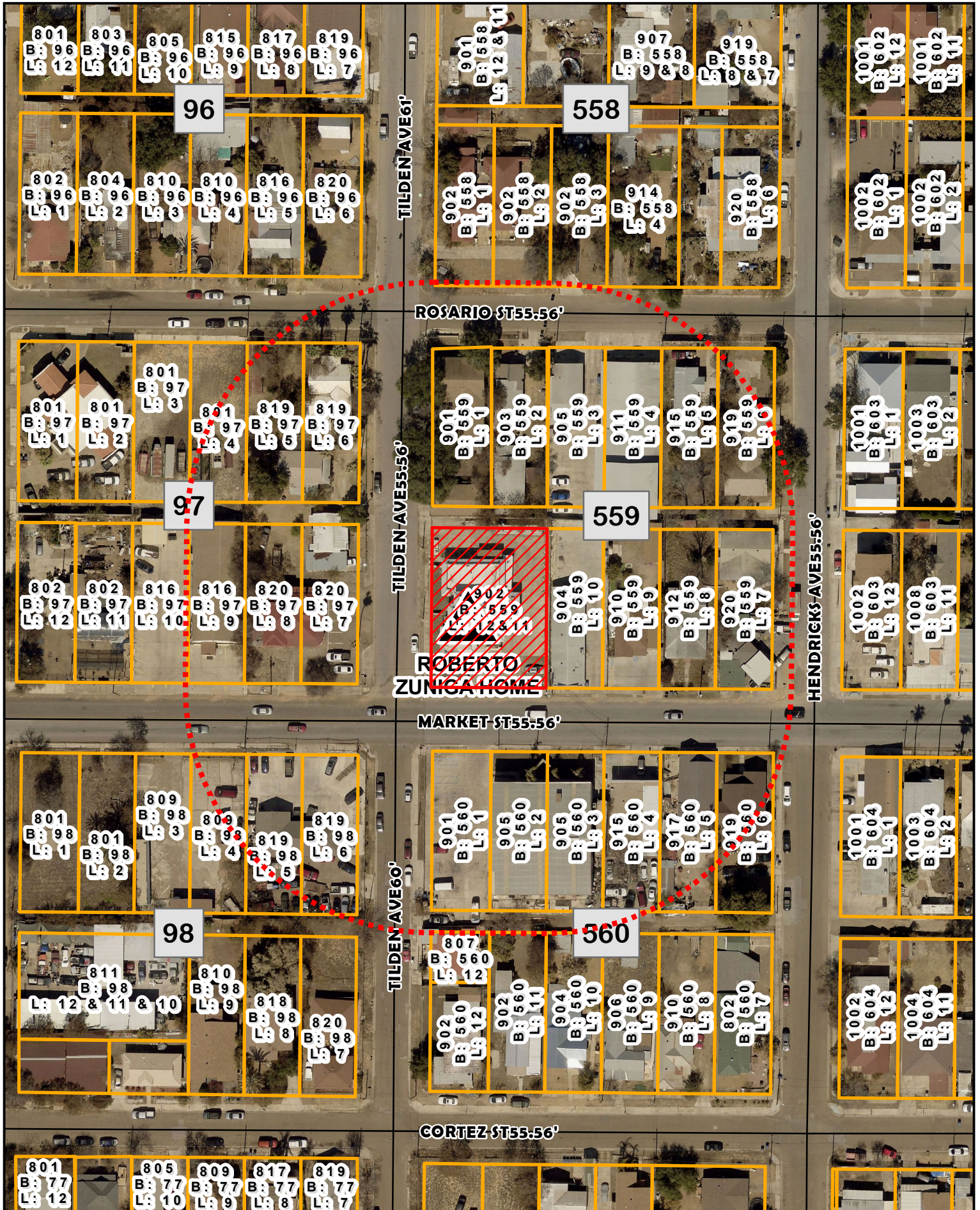
Material Description & Photos

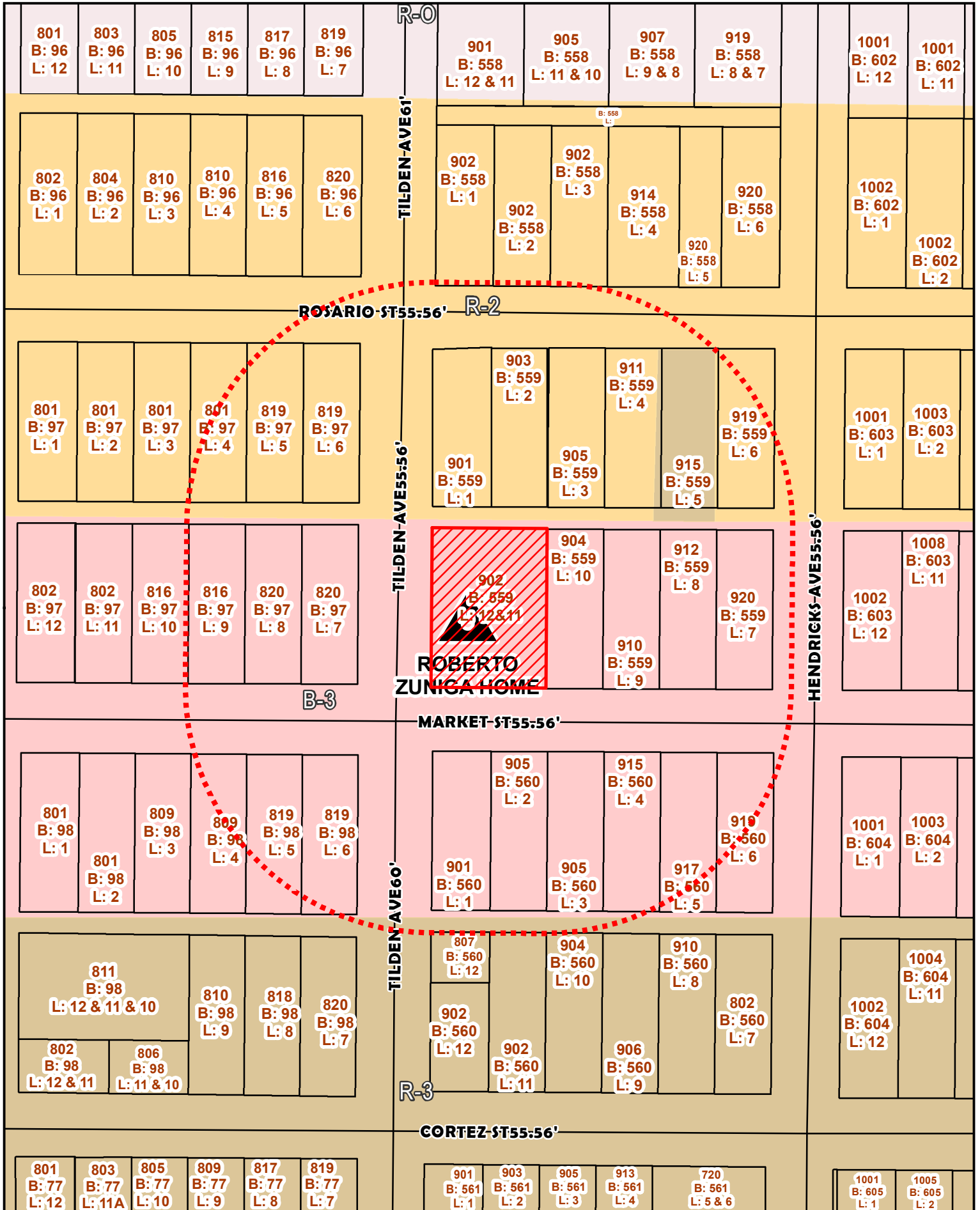
Proposed Rendering

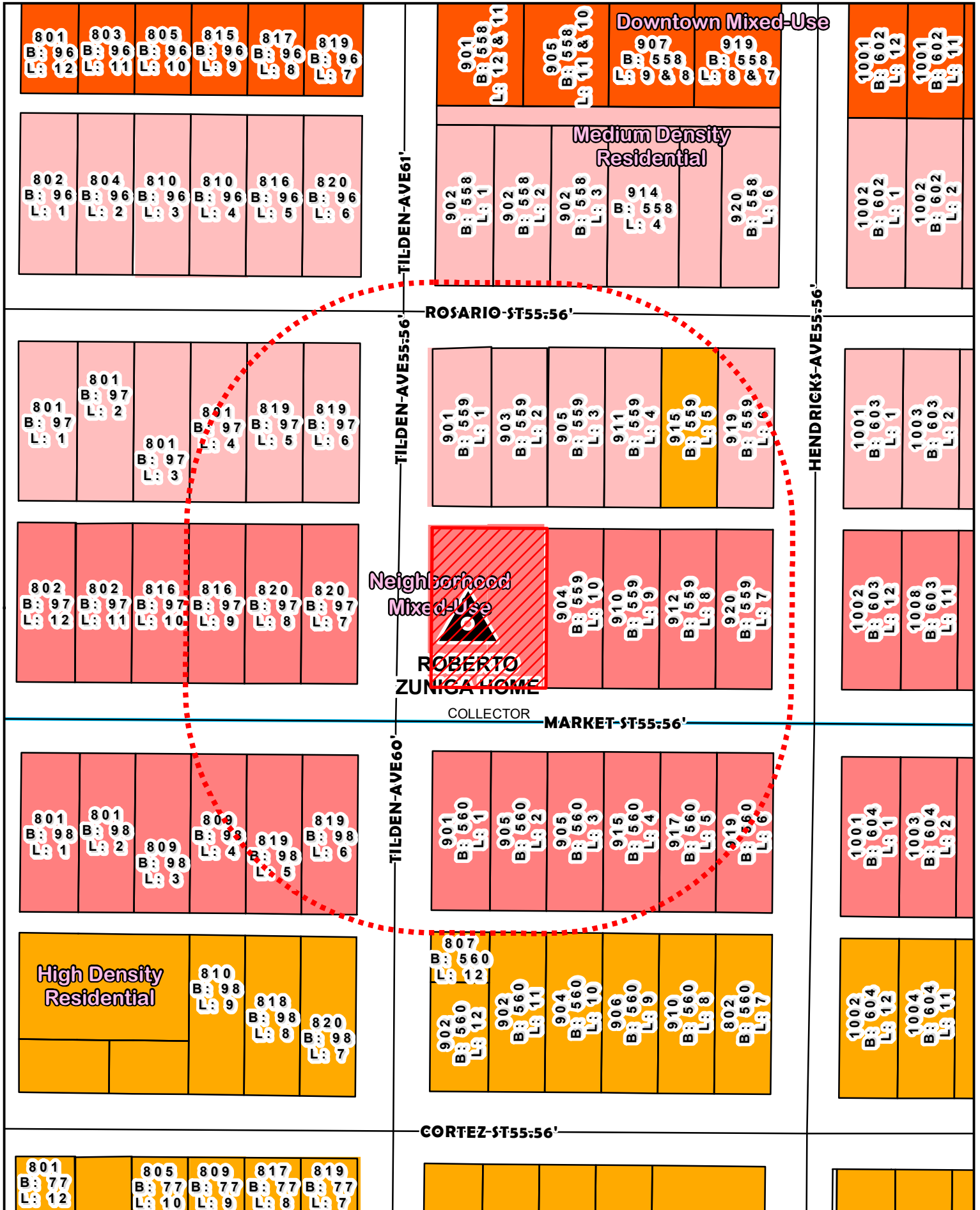
