

**AMENDED**  
**HISTORICAL DEVELOPMENT BOARD**  
Wednesday, May 15, 2024, 4:00 pm  
Regular Meeting  
Helen Kleberg Groves Community Room, 1<sup>st</sup> 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

*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)- March 20, 2024**
- **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 approve the demolition of the residential building on a commercial property at, 3RD, BLOCK 15, LOT 17-19, (TEMPLO BETEL ASSEMBLY OF GOD), (E X E M P T) also known as 628 E. Richard Avenue, Kingsville Texas 78363**

**Item #2**

Discuss and Consider Action to replace 5 windows on a residential building on a property at, ORIG TOWN, BLOCK 73, LOT 17-20 also known as 428 E. Huisache Avenue, Kingsville Texas 78363

Item #3

Discuss and Consider Action to replace exterior double doors, new vinyl siding and sheathing on a residential building on a property at, ORIG TOWN, BLOCK 9, LOT 23, 24 also known as 516 E Alice Avenue, Kingsville Texas 78363

Item #4

Discuss and Consider Action to construct 20 feet by 16 feet car port on a property at, ORIG TOWN, BLOCK 24, LOT 17, E15' 18 also known as 530 E. Lee Avenue, Kingsville Texas 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, May 15, 2024.



Kobby Agyekum  
Senior Planner /Historic Preservation Officer

Posted  
@ 4:25 PM  
On 5-10-24  
By H. Agyekum

**HISTORICAL DEVELOPMENT BOARD  
REGULAR MEETING MINUTES  
WEDNESDAY, March 20, 2024, at 4:00 PM  
CITY OF KINGSVILLE  
HELEN KLEBERG GROVES COMMUNITY ROOM  
400 W KING AVE**

**Historical Board Members Present**

Jeri L S Morey  
David Thibodeaux  
Lucia Perez  
Daniel J. Burt  
Maggie Salinas – Chairman

**Staff Present**

Kwabena Agyekum, SNR Planner/Historic Preservation  
Officer (HPO)

Erik Spitzer, Planning & Development Services  
Director  
Herlinda Solis Administrative Assistant

**Citizens Present**

None

1. **The meeting was called to order;**  
@ 4:07 PM
2. **Discuss and take action on the meeting minutes of last meeting.**  
Minutes approved by; Lucia Perez and Jerri Morey seconded the motion. All in favor, motion carried.
3. **Public Comments on or off the agenda – None**
4. **Postponements – None**
5. **Old Business – None**
6. **New Business – None**

**Item #1**

**Discuss and Consider Action to demolish a commercial building on ORIG TOWN, BLOCK 11, LOT 1, 2 also known as 301 East Richard Avenue, Kingsville, TX 78363**

Kobby Agyekum addressed the Board and stated that this property is owned by Enrique Solis and was built in 1955 as a one-story commercial structure. Code violations date back from 2013, and the property has been declared uninhabitable. The property has not had electricity since 2013 or water since 2018, proper notices have been sent to the owners with no response, the staff is recommending approval. The applicant/contractor is the City of Kingsville. David Thibodeaux stated that this was the second time this has come to the Board for approval, therefore why has it come back if it was approved, Kobby responded that it was because 2 years had passed, and the procedure had to be readdressed. Maggie stated that previously when this item was brought to the Board Mr. Solis had passed away and they didn't move forward due to the family not being notified. Daniel Burt made the motion to approve the item and David Thibodeaux seconded the motion. All in favor, motion carried.

**Item #2**

**Discuss and Consider Action to demolish a commercial building on ORIG TOWN, BLOCK 12, LOT 12, N72' 13-16 also known as 223 East Richard Avenue, Kingsville, TX 78363**

Maggie Salinas asked if this was the Martinez Building and David Thibodeaux said yes, after some confusion on the address and clarification Kobby Agyekum stated that this property belongs to Ernesto Solis Estate, it is a commercial building that has been in code violation since 2023, the condition reports states that this is an abandoned, collapsed structure that attracts vagrants, criminal activity and is a nuisance to the area. The structure has a tree growing in the center of it. Proper notices have been sent to the owners with no response, the applicant/contractor is the City of Kingsville and staff recommend approval for condemnation. Maggie Salinas stated that for the record she wanted to mention the physical address is 227 E Richard, and she is hesitant to make

a decision. Kobby stated that the property ID for this property is correct. Maggie also wants to make sure that the property next door needs to be notified before the demolition to prepare, Daivid Thibodeaux stated that there is enough space that separated the buildings and Kobby assured her that they would be notified.

Daniel Burt made the motion to approve the item and David Thibodeaux seconded the motion. Maggie Salinas abstained on vote; motion carried.

**Item #3**

**Discuss and Consider Action to demolish a commercial building on ORIG TOWN, BLOCK 12, LOT 11 also known as 219 East Richard Avenue, Kingsville, TX 78363**

Kobby Agyekum addressed the Board and stated that this property is owned by Felipe M Garza, and it is a commercial building that has been in code violation since 2013, the condition report states that the property is abandoned, broken, deteriorated, hazardous and staff is recommending condemnation, the applicant/contractor is the City of Kingsville. Proper notifications have been sent to the owner with no response. Maggie stated for the record she has no interest or ownership in the building, in the past she paid for the property but was never sent a clean deed, so the sale was nullified.

Jerri Morey made the motion to approve the item and Lucia Perez seconded the motion. All in favor, motion carried.

**Item #4**

**Discuss and Consider Action to demolish a residential building on ORIG TOWN, BLOCK 2, LOT 19, 20 also known as 404 West Richard Avenue, Kingsville, TX 78363**

Kobby Agyekum addressed the Board and stated that this property was built in 1955, is a one-story rectangular, front-gabled wooded structure owned by Joel Gonzalez, this property has been in code violation since 2023 and has not had any water service since 2005 or electrical since 2015, the condition report states that this property is abandoned, broken, deteriorated, hazardous and staff is recommending condemnation, the applicant/contractor is the City of Kingsville. Proper notifications have been sent to the owner with no response.

Daniel Burt made the motion to approve the item and David Thibodeaux seconded the motion. All in favor, motion carried.

**Item #5**

**Discuss and Consider Action to demolish a commercial building on ORIG TOWN, BLOCK 12, LOT 10 also known as 227 East Richard Avenue, Kingsville, TX 78363**

Kobby Agyekum addressed the Board and stated that this property is owned by Armela Soliz Estate, the condition report states that this property is abandoned, broken, deteriorated and hazardous. The property was properly notified by code enforcement on August 15, 2023, with no response. This structure attracts vagrants, criminal activity and is a nuisance to the area and staff is recommending condemnation, the applicant/contractor is the City of Kingsville.

David Thibodeaux made the motion to approve the item and Jerri Morey seconded the motion. All in favor, motion carried.

**Item #6**

**Discuss and Consider Action to replace windows, on property on commercial building on ORIG TOWN, BLOCK 51, LOT 23-32, (BANK OF SOUTH TEXAS), also known as 300 East King Avenue, Kingsville, TX 78363**

Kobby Agyekum addressed the Board and stated that this property is the Bank of South Texas, which has a Spanish Style Roof and windows, they are needing to replace 3 windows that are in the front of the building. The new windows will be windstorm certified and the new windows will be in compliance with all current code of ordinances. Staff is recommending approval under the Standards of the Secretary of the Interior #9.

Jerri Morey made the motion to approve the item and Lucia Perez seconded the motion. All in favor, motion carried.

**Item #7**

**Discuss and Consider Action to install 56 roof mounted Solar Panels at property on residential building on 5TH, BLOCK 7, LOT 20, 21 also known as 722 East Lott Avenue, Kingsville, TX 78363**

Kobby Agyekum addressed the Board and stated that the home was built in 1945, is one story front gables rectangular residential building with a Spanish influence. The homeowner would like to install 56 solar panels on the existing roof. Kobby stated that



when he heard 56 solar panels, he thought that was too many, but when he looked at the plans it made sense because they are smaller sized solar panels. Staff is recommending approval under the Standards of the Secretary of the Interior #9 and #10. David Thibodeaux made the motion to approve the item and Daniel Burt seconded the motion. All in favor, motion carried.

7. **Staff Reports** – Kobby Agyekum gave the Board an update on a question that Jerri Morey asked a couple of meetings ago in reference to the Demolition of a shed on her property, he stated that she would need to have a letter of consent from the next for neighbor, Jerri stated that she understood and there had been some changes due to the Head of the Household passing away so it would take some time for the letter of consent. Kobby was also pleased to announce that the street repairs from 6<sup>th</sup> through 8<sup>th</sup> Street and Kleberg through King are almost complete, and the downtown area is looking very good.
8. **Miscellaneous** – Jerri Morey stated that she wanted to thank the City of Kingsville for knocking down some houses on West Henrietta this week.
9. **Adjournment** - Meeting adjourned at 4:41 PM

**ITEM**

**#1**

# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** May 6, 2024  
**TO:** Historic Development Board  
**FROM:** Kobby Agyekum (Senior Planner/HPO)  
**SUBJECT:** Discuss and Consider Action to approve the demolition of the residential building on a commercial on property at, 3RD, BLOCK 15, LOT 17-19, (TEMPLO BETEL ASSEMBLY OF GOD), (E X E M P T) also known as 628 E. Richard Avenue, Kingsville Texas 78363  
**APPLICANT:** Templo Betel Asambleas De Dios  
**CONTRACTOR:** Complete Custom Amando Garcia

### REQUEST

Discuss and Consider Action to approve the demolition of the residential building on a commercial on property at, 3RD, BLOCK 15, LOT 17-19, (TEMPLO BETEL ASSEMBLY OF GOD), (E X E M P T) also known as 628 E. Richard 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 1955, One-story rectangular-plan low-pitched gabled church with Ranch and International Style influences, attached flat-roofed rectangular plan administration block, pink and grey brick walls, and sash windows, located within the Historic District. This property is considered contributing to the historic district with broad pattern of the history of the area and has a potential to improve the overall character of the area.

### STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of the demolition of a residential building at 628 E. Richard 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: TEMPLO BETEL ASAMBLEAS DE DIOS

Address: 628 East Richard Ave. Kingsville, Texas 78363

Contact Cell: 361-592-3428 Home: Same

Email: \_\_\_\_\_

Property Owner: TEMPLO BETEL ASAMBLEAS DE DIOS

Address: 628 East Richard Ave. Kingsville, Texas 78363

Contact Cell: 361-592-3428 Home: \_\_\_\_\_

Property Location and Description: Lots Number Seventeen (17), Number Eighteen (18) and Number Nineteen (19), Block 15, 3rd Addition

Description of Work: Demo and Haul off old building as per city code

Contractor: COMPLETE CUSTOM AMANDO GARCIA

Contact Cell: 361-228-4010 Home: 262 N. Co. Rd 1042 Kingsville Texas 78363

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: NOE LONGORIA (BOARD MEMBER)

Signature: *Noe Longoria* Date: 09/25/2024



## Kleberg CAD

Property Search > 24424 TEMPLO BETEL ASAMBLEAS DE DIOS for Year 2024

Tax Year: 2024 - Values not available

## Property

## Account

Property ID:	24424	Legal Description:	3RD, BLOCK 15, LOT 17-19, (TEMPLO BETEL ASSEMBLY OF GOD), (E X E M P T)
Geographic ID:	100501517000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Location

Address:	628 E RICHARD AVE TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

## Owner

Name:	TEMPLO BETEL ASAMBLEAS DE DIOS	Owner ID:	57568
Mailing Address:	KINGSVILLE TEXAS PO BOX 989 KINGSVILLE, TX 78364-0989	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

## 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
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## Taxing Jurisdiction

Owner: TEMPLO BETEL ASAMBLEAS DE DIOS  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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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: COMMERCIAL State Code: F1 Living Area: 4100.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CH2L	EW1	1955	4100.0
OP1	OPEN PORCH BASIC (20%) *			1955	110.0

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 924.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1945	924.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	66.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.0517	2250.00	75.00	30.00	N/A	N/A
2	A1	A1	0.1894	8250.00	75.00	110.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$188,240	\$6,310	0	194,550	\$0	\$194,550
2021	\$194,240	\$6,310	0	200,550	\$0	\$200,550
2020	\$103,530	\$6,310	0	109,840	\$0	\$109,840
2019	\$105,860	\$6,310	0	112,170	\$0	\$112,170
2018	\$105,740	\$6,310	0	112,050	\$0	\$112,050
2017	\$105,740	\$6,310	0	112,050	\$0	\$112,050
2016	\$107,990	\$5,250	0	113,240	\$0	\$113,240
2015	\$107,990	\$5,250	0	113,240	\$0	\$113,240
2014	\$106,710	\$5,250	0	111,960	\$0	\$111,960
2013	\$106,710	\$5,250	0	111,960	\$0	\$111,960
2012	\$106,710	\$5,250	0	111,960	\$0	\$111,960
2011	\$106,710	\$5,250	0	111,960	\$0	\$111,960
2010	\$106,710	\$5,250	0	111,960	\$0	\$111,960

Questions Please Call (361) 595-5775

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

## Kleberg CAD

Property Search > 24424 TEMPLO BETEL ASAMBLEAS DE DIOS for Year 2024

Tax Year: 2024 - Values not available

## Property

## Account

Property ID:	24424	Legal Description:	3RD, BLOCK 15, LOT 17-19, (TEMPLO BETEL ASSEMBLY OF GOD), (E X E M P T)
Geographic ID:	100501517000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Location

Address:	628 E RICHARD AVE TX	Map ID:	C1
Neighborhood:			
Neighborhood CD:			

## Owner

Name:	TEMPLO BETEL ASAMBLEAS DE DIOS	Owner ID:	57568
Mailing Address:	KINGSVILLE TEXAS PO BOX 989 KINGSVILLE, TX 78364-0989	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

## 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: TEMPLO BETEL ASAMBLEAS DE DIOS  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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# TEXAS HISTORICAL COMMISSION

803

**Project #:** 00009  
**County:** Kleburg

## Historic Resources Survey Form

**Local Id:** 0001-24424  
**City:** Kingsville

**Address No:** 628 **Street Name:** East Richard Avenue

### SECTION 1

#### Basic Inventory Information

**Current Name:** Templo Betel Asamblea de Dios  
**Historic Name:** Assembly of God Church (Mexican)

**Owner Information** **Name:** Templo Betel Asambleas De Dios **Status:**  
**Address:** PO Box 989 **City:** Kingsville **State:** TX **Zip:** 78364

**Geographic Location** **Latitude:** 27.521917 **Longitude:** -97.860714

**Legal Description (Lot\Block):** 3RD, BLOCK 15, LOT 17-19

**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:** 1955 **Source:** Tax Appraiser

#### Function

**Current:** RELIGION-Church

**Historic:** RELIGION-Church

**Recorded By:** Stefan & Daniella

**Date Recorded:** 5/9/2013



# TEXAS HISTORICAL COMMISSION

803

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-24424

**County:** Kleburg

**City:** Kingsville

**Address No:** 628

**Street Name:** East Richard Avenue

### SECTION 2

#### Architectural Description

One-story rectangular-plan low-pitched gabled church with Ranch and International Style influences, attached flat-roofed rectangular-plan administration block, pink and grey brick walls, and sash windows.

☐ Additions, modifications    Explain:

☐ Relocated    Explain:

#### Stylistic Influence

Ranch Style, International

#### Structural Details

##### Roof Form

gabled

##### Roof Materials

##### Wall Materials

Brick

##### Windows

Sash

##### Doors (Primary Entrance

##### Plan

Rectangular

##### Chimneys

#### Porches/Canopies

FORM

SUPPORT

MATERIAL

#### ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

#### Landscape Features



# TEXAS HISTORICAL COMMISSION

803

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-24424

**County:** Kleburg

**City:** Kingsville

**Address No:** 628

**Street Name:** East Richard Avenue

### SECTION 3 Historical Information

#### Associated Historical Context

Religion/Spirituality, Architecture, Immigration/Settlement

#### 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:

Architecture, Community Development, Ethnic Heritage (Hispanic)

#### Periods of Significance:

1946-1985

**Levels of Significance:** ☐ National ☐ State ☒ Local

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

#### Integrity Notes:

high integrity

**Individually Eligible?** Undetermined

**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:



**CITY OF KINGSVILLE**  
**Planning Department**  
**Building Permit Application**

Phone: (361) 595-8019 / email: [tcavazos@cityofkingsville.com](mailto:tcavazos@cityofkingsville.com)

DATE: 4-26-2024	PERMIT#:	APPROVED BY:
JOB ADDRESS: 628 East Richard Ave Kingsville, Tx. 78363		
OWNER'S NAME: LAST: Templo Betel FIRST: ASHMBLAS M: de Dios		
MAILING ADDRESS: 628 E. Richard Ave		PHONE NO:
CITY: Kingsville, Tx. 78363	STATE: Texas	ZIP CODE: 78363
CONTRACTOR: * Complete Custom		PHONE #: 361-228-4010
SIZE/TYPE OF WORK: Square Feet: <input type="checkbox"/> New <input type="checkbox"/> Remodel		
DESCRIPTION OF WORK: DEMO		
VALUATION OF WORK: \$ 8,000		PERMIT FEE: \$
<p><b>* All contractors must be registered with the City of Kingsville</b></p> <p><b>NOTICE</b></p> <p>SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING. ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK HAS COMMENCED.</p> <p><u>Amanda B. Darea</u> 4-26-2024</p> <p>SIGNATURE DATE</p> <p>"HOMEOWNER" APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.</p> <p>INITIAL HERE _____ (sign <b>Homeowner Permit Acknowledgement Form</b>)</p>		

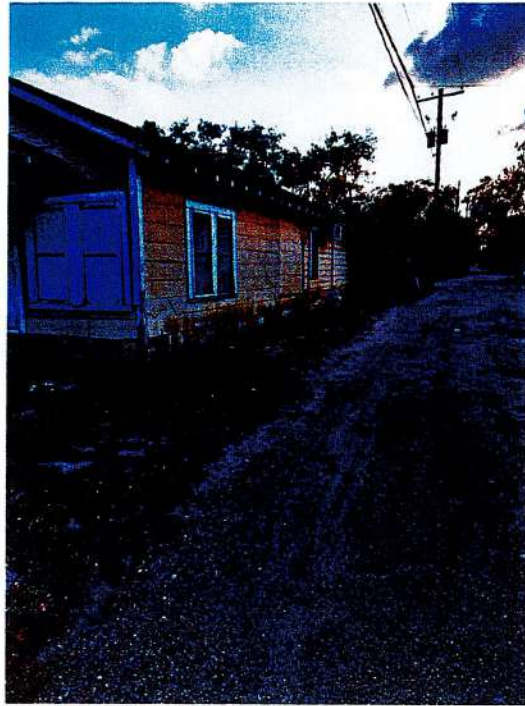
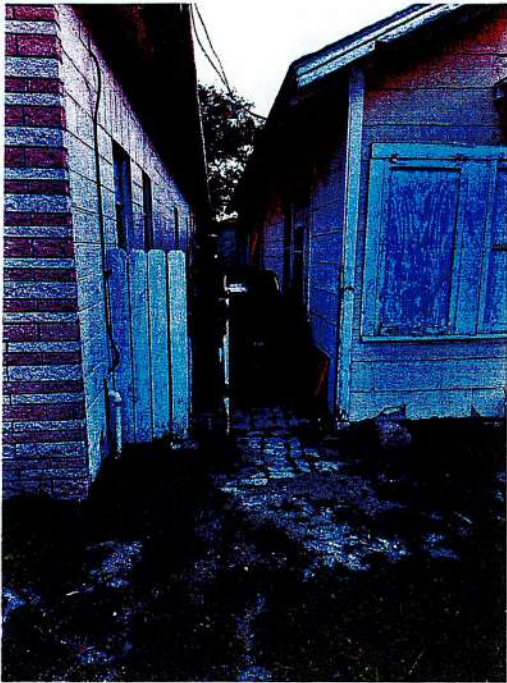
**FOR OFFICE USE ONLY**

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: <input type="checkbox"/> Yes <input type="checkbox"/> No
SETBACK REQUIREMENTS VERIFIED: <input type="checkbox"/> Yes <input type="checkbox"/> No	ARE SETBACK REQUIREMENTS MET: <input type="checkbox"/> Yes <input type="checkbox"/> No
IS THE PROPERTY IN THE AICUZ/CCLUA**: <input type="checkbox"/> Yes <input type="checkbox"/> No	DOES IT COMPLY WITH THE AICUZ/CCLUA**: <input type="checkbox"/> Yes <input type="checkbox"/> No
PROPERTY EASEMENT VERIFIED: <input type="checkbox"/> Yes <input type="checkbox"/> No	DIMENSION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: <input type="checkbox"/> Yes <input type="checkbox"/> No	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

This form available on our website: <https://www.cityofkingsville.com/departments/planning-and-development-services/>

Last revised 04 Apr 2024





**ITEM**

**#2**

# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** May 6, 2024  
**TO:** Historic Development Board  
**FROM:** Kobby Agyekum (Senior Planner/HPO)  
**SUBJECT:** Discuss and Consider Action to replace 5 windows on a residential building on a property at, ORIG TOWN, BLOCK 73, LOT 17-20 also known as 428 E. Huisache Avenue, Kingsville Texas 78363  
**APPLICANT:** Window World  
**CONTRACTOR:** Sylvia Rodriguez-Ozuna

### REQUEST

Discuss and Consider Action to replace 5 windows on a residential building on a property at, ORIG TOWN, BLOCK 73, LOT 17-20 also known as 428 E. 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 1945, One-story hip-roofed rectangular-plan residential building with flat-roofed partial-width porch supported by square wood posts and latticework, replacement sash windows, and asbestos siding, located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation but has a potential to improve the overall character of the area.

### STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of installation of the Windows on a residential building at 428 E. 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: Window World  
Address: 5511 Kostoryz Rd Corpus Christi 78415  
Contact: Cell: N/A Home: Office (361) 991-4189  
Email: April@windowworldtx.com

Property Owner: Sylvia Rodriguez-Ozuna  
Address: 428 E. Huisache Kingsville 78363  
Contact: Cell: (361) 455-3475 Home: N/A

Property Location and Description: 428 E. Huisache  
Kingsville 78363

Description of Work: Replacing 5 windows (like for like)  
No Construction, no change in original structure.

Engineer (Orlando Ortiz - (361) 563-9281) to do final inspection, TDI.

Contractor: Window World - Corpus Christi  
Contact: Cell: \_\_\_\_\_ Home: (361) 991-4189  
Email: April@windowworldtx.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: April Lund  
Signature: April Lund Date: 4/25/24

## Kleberg CAD

Property Search > 20658 RODRIGUEZ-OZUNA SYLVIA for Year 2024 Tax Year: 2024 - Values not available

## Property

## Account

Property ID: 20658 Legal Description: ORIG TOWN, BLOCK 73, LOT 17-20  
 Geographic ID: 100107317000192 Zoning:  
 Type: Real Agent Code:  
 Property Use Code:  
 Property Use Description:

## Location

Address: 428 E HUISACHE Mapsco:  
 Neighborhood: Map ID: C1  
 Neighborhood CD:

## Owner

Name: RODRIGUEZ-OZUNA SYLVIA Owner ID: 64892  
 Mailing Address: 428 E HUISACHE % Ownership: 100.0000000000%  
 KINGSVILLE, TX 78363  
 Exemptions: HS, DV4S, DVHSS, OTHER

## 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: RODRIGUEZ-OZUNA SYLVIA  
 % 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

Kleberg CAD

Property Search > 20658 RODRIGUEZ-OZUNA SYLVIA for Year 2024 Tax Year: 2024 - Values not available

Property

Account

Property ID:	20658	Legal Description:	ORIG TOWN, BLOCK 73, LOT 17-20
Geographic ID:	100107317000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	428 E HUISACHE	Mapsc:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	RODRIGUEZ-OZUNA SYLVIA	Owner ID:	64892
Mailing Address:	428 E HUISACHE KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	HS, DV4S, DVHSS, OTHER

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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: RODRIGUEZ-OZUNA SYLVIA  
% 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: 1120.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW6	1945	1120.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	112.0
SPFA	SCREEN PORCH FRAME AVERAGE	*		1945	176.0
OPFA	OPEN PORCH FRAME AVERAGE	*		2012	88.0
STGG	STORAGE FRAME (GOOD)	*		2012	168.0
STPP	STORAGE (CONSIDERED PP)	NV		2012	112.0
STGA	STORAGE FRAME (AVERAGE)	*		2013	150.0
STGF	STORAGE FRAME (FAIR)	*		2007	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
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$26,380	\$9,000	0	35,380	\$5,392	\$29,988
2021	\$17,180	\$9,000	0	26,180	\$0	\$26,180
2020	\$19,280	\$9,000	0	28,280	\$0	\$28,280
2019	\$19,380	\$9,000	0	28,380	\$0	\$28,380
2018	\$17,830	\$9,000	0	26,830	\$0	\$26,830
2017	\$17,830	\$9,000	0	26,830	\$0	\$26,830
2016	\$17,830	\$9,000	0	26,830	\$0	\$26,830
2015	\$22,880	\$9,000	0	31,880	\$0	\$31,880
2014	\$22,880	\$9,000	0	31,880	\$0	\$31,880
2013	\$22,880	\$9,000	0	31,880	\$0	\$31,880
2012	\$24,890	\$9,000	0	33,890	\$0	\$33,890
2011	\$24,890	\$9,000	0	33,890	\$0	\$33,890
2010	\$24,890	\$9,000	0	33,890	\$0	\$33,890

Questions Please Call (361) 595-5775

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



# TEXAS HISTORICAL COMMISSION

529

**Project #:** 00009  
**County:** Kleburg

## Historic Resources Survey Form

**Local Id:** 0001-20658  
**City:** Kingsville

**Address No:** 428

**Street Name:** East Huisache Avenue

### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:**

#### Owner Information

**Name:** Ozuna Juan

**Status:**

**Address:** PO Box 330

**City:** Kingsville

**State:** TX

**Zip:** 78364

#### Geographic Location

**Latitude:** 27.512752

**Longitude:** -97.863367

**Legal Description (Lot\Block):** ORIG TOWN, BLOCK 73, LOT 17-20

**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. 1910

**Source** Sanborn maps

#### Function

**Current:** DOMESTIC-Single Dwelling

**Historic:** DOMESTIC-Single Dwelling

**Recorded By:** Stefan & Daniela

**Date Recorded:**

5/8/2013



# TEXAS HISTORICAL COMMISSION

529

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-20658

**County:** Kleburg

**City:** Kingsville

**Address No:** 428

**Street Name:** East Huisache Avenue

### SECTION 2

#### Architectural Description

One-story hip-roofed rectangular-plan residential building with flat-roofed partial-width porch supported by square wood posts and latticework, replacement sash windows, and asbestos siding.

☒ Additions, modifications    **Explain:** replacement materials, several modifications

☐ Relocated    **Explain:**

#### Stylistic Influence

No Style

#### Structural Details

##### Roof Form

Hipped

##### Roof Materials

Composition Shingles

##### Wall Materials

Asbestos

##### Windows

Sash

##### Doors (Primary Entrance)

Composition Shingles

##### Plan

Rectangular

##### Chimneys

#### Porches/Canopies

**FORM** Flat Roof

**SUPPORT** Wood posts (plain)

**MATERIAL** Wood

#### ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

#### Landscape Features



# TEXAS HISTORICAL COMMISSION

529

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-20658

**County:** Kleburg

**City:** Kingsville

**Address No:** 428

**Street Name:** East 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:

lacks integrity

**Individually Eligible?** No

**Within Potential NR District?:** Yes

**Is Property Contributing?:** ☐

**Priority:** Low

**Explain:**

#### Other Information

**Is prior documentation available for this resource?** No

**Type** ☐ HABS ☐ Survey ☐ Other

#### Documentation Details:



**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: 4/24/24	PERMIT#:	APPROVED BY:
JOB ADDRESS: 428 E Huiseche		
OWNER'S NAME: LAST: Rodriguez-Ozuna FIRST: Sylvia M:		
MAILING ADDRESS: Same as job		PHONE NO: (361) 455-3475
CITY: Kingsville	STATE: TX	ZIP CODE: 78363
CONTRACTOR: Window World - CC		PHONE NO: (361) 991-4189
DESCRIPTION OF WORK: <input type="checkbox"/> New <input checked="" type="checkbox"/> Remodel Square Feet 75 (work area)		
Replacing, like for like, 5 windows.		
VALUATION OF WORK: \$ 4400. -		PERMIT FEE: \$
* Contractor must be registered with the City of Kingsville.		
<b>NOTICE</b> 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: <u>April Lund</u>		DATE: 4/24/24
SIGNATURE 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 _____		

**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)





## Application for Certificate of Compliance Form WPI-1

App  
ID: 2371229

**Physical Address of Structure to be Inspected**  
428 E Hulsache

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: Sylvia Ozuna  
Mailing Address: 428 E Hulsache

Phone: City: Kingsville

Fax:  
ZIP: 78363

**Contractor**

Name: Window World  
Mailing Address: 5511 Kostoryz

Phone: (361) 265-8021  
City: Corpus Christi

Fax:  
ZIP: 78415

**Engineer**

Name: ORLANDO ORTIZ  
Mailing Address: 7609 Kings Lk  
Email:

Phone: (361) 563-9281  
City: Corpus Christi  
Texas Registration No.: 96598

Fax:  
ZIP: 784134475

**Commencement of Construction Date**

04-24-2024

**Date of Application**

04-24-2024

**Type of Building**

House

**Inspections**

1. **Alterations, Replace Window(s) -**

Number of Windows: 5, Location: TBD,

2.

3.

**Comments**

---

**Submitter**

Name: Yvette De La Pena

Phone: (361) 563-9281

Date: 04-24-2024

• Submitter Type: Engineer Staff

**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](mailto:windstorm@tdi.texas.gov)

**Texas Department of Insurance**

Windstorm Inspections Program

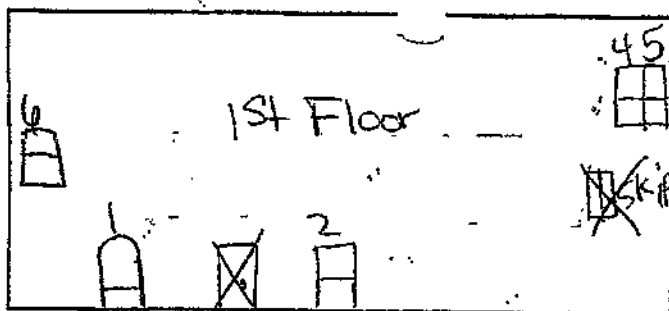
P.O. Box 12030

Austin, TX 78711-2030

Texas Department of Insurance | [www.tdi.texas.gov](http://www.tdi.texas.gov)

1/2

PC350(WPI-1) | 0908



NAME Sylvia Rodriguez-Ozuna  
 ADDRESS 428 E. Huishache Ave.  
 CITY Kingsville TX 78363  
 PHONE # 361-455-3475  
 EMAIL Syl-ozuna@sbcglobal.net

#	LOCATION	COLOR	I/O	WIDTH	HEIGHT	MODEL	GRID/STYLE	ORIEL	TEMP	OBS	COMMENTS
1.	living	W		46 3/4	70 3/8	900	Y1				22
2.	storage			31 3/4	59 1/4	7701	Y1				13
3.	bathroom										
4.	bedroom			58 3/8	58 1/4	7701	Y1				23
5.	bedroom						Y1				
6.	dining			43 1/4	56 5/8	7701	Y1				17
7.											
8.											
9.											
10.											
11.											
12.											
13.											
14.											
15.											
16.											
17.											
18.											
19.											
20.											

