

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, 78040
September 12, 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 July 11, 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

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

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, SEPTEMBER 6, 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
Director of Planning

(For) Mario I. Maldonado, Jr.
City Secretary

REC'D CITY SEC OFF
SEP 6 '24 PM4:10

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF JULY 11, 2024

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, July 11, 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 12:04 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **no quorum** existed.

Members present: Rebecca Sepulveda
Teresa Barker
Wayne Nance
Marc Gonzalez

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

Staff present: Vanessa Guerra
Deidre Garcia

Others present: Natalia Quiroga

Vanessa Guerra, Interim Planning Director, informed the Board, that the item will be presented at the next City Council Meeting.

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of June 13, 2024.

5. CITIZEN COMMENTS

6. ELECTION OF OFFICERS

Minutes of the HDLB meeting of July 11, 2024

A. Election of Chairman

B. Election of Vice-Chairman

7. PUBLIC HEARING AND CONSIERATION 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

Vanessa Guerra,
Interim City Planning Director

Rebecca Sepulveda
HDLB Chair

Historic District/Landmark Board- Regular

Meeting Date: 09/12/2024

Initiated by: San Juanita Cantu, Owner; Marilu Cantu, Applicant/Representative
Staff Source: Vanessa Guerra, Planning Director

Prior Action: None.

SUBJECT:

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

BACKGROUND:

Previous Action: None.

Proposed Scope of Work: The applicant is proposing new construction of a separate structure, which includes two bathrooms, located at the rear of the property.

- The applicant is proposing the following materials:
 1. Galvanized steel and galvanized steel panels will be used for the roof.
 2. #15 Black paper will be used for the roof.
 3. 2x6 rafters will be used for the roof.
 4. A 2x8 ridge board will be used for the roof.
 5. R-38 insulation will be used for the ceiling.
 6. A 2x6 ceiling joists will be used.
 7. 2x4 wood studs will be used for the walls.
 8. Sheet rock will be used for the walls.
 9. 2x4 frame insulated windows will be used.
 10. Stucco finish with two coats of plaster will be used for the exterior.
 11. 6x6 cedar wood will be used for the exterior columns.
- The applicant is proposing to keep the same color scheme as the existing structure.

Building Type: As per the 1925 Sanborn Maps, the structure's exterior is composed of brick and the roof is composed of slate or tin.

Site: The property is in an H-R-O (Historic Residential Office District). The site currently occupies a residential structure used as a law office and a detached garage located at the rear of the property.

Letters sent to surrounding property owners: 31

- 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 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 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 existing 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.