Proposed Rendering

Existing Monument Sign Measurements

Existing Monument Sign Photos







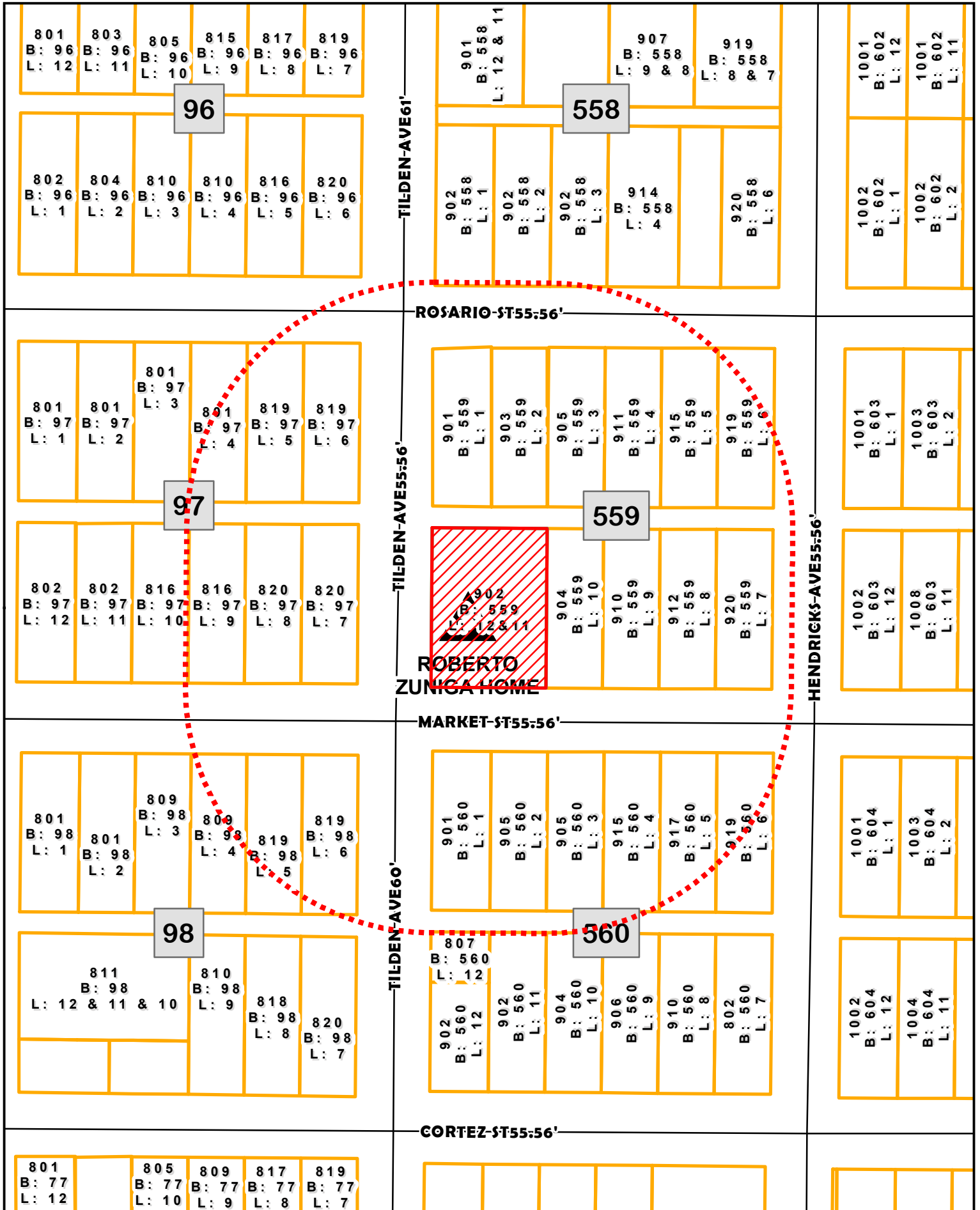


Exhibit A

Proposed Scope of Work

I'm applying authorization for a sign permit on an existing sign at 902 Market St, which are going to be stick on letters on both sides of the sign, there will be no electrical work on the existing monument or light/illumination.

The letters will consist of aluminum material in colors black and gold.

