

HISTORICAL DEVELOPMENT BOARD

Wednesday, May 15, 2024, 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

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, March 20, 2024.



Kobby Agyekum
Senior Planner /Historic Preservation Officer

Posted
@ 11:00 AM
On 5-10-24
By H. Solis

**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 6th through 8th 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: 04/25/2024

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:	100.000000000000%
		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

(=) 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:	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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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	Mapsc:	
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
<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:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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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 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

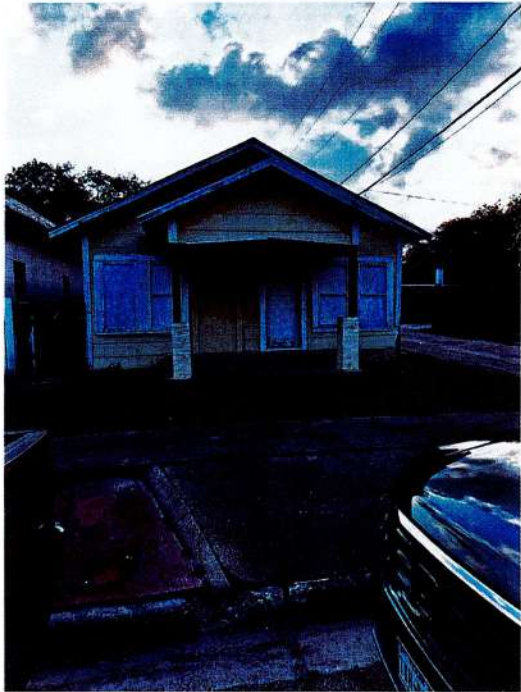
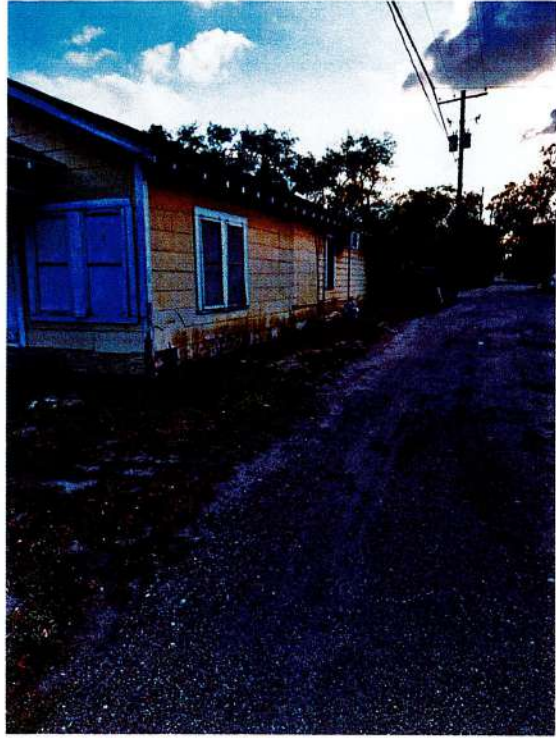
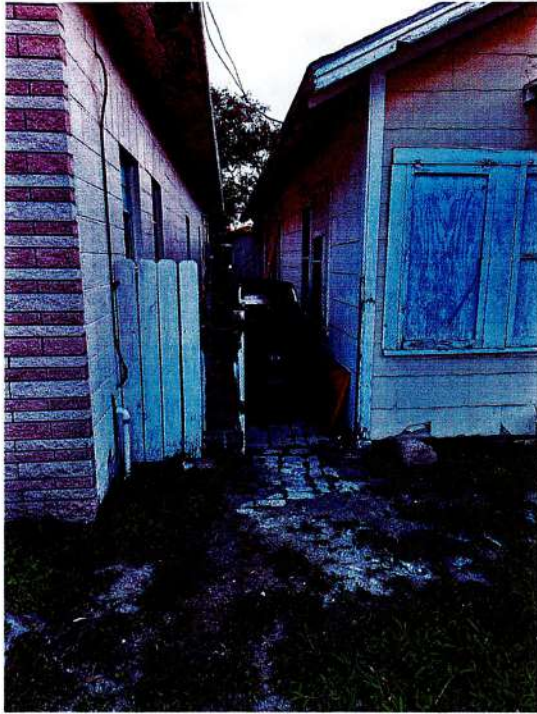
DATE: 4-26-2024	PERMIT#:	APPROVED BY:
JOB ADDRESS: 628 East Richard Ave Kingsville, Tx. 78363		
OWNER'S NAME: LAST: Templo Betel FIRST: Ashamb M: de Dios		
MAILING ADDRESS: 628 E. Richard Ave		PHONE NO:
CITY: Kingsville, Tx. 78363	STATE: Texas	ZIP CODE: 78363
CONTRACTOR: * Complete Custom		PHONE #: 361-228-4010
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>* All contractors 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 HAS COMMENCED.</p> <p><u>Amador Dancia</u> 4-26-2024 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. INITIAL HERE _____ (sign Homeowner Permit Acknowledgement Form)</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	Mapsc0:
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
(=) 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: 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

(=) 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: 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

Historic Resources Survey Form

Local Id: 0001-20658

County: Kleburg

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

Contruction 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 Huisache		
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: \$
<p>* Contractor must be registered with the City of Kingsville.</p> <p>NOTICE</p> <p>SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.</p> <p><u>April Lund</u> 4/24/24 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 _____</p>		

FOR OFFICE USE ONLY

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



Application for Certificate of Compliance Form WPI-1

App
ID:2371229

Physical Address of Structure to be Inspected

428 E Huisache

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 Huisache

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.: 96596

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**Texas Department of Insurance**

Windstorm Inspections Program

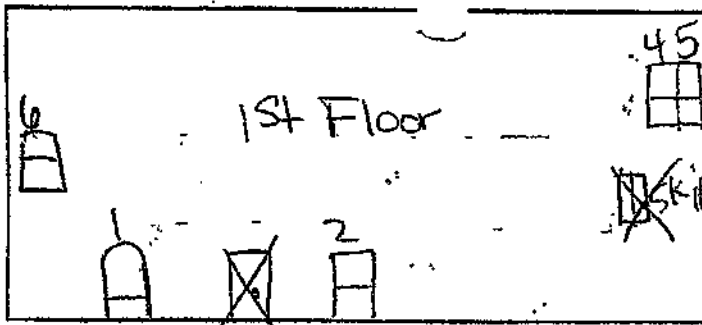
P.O. Box 12030

Austin, TX 78711-2030

Texas Department of Insurance | www.tdi.texas.gov

1/2

PC350(WPI-1) | 0908



NAME Sylvia Rodriguez-Ozuna
 ADDRESS 428 E. Huysache 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				23
2.	storage			31 3/4	59 1/4	7701	Y1				13
3.	bedroom					7701					
4.	bedroom			58 3/8	58 1/4	7701	Y1				23
5.	bedroom					7701	Y1				
6.	dining			43 1/4	56 5/8	7701	Y1				12
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 - FIBERCEMENT - 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: 210-509-9721

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	PG NUMBER	CUSTOMER REF				TERMS
			Sylvia Ozuna				
ITEM	DESCRIPTION	QTY	SIZE	UNIT	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						
	DOUBLE STRENGTH				\$0.00	\$0.00	
	GRID STYLE[COLONIAL CONTOURED=						
	[1V1H]]						
	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	CUSTOMER REF	TERMS	
			Sylvia Ozuna		
ITEM	DESCRIPTION	QTY	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

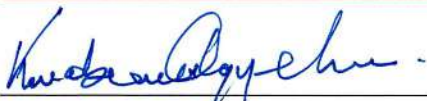
In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic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

Historic Resources Survey Form

Local Id: 0001-20361

County: Kleburg

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



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	Mapsc0:	
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

(=) 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:	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

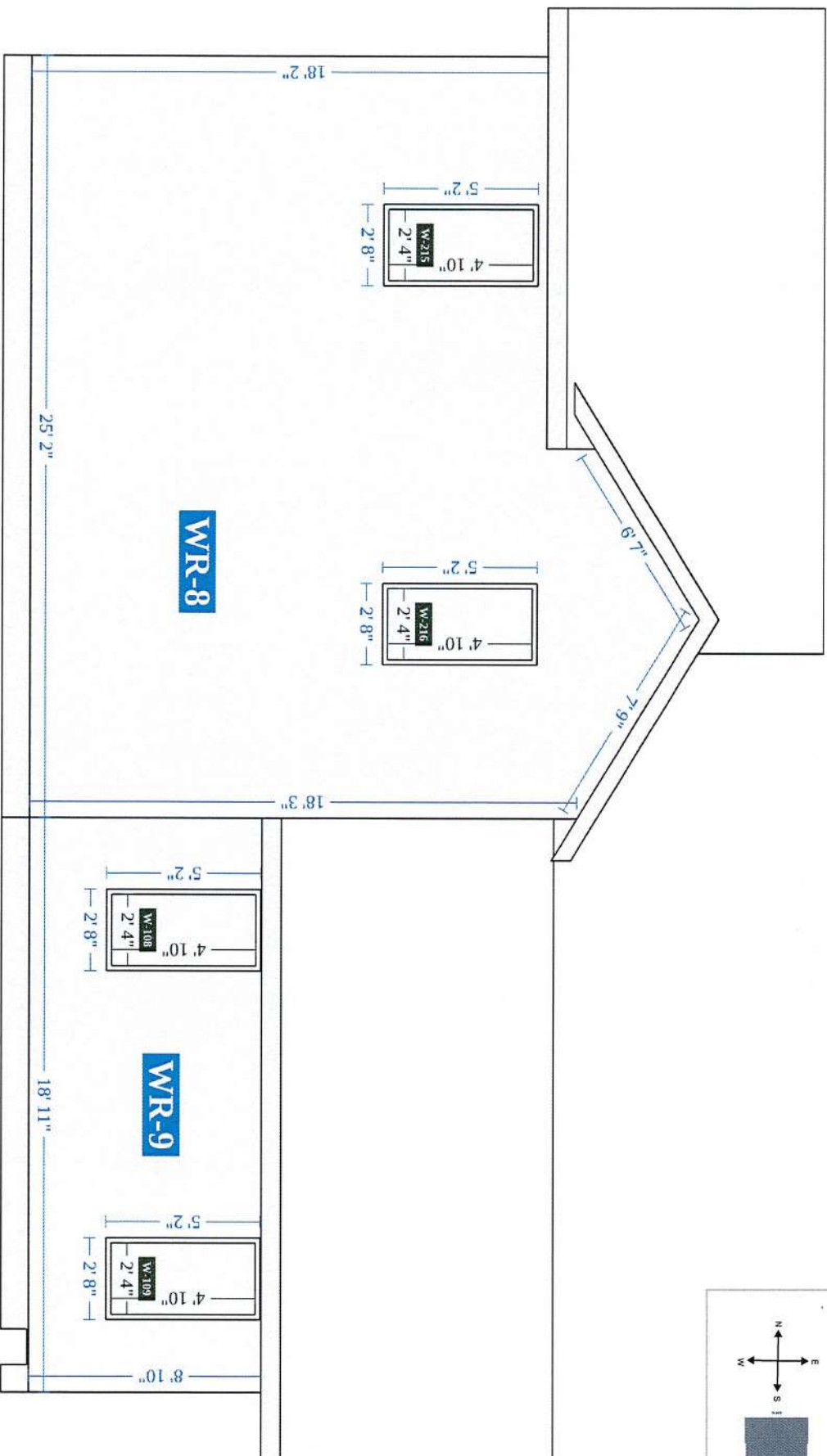
This year is not certified and ALL values will be represented with "N/A".



Complete Measurements

516 East Alice Avenue, Kingsvill...

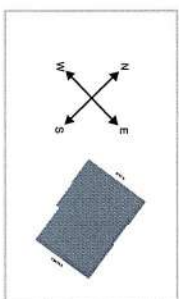
LEFT





Complete Measurements

516 East Alice Avenue, Kingsville...
LEFT-FRONT



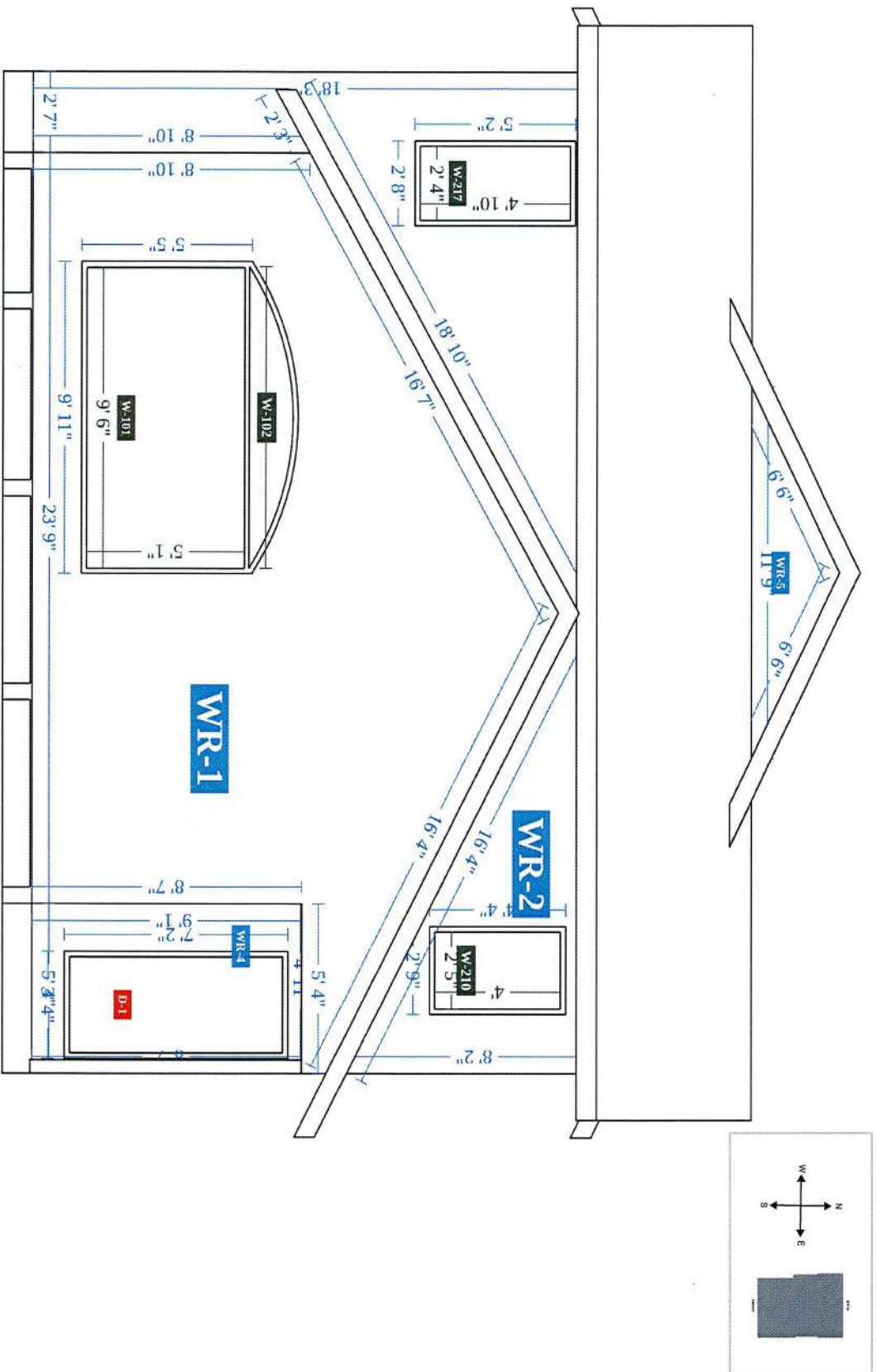


HOVER

Complete Measurements

516 East Alice Avenue, Kingsville...

FRONT

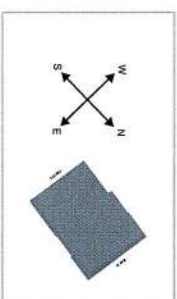
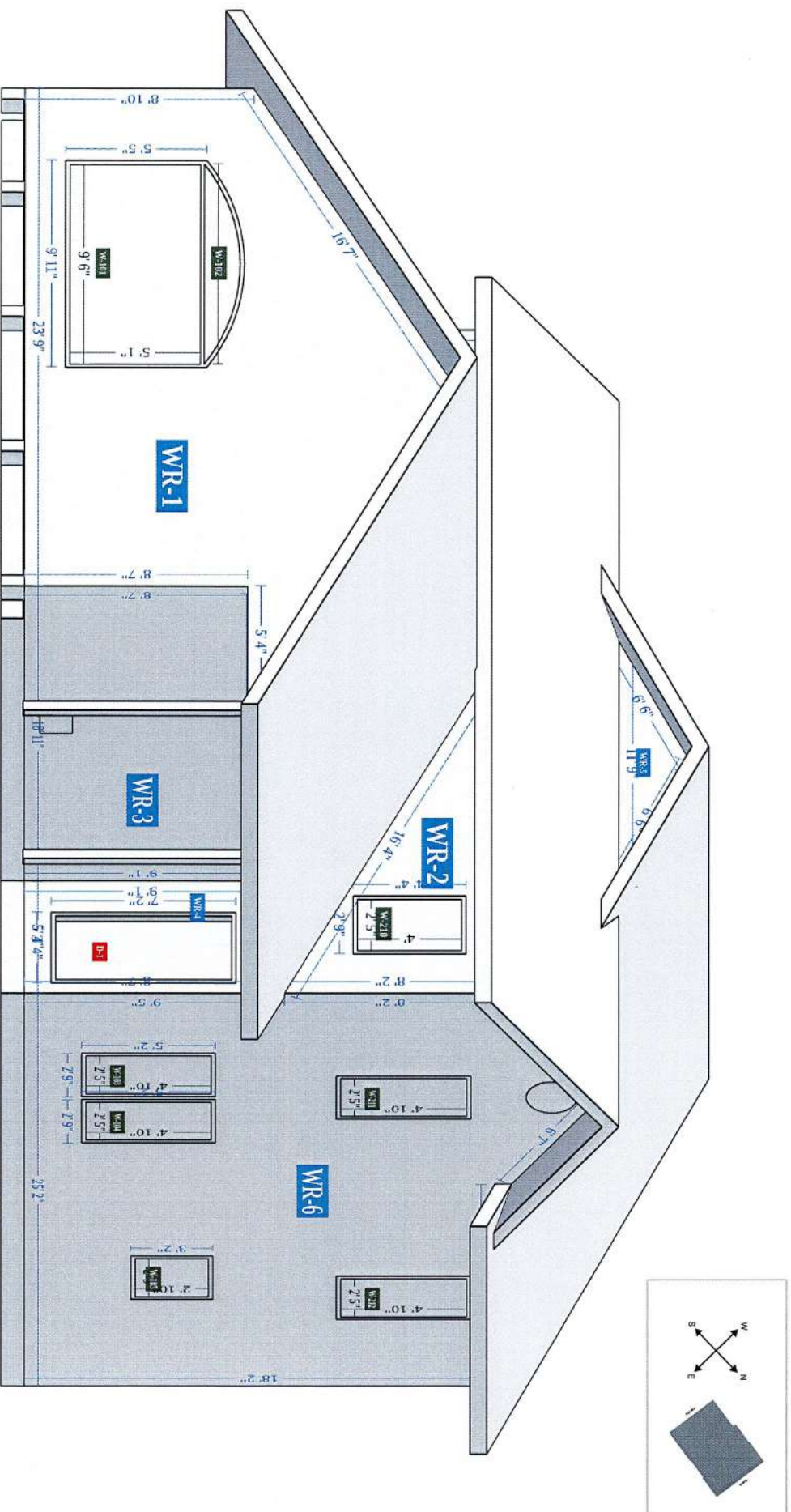




HOVER

Complete Measurements

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





Complete Measurements

516 East Alice Avenue, Kingsville...
RIGHT



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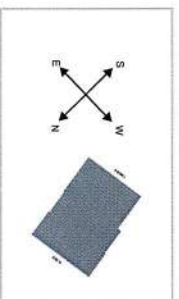
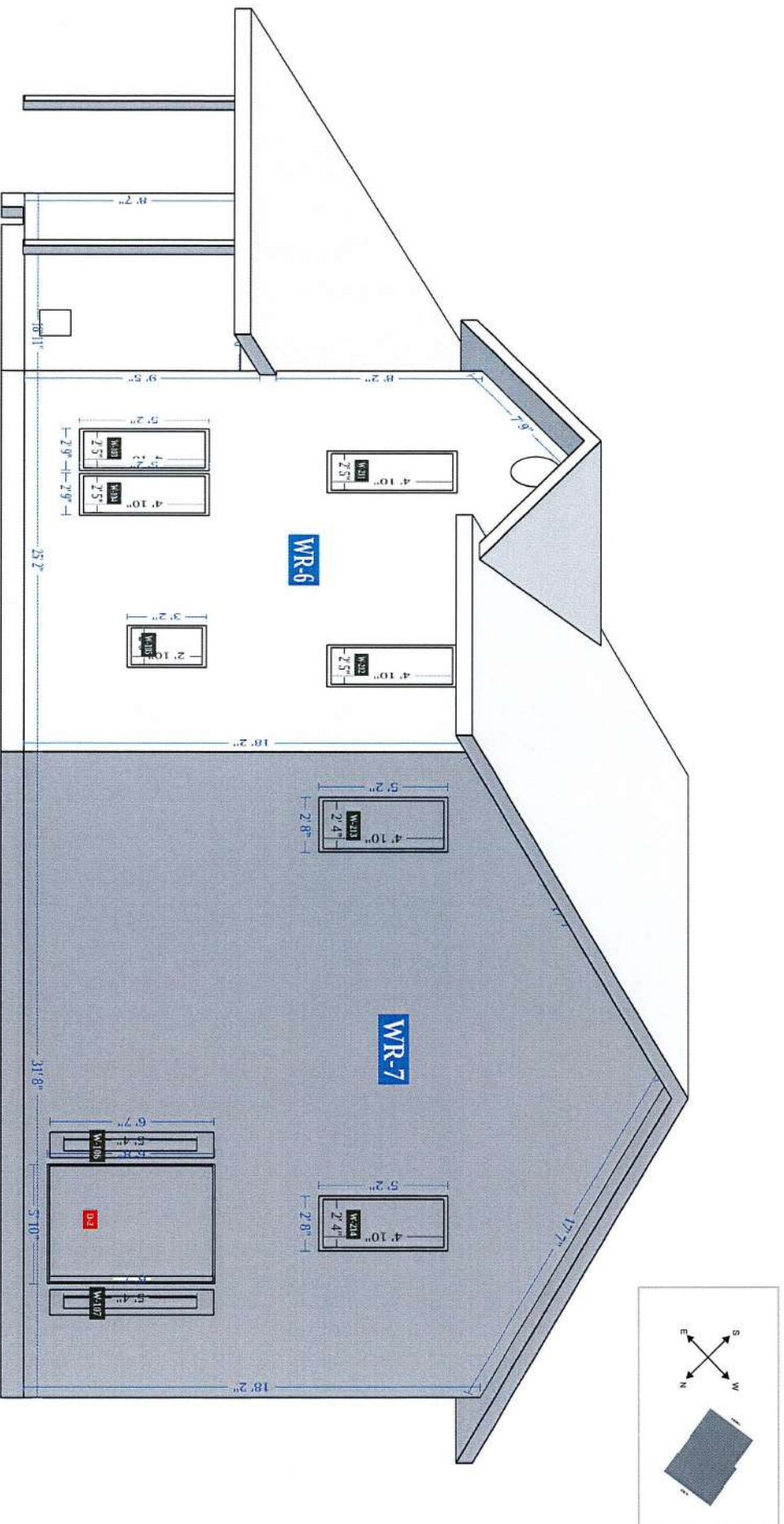
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PROPERTY ID: 11671538
HOUSE #1
30 MAR 2024
Page 11



Complete Measurements

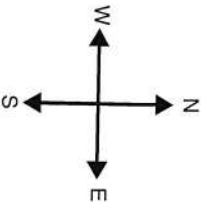
516 East Alice Avenue, Kingsvill...
RIGHT-BACK



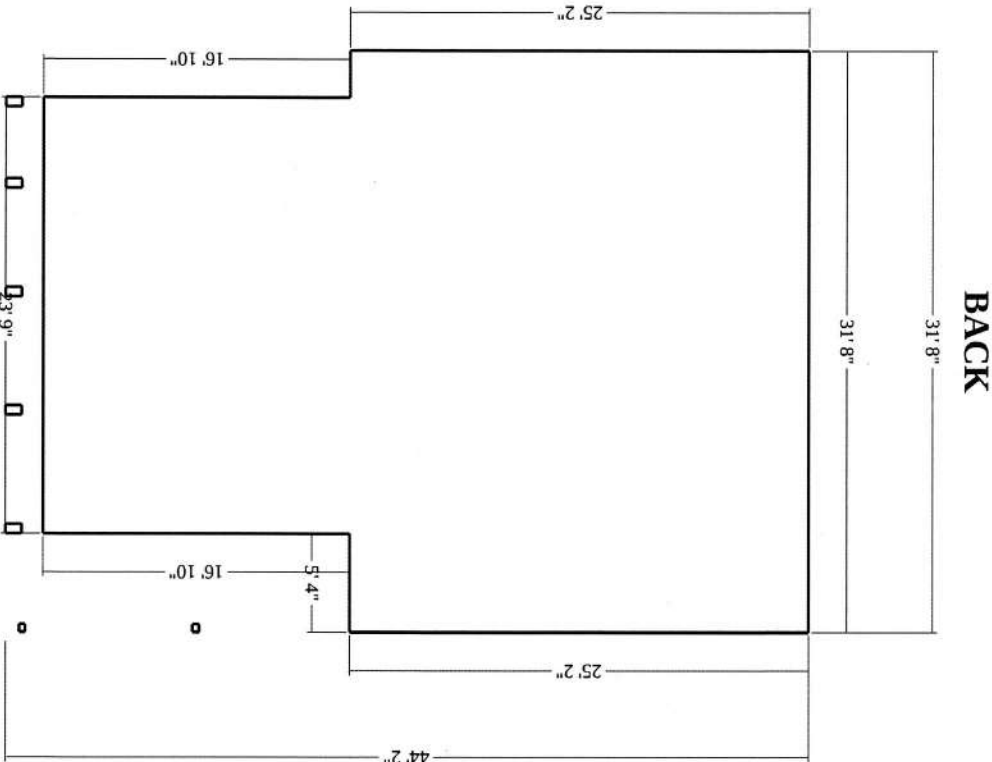


Complete Measurements

516 East Alice Avenue, Kingsville...
FOOTPRINT



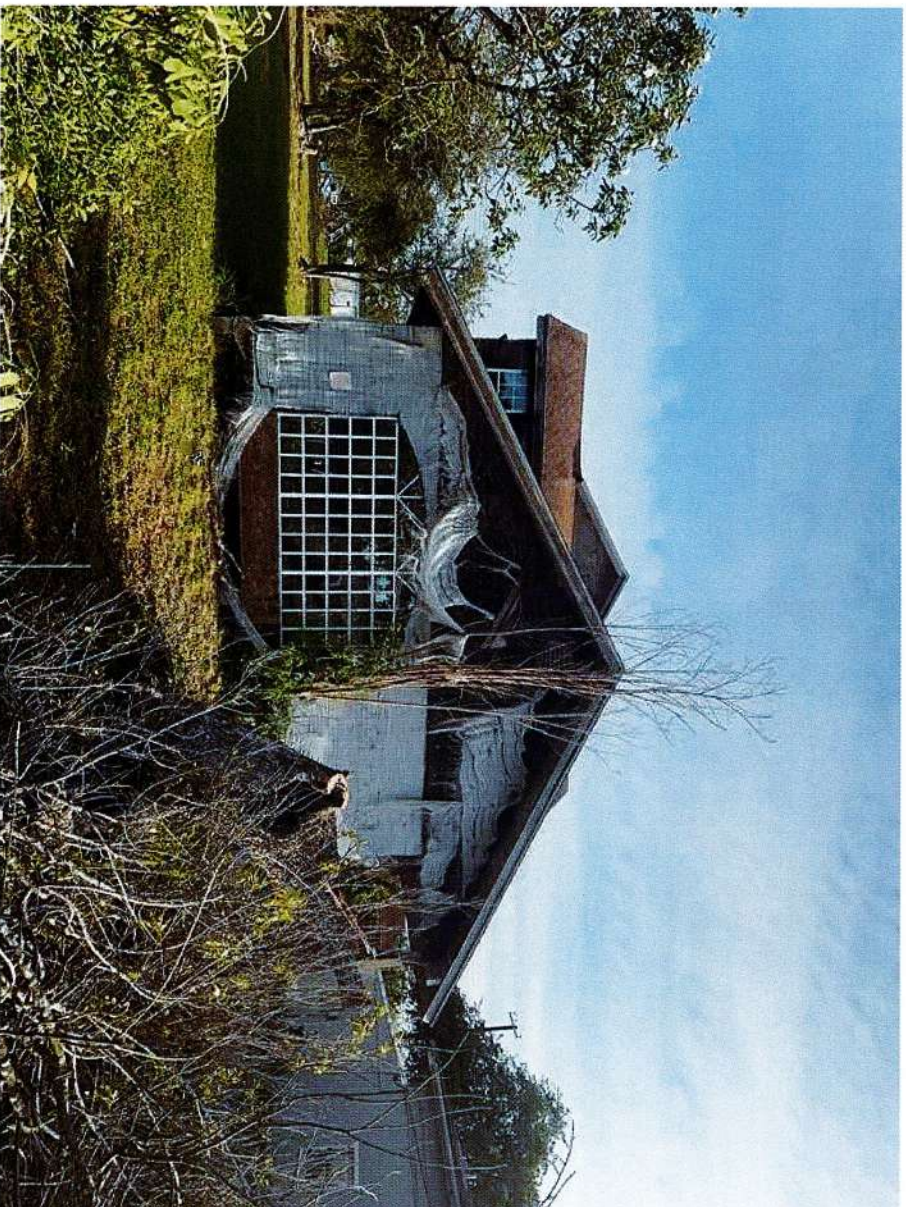
Number of Stories: > 1
Footprint Perimeter: 164' 8"
Footprint Area: 1201 ft²





Complete Measurements

516 East Alice Avenue
KINGSVILLE, TX 78363



VIEW 3D MODEL

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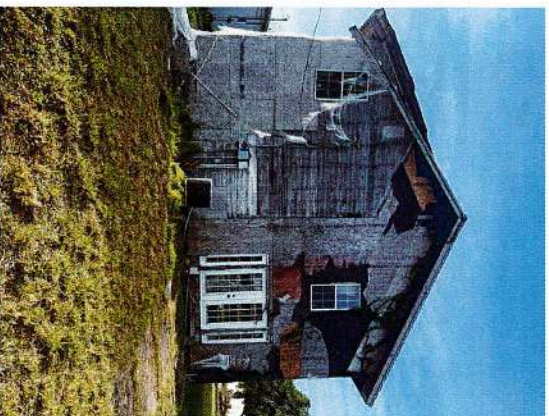
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PROPERTY ID: 11671538
HOUSE #1
30 MAR 2024



Complete Measurements

516 East Alice Avenue, Kingsville...
PHOTOS



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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: [Redacted]
- Property Owner: MARIANO Loera
- Address: [Redacted]
- 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
Marble Roof Concrete 5' x 20' x 16'
- 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

Historic Resources Survey Form

Local Id: 0001-14393

County: Kleburg

City: Kingsville

Address No: 530

Street Name: East Lee Avenue

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

Construction 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:

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	Mapsc0:	
Neighborhood:		Map ID:	C1
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
(=) 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:	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

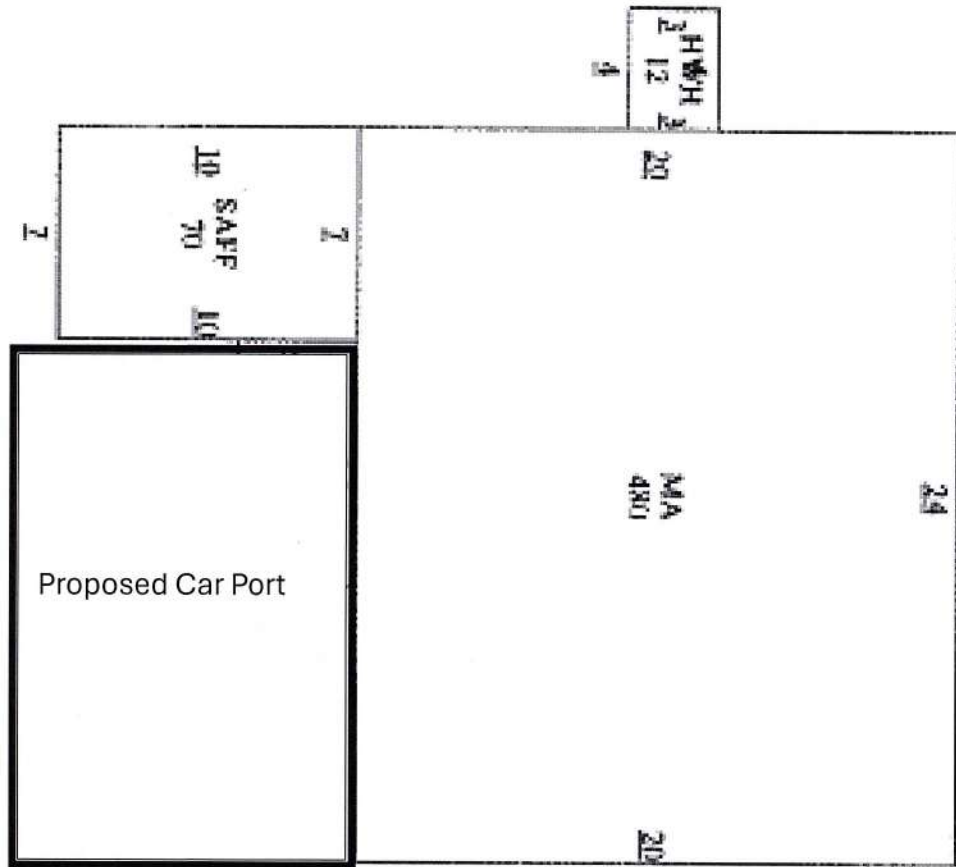
Roll Value History

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



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**



Page 1 of 1

Special Instructions

Line	Product Code	Description	Qty/Package	Price	UOM	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	1X8-8' 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 8.28%	\$37.14
Quotation Total	\$487.42

Buyer

Date

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



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 **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**



Page 1 of 1

Special Instructions	Notes
	<i>26 gauge</i>

Line	Product Code	Description	Qty/Package	Price	UOM	Total
1	1014	16'X26" GALV CORRUGATED IRON	12 ea	57.99	ea	695.88
2	1509	LSTA24 SIMPSON 24" STRAP (50-BX)	8 ea	1.89	ea	15.12
3	43748	HG/RT8A SIMPSON RASTER TIE (100-BX)	15 ea	0.89	ea	12.46
4	1519	U28 SIMPSON 2X8 JOIST HANGER (100-BX)	14 ea	1.49	ea	20.86
5	49142	G/R 1# BOX 1-1/2" HG JOIST HANGER NAILS G/R 1# BOX 1-1/2" JOIST HANGER NAILS	3 BX	5.39	BX	16.17

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
Sales Tax 8.75%	\$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 Jaime
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 @ 25%	\$35.32
Invoice Total	\$463.53