

HISTORICAL DEVELOPMENT BOARD

Wednesday, August 16, 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

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)- July 19, 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 2 doors, sidings, and shingles on a residential property at ORIG TOWN, BLOCK 77, LOT 23-26 also known as 214 West Huisache Avenue, Kingsville Texas 78363

Item #2

Discuss and Consider Action to demolish building on property at ORIG TOWN, Block 5, Lot 14-15, also known as 229 East Santa Gertrudis Avenue, Kingsville, TX, 78363

Item #3

Discuss and Consider Action to demolish building on property at ORIG TOWN, Block 6, Lot 19-23, also known as 320 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, August 16, 2023.



Kobby Agyekum
Senior Planner /Historic Preservation Officer

Posted
@ 3:00 pm
On 8-11-23
By H. Bolin

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

Historical Board Members Present

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

Citizens Present

Staff Present

Kwabena Agyekum, Interim Director of
Planning and Development Services

Herlinda Solis, Administrative Assistant II

Arturo Rangel, Planning Intern

1. **The meeting was called to order at:** 4:03
2. **Discuss and take action on the meeting minutes of last meeting.** Minutes approved by Jeri Morey with 2 corrections due to the spelling of her name being incorrect on Items 1 &2, the motion was seconded by Lucia Perez with these corrections.
3. **Public Comments on or off the agenda - None**
4. **Postponements** – None
5. **Old Business** – None
6. **New Business** – None
7. **Item #1: to 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 729 East Lott Avenue, Kingsville Tx, 78363.**

Kobby stated that this is a 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 historical district. Kobby mentions that this property is associated with events that made contribution to the broad pattern of the historic district with low priority for preservation. Remove the

brick veneer and reinstall it. The house has lost its balanced and as a result the platform needs to be redone. There will be no adverse impact to the historic, cultural, architectural nature of the district. Kobby stated that this would fall under the Standards of the Secretary of the Interior # 9.

8. **Discuss and Consider Action on the request from** Daniel asked for clarification that the brick is being replaced with brick veneer. Daniel Burt made the motion to approve 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 729 East Lott Avenue, 2nd by David Thibodeaux seconded the motion. All approved the motion.
9. **Miscellaneous** – Daniel Burt mentioned that he would like to see more education on planting trees in our community, Maggie Salinas agreed and said she would like to see 100 trees planted in our Historic community.
10. **Adjournment** - Meeting adjourned at 4:16 PM

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 21, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to replace 2 doors, sidings, and shingles on a residential property at ORIG TOWN, BLOCK 77, LOT 23-26 also known as 214 West Huisache Avenue, Kingsville Texas 78363
APPLICANT: Juan Flores, Mr.
CONTRACTOR: Juan Flores, Mr.

REQUEST

Discuss and Consider Action to replace 2 doors, sidings, and shingles on a residential property at ORIG TOWN, BLOCK 77, LOT 23-26 also known as 214 West Huisache Avenue, Kingsville Texas 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 group of 1945 one-story open porch frame, rectangular plan residential buildings with Hardie plank, horizontal siding, replacement sash windows, and old roof configuration and need interior repairs, located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation but will help improve curb appeal and the overall character of the area.

STAFF REVIEW & RECOMMENDATION

Staff have 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 replacing 2 doors, sidings, and shingles on residential property at 214 West Huisache 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: JUAN FLORES
Address: 214 w Huisache st kingsville tx 78363
Contact: Cell: 956-535-3421 **Home:** same
Email: flores.ranch21@gmail.com

Property Owner: JUAN FLORES
Address: 214 w Huisache st kingsville tx 78363
Contact: Cell: 956-535-3421 **Home:** same

Property Location and Description: conner of huisache and fifth st

Description of Work: replace 2-doors , paint all intirior walls , replace 15 pannles of siding , replace 15-20 damaged shingles

Contractor: N/A
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
 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: JUAN FLORES