Attachments

Maps

Proposed Scope of Work

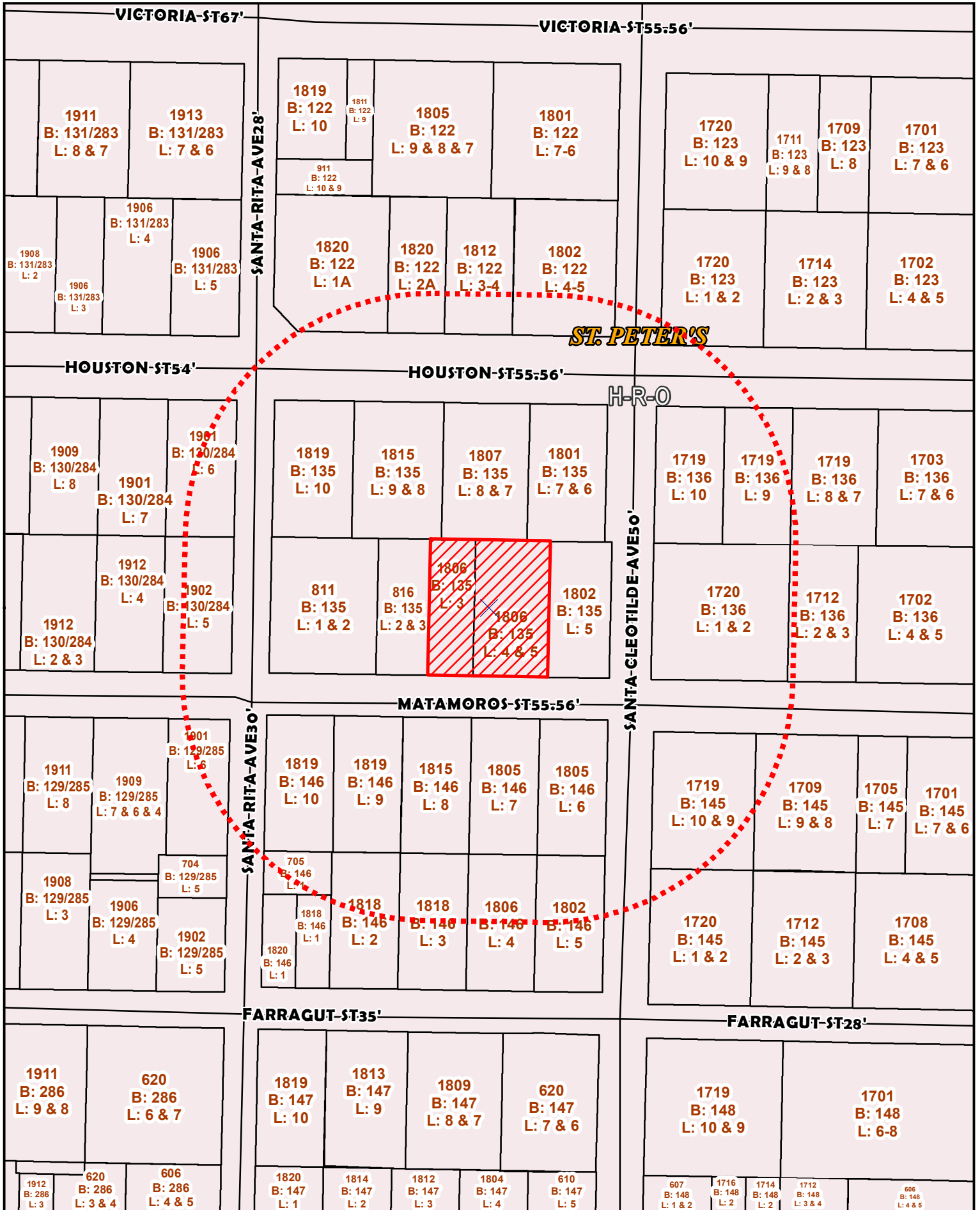
Site Plan

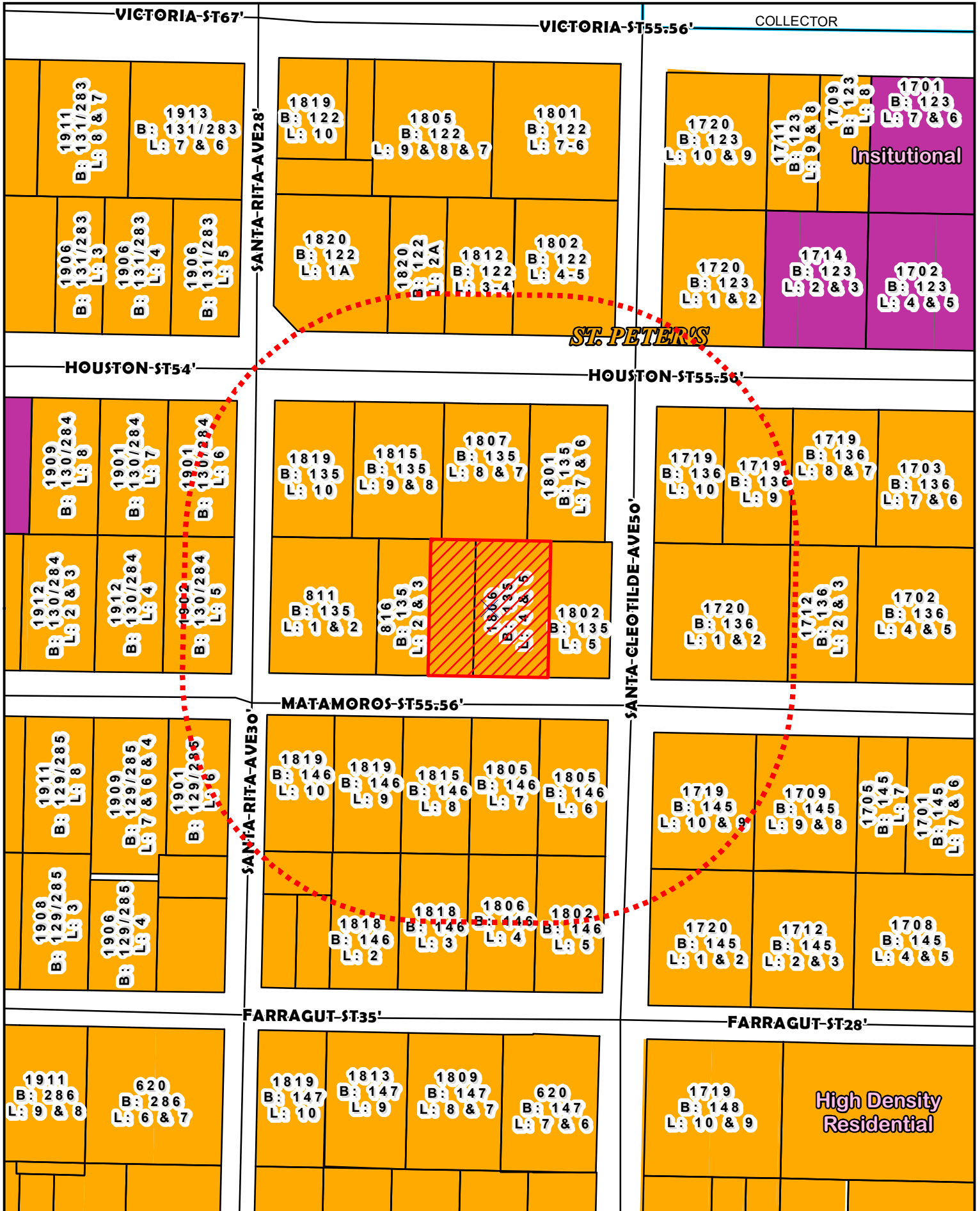
Elevations

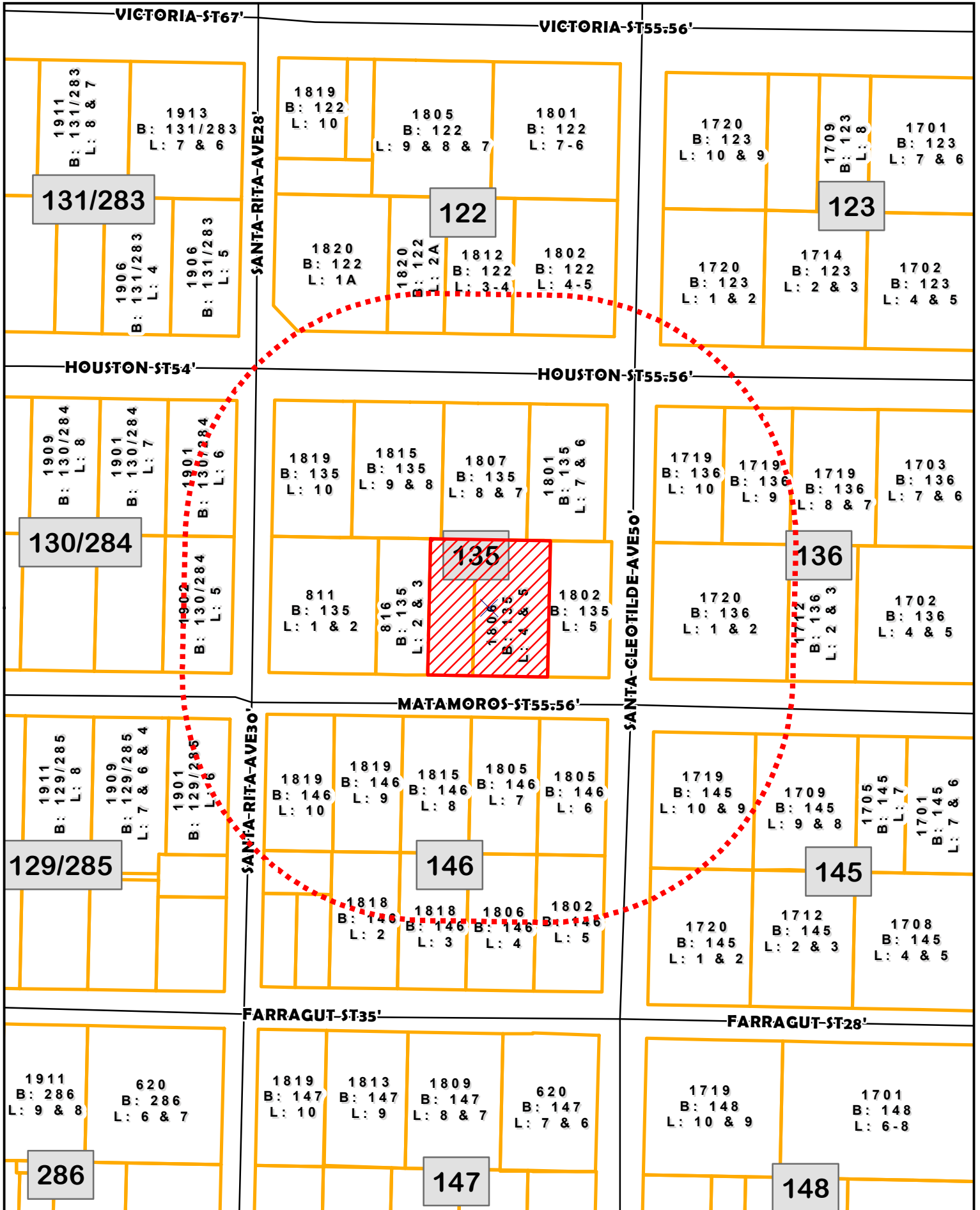
Material List

Photos





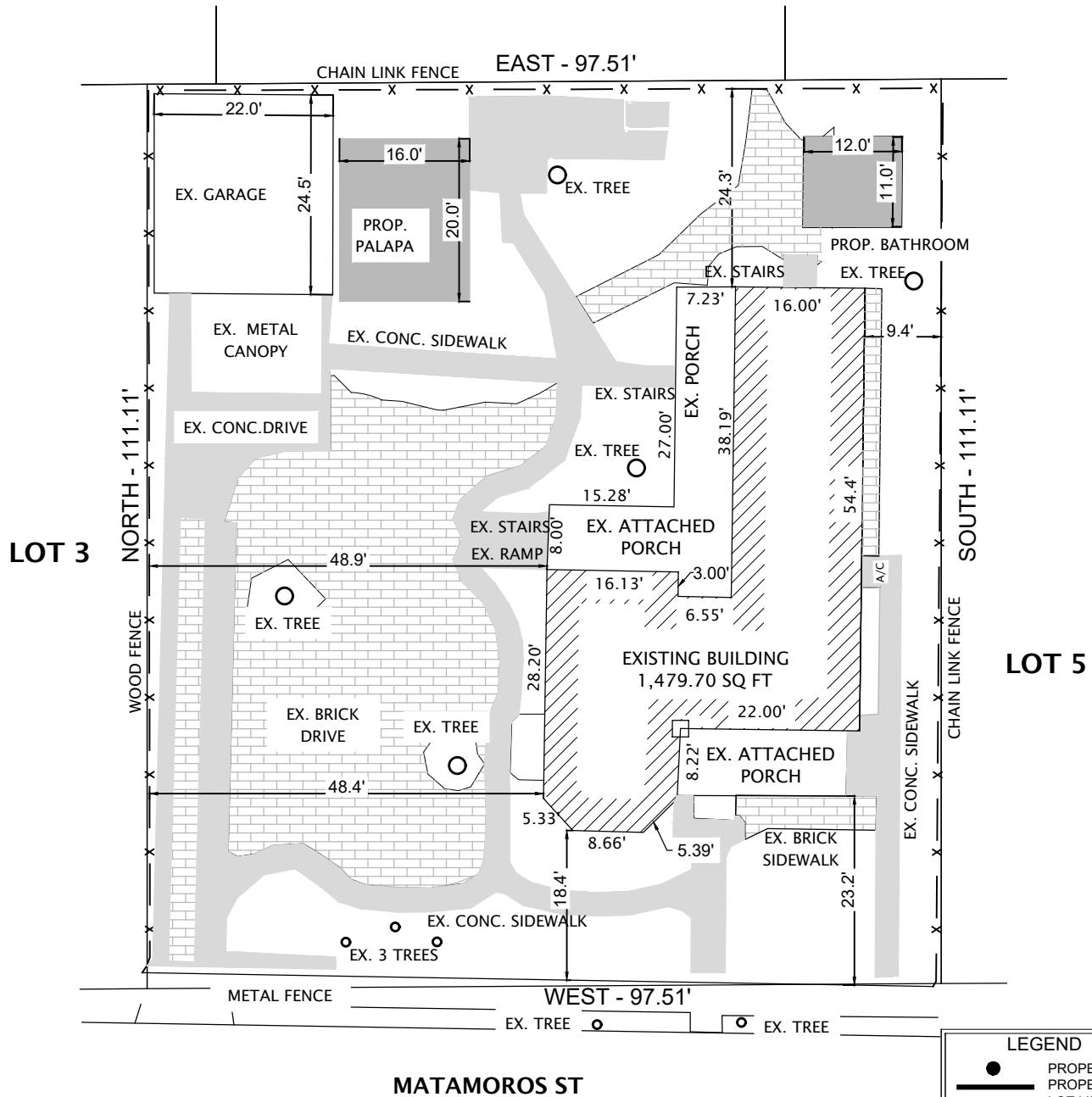




Proposed Scope of Work

New construction of outside bathroom to consist of the following materials:

1. Galvanized steel and galvanized steel panels will be used for the roof.