Exhibit B

Lot 11/12
12.181

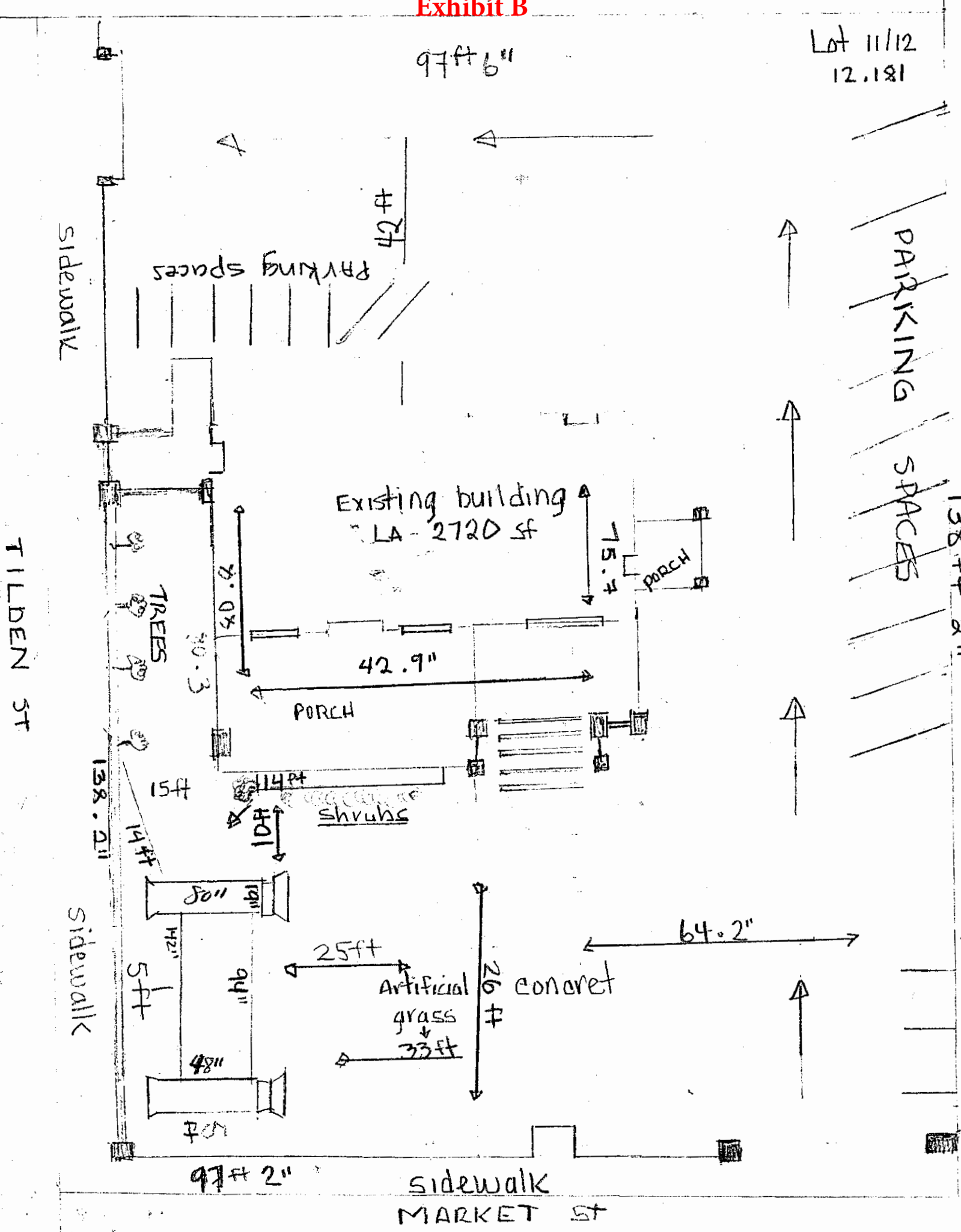


Exhibit C

Specs for the Proposed Attached Letters



22 PULGADAS DE ALTO X
19 PULGADAS DE ANCHO



22 PULGADAS DE ALTO X
.7 PULGADAS DE ANCHO

CASA

9.7 PULGADAS DE ALTO X
37.2 PULGADAS DE ANCHO

LUNA

9.7 PULGADAS DE ALTO X
37 PULGADAS DE ANCHO

Recepcion Hall

8.5 PULGADAS DE ALTO X
42 PULGADAS DE ANCHO

Exhibit D

Material Description & Photos

The material of the letters are made of Di-Bond aluminum and are stick on letters the colors are in black and gold.

