



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 602 Washington St.

Property Address: 602 Washington Street
Applicant/Owner: Mark Suehs & Paige Portenier-Suehs
Zoning / Overlay: Historic Overlay District (HE)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for demolition and new construction at 602 Washington Street, subject to staff's recommendations.

REQUEST

Approval of a Certificate of Appropriateness (COA) to demolish an existing residence and construct a new single-family home at 602 Washington Street, located within the City's Historic Overlay District.

PROPERTY & PROJECT SUMMARY

The subject property is located within a designated historic district but the existing structure, constructed circa 1971, is not historically designated and is not pending designation. The applicant proposes demolition of the existing residence and construction of an approximately 2,200-square-foot single-family dwelling, including front and rear porches.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Demolition:** Acceptable, as the structure is not historic or pending designation.
- **New Construction:**
 - HLC is the reviewing authority.
 - To maintain compatibility with the historic district, it is recommended that window sizes and/or styles on the north and west façades (Washington and Angelo Streets) be consistent to better balance façade openings.
- **General Comment:** Existing mature trees, particularly live oaks and pecans, should be preserved where feasible.

STAFF ANALYSIS

The request complies with historic demolition standards and allows for redevelopment consistent with zoning. The HPO recommendations address design compatibility and site preservation and can be incorporated as conditions of approval.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness, subject to conditions.