

HISTORICAL DEVELOPMENT BOARD

Wednesday, March 15, 2023, 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

Chris Maher

Lucia Perez

David Thibodeaux

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.

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- February 15, 2023**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**

- **AGENDA ITEMS**

Item #1 Discuss and Consider Action to replace windows, doors, repair and repaint sidings, interior of property on residential building on ORIG TOWN, BLOCK 16, LOT N/2 15-16, also known as 503 West Richard Avenue, Kingsville, TX 78363

Item #2 Discuss and Consider Action to replace roof, install windows on second floor, repaint sidings, interior and add a garage door at the back of property on residential building on HENRIETTA HGTS, Block 7, Lot E/2 11,12 &13, also known as 609 West Lee Avenue, Kingsville, TX 78363

Item#3 Discuss and Consider Action to replace siding, repair foundation and windows on of residential building on ORIG TOWN, Block 2, Lots 6 & 7 also known as 419 West Santa Gertrudis Avenue, Kingsville, TX 78363

- **STAFF REPORT: - None**

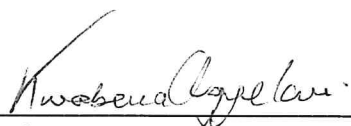
- **MISCELLANEOUS – Any topic may be discussed but no action taken at this time.**

- **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, March 15,2023.



Kobby Agyekum
Senior Planner /Historic Preservation Officer

Posted
@ 1:00 PM
On 3-10-23
By Medina
Solo

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 15, 2023, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

Daniel Burt
David Thibodeaux
Chris Maher
Lucia Perez
Taulia Lauren

Staff:

Kwabena Agyekum, Senior Planner/HPO
Herlinda Solis, Administrative Assistant II
Uche Echeozo, Director of Planning & Dev.

Historical Board Members Not Present:

Maggie Salinas
Jeri L S Morey

1. **Call meeting to order:** Meeting was called to order at 4:04 PM
2. **Discuss and approve minutes from previous meeting** –Chris Maher made a motion to approve minutes from February 15, 2023, motion seconded by David Thibeaux.
3. **Public comments on items on or off the agenda:** None
4. **Postponements/Adjustments to the Agenda:** None

Item #1 Discuss and Consider Action on a request to replace stucco on upper west side of community center, on ORIG TOWN, BLOCK 44, LOT 11-16, (COMMUNITY LIFE CENTER), (E X E M P T) also known as 123 North 5th Street, Kingsville Texas 78363. The Applicant was Ron Vasquez and the contractor was Terron Enterprises.

Kobby Agyekum told the Board that this is a meeting area for the First United Methodist Church, they are wanting to replace the stucco for a fresh look. Kobby recommended the approval. There were no questions from the Board. David Thibodeaux made the motion to approve under the Standards of the Secretary of the Interior #9, Lucia Perez seconded the motion. All approved the motion.

Item #2 Discuss and Consider Action on a request to replace exterior sidings on the front with Veneer stucco, new wrought iron fence and replace bay windows with 12 feet metal and glass door on commercial building on HENRIETTA HEIGHTS Block 2, Lots 4-6 also known as 625 West Santa Gertrudis Avenue, Kingsville, TX 78363. The applicant was Alejandro Zaragossa and the contractor was Rich Heritage Construction Inc.

Kobby Agyekum told the Board, this is a 1943 one-story with a gabled roof and was turned into a business called Youngs Pizza over two decades ago. The property owner

wants to give it a big facelift so that it would turn this into a super Pizza Parlor. Rubin Ruiz with Rich Heritage Construction asked the Board if they had any questions. The Board had no questions. Chris Maher made the motions to approve under the Standards of Secretary of the Interior #9 &10, David Thibodeaux seconded the motion. All approved the motion.

Item #3 Discuss and Consider Action on a request to replace windows, and paint sidings on residential building on 6TH, Block 8, Lots 17 & 18 also known as 630 East Henrietta Avenue, Kingsville, TX 78363 The applicant was Jonnie Macs LLC and the contractor was Johnnie Macs LLC.

Kobby Agyekum told the Board that this was a 1940 one-story residential building, the contractor came by the office and said he was only going to paint he home. He was caught replacing the windows and will be double fined. Kobby requested the Board approve due to work has already been started. The Board agreed that property owners don't always follow the rules. Chris Maher made the motions to approve under the Standards of Secretary of the Interior #9, Lucia Perez seconded the motion. All approved the motion.

Item #4 Discuss and Consider Action on a request to replace windows, and paint sidings on residential building on 6TH, Block 8, Lots 17 & 18 also known as 309 North 6th Street, Kingsville, TX 78363 The applicant was Jonnie Macs LLC and the contractor was Johnnie Schmidt.

Kobby Agyekum told the Board that this home is located next to the previous property and owned by the same people. This is also a 1940 one-story residential building; the owner was caught replacing the windows without a permit and a stop work order was issued. The property owner came by the office and was informed they would be double fined. Kobby requested the Board approve due to work has already been started. Daniel Burt asked if we had information on the new windows reviewed them and there were no other questions. The Board agreed that property owners don't always follow the rules. David Thibodeaux made the motion to approve under the Standards of Secretary of the Interior #9, Chris Maher seconded the motion.

STAFF REPORTS: Kobby Agyekum stated that Jeri Morey had a prior engagement and Maggie Salinas was ill they were excused.

MISCELLANEOUS: Uche Echeozo let the Board know that the community is hard to Police for proper permits. Uche has also submitted serval articles in our newspaper to help communicate with the public. Uche also asked for any suggestions from the Board. Daniel Burt responded and agreed and stated that the Historic Board does not serve in a punitive capacity.

5. Adjournment: Meeting adjourned at 4:24 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: March 8, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to replace windows, doors, repair and repaint sidings, interior of property on residential building on ORIG TOWN, BLOCK 16, LOT N/2 15-16, also known as 503 West Richard Avenue, Kingsville, TX 78363
APPLICANT: Adan Gonzales , Mr.
CONTRACTOR: Adan Gonzales, Mr.

REQUEST

Discuss and Consider Action to replace windows, doors, repair and repaint sidings, interior of property on residential building on ORIG TOWN, BLOCK 16, LOT N/2 15-16, also known as 503 West Richard 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 One-story side-gabled rectangular-plan residential building with shed-roofed partial-width porch supported by paired wood posts, exposed rafter tails, wood-framed sash windows, and asbestos 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 the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the replacement of windows, doors, repair and repaint sidings on property on residential building at 503 West Richard Avenue, Kingsville 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: Adan Gonzales
Address: 12101 up River Rd, Corpus Christi, TX. 78410
Contact: Cell: 361-815-0330 Home: _____
Email: Adam@trimexcommercial.com

Property Owner: Adan & Monica Gonzales
Address: 12101 up River Rd, Corpus Christi, TX. 78410
Contact: Cell: 361-815-0330 Home: _____

Property Location and Description: 503 W. Richard Ave
Orig Town, Block 16, Lot N/2 15-16

Description of Work: Attached
Replace windows, Repair siding, Replace doors
& paint the exterior of the house. Level 150 Hours

Contractor: Adan Gonzales (TRI-MEX)
Contact: Cell: 361-815-0330 Home: _____
Email: Adam@trimexcommercial.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: Adan Gonzales

Signature: [Signature] Date: 2-7-23

Kleberg CAD

Property Search > 24736 GONZALES ADAN S for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	24736	Legal Description:	ORIG TOWN, BLOCK 16, LOT N/2 15-16
Geographic ID:	100101615000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	503 W RICHARD	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	GONZALES ADAN S	Owner ID:	70829
Mailing Address:	MONICA M GONZALES 12101 UP RIVER RD CORPUS CHRISTI, TX 78410	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	

(-) HS Cap: - N/A

 (=) Assessed Value: = N/A

Taxing Jurisdiction

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 672.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW3	1955	672.0
OPFA	OPEN PORCH FRAME AVERAGE *			1955	184.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.0803	3500.00	50.00	70.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$7,180	\$2,970	0	10,150	\$0	\$10,150
2021	\$7,180	\$2,970	0	10,150	\$0	\$10,150
2020	\$6,950	\$2,970	0	9,920	\$0	\$9,920
2019	\$6,950	\$2,970	0	9,920	\$0	\$9,920
2018	\$11,930	\$2,970	0	14,900	\$0	\$14,900
2017	\$11,930	\$2,970	0	14,900	\$0	\$14,900
2016	\$11,930	\$2,970	0	14,900	\$0	\$14,900
2015	\$12,570	\$2,970	0	15,540	\$0	\$15,540
2014	\$12,570	\$2,970	0	15,540	\$0	\$15,540
2013	\$12,570	\$2,970	0	15,540	\$0	\$15,540
2012	\$12,570	\$3,110	0	15,680	\$0	\$15,680
2011	\$12,570	\$3,110	0	15,680	\$0	\$15,680
2010	\$12,570	\$3,110	0	15,680	\$0	\$15,680
2009	\$12,570	\$3,110	0	15,680	\$0	\$15,680

Questions Please Call (361) 595-5775

TEXAS HISTORICAL COMMISSION

750

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-24736

County: Kleburg

City: Kingsville

Address No: 503

Street Name: West Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Sanchez Emma

Status:

Address: RR 1 Box 93-A

City: Lyford

State: TX

Zip: 78569

Geographic Location

Latitude: 27.521533

Longitude: -97.873711

Legal Description (Lot/Block): ORIG TOWN, BLOCK 16, LOT N/2 15-16

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

 NR DistrictIs property contributing? NHL NR RTHL OTHM HTC SAL Local Other

Architect:

Builder

Construction Date: 1955

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Jacob Gaslin

Date Recorded:

9/26/2012



TEXAS HISTORICAL COMMISSION		750
Project #: 00009	Historic Resources Survey Form	Local Id: 0001-24736
County: Kleburg		City: Kingsville
Address No: 503	Street Name: West Richard Avenue	
SECTION 2		
Architectural Description		
One-story side-gabled rectangular-plan residential building with shed-roofed partial-width porch supported by paired wood posts, exposed rafter tails, wood-framed sash windows, and asbestos siding.		
<input type="checkbox"/> Additions, modifications Explain: <input type="checkbox"/> Relocated Explain:		
Stylistic Influence		
No Style		
Structural Details		
Roof Form		
Side-Gabled		
Roof Materials		
Composition Shingles		
Wall Materials		
Asbestos		
Windows		
Wood sash		
Doors (Primary Entrance)		
Composition Shingles		
Plan		
Rectangular		
Chimneys		
Porches/Canopies		
FORM	Shed Roof	
SUPPORT	Wood posts (plain)	
MATERIAL		
ANCILLARY BUILDINGS:		
Garage:	Barn:	Shed:
		Other:
Landscape Features		

TEXAS HISTORICAL COMMISSION

750

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-24736

County: Kleburg

City: Kingsville

Address No: 503

Street Name: West Richard 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 LocalIntegrity: 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:



Application for Certificate of Compliance Form WPI-1

**App
ID:2318328**

Physical Address of Structure to be Inspected

503 W Richard Ave

Tract/Addition:

Lot:

Block:

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits**Structure is located in:****Is the structure located in a Coastal Barrier Resource Zone (CBRA):** No**Owner**Name: Adan Gonzales
Mailing Address: 503 W Richard Ave

Phone: City: Kingsville

Fax:
ZIP: 78363**Contractor**Name:
Mailing Address:

Phone: City:

Fax:
ZIP:**Engineer**Name: Gabriel Hinojosa
Mailing Address: 6837 Sir Moses
Email: hinojosawindstorm@yahoo.comPhone: (361) 877-2944
City: Corpus Christi
Texas Registration No.: 106057Fax:
ZIP: 784146351**Commencement of Construction Date**

02-22-2023

Date of Application

02-22-2023

Type of Building

House

Inspections**1. Roof, Entire Re-Roof -****2. Alterations, Exterior Wall Covering (Siding) -**Location: Whole house, Type (EX. Vinyl, Wood, Fiber, Cement): Cement,
Comments: Remove and Replace only the lower 4' of the entire perimeter**3. Additions, Utility Room -**

Location: Rear of House, Square Footage: 60,

Comments**Submitter**

Name: Gabriel Hinojosa

Phone: (361) 877-2944

Date: 02-22-2023

Submitter Type: Engineer

For Texas Department of Insurance Inspections: mail or email to your local field office**For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov****Texas Department of Insurance**

Windstorm Inspections Program

P.O. Box 12030

Austin, TX 78711-2030

NOTICE ABOUT CERTAIN INFORMATION LAWS AND PRACTICES

With few exceptions, you are entitled to be informed about the information that the Texas Department of Insurance (TDI) collects about you. Under sections 552.021 and 552.023 of the Texas Government Code, you have a right to review or receive copies of information about yourself, including private information. However, TDI may withhold information for reasons other than to protect your right to privacy. Under section 559.004 of the Texas Government Code, you are entitled to request that TDI correct information that TDI has about you that is incorrect. For more information about the procedure and costs for obtaining information from TDI or about the procedure for correcting information kept by TDI, please contact the Agency Counsel Section of TDI's General Counsel Division at (512) 676-6551 or visit the Corrections Procedure section of TDI's website at www.tdi.texas.gov.



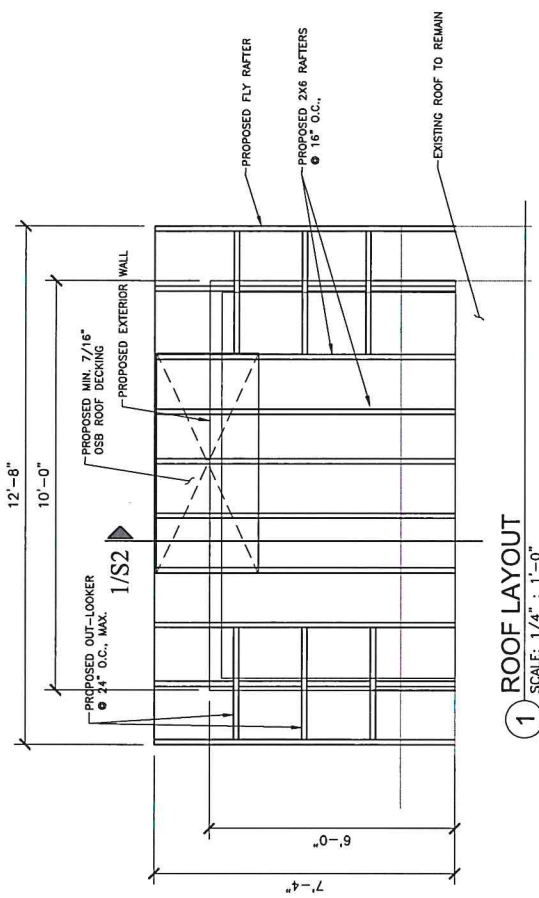
G. Hinojosa
2/22/23

I & I ENGINEERING
Civil / Structural Engineering & Windstorm
6837 Str Moses
Corpus Christi, TX, 78414
PH: 361-814-3070, 361-597-8024
FIRM REG. # F-19879

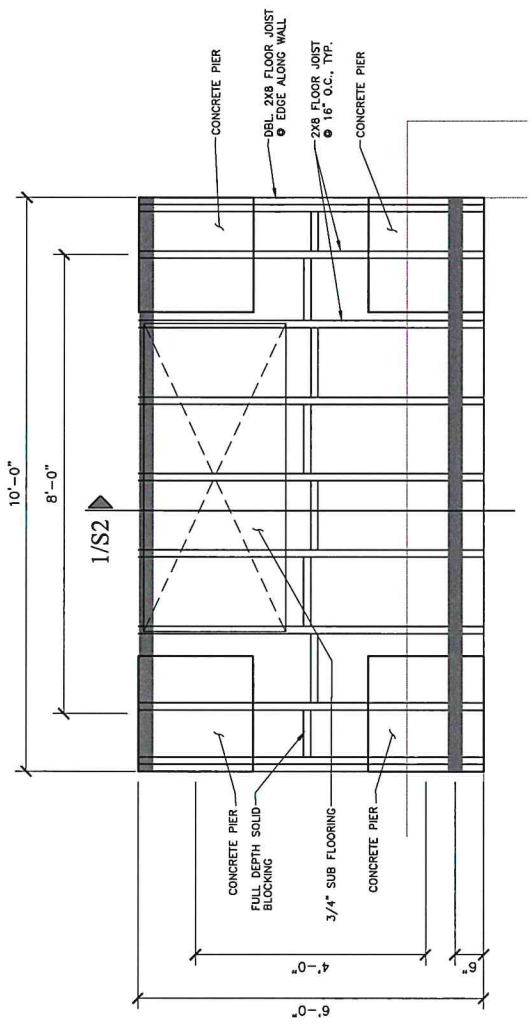
FOUNDATION/ ROOF FRAMING	REVISION NO.	DATE	BY	DESCRIPTION
503 W RICHARD AVE. KINGSVILLE, TEXAS 78363				

S1

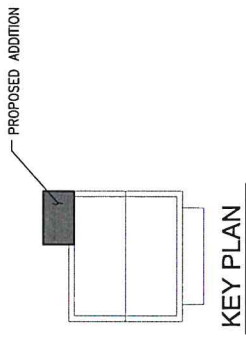
PROJECT 492101



1 ROOF LAYOUT
SCALE: 1/4" : 1'-0"



2 CONCRETE FOUNDATION LAYOUT
SCALE: 1/4" : 1'-0"





2/22/23
[Signature]

I & I ENGINEERING

Civil / Structural Engineering & Windstorm
 6837 Sir Moses
 Corpus Christi, TX, 78414
 Ph: 361-814-3070, 361-597-8024
 FIRM REG. # F-19879

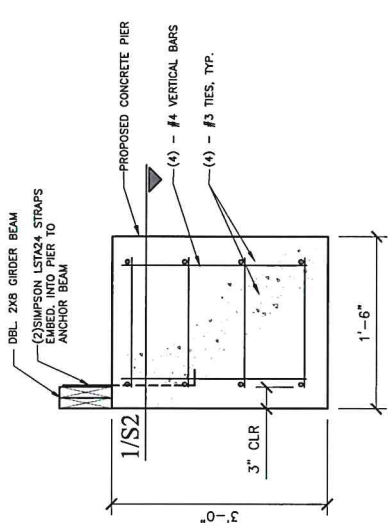
SECTION/ CONCRETE DETAIL

503 W RICHARD AVE.
 KINGSVILLE, TEXAS 78363

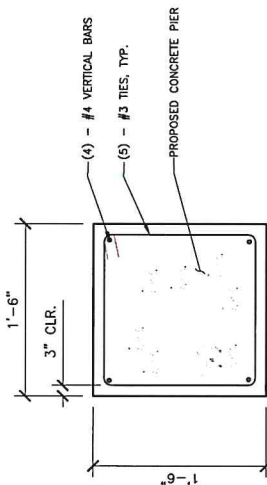
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PROJECT: 492101

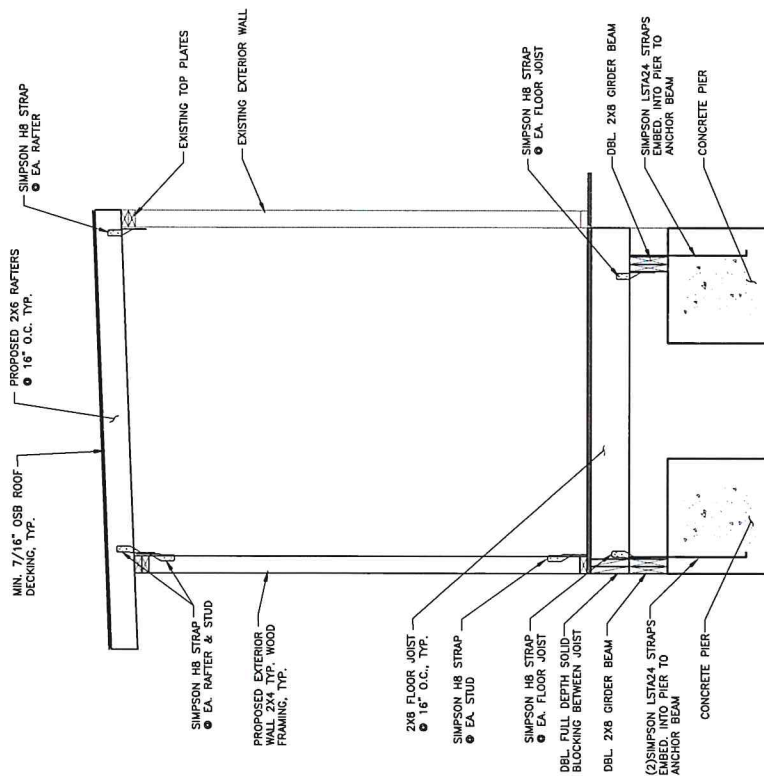
DESCRIPTION	BY	DATE	REVISION NO.



2 CONCRETE PIER DETAIL & GIRDER CONNECTION
 SCALE: N.T.S.



3 CONCRETE PIER - SECTION
 SCALE: N.T.S.



1 TYP. SECTION @ ROOF
 SCALE: 1/4" = 1'-0"



I & I ENGINEERING

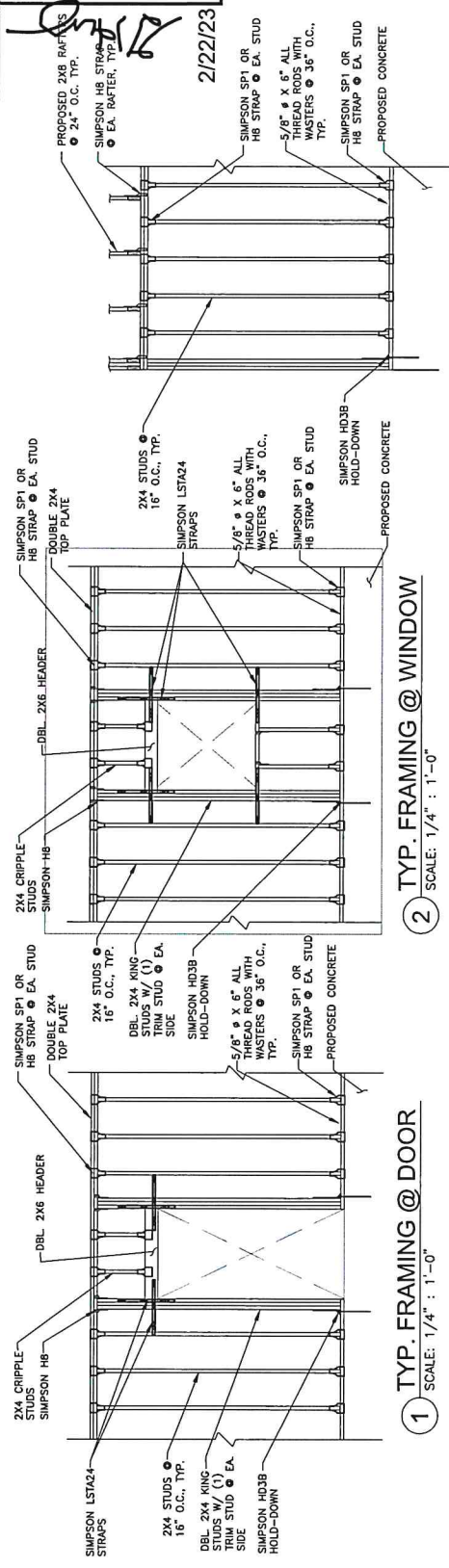
Civil / Structural Engineering & Windstorm
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Corpus Christi, TX, 78414
Ph: 361-814-3070, 361-597-8024
FIRM REG. # P-19879

TYP. FRAMING DETAILS

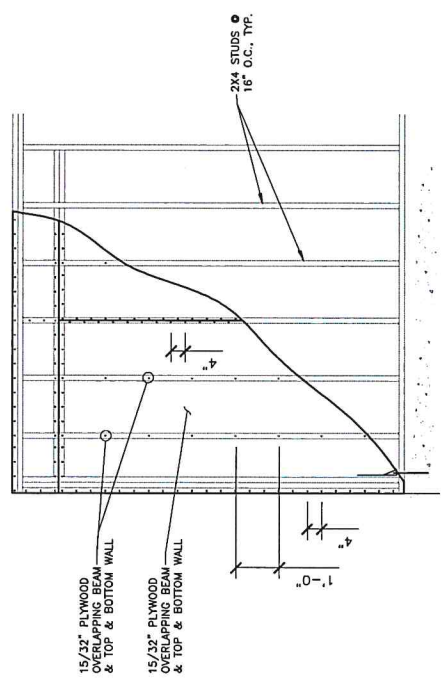
503 W RICHARD AVE.
KINGSVILLE, TEXAS 78363

SS

PROJECT 493101



SIMPSON HD3B HOLD-DOWN TO BE INSTALLED AT ALL CORNERS AND AT EA. SIDE OF EA. WINDOW AND EXTERIOR DOORS.













ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: March 8, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to replace roof, install windows on second floor, repaint sidings, interior and add a garage door at the back of property on residential building on HENRIETTA HGTS, Block 7, Lot E/2 11,12 &13, also known as 609 West Lee Avenue, Kingsville, TX 78363
APPLICANT: Scott Dettmer, Mr.
CONTRACTOR: Scott Dettmer, Mr.

REQUEST

Discuss and Consider Action to replace roof, install windows on second floor, repaint sidings, interior and add a garage door at the back of property on residential building on HENRIETTA HGTS, Block 7, Lot E/2 11,12 &13, also known as 609 West Lee 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 1955 two-story side-gabled rectangular-plan residential building with one-story full-width addition, flat-roofed partial-width centered porch supported by square wood posts, sash windows, asbestos siding and rear addition property, 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 the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the installation of windows, repaint of sidings, and add a garage door at the rear on residential building at 419 West Santa Gertrudis 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: SCOTT DETTMER

Address: FOR 609 W LEE STREET

Contact: Cell: 830-837-6151 Home: _____

Email: DSCOTT2@SATX.RR.COM

Property Owner: ALWAYS SIMPLE LLC

Address: PO BOX 828 SECONN, TX 78156

Contact: Cell: 830-837-6151 Home: ^{OFFICE} 830-303-0987

Property Location and Description: 609 W LEE, BRING PLUMBING, ROOF, ELECTRICAL, & AC TO CODE, INSTALL 2 NEW WINDOWS ON 2ND FLOOR

Description of Work: INSTALL 2 NEW VINYL LOW E WINDOWS ON 2ND FLOOR, REPAINT ENTIRE HOUSE EXTERIOR & INTERIOR

Contractor: _____

Contact: Cell: _____ 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 - APPRAISAL DIST
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: SCOTT DETTMER

Signature: [Signature] Date: 1-12-23

TEXAS HISTORICAL COMMISSION

929

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-25065

County: Kleburg

City: Kingsville

Address No: 609

Street Name: West Lee Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Guerrero Hilma Parker

Status:

Address: 6900 Preston Rd #3411

City: Plano

State: TX

Zip: 75024

Geographic Location

Latitude: 27.519351

Longitude: -97.875362

Legal Description (Lot\Block): HENRIETTA HGTS, BLOCK 7, LOT E/2 11, 12, 13

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: 1955

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniella

Date Recorded:

9/21/2012



TEXAS HISTORICAL COMMISSION		929
Project #: 00009	Historic Resources Survey Form	Local Id: 0001-25065
County: Kleburg		City: Kingsville
Address No: 609	Street Name: West Lee Avenue	
SECTION 2		
Architectural Description		
Two-story side-gabled rectangular-plan residential building with one-story full-width front addition, flat-roofed partial-width centered porch supported by square wood posts, sash windows, asbestos siding, and rear addition.		
<input checked="" type="checkbox"/> Additions, modifications	Explain: front and rear additions	
<input type="checkbox"/> Relocated	Explain:	
Stylistic Influence		
No Style		
Structural Details		
Roof Form		
Side-Gabled		
Roof Materials		
Composition Shingles		
Wall Materials		
WOOD-Siding		
Windows		
Wood sash		
Doors (Primary Entrance)		
Composition Shingles		
Plan		
Rectangular		
Chimneys		
Porches/Canopies		
FORM	Flat Roof	
SUPPORT	Wood posts (plain)	
MATERIAL		
ANCILLARY BUILDINGS:		
Garage:	Barn:	Shed:
		Other:
Landscape Features		

TEXAS HISTORICAL COMMISSION

929

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-25065

County: Kleburg

City: Kingsville

Address No: 609

Street Name: West Lee 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:

Levels of Significance: National State LocalIntegrity: 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:

Kleberg CAD

Property Search > 25065 ALWAYS
SIMPLE LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	25065	Legal Description:	HENRIETTA HGTS, BLOCK 7, LOT E/2 11, 12, 13
Geographic ID:	135000711000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	609 W LEE	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	ALWAYS SIMPLE LLC	Owner ID:	70682
Mailing Address:	P O BOX 828 SEGUIN, TX 78156	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value: = N/A

Taxing Jurisdiction

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 2108.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW2	1955	1292.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1955	54.0
MA2F	MA 2ND STORY FRAME	*		1955	816.0
SPFA	SCREEN PORCH FRAME AVERAGE	*		1955	484.0
SAFF	STORAGE ATTACHED FRAME FINISHED	*		1955	96.0

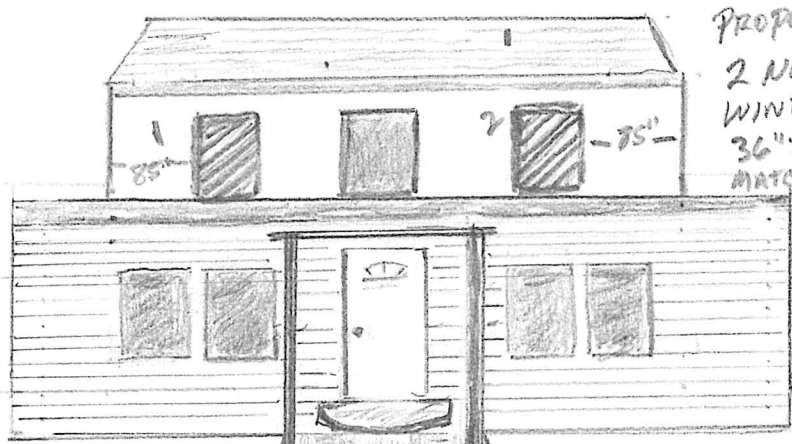
Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.2009	8750.00	62.50	140.00	N/A	N/A

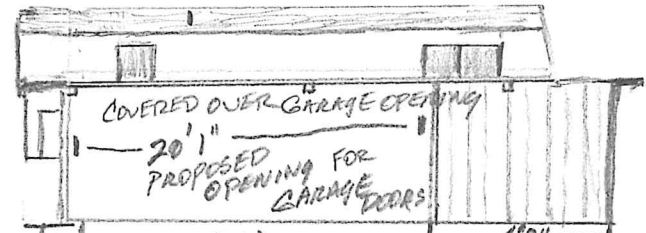
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$36,130	\$6,250	0	42,380	\$0	\$42,380
2021	\$58,510	\$6,250	0	64,760	\$0	\$64,760
2020	\$57,790	\$6,250	0	64,040	\$0	\$64,040
2019	\$35,690	\$6,250	0	41,940	\$0	\$41,940
2018	\$43,300	\$6,250	0	49,550	\$0	\$49,550
2017	\$43,300	\$6,250	0	49,550	\$0	\$49,550
2016	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2015	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2014	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2013	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2012	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2011	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2010	\$57,730	\$6,250	0	63,980	\$0	\$63,980
2009	\$57,730	\$6,250	0	63,980	\$0	\$63,980

PROPOSED
2 NEW
WINDOWS
36" x 60"
MATCH CENTER
WINDOW



FRONT
NORTH



COVERED OVER GARAGE OPENING
20' 1"
PROPOSED
OPENING FOR
GARAGE
DOORS

EXISTING
DRIVEWAY
TO ALLY

REAR
SOUTH

22' 1"
TO
ALLY

FACING
WEST

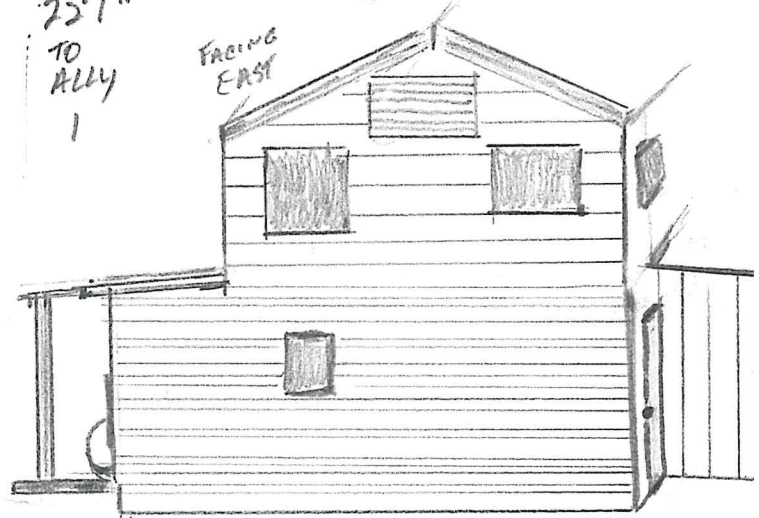
TO SIDEWALK
6' 4" 7"



15' 1" TO PROPERTY LINE

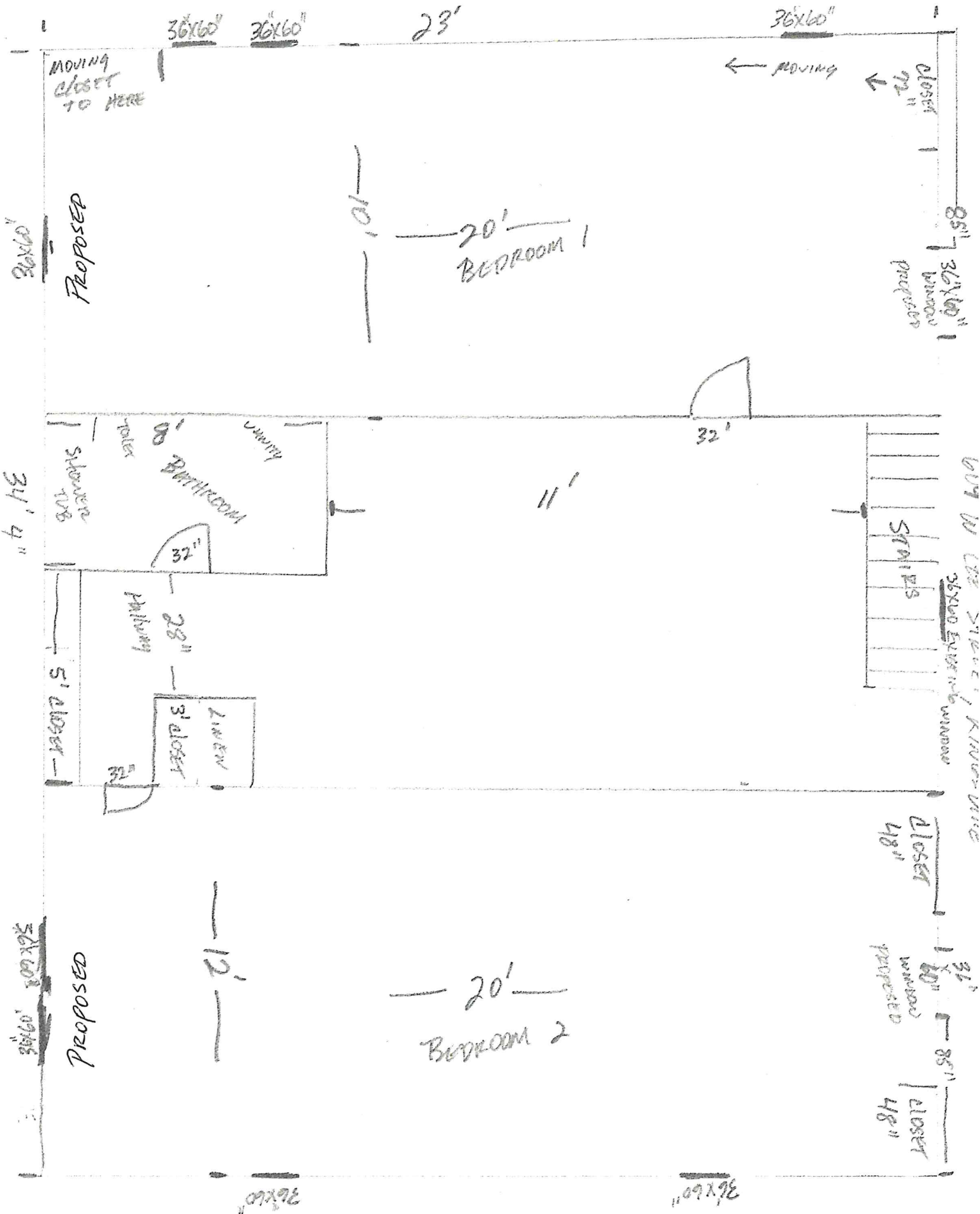
LEFT ELEVATION

FACING
EAST



13' 6" TO PROPERTY LINE

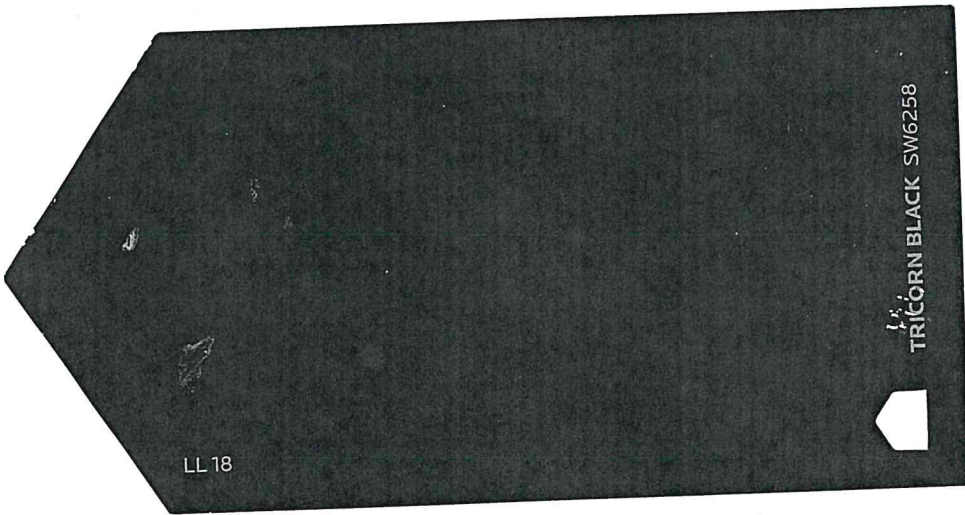
RIGHT ELEVATION



WHITE

SNOWBOUND HCSW4062

LL17



LL18

TRICORN BLACK SW6258



Classic Collection 8 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door

by Clopay ★★★★★ (169) 449

\$588⁰⁰

Product Details

Specifications

Questions & Answers

Customer Reviews

[Home](#) / [Doors & Windows](#) / [Garage Doors](#)

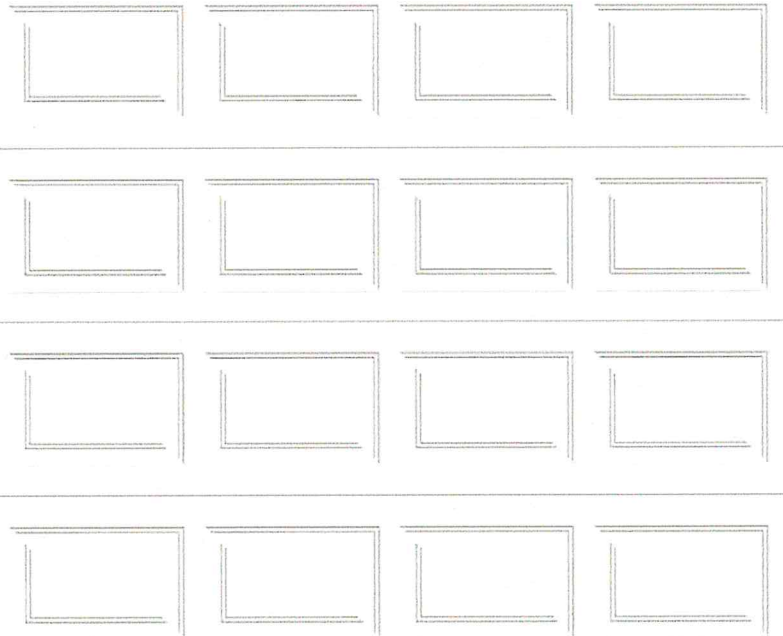
Internet #100587029 Model #2050 Store SKU #515487

Best Seller

449

Clopay Classic Collection 8 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door

★★★★★ (169) Questions & Answers (83)



Hover Image to Zoom

\$588⁰⁰

\$98.00 /mo* suggested payments with 6 months* financing [Apply Now](#)

Five Point Store

1 in stock Aisle 27, Bay 015 [Text to Me](#)



From: Texas Over Head Door texasoverheaddoor@usa.net 
Subject: windstorm drawing 609 W Lee
Date: February 28, 2023 at 12:49 PM
To: Scott Dettmer Dscott2@satx.rr.com

We are installing 2-9x7 Amarr Garage Door Lincoln 1000 model 625, drawing IRC-6209-120-15, Product evaluation GDR 01.

--

Thank you, Chuck Scheidt
Texas Overhead Door
texasoverheaddoor@usa.net
9414 Leopard St CC TX 78410
361-241-1717

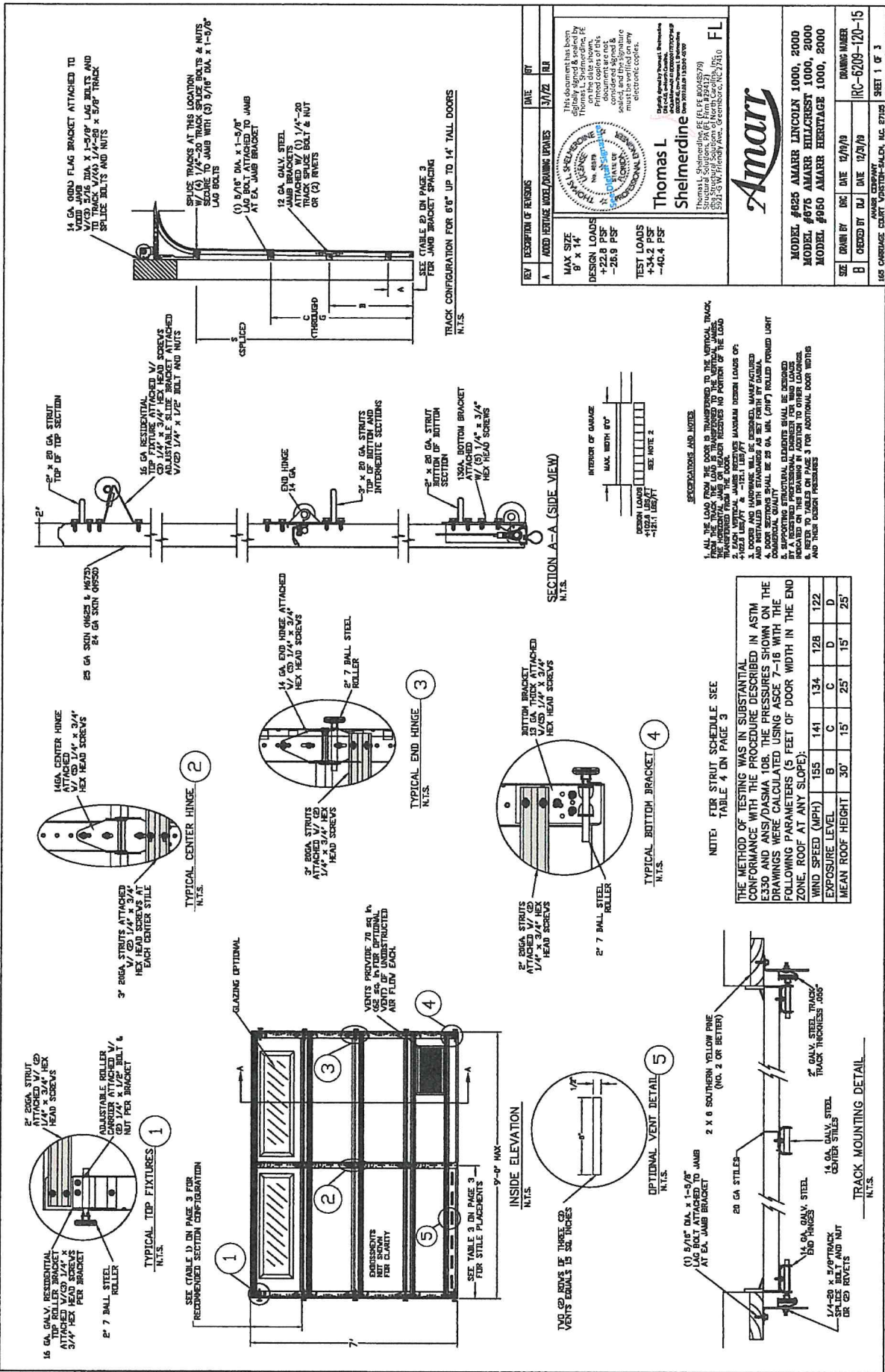


PDF



PDF

IRC-6209-120-1 gdr01 0522.pdf
5(8).pdf



REV	DESCRIPTION OF REVISIONS	DATE	BY
A	ADD REVISIONS FOR DRAWING ERRORS	11/20	RE

MAX SIZE 8' x 14'
DESIGN LOADS +22.8 PSF -22.8 PSF
TEST LOADS +34.2 PSF -40.4 PSF

Thomas L. Shelmerdine
Shelmerdine Inc.
 Thomas L. Shelmerdine, P.E. (LIFE 80048579)
 2800 W. Highway 101, Suite 100
 Statesville, NC 28687
 704.885.1111
 5921 G.W. Hensley Ave., Greensboro, NC 27410
 www.shelmerdine.com
 www.thomaslshelmerdine.com

MODEL #625 AMARR LINCOLN 1000, 2000
MODEL #675 AMARR HILLCREST 1000, 2000
MODEL #650 AMARR HERITAGE 1000, 2000

DATE 12/17/19
DRAWN BY DJ
CHECKED BY DJ
DATE 12/17/19
ISSUANCE SHEET: 1000-120-15
REVISION NUMBER
1 OF 3

EXTENSIONS AND NOTES

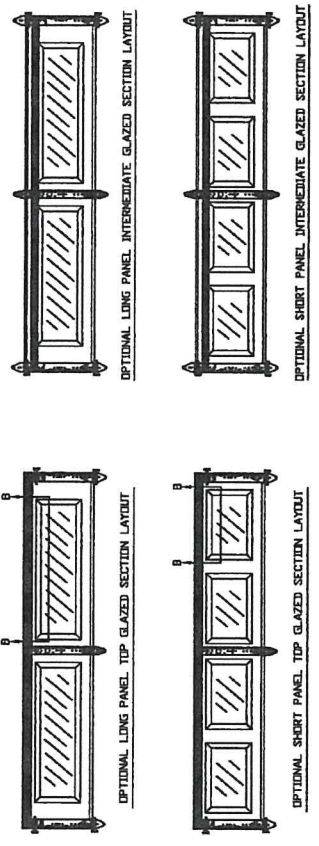
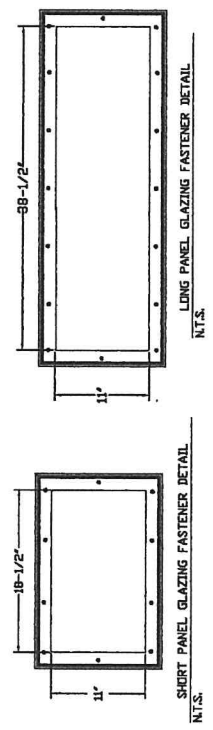
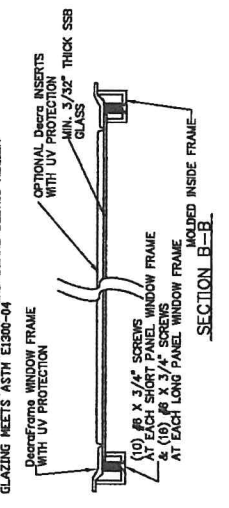
1. MAX. HINGE AND TRACK WIDTH SHALL BE LIMITED TO THE MAXIMUM TRACK WIDTH OF THE WINDOW FRAME. THE HORIZONTAL JAMB OR REAR MEMBER RECEIVES NO PORTION OF THE LOAD.
2. EACH VERTICAL JAMB RECEIVES MAXIMUM DESIGN LOADS OF: 4 FEET LIGHT/FT = 120 LBS/FT (RESIDENTIAL MANUFACTURED AND INSTALLED WITH STANDARDS AS SET FORTH BY AMARR)
3. DOOR SECTIONS SHALL BE 25 GA. MIN. (30"7) ROLLED FORMED LIGHT
4. SUPPORTING STRUCTURAL ELEMENTS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR WIND LOADS
5. REFER TO TABLES ON PAGE 3 FOR ADDITIONAL DOOR WIDTHS AND THEIR DESIGN PRESSURES

THE METHOD OF TESTING WAS IN SUBSTANTIAL CONFORMANCE WITH THE PROCEDURE DESCRIBED IN ASTM E330 AND ANSI/DASMA 108. THE PRESSURES SHOWN ON THE DRAWINGS WERE CALCULATED USING ASCE 7-16 WITH THE FOLLOWING PARAMETERS (5 FEET OF DOOR WIDTH IN THE END ZONE, ROOF AT ANY SLOPE):

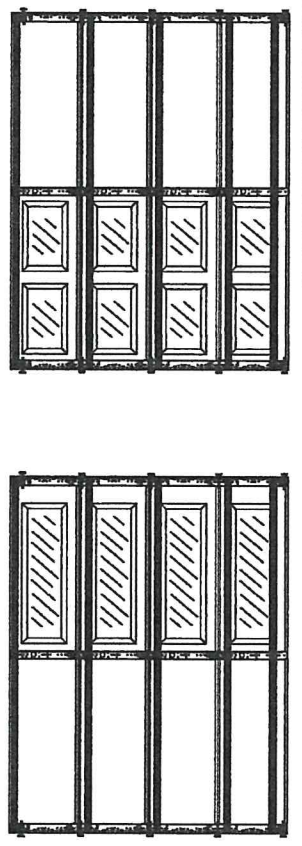
WIND SPEED (MPH)	155	141	134	128	122
EXPOSURE LEVEL	B	C	C	D	D
MEAN ROOF HEIGHT	30'	15'	25'	15'	25'

NOTE: FOR STRUT SCHEDULE SEE TABLE 4 ON PAGE 3

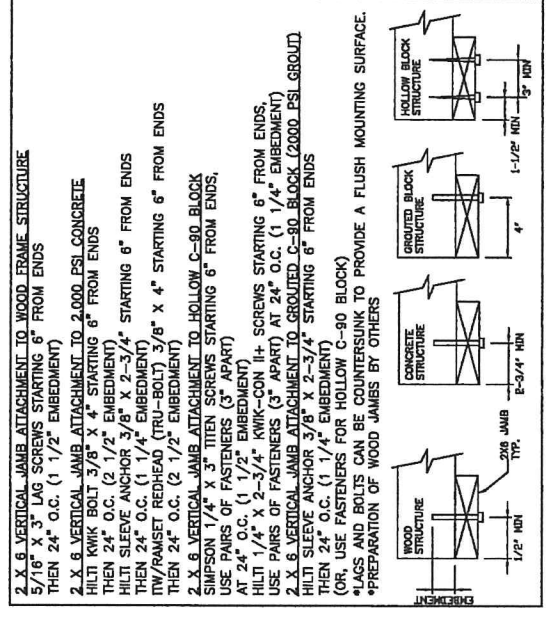
GLAZING OPTION CROSS SECTION
 GLAZING NOT AVAILABLE IN WIND-BURNE DEBRIS REGION



EXAMPLES OF OPTIONAL SHORT/LONG PANEL GLAZING LAYOUTS
 BEARING AVAILABLE ON BOTH SIDES



WOOD JAMB ATTACHMENT TO STRUCTURE (OPTIONAL)



REV	DESCRIPTION OF REVISIONS	DATE	BY
A	ADDED REVISIONS	11/7/21	RR

MAX SIZE 9' x 14'
 DESIGN LOADS +22.8 PSF, -26.8 PSF
 TEST LOADS +34.2 PSF, -40.4 PSF

This document has been prepared by Thomas L. Spillman and PC on the date shown. It is to be considered signed & sealed by the professional engineer. It must be verified on any electronic copies.

Thomas L. Spillman, Inc. (P.L.L.C. #0448579)
 1500 N. W. 10th St., Suite 100
 Civil Structural Solutions of North Carolina, Inc.
 1971-GW, Friendly Ave., Greensboro, NC 27410

MODEL #625 AMARR LINCOLN 1000, 2000
 MODEL #675 AMARR HILLCREST 1000, 2000
 MODEL #650 AMARR HERITAGE 1000, 2000

DRAWN BY: DUE DATE: 12/7/20
 CHECKED BY: DJJ DATE: 12/3/20
 ICS CANNON/COURT, VICTOR/SALON, NC 27055
 DRAWING NUMBER: IRC-6209-120-15
 SHEET 2 OF 3



TABLE 1

DOOR HEIGHT	SECTION HEIGHTS							
	#1	#2	#3	#4	#5	#6	#7	#8
14'0"	21"	21"	21"	21"	21"	21"	21"	21"
13'6"	21"	21"	21"	21"	21"	18"	18"	21"
13'0"	21"	21"	21"	18"	18"	18"	18"	21"
12'6"	21"	21"	21"	18"	18"	18"	18"	21"
12'0"	21"	21"	21"	21"	21"	18"	18"	21"
11'6"	21"	21"	21"	18"	18"	18"	18"	21"
11'0"	21"	18"	18"	18"	18"	18"	18"	21"
10'6"	21"	21"	21"	21"	21"	21"	21"	
10'0"	21"	21"	21"	18"	18"	18"	21"	
9'6"	21"	18"	18"	18"	18"	18"	18"	
9'0"	18"	18"	18"	18"	18"	18"	18"	
8'6"	21"	21"	21"	18"	18"	21"		
8'0"	21"	18"	18"	18"	21"			
7'6"	18"	18"	18"	18"	18"			
7'0"	21"	21"	21"	21"				
6'6"	21"	18"	18"	21"				

TABLE 3

Section Width (ft)	Panel Type	Center Sill Location (Measured from Left Edge)	Max Design Loads Allowed	
			Positive (PSF)	Negative (PSF)
8'0"	Short, Bead Board	48.000	25.6	30.2
8'0"	Long	48.000	25.6	30.2
8'2"	Short, Bead Board	49.000	25.1	29.6
8'2"	Long	49.000	25.1	29.6
8'4"	Short, Bead Board	50.000	24.6	29.0
8'4"	Long	50.000	24.6	29.0
8'6"	Short, Bead Board	51.000	24.1	28.4
8'6"	Long	51.000	24.1	28.4
8'8"	Short, Bead Board	52.000	23.6	27.9
8'8"	Long	52.000	23.6	27.9
8'10"	Short, Bead Board	53.000	23.2	27.4
8'10"	Long	53.000	23.2	27.4
9'0"	Short, Bead Board	54.000	22.8	26.9
9'0"	Long	54.000	22.8	26.9

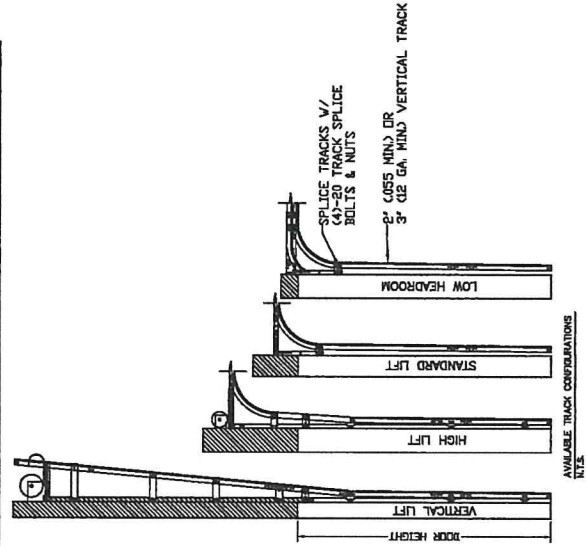
TABLE 4

SECTION	STRUT SIZE
TOP	2"
7TH	3"
6TH	3"
5TH	3"
4TH	3"
3RD	3"
2ND	3"
BOTTOM	2"

TABLE 2

HEIGHT	TRACK ATTACHMENT							SPLICE
	A	B	C	D	E	F	G	
6'0"	10"	38"	58"					64"
6'6"	10"	38"	58"					70"
7'0"	10"	38"	58"					76"
7'6"	10"	38"	58"	82"				82"
8'0"	10"	38"	58"	82"				88"
8'6"	10"	38"	58"	82"				94"
9'0"	10"	38"	58"	82"				100"
9'6"	10"	38"	58"	82"				106"
10'0"	10"	38"	58"	82"	106"			112"
10'6"	10"	38"	58"	82"	106"			118"
11'0"	10"	38"	58"	82"	106"			124"
11'6"	10"	38"	58"	82"	106"			130"
12'0"	10"	38"	58"	82"	106"	130"		136"
12'6"	10"	38"	58"	82"	106"	130"		142"
13'0"	10"	38"	58"	82"	106"	130"		148"
13'6"	10"	38"	58"	82"	106"	130"		154"
14'0"	10"	38"	58"	82"	106"	130"	164"	160"

ALL TRACK ATTACHMENT SPACING +/- 2" ALLOWED WITH STP OR SPF NO. 2 OR BETTER ONLY



REV	DESCRIPTION OF REVISIONS	DATE	BY
A	ADD REVISION NO./DRAWING UPDATES	1/17/22	REB

MAX. SIZE: 8' x 14'
 DESIGN LOADS: +22.8 PSF, -28.8 PSF
 TEST LOADS: +42 PSF, -40.4 PSF

This document has been digitally signed & sealed by Thomas L. Spenser, PE. Printed copies of this document are not considered valid unless signed, sealed, and the signature must be verified on any electronic copies.

Thomas L. Spenser, PE (FL # 36465779)
 Structural Solutions PA (FE # 24242)
 525 S. University Avenue, Suite 2010
 Tallahassee, FL 32310

Amarr
 MODEL #950 AMARR LINCOLN 1000, 2000
 MODEL #675 AMARR HILLCREST 1000, 2000
 MODEL #950 AMARR HERITAGE 1000, 2000

SIZE	DRAWN BY	DATE	DRAWING NUMBER
B	DJ	12/21/19	ARC-6209-120-15

AMARR COMPANY
 185 CARRIAGE COURT WINSTON-SALEM, NC 27155

SHEET 3 OF 3

Search

Kingsville Lowe's Open until 9 PM

Delivery to 78363



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< Back to Results / Windows & Doors / Windows / Single Hung Windows

RELIABILT 150 Series 35.5-in x 3.25-in Jamb Between The Glass Vinyl New Construction White Single Hung Window Half Screen Included

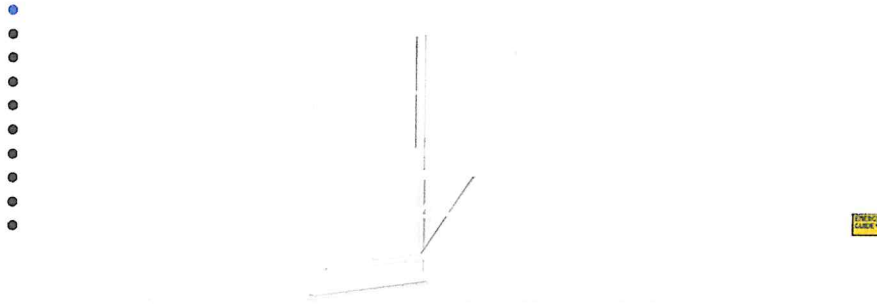
Item #032835 Model #719801225702150SH

Shop RELIABILT ★★★★★ 79

EXCLUSIVE

\$155.33

\$147.56 when you choose 5% savings on eligible purchases every day. [Learn how](#)



The most popular of the RELIABILT new construction single hung windows, the Series 150 showcases a brick mould exterior to complement any home's style. Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and J-channel included (Series 160 available without J-channel). The bottom sash tilts in and operates easily with both an integrated, full-length, slim-line lift rail, and block and tackle balance system.

1 + Add to Cart

In use lifestyle image, accessories not included; see specifications for correct number of locks

Easy & Free Returns
Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

Free Store & Curbside Pickup
Get it by **Mon, Feb 20 (Est.)** at Kingsville Lowe's

Delivery to 78363
Scheduling Available
Get it by **Tue, Feb 21**

BETTER TOGETHER

CURRENT ITEM



RELIABILT 150 Series 35.5-in x 3.25-in Jamb Between The Glass Vinyl New Construction White

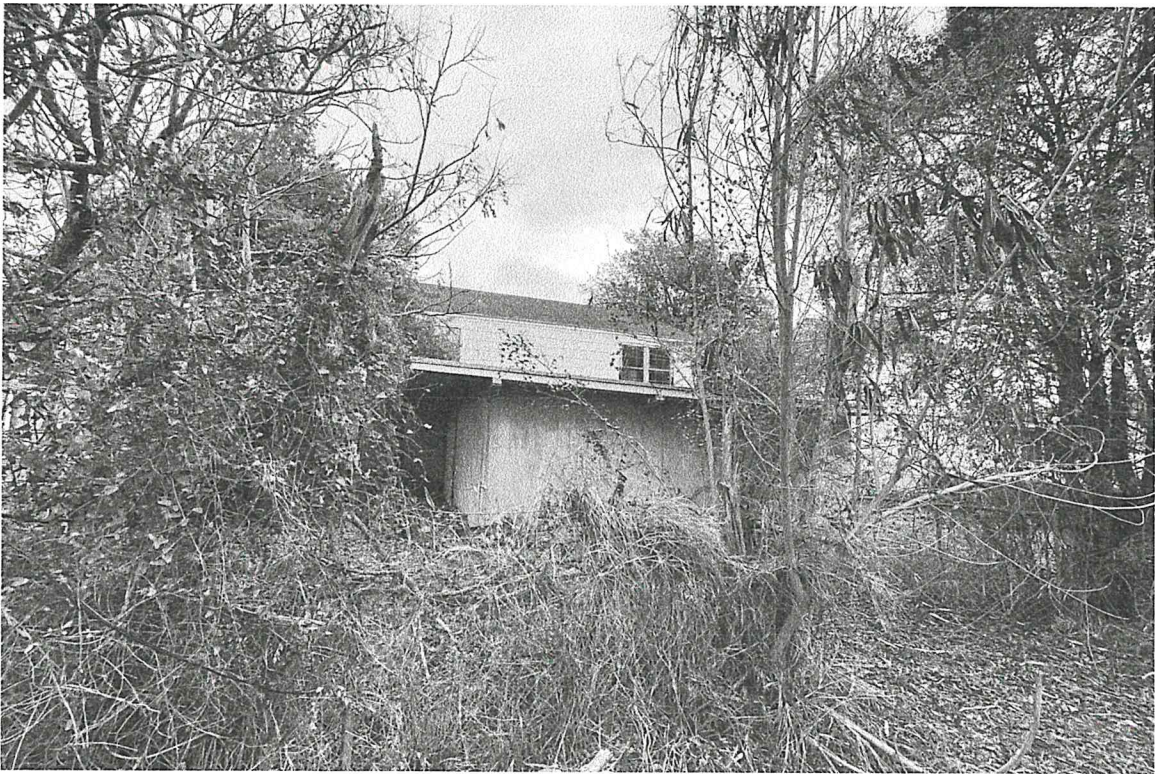
Pella Installation Tape 3-in x 50-ft Butyl Rubber Roll Flashing

Simpson Strong-Tie 3/8-in 16-Gauge Zmax Steel Foundation Strap Wood To Wood

TITE-SEAL Self-adhesive waterproof flashing tape 4-in x 33-ft Rubberized Asphalt Roll

Buy all 4

- RELIABILT 150 Series 35.5-in x 3.25-in Jamb Between The Glass Vinyl New Construction White Single Hung Window Half Screen Included \$155.33
- Pella Installation Tape 3-in x 50-ft Butyl Rubber Roll Flashing \$22.98
- Simpson Strong-Tie 3/8-in 16-Gauge Zmax Steel Foundation Strap Wood To Wood \$4.79







A.O. MORENO, P.E.
Engineering Consultants
5541 Bear Lane #236
Corpus Christi, TX. 78405
(361) 857-2100 * fax (361) 452-3088
Texas Engineering Firm 5234
morenoengineering@yahoo.com

February 16, 2023

Scott Dettmer
609 W. Lee Avenue
Kingsville, Texas 78363

Re: Wall opening for new window install
609 W. Lee Avenue
Kingsville, Texas 78363

Dear Scott:

Attached is an engineered (sealed) framing sketch for a 36" x 60" single hung fin type window installation on an existing wood stud wall. The architect requesting the drawing should have no problem identifying a typical window frame opening placed anywhere along a typical exterior wall (first or second floor).

The house wall is assumed to be 2x4 construction at 16" OC with diagonal plank bracing. The ceiling height was sketched at 8 feet but will work up to 10 feet. The Simpson (or equal) strapping may be adjusted to similar design pressure straps/clips.

Kleberg County will require windstorm certification of the window(s) installation and the certifying inspector may alter the noted straps/clips. The window specifications are for the City of Corpus Christi and may be different to City of Kingsville. The wind pressure for this address is at 135 mph for Category II and Exposure C.

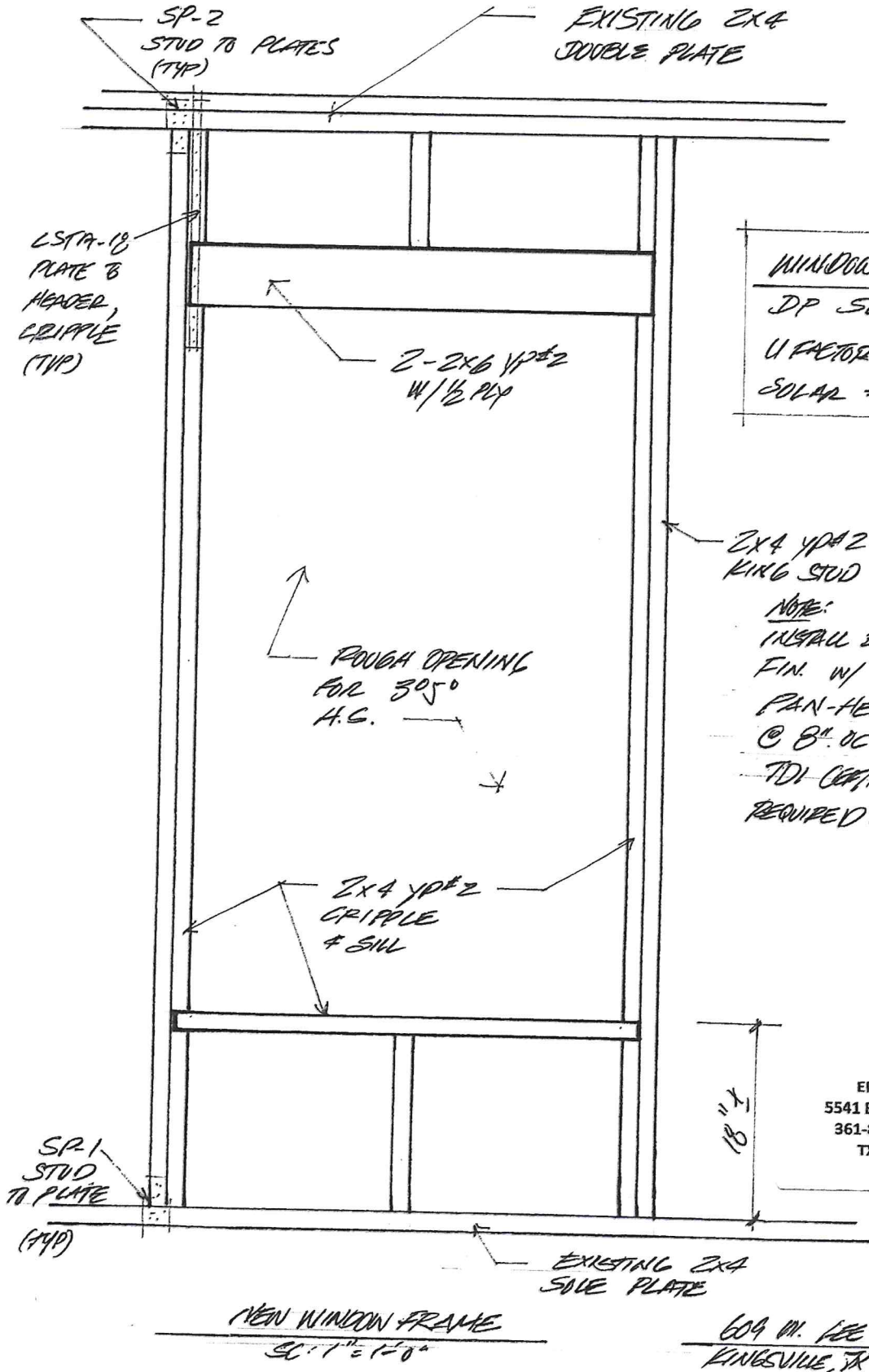
Please call with any questions.

Respectfully,



Arnold O. Moreno, P.E.
Texas Registered Professional Engineer 46687





WINDOW SPECS:
 DP 50 OR GREATER
 U FACTOR = 0.40 OR LESS
 SOLAR = 0.25 OR LESS

2x4 VP#2
KING STUD

NOTE:
 INSTALL BY WINDOW
 FIN. W/ #10 x 5"
 PAN-HEAD SCREWS
 @ 8" OC. OR EQUAL
 TDI CERTIFICATION
 REQUIRED.



A.O. MORENO, PE.
 ENGINEERING CONSULTANT
 5541 BEAR LN STE 236, CC TX, 78405
 361-857-2100 FAX 361-452-3088
 TX REG. PROF. ENGR 46687
 TX ENG. FIRM 5234

18" x

NEW WINDOW FRAME
 SC: 1" = 1'-0"

609 W. IEE
 KINGSVILLE, TX

FILE# 332382

FILED FOR RECORD

2022 NOV -4 PM 3: 55

STEPHANIE G. GARZA
COUNTY CLERK KLEBERG COUNTY

BY: *Sonja D. Reyna*
DEPUTY
SONJA D. REYNA

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

NOV 07 2022

DELIVERY DATE



Stephanie G. Garza

STEPHANIE G. GARZA
COUNTY CLERK, KLEBERG COUNTY

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.

RETURN TO:

**FIVE STAR TITLE LLC
304 N. AUSTIN ST
SEGUIN, TEXAS 78155**

RECORDER'S MEMORANDUM:

ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: March 8, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to replace siding, repair foundation and windows on of residential building on ORIG TOWN, Block 2, Lots 6 & 7 also known as 419 West Santa Gertrudis Avenue, Kingsville, TX 78363
APPLICANT: Jesse Ramirez, Mr.
CONTRACTOR: Manny Martinez, Mr.

REQUEST

Discuss and Consider Action to replace siding, repair foundation and windows on of residential building on ORIG TOWN, Block 2, Lots 6 & 7 also known as 419 West Santa Gertrudis 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 1940 two-story rectangular-plan side-gabled residential building with narrow wood siding, wood-framed sash windows, exposed rafter tails, wood eave brackets, two-story rear addition, and ancillary building at rear of property, 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 the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the replacement of siding, repair foundation and windows on residential building at 419 West Santa Gertrudis 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: Jesse Ramirez

Address: 222 E. Joey Garza

Contact: Cell: (361) 345-5678 Home: _____

Email: ramfire19@yahoo.com

Property Owner: Jesse Ramirez

Address: 419 + 419 1/2 W. Santa Gertrudis

Contact: Cell: (361) 458-8727 Home: _____

Property Location and Description: 419 + 419 1/2 W. Santa Gertrudis

Description of Work: Cosmetic repairs, replace siding, repair foundation, replace missing glass in windows

Contractor: Manny Martinez

Contact: Cell: (361) 345-5678 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: Jesse Ramirez

Signature: [Handwritten Signature] Date: 3/7/23

TEXAS HISTORICAL COMMISSION

553

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23515

County: Kleburg

City: Kingsville

Address No: 419

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: 27.522507

Longitude: -97.873018

Legal Description (Lot\Block): ORIG TOWN, BLOCK 2, LOT 6, 7

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: c. 1930

Source Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniela

Date Recorded:

10/7/2012



TEXAS HISTORICAL COMMISSION

553

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23515

County: Kleburg

City: Kingsville

Address No: 419

Street Name: West Santa Gertrudis Avenue

SECTION 2

Architectural Description

Two-story rectangular-plan side-gabled residential building with narrow wood siding, wood-framed sash windows, exposed rafter tails, wood eave brackets, two-story rear addition, and ancillary building at rear of property.

Additions, modifications Explain: rear addition

Relocated Explain:

Stylistic Influence

No Style

Structural Details

Roof Form

Side-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION		553
Project #: 00009	Historic Resources Survey Form	Local Id: 0001-23515
County: Kleburg		City: Kingsville
Address No: 419	Street Name: West Santa Gertrudis Avenue	
SECTION 3 Historical Information		
Associated Historical Context Planning/Development		
Applicable National Register (NR) Criteria:		
<input checked="" type="checkbox"/> A	Associated with events that have made a significant contribution to the broad pattern of our history	
<input type="checkbox"/> B	Associated with the lives of persons significant in our past	
<input type="checkbox"/> 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	
<input type="checkbox"/> 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: <input type="checkbox"/> National <input type="checkbox"/> State <input checked="" type="checkbox"/> Local		
Integrity: <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association		
Integrity Notes:		
Individually Eligible? No	Within Potential NR District?: Yes	Is Property Contributing?: <input checked="" type="checkbox"/>
Priority: Medium	Explain:	
Other Information		
Is prior documentation available for this resource? No Type <input type="checkbox"/> HABS <input type="checkbox"/> Survey <input type="checkbox"/> Other		
Documentation Details:		

Kleberg CAD

Property Search > 23515 RAMIREZ JESSE ROEL SR Tax Year: 2023 - Values not available
for Year 2023

Property

Account

Property ID:	23515	Legal Description:	ORIG TOWN, BLOCK 2, LOT 6, 7, ACRES .0
Geographic ID:	100100206000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	419 W SANTA GERTRUDIS	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	RAMIREZ JESSE ROEL SR	Owner ID:	70121
Mailing Address:	PO BOX 958 DRISCOLL, TX 78351	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: RAMIREZ JESSE ROEL SR

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 2322.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1940	1210.0
MA2F	MA 2ND STORY FRAME	*		1940	1112.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1940	70.0
CNC	CONCRETE SLAB RESIDENTIAL	*		1940	72.0

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 504.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW1	1940	504.0
SPFL	SCREEN PORCH FRAME LOW	*		1940	120.0
SAFU	STORAGE ATTACHED FRAME UNFINISHED	*		1940	132.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$28,410	\$5,000	0	33,410	\$0	\$33,410
2021	\$31,880	\$5,000	0	36,880	\$0	\$36,880
2020	\$30,460	\$5,000	0	35,460	\$0	\$35,460
2019	\$33,650	\$5,000	0	38,650	\$0	\$38,650
2018	\$38,130	\$5,000	0	43,130	\$0	\$43,130
2017	\$38,130	\$5,000	0	43,130	\$0	\$43,130
2016	\$38,130	\$5,000	0	43,130	\$0	\$43,130
2015	\$45,520	\$5,000	0	50,520	\$0	\$50,520

2014	\$45,520	\$5,000	0	50,520	\$0	\$50,520
2013	\$45,520	\$5,000	0	50,520	\$0	\$50,520
2012	\$45,520	\$5,000	0	50,520	\$0	\$50,520
2011	\$45,520	\$5,000	0	50,520	\$0	\$50,520
2010	\$45,520	\$5,000	0	50,520	\$0	\$50,520
2009	\$32,940	\$5,000	0	37,940	\$0	\$37,940

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

Materials List for remaining 2 project houses on 419 Santa Gertrudis

Small House in Back – Front Side

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 boards

Small House in Back – Back Side

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.

Small House in Back – Left Side

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

Small House in Back – Left Side

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

It will be twice the materials for the 2 Story House.



KEEP OUT

KEEP OUT















