



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 905 Lisbon St.

Property Address: 905 Lisbon St.
Applicant/Owner: Collin & Erin Braden
Zoning / Overlay: Historic Overlay (HE)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness amendment for alterations at 905 Lisbon Street, subject to staff's recommendations.

REQUEST

Approval of a Certificate of Appropriateness amendment to modify an already approved project for alterations and additions to the historic residence at 905 Lisbon Street. The amendment primarily addresses relocation of the approved addition to comply with zoning setbacks, with minor adjustments to the roofline, well integration, and tie-in location.

PROPERTY & PROJECT SUMMARY

The subject property, known as the Jean Iltis Homestead, is a historic Alsatian residence constructed circa 1870 and identified in both the THC 1969 Survey and THC 2022 Resource Inventory.

The original COA approved restoration of the historic home and construction of additions totaling approximately 1,209 square feet, resulting in a combined livable area of approximately 2,156 square feet. Restoration includes preservation of original windows, doors, chimneys, attic openings, plaster finishes, and architectural features, while incorporating modern systems and livable space.

The amendment proposes relocating the approved addition further from the primary structure to meet required setbacks. The overall design intent, materials, finishes, and architectural compatibility remain consistent with the original approval.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the amendment and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Amendment Scope:** The amendment does not materially change the approved design intent and maintains compatibility with the historic structure.
- **Design Considerations:**
 - The revised placement avoids removal of the heritage pecan tree and preserves the historic well, incorporating it into the floor plan.
 - Roof form, materials, and finishes remain compatible with the existing historic structure.
- **Recommendation:** Approval of the amendment is recommended. All previously approved conditions remain in effect unless modified by this action.

STAFF ANALYSIS

The requested amendment resolves zoning compliance while maintaining the historic preservation goals established under the original COA. The revised layout improves site compatibility, preserves significant landscape and site features, and does not adversely impact the historic character of the property or district.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness amendment, subject to conditions.