



HISTORICAL DEVELOPMENT BOARD

WEDNESDAY, MARCH 17, 2021 AT 4:00 PM

CITY HALL – HELEN KLEBERG GROVES
COMMUNITY ROOM 400 WEST KING AVENUE

PHONE: 361.595.8055 | WWW.CITYOFKINGSVILLE.COM

ADA NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

AGENDA

The following rules of conduct have been adopted by this Commission:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

A copy of Chapter 15 "Land Usage", from the City of Kingsville Code of Ordinances, is available.

VIRTUAL MEETING NOTICE

In the interest of public health and safety, this meeting will be conducted online. To join please follow the instructions detailed below:

Phone Number: 415-655-0001 **Access Code:** 1262109951#

OR

Live Video Stream: <http://www.cityofkingsville.com/webex>

Access Code: 1262109951

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S)

1. 2.24.2021

****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY BOARDS.** *To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate,*

to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Boards. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Boards shall be provided in written format and presented to the Board Secretary and/or designee prior to the start of each meeting of the Historical Development Board. This testimony and/or public input shall be in accordance with the Board Secretary's instructions, which shall be posted on the Board Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the Board Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the Board Secretary which would be posted on the Board Secretary's outdoor public bulletin at City Hall and on the City website.

PUBLIC COMMENTS FOR ALL AGENDA & NON AGENDA ITEMS

POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

AGENDA ITEMS

- [2.](#) Union Pacific Safety Fence
- [3.](#) 618-634 E. King Avenue
- [4.](#) 614 W. Richard Avenue Addition and Remodel
- [5.](#) 315 N 3rd Street
6. Discuss and Consider Action on nominating David L. Thibodeaux to the Historical Development Board.

STAFF REPORT(S):

7. Lupita Perez will be resigning from the board effective Friday, March 12, 2021.

MISCELLANEOUS – *Any topic may be discussed but no action taken at this time*

ADJOURNMENT

POSTING NOTICE

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Kingsville, Texas, a place readily accessible to the general public at all times, on the **12th day of March 2021 by 5:30 PM**, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

s/ Brenda Joyas

Brenda Joyas, CNU-A Downtown Manager/HPO

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____

Planning & Development Services

City of Kingsville, Texas

**HISTORICAL DEVELOPMENT BOARD
SPECIAL MEETING
February 24 @ 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

Maggie Salinas
Jonathan Plant
Daniel Burt
Tamara Brennan
Dr. Ayala-Schuenenan

Staff:

Brenda Joyas, Historic Preservation Officer
Stephannie Resendez, Administrative Assistant II

Historical Board Members Not Present:

Lupita Perez
Lupita Salazar-Weeks
Jeri Morey

1. **Call meeting to order:** Meeting was called to order at 4:15 PM
2. **Discuss and approve minutes from previous meeting** – Tamara Brennan made a motion to approve the minutes of the December 16, 2020 meeting as presented. Daniel Burt seconded. All in favor; none opposed. Motion Carried.
Daniel Burt made a motion to approve the minutes with changes of the January 20, 2021 meeting. Jonathan Plant seconded. All in favor; none opposed. Motion Carried.
3. **Public comments on items on or off the agenda:** - None.
4. **Postponements/Adjustments to the Agenda:** None.
5. **Discuss and Consider Action on a request to demolish a garage at 6th, BLOCK 9, LOT 3,4 also known as 605 Henrietta Avenue. The applicant is the owner, Martha C. Alegria. The contractor is to be determined.**

Brenda Joyas told the board that the garage at 605 Henrietta is dilapidated as shown in the pictures provided in the packet. The garage is detached from the home. The garage is tilting at an angle and the roof also tilts down toward the middle. Ms. Joyas told the board that it is the staff's recommendation to approve demolition.

Jonathan Plant asked if the City Engineer evaluated the property. Ms. Joyas replied that the City Engineer doesn't do that, the Building Official. The Building Official did not go out to the property but looked at the pictures and agreed that it should be approved for demolition.

The applicant, Ms. Alegria told the board that she would be going through the city to demolition the structure.

Jonathan Plant made a motion to approve the request to demolish a garage at 6th, BLOCK 9, LOT 3, 4 also known as 605 Henrietta Avenue. Tamara Brennan seconded. All in favor; none opposed. Motion Carried.

6. Discuss and Consider Action on a request to remodel the outside of the residence at 6th, BLOCK 9, LOT 3, 4 also known as 605 Henrietta Avenue. The applicant is the owner, Martha C. Alegria. The contractor is Estevan Elizondo.

Ms. Joyas told the board that the structure has some disrepair but still has a solid frame to work with. Ms. Joyas added that she walked the inside and outside of the home with the owner. The floors are in great condition as is the frame of the home. With new siding, paint and windows, the house can continue its historic presence much longer. Ms. Joyas added that the applicant is asking for approval on fixtures as everything is. There will be no changes to the design.

Ms. Salinas asked if the current siding will be replaced with the same siding, Ms. Joyas replied yes.

Jonathan Plant made a motion to approve the request to remodel the outside of the residence at 6th, BLOCK 9, LOT 3, 4 also known as 605 Henrietta Avenue under Standard 9 of the Secretary of Interior Standards of Rehabilitation. Daniel Burt seconded. All in favor; none opposed.

Motion Carried.

7. Discuss and Consider Action on a request to add a room addition to the residence at 6th, BLOCK 9, LOTS 3, 4 also known as 605 Henrietta Ave. The applicant is the owner, Martha C. Alegria. The contractor is Estevan Elizondo.

Ms. Joyas told the board that the addition will extend a room that is towards the back on the East side of the home. If the house is being viewed from the front property, the street, they will not see any addition because it aligns with the width of the house on the front. It's also not viewable from the side. Ms. Joyas stated that as far as historical, it won't take away from the design of the home because it will still look the same from the front.

Mr. Plant asked what would happen to the roof line, Ms. Joyas replied that it will just extend from the front of the house. Mr. Plant asked if they were going to lose windows? Ms. Joyas replied that the window facing the rear of the property will be lost because that will become an open space. The wall will no longer be there but when it's extended out, there will be a window to the right.

Jonathan Plant made a motion to approve the request to add a room addition to the residence at 6th, BLOCK 9, LOTS 3, 4 also known as 605 Henrietta Ave under Standard #10 of the Secretary of Interior Standards of Rehabilitation. Daniel Burt seconded. All in favor; none opposed.

Motion Carried.

8. Discuss and Consider Action on a request to remodel the outside residence at ORIG TOWN, BLOCK 72, LOTS 11, 12 also known as 521 East Lott. The applicant is Oscar Soliz, P.E representative of the owner NOVUS Property Group, LLC. The contractor is Oscar Soliz, P.E

Ms. Joyas told the board that the applicant will be remodeling the existing home and has provided pictures of things that will be changed on the home. Such as the siding, rotten wood, existing window trim, windows. The applicant also provided drawings to show more of the style of the trim and a list of materials that will be used. The singles are architectural dimensional shingles, primed fiber cement vented soffit, primed grooved fascia and fiber cement and primed pine lumber window trim.

Jonathan Plant made a motion to approve the request to remodel the outside residence at ORIG TOWN, BLOCK 72, LOTS 11, 12 also known as 521 East Lott under Standard #9 of the Secretary of Interior Standards of Rehabilitation. Daniel Burt seconded. All in favor; none opposed. Motion Carried.

9. Discuss and Consider Action on a request to remodel the residence at ORIG TOWN, BLOCK 22, LOT E/2, 11, 12 ACRES .0 also known as 323 East Alice Avenue. The applicant is the owner and contractor, Javier E. Canales.

Ms. Joyas told the board that the applicant will be replacing siding and windows. The applicant has provided a list of materials he will be using for the home. He will be using Millwork wood and the windows will be Larson Aluminum Low-E White. Mr. Plant asked Ms. Joyas what her recommendation was. Ms. Joyas replied that her recommendation is to approve so they can see an improvement to the home. Mr. Plant asked Ms. Joyas if she had looked over the materials and concluded they were fine, Ms. Joyas replied yes.

Tamara Brennan made a motion to approve the request to remodel the residence at ORIG TOWN, BLOC 22, LOT E/2, 11, 12 ACRES .0 also known as 323 East Alice Avenue under Standard #9 of the Secretary of Interior Standards of Rehabilitation.

10. Discuss and Consider Action on a request to remodel the residence at ORIG TOWN, BLOCK 60, LOT 9-11 also known as 313 West King Avenue. Applicant is Kendrick Lashawn Carter in behalf of property owner Randall E. Nielsen. The contractor is Alazan Builders, LP.

Ms. Joyas told the board that the applicant will be replacing double, single doors, windows, some siding that needs assistance. He will be repainting some of the wood the same color as the siding that it is now. Replace broken windowpanes. Replacing the roof with the same pitch.

Mr. Plant asked Ms. Joyas what her thoughts were on the replacement siding? Ms. Joyas told the board that the current siding was not new, it was done sometime in the 90s. It's not the original part of the home but it is existing right now.

Tamara Brennan made a motion to approve the request to remodel the residence at ORIG TOWN, BLOCK 60, LOT 9-11 also known as 313 West King Avenue under Standard #9 of the Secretary of Interior Standards of Rehabilitation. Daniel Burt seconded. All in favor; none opposed. Motion Carried.

11. Discuss and Consider Action on a request to add a canopy to the commercial building at ORIG TOWN, BLOCK 41, LOT 30-32 (TOTES & THINGS), also known as 400 East Kleberg Avenue. Applicant is owner David Thibodeaux. The contractor is John Maupin of South Texas Canvas.

Jonathan Plant made a motion to approve the request to add a canopy to the commercial building at ORIG TOWN, BLOCK 41, LOT 30-32 (TOTES & THINGS) also known as 400 East Kleberg Avenue under Standard #10 of the Secretary of Interior Standards of Rehabilitation. Daniel Burt seconded. All in favor; none opposed. Motion Carried.

12. Discuss and Consider Action on a request to change the colors of the Train Depot located at JUAN MENDIOLA, LOT 192, (RINCON DE SANTA GERTRUDIS), (RR Depot), ACRES. 91 also known as 100 East Kleberg Avenue. The applicant and contractor is the City of Kingsville.

Ms. Joyas told the board that this was an item that is being revisited from the last meeting. Dr. Ayala-Schuenenan had mentioned she would try and go through the South Texas Archives to see if she could find any color postcard. She told Ms. Joyas that she couldn't find anything with the depot regarding colored postcards. Ms. Joyas added that at the Planning Department, they know have a History major helping as an intern. Ms. Joyas asked the intern to do some research on colors that dated back to the 1900s. The intern visited Sherwin-Williams, visited 3 or 4 major name brands, and spoke to them. Ms. Joyas spoke to two of them and they didn't have colors that went back that far. Ms. Joyas stated that the intern found Dunn-Edwards paints that show Spanish Colonial Revival Mission colors from the 1900s and that has almost identical matches to the colors at the L&M Railroad. The colors that Ms. Joyas wanted to change the depot to, the green, yellow and red.

Ms. Salinas stated that she showed a picture of the depot and that it shows the colors. Ms. Joyas replied that the colors in the photo were almost identical to the colors of the L&M Railroad but then after analyzing the picture. The building in the foreground was the Humble Gas Company

which was off 6th and Yoakum. The building that was in the picture was behind the Humble Gas so that wouldn't have been the depot.

Ms. Salinas and Mr. Plant asked if the colors shown in the packet are available in exterior paints, Ms. Joyas replied no, they are mainly interior paints. She added that those were the only colors that they found from that time period that had been used. MS. Joyas stated that mainly outdoor exterior was not often used, it was just whatever material you used. That's what the railroad did, they picked the brick, but they never painted. They kept the depot that color of the brick.

Mr. Plant commented that he felt there was sufficient evidence that the depot was painted in vibrant colors in the past. Mr. Plant continued and stated there wasn't any significant evidence showing that the natural stone was painting anything other than the natural stone. Ms. Joyas stated that they had never stated they had painted the depot in that past that color. The brick now is at a very fragile state, usually they would not recommend any sealant or any paint but there aren't any funds to be able to replace the brick within the next five years. The best thing to do to sustain it a bit longer so they can get funding would be to seal the bricks, choose a color from that time period to paint it. Mr. Plant stated that he didn't have a problem painting to preserve it but painting it a color that was not originally painted was not a good idea.

Ms. Salinas stated they had to take into consideration the building surrounding the depot that most of them had abided by the board's request those lighter colors, not vibrant. If they were to go that route, it would stick out that the board is not in compliance with the rest of the buildings surrounding the train depot. Mr. Plant suggested they paint the brick the same color with a sealant. Ms. Joyas asked if that was what Mr. Plant was suggested and Mr. Plant said yes.

Mr. Plant stated he suggest that the brick be painted with a paint containing a sealant, matching the building the way it is now. Something less garish and more historically accurate.

Ms. Joyas stated that right now, the brick at the bottom on the side of the depot is painted a tan color, the other half is the natural brick and then the windows are painted a brown color, the sill is a tan color. The ceiling under the canopy is a blueish-green or aqua color.

Ms. Salinas suggested that it should be all the same color.

Mr. Plant suggested that the train depot be colored a neutral earth color as it is now or as Ms. Salinas suggested, a canary yellow. Something in keeping with the character of the original brick as it is regarding the exposed beams, maybe a brick red kind of color, with the windows matching.

Ms. Joyas re-stated what the board members had discussed, the bottom half of the brick that's already painted tan to stay the same, to seal and paint the natural brick the same color as it is now and all the exposed beams, window frame, sills and underneath the roof will all be Prairie Clay.

Ms. Salinas asked Ms. Joyas if she could get them the color palette of the exterior paint of the ones that have been submitted.

Jonathan Plant made a motion to approve the change of colors on the Train Depot as suggested and the exposed beams, window frame, sills and underneath the roof to Prairie Clay at JUAN MENDIOLA, LOT 192, (RINCON DE SANTA GERTRUDIS), (RR DEPOT), ACRES .91 also known as 100 East Kleberg Under Standard #10 of Secretary of Interior Standards of Rehabilitation. Daniel Burt seconded. All in favor; none opposed. Motion Carried.

13. STAFF REPORT – NONE.

14. Miscellaneous – The board spoke about a homeless gentleman that resides downtown. Ms. Joyas told the board that she has spoken to the Police Chief who has spoken with Adult Protective Services and are pending information from their care worker.

15. Adjournment: Meeting adjourned at 5:21 PM

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: March 17, 2021
TO: Historic Development Board
FROM: Brenda Joyas, CNU-A (Downtown Manager/HPO)
SUBJECT: Union Pacific Safety Fence
APPLICANT: City of Kingsville
CONTRACTOR: To be Determined

REQUEST

Discuss and Consider Action to install a metal fence from Yoakum Avenue to Lee Avenue, west of the Pavilion on 6th Street.

EXHIBITS

Map and Pictures

BACKGROUND & PERTINENT DATA

There has been safety concerns with the rail road track being so close to the pavilion. In the past there has been a plastic fence installed to help keep the tracks and people separated but due to it being plastic, it would wear and tear and would need to be replaced often. City Manager approached the Union Pacific Railroad (UP) about two (2) years ago to ask for a fence to be installed. Union Pacific has reached out and approved the City Manager's request. They (UP) will pay for fence and installation.

STAFF REVIEW & RECOMMENDATION

Due to events being held at the pavilion it is in the public's best interest to install a fence parallel to the railroad tracks to assist in keeping the tracks and people separated.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the

structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.

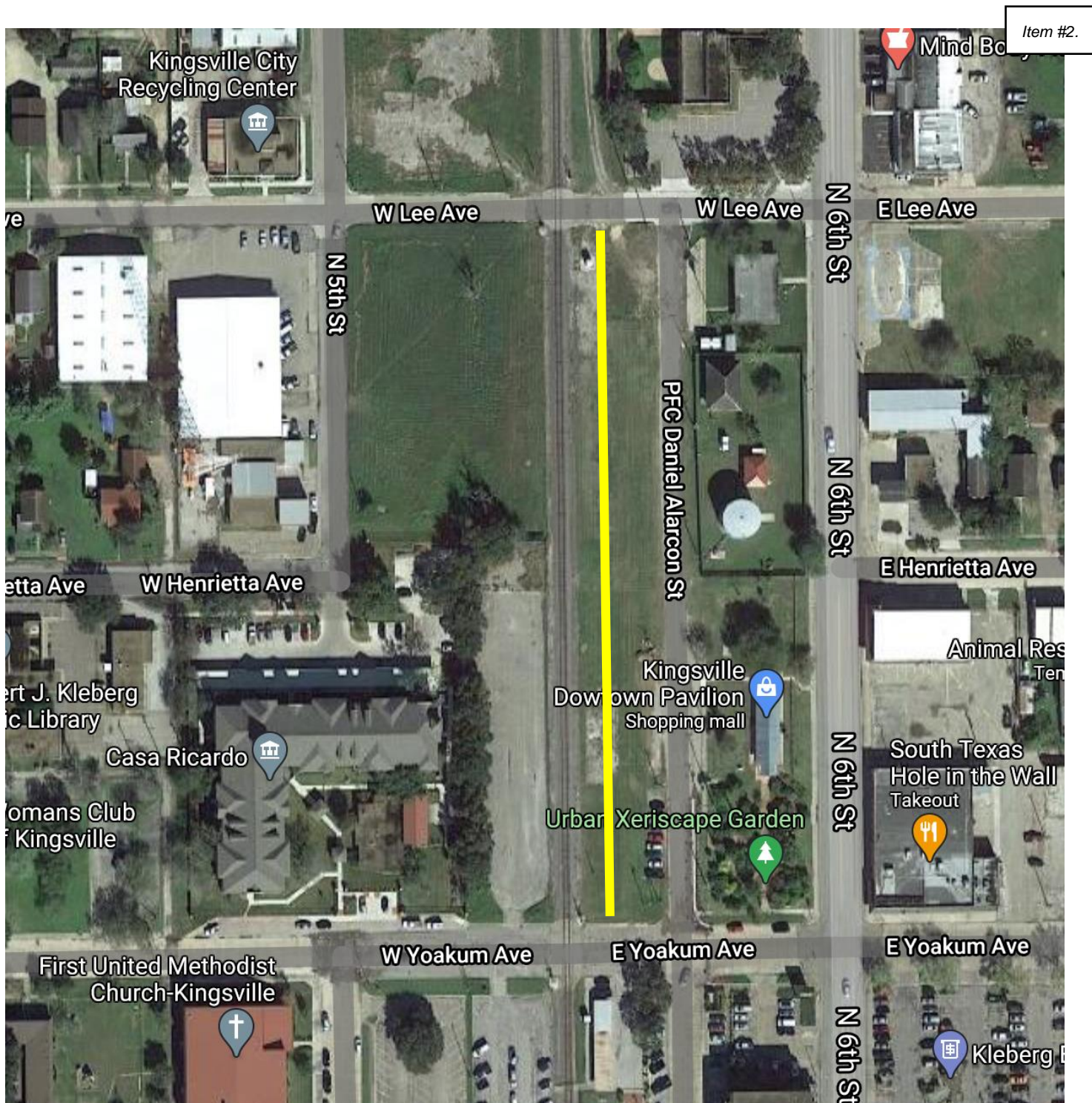
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

SIGNATURES

Brenda Joyas, CNU-A
Downtown Manager/HPO



Metal fence to run the yellow line from Yoakum to Lee.



Yoakum to Lee



Lee to Yoakum



Across From Pavillion







CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: March 17, 2021
TO: Historic Development Board
FROM: Brenda Joyas, CNU-A (Downtown Manager/HPO)
SUBJECT: 618-634 E. King Avenue
APPLICANT: ICC Gulf Coast Retail I LLC, Owner
CONTRACTOR: Precision Painting and South Texas Canvas

REQUEST

Discuss and Consider Action on adding canopies and paint to the shopping center at 6th, Block 17, Lot 17-24 also known as 618-634 E. King Avenue.

EXHIBITS

Historical Development Board Application, Sketch drawings, Plans, Site Plans, Mock-ups, Materials, Colors

BACKGROUND & PERTINENT DATA

ICC Gulf Coast Retail I LLC (ICC) has recently purchased the plaza at the corner of W. King Avenue and 11th Street. They would like to up-date the plaza by painting and adding canopies to the building.

STAFF REVIEW & RECOMMENDATION

ICC had provided a complete presentation and visual views of what the plaza looks like presently and how it would enhance the building with new paint and canopies. The colors for the building: Tinsel, Volcanic Ash, and Oatmeal match the existing buildings in the area giving it a cleaner look. The owners mention the final color of the canopies has not been decided but they have provided a vendor they will purchase the canopies from and mention the canopies would match the new colors picked for the building, swaying more to the blue choices. Staff recommends approval.

BOARD REVIEW

Scope of Historical Development Board

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appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.

- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
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9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

SIGNATURES

Brenda Joyas, CNU-A
Downtown Manager/HPO

Historical Development Board Review Application

Item #3.

Applicant: ICC Gulf Coast Retail I LLC

Address: 25134 Rye Canyon Loop, Suite 300, Santa Clarita, CA 91355

Contact: Cell: 512.387.5862 Home: N/A

Email: beau@ironcanyoncapital.com

Property Owner: ICC Gulf Coast Retail I LLC

Address: 25134 Rye Canyon Loop, Suite 300, Santa Clarita, CA 91355

Contact: Cell: 512.387.5862 Home: N/A

Property Location and Description: 618 - 634 E. King Ave., Kingsville, TX 78363

Legal Description: 6TH, BLOCK 17, LOT 17-24

Description of Work: Repaint the exterior of the building (all four sides) and install entryway awnings above each tenant's storefront.

Contractor: Painting: TBD - probably Precision Painting; Awning: South Texas Canvas

Contact: Cell: _____ Home: _____

Email: _____

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups **Attached**
2. Photographs (Historic, Current, Surrounding Structures) **Attached**
3. Materials List or Samples **Attached**
4. Proof of Ownership **Attached**
5. Letter of Representation and Work Approval from Property Owner (If Applicable) **Not applicable**

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: ICC Gulf Coast Retail I LLC, Beau Donohoe

Signature:  **Date:** 03/01/2021

Hearing Date: _____ Approved ☐ Disapproved with conditions ☐ Disapproved ☐

- Meetings are held at City Hall, Helen Kleberg Groves Community Room, 400 W King Ave.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Boards decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-595-8055 for information. `

JM Design- Kingsville: VIEW 2



JM Design- Kingsville: VIEW 1

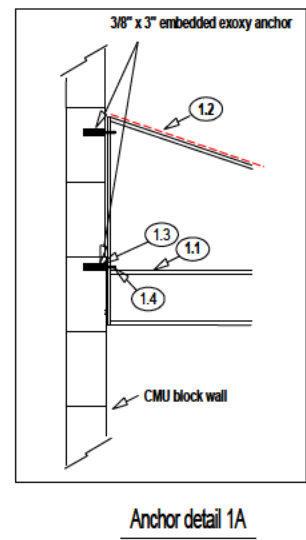
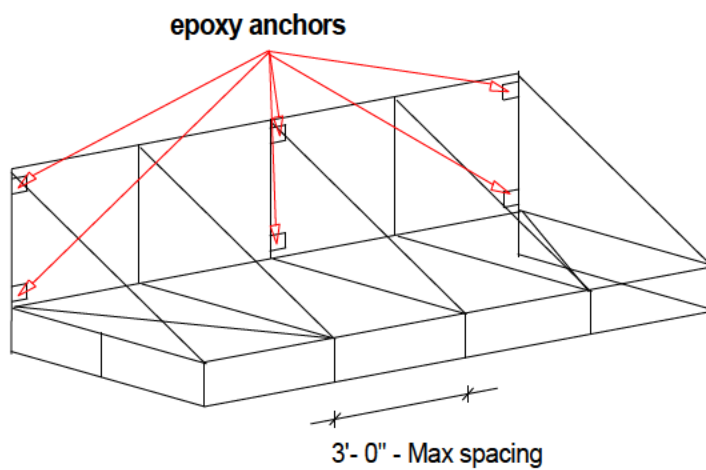
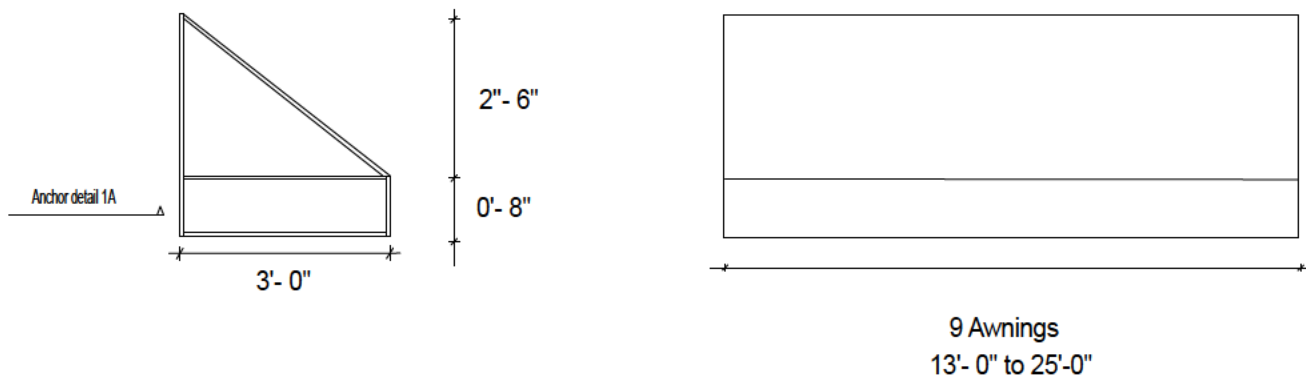


Rendering: Storefront Awning Installation



Please note that the color of the awnings is representative. The actual color will compliment the new paint scheme. It will most likely be a dark blue color. A list of representative awning colors have been attached as part of this application

**Frontier Plaza
618 - 634 E. King Ave
Kingsville, TX 78363**



Materials and details:
 (1.1) Aluminum tube - welded (6063 - T5 / .93)
 (1.2) Fabric Cover - "Weblon Coastline"
 (1.3) Hilti HIT-HY 200-R epoxy
 (1.4) 3/8" dia. all thread anchor bolt

Frontier Plaza
618- 634 E. King Ave
Kingsville, TX 78363

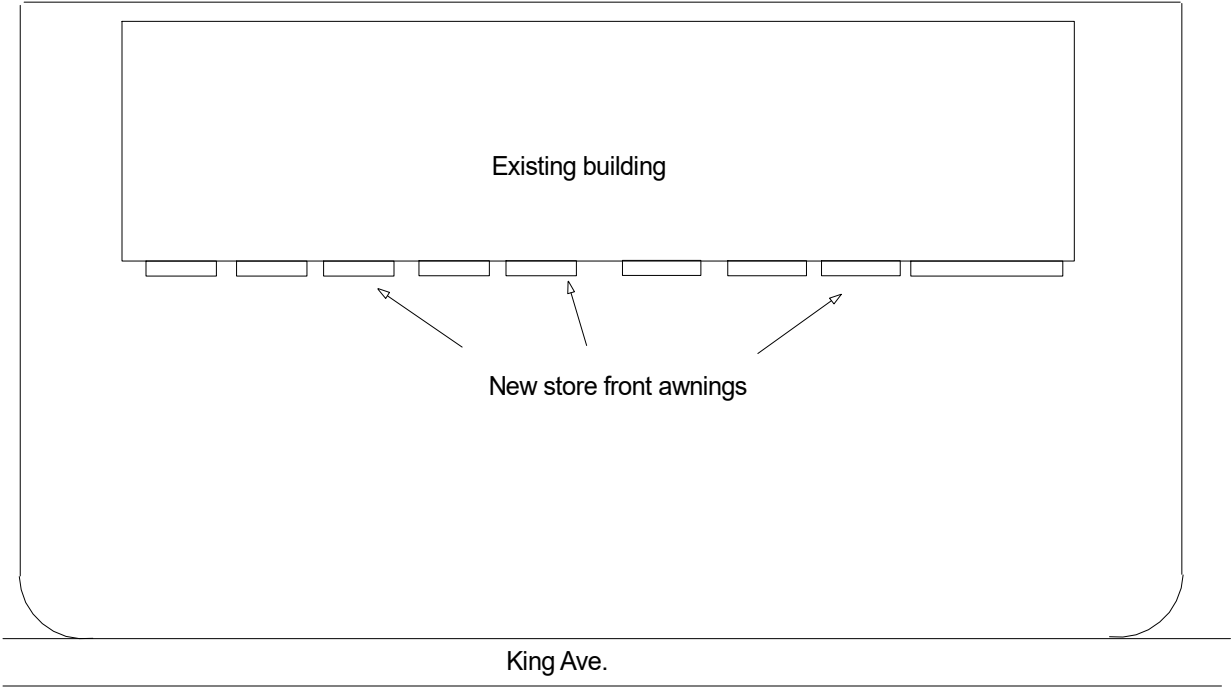


EXHIBIT 2: PHOTOGRAPHS

Subject Property









Building to the West:



Building to the East:



Building to the South:



Building to the North:





JM Design- Kingsville: VIEW 2

| | |
|---------------|--------------|
| TINSEL | 555-3 |
|---------------|--------------|

Band
Cornice
Door
Door Trim
Window Trim

| | |
|---------------------|--------------|
| VOLCANIC ASH | 555-6 |
|---------------------|--------------|

Lower Body

| | |
|----------------|--------------|
| OATMEAL | 510-2 |
|----------------|--------------|

Upper Body

Webblon®

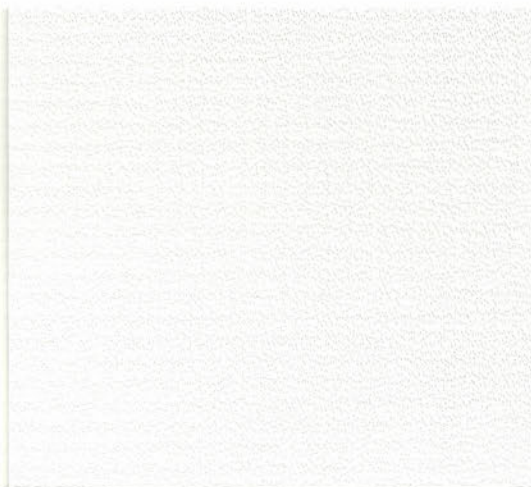
Coast Line PLUS®

62" wide / 15 oz. per square yard (weight varies slightly from color to color)

Coastline Plus® awning fabric is a high performance PVC composite that features a strong polyester base fabric. The top surface is treated with the Rain Kleen® finish for color retention and prolonged fabric life. Coastline Plus® is UV, water, and mildew resistant, and is backed by a 5-year limited warranty.

Coastline Plus is available in solids, complement solids, linen-backed solids and select stripe patterns. It is extra strong, with manageable weight for superior resistance to sag and stretch.

Flame resistance meets or exceeds the standards of California State Fire Marshal, NFPA -701 TM2, and ASTM E-84 Class A flame spread.



857290
CP2790 SAIL WHITE



857239
CP2739 IVORY COAST



857238
CP2738 EBBTIDE TAN



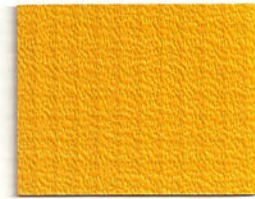
857200
CP2700 SAND



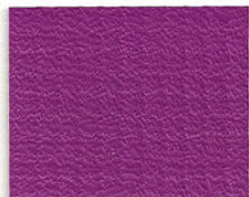
857897
CP2797 ALMOND
PREMIUM



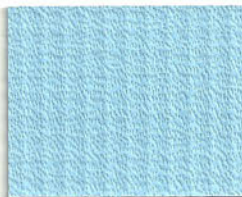
857892
CP2792 BEIGE



857206
CP2706 BEACON YELLOW



857223
CP2723 PANAMA PURPLE
PREMIUM



857220
CP2720 MIST BLUE
PREMIUM



857241
CP2741 BAY BLUE



857246
CP2746 OCEAN BLUE



857212
CP2712 DEEP SEA BLUE



857247
CP2747 NAVY BLUE
PREMIUM



857217
CP2717 GULL GRAY
PREMIUM



857219
CP2719 DRIFTWOOD



857218
CP2718 CHARCOAL GRAY
PREMIUM



857230
CP2730 SUNRISE SAFFRON
PREMIUM



857226
CP2726 DEEP RED
PREMIUM



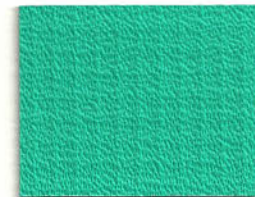
857207
CP2707 PORTLIGHT RED
PREMIUM



857215
CP2715 BURGUNDY



857234
CP2734 JADE
PREMIUM



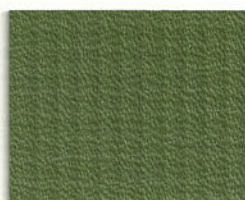
857244
CP2744 AQUAMARINE
PREMIUM



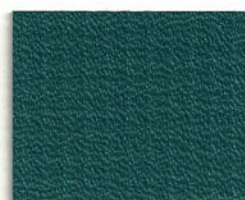
857242
CP2742 TROPIC GREEN
PREMIUM



857204
CP2704 ISLAND TURQUOISE



857202
CP2702 SEA PALM
PREMIUM



857243
CP2743 TEAL
PREMIUM



857201
CP2701 HARBOR GREEN



857211
CP2711 GLADE GREEN



857891
CP2791 DARK TAUPE
PREMIUM



857896
CP2796 TERRA COTTA



857209
CP2709 RUST



857205
CP2705 CORK BROWN



857225
CP2725 BARQUE BROWN



857245
CP2745 PIRATE BLACK

Coastline Plus® Duplex Patterns

Solid topside with Linen print underside.

TOP

UNDERSIDE



857111
CP2811 GLADE GREEN
PREMIUM

JADE LINEN



857112
CP2812 DEEP SEA BLUE
PREMIUM

MIST BLUE LINEN



857252
CP2752 RUST

IVORY

TOP

UNDERSIDE



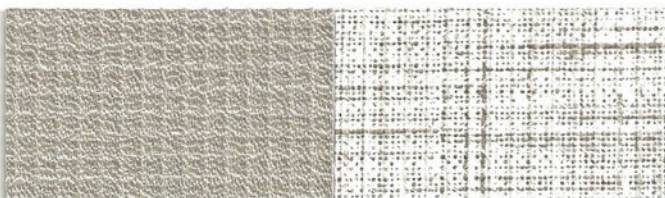
857250
CP2750 CORK BROWN

SAND



857251
CP2751 GLADE GREEN

WHITE



857156
CP2856 METALLIC SILVER
PREMIUM

SILVER

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.

GF# 202024

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
COUNTY OF KLEBERG §

KNOW ALL MEN BY THESE PRESENTS:

THAT HARPER-REESE, LLC, a Texas Limited Liability Company (herein called "GRANTOR"), of Kleberg County, Texas, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTOR** cash in hand paid by **ICC GULF COAST RETAIL I LLC**, a Texas Limited Liability Company (herein called "GRANTEE"), of Los Angeles County, California, whose mailing address is: 25134 Rye Canyon Loop, Suite 300, Santa Clarita, California 91355, the receipt and sufficiency of which is hereby acknowledged and confessed;

AND FURTHER, the consideration of the execution and delivery by **GRANTEE** of **GRANTEE'S** one certain Note of even date herewith, for the principal sum of [REDACTED]

order of **KLEBERG BANK, N.A.**, said Payee having advanced such sum of money toward the purchase of the hereinafter described property at the request of the **GRANTEE** herein, such Note containing the usual and customary default, acceleration of maturity and attorney's fee clauses, and being further secured, in addition to the **VENDOR'S LIEN** retained herein, by a **DEED OF TRUST** of even date herewith to GABE GUERRA, TRUSTEE, on the hereinafter described property;

HAS GRANTED, SOLD AND CONVEYED, and by these presents does **GRANT, SELL AND CONVEY** unto the said **GRANTEE** all that certain tract or parcel of land situated in Kleberg County, Texas, described as follows, together with all improvements situated thereon, and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any right, title and interest of **GRANTOR** in and to adjacent streets, alleys, and rights-of-way (such land rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "Property"):

Lots Seventeen (17) through Twenty-Four (24), Block Seventeen (17), of the Sixth Addition to the Town of Kingsville, Kleberg County, Texas, according to map or plat of record in Cabinet I, Envelopes 19 and 20, Map and Plat Records, Kleberg County, Texas.

The conveyance recited above is made and accepted subject to all presently valid restrictions, reservations, covenants, conditions, rights-of-way, easements, mineral leases and royalty and mineral conveyances now outstanding and of record, if any, in Kleberg County, Texas, affecting the above described Property.

TO HAVE AND TO HOLD the above described Property unto the said **GRANTEE** herein, **GRANTEE'S** successors and/or assigns forever; and the undersigned **GRANTOR** hereby binds **GRANTOR**, **GRANTOR'S** successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said **GRANTEE**, **GRANTEE'S** successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under the undersigned **GRANTOR**, but not otherwise.

BUT it is expressly agreed and stipulated that the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are retained and reserved against the above described Property, premises and improvements until the above described Note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and the **VENDOR'S LIEN** and the **SUPERIOR TITLE** are hereby transferred, assigned, sold and conveyed to **KLEBERG BANK, N.A.**, the Payee named in said Note, its successors and assigns, without recourse.

DATED the 25 day of February, 2021.

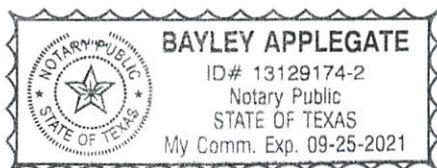
HARPER-REESE, LLC, a Texas Limited Liability Company

BY: _____
DONALD HAGGERTON, Member

THE STATE OF TEXAS §

COUNTY OF KLEBERG §

This instrument was acknowledged before me on the 25 day of February, 2021, by DONALD HAGGERTON, as the Member of HARPER-REESE, LLC, a Texas Limited Liability Company, on behalf of HARPER-REESE, LLC, a Texas Limited Liability Company.



Bayley Applegate
Notary Public, STATE OF TEXAS

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: March 17, 2021
TO: Historic Development Board
FROM: Brenda Joyas, CNU-A (Downtown Manager/HPO)
SUBJECT: 614 W. Richard Avenue Addition and Remodel
APPLICANT: Abel Balboa, Jr., Contractor
CONTRACTOR: Acina Construction

REQUEST

To Discuss and Consider Action on addition and remodel of Henrietta Hgts, Block 2, Lot W/2, 22, 23, 24 also known as 614 W. Richard Avenue.

EXHIBITS

Historical Development Board Application, Kleberg County Appraisal District Appraisal, Homeowner's Request, Homeowner's Pictures, Map of Home Location, Staff Pictures, Site Plan and Layout 1&2.

BACKGROUND & PERTINENT DATA

Homeowners would like to expand their home to be able to enlarge their kitchen, dining room, sunroom, and add a master suite. The addition will be added to the rear of the home in the same width of the existing home and would just expand to the rear of the property. Homeowners state in their letter the front of the home will not change besides updating/replacing of the materials with Hardie-Plank.

STAFF REVIEW & RECOMMENDATION

Due to the expansion of the addition being to the rear of the home and style of the house staying in par with the present home, staff recommends approval.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the

structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.

- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

SIGNATURES

Brenda Joyas, CNU-A
Downtown Manager/HPO

Historical Development Board Review Application

Item #4.

Applicant: Abel Balboa Jr / ACINA Const.
Address: 508 W. Ave I Kingsville, TX 78363
Contact: Cell: 361-227-5084 Home: _____
Email: 3fab17@gmail.com

Property Owner: Fabrizio Martorello
Address: 614 W Richard Ave Kingsville, TX 78363
Contact: Cell: 914-420-6960 Home: _____

Property Location and Description: 614 W. Richard Ave
Addition to Home Mstr Bedroom + Baths

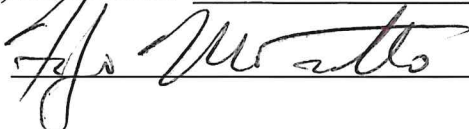
Description of Work: Add. to Mstr Bedroom, Baths, expanded
Kitchen + Dining room, sunroom/screen porch
All of which are to the rear of the prop no chg to
street view
of Home.

Contractor: Abel Balboa Jr
Contact: Cell: 361-227-5084 Home: _____
Email: 3fab17@gmail.com

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Fabrizio Martorello
Signature:  Date: 3/13/2021

2020 Notice of Appraised Value

Do Not
T Item #4.

KLEBERG COUNTY APPRAISAL DISTRICT
502 E. KLEBERG
P. O. BOX 1027
KINGSVILLE, TX 78364-1027

Phone: 361-595-5775 Fax: 361-595-7984

DATE OF NOTICE: June 12, 2020

Property ID: 20326

Ownership %: 100.00

GEO ID: 135000222000192

Legal: HENRIETTA HGTS, BLOCK 2, LOT W/2 22, 23, 24

Legal Acres:

Situs: 614 W RICHARD

Owner ID: 47690

EFile PIN: WL5sVCpn

1756 1 AV 0.389*****AUTO**5-DIGIT 78363 5DGS 2 FT 9



Property ID: 20326 - 135000222000192

MARTORELLO FABRIZIO M
614 W RICHARD AVE
KINGSVILLE TX 78363-4363

Before protesting value, please consider
speaking to one of the appraisers in an
informal meeting by phone M-W-F 9 am - 4 pm.

Dear Property Owner,

We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

| Appraisal Information | | | | Last Year - 2019 | | | Proposed - 2020 | | |
|--------------------------------------------------------------------------------|--------------------------|-------------------------|----------------------------------------|-----------------------------|--------------------------|---------------------|----------------------------|-------------------------------|--|
| Market Value of Improvements (Structures / Buildings, etc.) | | | | 58,790 | | | 88,370 | | |
| Market Value of Non Ag/Timber Land | | | | 6,250 | | | 6,250 | | |
| Market Value of Ag/Timber Land | | | | 0 | | | 0 | | |
| Market Value of Personal Property/Minerals | | | | 0 | | | 0 | | |
| Total Market Value | | | | 65,040 | | | 94,620 | | |
| Productivity Value of Ag/Timber Land | | | | 0 | | | 0 | | |
| Appraised Value | | | | 65,040 | | | 78,646 | | |
| Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial) | | | | 42,660 | | | 46,926 | | |
| Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65) | | | | HS | | | HS | | |
| 2019 Exemption Amount | 2019 Taxable Value | Taxing Unit | 2020 Proposed Appraised Value | 2020 Exemption Amount | 2020 Taxable Value | 2019 Tax Rate | 2020 Estimated Taxes | FreezeYear and Tax Ceiling | |
| 0 | 65,040 | KLEBERG COUNTY | 78,646 | 0 | 78,646 | 0.769500 | 605.18 | | |
| 0 | 65,040 | CITY OF KINGSVILLE | 78,646 | 0 | 78,646 | 0.853040 | 670.88 | | |
| 25,000 | 40,040 | KINGSVILLE I.S.D. | 78,646 | 25,000 | 53,646 | 1.518900 | 814.83 | | |
| 5,000 | 60,040 | SOUTH TEXAS WATER AUTHO | 78,646 | 5,000 | 73,646 | 0.086911 | 64.01 | | |

DO NOT PAY FROM THIS NOTICE

Total Estimated Tax: \$2,154.90

The difference between the 2015 appraised value and the 2020 appraised value is -2.27%. This percentage information is required by Tax Code section 25.19(b-1).

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."

*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of a new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

** If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse age 55 or older a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

Deadline for filing a protest:

July 13, 2020

Location of Hearings:

502 E. Kleberg, Kingsville, TX 78363

ARB will begin hearings:

June 30, 2020

THIS IS NOT A BILL

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice, if you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 361-595-5775 or at the address shown above.

Sincerely,

Ernestina (Tina) Flores, R.P.A.
Chief Appraiser

City of Kingsville
Historical Development Board

3/2/2021

To Whom it may concern,

We humbly request an approval from the board for an expansion of our permanent home. The proposed engineering drawings and site plans delineate the extent of the project, which, in brief, extends the home rearward to add additional restrooms, master bedroom and entertainment space via an expanded kitchen and dining area that my wife Elvira has been waiting on for the last 9 years since we made the to 614 W Richard Avenue upon retirement from our respective careers. We originally purchased the home 19 years ago as an investment property and over the years felt truly at home in Kingsville and made the big move in 2012.

In short, the street-side appearance of the home will still be maintained in the style and construction as originally built, with updated insulation and siding which is in need of replacement. The expansion goes directly rearward and is going to have the home extending back to the same depth as the other homes on the block, which will also maintain continuity, should anyone feel the need to walk between the homes to observe the neighborhood (unlikely but possible) The bottom 2 photos (attached) are intended to show that perspective, while the first 4 images show the home from the front, which will not change (besides updating/replacing of materials), to include angular views that show the adjacent homes on the West 600 block of Richards Avenue.

Regarding materials, we propose to replace the wood siding with Hardie-plank.

Voss Engineering has done the required design work for Windstorm approvals, foundation, and all the other needed parts of compliance to the most up to date building codes, HOWEVER, these requirements do not cause a change in the external look and feel of the home or disrupt it's proper place in our cozy little neighborhood.

Our Contractor is Abel Balboa, of Acina Construction, who has an extensive resume and we trust him deeply, having worked together on many projects..... and he is as concerned as we are about doing things the right way. We communicate constantly and fully expect this interaction between ourselves, Acina construction and the city of Kingsville to be a smooth and productive experience for all parties.

Respectfully,



Fabrizio & Elvira Martorello
614 W Richard Avenue
Kingsville, TX 78363

Attached: photo images, engineering drawings, proof of ownership and completed application form



ACINA CONSTRUCTION
808 WEST AVENUE I
KINGSVILLE, TEXAS 78363

REV:0

REV:0
DRAWN BY: T.MORA

DATE: February 22, 2021

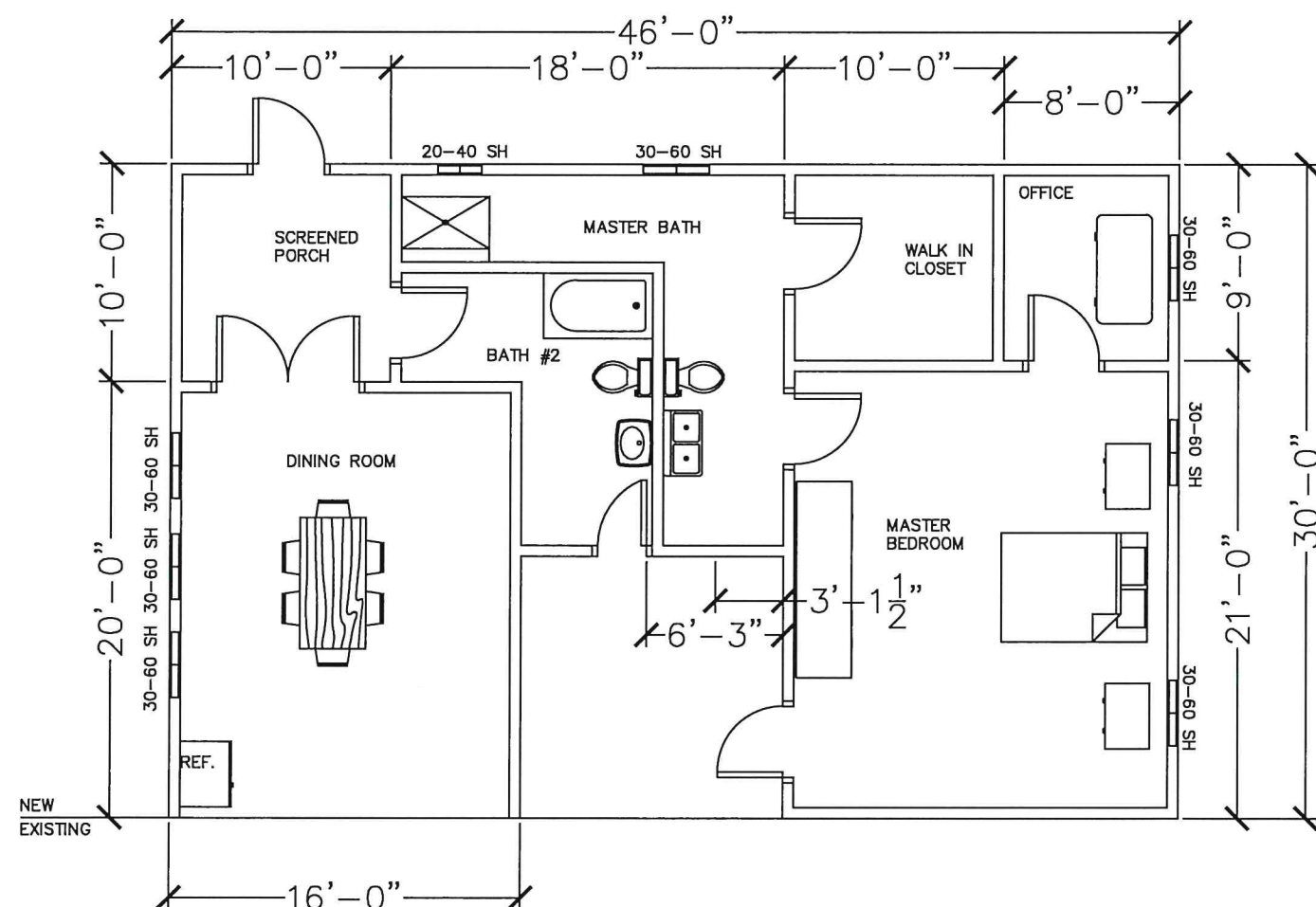
JOB NO: 1102021

H. SCALE: N/A

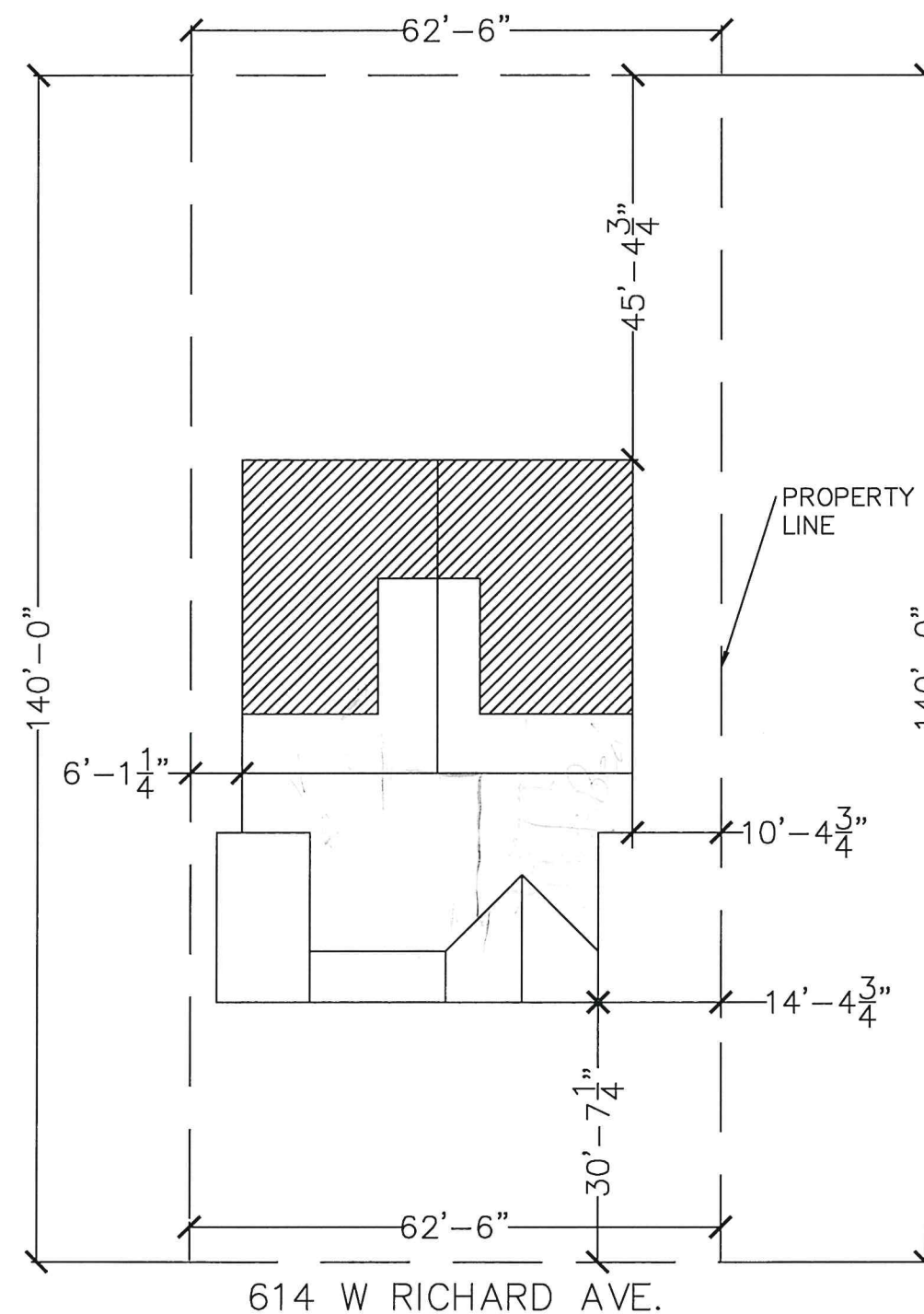
HOUSE ADDITION
614 WEST RICHARD AVENUE
KINGSVILLE, TEXAS 78363

SHEET _____
OF _____

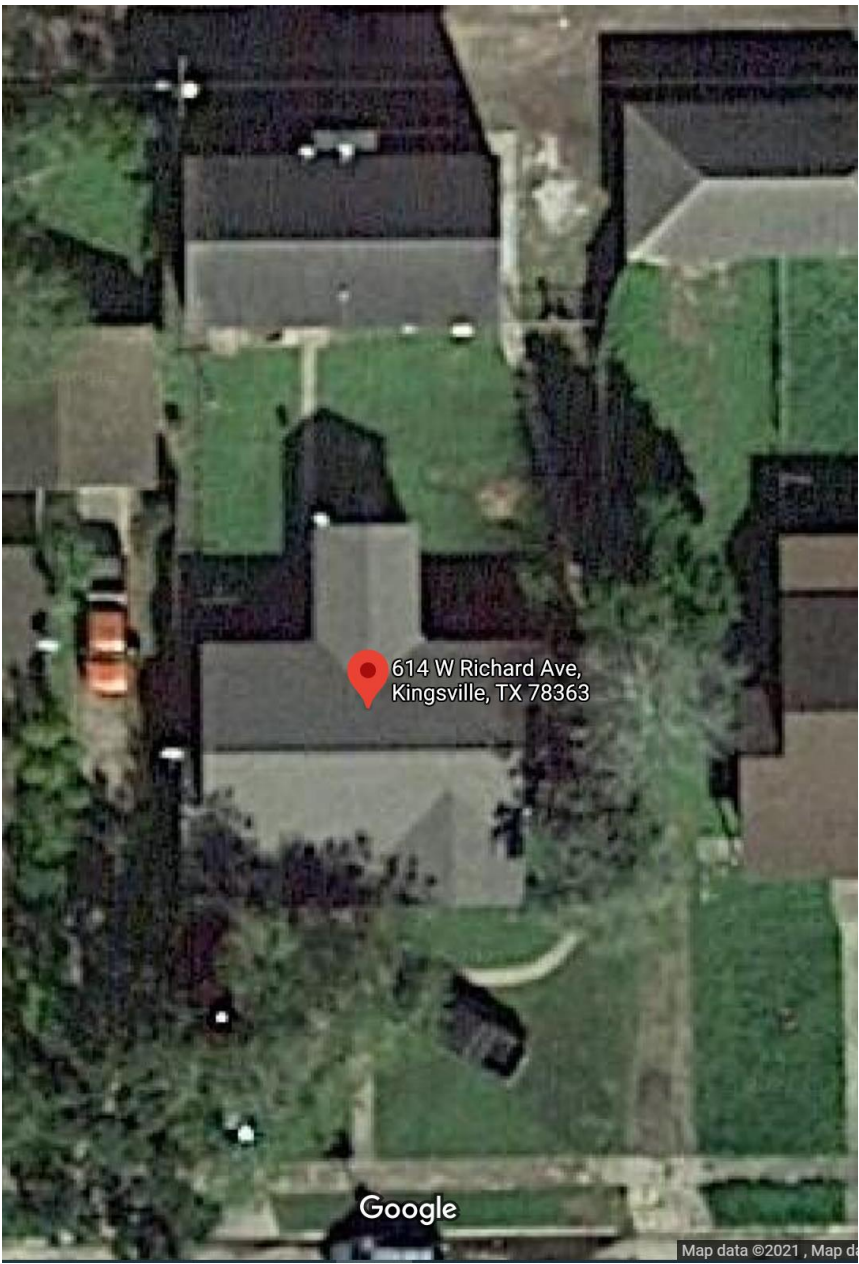
Page 42

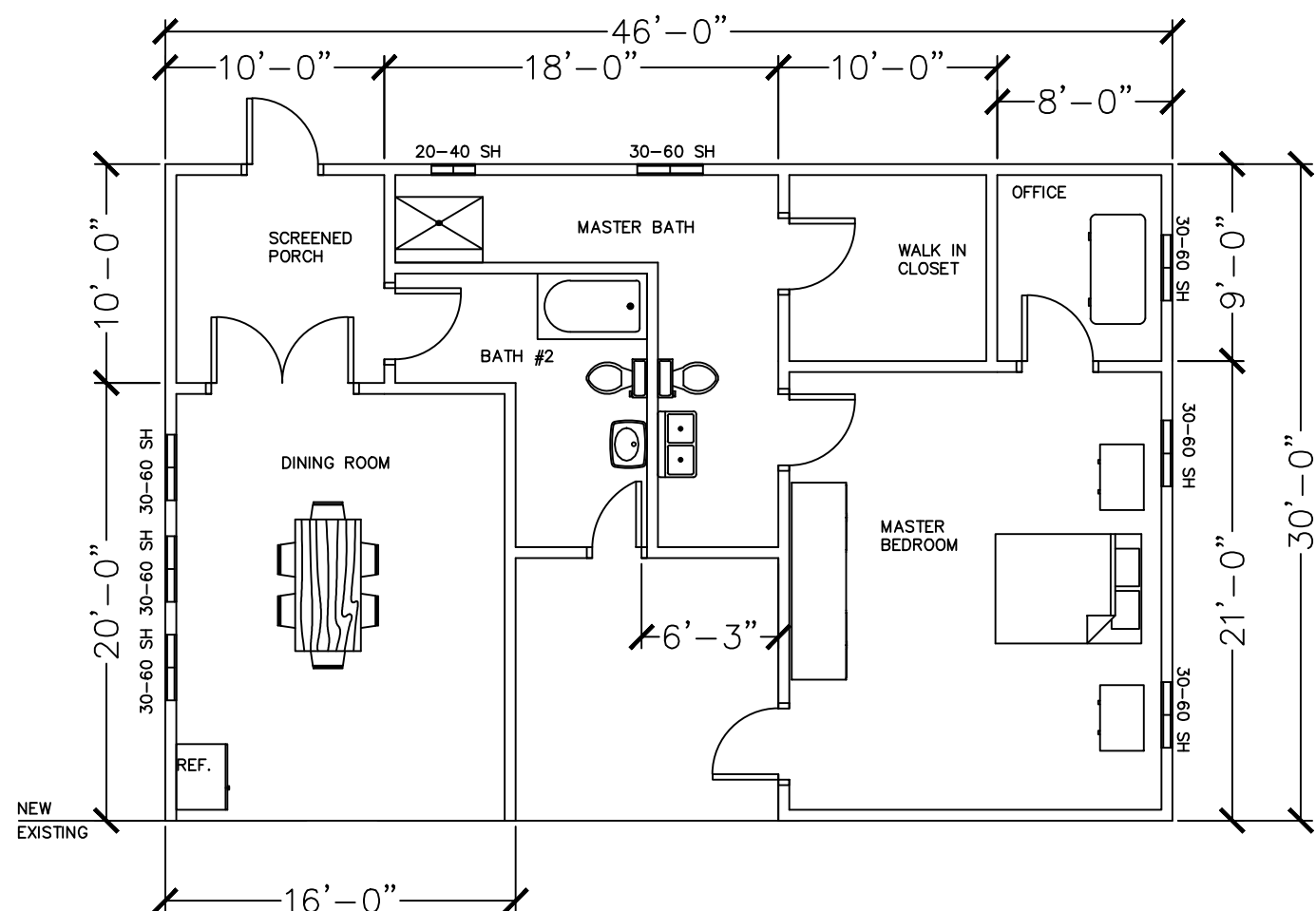


FLOOR PLAN
SCALE- 1"=100'



SITE PLAN
SCALE- 1"=250'

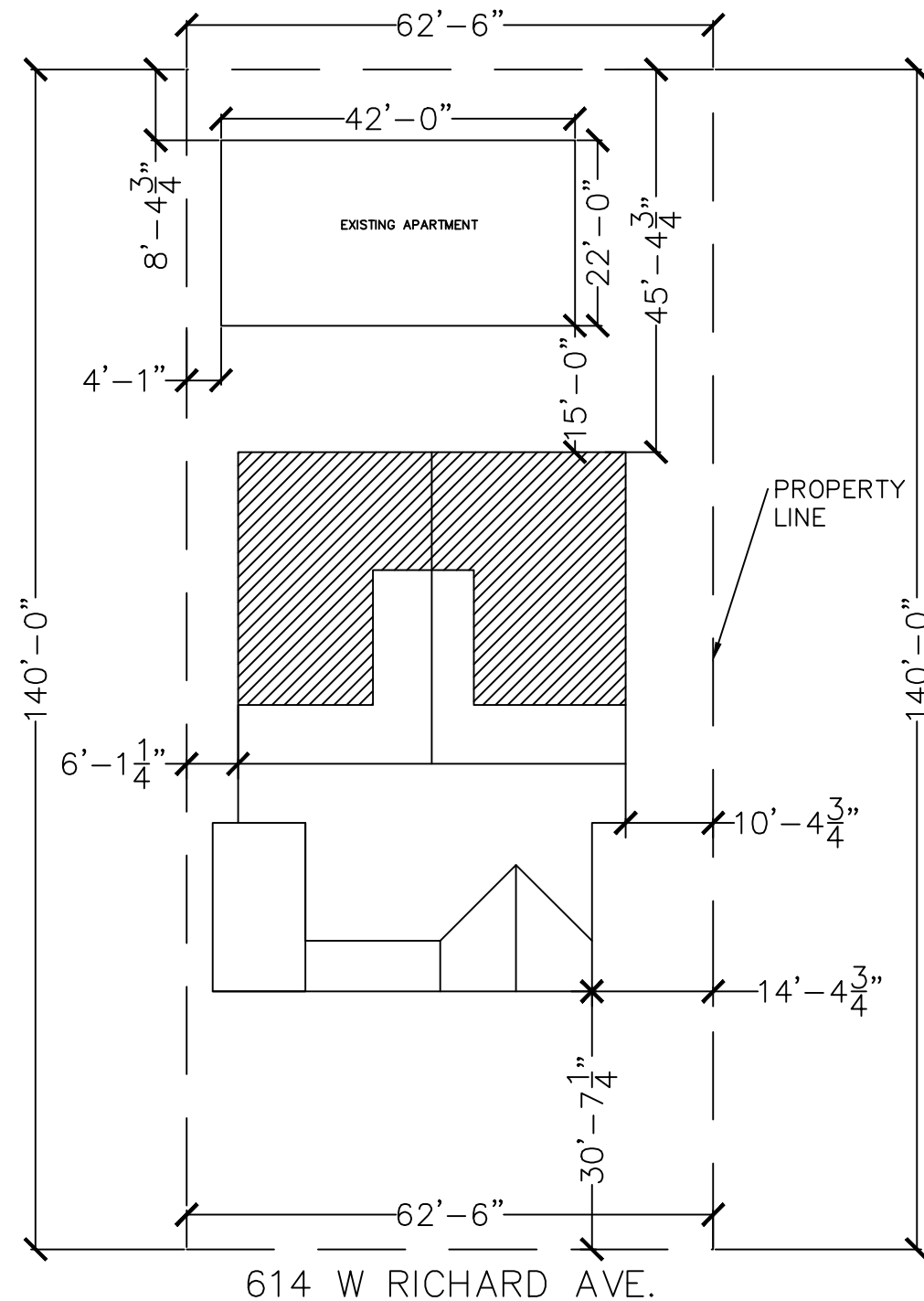




FLOOR PLAN
SCALE- 1"=100'

Main house 1736 sq ft
Apts 924 sq ft Total existing is 2660 sq ft
Proposed addition 1188 sq ft
New combined total 3848 sqft

Lot size 8750 sq ft (62.5x140)
Combined total Dev 3848 sqft
Remaining open space 4902 sq ft



SITE PLAN
SCALE- 1"=250'

em #4.

ACINA CONSTRUCTION
808 WEST AVENUE I
KINGSVILLE, TEXAS 78363

REV:2
DRAWN BY: T.MORA
DATE: March 12, 2021
JOB NO: 1102021
H. SCALE: N/A
V. SCALE: N/A

HOUSE ADDITION
614 WEST RICHARD AVENUE
KINGSVILLE, TEXAS 78363

SHEET 1
OF 2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: Month DD, 202Y
TO: Historic Development Board
FROM: Brenda Joyas, CNU-A (Downtown Manager/HPO)
SUBJECT: 315 N 3rd Street
APPLICANT: Dennis Yaklin, Owner
CONTRACTOR: Cruz Garza

REQUEST

To Discuss and Consider Action on home remodel on Orig Town, Block 31, Lot 14-16, (Apts) also known as 315 N. 3rd Street.

EXHIBITS

Historical Development Board Application, Roof Drawings for Accessory Building, Roof Drawings for Main House, Owner Pictures and Staff Pictures.

BACKGROUND & PERTINENT DATA

Dennis Yaklin would like to remodel the home and replace the roof, windows, doors, and paint. Mr. Yaklin states the color is Stone Lion which is a tan variant. He would like to replace the roof with a metal roof as his neighbor to the north on W. Lee Avenue has (as shown in the attached pictures).

STAFF REVIEW & RECOMMENDATION

The property is in great disrepair, and shows signs of vagrancy on the property. Remodeling the home would bring it back to its splendor and help the neighborhood look better. Staff recommends approval.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the

structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.

- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

SIGNATURES

Brenda Joyas, CNU-A
Downtown Manager/HPO

Historical Development Board Review Application

Item #5.

Applicant: Dennis Yaklin
Address: 618 W AVE C OFFICE Kingsville, TX 78363
Contact: Cell: 361 228 8200 Home: 228-8200
Email: Gpt4you@sbcglobal.net

Property Owner: Dennis Yaklin
Address: 315 Nth 3rd St. Kingsville, TX 78363
Contact: Cell: 361 228 8200 Home: 228 8200
Property Location and Description: 315 Nth 3rd Street 5unit Apartment

Description of Work: Replace Roof, windows, & Doors
PAINT (-STONE LION)

Contractor: CRUZ Garza
Contact: Cell: 361-455-8138 Home: _____
Email: _____

Documents Required:

- ① Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
- ④ Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Dennis Yaklin
Signature: Dennis Yaklin Date: 3-10-21

Codes and Design Specification

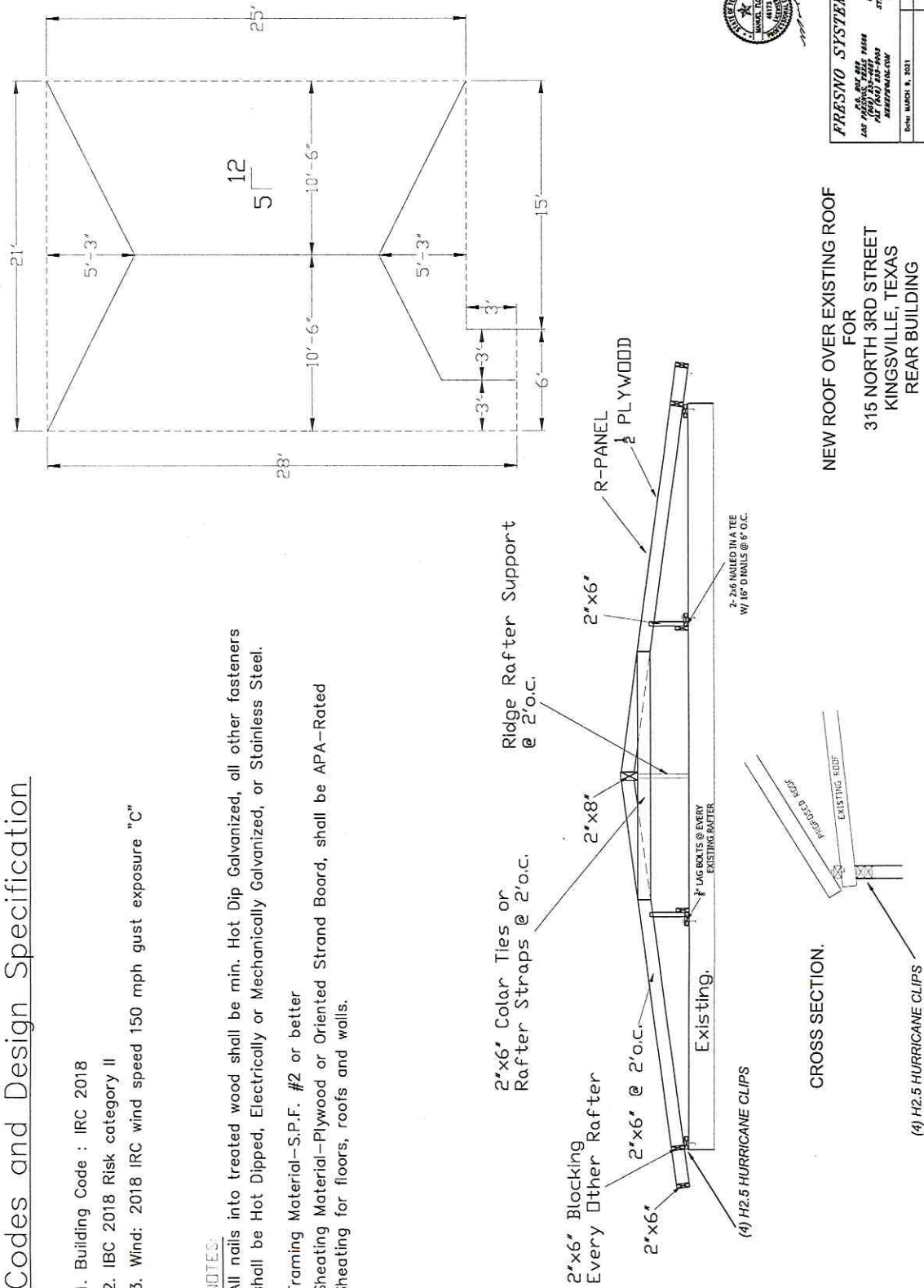
1. Building Code : IRC 2018
2. IBC 2018 Risk category II
3. Wind: 2018 IRC wind speed 150 mph gust exposure "C"

NOTES

All nails into treated wood shall be min. Hot Dip Galvanized, all other fasteners shall be Hot Dipped, Electrically or Mechanically Galvanized, or Stainless Steel.

Framing Material-S.P.F. #2 or better

Sheathing Material—Plywood or Oriented Strand Board, shall be APA-Rated Sheathing for floors, roofs and walls.



NEW ROOF OVER EXISTING ROOF
FOR
315 NORTH 3RD STREET
KINGSVILLE, TEXAS
REAR BUILDING

| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|-------------------|
| <p>FRESNO SYSTEMS SERVICES</p> <p>P.O. BOX 808 LAS PUEBLOS, TEXAS 79408 TEL: 817-484-0000 FAX: 817-484-0000 WWW.FSRESNO.COM</p> | <p>MARCEL FISHERS P.E. ENGINEER FOUNDATION DESIGNERS STRUCTURAL STEEL CONSULTING FIRM</p> | <p>DOB: MARCH 9, 2011</p> | <p>JOB NO. FS08050321</p> | <p>P.N. 47247</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|-------------------|

Material List

- ① 6 PANEL DOORS - metal
- ② Vinyl Windows
- ③ Metal Roof
- ④ Paint Light TAN
(Stean Lion)

Codes and Design Specification

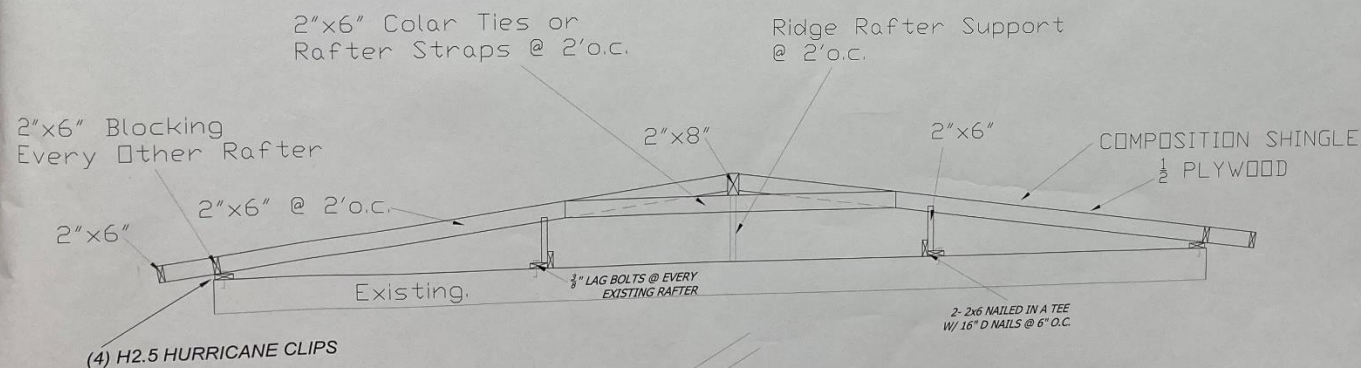
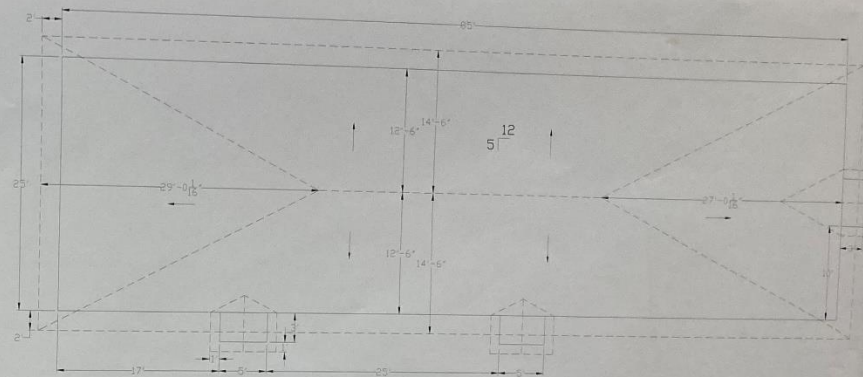
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CROSS SECTION.

(4) H2.5 HURRICANE CLIPS

NEW ROOF OVER EXISTING ROOF
FOR
315 NORTH 3RD STREET
KINGSVILLE, TEXAS



MARCH 2, 2021

| | |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| FRESNO SYSTEMS SERVICES | |
| P.O. BOX 889 LOS FRESNOS, TEXAS 76801 (817) 233-4885 FAX (817) 233-4885 WWW.FSSYSTEMS.COM | MANUEL FLORES P.E. ENGINEER FOUNDATION INSPECTIONS STRUCTURAL CONCRETE PLYWOODING |
| Date: MARCH 2, 2021 | JOB NO. FSS000000021 |
| F.N. #2547 | |