

HISTORICAL DEVELOPMENT BOARD

Wednesday, May 20, 2026, 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
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)- April 15, 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 demolition at ORIG TOWN, BLOCK 10, LOT 11, W/2 12 also known as 425 East Richard Ave, Kingsville, TX 78363.

Item # 2 Discuss and Consider Action to approve demolition at ORIG TOWN, BLOCK 09, LOT 13,14 also known as 527 East Richard Ave, Kingsville, TX 78363.

Item #3 Discuss and Consider Action to approve demolition at ORIG TOWN, BLOCK 11, LOT 10,11 also known as 317 East Richard Ave, Kingsville, TX 78363.

Item #4 Discuss and Consider Action to approve of siding, windows and new paint at ORIG TOWN, BLOCK 69, LOT 17-19 also known as 327 S 8th St., Kingsville TX, 78363.

Item # 5 Discuss and Consider Action to approve the remodel including replacing rotten wood on exterior of the home, reattach the brick veneer, add awnings to front windows, add upper gable cedar feature, reattach the original hand rails to front, paint exterior and replace privacy fence at ORIG TOWN, BLOCK 37, LOT 9,10 also known as 317 and 317 ½ East Henrietta, 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: May 14, 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

Manny Salazar, MEDP
Economic Development and Interim Planning Director

Posted
@ 10:00 AM
On 5-14-26
By H. Salazar

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
Wednesday, April 15, 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
David Thibodeaux
Lucia Perez

Citizens' Present

Chelsea Reyna
Omar Dru Moralez
Johnny Mayorga
Ruth L Mendez

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

1. The meeting was called to order:

@ 4:00 PM

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

February 18, 2026, Minutes approved by: Jeri L Morey and David Thibodeaux seconded; 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 approve a driveway and fence at ORIG TOWN, BLOCK 79, LOT 23,24 also known as 414 West Huisache Ave, Kingsville, TX 78363

Manny Salazar addressed the Board and stated that an application was submitted to the Planning Department on March 31, 2026, from Maltby Builders for a new driveway and fence, he stated that the packet provided pictures of the property and staff is recommending approval. Maggie Salinas asked if the chain link fence was already on the property Manny stated that he believed it was and Jeri asked why the fence posts were so high in the photos, Manny stated that the posts have been cut to proper size. Herlinda asked Board to look at page 14 and the photos show that the posts have been cut to proper size. David Thibodeaux made the motion approve; Lucia Perez seconded the motion, all in favor of the motion carried.

Item # 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.

Manny Salazar addressed the Board and stated that an application was submitted to the Planning Department on April 1, 2026, for the replacement of exterior windows, illuminated sign and exterior bricks, they have also received permits for new HVAC, electrical and plumbing. This building is getting new tile flooring, sheet rock upgrades and spray foam for the ceilings, staff is recommending approval. The Board was very pleased to see the growth in our downtown area and stated that this is a family-friendly interactive facility that will bring people to the downtown area. David Thibodeaux made the motion approve; Lucia Perez seconded the motion, all in favor of the motion carried.

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.

Manny Salazar addressed the Board and stated that an application was submitted to the Planning Department on April 2, 2026, for new roof shingles, new windows, exterior paint and fence repair. The windows are a double pane glass and the paint is green with white trim, staff is recommending approval. Jeri Morey made the motion approve; David Thibodeaux seconded the motion, all in favor of the motion carried

7. Staff Reports –

Manny Salazar stated the Los Kinienos Dedication Ceremony was scheduled for April 29, 2026, at 10:00 am, at the Maggie Salinas Pavillion and encouraged all the members to attend, he also reminded the board of the U.S. Blue Angels Wings Over South Texas was this weekend.

8. Miscellaneous – None

9. Adjournment - Meeting adjourned at 4:15 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: May 8, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 10, LOT 11, W/2 12 also known as 425 East Richard, Kingsville TX 78363.
APPLICANT: The City of Kingsville
CONTRACTOR: The City of Kingsville

REQUEST

Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 10, LOT 11, W/2 12 also known as 425 East Richard, Kingsville TX 78363.

EXHIBITS

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

BACKGROUND & PERTINENT DATA

This is One-story, Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has 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 demolition of a dilapidated structure at 425 East Richard, 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: City of Kingsville

Address: 410 West King, Kingsville TX 78363

Contact: Cell: _____ Home: 361/595/8093

Email: _____

Property Owner: Raymond-Schortz INC

Address: 425 East Richard, Kingsville TX 78363

Contact: Cell: 469-600-7404 Home: _____

Property Location and Description: 425 East Richard, Kingsville TX 78363

ORIG TOWN, BLOCK 10, LOT 11, W/2 12

Description of Work: Demolition of Dilapidated Structure

Property owner agreement

Contractor: The City of Kingsville

Contact: Cell: _____ Home: 361/595/8093

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: Anita Salazar

Signature: Anita Salazar Date: 5-6-26

Kleberg CAD Property Search

Property Details

Account

Property ID: 15600 **Geographic ID:** 100101011000192

Type: R **Zoning:**

Property Use:

Location

Situs Address: 425 E RICHARD

Map ID: C1 **Mapsc0:**

Legal Description: ORIG TOWN, BLOCK 10, LOT 11, W/2 12

Abstract/Subdivision: S001

Neighborhood:

Owner

Owner ID: 70730

Name:

Agent:

Mailing Address:

SAN ANTONIO, TX 78254

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$44,550 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,630 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$50,180 (=)
Agricultural Value Loss:	\$0 (-)

TEXAS HISTORICAL COMMISSION

445

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15600

County: Kleburg

City: Kingsville

Address No: 425

Street Name: East Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address: 425 East Richard Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.521636

Longitude: -97.86383

Legal Description (Lot\Block): ORIG TOWN, BLOCK 10, LOT 11, W/2 12

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: Stefan & Daniela

Date Recorded:

4/30/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15600

County: Kleburg

City: Kingsville

Address No: 425

Street Name: East Richard Avenue

SECTION 2

Architectural Description

One-story L-plan hip-on-gable-roofed residential building with hip-on-gable stoop porch for two entry doors supported by decorative wood brackets, decorative exposed rafter tails, decorative eave brackets, narrow wood siding, replacement sash windows, and rear shed-roofed additions.

Additions, modifications **Explain:** rear additions

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hip-on-Gable

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

L-Plan

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Brackets

MATERIAL Wood

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

445

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15600

County: Kleburg

City: Kingsville

Address No: 425

Street Name: East Richard Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Community Development

Periods of Significance:

1913-1946

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:



425 E Richard

ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: May 8, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 09, LOT 13,14 also known as 527 East Richard, Kingsville TX 78363.
APPLICANT: The City of Kingsville
CONTRACTOR: The City of Kingsville

REQUEST

Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 09, LOT 13,14 also known as 527 East Richard, Kingsville TX 78363

EXHIBITS

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

BACKGROUND & PERTINENT DATA

This is One-story, Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has 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 demolition of a dilapidated structure at 527 East Richard, 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.
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- 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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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: City of Kingsville

Address: 410 West King, Kingsville TX 78363

Contact: Cell: _____ Home: 361/595/8093

Email: _____

Property Owner: Elida Rodriguez

Address: 527 East Richard, Kingsville TX 78363

Contact: Cell: N/A Home: _____

Property Location and Description: 527 East Richard, Kingsville TX 78363

ORIG TOWN, BLOCK 09, LOT 13,14

Description of Work: Demolition of Dilapidated Structure

Contractor: The City of Kingsville

Contact: Cell: _____ Home: 361/595/8093

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: Anita Salazar

Signature: Anita Salazar Date: 5-6-26

Kleberg CAD Property Search

Property Details

Account

Property ID: 16485 **Geographic ID:** 100100913000192

Type: R **Zoning:**

Property Use:

Location

Situs Address: 527 E RICHARD TX

Map ID: C1 **Mapsco:**

Legal Description: ORIG TOWN, BLOCK 9, LOT 13, 14, 50% UNDIVIDED INTEREST

Abstract/Subdivision: S001

Neighborhood:

Owner

Owner ID: 53258

Name:

Agent:

Mailing Address: 527 E RICHARD AVE
KINGSVILLE, TX 78363-3840

% Ownership: 50.0%

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

Property Values

Improvement Homesite Value:	\$9,685 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$3,750 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$13,435 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



SAN E Richard

ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: May 8, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 11, LOT 10,11 also known as 317 East Richard, Kingsville TX 78363.
APPLICANT: The City of Kingsville
CONTRACTOR: The City of Kingsville

REQUEST

Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 11, LOT 10,11 also known as 317 East Richard, Kingsville TX 78363

EXHIBITS

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

This is One-story, Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has 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 demolition of a dilapidated structure at 317 East Richard, as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

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- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
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- 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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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: City of Kingsville

Address: 410 West King, Kingsville TX 78363

Contact: Cell: _____ Home: 361/595/8093

Email: _____

Property Owner: Domingo Jimenez Sr EST, Dianne V Ramos

Address: 7647 Ferguson Rd #1045, Dallas, TX 75228

Contact: Cell: N/A Home: _____

Property Location and Description: 317 East Richard, Kiingsville TX 78363

ORIG TOWN, BLOCK 11, LOT 10,11

Description of Work: Demolition of Dilpidated Structure

Contractor: The City of Kingsville

Contact: Cell: _____ Home: 361/595/8093

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: Anita Salazar

Signature: Anita Salazar Date: 5-6-26

Kleberg CAD Property Search

Property Details

Account

Property ID: 13771 **Geographic ID:** 100101110000192

Type: R **Zoning:**

Property Use:

Location

Situs Address: 317 E RICHARD

Map ID: C1 **Mapsc0:**

Legal Description: ORIG TOWN, BLOCK 11, LOT 10, 11

Abstract/Subdivision: S001

Neighborhood:

Owner

Owner ID: 63078

Name:

Agent:

Mailing Address:

DALLAS, TX 75228-0000

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$34,160 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$41,660 (=)
Agricultural Value Loss:	\$0 (-)

TEXAS HISTORICAL COMMISSION

241

Project #: 00009 **Historic Resources Survey Form** **Local Id:** 0001-13771
County: Kleburg **City:** Kingsville
Address No: 317 **Street Name:** East Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:
Historic Name:

Owner Information **Name:** **Status:**
Address: 317 East Richard Ave **City:** Kingsville **State:** TX **Zip:** 78363

Geographic Location **Latitude:** 27.52164 **Longitude:** -97.865385
Legal Description (Lot\Block): ORIG TOWN, BLOCK 11, LOT 10, 11
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. 1925 **Source** Sanborn maps

Function

Current: DOMESTIC-Single Dwelling
Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniela **Date Recorded:** 12/3/2012



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-13771

County: Kleburg

City: Kingsville

Address No: 317

Street Name: East Richard Avenue

SECTION 2

Architectural Description

One-story L-plan hip-on-gabled residential building with hip-on-gable centered partial-width entry porch supported by fabricated metal posts, narrow wood siding, replacement sash windows, exposed rafter tails, shed-roofed plywood-sided side addition, and rear additions.

Additions, modifications **Explain:** side and rear additions

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hip-on-Gable

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

L-Plan

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Fabricated metal

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-13771

County: Kleburg

City: Kingsville

Address No: 317

Street Name: East Richard Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Community Development

Periods of Significance:

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

lacks integrity

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Low

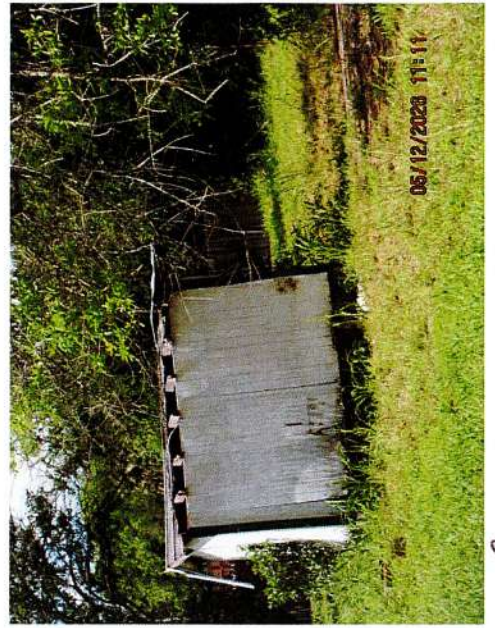
Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:



317 E Richard

ITEM

#4

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: May 11, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the replacement of siding, windows and new paint at ORIG TOWN, BLOCK 69, LOT 17-19 also known as 327 S 8th St., Kingsville TX, 78363.
APPLICANT: Orlando Moya
CONTRACTOR: Touch of Texas

REQUEST

Discuss and Consider Action to approve the replacement of siding, windows and new paint at ORIG TOWN, BLOCK 69, LOT 17-19 also known as 327 S 8th St., 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 has 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 siding, windows and new paint at ORIG TOWN, BLOCK 69, LOT 17-19 also known as 327 S 8th St., Kingsville TX, 78363.

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: Orlando Moya

Address: 305 Birchwood Dr Kingsville, TX 78343

Contact: Cell: 512-800-3103 Home: _____

Email: _____

Property Owner: Maria Elena Martinez

Address: 327 S. 8th St.

Contact: Cell: 361-522-1252 Home: N/A

Property Location and Description: corner lot on a pier
and beam foundation and wood framing

Description of Work: Remove and replace siding (Removing
T-111 Panel siding and installing hardie cement fiber siding)
Remove existing aluminum windows
Replace with more energy efficient window, paint siding & Trim

Contractor: Touch of Texas

Contact: Cell: 512-800-3103 Home: _____

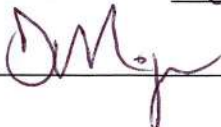
Email: _____

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: Orlando Moya

Signature:  Date: 5/11/26

Property Details

Account

Property ID: 10102 **Geographic ID:** 100106917000192

Type: R **Zoning:**

Property Use:

Location

Situs Address: 327 S 8TH ST TX

Map ID: C1 **Mapsc:**

Legal Description: ORIG TOWN, BLOCK 69, LOT 17-19

Abstract/Subdivision: S001

Neighborhood:

Owner

Owner ID: 66943

Name:

Agent:

Mailing Address:

327 S 8TH ST
KINGSVILLE, TX 78363-5568

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$121,920 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$11,250 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$133,170 (=)

Appraised Value: \$133,170 (=)
HS Cap Loss: \$62,717 (-)
Circuit Breaker: \$0 (-)

Assessed Value: \$70,453
Ag Use Value: \$0

VALUES DISPLAYED ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PENA MARIA ELENA %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$133,170	\$62,053	\$477.30
GKL	KLEBERG COUNTY	0.771870	\$133,170	\$58,453	\$451.18
SKI	KINGSVILLE I.S.D.	1.410400	\$133,170	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$133,170	\$53,453	\$31.91

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$776.58

Estimated Taxes Without Exemptions: \$4,009.95

TEXAS HISTORICAL COMMISSION

324

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10102

County: Kleburg

City: Kingsville

Address No: 327

Street Name: South 8th Street

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address: 327 South 8th St

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.513766

Longitude: -97.864846

Legal Description (Lot\Block): ORIG TOWN, BLOCK 69, 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: c. 1970

Source Sanborn maps, architecture

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Austin

Date Recorded: 2/13/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10102

County: Kleburg

City: Kingsville

Address No: 327

Street Name: South 8th Street

SECTION 2

Architectural Description

One-story L-plan cross-gabled residential building with inset partial-width entry porch, attached two-car front-facing garage, louvered window screens, shutters, side entry off front porch, and vertical plywood siding.

Additions, modifications **Explain:**

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-plywood

Windows

Doors (Primary Entrance)

Composition Shingles

Plan

Shotgun

Chimneys

Porches/Canopies

FORM Other: inset

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10102

County: Kleburg

City: Kingsville

Address No: 327

Street Name: South 8th Street

SECTION 3 Historical Information

Associated Historical Context

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:

less than 50 years old; outside period of significance

Periods of Significance:

outside period 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:

TOUCH OF TEXAS BUILDERS

Kingsville, Texas

Phone: 512-800-3103

Email: |

Date: 5/4/26

RE: Letter of Representation – Exterior Siding and Window Installation

Project Address: 327 S 8th St, Kingsville, TX

To Whom It May Concern,

This letter serves as formal confirmation that Touch of Texas Builders has been retained by the property owners, David Martinez and Maria Elena Martinez, to perform construction services at the above-referenced property.

The scope of work for this project includes, but is not limited to, the following:

- Removal and replacement of existing exterior siding**
- Installation of new exterior siding materials**
- Removal and replacement of existing window(s)**
- Installation of new window(s) in accordance with applicable building codes and standards**

Touch of Texas Builders is authorized to act on behalf of the property owners in matters related to this project, including coordination with suppliers, subcontractors, inspectors, and any necessary permitting or compliance requirements.

New siding will be installed with Hardie 8 1/4" x 144" fiber cement board

Orlando Moya

Project Manager - Touch of Texas

Mobile 512-800-3103 Office 361-228-7283

305 Birchwood Dr. Kingsville, Tx 78363

Touch of Texas Confidential. This message and all attachments is intended to be used by the individual or entity to which it is addressed. If you are not the intended recipient, delete this message and notify the sender.

All work will be performed in accordance with local codes, industry standards, and project specifications.

If you require any additional information or documentation regarding this project, please do not hesitate to contact our office.

Sincerely,

Touch of Texas Builders

Handwritten signature of Orlando Moya in black ink, consisting of stylized initials 'OM' followed by a flourish.

Orlando Moya

Authorized Representative

Handwritten signature of David Martinez in black ink, written in a cursive style.

David Martinez (Owner) / Maria Elena Martinez (Owner)



National Fenestration Rating Council

CERTIFIED US



MI Windows And Doors
650 West Market St
Gratz, PA 17030

**1630 SLIDER2/VINYL/No
Grids**

Panel 1&2: Lite-1: (1.8", Clear, RLE5527, Annealed); Lite-2:
(1.8", Clear, NONE, Annealed); Argon; 23 1/2 X 23 1/2

MEI-A-221-08360-00001

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) 0.28	Solar Heat Gain Coefficient 0.22
------------------------------------	--

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.43	Air Leakage (U.S./I-P) ≤ 0.3
--------------------------------------	--

Manufacturer attests that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC Ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

ENERGY STAR® Certified in Highlighted Regions



energystar.gov/windows

MI Certified

Post Grade LC-P050*	Design Pressure +60.1 / -60.1	Water 7.5	STC / OITC 28.0 / 23.0
Max Yest Size 72.00 X 53.00	Report# 02937.01-109-01-00	Florida ID 21638	

191985632.4.1.1

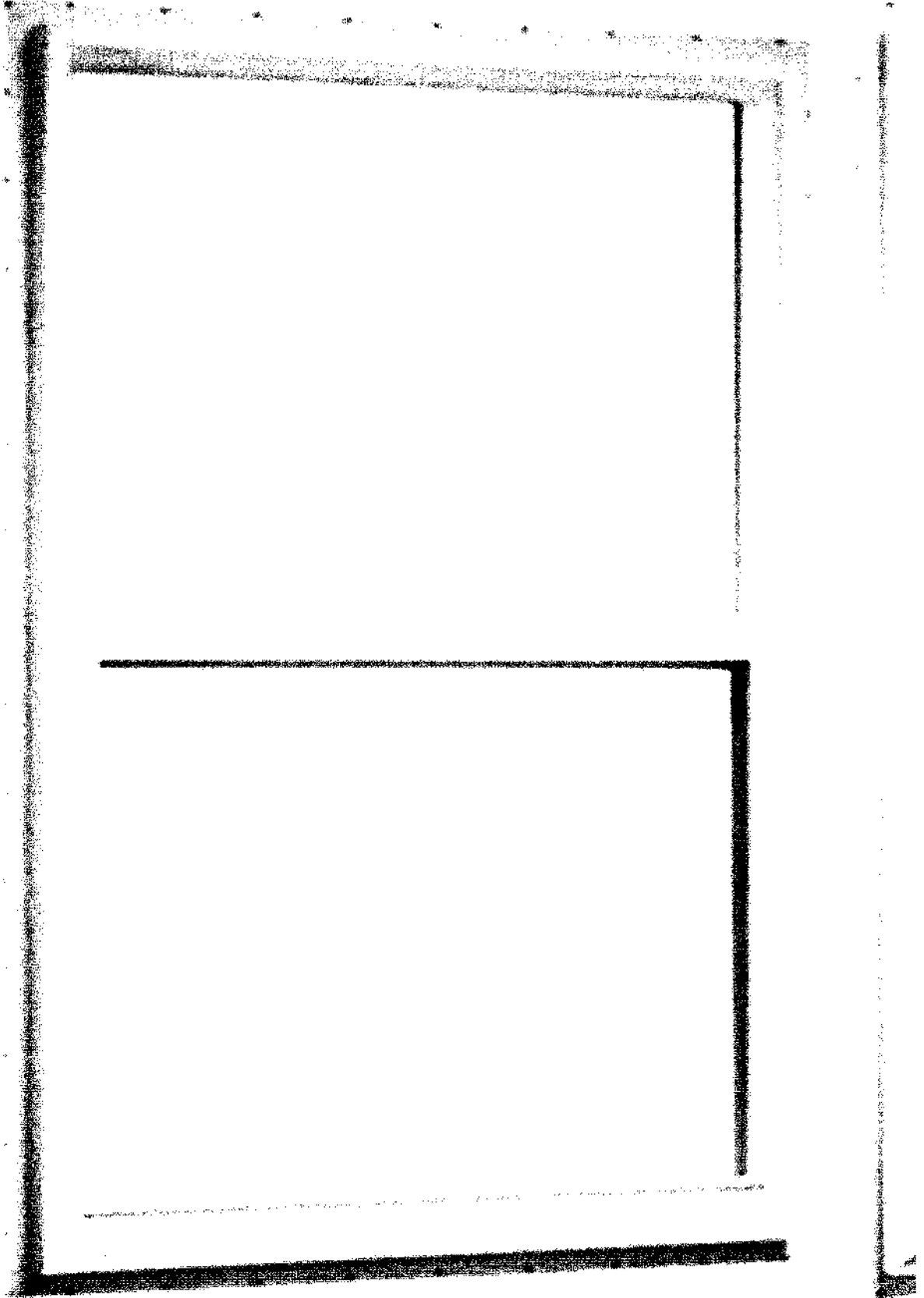
Filed by MI-58
04/15/2006 01:00:17 PM

Ratings are for individual windows and doors only. For information regarding mullion or stacked units, please contact your sales representative. Post and Reg UP tested by UFM Best Lab. Tested to AAMA 5044, CMA 101.5.3.2, AAMA-11 Glass According to ASTM E1300. AAMA Installation Instructions, please visit www.miwindows.com.

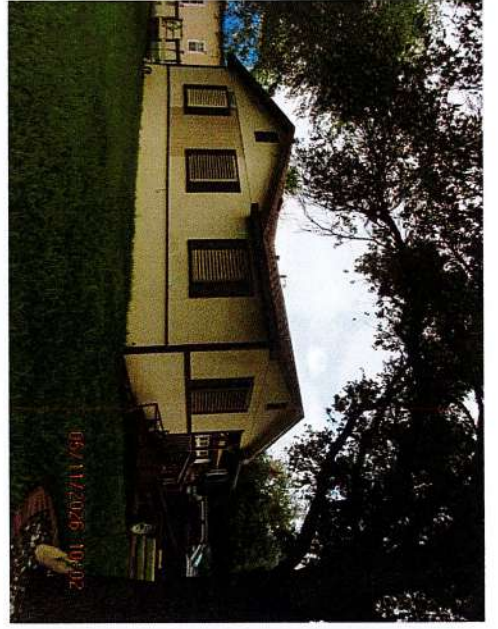
* to removal by Owner Occupant after installation.



Visit www.miwindows.com/install
for product installation recommendations.



227 S 8th St



ITEM

#5

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: May 11, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the remodel including replacing rotten wood on exterior of the home, reattach the brick veneer, add awnings to front windows, add upper gable cedar feature, reattach the original hand rails to front, paint exterior and replace privacy fence at ORIG TOWN, BLOCK 37, LOT 9,10 also known as 317 and 317 ½ East Huisache, Kingsville TX 78363.

APPLICANT: The City of Kingsville

CONTRACTOR: The City of Kingsville

REQUEST

Discuss and Consider Action to approve the remodel including replacing rotten wood on exterior of the home, reattach the brick veneer, add awnings to front windows, add upper gable cedar feature, reattach the original hand rails to porch, paint exterior and replace privacy fence at ORIG TOWN, BLOCK 37, LOT 9,10 also known as 317 and 317 ½ East Huisache, 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 with a detached garage apartment in rear.

STAFF REVIEW & RECOMMENDATION

Staff has 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 structure at 317 & 317 1/2 East Huisache, Kingsville TX, 78363.

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:

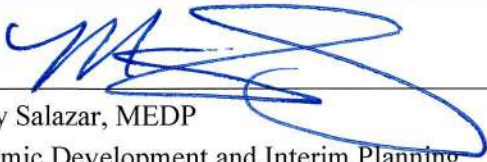
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.

- 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: Amy Gonzalez

Address: 317 E. HUISACHE - 317 1/2 HUISACHE (E)

Contact: Cell: 956-960-3741 Home: _____

Email: _____

Property Owner: Amy Gonzalez

Address: 3304 SAN ANDRES ST. MISSION TX 78572

Contact: Cell: 956-960-3741 Home: _____

Property Location and Description: 317 E. HUISACHE - Single Story - 2br. 2bth
317 1/2 HUISACHE (E) TOP FLOOR APT. 1brm-1bth

Description of Work: _____

SEE ATTACHED

Contractor: DAVID SOTO / ESCO construction

Contact: Cell: 956-245-1473 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: Amy Gonzalez

Signature: [Signature] Date: 5-17-26



317 E. Huisache and 317 ½ E. Huisache

May 11, 2026

SCOPE OF WORK (Exterior of 317 E. Huisache)

- 1.) Windows.... Keeping the original windows, remove any rot present, replace with pine or poplar lumber to match original look. Caulk, seal and paint.
- 2.) Window shade / awning 1st choice is to shade the front windows with a small corrugated metal feature, painted black.
2nd choice is to shade the windows with a pergola style cedar feature.
- 3.) Upper gable area.... Add cedar feature as seen in a previously submitted photo.
- 4.) Hand rails..... Reattach the original hand rails to concrete deck using a new anchor system and bolts. Paint to match trim and window color.
- 5.) Front door..... The same door will remain, we will paint to match.
- 6.) Rotted wood behind the brick veneer..... Remove the old siding, inspect for rot, replace any wood needing replacing. Add lath wire mesh, apply mortar, reattach the brick veneer.
- 7.) Existing brick veneer color will remain as seen in photos presented by the City of Kingsville.
- 8.) Paint..... Paint color chosen to fit the historical scheme will be a "Sage green"
All trim, front door, soffit, hand rails, windows will be painted (Sage)
 - Privacy Fence..... not in present plans. If the owner chooses, it will be constructed of treated pine, 4x4 posts at 8' centers, 3 runners with entry gates in front and rear of property. In talks now to possibly erect a fence separating both structures.
 - Driveway..... not in present plans

317 ½ E. Huisache (Exterior)..... Add a 4x4 post to hold up the existing stairs and landing structure. Painting trim, windows, and door.

As Ms. Gonzalez's contractor, please feel free to contact me with any questions or concerns.

Thank you,

DAVID SOTO

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

General Warranty Deed with Vendor's Lien

Date: March 6, 2026

Grantor: Maria Ester Salazar, an unmarried individual

Grantor's Mailing Address: 1718 John Street, Kingsville, Texas 78363

Grantee: Amy Nicole Gonzalez, an unmarried individual

Grantee's Mailing Address: 3304 San Andres Street, Mission, Texas 78572

Consideration:

Cash and a note executed by Grantee and payable to the order of First Community Bank (referred to herein as "Lender") in the principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$177,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust from Grantee to Kevin M. Maraist, trustee.

Property (including any improvements):

All of Lots Eight (8), Nine (9), and Ten (10) and the East 18 inches of Lot Seven (7), Block Eighty-Three (83), FIRST ADDITION, an addition to the Town of Kingsville, Kleberg County, Texas as shown on map or plat of record in Envelope 20, Map Records of Kleberg County, Texas; or more commonly known as 317 E Huisache Avenue, Kingsville, Texas 78363.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes for the current year, which Grantee assumes and agrees to pay; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the Property.

General Warranty Deed with Vendor's Lien

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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

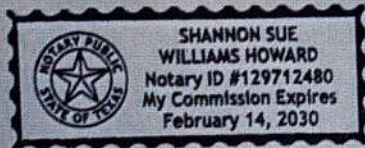
Maria E. Salazar

Maria Ester Salazar

STATE OF TEXAS)

COUNTY OF KLEBERG)

This instrument was acknowledged before me on March 6, 2026, by Maria Ester Salazar.



Shannon Sue Williams Howard

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Amy Nicole Gonzalez
3304 San Andres Street
Mission, Texas 78572

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15260

County: Kleburg

City: Kingsville

Address No: 317

Street Name: East Huisache Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address: 1718 John St

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.512421

Longitude: -97.865342

Legal Description (Lot\Block): 1ST, BLOCK 83, LOT E 1.5 7, 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: architectural style, Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Austin

Date Recorded:

3/20/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15260

County: Kleburg

City: Kingsville

Address No: 317

Street Name: East Huisache Avenue

SECTION 2

Architectural Description

One-story irregular-plan hip-with-front-gable-roofed residential building with centered front-gabled infilled entry, modern stone veneer, multiple hip-roofed rear additions, and paired windows with louvered shutters.

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

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hipped

Roof Materials

Composition Shingles

Wall Materials

Stone

Windows

Doors (Primary Entrance)

Composition Shingles

Plan

Irregular

Chimneys

Porches/Canopies

FORM

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15260

County: Kleburg

City: Kingsville

Address No: 317

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:

317 E Huissache

