

HISTORICAL DEVELOPMENT BOARD

Wednesday, April 15, 2026, 4:00 pm

Regular Meeting Amended

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

Daniel Morales

CITY STAFF

Manny Salazar

Economic Development and Interim Planning Director

Herlinda Solis

Administrative Assistant/Board Secretary

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 part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- February 18, 2026

4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

Item # 1 Discuss and Consider Action to approve a driveway and fence at ORIG TOWN, BLOCK 79, LOT 23,24 also known as 414 West Huisache Ave, Kingsville, TX 78363.

Item # 2 Discuss and Consider Action to approve the replacement of the exterior windows, illuminated sign and dilapidated brick, ORIG TOWN, BLOCK 42, LOT 19,20 (PHOENIX CHEER & DANCE ACADEMY) also known as 326 East Kleberg Avenue, Kingsville, TX 78363.

Item #3 Discuss and Consider Action to approve the replacement of the windows, repairing fence, paint and roof at ORIG TOWN, BLOCK 66, LOT 8-10 also known as 217 West Kenedy Avenue, Kingsville, TX 78363.

- **STAFF REPORT –**
- **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, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: April 09, 2026, at 3:00 P.M. and remained so posted continuously for at least three business days proceeding the scheduled time of said meeting.



Manny Salazar, MEDP
Economic Development and Interim Planning Director

Posted
@ 11:00 AM
On 4-9-26
By H. Salazar

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
Wednesday, February 18, 2026, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE, Kingsville, TX 78363**

Historical Board Members Present

Maggie Salinas
Jeri L S Morey
Daniel Morales
David Thibodeaux
Lucia Perez

Citizens' Present

Bobby Ramirez

Manny Salazar, MEDP Economic Development and Interim Planning Director Herlinda Solis Administrative Assistant Board Secretary

1. The meeting was called to order:

@ 4:05 PM

2. Discuss and take action on the meeting minutes of last meeting:

December 17, 2025, Minutes approved by: David Thibodeaux and Jeri L Morey seconded; motion carried.

3. Public Comments on or off the agenda – Jerry Mori architect, my address is 724, West Henrietta, Avenue Kingsville TX, 78363, stated that considering that we did not yet have a design for replacement of the properties over on West Lee that we approved demolition with, I realized that we don't have anything in our ordinance that requires a prompt replacement of the building, and this being a historic building which has been designated as important with an identified style. So that was the beginning point, and then I began looking at the other ordinances and seeing several things in other ordinances that maybe are not the best in relation to our board, so I was wondering if we could set up a time with development services people, along with perhaps the city attorney, for a workshop meeting sometime in the future to address making changes. Maggie Salinas stated that they would look into this concern.

4. Postponements – None

5. Old Business – None

6. New Business – None

Item # 1 Discuss and Consider Action to approve the replacing of windows and siding at ORIG TOWN, BLOCK 6, LOT 13, also known as 325 East Santa Gertrudis, Kingsville, TX 78363.

Manny Salazar addressed the Board and stated that an application was submitted to the Planning Department on January 30, 2026, to replace the windows and siding at 325 East Santa Gertrudis. The work is said to be done by Today Construction, photos have been provided to see the current condition. There will be a total of 12 gelding wide vinyl windows installed along with the replacement of the siding. And the staff does recommend approval of this agenda item. Daniel Morales had some concerns about the overall condition of the property and Maggie Salinas had some concerns about the tree in the photo. Herlinda Solis stated that the structure would have to meet all current building codes and be inspected by the Building Official and the tree could be addressed by the Code Officer. David Thibodeaux made the motion to approve; Jeri Morey seconded the motion, all in favor of the motion carried.

Item # 2 Discuss and Consider Action to approve the replacing of roof, windows, siding and new paint at 5TH, BLOCK 7, LOT 4-6, also known as 707 East Kenedy Ave, Kingsville, TX 78363.

Manny Salazar addressed the Board and stated that an application was submitted to the Planning Department on February 10, 2026, seeking the approval of a 30-year shingle roof in brown or gray, Hardie Plank Siding, Windows the paint colors will be Tan with Burgundy trim or Grey with White trim, staff is recommending approval. The contractor Juilo Espinoza. Daniel Morales had some concerns due to the Memo in the packet, Bobby Ramirez was listed as the contractor, Herlinda Solis stated that it was a clerical error and that would be noted. Daniel Morales made the motion to approve; David Thibodeaux seconded the motion, all in favor of the motion carried.

7. Staff Reports –

Manny Salazar stated that the staff has been looking into logistics for the installation of the Los Kenienos Historical Marker. It is my understanding from previous minutes that it is the desire to put that at the Maggie Salinas Pavilion. We are anticipating April or May for the installation. We do have to coordinate with some folks from out of town, and so we want to make sure that we give them plenty of time to do that, and as we zero in on a day, we will communicate that with this board and make sure that you have plenty of notice to get out your schedules.

8. Miscellaneous – None

9. Adjournment - Meeting adjourned at 4:18 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: April 06, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve a driveway and fence at ORIG TOWN, BLOCK 79, LOT 23,24 also known as 414 West Huisache Ave, Kingsville, TX 78363.
APPLICANT: Maltby Builders
CONTRACTOR: Maltby Builders

REQUEST

Discuss and Consider Action to approve a driveway and fence at ORIG TOWN, BLOCK 79, LOT 23,24 also known as 414 West Huisache Ave, Kingsville, TX 78363.

EXHIBITS

Application, 2026 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is One-story, Domestic-single Dwelling.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the driveway and fence on residential building at 414 West Huisache Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, the 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



Manny Salazar, MEDP
Economic Development and Interim Planning
Director

Historical Development Board Review Application

Applicant: Maltby Builders

Address: 1030 E Ave D Kingsville

Contact: Cell: 361-522-1692 Home: 361 592 8426

Email: _____

Property Owner: Richard Esfahani

Address: 414 W Huustache

Contact: Cell: 361 522 3219 Home: _____

Property Location and Description: 414 W Huustache

ORIG TOWN, BLOCK 79, LOT 23, 24

Description of Work: New Driveway

Contractor: Maltby Builder

Contact: Cell: 361 522 1692 Home: _____

Email: _____

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: STEVE Zamora Maltby Builder

Signature: [Signature] Date: 3-31-26

TEXAS HISTORICAL COMMISSION

630

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23820

County: Kleburg

City: Kingsville

Address No: 414

Street Name: West Huisache Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address:

City:

State:

Zip:

Geographic Location

Latitude: 27.512666

Longitude: -97.872583

Legal Description (Lot\Block): ORIG TOWN, BLOCK 79, 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: Daniela & Austin

Date Recorded:

11/12/2012



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23820

County: Kleburg

City: Kingsville

Address No: 414

Street Name: West Huisache Avenue

SECTION 2

Architectural Description

One-story front-gabled rectangular-plan residential building with front-gabled partial-width offset porch supported by square wood posts, horizontal siding, and sash windows.

Additions, modifications **Explain:** replacement materials

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23820

County: Kleburg

City: Kingsville

Address No: 414

Street Name: West Huisache Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Community Development

Periods of Significance:

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:

Kleberg CAD Property Search

Property Details

Account

Property ID: 23820 **Geographic ID:** 100107923000192

Type: R **Zoning:**

Property Use:

Location

Situs Address: 414 W HUISACHE

Map ID: C1 **Mapsco:**

Legal Description: ORIG TOWN, BLOCK 79, LOT 23, 24

Abstract/Subdivision: S001

Neighborhood:

Owner

Owner ID: 73600

Name:

Agent:

Mailing Address:

KINGSVILLE, TX 78363

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)

Improvement Non-Homesite Value: N/A (+)

Land Homesite Value: N/A (+)

Land Non-Homesite Value: N/A (+)

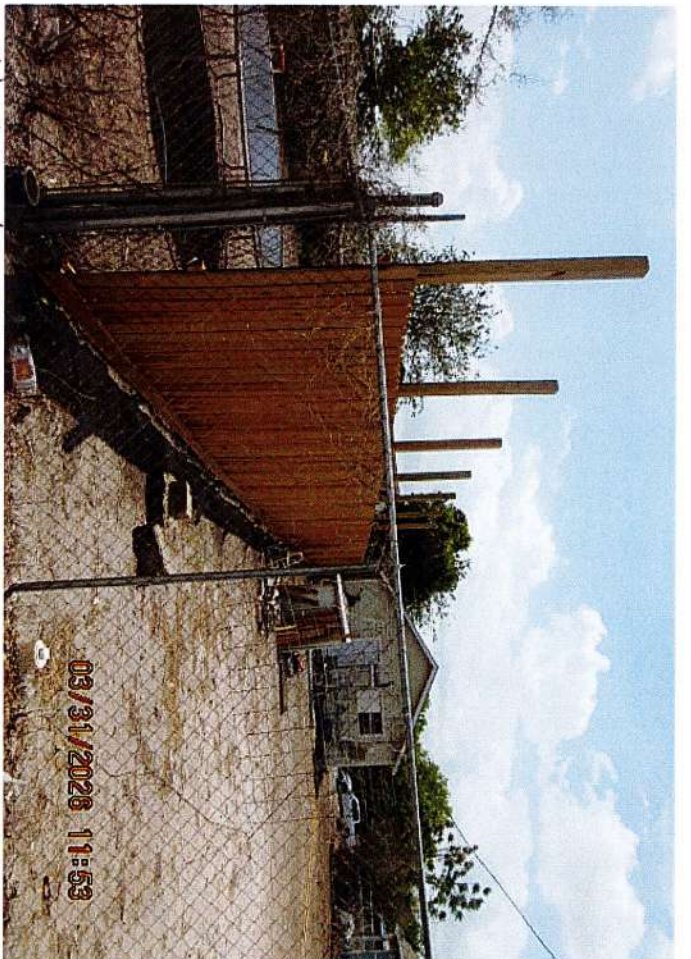
Agricultural Market Valuation: N/A (+)

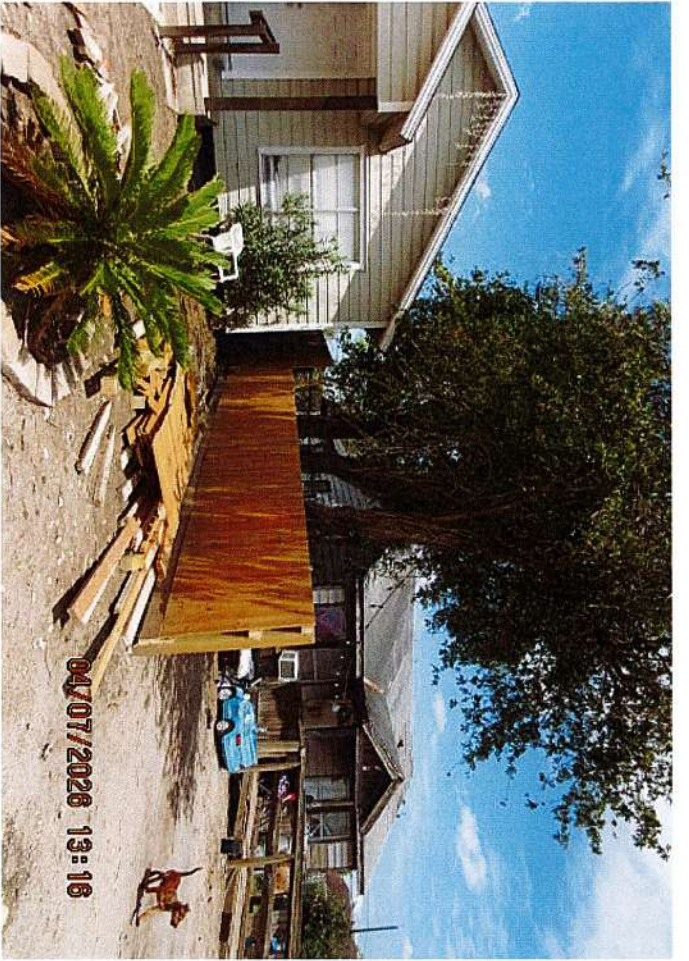
Market Value: N/A (=)

Agricultural Value Loss: N/A (-)



214 w Huisache

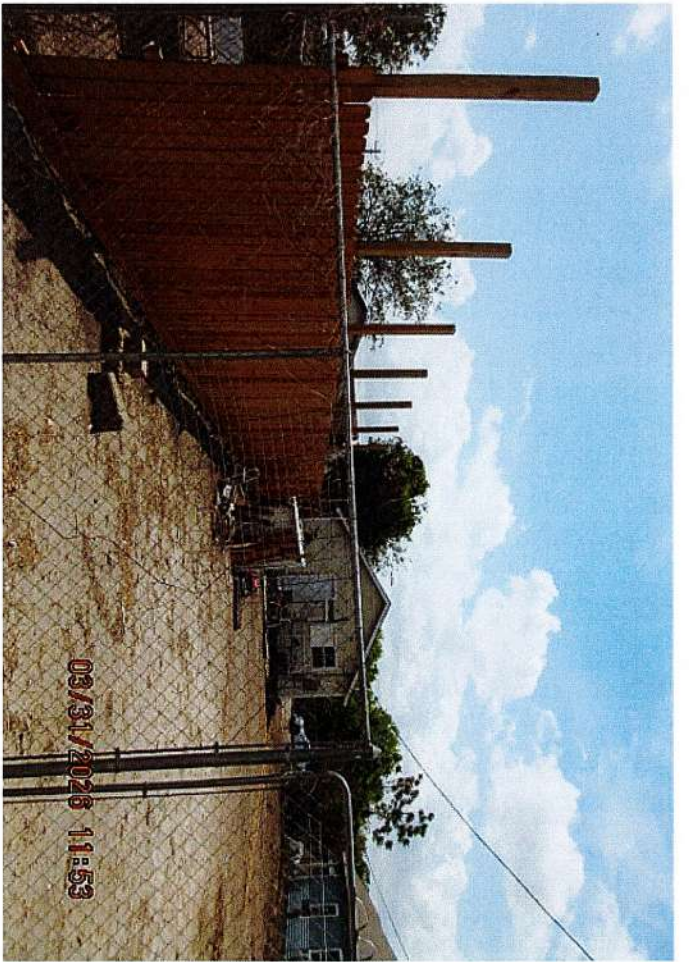




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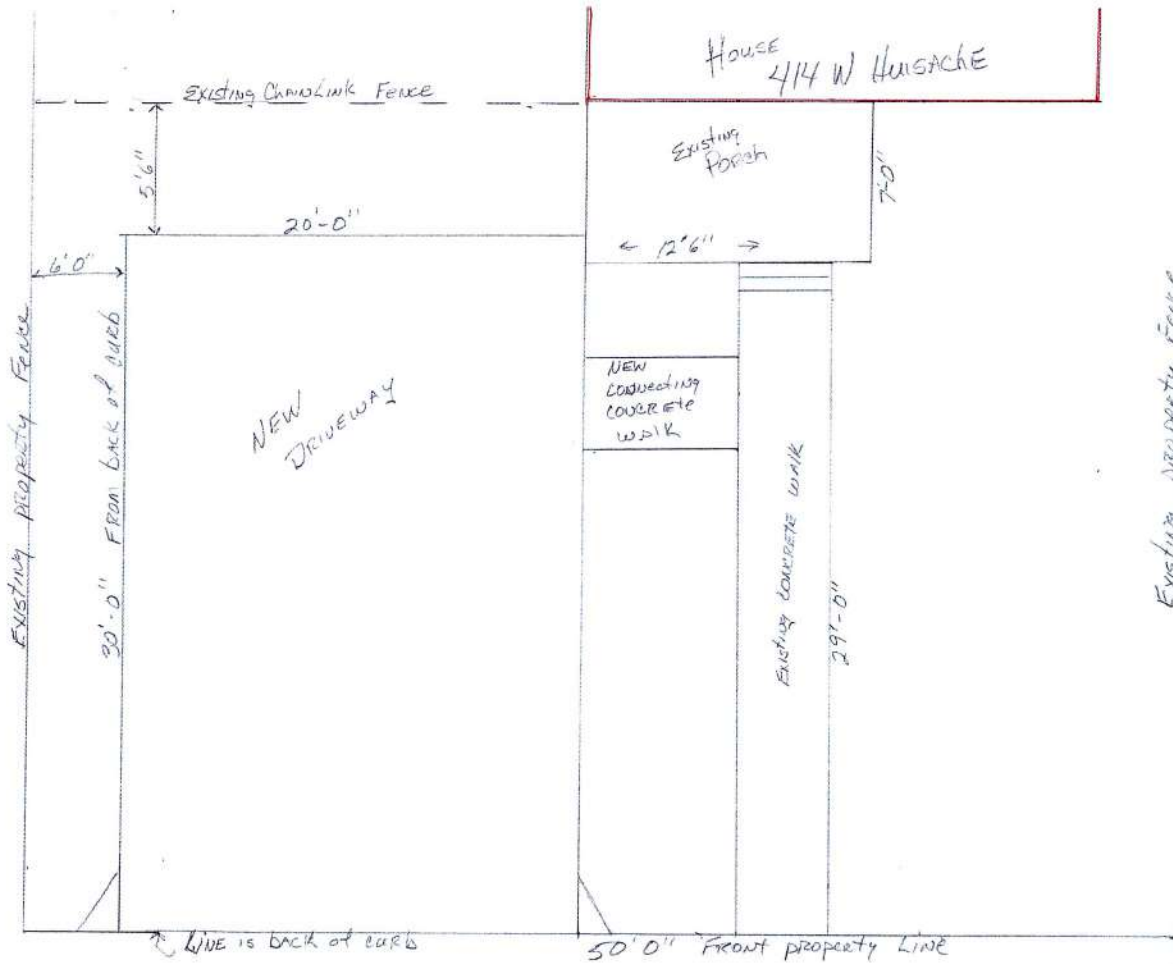
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03/31/2026 11:53



04/07/2026 13:16



Scale: 1/4" = 1'

ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: April 6, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the replacement of the exterior windows, illuminated sign and dilapidated brick, ORIG TOWN, BLOCK 42, LOT 19,20 (PHOENIX CHEER & DANCE ACADEMY) also known as 326 East Kleberg Avenue, Kingsville, TX 78363.

APPLICANT: Majestic Homes
CONTRACTOR: Majestic Homes

REQUEST

Discuss and Consider Action to approve the replacement of the exterior windows, illuminated sign and dilapidated brick, ORIG TOWN, BLOCK 42, LOT 19,20 (PHOENIX CHEER & DANCE ACADEMY) also known as 326 East Kleberg Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2026 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is One-story, Commercial Building.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the Secretary of the Interior's Standard for Rehabilitation. recommending Staff to approve the replacement of exterior windows, illuminated sign and replacement of dilapidated brick on commercial building at 326 East Kleberg 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, the 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.

- 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.
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Standards of the Secretary of the Interior

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10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Manny Salazar, MEDP
Economic Development and Interim Planning
Director

Historical Development Board Review Application

Applicant: Majestic Homes

Address: 2104 Kelly Lane

Contact: Cell: 361-455-3437 Home: _____

Email: ●●●●●●●●●●●●●●●●●●●●

Property Owner: Andrew Morales

Address: 420 Henrietta

Contact: Cell: 361-228-4107 Home: _____

Property Location and Description: 326 E. Kleberg

Downtown

Description of Work: Replace exterior (windows / brick), illuminated sign & interior - new tile flooring, spray foam ceiling, sheetrock, paint. Upgrade HVAC, electrical, plumbing. Frame out restrooms.

Contractor: Majestic Homes

Contact: Cell: 361-455-3437 Home: _____

Email: _____

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Juan Mayorge

Signature: JM yorge Date: 4-1-26

TEXAS HISTORICAL COMMISSION

284

Project #: 00009 **Historic Resources Survey Form** **Local Id:** 0001-15356
County: Kleburg **City:** Kingsville
Address No: 326 **Street Name:** East Kleberg Avenue

SECTION 1

Basic Inventory Information

Current Name: All American Cheer Company
Historic Name: Sears

Owner Information **Name:** _____ **Status:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Geographic Location **Latitude:** 27.516758 **Longitude:** -97.865054
Legal Description (Lot\Block): ORIG TOWN, BLOCK 42, LOT 19, 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: 1940 **Source** Tax appraiser

Function

Current: COMMERCE-Business
Historic: COMMERCE-Business

Recorded By: Stefan & Austin **Date Recorded:** 2/13/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15356

County: Kleburg

City: Kingsville

Address No: 326

Street Name: East Kleberg Avenue

SECTION 2

Architectural Description

One-story one-part commercial block building with stuccoed walls, modern metal canopy, large display windows with transoms, and recessed double-door entrance.

Additions, modifications **Explain:** remodeled storefront c. 1970s

Relocated **Explain:**

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Roof Materials

Wall Materials

Stucco

Windows

Fixed

Doors (Primary Entrance

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Flat Roof

SUPPORT Suspension rods

MATERIAL Metal

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15356

County: Kleburg

City: Kingsville

Address No: 326

Street Name: East Kleberg Avenue

SECTION 3 Historical Information

Associated Historical Context

Commerce

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:

Commerce

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: Low

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

1982 Kingsville Survey

Kleberg CAD Property Search

Property Details

Account		
Property ID:	15356	Geographic ID: 100104219000192
Type:	R	Zoning: C3
Property Use:		
Location		
Situs Address:	326 E KLEBERG	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 42, LOT 19, 20, (PHOENIX CHEER & DANCE ACADEMY)	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	74429	
Name:		
Agent:		
Mailing Address:		
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

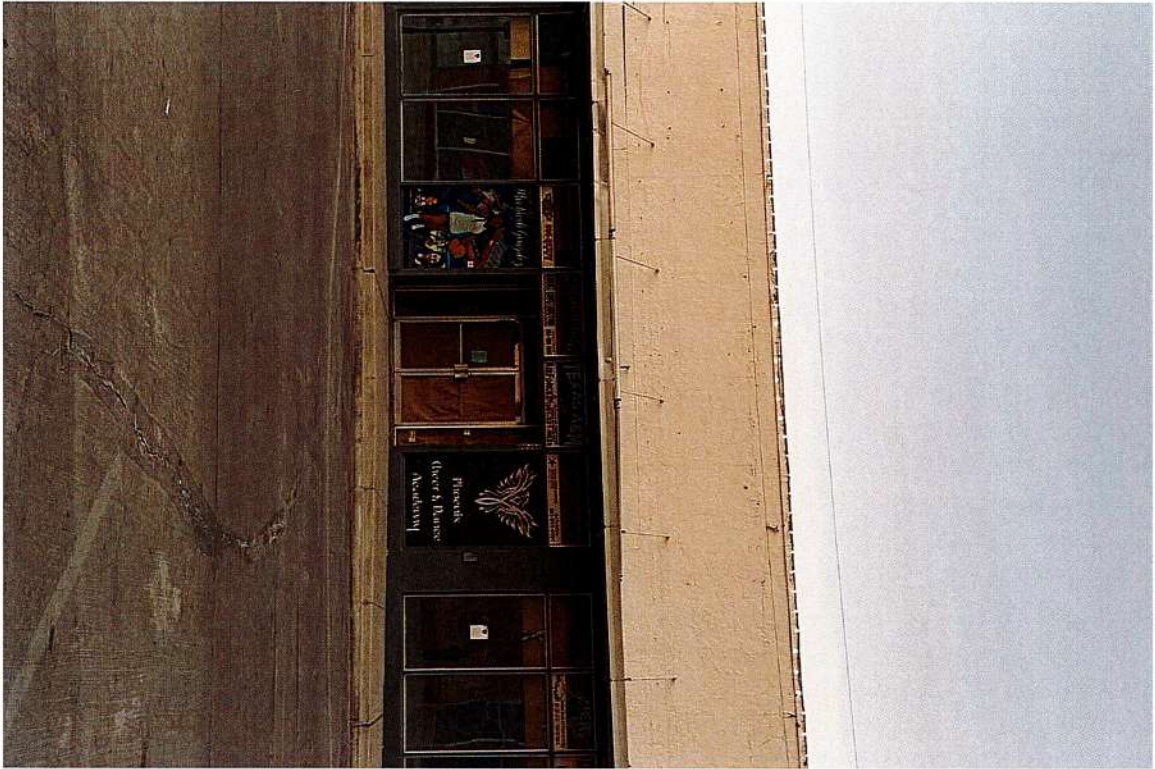
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$172,120 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$179,120 (=)
Agricultural Value Loss:	\$0 (-)



326 E Kleberg



326 E Kleberg





ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: April 6, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the replacement of the windows, repairing fence, paint and roof at ORIG TOWN, BLOCK 66, LOT 8-10 also known as 217 West Kenedy Avenue, Kingsville, TX 78363.

APPLICANT: Katie Tozier & John Tozier

CONTRACTOR: John Tozier

REQUEST

Discuss and Consider Action to approve the replacement of the windows, repairing fence, paint and roof at ORIG TOWN, BLOCK 66, LOT 8-10 also known as 217 West Kenedy Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2026 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is Two-story residential dwelling

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the Secretary of the Interior's Standard for Rehabilitation and is recommending Staff to approve the replacement of windows, repairing fence, paint and roof at 217 West Kenedy 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, the 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.

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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



Manny Salazar, MEDP
Economic Development and Interim Planning
Director

Historical Development Board Review Application

Applicant: Katie Tozier & John Tozier

Address: 217 W Kenedy Ave

Contact: Cell: 361-683-2213 Home: _____

Email: _____

Property Owner: Katie Tozier & John Tozier

Address: 217 W Kenedy Ave

Contact: Cell: 361-683-2213 Home: _____

Property Location and Description: _____

Description of Work: New Shingles on roof, New windows.
Exterior Paint, Fence repair.

Contractor: John Tozier

Contact: Cell: 660-9398 Home: _____

Email: _____

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Katie Tozier & John Tozier

Signature: Katie Tozier John Tozier Date: 4/2/20

TEXAS HISTORICAL COMMISSION

207

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10790

County: Kleburg

City: Kingsville

Address No: 217

Street Name: West Kenedy Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address:

City:

State:

Zip:

Geographic Location

Latitude: 27.514385

Longitude: -97.869896

Legal Description (Lot\Block): ORIG TOWN, BLOCK 66, LOT 8-10

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

NR District

Is property contributing?

NHL

NR

RTHL

OTHM

HTC

SAL

Local

Other

Architect:

Builder

Construction Date: c. 1930

Source: Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence H. Ruiz

Date Recorded:

6/18/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10790

County: Kleburg

City: Kingsville

Address No: 217

Street Name: West Kenedy Avenue

SECTION 2

Architectural Description

Two-story, L-plan cross-hipped residential building with one-story hip-roof porch supported by two classical wood columns, sash windows, narrow wood siding, and rear additions.

Additions, modifications **Explain:** rear additions

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hipped

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Classical columns

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10790

County: Kleburg

City: Kingsville

Address No: 217

Street Name: West Kenedy Avenue

SECTION 3 Historical Information

Associated Historical Context

Architecture, 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:

Architecture, Community Development

Periods of Significance:

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined Within Potential NR District?: Yes Is Property Contributing?:

Priority: High Explain:

Other Information

Is prior documentation available for this resource? No Type HABS Survey Other

Documentation Details:

Kleberg CAD Property Search

Property Details

Account		
Property ID:	10790	Geographic ID: 100106608000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	217 W KENEDY	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 66, LOT 8-10	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	73535	
Name:		
Agent:		
Mailing Address:	217 W KENEDY ST KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$106,070 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$11,250 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$117,320 (=)
Agricultural Value Loss:	\$0 (-)

Antique White
7002-20

NV710B

House

Jeremy's Journey
8002-33G

NV233G

Trim