# FIRST FLOOR	4	LADDER SIZE	6'	SNAP TRIM	5
# SECOND FLOOR		ROTTED WOOD		L-ANGLE	5
# THIRD FLOOR		STORM WINDOWS		STUCCO TRIM	
# CLEAR STORY		BURGLAR BARS		1X4 CEDAR/HARDI	5 windows total
# ALUM TEAR OUT	5	BLINDS REMOVED		MASONRY GROUTING	
# STEEL TEAR OUT	location	STUCCO TEAR OUT		ALUM. CLAD CAPPING	
# WOOD TEAR OUT	#6 pella	TILE CUT BACK		CAPPING COLOR	

TYPE OF SIDING	ASBESTOS - WOOD - MASONITE - <del>FIBERCEMENT</del> - STUCCO - STONE - BRICK - VINYL
CONT.	CYNDER BLOCK - ALUMINUM - OTHER
TYPE OF TRIM	1X2 - 2X2 - 1X4 - 2X4 - 1X6 - 2X6 - PINE - CEDAR - FIBERCEMENT - J CHANNEL
CONT.	CAPPING - OTHER

## ORDER ACKNOWLEDGEMENT

### INVOICE INFORMATION

Window World  
5238 Evers Road  
San Antonio, TX 78238  
FX: 210-509-8721

### SHIPPING INFORMATION


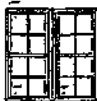
Window World[Window World of Coastal Bend 196]  
5511 Kostoryz Road  
Corpus Christi, TX 78415  
PH: 361-991-4189

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER NAME	TERMS
			Sylvia Ozuna	
ITEM	DESCRIPTION	QTY	PRICE	TOTAL
1	5400 GEOMETRIC HUNG	1	46 3/4 W X 70 3/8 H	
	WHITE		\$0.00	\$0.00
	TIP TO TIP		\$0.00	\$0.00
	HALF ROUND GEO TOP HUNG		\$0.00	\$0.00
	ACCESSORY TRACK FILLER INSIDE		\$0.00	\$0.00
	LOWE/ARGON/CLEAR		\$0.00	\$0.00
	DOUBLE STRENGTH		\$0.00	\$0.00
	GRID STYLE(COLONIAL CONTOURED=[1V1H])		\$0.00	\$0.00
	HALF SCREEN FIBERGLASS		\$0.00	\$0.00
	SILL EXTENDER BEND ONLY WHITE			
	PROFILE BENDING FEE			
	SILL EXTENDER BEND ONLY WHITE			
	TEXAS DEPARTMENT OF INSURANCE=[LC40			
	-(48X96, RF=A4, GS=DS) WIN-1402]			
	ESTAR CLIMATE ZONES=[S,]		\$0.00	\$0.00
	SOLAR HEAT GAIN=[0.2]		\$0.00	\$0.00
	U-FACTOR=[0.3]		\$0.00	\$0.00
	VISIBLE TRANSMISSION=[0.46]		\$0.00	\$0.00
ITEM SUBTOTAL:				





ORDER	ORDER DATE	PO NUMBER	QUANTITY	UNIT	SIZE	PRICE	TOTAL	TERMS
Sylvia Ozuna								
ITEM	DESCRIPTION	QTY	UNIT	SIZE	PRICE	TOTAL		
2	7700 DOUBLE HUNG	1	31	3/4 W X 59 1/4 H				
	WHITE				\$0.00	\$0.00		
	REPLACEMENT				\$0.00	\$0.00		
	HEAD EXPANDER				\$0.00	\$0.00		
	ACCESSORY TRACK FILLER INSIDE				\$0.00	\$0.00		
	TIP TO TIP				\$0.00	\$0.00		
	LOWE/ARGON/CLEAR				\$0.00	\$0.00		
	GRID STYLE(COLONIAL CONTOURED=[1V1H])							
	HALF SCREEN FIBERGLASS				\$0.00	\$0.00		
	BALANCE TRACK COVER				\$0.00	\$0.00		
	TEXAS DEPARTMENT OF INSURANCE=[LC45-(32X64, RF=NO, GS=DS) WIN-1136]							
	ESTAR CLIMATE ZONES=[S.]				\$0.00	\$0.00		
	SOLAR HEAT GAIN=[0.18]				\$0.00	\$0.00		
	U-FACTOR=[0.29]				\$0.00	\$0.00		
	VISIBLE TRANSMISSION=[0.42]				\$0.00	\$0.00		
	CLEAR OPENING HEIGHT=[21.889]				\$0.00	\$0.00		
	CLEAR OPENING SQUARE FEET=[4.036]				\$0.00	\$0.00		
	CLEAR OPENING WIDTH=[26.553]				\$0.00	\$0.00		
ITEM SUBTOTAL:								
3	77 DH/DH HORIZ STRUCTURAL MULL T WIN	1	58	3/8 W X 58 3/4 H				
	TIP TO TIP				\$0.00	\$0.00		
	WHITE				\$0.00	\$0.00		
	REPLACEMENT				\$0.00	\$0.00		
	FIELD MULL				\$0.00	\$0.00		
	STRUCTURAL MULLION							
	ACCESSORY TRACK FILLER INSIDE				\$0.00	\$0.00		
ITEM SUBTOTAL:								
3.1	7700 DOUBLE HUNG	1	28	21/32 W X 58 1/4 H				
	WHITE							
	TIP TO TIP							
	LOWE/ARGON/CLEAR							
	GRID STYLE(COLONIAL CONTOURED=[1V1H])							
	HALF SCREEN FIBERGLASS							
	BALANCE TRACK COVER							
	TEXAS DEPARTMENT OF INSURANCE=[LC45-(32X64, RF=NO, GS=DS) WIN-1136]							
	ESTAR CLIMATE ZONES=[S.]							
	SOLAR HEAT GAIN=[0.18]							
	U-FACTOR=[0.29]							
	VISIBLE TRANSMISSION=[0.42]							
	CLEAR OPENING HEIGHT=[21.389]							
	CLEAR OPENING SQUARE FEET=[3.484]							
	CLEAR OPENING WIDTH=[23.459]							



**ITEM**

**#3**



# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** May 7, 2024  
**TO:** Historic Development Board  
**FROM:** Kobby Agyekum (Senior Planner/HPO)  
**SUBJECT:** Discuss and Consider Action to replace exterior double doors, new vinyl siding and sheathing on a residential on property at, ORIG TOWN, BLOCK 9, LOT 23, 24 also known as 516 E Alice Avenue, Kingsville Texas 78363  
**APPLICANT:** Sandra M. Chappa, Ms.  
**CONTRACTOR:** Speedy Vinyl Sidings and Windows

### REQUEST

Discuss and Consider Action to replace exterior double doors, new vinyl siding and sheathing on a residential on property at, ORIG TOWN, BLOCK 9, LOT 23, 24 also known as 516 E Alice 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 1945, Two-story cross-gabled rectangular-plan residential building undergoing renovation with small inset porch supported by square wood post, one multi-paned arched window, 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 our history contributing to the historic district with low priority for preservation but has a potential to improve the overall character of the area.

### STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found the same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of installation of the Exterior door, vinyl siding and sheathing on a residential building at 516 E. Alice Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

### BOARD REVIEW

#### Scope of Historical Development Board

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



- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

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

**SIGNATURES**



Kobby Agyekum  
Senior Planner/HPO

## Historical Development Board Review Application

**Applicant:** Sandra M.Chapa

**Address:** 15058 Reales Dr Corpus Christi, TX 78418

**Contact:** Cell: (830) 765-1062 Home: n/a

**Email:** sandra.chapa100@gmail.com

**Property Owner:** Sandra M. Chapa

**Address:** same as above

**Contact:** Cell: same as above Home: n/a

**Property Location and Description:** 516 E. Alice Ave. Kingsville, TX 78363; Single-family dwelling with composition shingle roof and pier and beam foundation; 4/2/0; 1938sf

**Description of Work:** Licensed contractor will add new vinyl exterior siding throughout all elevations, including replacement of 1/2" sheathing where needed; will replace exterior double doors on the back elevation

**Contractor:** Speedy Vinyl Siding and Windows

**Contact:** Cell: (361)400-8710 Home: n/a

**Email:** jose.carmeloalba@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: Sandra M. Chapa

Signature: \_\_\_\_\_ Date: 4/11/2024



# TEXAS HISTORICAL COMMISSION

658

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-20361

**County:** Kleburg

**City:** Kingsville

**Address No:** 516

**Street Name:** East Alice Avenue

### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:**

#### Owner Information

**Name:** Carranza Jorge Luis

**Status:**

**Address:** 516 East Alice Ave

**City:** Kingsville

**State:** TX

**Zip:** 78363

#### Geographic Location

**Latitude:** 27.520947

**Longitude:** -97.862536

**Legal Description (Lot\Block):** ORIG TOWN, BLOCK 9, LOT 23, 24

**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:** 1945

**Source** Tax Appraiser

#### Function

**Current:** DOMESTIC-Single Dwelling

**Historic:** DOMESTIC-Single Dwelling

**Recorded By:** Austin & Jacob

**Date Recorded:**

4/2/2013



# TEXAS HISTORICAL COMMISSION

658

**Project #:** 00009  
**County:** Kleburg

## Historic Resources Survey Form

**Local Id:** 0001-20361  
**City:** Kingsville

**Address No:** 516

**Street Name:** East Alice Avenue

### SECTION 2

#### Architectural Description

Two-story cross-gabled rectangular-plan residential building undergoing renovation with small inset porch supported by square wood post, one multi-paned arched window, and sash windows.

☒ Additions, modifications **Explain:** undergoing extensive remodeling at time of survey

☐ Relocated **Explain:**

#### Stylistic Influence

No Style

#### Structural Details

##### Roof Form

Cross-gabled

##### Roof Materials

ASPHALT-Composition Shingles

##### Wall Materials

TYVEK

##### Windows

Sash

##### Doors (Primary Entrance

ASPHALT-Composition Shingles

##### Plan

Rectangular

##### Chimneys

#### Porches/Canopies

**FORM** Other: inset

**SUPPORT** Wood posts (plain)

##### MATERIAL

#### ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

#### Landscape Features



# TEXAS HISTORICAL COMMISSION

658

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-20361

**County:** Kleburg

**City:** Kingsville

**Address No:** 516

**Street Name:** East Alice Avenue

### SECTION 3 Historical Information

#### Associated Historical Context

Planning/Development

#### Applicable National Register (NR) Criteria:

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

#### Areas of Significance:

Community Development

#### Periods of Significance:

**Levels of Significance:** ☐ National ☐ State ☒ Local

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

#### Integrity Notes:

undergoing extensive remodeling

**Individually Eligible?** No

**Within Potential NR District?:** Yes

**Is Property Contributing?:** ☐

**Priority:** Low

**Explain:**

#### Other Information

**Is prior documentation available for this resource?** No

**Type** ☐ HABS ☐ Survey ☐ Other

#### Documentation Details:



# TEXAS HISTORICAL COMMISSION

657

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-19563

**County:** Kleburg

**City:** Kingsville

**Address No:** 520

**Street Name:** East Alice Avenue

### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:**

**Owner Information** Name: Cantu Merced

**Status:**

**Address:** 428 East Henrietta Ave

**City:** Kingsville

**State:** TX

**Zip:** 78363

#### Geographic Location

**Latitude:** 27.520887

**Longitude:** -97.862372

**Legal Description (Lot\Block):** ORIG TOWN, BLOCK 9, LOT 21, 22

**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:** 1930

**Source** Tax Appraiser

#### Function

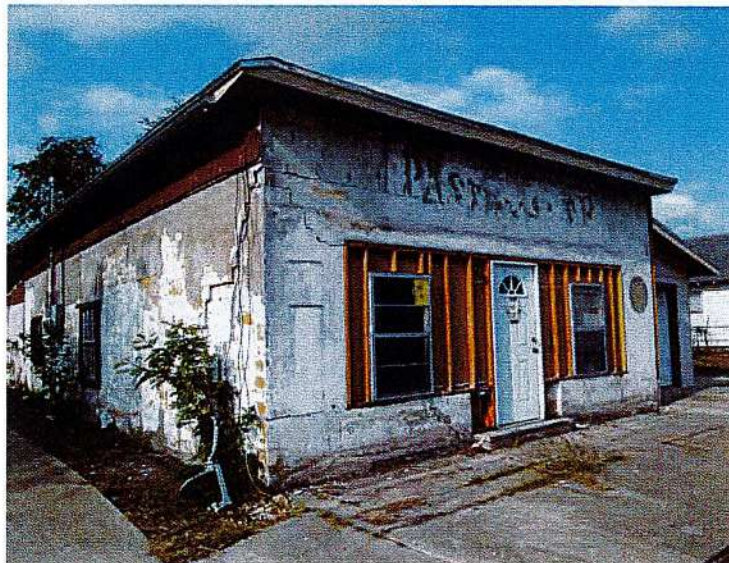
**Current:** DOMESTIC-Single Dwelling

**Historic:** COMMERCE-Business

**Recorded By:** Austin & Jacob

**Date Recorded:**

4/2/2013



## Kleberg CAD

Property Search > 20361 KLEBERG COUNTY TRUSTEE for Year Tax Year: 2024 - Values not available  
2024

## Property

## Account

Property ID:	20361	Legal Description:	ORIG TOWN, BLOCK 9, LOT 23, 24
Geographic ID:	100100923000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Location

Address:	516 E ALICE	Mapsc:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

## Owner

Name:	KLEBERG COUNTY TRUSTEE	Owner ID:	13270
Mailing Address:	PO BOX 1457 KINGSVILLE, TX 78364-1457	% 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: KLEBERG COUNTY TRUSTEE  
 % 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: 1858.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW3	1945	1145.0
MA1F	MA 1/2 STORY FRAME	*		1945	713.0
OPFA	OPEN PORCH FRAME AVERAGE	*		2006	90.0
STGA	STORAGE FRAME (AVERAGE)	*		1945	140.0
CNC	CONCRETE SLAB RESIDENTIAL	*		1945	216.0

## 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
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$44,340	\$4,000	0	48,340	\$0	\$48,340
2021	\$40,420	\$4,000	0	44,420	\$0	\$44,420
2020	\$15,030	\$4,000	0	19,030	\$0	\$19,030
2019	\$15,020	\$4,000	0	19,020	\$0	\$19,020
2018	\$28,200	\$4,000	0	32,200	\$0	\$32,200
2017	\$28,190	\$4,000	0	32,190	\$0	\$32,190
2016	\$28,100	\$4,000	0	32,100	\$0	\$32,100
2015	\$31,100	\$4,000	0	35,100	\$0	\$35,100
2014	\$31,100	\$4,000	0	35,100	\$0	\$35,100
2013	\$31,100	\$4,000	0	35,100	\$0	\$35,100
2012	\$31,100	\$4,000	0	35,100	\$0	\$35,100
2011	\$31,100	\$4,000	0	35,100	\$0	\$35,100
2010	\$31,100	\$4,000	0	35,100	\$0	\$35,100

Questions Please Call (361) 595-5775

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



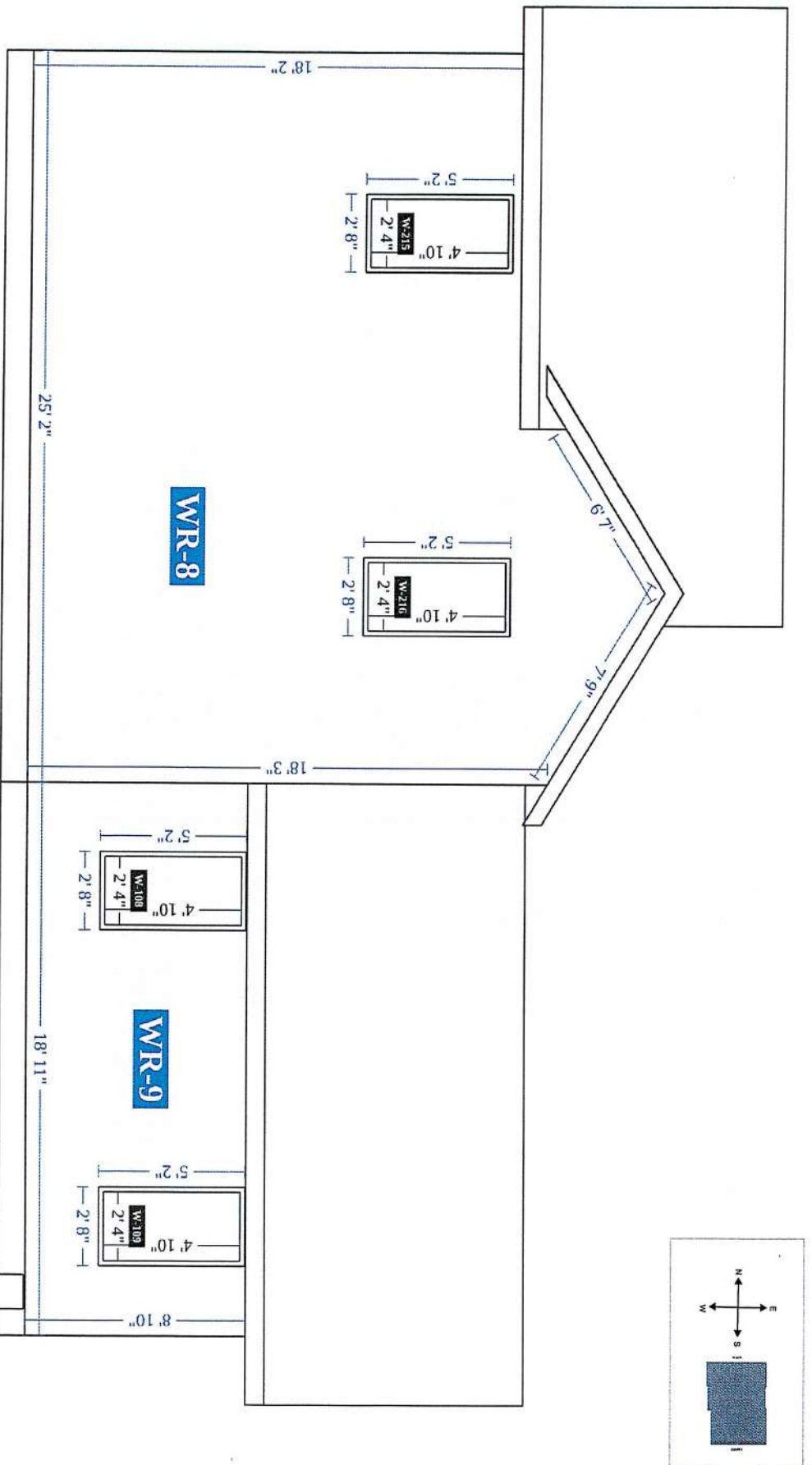


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Complete Measurements

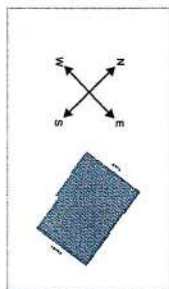
516 East Alice Avenue, Kingsville...

LEFT





LEFT-FRONT



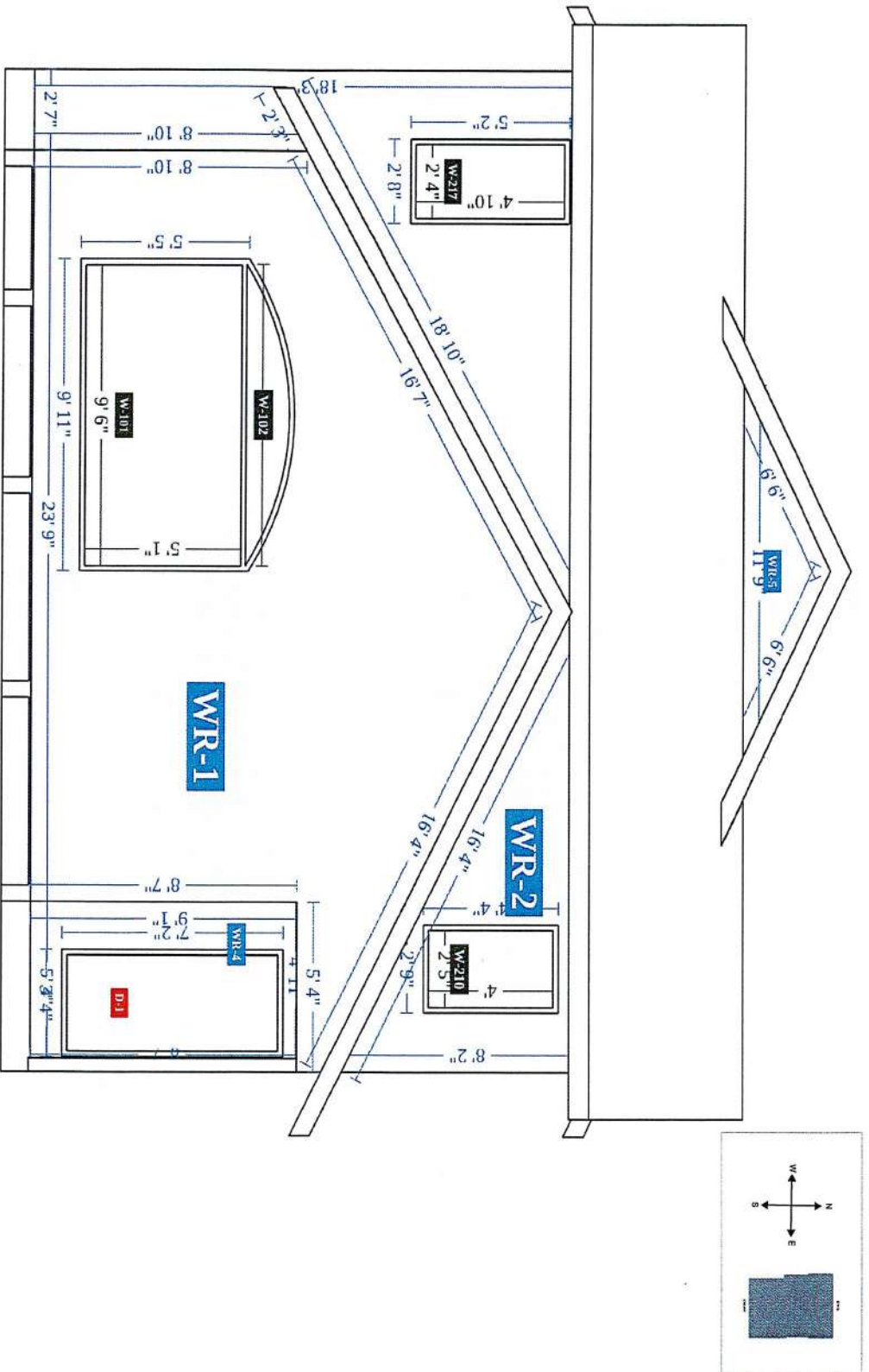
PROPERTY ID: 11671538  
HOUSE #1  
30 MAR 2024  
Page 16



# HOVER

Complete Measurements

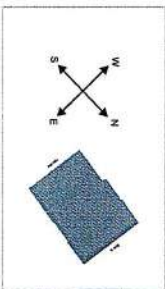
516 East Alice Avenue, Kingsville...  
FRONT







FRONT-RIGHT

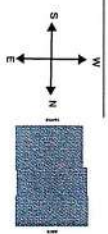
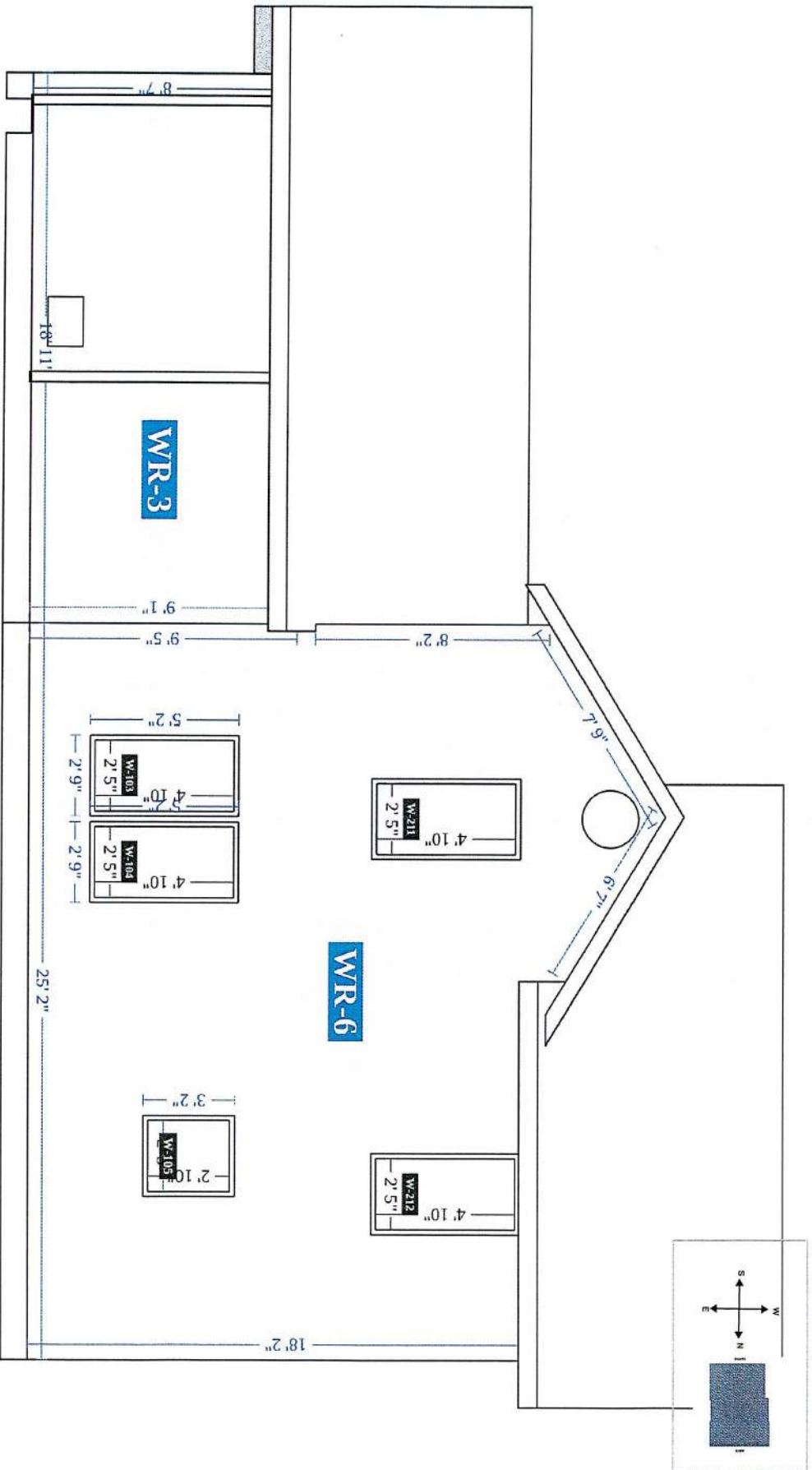




# HOVER

Complete Measurements

516 East Alice Avenue, Kingsvill...  
RIGHT



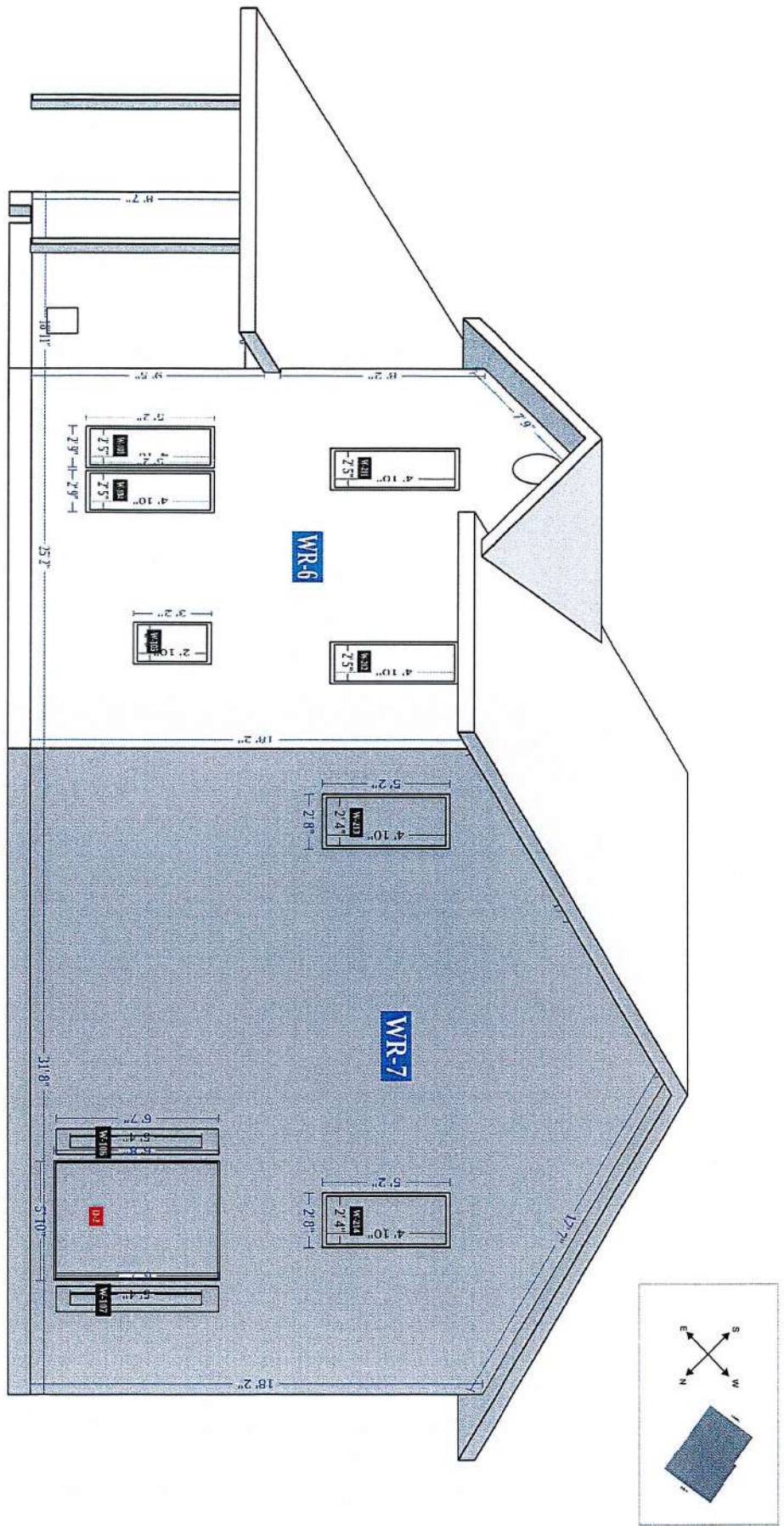




# HOVER

## Complete Measurements

516 East Alice Avenue, Kingsville...  
RIGHT-BACK



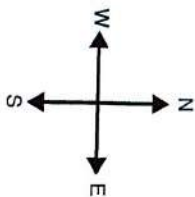




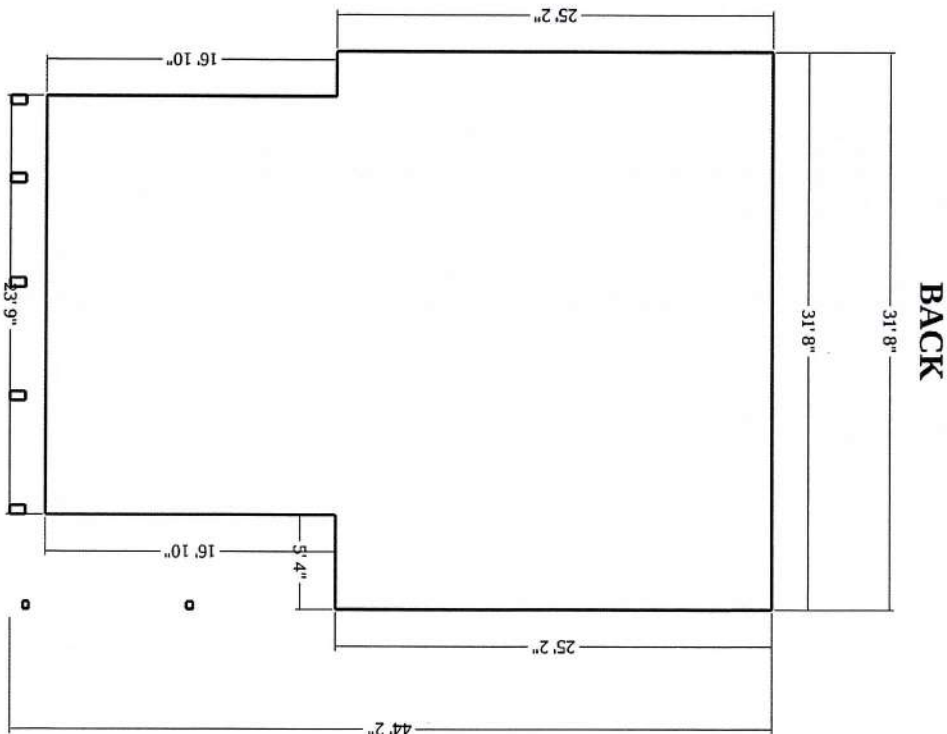
# HOVER

Complete Measurements

516 East Alice Avenue, Kingsville, TX 77625  
FOOTPRINT



Number of Stories: > 1  
Footprint Perimeter: 164' 8"  
Footprint Area: 1201 ft<sup>2</sup>



FRONT

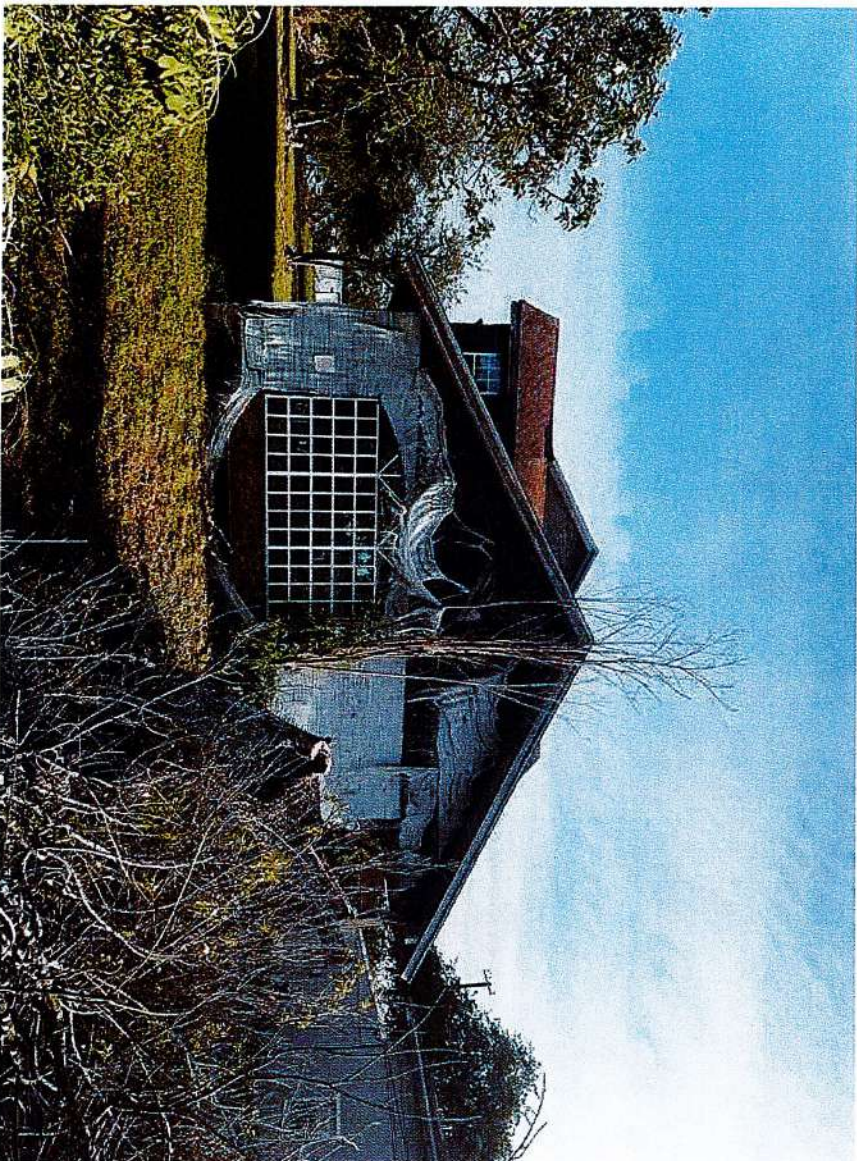
BACK



# HOVER

Complete Measurements

516 East Alice Avenue  
KINGSVILLE, TX 78363



VIEW 3D MODEL

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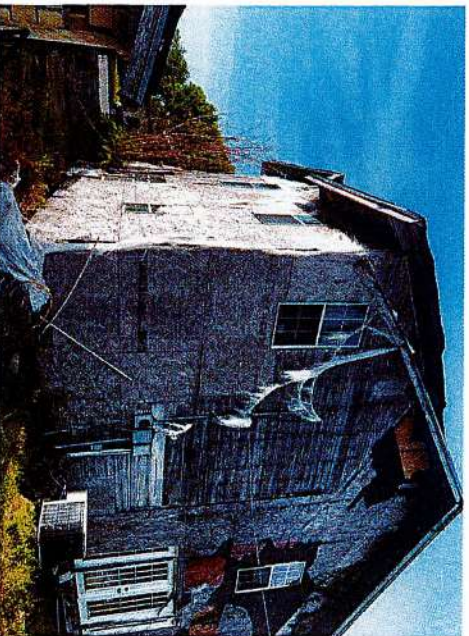
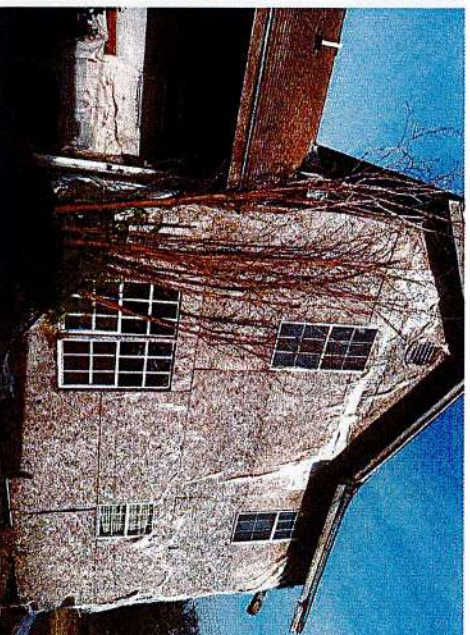
PROPERTY ID: 11671538  
HOUSE #1  
30 MAR 2024





## Complete Measurements

516 East Alice Avenue, Kingsville...  
PHOTOS



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PROPERTY ID: 11671538  
HOUSE #1  
30 MAR 2024  
Page 24





## Complete Measurements

516 East Alice Avenue, Kingsvill...  
PHOTOS



# ITEM

## #4

# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** May 8, 2024  
**TO:** Historic Development Board  
**FROM:** Kobby Agyekum (Senior Planner/HPO)  
**SUBJECT:** Discuss and Consider Action to construct 20 feet by 16 feet car port on a property at, ORIG TOWN, BLOCK 24, LOT 17, E15' 18 also known as 530 E. Lee Avenue, Kingsville Texas 78363  
**APPLICANT:** Domingo Perez, Mr.  
**CONTRACTOR:** Domingo Perez, Mr.

### REQUEST

Discuss and Consider Action to construct 20 feet by 16 feet car port on a property at, ORIG TOWN, BLOCK 24, LOT 17, E15' 18 also known as 530 E. Lee 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 1950, One-story hip-roofed rectangular-plan building with horizontal siding, hurricane shutters over windows, shed-roofed stoop porch supported by wood brackets, side-gabled secondary building behind first building (not very visible), located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation but has a potential to improve the overall character of the area.

### STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of installation of the Windows on a residential building at 530 E. Lee 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: Dominico Perez
- Address: 530 East Lee Ave
- Contact: Cell: Reynaldo Loera Home: 361-355 3451
- Email:
- Property Owner: MARIANO Loera
- AG:
- Contact: Cell: Reynaldo Loera Home: 361-355 - 3451
- Property Location and Description: 530 East Lee
- Description of Work: Car Port 20' x 16' with Slope with  
Mass Roof Concrete Slab 20x16
- Contractor: Domingo Perez
- Contact: Cell:  Home:
- Email: 638 E Mesquite 78363

### 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: X Domingo Perez
- Signature: Domingo Perez Date: May 7 2024



# TEXAS HISTORICAL COMMISSION

668

**Project #:** 00009 **County:** Kleburg **Address No:** 530 **Street Name:** East Lee Avenue **Local Id:** 0001-14393 **City:** Kingsville

## Historic Resources Survey Form

### SECTION 1

#### Basic Inventory Information

**Current Name:**  
**Historic Name:**

**Owner Information** **Name:** Loera Marilanda Perez est **Status:**  
**Address:** 530 East Lee Ave **City:** Kingsville **State:** TX **Zip:** 78363

**Geographic Location** **Latitude:** 27.520183 **Longitude:** -97.862027

**Legal Description (Lot\Block):** ORIG TOWN, BLOCK 24, LOT 17, E15 18

**Addition/Subdivision:** **Year:**

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

**Architect:** **Builder**  
**Contruction Date:** 1950 **Source** Tax Appraiser

#### Function

**Current:** DOMESTIC-Single Dwelling

**Historic:** DOMESTIC-Single Dwelling

**Recorded By:** Austin & Jacob

**Date Recorded:** 4/4/2013





# TEXAS HISTORICAL COMMISSION

668

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-14393

**County:** Kleburg

**City:** Kingsville

**Address No:** 530

**Street Name:** East Lee Avenue

### SECTION 2

#### Architectural Description

One-story hip-roofed rectangular-plan building with horizontal siding, hurricane shutters over windows, shed-roofed stoop porch supported by wood brackets, side-gabled secondary building behind first building (not very visible).

☐ Additions, modifications    Explain:

☐ Relocated    Explain:

#### Stylistic Influence

No Style

#### Structural Details

##### Roof Form

Hipped

##### Roof Materials

Composition Shingles

##### Wall Materials

Wood Siding

##### Windows

##### Doors (Primary Entrance)

Composition Shingles

##### Plan

Rectangular

##### Chimneys

#### Porches/Canopies

**FORM**    Shed Roof

**SUPPORT**    Brackets

**MATERIAL**    Wood

#### ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

#### Landscape Features

# TEXAS HISTORICAL COMMISSION

668

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-14393

**County:** Kleburg

**City:** Kingsville

**Address No:** 530

**Street Name:** East 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 ☒ 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 > 14393 LOERA MARILANDA PEREZ EST for  
Year 2024

Tax Year: 2024 - Values not available

## Property

## Account

Property ID:	14393	Legal Description:	ORIG TOWN, BLOCK 24, LOT 17, E15' 18
Geographic ID:	100102417000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Location

Address:	530 E LEE	Map ID:	C1
Neighborhood:			
Neighborhood CD:			

## Owner

Name:	LOERA MARILANDA PEREZ EST	Owner ID:	49110
Mailing Address:	530 E LEE AVE KINGSVILLE, TX 78363-3865	% 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: LOERA MARILANDA PEREZ EST  
% 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: 480.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1950	480.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1950	32.0
HWH	HOT WATER HEATER SHED	FV		1950	12.0
SAFF	STORAGE ATTACHED FRAME FINISHED	*		2019	70.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1286	5600.00	40.00	140.00	N/A	N/A

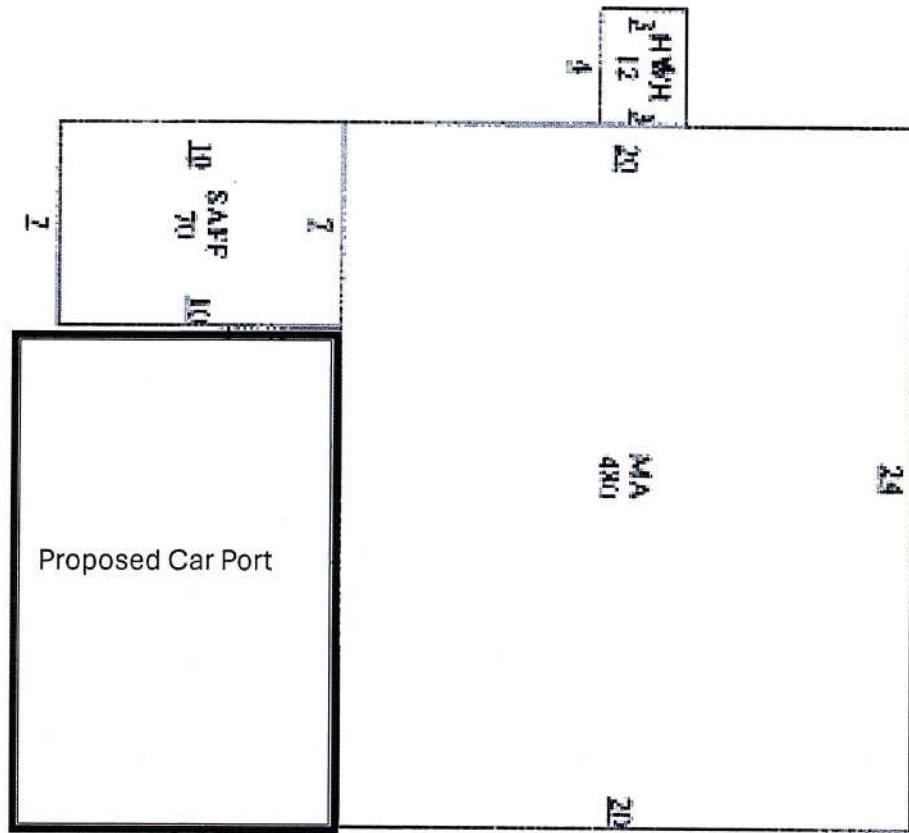
## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$13,480	\$3,200	0	16,680	\$0	\$16,680
2021	\$9,800	\$3,200	0	13,000	\$0	\$13,000
2020	\$9,440	\$3,200	0	12,640	\$0	\$12,640
2019	\$10,650	\$3,200	0	13,850	\$0	\$13,850
2018	\$10,460	\$3,200	0	13,660	\$0	\$13,660
2017	\$10,460	\$3,200	0	13,660	\$0	\$13,660
2016	\$10,410	\$3,200	0	13,610	\$0	\$13,610
2015	\$11,570	\$3,200	0	14,770	\$0	\$14,770
2014	\$11,570	\$3,200	0	14,770	\$0	\$14,770
2013	\$11,570	\$3,200	0	14,770	\$0	\$14,770
2012	\$11,570	\$3,200	0	14,770	\$0	\$14,770
2011	\$11,570	\$3,200	0	14,770	\$0	\$14,770
2010	\$11,570	\$3,200	0	14,770	\$0	\$14,770

Questions Please Call (361) 595-5775

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

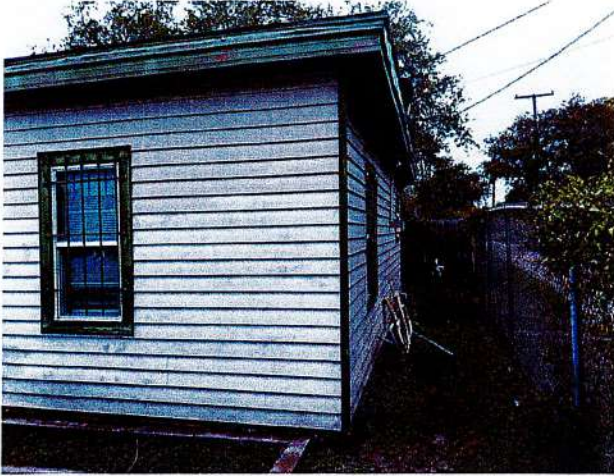
530 E. LEE AVENUE



Lee Avenue

10th Street









# Job Price Estimate:

Ingram Readymix, Inc  
3580 FM 482  
New Braunfels, Tx. 78132

Order ID: 719221

Job ID: EST

CASH SALES KINGSVILLE

Date:

5/7/2024

Ship To:

Quantity	Unit	Description	Unit Price	Extended Price
3.25	CY	.3000 PSI ST CEMENT SUMMER	142.500	.0000 Y
1.00	EA	FUEL ADJUSTMENT	20.000	.0000 Y
1.00	EA	SHORT LOAD CHARGE	200.000	.0000 Y

	SUB-TOTAL	SALES TAX	TOTAL
ORDERED	683.13	56.36	739.49
DELIVERED	.00	.00	.00



Building On Service

Kingsville  
223 S. 6th St.  
Kingsville, TX 78363  
Phone: (361) 592-4341  
Fax: (361) 592-2124  
Email:  
kingsvillestatements@zarsky.com

# Quotation

Quote No **318065**  
Quote Date **05/06/2024**  
Quote Time **02:40:00 PM**  
Expiration Date **06/05/2024**  
Customer **CASH**  
Contact Name  
Contact Number  
Job  
Your Ref **Mingo**  
Delivery **By 05/06/24**  
Taken By **Terri Wilburn**  
Sales Rep **House**

Invoice Address  
Cash Sales  
TX

Delivery Address  
Cash Sales  
TX



Page 1 of 1

Special Instructions						
Line	Product Code	Description	Quantity	Price	Unit	Total
1	10200	2X6-16' #2 SPF	12 ea	12.39	ea	148.68
2	114	2X8-20' #2 YELLOW PINE S4S	1 ea	18.95	ea	18.95
3	17	1X6-8' 2 YELLOW PINE S4S	1 ea	8.99	ea	8.99
4	19	1X8-12' 2 YELLOW PINE S4S	2 ea	13.99	ea	27.98
5	18	1X8-10' 2 YELLOW PINE S4S	2 ea	12.99	ea	25.98
6	8015	1X2-16' ROUGH CEDAR	10 ea	10.99	ea	109.90
7	3	1X4-10' 2 YELLOW PINE S4S	10 ea	4.99	ea	49.90
8	4	1X4-12' #2 YELLOW PINE S4S	10 ea	5.99	ea	59.90

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Total Amount	\$450.28
Sales Tax 3.25%	\$37.14
Quotation Total	\$487.42

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Subject to our terms and conditions of sale. Further copies available on request.





Kingsville  
223 S. 6th St.  
Kingsville, TX 78363  
Phone: (361) 592-4341  
Fax: (361) 592-2124  
Email:  
kingsvillestatements@zarsky.com

# Quotation

Quote No **318220**  
Quote Date **05/07/2024**  
Quote Time **10:31:00 AM**  
Expiration Date **06/06/2024**  
Customer **CASH**  
Contact Name  
Contact Number  
Job  
Your Ref **mingo perez**  
Delivery **By 05/07/24**  
Taken By **Noe Espino**  
Sales Rep **House**

**Invoice Address**  
Cash Sales  
TX

**Delivery Address**  
Cash Sales  
TX



Page 1 of 1

Special Instructions							
		Legend					
Line	Product Code	Description	Unit	Price	Qty	Total	
1	1014	16'X26" GALV CORRUGATED IRON	ea	57.99	12	695.88	
2	1509	LS1A2 SIMPSON 24" STRAP (50-BX)	ea	1.89	8	15.12	
3	43748	HG/RT8A SIMPSON RAFTER TIE (100-BX)	ea	1.26	10	12.46	
4	1519	1028 SIMPSON 248 JOIST HANGER (100-BX)	ea	2.08	10	20.86	
5	49142	G/R 1# BOX 1-1/2" HG JOIST HANGER NAILS	ea	5.39	3	16.17	
		G/R 1# BOX 1-1/2" JOIST HANGER NAILS	ea				

By your signature below, you are agreeing to the Terms and Conditions set forth on back or attached.

Buyer

Date

Subject to our terms and conditions of sale. Further copies available on request.

Total amount	\$760.49
	\$62.74
Quotation total	\$823.23



Building On Service

Zarsky Lumber - Kingsville

223 S. 6th St.  
Kingsville, TX 78363  
Phone: (361) 592-4341  
Fax: (361) 592-2124

Cash Sales Invoice

Invoice No

637843

Invoice Date

04/29/2024

Invoice Time

09:10:00 AM

Terms

Cash

Customer

CASH

Contact Name

Contact Number

Job

Your Ref

530 East Lee 361-355-3451

Our Ref

3204630

Taken By

Jairne

Sales Rep

House

Invoice Address

Cash Sales  
TX



Page 1 of 1

Delivery Address: Cash Sales, TX

Special Instructions	Notes

Line	Description	Qty/Package	Price	UOM	Total
1	1198 - 1/2"x20' #4 REINF. STEEL GD60	35 ea	6.99	ea	244.65
2	25148 - 5" BAR TIES PER POUND (23# PER ROLL) 5" BAR TIES POUND	3 LB	2.95	LB	8.85
3	49363 - BAR-LIFT 3.5" REBAR CHAIR	27 ea	0.59	ea	15.93
4	34282 - 10"X10' FLASHING ROLL	1 ROLL	14.99	ROLL	14.99
5	24148 - 6"X18" STIRRUPS	12 ea	1.99	ea	23.88
6	236 - 4X6-10' TREATED YELLOW PINE S4S	3 ea	25.99	ea	77.97
7	428 - CONCRETE MIX 80#	6 SACK	6.99	SACK	41.94

Goods received in good condition
Print name _____
Signature _____

Payment Method	Amount Received
Debit	\$463.53
Merchant #	7503642
Account #	*****1206
Authorization #	002665

Total Amount	\$428.21
Sales Tax @ 8.25%	\$35.32
Invoice Total	\$463.53