Signature: Juan Flores Date: 7/14/2023

TEXAS HISTORICAL COMMISSION

223

Project #: 00009 **Historic Resources Survey Form** Local Id: 0001-10505
 County: Kleburg City: Kingsville
 Address No: 214 Street Name: West Huisache Avenue

SECTION 1

Basic Inventory Information

Current Name:
 Historic Name:

Owner Information Name: House Marion Davis Status:
 Address: PO Box 1341 City: Kingsville State: TX Zip: 78364

Geographic Location Latitude: 27.512706 Longitude: -97.869823

Legal Description (Lot\Block): ORIG TOWN, BLOCK 77, LOT 23-26

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: 1940 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence H. Ruiz **Date Recorded:** 6/19/2013



TEXAS HISTORICAL COMMISSION

223

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10505

County: Kleburg

City: Kingsville

Address No: 214

Street Name: West Huisache Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential building with handicap accessible ramp, offset front-gabled porch supported by wood posts, narrow wood siding, and aluminum-frame 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

NA

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

223

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10505

County: Kleburg

City: Kingsville

Address No: 214

Street Name: West Huisache 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 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:

Kleberg CAD

Property Search > 10505 GOMEZ JOSE M for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID: 10505 Legal Description: ORIG TOWN, BLOCK 77, LOT 23-26
 Geographic ID: 100107723000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 214 W HUISACHE AVE Mapsco:
 TX
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: GOMEZ JOSE M Owner ID: 54646
 Mailing Address: 5302 MASADA CT % Ownership: 100.0000000000%
 CORPUS CHRISTI, TX 78413
 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: GOMEZ JOSE M
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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: 1240.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1940	1240.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1950	96.0
PCFA	PATIO COVERED FRAME AVERAGE	*		1950	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.3214	14000.00	100.00	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	\$13,090	\$2,000	0	15,090	\$0	\$15,090
2021	\$26,160	\$2,000	0	28,160	\$0	\$28,160
2020	\$25,310	\$2,000	0	27,310	\$0	\$27,310
2019	\$25,310	\$2,000	0	27,310	\$0	\$27,310
2018	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2017	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2016	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2015	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2014	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2013	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2012	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2011	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2010	\$21,230	\$2,000	0	23,230	\$0	\$23,230
2009	\$21,230	\$2,000	0	23,230	\$0	\$23,230

Questions Please Call (361) 595-5775


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



**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: 7/14/23	PERMIT# :	APPROVED BY:
JOB ADDRESS: 214 W HUISACHE ST KINGSVILLE TX 78363		
OWNER'S NAME: LAST: FLORES	FIRST: JUAN	M: DANIEL
MAILING ADDRESS: P.O BOX 5553	PHONE NO:	
CITY: KINGSVILLE	STATE: TX	ZIP CODE: 78363
CONTRACTOR: *		PHONE NO:
DESCRIPTION OF WORK: <input type="checkbox"/> New <input checked="" type="checkbox"/> Remodel		
Square Feet		
980		
VALUATION OF WORK: \$ 3500	PERMIT FEE: \$	
* Contractor must be registered with the City of Kingsville.		
NOTICE		
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.		
 SIGNATURE	7/14/2023 DATE	
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.		
INITIAL HERE <u> JF </u>		

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)

Show NORTH arrow on (PLOT PLAN)

LOT SIZE:

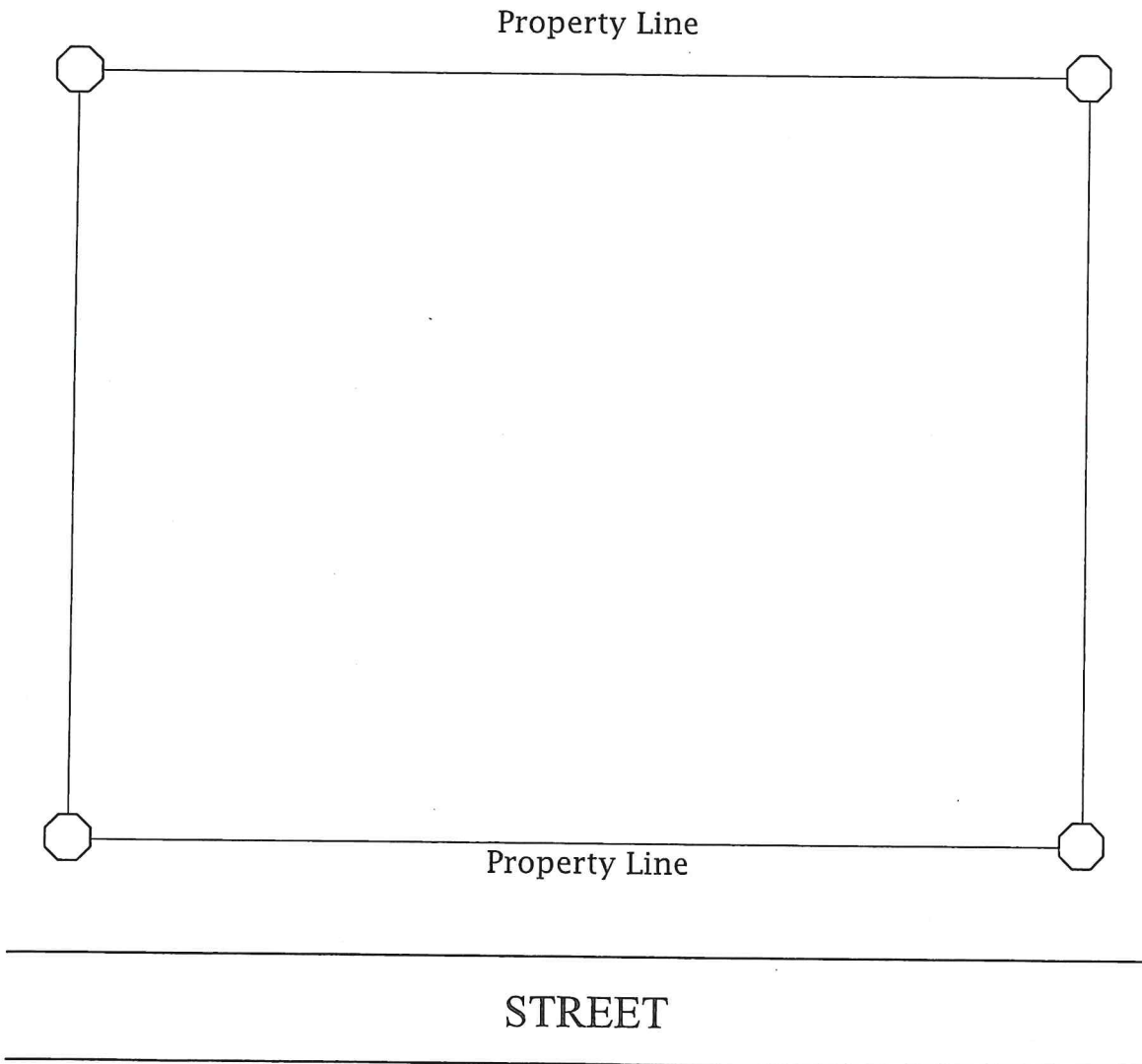
1. Width of lot ¹⁰⁰ _____ 2. Length of lot ¹⁴⁰ _____.

BUILDING SETBACKS

1. Front ³⁰ _____ 2. Right Side ²⁰ _____

3. Left Side ⁵⁰ _____ 4. Back ⁷⁰ _____

SHOW _____ FOR EXISTING SHOW _____ FOR ALTERATION



214 w Huisache parts list 2023

- Grey exterior paint 5gal
- 15 panels siding
- 20 pieces black shingles
- 2- 30" room/closet doors
- White interior paint 5gal
- Exterior nails #10- 5pounds
- Roofing nails 5 pounds

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: MAY 19, 2023
GRANTOR: JOSE M. GOMEZ
GRANTOR'S ADDRESS: 5302 Masada Ct., Corpus Christi, TX 78413
GRANTEE: JUAN DANIEL FLORES, a single man
GRANTEE'S ADDRESS: 214 West Huisache Ave., Kingsville, TX 78363

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor ("Lender"), in the principal amount of \$25,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Michael J. Shelly, P.C., a Texas professional corporation, Trustee. The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

PROPERTY:

Lots Twenty-Three (23), Twenty-Four (24), Twenty-Five (25) and Twenty-Six (26), Block Seventy-Seven (77), Original Townsite of Kingsville, Kleberg County, Texas, as shown on map or plat of record in Envelope 96, Plat Cabinet I, Map Records of Kleberg County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.









CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: August 10, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to demolish building on property at ORIG TOWN, Block 5, Lot 14-15, also known as 229 East Santa Gertrudis Avenue, Kingsville, TX, 78363
APPLICANT: Viola Simoneau Salazar, Mrs.
CONTRACTOR: City of Kingsville

REQUEST

Discuss and Consider Action to demolish building on property at ORIG TOWN, Block 5, Lot 14-15, also known as 229 East 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 1957 One-story rectangular residential building with vinyl siding, side-gabled roof, front-gabled bracket-supported entry porch, aluminum framed two-over-two paired sash windows, located within the Historic District. This property is associated with events that have made the contributions to the historic district with priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and agreed to the owner's request that the building is no longer in conformity with aesthetic and overall curb appeal, that it is not in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval to demolish the residential building at 229 East Santa Gertrudis Avenue as there would be no 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.
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Standards of the Secretary of the Interior

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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.
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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: City of Kingsville - Planning Dept
Address: 410 W King Kingsville TX 78363
Contact: Cell: _____ **Home:** 361-595-8055
Email: _____

Property Owner: Viola S Simonean
Address: P.O. Box 381 Kingsville TX 78364
Contact: Cell: _____ **Home:** 361 455-8380

Property Location and Description: 229 e Santa Gertrudis
Org town, Block 5, Lot 14, 15

Description of Work: Front Structure for demo.

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
 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: City of Kingsville Planning
Signature: City of Kingsville Planning Date: 7/20/2023

TEXAS HISTORICAL COMMISSION

26

Project #: 00009
 County: Kleburg

Historic Resources Survey Form

Local Id: 0001-14435
 City: Kingsville

Address No: 229 Street Name: East Santa Gertrudis Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: Salazar Heriberto est Status:
 Address: 229 East Santa Gertrudis Av City: Kingsville State: TX Zip: 78363

Geographic Location Latitude: 27.52262 Longitude: -97.866551

Legal Description (Lot\Block): ORIG TOWN, BLOCK 5, LOT 14, 15

Addition/Subdivision: Year:

Property Type Building
Current Designations: NR District Is property contributing?
 NHL NR RTHL OTHM HTC SAL Local Other

Architect: **Builder**
Contruccion Date: 1957 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Austin and Kelsey

Date Recorded: 11/26/2012



TEXAS HISTORICAL COMMISSION

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-14435
City: Kingsville

Address No: 229 **Street Name:** East Santa Gertrudis Avenue

SECTION 2

Architectural Description

One-story rectangular residential building with vinyl siding, side-gabled roof, front-gabled bracket-supported entry porch, aluminum-framed two-over-two paired sash windows.

Additions, modifications **Explain:**

Relocated **Explain:**

Stylistic Influence

Minimal Traditional

Structural Details

Roof Form

Side-Gabled

Roof Materials

Composition Shingles

Wall Materials

Vinyl

Windows

Metal sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Brackets

MATERIAL

ANCILLARY BUILDINGS:

Garage: Barn: Shed: Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

Project #: 00009
 County: Kleburg

Historic Resources Survey Form

Local Id: 0001-14435
 City: Kingsville

Address No: 229 Street Name: East 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:

Kleberg CAD

Property Search > 14435 SIMONEAU VIOLA SALAZAR for Year Tax Year: 2023 - Values not available
 2023

Property

Account

Property ID: 14435 Legal Description: ORIG TOWN, BLOCK 5, LOT 14, 15
 Geographic ID: 100100514000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 229 E SANTA GERTRUDIS Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: SIMONEAU VIOLA SALAZAR Owner ID: 29092
 Mailing Address: PO BOX 381 % Ownership: 100.0000000000%
 KINGSVILLE, TX 78364-0381
 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: SIMONEAU VIOLA SALAZAR
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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: 720.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW2	1957	720.0
OPFA	OPEN PORCH FRAME AVERAGE *			1957	24.0
OPFA	OPEN PORCH FRAME AVERAGE *			1957	96.0
CPFA	CARPOR FRAME AVERAGE *			1957	320.0

Land

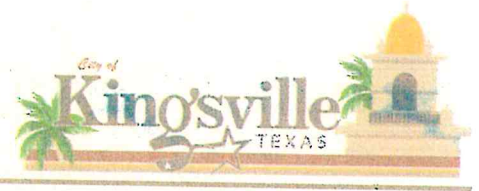
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	N/A	N/A

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	\$27,420	\$3,500	0	30,920	\$0	\$30,920
2021	\$100	\$3,500	0	3,600	\$0	\$3,600
2020	\$100	\$3,500	0	3,600	\$0	\$3,600
2019	\$100	\$3,500	0	3,600	\$0	\$3,600
2018	\$70	\$3,500	0	3,570	\$0	\$3,570
2017	\$19,440	\$3,500	0	22,940	\$0	\$22,940
2016	\$19,440	\$3,500	0	22,940	\$0	\$22,940
2015	\$18,940	\$3,500	0	22,440	\$0	\$22,440
2014	\$18,940	\$3,500	0	22,440	\$0	\$22,440
2013	\$18,940	\$3,500	0	22,440	\$0	\$22,440
2012	\$18,940	\$3,500	0	22,440	\$0	\$22,440
2011	\$18,940	\$3,500	0	22,440	\$0	\$22,440
2010	\$18,940	\$3,500	0	22,440	\$0	\$22,440
2009	\$18,940	\$3,500	0	22,440	\$0	\$22,440

Questions Please Call (361) 595-5775

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



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

Property Owner Release for Nuisance Abatement

RELEASE BY PROPERTY OWNER FOR NUISANCE ABATEMENT

The undersigned, being the owner of owners of the real estate located in the City of Kingsville, Texas, described as follows:

ADDRESS: 229 E Santa Gertrudis
LEGAL DESCRIPTION: Orig TOWN, Block 5, Lot 14, 15
PROPERTY TAX NO: 14435

Hereby recognize that there is situated on such real estate a nuisance, to wit: substandard structure, as that term is defined by applicable ordinances of the City of Kingsville, Texas, and hereby request that the City of Kingsville Abate such nuisance by demolishing the structure. I understand that I am entitled to a public hearing wherein I may present proof of compliance with City ordinances. By my signature below I hereby waive my right to the public hearing and admit that the structure constitutes a nuisance and a danger to the public's health, safety, and welfare.

And in consideration therefore, I/we hereby release the City of Kingsville, its agents, servants, representatives, officials, officers and employees from any and all liability that may arise from the abatement of the nuisance, including any damage to other structures, vegetation and/or trees as well and personal items.

The City of Kingsville agrees to abate the nuisance (demolishing the structure)

It is further agreed that the City shall have a lien on the above referenced property to recoup the total cost of the abatement, including any administrative charges and any other charges incurred by the City of Kingsville in abating the nuisance.

EXECUTED THIS 19th DAY OF July, 2023.

Viola S. Simoneau

PROPERTY OWNER (PRINT)

Viola S. Simoneau

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

P.O. Box 381

MAILING ADDRESS

KINGSVILLE, TX

78363

COPY

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

Payment Agreement

This payment agreement plan is made between the City of Kingsville and Viola Simoneau wherein Viola Simoneau agrees to make payments to the City of Kingsville in accordance with the terms provided below:

\$ 2030 ESTIMATED cost to property owner.

\$ 1015 to be received by the City of Kingsville before the commencement of demolition.

Twelve (12) payments of \$ 84.58 will be paid to the City of Kingsville the months following demolition.

payments can be made at the Collections Department, 1st floor, Municipal Building at 200 E Kleberg, Kingsville, Texas. If you fail to pay in full or make payments arrangements of the ESTIMATED COST you will be billed for the ACTUAL COST of demolition, which includes labor and equipment costs. If you fail to pay the ESTIMATED COST of demolition a lien will be placed on your property for the ACUTAL COST of Demolition. Other fees may be attached to such lien.

Be advised, unforeseen cost may be incurred that will be reflected on the ACTUAL COST.

Declaration: I have read the payment agreement and agree with all the terms. I have received a copy of the necessary documents and am well aware of the consequences of not meeting with the aforementioned terms.

Name and mailing address of the payor: Viola Simoneau
P.O. Box 381
Kingsville, TX, 78364

Signature of the payor: Viola S. Simoneau

Date: 7-19-2023

City of Kingsville
410 West King St
Kingsville, Texas 78363

Signature of the City Representative: Maryann Jago

Date: 7-19-2023

Name and address of the witness: _____

Date: _____

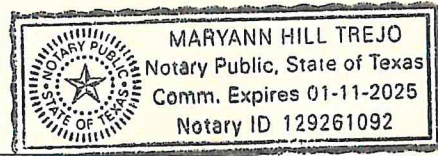
COPY

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

STATE OF TEXAS

COUNTY OF KLEBERG

This instrument was acknowledged before me on this 19th day of July, 2023, by Viola Simoneau as owner (s) of the property.



NOTARY PUBLIC, STATE OF TEXAS

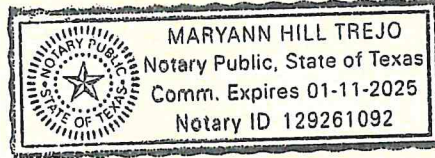
CITY OF KINGSVILLE

BY: Maryann Trejo

STATE OF TEXAS

COUNTY OF KLEBERG

This instrument was acknowledged before me on this 19th day of July, 2023, by Maryann Trejo of the City of King'sville, a Texas municipal corporation, on behalf of said Municipal Corporation.



NOTARY PUBLIC, STATE OF TEXAS

COPY



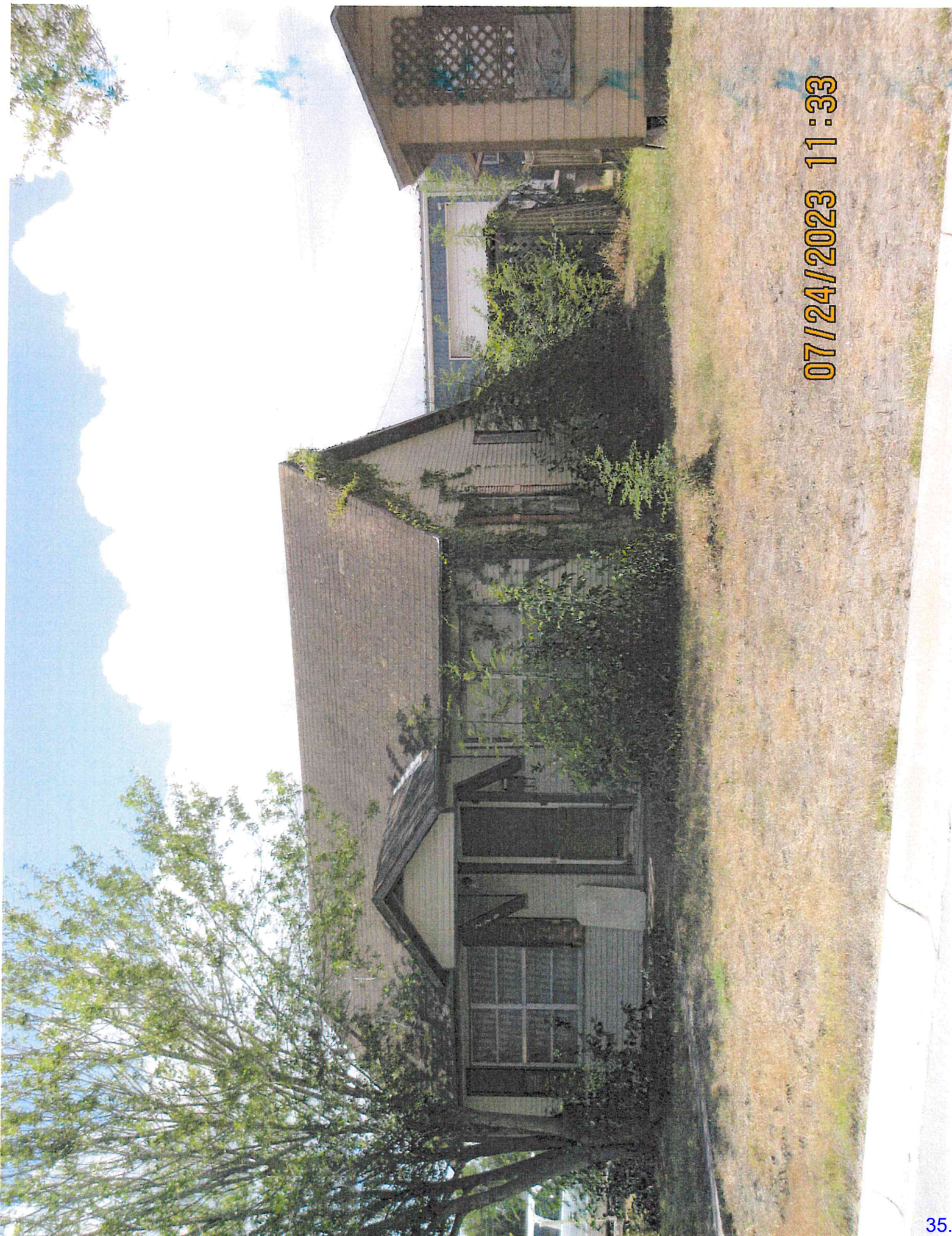
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07/24/2023 11:33



CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: August 10, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to demolish building on property at ORIG TOWN, Block 6, Lot 19-23, also known as 320 East Richard Avenue, Kingsville, TX, 78363
APPLICANT: Eli Solis, Mr.
CONTRACTOR: Eli Solis, Mr.

REQUEST

Discuss and Consider Action to demolish building on property at ORIG TOWN, Block 6, Lot 19-23, also known as 320 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 1945 One-and-a-half-story rectangular-plan front-gabled residential building with distinctive arched wraparound porch, side-gabled side wings, and gabled dormers, exposed decorative rafter tails, wood-framed sash windows with security bars, decorative variable width wood siding, and shed-roofed attached carport side addition, located within the Historic District. This property is associated with events that have made the contributions to the historic district with priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and agreed to the owner's request that the rear building is no longer in conformity with aesthetic and overall curb appeal, that it is not in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval to demolish the residential building at 320 East Richard Avenue as there would be no 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.
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: Eli Solis
Address: 320 E. Richard Ave.
Contact: Cell: (361) 246-7099 Home: _____
Email: esolis20041@yahoo.com

Property Owner: Eli Solis
Address: 322 E. Richard Ave. (rear)
Contact: Cell: (361) 246-7099 Home: _____

Property Location and Description: 322 E. Richard Ave. (Rear)

Description of Work: to be demolished (privately)

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
 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: Eli Solis
Signature: *Eli Solis* Date: 01/27/2023

Kleberg CAD

Property Search > 15645 SOLIS ELI for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	15645	Legal Description:	ORIG TOWN, BLOCK 6, LOT 19-23
Geographic ID:	100100619001192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	320 E RICHARD AVE TX	Mapsc0:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	SOLIS ELI	Owner ID:	31553
Mailing Address:	PO BOX 671 KINGSVILLE, TX 78364-0671	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

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: SOLIS ELI
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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: 2122.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1940	1290.0
OPFA	OPEN PORCH FRAME AVERAGE *			1940	377.0
CPFA	CARPORT FRAME AVERAGE *			1940	450.0
MA1F	MA 1/2 STORY FRAME *			1940	832.0

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

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
STGL	STORAGE FRAME (LOW) *			1945	800.0
STGF	STORAGE FRAME (FAIR) *			1940	456.0

Improvement #3: RESIDENTIAL State Code: A1 Living Area: 684.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW1	1945	684.0
AGFU	ATTACHED GARAGE FRAME UNFINISHED *			1945	684.0

Improvement #4: RESIDENTIAL State Code: A1 Living Area: 360.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF1	EW1	1950	360.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.4017	17500.00	125.00	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	\$78,420	\$8,750	0	87,170	\$12,616	\$74,554
2021	\$53,980	\$8,750	0	62,730	\$0	\$62,730
2020	\$54,020	\$8,750	0	62,770	\$0	\$62,770
2019	\$54,020	\$8,750	0	62,770	\$0	\$62,770
2018	\$57,020	\$8,750	0	65,770	\$8,210	\$57,560
2017	\$43,980	\$8,750	0	52,730	\$0	\$52,730
2016	\$43,980	\$8,750	0	52,730	\$0	\$52,730
2015	\$46,470	\$8,750	0	55,220	\$0	\$55,220
2014	\$46,470	\$8,750	0	55,220	\$0	\$55,220
2013	\$46,470	\$8,750	0	55,220	\$0	\$55,220
2012	\$46,470	\$8,750	0	55,220	\$0	\$55,220

2011	\$46,470	\$8,750	0	55,220	\$0	\$55,220
2010	\$46,470	\$8,750	0	55,220	\$0	\$55,220
2009	\$46,470	\$8,750	0	55,220	\$0	\$55,220

Questions Please Call (361) 595-5775

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

TEXAS HISTORICAL COMMISSION

236

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-15645
City: Kingsville

Address No: 320 **Street Name:** East Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:
Historic Name:

Owner Information **Name:** Solis Eli **Status:**
Address: 320 East Richard Ave **City:** Kingsville **State:** TX **Zip:** 78363

Geographic Location **Latitude:** 27.521879 **Longitude:** -97.865245

Legal Description (Lot\Block): ORIG TOWN, BLOCK 6, LOT 19-23

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: 1940 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniela

Date Recorded: 12/3/2012



TEXAS HISTORICAL COMMISSION

236

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-15645
City: Kingsville

Address No: 320 **Street Name:** East Richard Avenue

SECTION 2

Architectural Description

One-and-a-half-story rectangular-plan front-gabled residential building with distinctive arched wraparound porch, side-gabled side wings, and gabled dormers, exposed decorative rafter tails, wood-framed sash windows with security bars, decorative variable width wood siding, and shed-roofed attached carport side addition.

Additions, modifications **Explain:**

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Other: inset

SUPPORT Masonry pier

MATERIAL

ANCILLARY BUILDINGS:

Garage: Barn: Shed: Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

236

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-15645
City: Kingsville

Address No: 320 **Street Name:** East 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:

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: