



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 1101 Alamo St.

Property Address: 1101 Alamo St.
Applicant/Owner: Jeffery & Sara Tondre
Zoning / Overlay: Historic Overlay (HE)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for exterior alterations at 1101 Alamo Street, subject to staff's recommendations and the conditions outlined in the agenda report.

REQUEST

Approval of a Certificate of Appropriateness (COA) to allow exterior alterations at 1101 Alamo Street, including fencing modifications, replacement of front porch posts, and replacement of a rear porch awning.

PROPERTY & PROJECT SUMMARY

The subject property is a residential structure constructed circa 1969, identified as a Styled Ranch with Colonial Revival influences, and located within the City's Historic Overlay District.

The applicant proposes the following exterior improvements:

- Installation of a wood privacy fence between 1101 and 1105 Alamo Street, with the existing chain-link fence remaining in the front yard and the wood fence located along the side and rear yards;
- Replacement of rotting front porch posts with new 6x6 square wood posts; and
- Removal and replacement of a deteriorated rear porch awning and roof framing, tying new framing into the existing house rafters.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Alterations:** The proposed fence, porch post replacement, and rear awning replacement constitute exterior alterations subject to HLC review.
- **Fence:**
 - Per the Design Guidelines, a front yard fence height of three feet or less is recommended.
 - A six-foot fence is acceptable in the side and rear yards.
- **Porch Columns & Beams:**
 - Replacement of deteriorated porch elements is appropriate.
 - It is recommended that the new wood columns, beams, and fascia be painted to match the existing trim, shutters, and fascia, rather than stained.
 - This recommendation applies to both the front and rear porch element..

STAFF ANALYSIS

The proposed improvements address deterioration and routine functional needs while maintaining the residential character of the historic district. The HPO recommendations ensure compatibility with historic design standards and can be incorporated as conditions of approval.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness, subject to conditions.