2. #15 Black paper will be used for the roof.
3. 2x6 rafters will be used for the roof.
4. A 2x8 ridge board will be used for the roof.
5. R-38 insulation will be used for the ceiling.
6. A 2x6 ceiling joists will be used.
7. 2x4 wood studs will be used for the walls.
8. Sheet rock will be used for the walls.
9. 2x4 frame insulated windows will be used.
10. Stucco finish with two coats of plaster will be used for the exterior.
11. 6x6 cedar wood will be used for the exterior columns.



LEGEND	
●	PROPERTY CORNER
—	PROPERTY LINE
—	LOT LINE
- - -	EASEMENT LINE
—	BUILDING SETBACK
—	GAS LINE
U.E.	UTILITY EASTMENT
B.S.	BUILDING SETBACK
S.I.R.	SET IRON ROD

TOPSITE
Civil Group

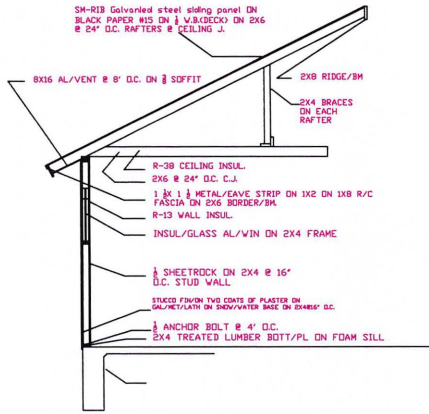
topsite civil group, llc
 engr.# F-22574 surv.#10194686
 topsitecivil.com
 (956) 725-5057 (956) 269-1239
 r.villarreal@topsitecivil.com
 j.martinez@topsitecivil.com

PROJECT #:	2021-004
FIELD DATE:	8.13.2024
DRAWN BY:	K.J.E.
APPROVED:	R.M.V.
DATE:	8.14.2024
SHEET:	1 of 1
FILE NAME:	1806 Matamoros.dwg

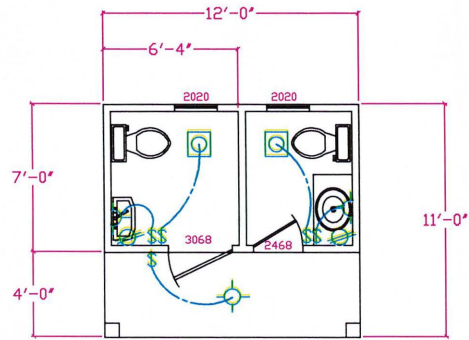
SCALE: 1" = 20'

EXHIBIT

**1806 MATAMOROS ST.
WEBB COUNTY, TEXAS**

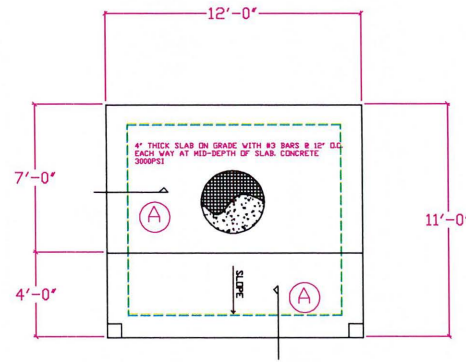


WALL SECTION

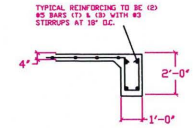


FLOOR PLAN

AREA 132 S.F.

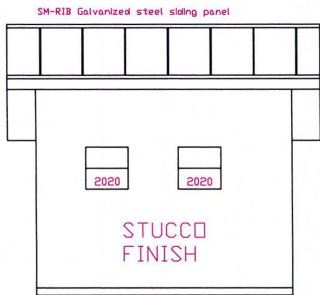


FOUNDATION PLAN

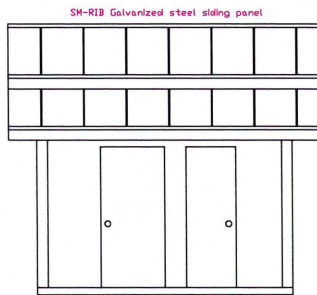


(A) PERIMETER GRADE BEAM

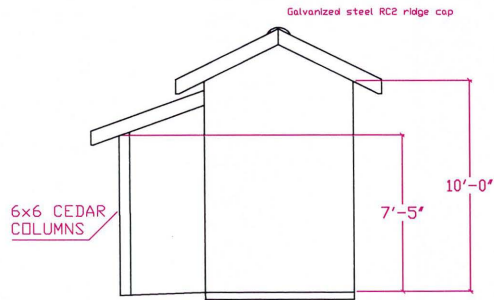
CONTRACTOR SHOULD CHECK FOUNDATION PLAN WITH CIVIL ENGINEER



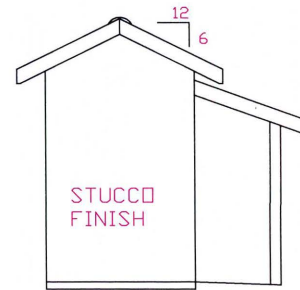
REAR SIDE ELEVATION



FRONT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

PROJECT NO.	24-130
DATE	3-21-2024
DESIGNER	ANDREW GARZA
CHECKER	ANDREW GARZA
SCALE	1/4"=1'-0"
SHEET	A-2
TITLE	FLOOR, ELEVATION AND FOUNDATION PLAN
PROJECT	NEW BATHROOMS

Material List:

R-38 CEILING INSUL.

2X6 @ 24" O.C. C.J.

1 1/2" X 1 1/2" METAL/EAVE STRIP ON 1X2 ON 1X8 R/C
FASCIA ON 2X6 BORDER/BM.

R-13 WALL INSUL.

INSUL/GLASS AL/WIN ON 2X4 FRAME

1/2" SHEETROCK ON 2X4 @ 16"
O.C. STUD WALL

STUCCO FIN/ON TWO COATS OF PLASTER ON
GAL/MET/LATH ON SNOW/WATER BASE ON 2X4@16" O.C.

1/2" ANCHOR BOLT @ 4' O.C.
2X4 TREATED LUMBER BOTT/PL ON FOAM SILL

8X16 AL/VENT @ 8' O.C. ON 1/2" SOFFIT

SM-RIB Galvanized steel siding panel ON
BLACK PAPER #15 ON 1/2" W.B.(DECK) ON 2X6
@ 24" O.C. RAFTERS @ CEILING J.

2X8 RIDGE/BM

2X4 BRACES
ON EACH
RAFTER

SM-RIB Galvanized steel siding panel

Galvanized steel RC2 ridge cap

STUCCO
FINISH

6x6 CEDAR
COLUMNS

4" THICK SLAB ON GRADE WITH #3 BARS @ 12" O.C.
EACH WAY AT MID-DEPTH OF SLAB. CONCRETE
3000PSI

















Historic District/Landmark Board- Regular

Meeting Date: 09/12/2024

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.

The following are the current historical survey's and plans:

- 1981 Webb and Starr County Cultural Resources Survey Report
- 1981 Webb County Cultural Resources Survey Report
- 1982 Laredo Cultural Resources Report
- 1990 Azteca Neighborhood Survey Report
- 1996 Historic Urban Design Assessment Report
- 1996 Historic Urban Design Standards Report
- 1996 Historic Preservation Plan
- 1997 Historic Urban Design Guidelines

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