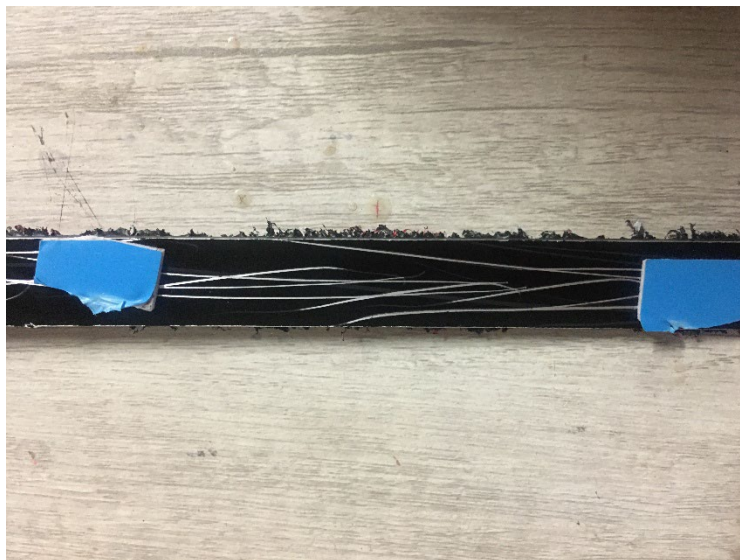
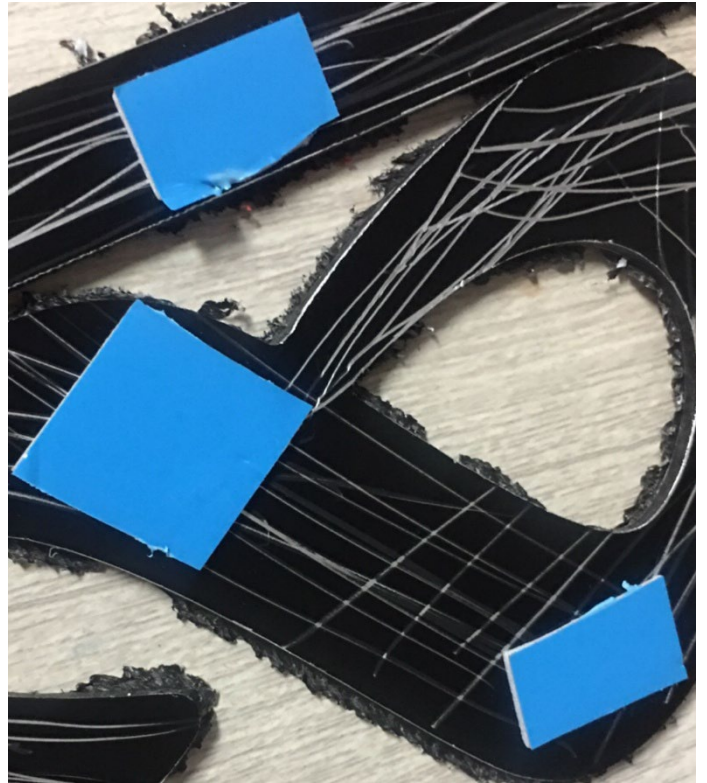
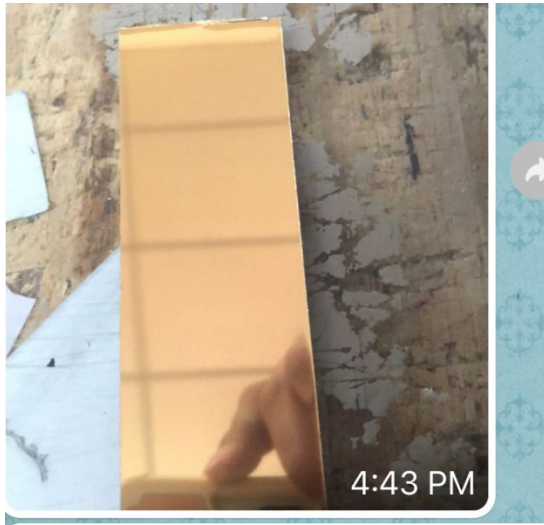
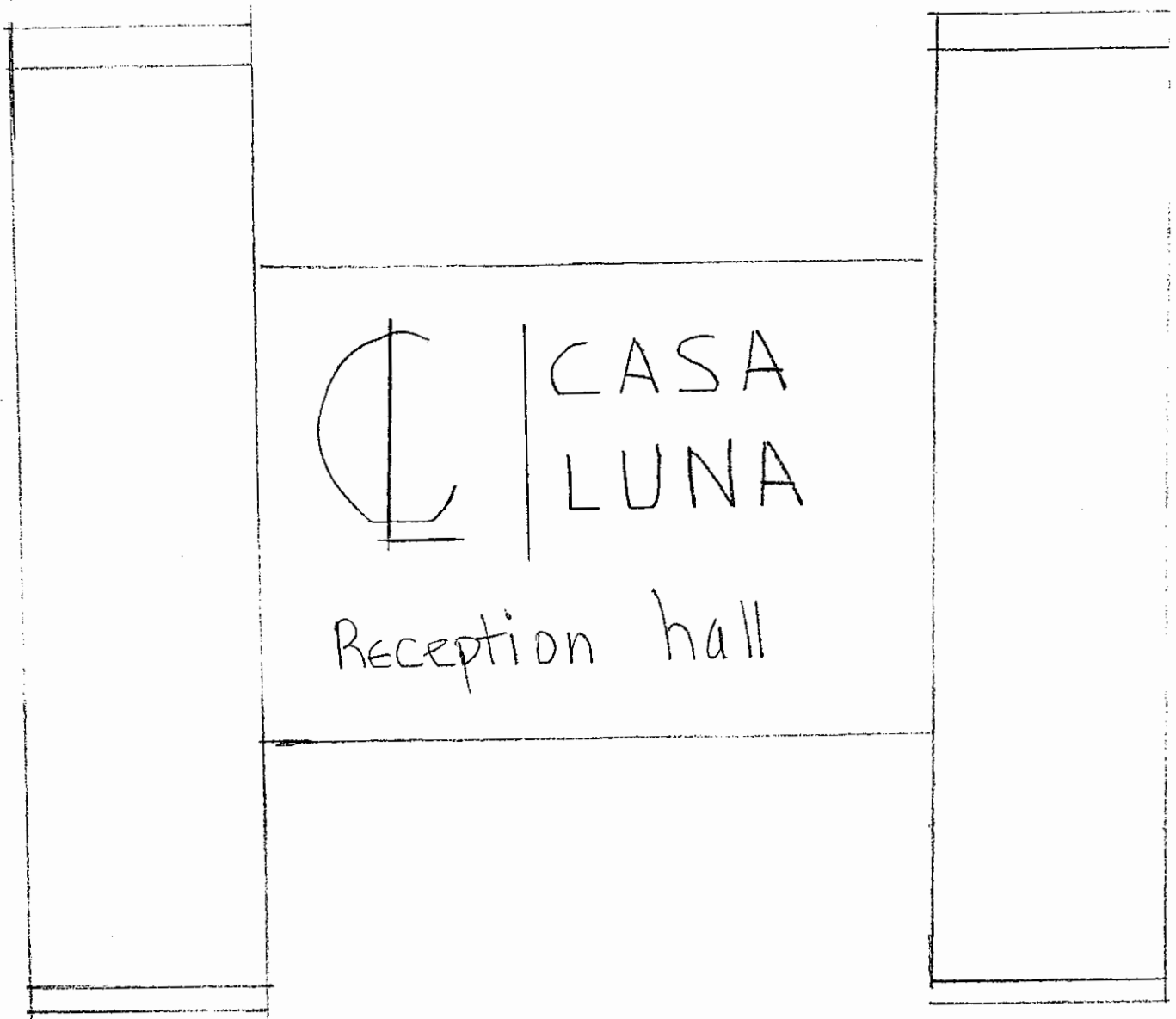


Exhibit E

Proposed Signage Rendering



Exhibit F



Medida final del Anuncio
65 X 33.5

Letras Aluminio
Color negro
dorado.

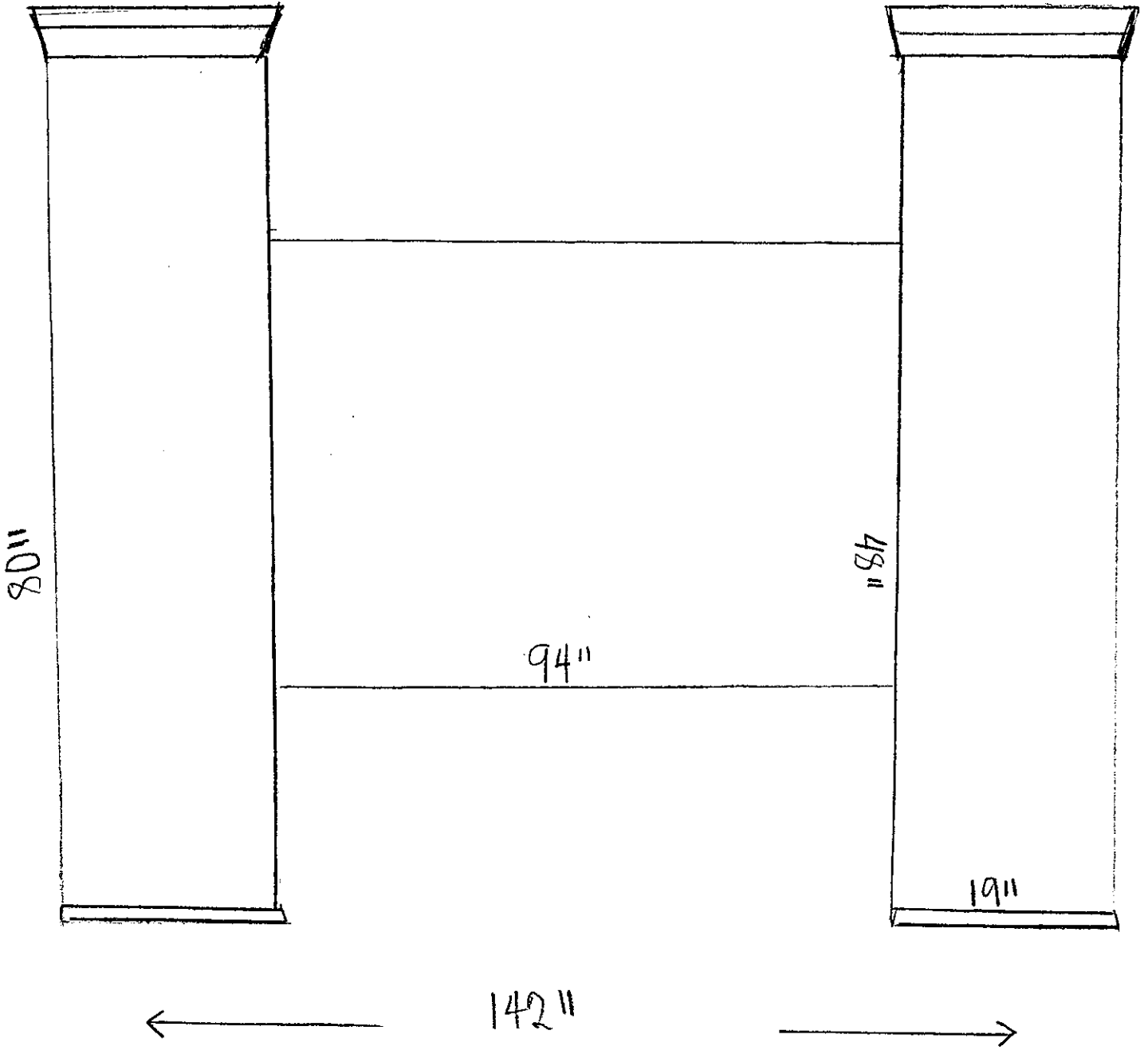


Exhibit G

Photos of Existing Monument Sign



Historic District/Landmark Board- Regular

Meeting Date: 07/11/2024

Initiated by: Historic District Landmark Board Staff Source:

Prior Action:

SUBJECT:

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

BACKGROUND:

Currently, the Planning Department has historical surveys of buildings and structures from the 1980s and the 1990s.

An updated historical resource survey would provide an accurate analysis of the current historic districts and historic landmark designations for the City of Laredo.

STAFF COMMENTS:

STAFF RECOMMENDATION:

Staff **supports** the proposed resolution.

Attachments

Resolution

RESOLUTION NO.

RESOLUTION SUPPORTING THE DEVELOPMENT OF AN UPDATED HISTORICAL RESOURCE SURVEY

WHEREAS, the Historic District/Landmark Board shall make recommendations to the City Council concerning the adoption of policies, the sources of funds, and designation of historic districts and historic landmarks that may further preserve the City of Laredo; and

WHEREAS, on June 13, 2024, the Historic District/Landmark Board directed Planning staff to bring forward a resolution supporting the development of an updated historical resource survey to be considered at City Council; and,

WHEREAS, the current historical surveys of buildings and structures located in the historic districts and historic landmark designations have led to incomplete and outdated records; and,

WHEREAS, an updated historical resource survey shall provide an accurate analysis for the current historic districts and historic landmark designations; and,

WHEREAS, the City Council received the Historic District/Landmark Board support in the development of an updated historical resource survey.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The City of Laredo accepts the support from the Historic District/Landmark Board in the development of an updated historical resource survey.

Section 2: This resolution shall become effective as and from the date of final passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE

_____ DAY OF _____ 2024.

DR. VICTOR D. TREVINO
MAYOR

ATTEST:

MARIO I. MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY