

HISTORICAL DEVELOPMENT BOARD

Wednesday, September 21, 2022, 4:00 pm

Regular Meeting

Helen Kleberg Groves Community Room, 1st Floor of City Hall
400 W King, Kingsville, Texas

BOARD MEMBERS

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Chris Maher

CITY STAFF

Kobby Agyekum

Senior Planner/

Historic Preservation Officer

Herlinda Solis

Administrative Assistant II

The following rules of conduct pertaining to public comments have been adopted by this Board:

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 five 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 Historical Development Board and will become a part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- August 17, 2022

4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

Item #1 Discuss and Consider Action to remove deteriorated canopy, repair roof, add new doors, add stucco material on exterior walls and paint on building at ORIG TOWN Block 28, Lots 100' 29-32 also known as 302 N 6th Street, Kingsville, TX 78363

Item #2 Discuss and Consider Action to replace exterior floorboards, repair and replace windows, exterior doors, sidings on residential building at ORIG TOWN Block 2, Lots 4 & 5 also known as 423 W Santa Gertrudis Avenue, Kingsville, TX 78363

Item #3 Discuss and Consider Action to construct a new car lot and driveway on property at ORIG TOWN Block 28, Lots 6-8 also known as 205 East Lee Avenue, Kingsville, TX 78363

Item #4 Discuss and Consider Action to restore roof and doors on property at 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas which was stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022, and brought before the Board for demolition On August 17, 2022.

Item #5 Discuss to Consider Action to install a 6 feet deep deck on residential building on HENRIETTA HGTS, Block 4, Lot 31,32 also known as 732 West Alice Avenue Kingsville, TX 78363

- **STAFF REPORT:** - None
- **MISCELLANEOUS** – *Any topic may be discussed but no action taken at this time.*
- **ADJOURNMENT**

PUBLIC 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 observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Historical Development Board Meeting scheduled for Wednesday, 21th Day of September 2022 by 5:00 PM. on Friday September 16, 2022

s/ Kwabena Agyekum

Kobby Agyekum, Senior Planner /Historic Preservation Officer

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

Posted
@ _____
On _____
By _____

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING
August 17, 2022 at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

Maggie Salinas
Daniel Burt
Jeri L. Morey
David Thibodeaux

Staff:

Mark McLaughlin City Manager
Kobby Agyekum Senior Planner / HPO
Herlinda Solis Administrative Assistant II

Historical Board Members Not Present:

Lucia Perez
Chris Maher

1. **Call meeting to order:** Meeting was called to order at 4:10 PM
2. **Discuss and approve minutes from previous meeting** – Daniel Burt made a motion to approve the minutes of June 15, 2022. Motion was seconded by David Thibodeaux. All in favor, motion carried.
3. **Public comments on items on or off the agenda:** A gentleman by the name of Leotis Carter was asked by Maggie Salinas if he wanted to make any comments or talk about anything for three minutes? The gentleman refused and said he had no comments. The city Manger reminded the gentleman of the decorum and procedures of the Historical Board.
4. **Postponements/Adjustments to the Agenda:** None
5. **Item #1 Discuss and Consider Action on the request to install 30 Photo-Voltaic solar system on the roof of residential building on ORIG TOWN, Block 19, Lots 7-9 also known as 317 West Alice Avenue, Kingsville, TX 78363. The Application was submitted by Margarita Brown and the contractor was ADT Solar LLC.**
Kobby Agyekum told the board about the intention of the owner of a property at 317 West Alice Avenue, which has been associated to the historic events of the city to install 30 Tesla Photo-Voltaic panels on the roof which qualifies the secretary of Interior Standards; and will improve the amount of power spent in the city and its sustainability improvement program. The panels will not be visible from the street. Motion was moved for installation by Jeri Morey, Motion seconded by Daniel Burt. All in favor, motion carried. Secretary of Interior Std #10.

Item #2 Discuss and Consider Action on the request to demolish an uninhabitable building on 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021 and June 1, 2022. The application was submitted by City Of Kingsville.

Kobby Agyekum told the board that the said property has been a target of Vermin, vagrants, and other social vices. He therefore recommended the property should be condemned. The City Manager also referred to the various violations that the building owners have committed. There were two checklists of violation, the property was posted with a legal notice on site and letters were sent to the owners' address on the tax records. The City Manager told the board that the board's recommendations will be sent to the City Commission which has the ultimate authority to for all condemnations. The city will also negotiate with the property owners to give them time to act for repairs or condemnation. The City Manager then said the city takes property rights very seriously and the city will allow the maximum time by law and go beyond to make sure the owner's property right is not violated. A gentleman by the name of Leotis Carter of 829 South 24th Street who claimed to be part owner of the property approached the board and said he has never received any notifications with regards to unpaid taxes and warnings. The Administrative Assistant Herlinda Solis said by law all communications on the property must be sent to the official owners' address through the address provided at the tax appraisal office. It is the duty of the property owner to provide an address for correspondence. Therefore, the city will continue with the official address, which is 8 sisters 2 Brothers, P. O. Box 3396, Santa Clara, California 95055, provided at the County Appraisal Office. Maggie Salinas inquired whether the property was occupied or not? Mr. Carter replied in the negative and added there was no roof on the building. The Item was tabled until the next meeting on September 21, 2022. This means Mr. Carter would have to produce all the necessary documents up to date. A motion was moved by Jeri Morey for Item #2 to be tabled until the next meeting where all necessary documentations will be available. Motion was seconded by Daniel Burt. All in favor, motion carried.

Item #3 Discuss and Consider Action on the request to demolish an uninhabitable building on 2ND BLOCK, Lot 17&18, also known as 515 South 2nd Street, Kingsville Texas as staed in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1 2021, and June 1, 2022. The application was submitted by the City of Kingsville.

Kobby Agyekum informed the board about the condition of the property due to fire damages and the willingness of the owner Evelyn Houston of 419 West Doddridge Ave, Kingsville Texas to condemn the building. The City Manger also reiterated what Kobby has said with emphasis on the owner's agreement and payment plan having been installed. Mrs. Morey asked whether the planning Department had given her any advice on how to restore the property? Herlinda Solis said the owner had been compensated for the fire by the insurance company, but the owner thought it will cost too much to restore the building, hence the decision to condemn it. The chair re-read item #3 again and asked if that was what staff has brought before the board for discussion? The City Manger answered in the affirmative and said we always give the owners option. The City Manager asked Kobby to research if there is an opportunity for national programs which can help to restore properties in a form of grant. Motion was moved by Daniel Burt to condemn the building at 515 South 2nd Street. Motion was seconded by David Thibodeaux. All in favor, motion carried.

STAFF REPORTS: Kobby Agyekum informed the board that all future agenda packets will be posted on the city website as well as by email. The agenda on the website would allow the public to view the packet. Kobby also confirmed the Robert's Rule of Order in the board's proceedings. Chris Maher sent him book extracts and agreed that all procedures were followed at the June meeting. Kobby also said he will try and organize orientation for board members and if it can be set before meetings or a special meeting could be held for future orientations. Mr. Burt promised to send Kobby some materials to use as tool for orientation. The City Manager also said there has been 400 condemnations so far this year and the city is looking better. Kobby also reported two new businesses have sprung up in the Historical District, a daycare center at the 500 block of East Kleberg Avenue and a thrift shop at 402 North 6th Street. The City Manger also informed the board about a springing home-recycling business across the City Hall on 2nd Street which

needs to be addressed. Also, the old High School on Caesar Avenue will be sold or demolished and developed. Vagrants have started occupying abandoned buildings and there is the need to clean out all uninhabited and dilapidated homes.

MISCELLANEOUS: None

6. Adjournment: Meeting adjourned at 5:15PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 9, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to construct a new car lot and driveway on property at ORIG TOWN Block 28, Lots 6-8 also known as 205 East Lee Avenue, Kingsville, TX 78363
APPLICANT: Angelina C. De Rinche
CONTRACTOR: Luis Luna LLC

REQUEST

Discuss and Consider Action to construct a new car lot and driveway on property at ORIG TOWN Block 28, Lots 6-8 also known as 205 East Lee Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Land roll value history.

BACKGROUND & PERTINENT DATA

No Improvements exist for this property.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of construction of a new car lot and a driveway on property at ORIG TOWN Block 28, Lots 6-8 also known as 205 East Lee Avenue, Kingsville, TX 78363 as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

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

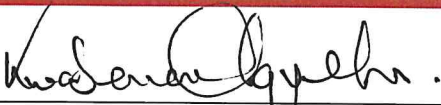
appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.

