

HISTORICAL DEVELOPMENT BOARD

Wednesday, July 19, 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

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)- June 21, 2023***
- ***PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)***
- ***POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA***
- ***AGENDA ITEMS***

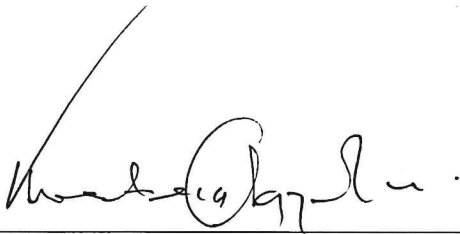
Item #1 Discuss and Consider Action on a request to remove and install veneer brick sidings and new windows on a property at 5TH, BLOCK 10, LOT E/2 14, 15, 16, also known as 300 East Richard Avenue, Kingsville TX,78363

- **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, July 19, 2023.



Kobby Agyekum
Senior Planner /Historic Preservation Officer
Interim Planning Director

Posted
@ 12:00 pm
On 7-14-23
By H Solin

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING
WEDNESDAY, July 19, 2023, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

Maggie Salinas, Chairman
Jeri L S Morey
David Thibodeaux
Lucia Perez

City Staff:

Kobby Agyekum, Interim Director of
Planning and Development
Herlinda Solis, Administrative Assistant II
Theresa Cavazos, Administrative Assistant I

Historical Board Members Not Present:

Daniel J Burt
Taulia Lauren

1. **Call meeting to order:** Meeting was called to order at 4:03 PM
2. **Discuss and approve minutes from previous meeting** –Lucia Perez made a motion to approve minutes April 19, 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 to replace sidings and new windows on residential building on ORIG TOWN, BLOCK 17, LOT 21, 22, E19' 23 also known as 510 West Lee Avenue, Kingsville, TX 78363

Kobby stated that this was a 1945 one story duplex with front-gabled partial-width centered porch supported by plain wood brackets. The owner would like to put new siding and windows, which would improve the preservation of this structure. Kobby recommends we allow this to move forward, under the Secretary of Standards #9. Jerri Morey made some comments of concern that included the trim and porch and would like to keep the quality of the appearance. Kobby agreed to communicate these concerns with homeowner and the Building Official. Maggie Salinas reminded the Board only has the authority to approve the current request and if other issues of construction are a concern, they would have to be brought back to the Board later. Jeri Morey made the motion to approve the, David Thibodeaux seconded the motion. All approved the motion.

Item #2 Discuss and Consider Action to install a ramp for ADA on ORIG TOWN, BLOCK 6, LOT 31 & 32, also known as 300 East Richard Avenue, Kingsville TX,78363

Kobby stated that this was a 1946 one-story rectangular plan with angled side commercial building that used to be a dance hall, it is required by ADA requirements to have a ramp. This will be a Mariachi Bar and they will be having customers with wheelchairs and recommend approval with The Secretary of Standards #9. Jerry Morey made a concern about the door being reversed and needs to be corrected. David Thibodeaux made the motion to approve the, Lucia Perez seconded the motion. All approved the motion.

Item #3 Discuss and Consider Action to replace sidings on property at 3RD, BLOCK 15, LOT 25-28, also known as 610 & 612 East Richard Avenue, Kingsville TX,78363

Kobby stated that this was a 1945 one-story cross-gables L-plan residential building, the owners would like to split the property as it has 2 structures on it and will start by repairing the siding on 610 East Richard. Kobby recommends we approve under The Secretary of Standards #9. No comments from the Board. Jeri Morey made the motion to approve the, David Thibodeaux seconded the motion. All approved the motion.

Item #4 Discuss and Consider Action to repair water leak, restore stucco at top of brick wall, and retouch brick mortar on commercial property ORIG TOWN, BLOCK 50, LOT 8, (WORLD FINANCE CO), also known as 215 East Kleberg Avenue, Kingsville TX,78363

Kobby stated that this is a 1940 one-story commercial building (World Finance Co), the masonry needs repairs due to leaking coming from the top of the building that keeps losing stucco and it also has cracks on the outside. Kobby recommends we approved repairs under The Secretary of Standards #9. Roger Pollard(contractor) stated that he doesn't see any problem with the roof, and needs to inspect the gutters, he will hire a plumber with a camera to check for leaking. Roger stated that he will communicate with the property owner next door. David Thibodeaux asked if the roof sloped to the front, Roger said yes that it is hard to see but the roof slopes to the Northeast corner. The gutter is in between the walls and needs to be checked. David Thibodeaux made the motion to approve the, Lucia Perez seconded the motion. All approved the motion.

STAFF REPORTS: Kobby announced that the new Memorial Statue was looking amazing and was mounted. Chris Maher and Taulia Laurenno have resigned from the Board, Chris Maher was transferred to Houston and Taulia Laurenno has changed jobs and must travel out of town daily and would not be able to return on time for meetings. Lastly the Texas Historical Commission sent Kobby a draft of the Los Kinenos; the King's People and would like to have a plaque placed at Maggie's Pavilion.

MISCELLANEOUS:

None

5. **Adjournment:** Meeting adjourned at 4:36 PM

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 11, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to remove and install veneer brick sidings and new windows on a property at 5TH, BLOCK 10, LOT E/2 14, 15, 16, also known as 300 East Richard Avenue, Kingsville TX, 78363
APPLICANT: Maroquin Construction
CONTRACTOR: Maroquin Construction

REQUEST

Discuss and Consider Action to remove and install veneer brick sidings and new windows on a property at 5TH, BLOCK 10, LOT E/2 14, 15, 16, also known as 300 East 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 1956 One-story rectangular-plan cross-gabled Ranch style residential building with inset partial-width porch supported by brick piers, brick veneer, and picture and sash windows located within the Historic District. This property is associated with events that have made a significant contribution to the broad pattern of the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the installation to be in conformity with requirements and overall curb appeal that it is in conformity with the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of installation of the veneer brick sidings and new windows at 729 East Lott 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: Marroquin Constaction
Address: 264 E. Co. Rd 2210 Kingsville Tx 78363
Contact: Cell: 361-522-3724 Home: _____
Email: AVAJohn2155@gmail.com

Property Owner: _____

Address: 729 E. Lott

Contact: Cell: 956-451-0010 Home: _____

Property Location and Description: 729 E. Lott Yellow / Brick
on exterior

Description of Work: Leveling, Replace all rotten floor joist and
decking, Remove brick and install siding with hardi.
install new windows and doors, New Roof

Contractor: Marroquin Constaction

Contact: Cell: 361-522-3724 Home: _____

Email: AVAJohn2155@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: John A. Alarcon

Signature: [Handwritten Signature] Date: _____

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 24981 R
Legal Description
 5TH, BLOCK 10, LOT E/2 14, 15, 16

OWNER ID
 66655

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2022
 SALINAS JOEL GUADALUPE
 CLAUDIA IRIS SALINAS
 15603 SOUTH BRENTWOOD
 CHANNELVIEW, TX 77530

Values
 IMPROVEMENTS 92,390
 LAND MARKET + 5,630
 MARKET VALUE = 98,020
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 98,020

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

100701014000192 Ref ID2: R24981
 Map ID C1

ACRES:
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 729 E LOTT

GENERAL
 LAST APPR. CT
 LAST APPR. YR 2022
 LAST INSP. DATE 03/03/2022
 NEXT INSP. DATE

UTILITIES

TOPOGRAPHY

ROAD ACCESS PC

ZONING

BUILDER

NEXT REASON

REMARKS
 FOR 2022 UPDATE ACCT PER CT 3/3/22 3/4/22
 JO -- FOR 2019 ADD IMP NBHD PER AYG 5/23/19
 JO -- FOR 2019 UPDATE APPR CHGS - ADD PHY
 % FOR EXT COND PER SCHEDULE OR SITE

SKETCH for Improvement #1 (RESIDENTIAL)

BUILDING PERMITS
 PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/15/2023 ***** SALINAS JOEL GUA GWD 333443
 11/21/2019 ***** WELLS FARGO BANK/SPWD 320271
 05/14/2019 ***** TORRES OCTAVIANASBTR 318258

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SUBD: S007 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA		MAIN AREA	R	MM4/	1,587.0	73.64	1	1956	1985	124,310	59%	90%	100%	100%	100%	0.53	66,010
OPMA		OPEN PORCH M	R		108.0	14.73	1	1956	1985	1,590	59%	90%	100%	100%	100%	0.53	950
OPMA		OPEN PORCH M	R		99.0	14.73	1	1956	1985	1,460	59%	90%	100%	100%	100%	0.53	770
OPMA		OPEN PORCH M	R		44.0	14.73	1	1956	1985	650	59%	90%	100%	100%	100%	0.53	340
DGDU		DETACHED GAR	R		720.0	22.09	1	1950	1985	15,910	59%	100%	100%	100%	100%	0.59	9,360
CPMA		CARPORTR MASO	R		459.0	11.05	1	1950	1985	5,070	59%	100%	100%	100%	100%	0.59	2,990
					3,017.0					148,990							80,340
																	92,390

IMPROVEMENT INFORMATION

HEATING/COOLING	FOUNDATION	EXTERIOR WALL	INTERIOR FINISH	ROOF STYLE	FLOORING	PLUMBING
1	1	1	1	1	1	1

LAND INFORMATION
 IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 MKT VAL 5,630 AG APPLY NO
 AG CLASS AG TABLE AG UNIT PRC AG VALUE 0.00 0 0

LAND INFORMATION
 DIMENSIONS 62.5X140
 UNIT PRICE 90.00
 GROSS VALUE 5,630
 ADJ MASS ADJ VAL SRC 1.00 A
 IRR Wells: 0 Capacity: 0
 IRR Acres: 0
 MKT VAL 5,630 AG APPLY NO
 AG CLASS AG TABLE AG UNIT PRC AG VALUE 0.00 0 0

COMMENT: F: 62.5 R: 62.5 FF

Effective Date of Appraisal: January 1 Date Printed: 06/07/2023 12:39:00PM by VICKI

Page 1 of 1

TEXAS HISTORICAL COMMISSION

1029

Project #: 00009
 County: Kleburg

Historic Resources Survey Form

Local Id: 0001-24981
 City: Kingsville

Address No: 729 Street Name: East Lott Avenue

SECTION 1

Basic Inventory Information

Current Name:
 Historic Name:

Owner Information Name: Torres Octavia Status:
 Address: PO Box 545 City: Kingsville State: TX Zip: 78364

Geographic Location Latitude: 27.513488 Longitude: -97.85912

Legal Description (Lot\Block): 5TH, BLOCK 10, LOT E/2 14, 15, 16

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: 1956 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence

Date Recorded: 6/12/2013



TEXAS HISTORICAL COMMISSION

1029

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-24981
City: Kingsville

Address No: 729 **Street Name:** East Lott Avenue

SECTION 2

Architectural Description

One-story rectangular-plan cross-gabled Ranch Style residential building with inset partial-width porch supported by brick piers, brick veneer, and picture and sash windows.

- Additions, modifications **Explain:**
- Relocated **Explain:**

Stylistic Influence

Ranch Style

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Wall Materials

Brick

Windows

Sash

Doors (Primary Entrance)

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Shed Roof
SUPPORT Masonry pier
MATERIAL Brick

ANCILLARY BUILDINGS:

Garage: Barn: Shed: Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

1029

Project #: 00009
 County: Kleburg

Historic Resources Survey Form

Local Id: 0001-24981
 City: Kingsville

Address No: 729 Street Name: East Lott 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:

lett

Product Info

Description & Specs >

Frames assembled using fusion-welded technology for greater strength and stability. 1-1/4-in pre-punched integral nailing fin surrounds the full perimeter of the frame and helps make installations weathertight. Built with high quality extruded vinyl that does not chip or peel and resists fading, mildew and co...Learn More

Ratings & Reviews 2 >

Community Q & A >

CA Residents: Prop 65 WARNING(S) >

Wait Don't Forget These ...!



JELD-WEN
V-2500 35.5-in x 59.5-in x 3-in Jamb
Vinyl New Construction White Single
Hung Window Full Screen Included

\$228.00

2

Add To Cart

DELTA

- +

4:25

5G 57

< Back

Product Information

Clear Opening Width	32.6
Color/Finish Family	White
Common Size (W x H)	36-in x 60-in
Design Pressure (DP) Rating	50
ENERGY STAR Certified North/Central Zone	Yes
ENERGY STAR Certified Northern Zone	No
ENERGY STAR Certified South/Central Zone	Yes
ENERGY STAR Certified Southern Zone	Yes
Exterior Color/Finish	White
Florida Product Approved	No
For Use with Mobile Homes	No
Frame Material	Vinyl
Frame Profile	Flat
Glass Insulation	Low-E
Glass Strength	Annealed

Glazing Type

Double pane



Shop



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Stores



Account

Product Evaluation

WIN1824 | 1021

Engineering Services Program

The following product has been evaluated for compliance with the wind loads specified in the International Residential Code (IRC) and the International Building Code (IBC).

This product evaluation is not an endorsement of this product or a recommendation that this product be used. The Texas Department of Insurance has not authorized the use of any information contained in the product evaluation for advertising, or other commercial or promotional purpose.

This product evaluation is intended for use by those individuals who are following the design wind load criteria in Chapter 3 of the IRC and Section 1609 of the IBC. The design loads determined for the building or structure shall not exceed the design load rating specified for the products shown in the limitations section of this product evaluation. This product evaluation does not relieve a Texas licensed engineer of his responsibilities as outlined in the Texas Insurance Code, the Texas Administrative Code, and the Texas Engineering Practice Act.

For more information, contact TDI Engineering Services Program at (800) 248-6032.

Evaluation ID: WIN-1824

Effective Date: October 1, 2021

Re-evaluation Date: October 2025

Product Name: Builders Vinyl (V-2500) Flanker Tilt Single Hung Windows, Non-Impact Resistant

Manufacturer: JELD-WEN Windows and Doors
 3737 Lakeport Boulevard
 Klamath Falls, OR 97603
 (541) 882-3451

General Description:

System	Description	Label Rating	Design Pressure Rating
1	Builders Vinyl (V-2500) Flanker Tilt Single Hung Windows; O/X.O.O/X	R-PG50 (109 x 74)-H	+50 / -50 psf

Product Dimensions:

System	Overall Size	Operable Sash Size	Fixed Sash Daylight Opening Size
1	109" x 74"	34" x 36-13/16"	Single Hung: 33-5/16" x 34-11/16" Center: 33-5/16" x 71-1/4"

Product Identification (Certification Label on Window):

System		
1	Certification Agency	AAMA
	Manufacturer's Name or Code Name	JW-6, JW-12, JW-18, JW-19
	Product Name	Builders Vinyl (V-2500) Flanker Tilt SH
	Test Standards	AAMA/WDMA/CSA 101/1.S.2/A440-11

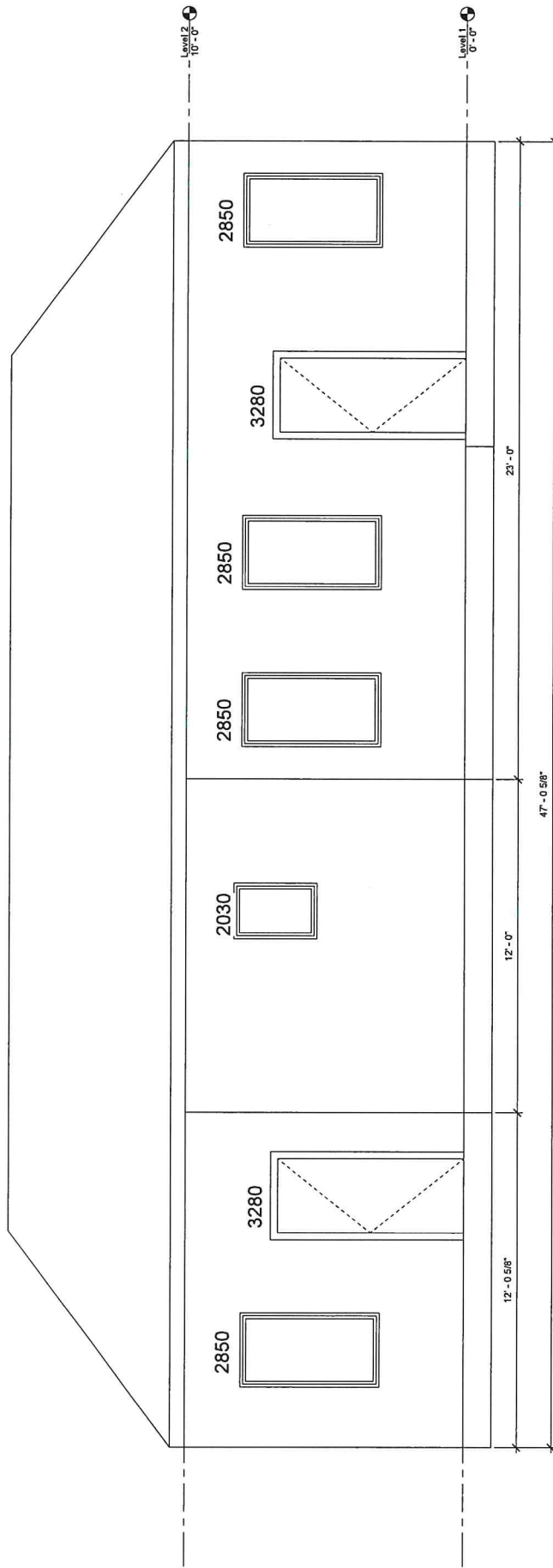
Impact Resistance:

System	Impact Resistant	Requirement
1	No	Provide an impact protective system when installing the product in areas that require windborne debris protection.

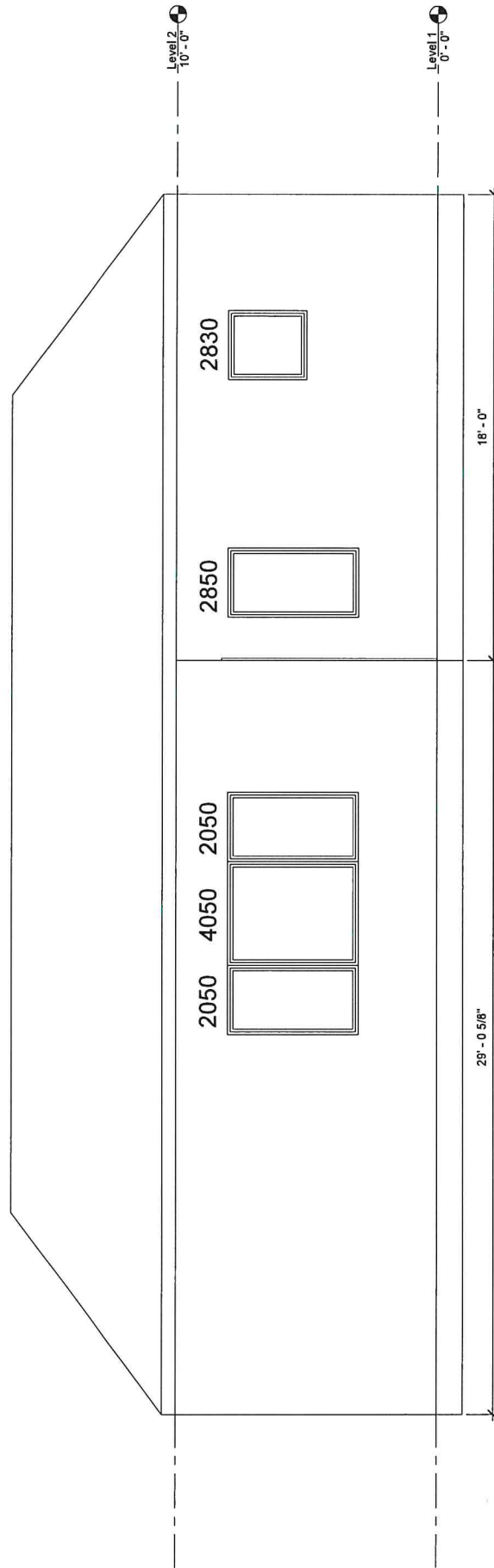
Installation:

System		
1	Type of Installation	Install in accordance with JELD-WEN drawing No. D009140, titled "Builders Vinyl Tilt Single Hung XOX", dated July 26, 2021. Signed and sealed by Joseph A. Reed, P.E. on July 26, 2021.
	Wall Framing	
	Fasteners	
	Fastener Location/Spacing	
	Fastener Penetration	

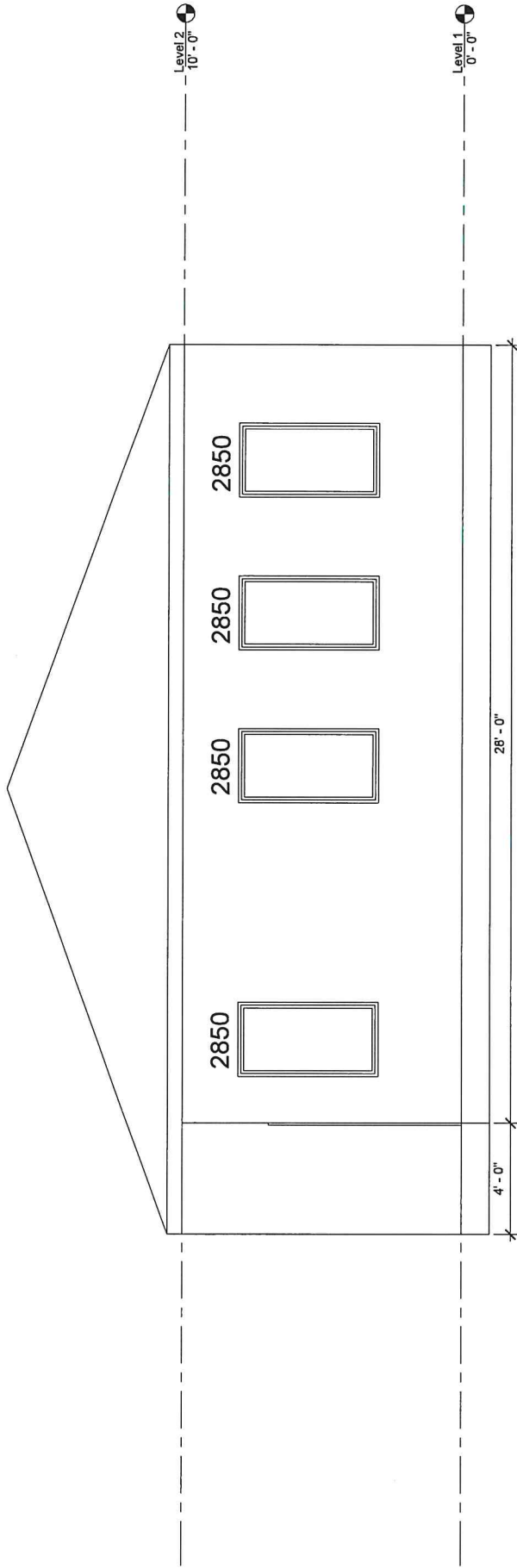
Note: Keep the manufacturer's installation instructions available on the job site during installation. Use corrosion resistant fasteners as specified in the IRC and the IBC.



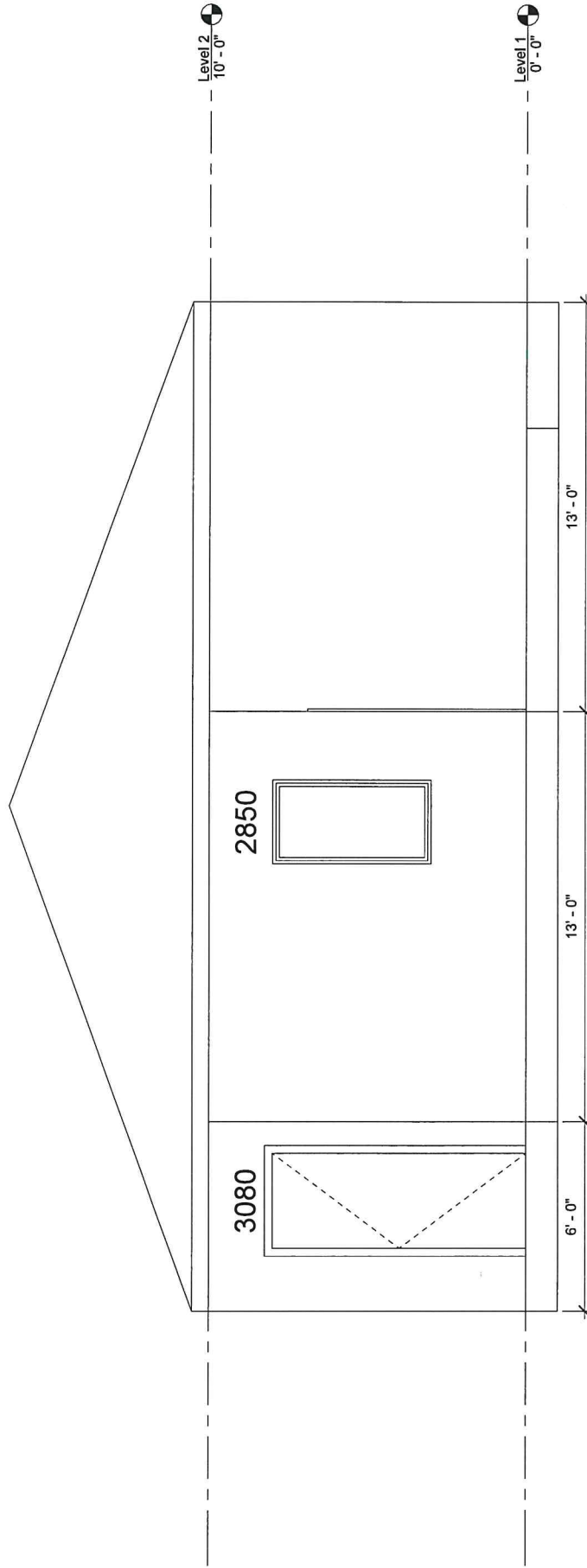
① BACK ELEVATION - a
1/2" = 1'-0"



① FRONT ELEVATION - a
3/8" = 1'-0"



① LEFT ELEVATION - a
 $\frac{3}{8"} = 1'-0"$



① RIGHT ELEVATION - a
3/8" = 1'-0"