- 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



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Angelina Cuellar de Rinche
Address: 2006 Laurel Street Kingsville, TX 78363
Contact: Cell: 956-225-8604 Home: _____
Email: rinche2@yahoo.com

Property Owner: Angelina Cuellar de Rinche
Address: 312 N. 6th Street Kingsville, TX 78363
Contact: Cell: 956-225-8604 Home: _____
Property Location and Description: 312 N. 6th Street
Kingsville, TX 78363
Description of Work: insaidwork

Contractor: Luis Luna, LLC
Contact: Cell: 956-616-9621 Home: _____
Email: Jessyluna08@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: Angelina C Rinche
Signature: Ang Date: Aug 26-2022

City of Kingsville
Application for Fence/Driveway/Sidewalk/Parking Lot

City of Kingsville, 400 W. King Avenue, Kingsville, TX 78363, www.cityofkingsville.com
Planning and Development Department, Phone 361-595-8055, plansreview@cityofkingsville.com

Project Information (Please Print)

Project Address: E. Lee Street lot 1,2, Kingsville, TX 78363

Legal Description: Parking lot

Fence: ☐ Chain Link ☐ Split Rail ☐ Picket ☐ Shadowbox ☐ Wrought-Iron ☐ Stone ☐ Brick ☐ Block

☐ Other Material Height: _____ Cost of Fence (including erection) \$ 18,000

Check work use and type: ☐ Residential ☐ Commercial ☐ Driveway ☐ Sidewalk ☒ Parking Lot

Check work detail: ☐ New Driveway ☐ Addition to existing driveway ☐ Remove & replace driveway

☐ New Approach ☒ Concrete ☒ Asphalt ☐ Pavers ☐ Stone Base

Paving Thickness: ☐ Driveway ☐ Approach Stone Base Thickness: ☐ Driveway ☐ Approach

Name and Address of Property Owner (Please Print)

Property Owner Name: Angelina C Rinche Phone Number: 956-225-8604

Street Address: 2006 Laurel Street

City: Kingsville, TX State: TX Zip Code: 78363

Email Address: rinche2@yahoo.com

Name and Address of Applicant or Contractor (If different from Owner: Please Print)

Company Name: LL Construc

Contact Person: Luis Luna Phone Number: 956-616-9621

Street Address: 5912 Reymundo St.

City: Edinburg State: TX Zip Code: 78542

Email Address: jessyluna08@gmail.com

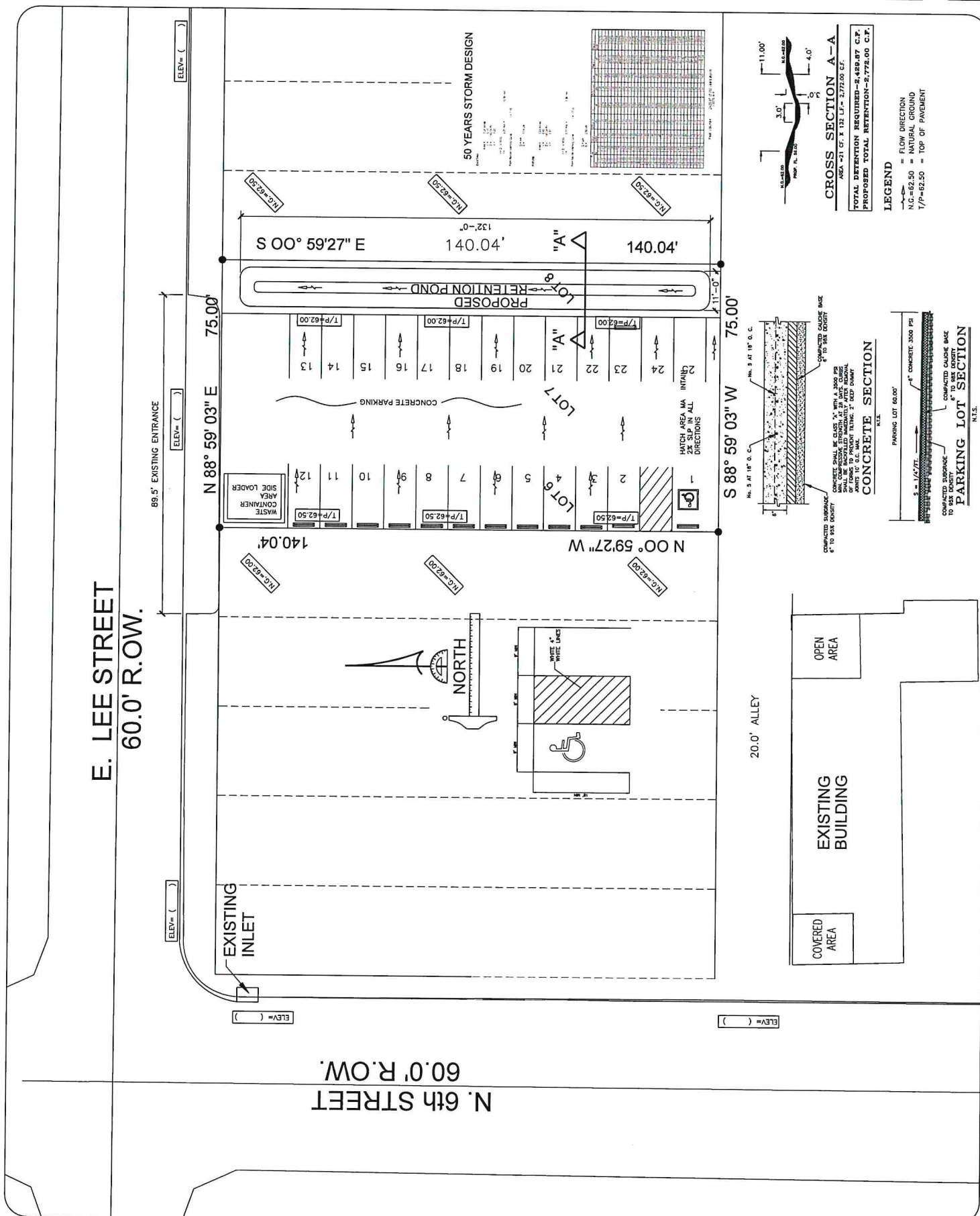
The undersigned hereby makes an application to construct a fence/driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not.

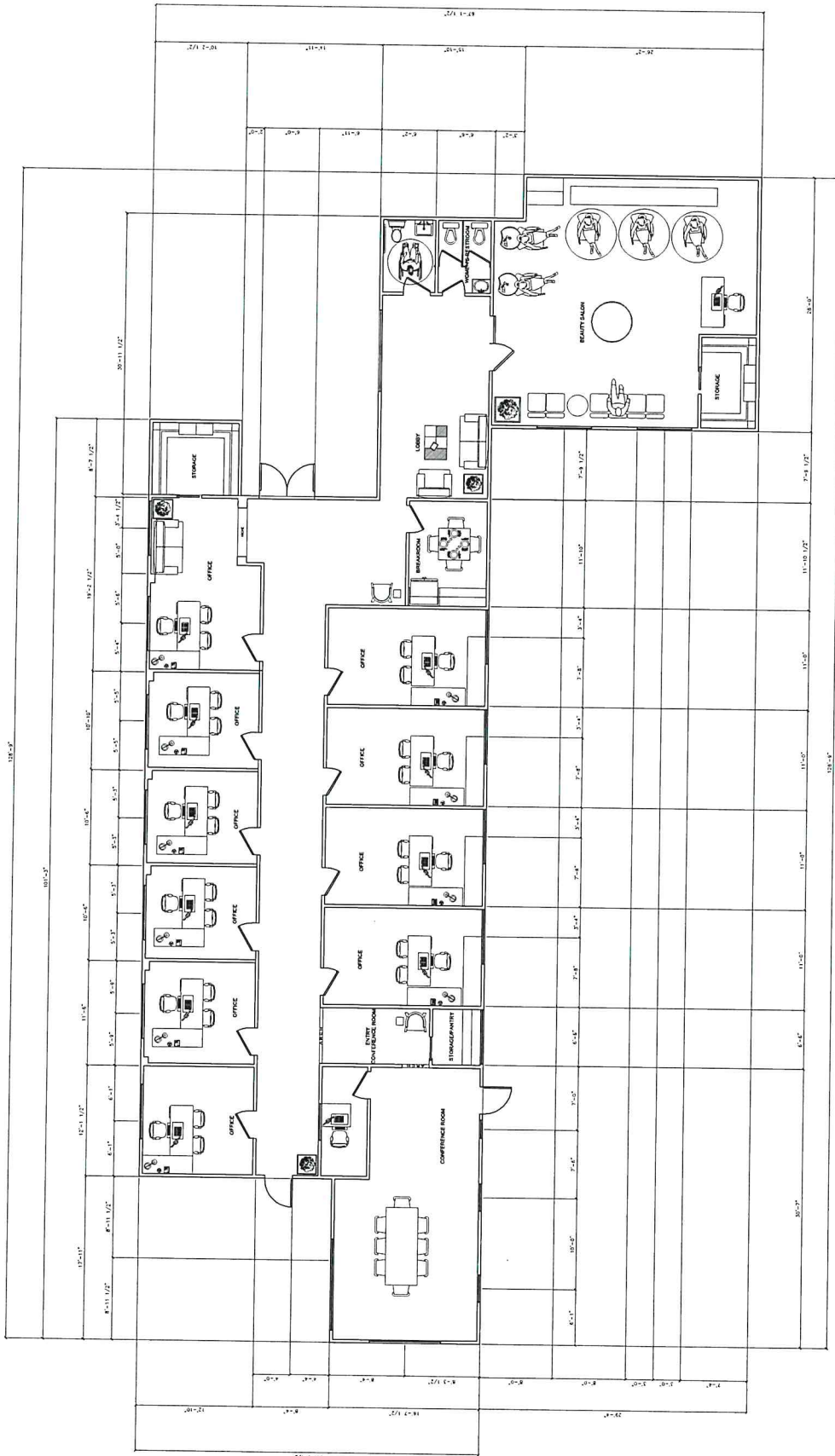
Applicant Signature: Luis Luna Date: Aug-31-22

Property Owner's Signature: Angelina Rinche Date: Aug-31-22

Planning Division Approval: _____ Date: _____

Building Department Approval: _____ Date: _____





FLOOR PLAN

SCALE: 3/8" = 1'-0"

ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 9, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to remove deteriorated canopy, repair roof, add new doors, add stucco material on exterior walls and paint on building at ORIG TOWN Block 28, Lots 100' 29-32 also known as 302 N 6th Street, Kingsville, TX 78363
APPLICANT: Cesar E. Silva Mr.
CONTRACTOR: Silva's Construction LLC

REQUEST

Discuss and Consider Action to remove deteriorated canopy, repair roof, add new doors, add stucco material on exterior walls and paint on building at ORIG TOWN Block 28, Lots 100' 29-32 also known as 302 N 6th Street, Kingsville, TX 78363

EXHIBITS

Application, 2013 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations

BACKGROUND & PERTINENT DATA

This is a 1950 Rectangular gas station with canopy and two services bays with roll-up glass panel doors, vertical glass panel office windows and single door, porcelain enamel panels, rounded corners, flat roof and triple stripe banding on main block, and modern low-slopped front gabled roof canopy. Formerly 1950s Gulf Station. located within the Historic District. This Property is not considered contributing to the historic District with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of remove deteriorated canopy, repair roof, add new doors, add stucco material on exterior walls and paint on building at 302 N 6th Street, Kingsville TX as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

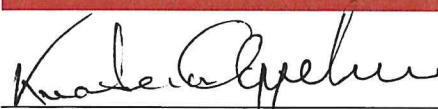
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5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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7. Chemical or physical treatments, such as sandblasting, 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



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Cesar E. Silva
Address: 4005 Franklin Adams St. Kingsville, TX 78363
Contact: Cell: 361-455-1545 Home: _____
Email: ccsilva10@hotmail.com

Property Owner: Cesar E. Silva
Address: 302 N. 6th St. Kingsville, TX 78363
Contact: Cell: 361-455-1545 Home: _____

Property Location and Description: Property ID: 21839 . Legal description:
Orig Town, Block 28, Lot 5100 29-32. Address: 302 N. 6th St.

Description of Work: remove deteriorated Breeze way, fix roof, install
new doors, add stucco material on exterior walls, sheetrock,
paint and tile for new office building.

Contractor: Silva's Construction, LLC
Contact: Cell: 361-455-1545 Home: _____
Email: Silvaconstruction26@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: Cesar E. Silva
Signature: Cesar E. Silva Date: 9/6/22

TEXAS HISTORICAL COMMISSION

48

Historic Resources Survey Form

Project #: 00009

County: Kleburg

Local Id: 0001-21839

City: Kingsville

Address No: 302

Street Name: North 6th Street

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Gulf Gas Station

Owner Information

Name: Zahn Sara

Status:

Address: 500 East Escondido Rd

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.518937

Longitude: -97.86747

Legal Description (Lot\Block): ORIG TOWN, BLOCK 28, LOT S100 29-32

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

☐ NR District

Is property contributing? ☐

☐ NHL

☐ NR

☐ RTHL

☐ OTHM

☐ HTC

☐ SAL

☐ Local

☐ Other

Architect:

Builder

Construction Date: 1950

Source Tax Appraiser

Function

Current: Vacant

Historic: COMMERCE-Business

Recorded By: Stefan & Austin

Date Recorded:

4/21/2013



TEXAS HISTORICAL COMMISSION

48

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-21839

County: Kleburg

City: Kingsville

Address No: 302

Street Name: North 6th Street

SECTION 2

Architectural Description

Rectangular plan oblong box gas station with canopy and two services bays with roll-up glass panel doors, vertical glass panel office windows and single door, porcelain enamel panels, rounded corners, flat roof and triple-stripe banding on main block, and modern low-sloped front-gabled roof on canopy. Formerly a 1950s Gulf station.

☒ **Additions, modifications** **Explain:** gable roof form on canopy

☐ **Relocated** **Explain:**

Stylistic Influence

Structural Details

Roof Form

Flat

Roof Materials

Wall Materials

Metal

Windows

Fixed

Doors (Primary Entrance)

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Other: metal poles

MATERIAL

ANCILLARY BUILDINGS:

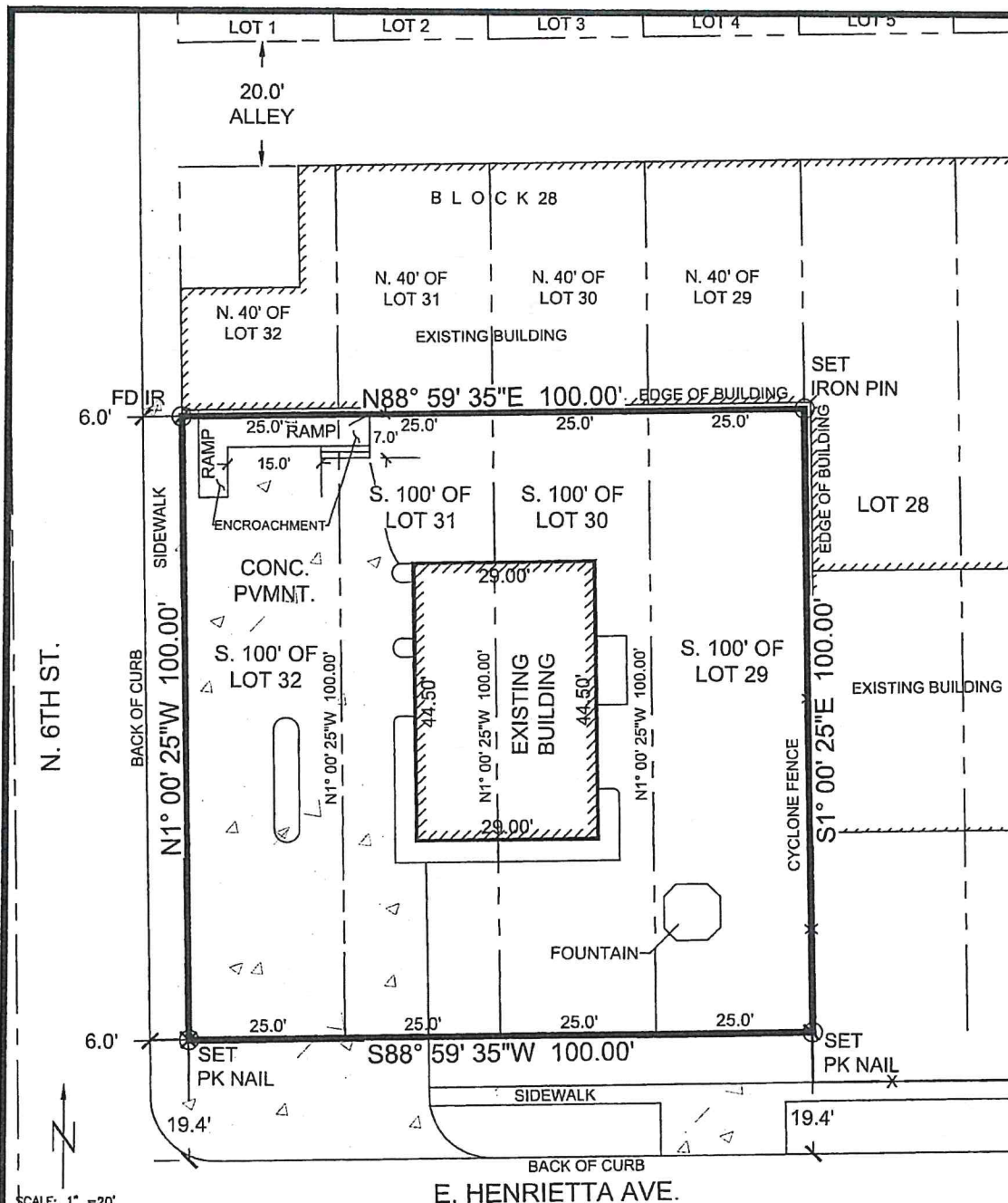
Garage:

Barn:

Shed:

Other:

Landscape Features



SCALE: 1" = 20'

1. NO TITLE REPORT PROVIDED. THERE MAY BE CERTAIN EASEMENTS AND OR CONVEYANCES NOT SHOWN ON THIS SURVEY
2. BASIS OF BEARINGS: TAKEN FROM GPS METHOD, ZONE 4205, NAD 83.

GUERRA ENGINEERING & SURVEYING CO.

fred_ges@sbcglobal.net

LAREDO, TX., 78040

956-718-2600

ENGR. FIRM NO. 9484

SURV. FIRM NO. 100173-00

SURVEY OF THE SOUTH 100 FT. OF LOTS 29, 30, 31 & 32, BLOCK 28, ORIGINAL TOWNSITE OF KINGSVILLE, A SUBDIVISION OF KINGSVILLE, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 96, PLAT CABINET 1, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

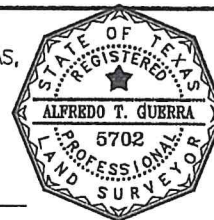
302 N. 6TH ST.

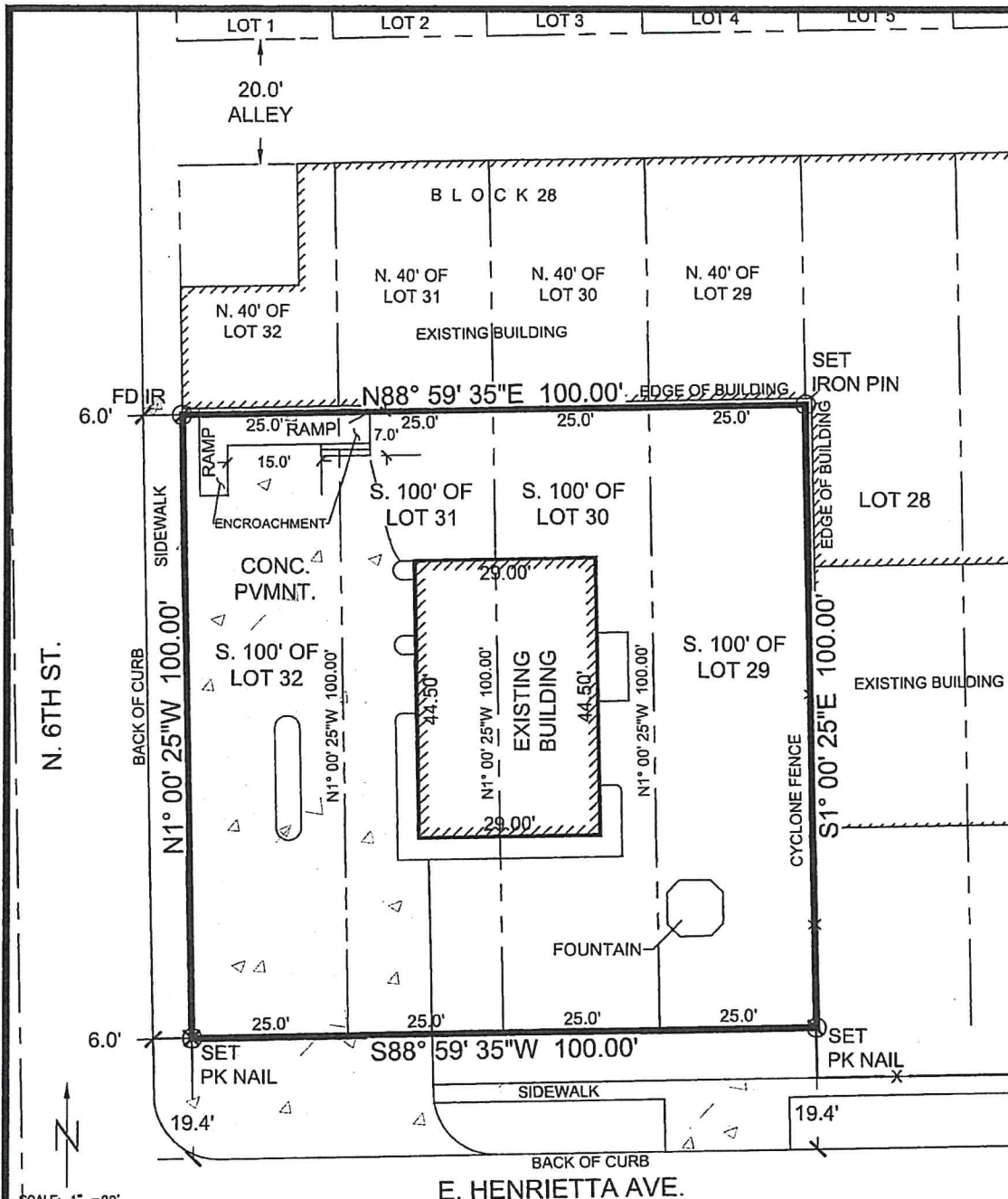
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

29-AUG.-2022

DATE

ALFREDO T. GUERRA, R.P.L.S. # 5702





SCALE: 1" = 20'

1. NO TITLE REPORT PROVIDED, THERE MAY BE CERTAIN EASEMENTS AND OR CONVEYANCES NOT SHOWN ON THIS SURVEY
2. BASIS OF BEARINGS: TAKEN FROM GPS METHOD, ZONE 4205, NAD 83.

GUERRA ENGINEERING & SURVEYING CO.

fred_ges@sbcglobal.net

LAREDO, TX., 78040

956-718-2600

ENGR. FIRM NO. 9484

SURV. FIRM NO. 100173-00

SURVEY OF THE SOUTH 100 FT. OF LOTS 29, 30, 31 & 32, BLOCK 28, ORIGINAL TOWNSITE OF KINGSVILLE, A SUBDIVISION OF KINGSVILLE, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 96, PLAT CABINET 1, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

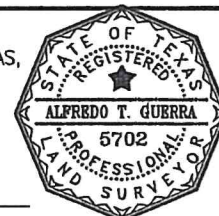
302 N. 6TH ST.

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

29-AUG.-2022

DATE

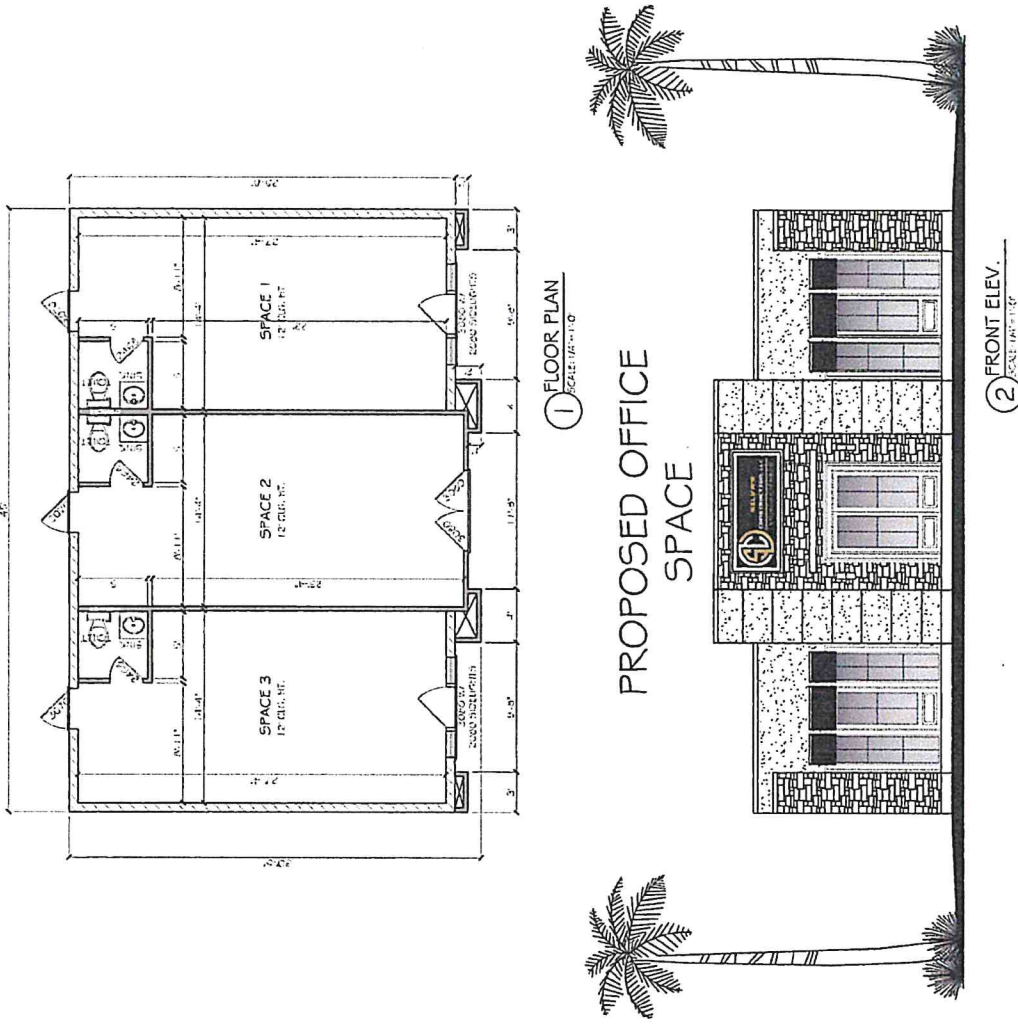
ALFREDO T. GUERRA, R.P.L.S. # 5702



Project Title: PROPOSED OFFICE Drawing Scale: 1/4" = 1'-0" Builder: SILVA CONSTRUCTION 361-455-1545		Owner: CESAR SILVA Date Drawn: 8/6/2022 GONZALEZ STUDIO 956-533-2559	Drawn By: Mario A. Gonzalez Revised By:
Sheet Number A1.0			

THESE PLANS ARE PREPARED BY THE ARCHITECT FOR THE PURPOSES INDICATED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

IMPORTANT DESIGNER NOTES:





OFFICE BUILDING PROPOSAL

302 N 6th St.
Kingsville, TX 78363



Breezeway is in completely deteriorated conditions causing safety concerns.



Current breezeway conditions.

Requesting for breezeway to be removed due to current conditions and safety concerns.



Exterior doors are in terrible condition and need to be replaced.

MATERIAL LIST OR SAMPLES*

*This is a list of the sample materials, they can be changed upon request and/or supplier availability.

STUCCO – EXTERIOR FRONT, BACK AND SIDE WALLS.

ROOF- 30 YR COMPOSITION SHINGLES.

EXTERIOR DOORS- TEMPERED GLASS, ALUMINUM FRAME DOORS.

INTERIOR WALLS/CEILING- SHEETROCK, TAPE AND FLOAT, PAINT.

FLOORS- WOOD-LIKE CERAMIC TILE.

ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 9, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to replace exterior floorboards, repair and replace windows, exterior doors, sidings on residential building at ORIG TOWN Block 2, Lots 4 & 5 also known as 423 W Santa Gertrudis Avenue, Kingsville, TX 78363
APPLICANT: Jesse R. Ramirez Sr.
CONTRACTOR: Jesse R. Ramirez Sr.

REQUEST

Discuss and Consider Action to replace exterior floorboards, repair and replace windows, exterior doors, sidings on residential building at ORIG TOWN Block 2, Lots 4 & 5 also known as 423 W Santa Gertrudis Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2013 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations

BACKGROUND & PERTINENT DATA

This is a 1950 One-story rectangular-plan front gabled residential building with front gabled offset partial-width porch supported by square wood posts, horizontal siding, and sash windows located within the Historic District. This Property is considered contributing to the Historic District with high level of significance for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of to replace exterior floorboards, repair and replace windows, exterior doors, sidings of residential building at 423 W Santa Gertrudis Avenue as there would be a positive impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

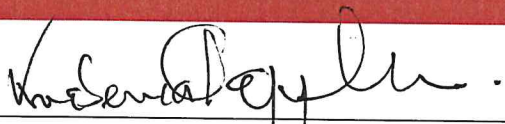
In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic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



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: JESSE ROEL RAMIREZ Sr.
Address: P.O. Box 958, Driscoll TX 78351
Contact: Cell: 361-658-8727 Home: _____
Email: ramfire69@yahoo.com

Property Owner: JESSE ROEL RAMIREZ Sr.
Address: 423 West Santa Gertrudis St.
Contact: Cell: 361-658-8727 Home: _____
Property Location and Description: Approximately 650 sq. ft. house.

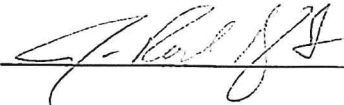
Description of Work: Clean Up the exterior + interior of the house. We are going to keep the natural old fashioned windows as much as possible.

Contractor: General Licensed through Kingsville. Manny Martinez
Contact: Cell: 361-345-5678 Home: N/A
Email: N/A

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: JESSE RAMIREZ
Signature:  Date: 9-2-22

TEXAS HISTORICAL COMMISSION

552

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-22759

County: Kleburg

City: Kingsville

Address No: 423

Street Name: West Santa Gertrudis Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Fleming Danell

Status:

Address: 430 West Richard Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.522423

Longitude: -97.873125

Legal Description (Lot\Block): ORIG TOWN, BLOCK 2, LOT 4, 5

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

☐

NR District

Is property contributing?

☐
☐

NHL

☐

NR

☐

RTHL

☐

OTHM

☐

HTC

☐

SAL

☐

Local

☐

Other

Architect:

Builder

Construction Date: 1950

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniela

Date Recorded:

10/12/2012



TEXAS HISTORICAL COMMISSION

552

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-22759

County: Kleburg

City: Kingsville

Address No: 423

Street Name: West Santa Gertrudis Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential building with front-gabled offset partial-width porch supported by square wood posts, horizontal siding, and sash windows.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Metal sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

552

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-22759

County: Kleburg

City: Kingsville

Address No: 423

Street Name: West Santa Gertrudis Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☐ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

1946-1985

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Priority: Medium

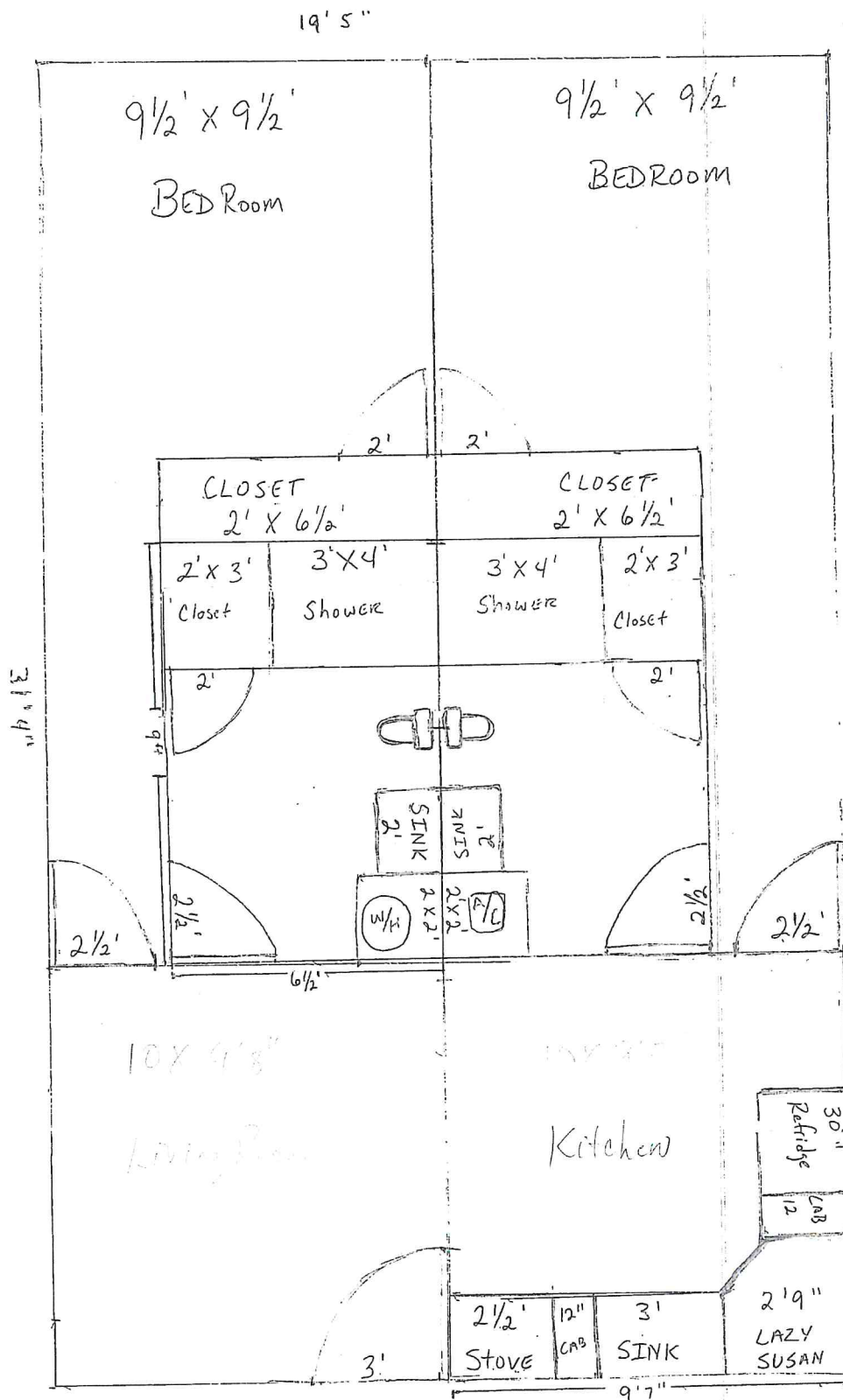
Explain:

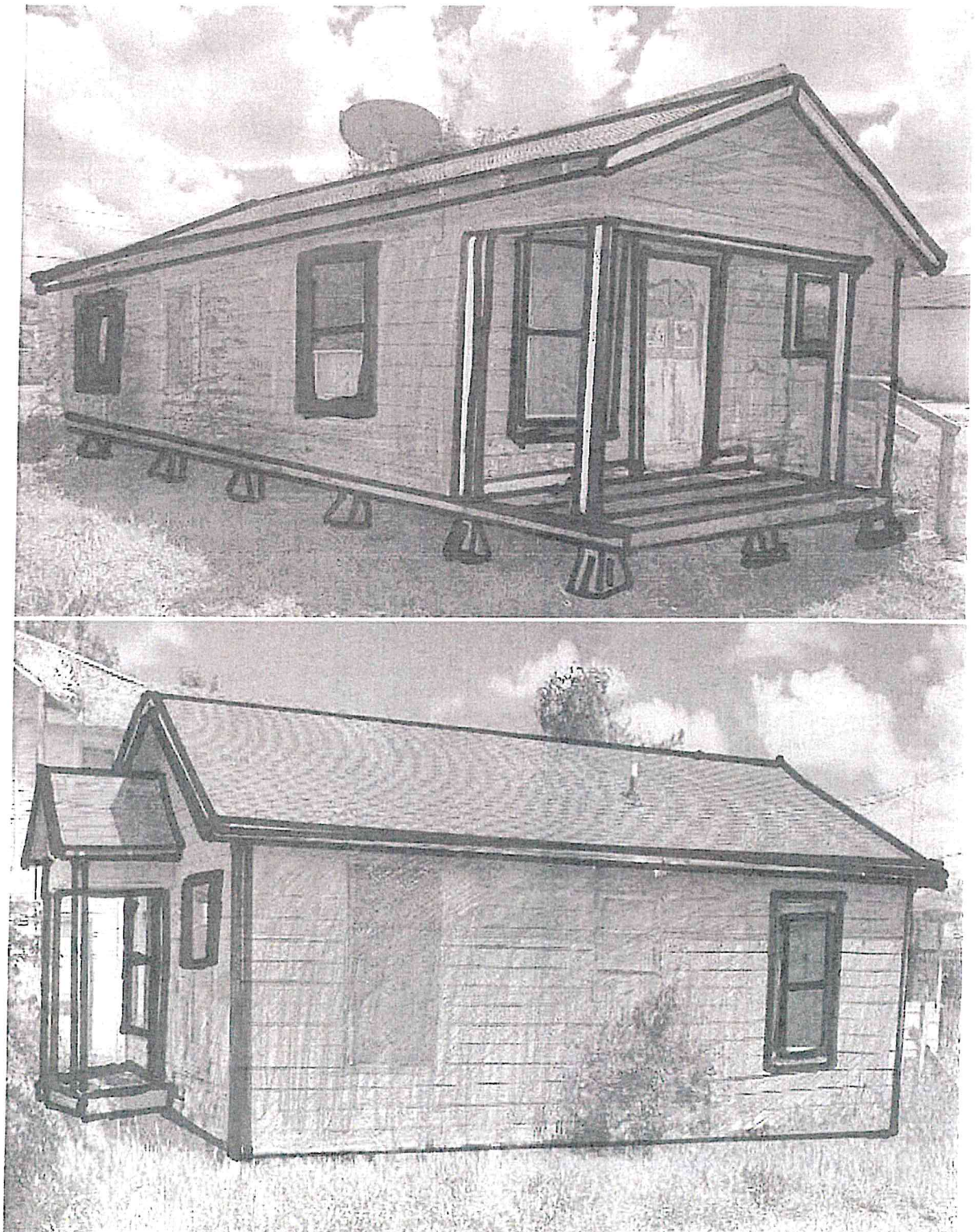
Other Information

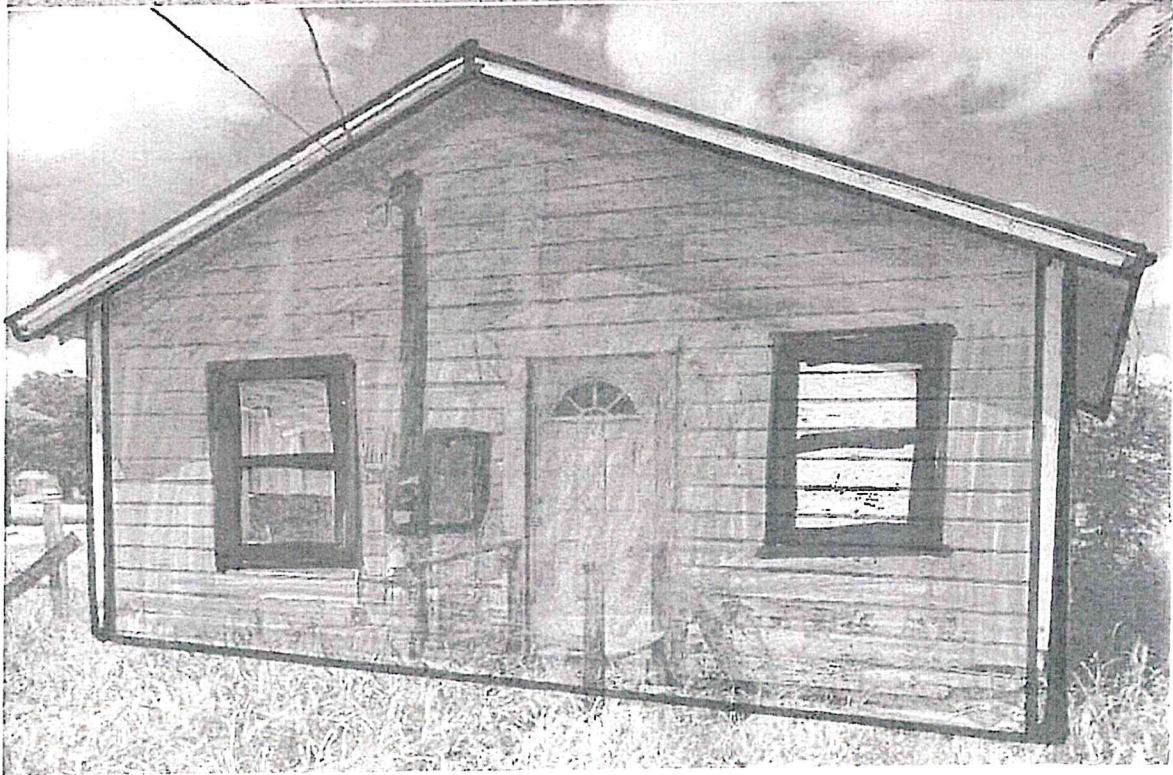
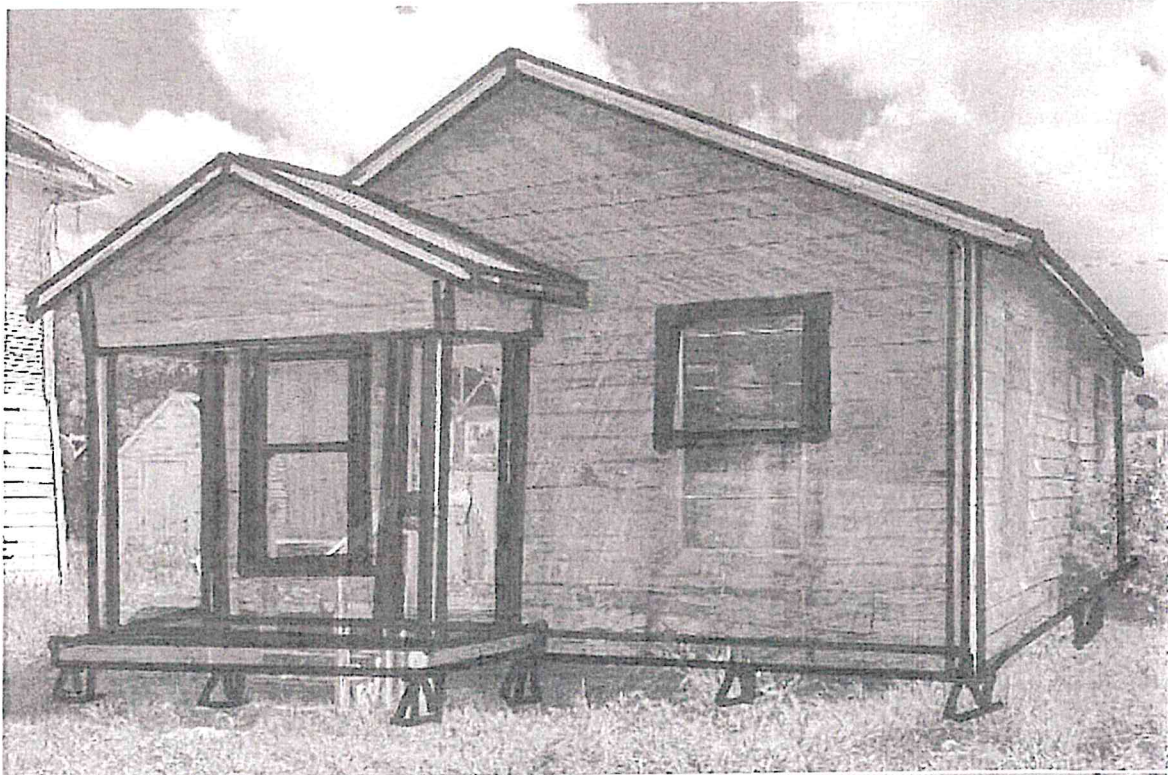
Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:









1. New 4'X8' Siding, 20ft across each side Front house. Plus 5 pieces for pitch and porch on Front of house. TOTAL – 10 pieces of siding on the front on house.
2. The door and windows will remain original.
3. 6"X1" trim around doors and roof as needed. TOTAL – 15 boards.
4. Deck boards – 8 baords

FRONT VIEW



1. New 4'X8' Siding, 20ft across each side Front house. Plus 3 pieces for pitch on Back of house.
TOTAL – 8 pieces of siding on the front on house.
2. 6"X1" trim around doors and roof as needed. TOTAL – 10 boards.

BACK VIEW



1. New 4X8 Siding 30ft across each side of house. TOTAL – 8 pieces of siding on the front on house.
2. Windows will remain

SIDE VIEW



3. New 4X8 Siding 30ft across each side of house. TOTAL – 8 pieces of siding on the front on house.
4. Windows will remain

SIDE VIEW

FREE Shipping on eligible items. View Details

Checkout

Quick Add Add items to your cart using the SKU, Item or Model number

Save All to List Remove All Items



WeatherShield 1 in. x 6 in. x 8 ft. Ground Contact Pressure-Treated Board

Nominal Product Length (in.): 8

\$199.50
(\$7.98/item)

25

Store Pickup
306 in stock at
Five Point
78410 | Change

FREE

Ship To Home

Scheduled Delivery
Starting at \$8.99 for delivery as soon as tomorrow

How It Works

Curbside Available

Save for Later Save to List Remove



Hampton Bay 8 ft. White Laminate Countertop Kit with Full Wrap Ogee Edge in Calcutta Marble

Color/Finish: **Calcutta Marbl...**
Approximate Product Length ...
Laminate Countertop Configu...

\$238.83

Ship To Store
Sep. 20–Sep. 23
Five Point
78410
FREE

Ship To Home
Estimated Arrival:
Tue, Sep 20

\$6.84

Scheduled Delivery
Starting at \$8.99 for delivery as soon as tomorrow

How It Works

may be tinted in PPG manufactured paint products if a verified color match is desired. Color chips are affected by heat and UV as well as the age of the chip itself. Therefore, occasionally there may be a slight difference when applied to a surface. If color matching is critical, it is suggested that a larger paint-out be made and a color sample at THE HOME DEPOT®.

© 1999 PPG Industries Ohio, Inc. The *I* and Paintbrush Design and the Glidden Logo are trademarks and registered trademarks of PPG Industries, Inc. The Home Depot is a registered trademark of Home Depot U.S.A., Inc. and used under license.

Thumper PPG1075-4	Ranch Mink PPG1075-5
----------------------	-------------------------

Fudge
Truffle
PPG1075-7

Best Beige
PPG1085-4

trim

outside

wall



109 Perry St.

Driscoll, TX 78351

Example; of what completion will resemble.

ITEM

#4

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 13, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to Restore Roof and doors on property at 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas which was stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022, and brought before the Board for demolition On August 17, 2022.
APPLICANT: City of Kingsville
CONTRACTOR: City of Kingsville

REQUEST

Discuss and Consider Action to Restore Roof and doors on property at 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas which was stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022, and brought before the Board for demolition On August 17, 2022.

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1955 one story rectangular-plan residential building with brick siding and shed-roofed rear addition in the Historical District which is in a state of disrepair and harbors vagrants, vermin, criminals and immoral people. This property is associated to the broad pattern of the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application for restoration and found to be in conformity with the City Building Code, that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of the restoration of property at 508 South 2nd Street as there would be positive impact to the historic, cultural and architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

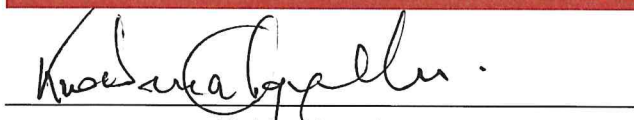
In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic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


 Kobby Agyekum
 Senior Planner/HPO



CITY OF KINGSVILLE
Planning Department
Building Permit Application

Phone No: (361) 595-8019

Submit the completed form and an Inspector will be assigned to review your application and property before starting the following job.

DATE: <u>8/17/2022</u>	PERMIT# :	APPROVED BY:
JOB ADDRESS: <u>508 South 2nd Street</u>		
OWNER'S NAME: LAST: <u>Carter II</u> FIRST: <u>Leotis</u> M:		
MAILING ADDRESS: <u>P.O. Box 1759</u>		PHONE NO: <u>361 355 1550</u>
CITY: <u>Kingsville</u>	STATE: <u>Texas</u>	ZIP CODE: <u>78364</u>
CONTRACTOR: * <u>Leotis Carter II</u>		PHONE NO: <u>361 355 1550</u>
DESCRIPTION OF WORK: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Remodel Square Feet <u>440</u>		
VALUATION OF WORK: \$		PERMIT FEE: \$
<p>* Contractor must be registered with the City of Kingsville.</p> <p>NOTICE</p> <p>SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.</p> <p><u>Leotis Carter II</u> <u>8/18/2022</u></p> <p>SIGNATURE DATE</p> <p>HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.</p> <p>INITIAL HERE <u>LC</u></p>		

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: YES/NO
SETBACK REQUIREMENTS VERIFIED: YES/NO	ARE SETBACK REQUIREMENTS MET: YES/NO
IS THE PROPERTY IN THE AICUZ/CCLUA**: YES/NO	DOES IT COMPLY WITH THE AICUZ/CCLUA**: YES/NO
PROPERTY EASEMENT VERIFIED: YES/NO	DIMENTION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: YES/NO	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

31

Packet

Batch

Operator

Terminal

Taken By

Vendor

B00016706 - 08-25-2022 tc

TC - THERESA CAVAZOS

15 - THERESA CAVAZOS

Theresa Cavazos

Amount Details

Total Applied	151.40
---------------	--------

Total Tendered	151.40
----------------	--------

Change	0.00
--------	------

Profile Information

Performed By

Date Performed

Create

Theresa Cavazos

8/22/2022 12:01 PM

void

Burn

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 31586 R 11/30/2005
Legal Description 2ND, BLOCK 2, LOT S/2 1-2
OWNER ID 57966
OWNERSHIP 100.00%
PROPERTY APPRAISAL INFORMATION 2022
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055
Entities
CAD 100%
CKI 100%
GKL 100%
SKI 100%
WST 100%
Values
IMPROVEMENTS 3,070
LAND MARKET + 660
MARKET VALUE = 3,730
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 3,730
HS CAP LOSS - 0
ASSESSED VALUE = 3,730

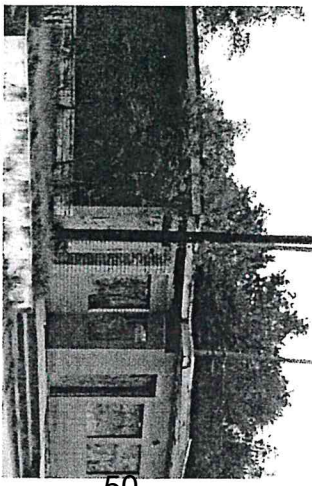
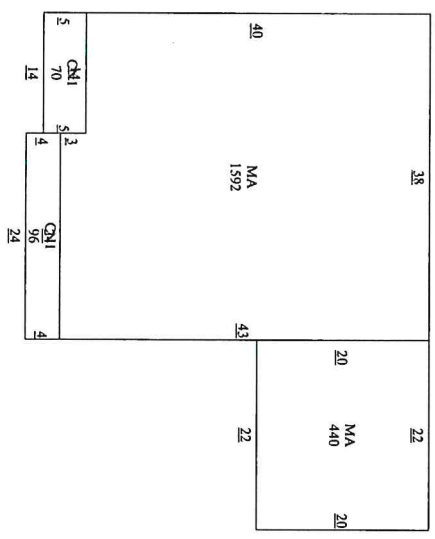
100400201010192
Ref ID2: R31586
Map ID A2

SITUS 508 S 2ND ST TX
ACRES:
EFF. ACRES:
APPR VAL METHOD: Cost
SKETCH for Improvement #1 (COMMERCIAL)

GENERAL
UTILITIES
TOPOGRAPHY
ROAD ACCESS PC
ZONING
BUILDER
NEXT REASON
REMARKS
FOR 2021 UPDATE PER NEW SCHEDULES -
APPR AYG/CT/MMP 9/24/20 10/29/20 MMG --
FOR 2020 UPDATE APPRAISAL CHGS AND/OR
SCHEDULE CHGS PER SITE INSP - APPR CT

BUILDING PERMITS
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

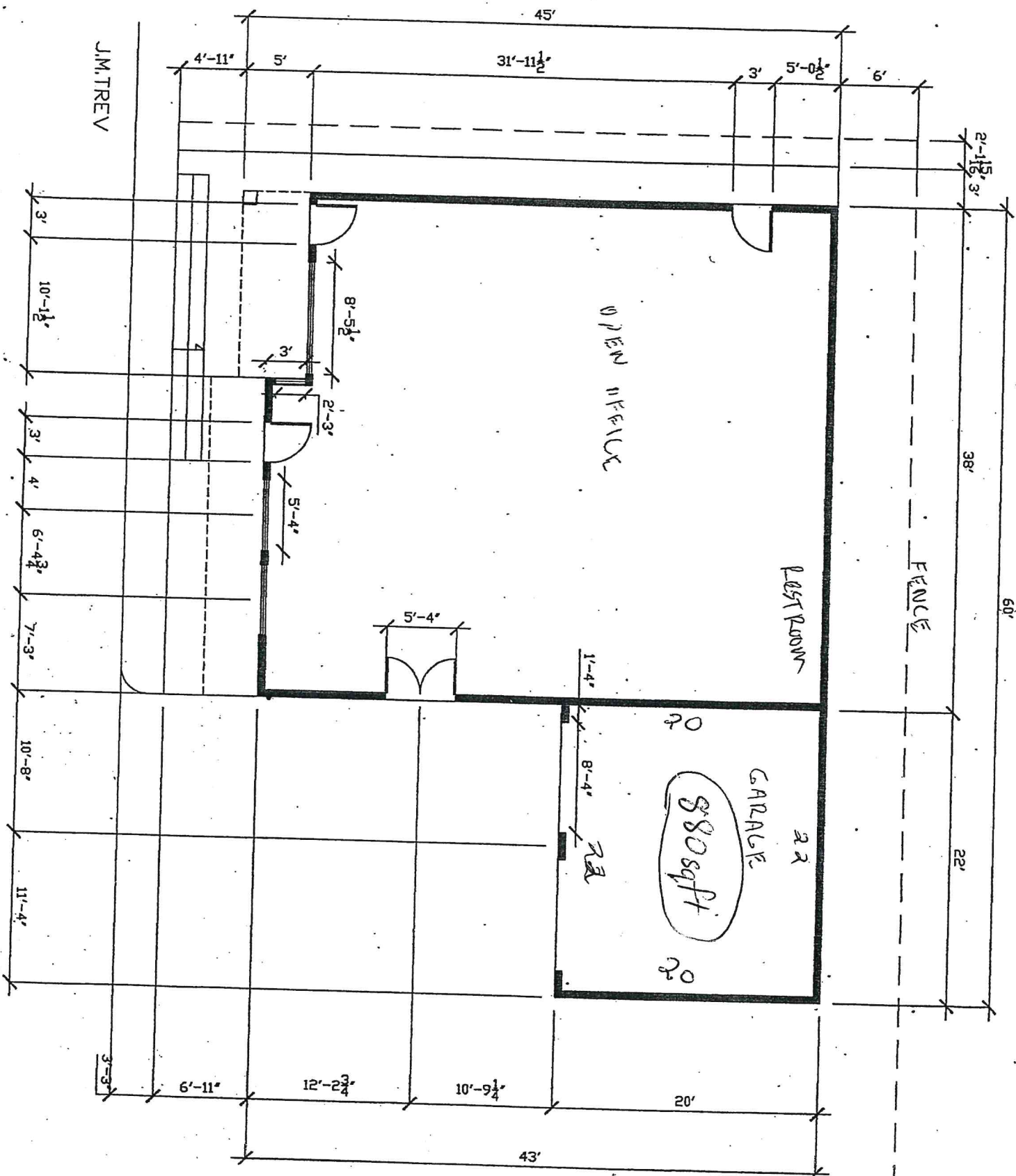
SALE DT PRICE GRANTOR DEED INFO
06/14/2012 ***** KLEBERG COUNTY TTXRS / 471 / 886
08/12/2011 ***** DONE DEALS INC SHF / 456 / 305



IMPROVEMENT INFORMATION									
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR
1.	COMMERCIAL	CONCRETE SLA	STCD	F1	3,953.0			1955	
Homestead: N									
73,440									

IMPROVEMENT FEATURES									
FOUNDATION	EXTERIOR WALL	INTERIOR FINISH	ROOF STYLE	FLOORING	HEATING/COOLING	PLUMBING	FD1	EW5	IN4
1	1	1	1	1	1	1	1	1	1
0	0	0	0	0	0	0	0	0	0

SUBD: S004 100.00% NBHD:
L# DESCRIPTION CUS TABLE SC HS
1. F1 FF20D140 F1 N
Comment: F: 50.0 R: 50.0 FF
LAND INFORMATION
UNIT PRICE 13.20
GROSS VALUE 660
ADJ VAL SRC 1.00
IRR Wells: 0 Capacity: 0
MKT VAL AGAPPLY NO
AG CLASS AG TABLE AG UNIT PRG AG VALUE
0.00
0



OSB Roof Sheet \$59.00

6

\$354.00

3/8 nails Box

\$49.87

1

\$49.87

1/4 wood clips Box

\$27.78

1

\$27.78

1 ar Paper roll

\$36.71

1

\$36.71

2 x 6 x 12

\$19.23

8

73.84

2 x 8 x 12

\$12.56

8

100.48

Shingles

\$33.98

^{1 x 3 = 18}
6 bundles

\$642.68
\$611.64

Shingles nails

\$149.98

1 box

\$49.98

1/4 Paper Tape

\$34.98

1 box

\$34.98

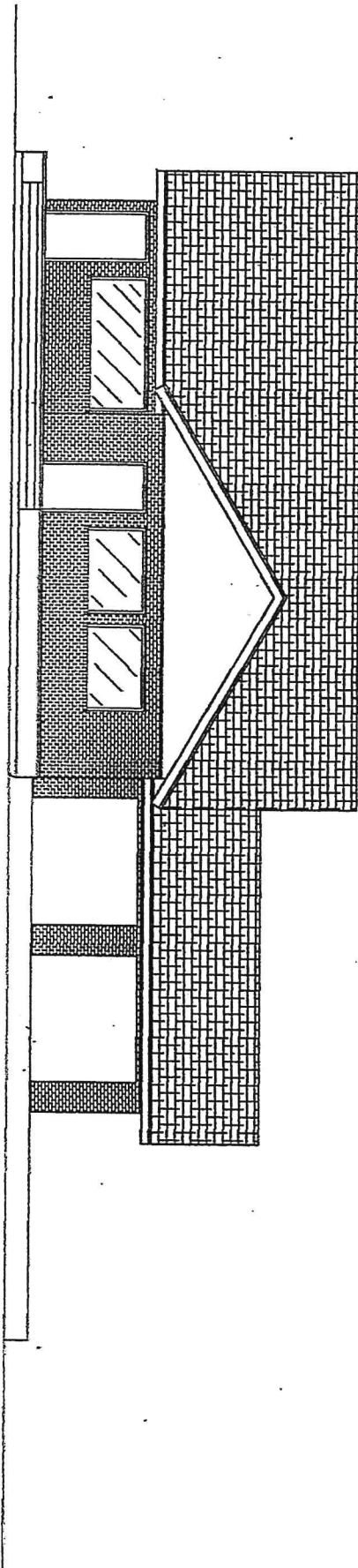
Roof Ridge Vent \$13.48

4

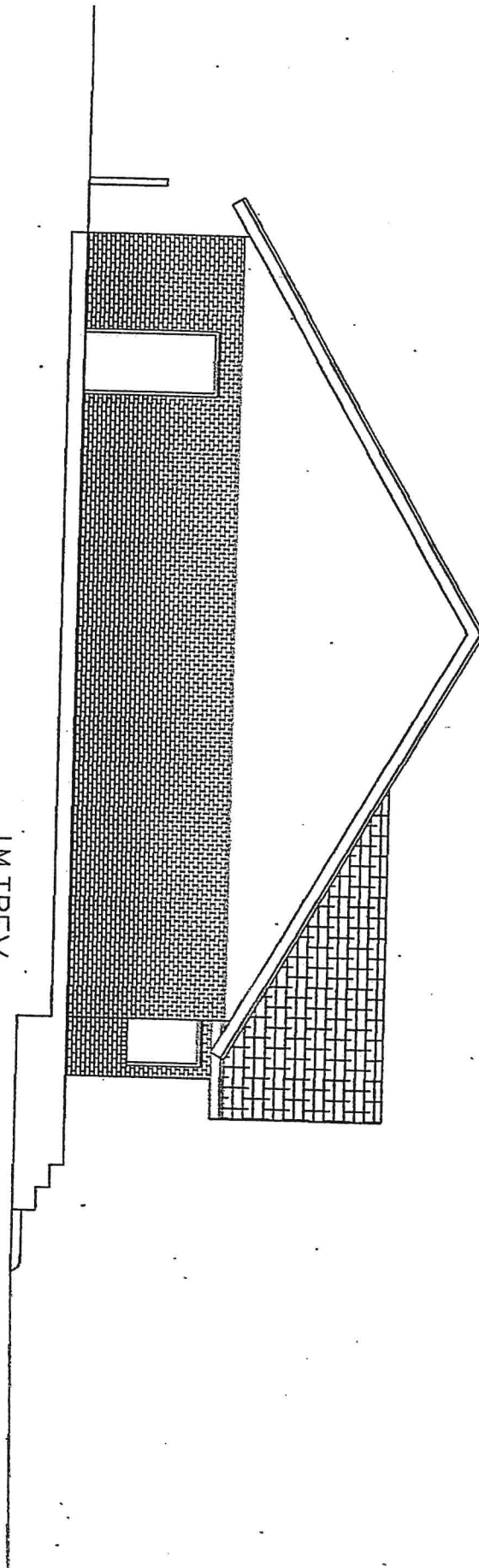
\$53.92

\$2035.80

J.M. TREV



J.M.TREV



ITEM

#5

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 15, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss to Consider Action to install a 6 feet deep deck on residential building on HENRIETTA HGTS, Block 4, Lot 31,32 also known as 732 West Alice Avenue Kingsville, TX 78363
APPLICANT: Jaime Resendez, Mr.
CONTRACTOR: Jaimie Resendez

REQUEST

Discuss to Consider Action to install a 6 feet deep deck on residential building on HENRIETTA HGTS, Block 4, Lot 31,32 also known as 732 West Alice Avenue Kingsville, TX 78363

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations

BACKGROUND & PERTINENT DATA

This is a 1945 one-story rectangular-plan residential duplex building with two front-gabled stoop porches supported by square wood posts, wood framed sash windows, and horizontal siding located within the Historic District. This property is considered contributing to the historic district with low priority for preservation

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of installation of the deck on residential building at 732 West Alice Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

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:

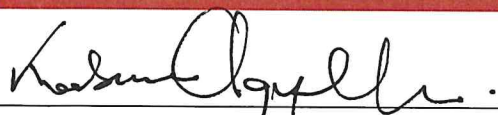
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 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


 Kobby Agyekum
 Senior Planner/HPO

Historical Development Board Review Application

Applicant: Jamie Resender
Address: 235 N. CR. 1035
Contact: Cell: 361-595-⁶²⁸²~~6262~~ Home: _____
Email: superfixhr@gmail.com

Property Owner: Even Tssac
Address: 1645 N. san clair rd. marian TX 78124
Contact: Cell: 646-483-3258 Home: _____
Property Location and Description: 732 w. Alice

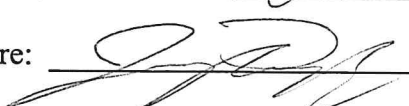
Description of Work: Deck build instal a new deck as in picture.

Contractor: Jamie Resender
Contact: Cell: 361-595-⁶²⁸²~~6262~~ Home: _____
Email: superfixhr@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: Jamie Resender
Signature:  Date: Sept 14, 22

732 w. Alice



TEXAS HISTORICAL COMMISSION

1045

Historic Resources Survey Form

Project #: 00009

County: Kleburg

Local Id: 0001-12918

City: Kingsville

Address No: 732

Street Name: West Alice Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Bowers Tomi-Ko

Status:

Address: 412 Dudley St

City: Cleveland

State: TX

Zip: 77327

Geographic Location

Latitude: 27.520777

Longitude: -97.877612

Legal Description (Lot\Block): HENRIETTA HGTS, BLOCK 4, LOT 31, 32

Addition/Subdivision: HENRIETTA HEIGHTS

Year:

Property Type

Building

Current Designations:

☐

NR District

Is property contributing?

☐
☐

NHL

☐

NR

☐

RTHL

☐

OTHM

☐

HTC

☐

SAL

☐

Local

☐

Other

Architect:

Builder

Construction Date: c. 1940

Source Sanborn maps

Function

Current: DOMESTIC-Multifamily

Historic: DOMESTIC-Multifamily

Recorded By: Kelsey & Adam

Date Recorded:

9/18/2012



TEXAS HISTORICAL COMMISSION

1045

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-12918

County: Kleburg

City: Kingsville

Address No: 732

Street Name: West Alice Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential duplex building with two front-gabled stoop porches supported by square wood posts, wood-framed sash windows, and horizontal siding.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

ASPHALT-Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

ASPHALT-Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

1045

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-12918

County: Kleburg

City: Kingsville

Address No: 732

Street Name: West Alice Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☐ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

1913-1946

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☐ Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details: