

HISTORICAL DEVELOPMENT BOARD

Tuesday, August 11, 2026, 10:00 am

Special 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, MEDP

Planning and Development Services 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)- July 1, 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 the demolition of a dilapidated structure at ORIG TOWN, BLOCK 68, LOT 26-32 (PURE PLATINUM GYM) also known as 316 South 6th St., Kingsville TX 78363.

Item #2 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.

Item #3 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 38, LOT 1-2, also known as 401 East Henrietta, Kingsville TX 78363.

Item #4 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 10, LOT 11, W2/2 12 also known as 425 East Richard, Kingsville TX 78363.

Item #5 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 17, LOT 10-12 also known as 511 East Alice, Kingsville TX 78363.

Item #6 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 8, LOT 23-26 also known as 512 East Richard, Kingsville TX 78363.

Item #7 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 16, LOT 21-24, ACERS .3214 also known as 512 West Alice, Kingsville TX 78363.

Item #8 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 9, LOT 13,14, 50% UNDIVIDED INTEREST also known as 527 East Richard, Kingsville TX 78363.

Item #9 Discuss and Consider Action to approve the demolition of a dilapidated structure at HENRIETTA HGTS, BLOCK 4, LOT 6-8 also known as 719 West Richard, 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: August 5, 2026, at 10:00 A.M. and remained so posted continuously for at least three business days proceeding the scheduled time of said meeting.

Manny Salazar

Manny Salazar, MEDP
Planning and Development Services Director

Posted
@ <u>10:00</u>
On <u>8-5-26</u>
By <u>HSolo</u>

**HISTORICAL DEVELOPMENT BOARD
SPECIAL MEETING MINUTES
Wednesday, July 01, 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
Daniel Burt

Citizens' Present

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

1. **The meeting was called to order:**
@ 4:04 PM

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

May 20, 2026, Minutes approved by: Lucia Perez 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 the Installation of a storage shed at ORIG TOWN, BLOCK 4, LOT 1-3 also known as 231 West Santa Gertrudis, Kingsville, TX 78363.

Manny Salazar addressed the Board and stated that Maria Gonzalez submitted an application for a wooden shed to be placed on the side yard, the property is zoned multi-family R3 and currently has two homes on it, the second dwelling is located in the rear therefor the shed would have to be placed on the side yard, Manny asked the board to review photos provided in the packet. Daniel Burt made the motion to table Item #1; David Thibodeaux seconded the motion, all in favor of the motion to table carried.

7. **Staff Reports** –

Manny Salazar stated that the planning department is in the early phases of working on a new comprehensive plan for the city. Part of that does include historical district downtown land uses across the city. We have launched a survey; there's a flyer that has a QR code to take that survey. We started having some focus groups last week. There were four of them. They went really well, and we're going to continue to have these focus groups and keep the survey open through the end of the summer. At least next month, there will be some open houses towards the end of July, I will let this group know when those get scheduled, most likely the very last week of July. We love your input on the comprehensive plan. It's

an important document for us, and if you have any questions on it, feel free to give me a question and email. I'm happy to answer things on it, but in the meantime, please take the survey, and provide your input, and that's all that I have today.

8. **Miscellaneous** – Jeri Morey stated that she would like to have a survey done identifying all the historical homes significant value, Daniel Burt stated that at one point the board was given a binder with information, Maggie Salinas stated that she remembered and still has her copy. Jeri also stated that she would like to see action from code enforcement and the city to help with the maintenance of these homes.
9. **Adjournment** - Meeting adjourned at 4:20 PM

ITEM

#1

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78363

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

Email: _____

Property Owner: International Bank of Commerce-Zapata

Address: 908 N US HWY 83, Zapata TX, 78076

Contact: Cell: _____ Home: 956-765-8361

Property Location and Description: 316 S 6th St., Kingsville TX 78363

ORIG TOWN, BLOCK 68, LOT 26-32 (PURE PLATINUM GYM)

Description of Work: Demolition of Delapidated 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: Maryann Trejo

Signature: Maryann Trejo Date: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 68, LOT 26-32 (PURE PLATINUM GYM) also known as 316 South 6th St., 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 68, LOT 26-32 (PURE PLATINUM GYM) also known as 316 South 6th St., Kingsville TX 78363.

EXHIBITS

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

This is Commercial Structure that was used as a gym.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a dilapidated structure at 316 South 6th St., 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
Planning and Development Services Director

Kleberg CAD Property Search

Property Details

Account		
Property ID:	15104	Geographic ID: 100106826000192
Type:	R	Zoning: C2
Property Use:		
Location		
Situs Address:	316 S 6TH ST	
Map ID:	C1	Mapsc0:
Legal Description:	ORIG TOWN, BLOCK 68, LOT 26-32, (PURE PLATINUM GYM)	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	63274	
Name:		
Agent:	69980	
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:		\$176,790 (+)
Land Homesite Value:		\$0 (+)
Land Non-Homesite Value:		\$28,000 (+)
Agricultural Market Valuation:		\$0 (+)
Market Value:		\$204,790 (=)
Agricultural Value Loss: ⓘ		\$0 (-)
Appraised Value: ⓘ		\$204,790 (=)
HS Cap Loss: ⓘ		\$0 (-)
Circuit Breaker: ⓘ		\$0 (-)
Assessed Value:		\$204,790
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:

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$204,790	\$204,790	\$1,575.20
GKL	KLEBERG COUNTY	0.771870	\$204,790	\$204,790	\$1,580.71
SKI	KINGSVILLE I.S.D.	1.410400	\$204,790	\$204,790	\$2,888.36
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$204,790	\$204,790	\$122.26

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$6,166.53

Estimated Taxes Without Exemptions: \$6,166.53

TEXAS HISTORICAL COMMISSION

99

Historic Resources Survey Form

Local Id: 0001-15104

City: Kingsville

Project #: 00009

County: Kleburg

Address No: 316

Street Name: South 6th Street

SECTION 1

Basic Inventory Information

Current Name: Pure Platinum Gym

Historic Name:

Owner Information

Name: Pure Platinum Gym & Fitness

Status:

Address: 316 South 6th St

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.513854

Longitude: -97.867392

Legal Description (Lot\Block): ORIG TOWN, BLOCK 68, LOT 26-32

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: 1960

Source Tax Appraiser

Function

Current: COMMERCE-Business

Historic: COMMERCE-Business

Recorded By: Stefan and Daniella

Date Recorded:

4/11/2013



TEXAS HISTORICAL COMMISSION

99

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15104

County: Kleburg

City: Kingsville

Address No: 316

Street Name: South 6th Street

SECTION 2

Architectural Description

One-story rectangular-plan commercial building with New Formalism style influence seen in the narrow vertical piers on the north side, International style influence seen in the narrow profile overhang canopy and floor-to-ceiling plate glass windows on the west and south elevations, and modern second addition that rises from the rear.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

New Formalism, International

Structural Details

Roof Form

Flat

Roof Materials

Wall Materials

Stucco, Brick

Windows

Fixed

Doors (Primary Entrance)

Plan

rectangular

Chimneys

Porches/Canopies

FORM Flat Roof

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

99

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-15104

County: Kleburg

City: Kingsville

Address No: 316

Street Name: South 6th Street

SECTION 3 Historical Information

Associated Historical Context

Commerce, Architecture

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, Commerce

Periods of Significance:

1946-1985

Levels of Significance: ☐ National ☐ State ☒ Local

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

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: No

Is Property Contributing?: ☒

Priority: Medium

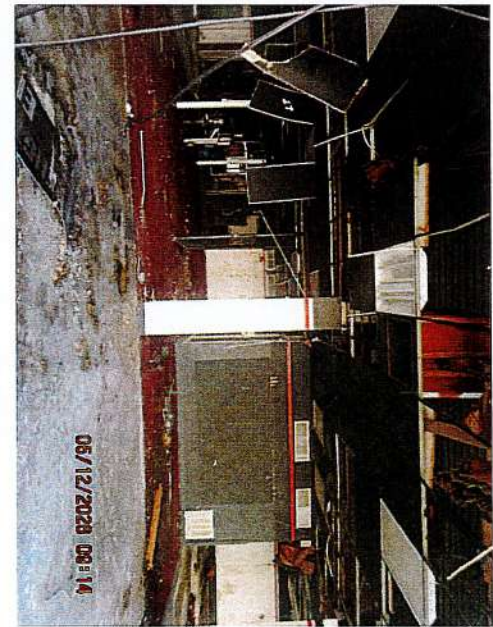
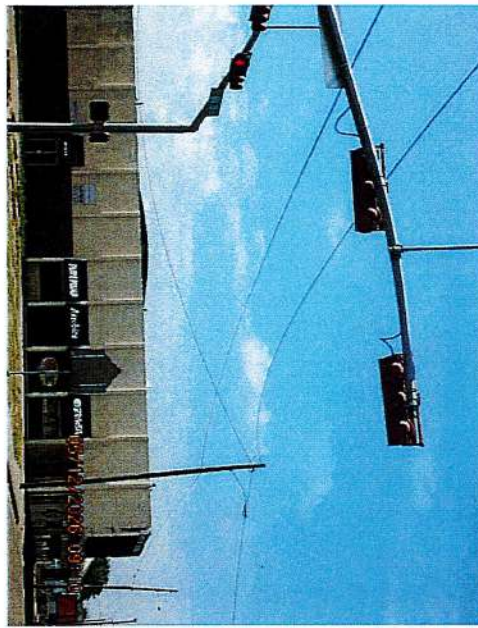
Explain:

Other Information

Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:



316 S 6th



316 S 6th

ITEM

#2

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78364

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: _____ Home: _____

Property Location and Description: 317 E Richard, Kingsville TX 78363

ORIG TOWN, BLOCK 11, LOT 10,11

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: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 8, LOT 23-26 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), photos and code enforcement reports.

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of 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

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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- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

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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.
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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
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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

Planning and Development Services Director

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	Mapsc:
Legal Description:	ORIG TOWN, BLOCK 11, LOT 10, 11	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	63078	
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:	\$34,160 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$41,660 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$41,660 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$2,607 (-)
Assessed Value:	\$39,053
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:

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$41,660	\$39,053	\$300.39
GKL	KLEBERG COUNTY	0.771870	\$41,660	\$39,053	\$301.44
SKI	KINGSVILLE I.S.D.	1.410400	\$41,660	\$39,053	\$550.80
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$41,660	\$39,053	\$23.31

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,175.94

Estimated Taxes Without Exemptions: \$1,254.44

TEXAS HISTORICAL COMMISSION

241

Historic Resources Survey Form

Local Id: 0001-13771

City: Kingsville

Project #: 00009

County: Kleburg

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



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 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

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 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

#3

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78364

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

Email: _____

Property Owner: Cindy R Martinez

Address: 2010 Springvale Dr, San Antonio TX 78227

Contact: Cell: _____ Home: _____

Property Location and Description: 401 E Henrietta, Kingsville TX 78363

ORIG TOWN, BLOCK 38, LOT 1-2

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: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 38, LOT 1-2, also known as 401 East Henrietta, 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 38, LOT 1-2, also known as 401 East Henrietta, Kingsville TX 78363.

EXHIBITS

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

BACKGROUND & PERTINENT DATA

This is One-story, Commercial Structure.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a dilapidated structure at 401 East Henrietta, 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
Planning and Development Services Director

Kleberg CAD Property Search

Property Details

Account		
Property ID:	14600	Geographic ID: 100103801001192
Type:	R	Zoning: C3
Property Use:		
Location		
Situs Address:	401 E HENRIETTA TX	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 38, LOT 1-2	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	67917	
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:	\$32,510 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$40,010 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$40,010 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$40,010
Ag Use Value:	\$0

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

Property Taxing Jurisdiction

Owner:

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$40,010	\$40,010	\$307.75
GKL	KLEBERG COUNTY	0.771870	\$40,010	\$40,010	\$308.83
SKI	KINGSVILLE I.S.D.	1.410400	\$40,010	\$40,010	\$564.30
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$40,010	\$40,010	\$23.89

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,204.77

Estimated Taxes Without Exemptions: \$1,204.77

TEXAS HISTORICAL COMMISSION

483

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-14600

County: Kleburg

City: Kingsville

Address No: 401

Street Name: East Henrietta Avenue

SECTION 1

Basic Inventory Information

Current Name: Sensible Pet Grooming

Historic Name:

Owner Information

Name:

Status:

Address: 405 East Henrietta Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.518633

Longitude: -97.864595

Legal Description (Lot\Block): ORIG TOWN, BLOCK 38, LOT 1-2

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 & Daniela

Date Recorded:

5/7/2013



TEXAS HISTORICAL COMMISSION

483

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-14600

County: Kleburg

City: Kingsville

Address No: 401

Street Name: East Henrietta Avenue

SECTION 2

Architectural Description

One-story one-part commercial block stuccoed building with angled corner entry, wraparound canopy supported by tierods, display windows, double entry doors, and two storefronts.

☐ Additions, modifications **Explain:**

☐ 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

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

483

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-14600

County: Kleburg

City: Kingsville

Address No: 401

Street Name: East Henrietta Avenue

SECTION 3 Historical Information

Associated Historical Context

Commerce, 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:

Commerce, 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:



401 E Henriette

ITEM

#4

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78364

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

Email: _____

Property Owner: Raymond-Schortz INC

Address: 8834 Palmetto Falls, San Antonio TX 78254

Contact: Cell: _____ Home: _____

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

ORIG TOWN, BLOCK 10, LOT 11, W2/2 12

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: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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), photos and code enforcement reports.

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of 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

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.
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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

Planning and Development Services Director

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	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 10, LOT 11, W/2 12	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	70730	
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:	\$12,990 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,630 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$18,620 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$18,620 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$18,620
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:

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$18,620	\$18,620	\$143.22
GKL	KLEBERG COUNTY	0.771870	\$18,620	\$18,620	\$143.72
SKI	KINGSVILLE I.S.D.	1.410400	\$18,620	\$18,620	\$262.62
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$18,620	\$18,620	\$11.12

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$560.68

Estimated Taxes Without Exemptions: \$560.68

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



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 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

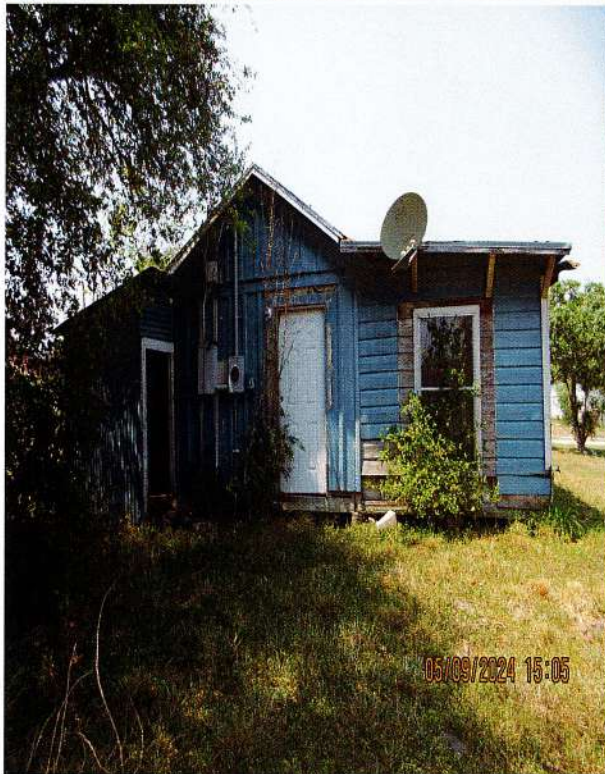
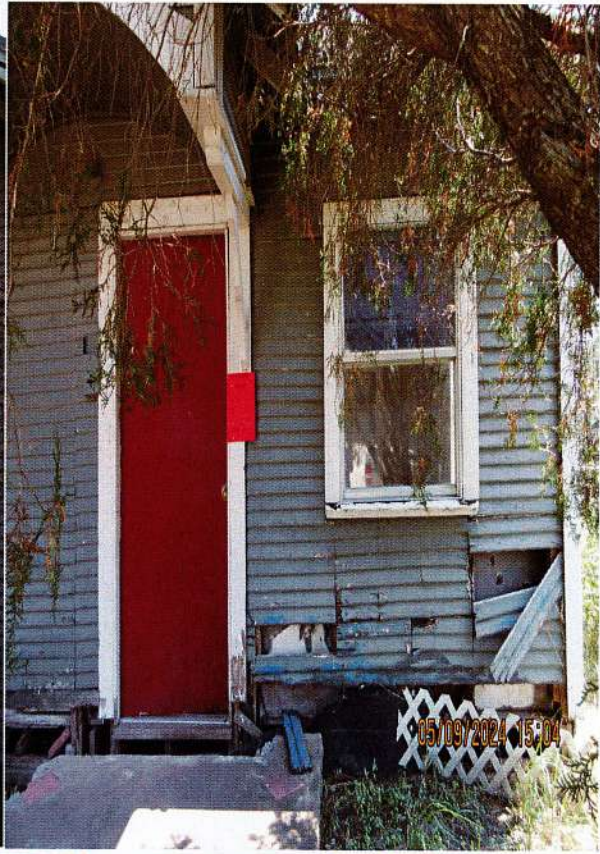
Explain:

Other Information

Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:



425 E Richard

ITEM

#5

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78364

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

Email: _____

Property Owner: Sean Cavness

Address: 511 E Alice, Kingsville TX 78363

Contact: Cell: _____ Home: _____

Property Location and Description: 511 E Alice, Kingsville TX 78363

ORIG TOWN, BLOCK 17, LOT 10-12

Description of Work: Demolition of Dilapidated Structure

Contractor: The City of Kingsville

Contact: Cell: _____ Home: _____

Email: _____

Documents Required:

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

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

(Applicant) Print Name: Kristina Phillips

Signature: KPhillips Date: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 17, LOT 10-12 also known as 511 East Alice, Kingsville TX 78363.
APPLICANT: The City of Kingsville
CONTRACTOR: The City of Kingsville

Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 17, LOT 10-12 also known as 511 East Alice, Kingsville TX 78363.

EXHIBITS

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

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a dilapidated structure at 511 East Alice, 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.
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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.
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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

Planning and Development Services Director

Kleberg CAD Property Search

Property Details

Account		
Property ID:	21434	Geographic ID: 100101710000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	511 W ALICE	
Map ID:	C1	Mapsco:
Legal Description:		
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	52217	
Name:		
Agent:		
Mailing Address:		
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$58,570 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$11,250 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$69,820 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$69,820 (=)
HS Cap Loss:	\$34,319 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$35,501
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: \

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$69,820	\$35,501	\$273.07
GKL	KLEBERG COUNTY	0.771870	\$69,820	\$35,501	\$274.02
SKI	KINGSVILLE I.S.D.	1.410400	\$69,820	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$69,820	\$30,501	\$18.21

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$565.30

Estimated Taxes Without Exemptions: \$2,102.38

TEXAS HISTORICAL COMMISSION

759

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-21434

County: Kleburg

City: Kingsville

Address No: 511

Street Name: West Alice Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address: 511 West Alice Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.520495

Longitude: -97.874095

Legal Description (Lot\Block): ORIG TOWN, BLOCK 17, LOT 10-12

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. 1920

Source Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Jacob Gaslin

Date Recorded:

10/8/2012



TEXAS HISTORICAL COMMISSION

759

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-21434

County: Kleburg

City: Kingsville

Address No: 511

Street Name: West Alice Avenue

SECTION 2

Architectural Description

One-and-a-half-story front-gabled rectangular-plan residential building with inset full-width porch supported by square wood columns, wood eave brackets, exposed rafter tails, narrow wood siding, sash windows, replacement entry door, and large shed-roofed side addition.

☒ Additions, modifications **Explain:** side addition

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Other: inset

SUPPORT Box columns

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

759

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-21434

County: Kleburg

City: Kingsville

Address No: 511

Street Name: West Alice Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Community Development

Periods of Significance:

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

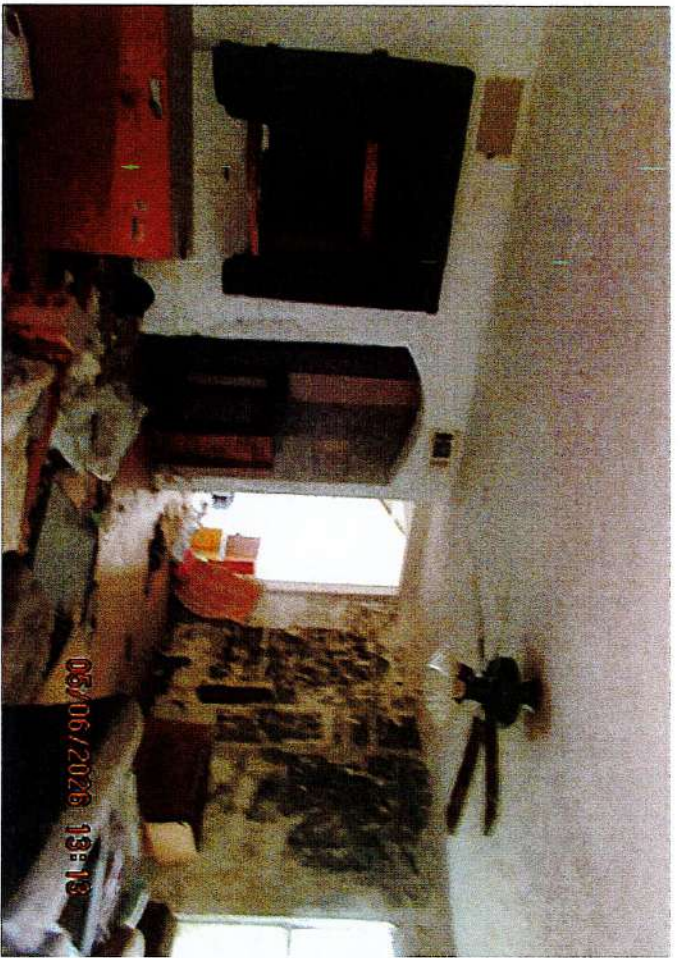
Explain:

Other Information

Is prior documentation available for this resource? No

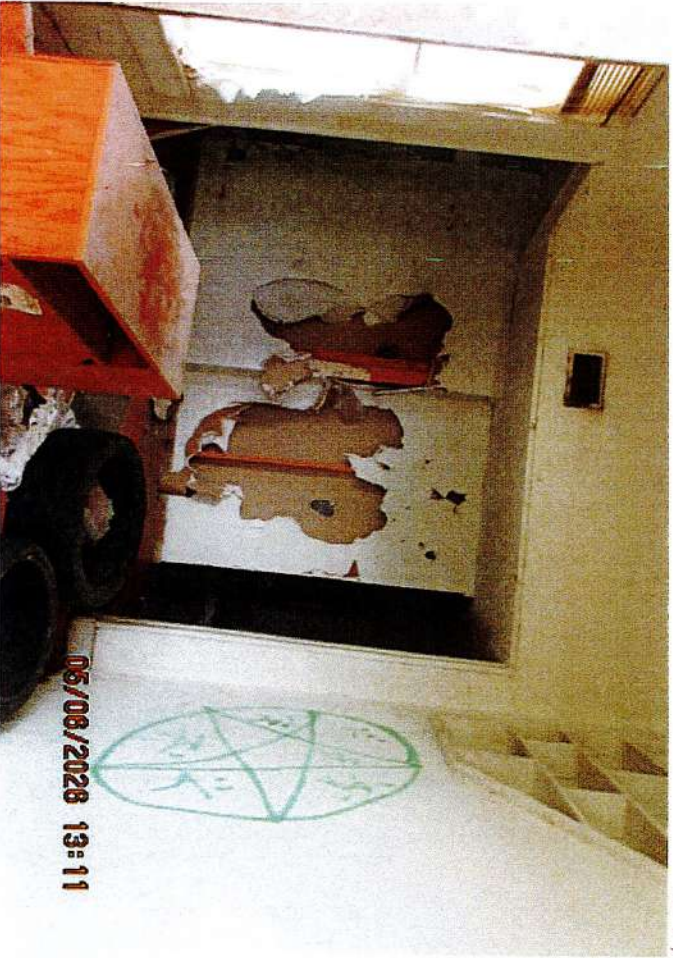
Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:



S11

W Alice



ITEM

#6

Historical Development Board Review Application

Applicant: The City of Kingsville

Address: PO Box 1458, Kingsville TX 78363

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

Email: _____

Property Owner: Emilio Solis ETUX Ernestina H

Address: PO Box 374, South Houston, TX 77587

Contact: Cell: _____ Home: _____

Property Location and Description: 512 East Richard, Kingsville TX 78363

ORIG TOWN, BOCK 8, LOT 23-26

Description of Work: Demolition of Dilapidted 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: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 8, LOT 23-26 also known as 512 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 8, LOT 23-26 also known as 512 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), photos and code enforcement reports.

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a dilapidated structure at 512 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

Planning and Development Services Director

Kleberg CAD Property Search

Property Details

Account		
Property ID:	13700	Geographic ID: 100100823000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	512 E RICHARD	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 8, LOT 23-26	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	12995	
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:	\$28,260 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$43,260 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$43,260 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$43,260
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:** SOLIS EMILIO **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$43,260	\$43,260	\$332.75
GKL	KLEBERG COUNTY	0.771870	\$43,260	\$43,260	\$333.91
SKI	KINGSVILLE I.S.D.	1.410400	\$43,260	\$43,260	\$610.14
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$43,260	\$43,260	\$25.83

Total Tax Rate: 3.011149**Estimated Taxes With Exemptions:** \$1,302.63**Estimated Taxes Without Exemptions:** \$1,302.63

645

Local Id: 0001-13700

City: Kingsville

Street Name: East Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: '

Status:

Address: PO Box 374

City: South Houston

State: TX

Zip: 77587

Geographic Location

Latitude: 27.521895

Longitude: -97.862669

Legal Description (Lot\Block): ORIG TOWN, BLOCK 8, LOT 23-26

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

☐ NR District

Is property contributing? ☐

☐ NHL☐ NR

□ RTHL

☐ OTHM

☐ HTC☐ SAL☐ Local☐ Other

Architect:

Builder

Contruction Date: c. 1925

Source Sanborn maps

Function

Current: VACANT

Historic: DOMESTIC-Single Dwelling

Recorded By: Austin & Jacob

Date Recorded:

4/2/2013



TEXAS HISTORICAL COMMISSION

645

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-13700

County: Kleburg

City: Kingsville

Address No: 512

Street Name: East Richard Avenue

SECTION 2

Architectural Description

One-and-a-half-story T-plan side-gabled residential building with inset centered entry, exposed rafter tails, front-gabled dormer, narrow wood siding, boarded-up and sash windows, and one-story gabled rear wing.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Side-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

Composition Shingles

Plan

T-Plan

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

645

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-13700

County: Kleburg

City: Kingsville

Address No: 512

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:



512 E Richard

ITEM

#7

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78364

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

Email: _____

Property Owner: Enrique Rocha Fernando Rocha

Address: 511 E Juarez Ave, Pharr, TX 78577

Contact: Cell: _____ Home: _____

Property Location and Description: 512 W Alice, Kingsville TX 78363

ORIG TOWN, BLOCK 16, LOT 21-24, ACRES .3214

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: Kristina Phillips

Signature: KPhillips Date: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 16, LOT 21-24, ACERS .3214 also known as 512 West Alice, 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 16, LOT 21-24, ACERS .3214 also known as 512 West Alice, Kingsville TX 78363.

EXHIBITS

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

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a dilapidated structure at 512 West Alice, 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.
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5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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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

Planning and Development Services Director

Kleberg CAD Property Search

Property Details

Account

Property ID:	10945	Geographic ID:	100101621000192
Type:	R	Zoning:	
Property Use:			

Location

Situs Address:	512 W ALICE TX		
Map ID:	C1	Mapsco:	
Legal Description:	ORIG TOWN, BLOCK 16, LOT 21-24, ACRES .3214		
Abstract/Subdivision:	S001		
Neighborhood:			

Owner

Owner ID:	66538
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:	\$17,660 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$32,660 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$32,660 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$32,660
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:**

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$32,660	\$32,660	\$251.21
GKL	KLEBERG COUNTY	0.771870	\$32,660	\$32,660	\$252.09
SKI	KINGSVILLE I.S.D.	1.410400	\$32,660	\$32,660	\$460.64
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$32,660	\$32,660	\$19.50

Total Tax Rate: 3.011149**Estimated Taxes With Exemptions:** \$983.44**Estimated Taxes Without Exemptions:** \$983.44

TEXAS HISTORICAL COMMISSION

755

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10945

County: Kleburg

City: Kingsville

Address No: 512

Street Name: West Alice Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential building with front-gabled partial-width offset porch supported by square wood posts, exposed rafter tails, wood eave brackets, sash windows, and asbestos siding.

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

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

Asbestos

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

TEXAS HISTORICAL COMMISSION

755

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10945

County: Kleburg

City: Kingsville

Address No: 512

Street Name: West Alice Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Community Development

Periods of Significance:

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

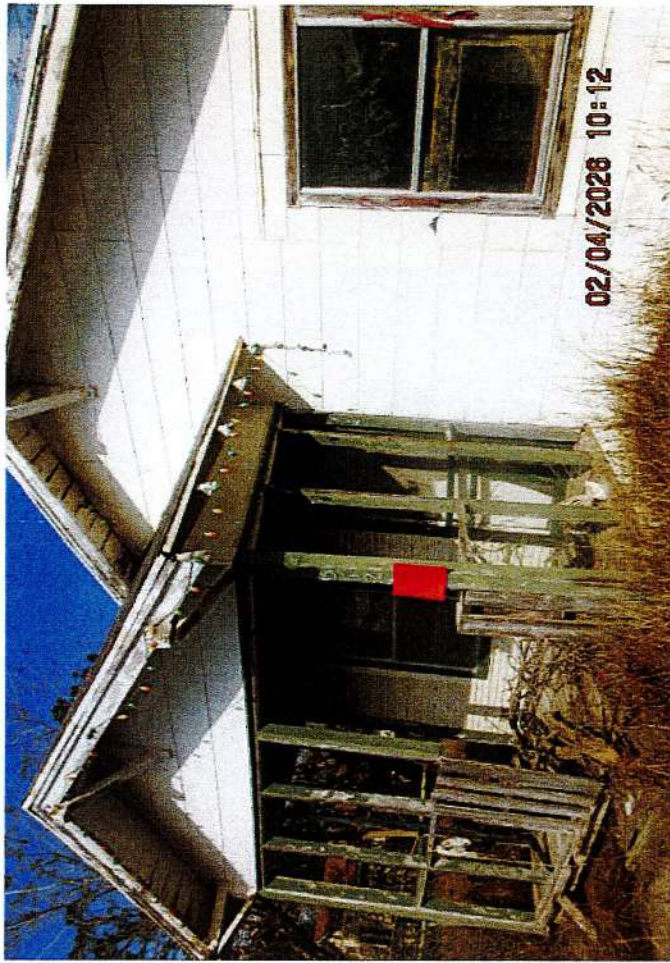
Explain:

Other Information

Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:



512 W Alice



ITEM

#8

Historical Development Board Review Application

Applicant: City of Kingsville
Address: PO Box 1458, Kingsville TX 78364
Contact: Cell: _____ Home: 361-595-8093
Email: _____

Property Owner: Elida Rodriguez
Address: 527 E Richard, Kingsville TX 78363
Contact: Cell: _____ Home: _____

Property Location and Description: 527 E Richard Ave, Kingsville TX 78363
ORIG TOWN, BLOCK 9, LOT 13, 14, 50% UNDIVIDED INTEREST

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: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 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 9, LOT 13,14, 50% UNDIVIDED INTEREST 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 9, LOT 13,14, 50% UNDIVIDED INTEREST also known as 527 East Richard, Kingsville TX 78363.

EXHIBITS

Application, 2026 Appraisal Roll, Kleberg County Appraisal District Information, photos and code enforcement reports.

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of 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.
- 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.
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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

Planning and Development Services Director

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:			
% 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 (-)
Appraised Value:	\$13,435 (=)
HS Cap Loss:	\$2,300 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$11,135
Ag Use Value:	\$0

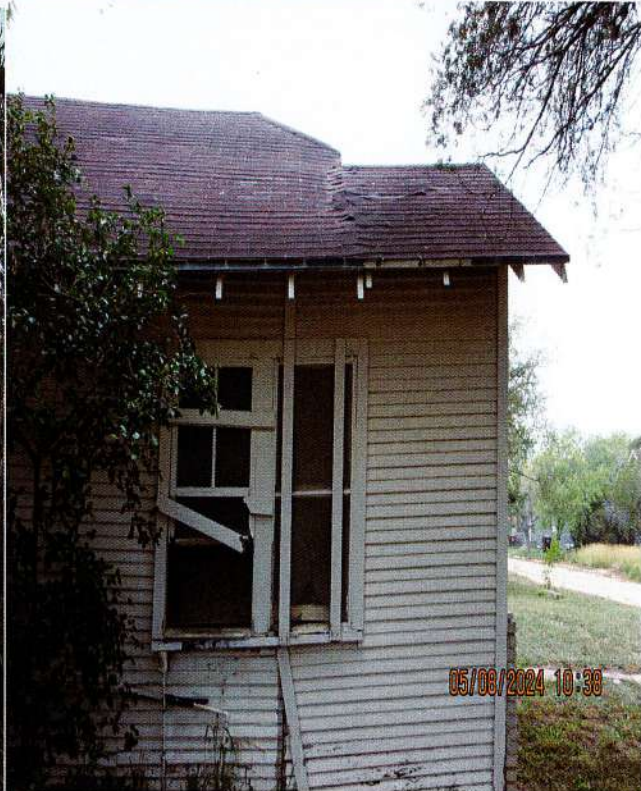
VALUES DISPLAYED ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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:**

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$13,435	\$6,935	\$53.34
GKL	KLEBERG COUNTY	0.771870	\$13,435	\$5,135	\$39.64
SKI	KINGSVILLE I.S.D.	1.410400	\$13,435	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$13,435	\$2,635	\$1.57

Total Tax Rate: 3.011149**Estimated Taxes With Exemptions:** \$90.40**Estimated Taxes Without Exemptions:** \$404.55



527 E Richard

ITEM

#9

Historical Development Board Review Application

Applicant: City of Kingsville

Address: PO Box 1458, Kingsville TX 78364

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

Email: _____

Property Owner: Salvador Flores Jr ETUX Teri

Address: 719 W Richard, Kingsville TX 78363

Contact: Cell: _____ Home: _____

Property Location and Description: 719 W Richard, Kingsville TX 78363

HENRIETTA HGTS, BLOCK 4, LOT 6-8

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: Kristina Phillips

Signature: KPhillips Date: 7-20-26

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 16, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the demolition of a dilapidated structure at HENRIETTA HGTS, BLOCK 4, LOT 6-8 also known as 719 West Richard, Kingsville TX 78363.

APPLICANT: The City of Kingsville

CONTRACTOR: The City of Kingsville

Discuss and Consider Action to approve the demolition of a dilapidated structure at HENRIETTA HGTS, BLOCK 4, LOT 6-8 also known as 719 West 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), photos and code enforcement reports.

This is a Domestic-single dwelling.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a dilapidated structure at 719 West 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

Planning and Development Services Director

Kleberg CAD Property Search

Property Details

Account		
Property ID:	11197	Geographic ID: 135000406000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	719 W RICHARD	
Map ID:	A2	Mapsco:
Legal Description:	HENRIETTA HGTS, BLOCK 4, LOT 6-8	
Abstract/Subdivision:	S350	
Neighborhood:		
Owner		
Owner ID:	34077	
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:	\$96,270 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$9,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$105,270 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$105,270 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$105,270
Ag Use Value:	\$0

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

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Property Taxing Jurisdiction

Owner: I

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$105,270	\$105,270	\$809.72
GKL	KLEBERG COUNTY	0.771870	\$105,270	\$105,270	\$812.55
SKI	KINGSVILLE I.S.D.	1.410400	\$105,270	\$105,270	\$1,484.73
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$105,270	\$105,270	\$62.85

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$3,169.85

Estimated Taxes Without Exemptions: \$3,169.85

TEXAS HISTORICAL COMMISSION

1053

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11197

County: Kleburg

City: Kingsville

Address No: 719

Street Name: West Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address: 719 West Richard Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.52141

Longitude: -97.877203

Legal Description (Lot\Block): HENRIETTA HGTS, BLOCK 4, LOT 6-8

Addition/Subdivision: HENRIETTA HEIGHTS

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: Stefan & Daniela

Date Recorded:

9/17/2012



TEXAS HISTORICAL COMMISSION

1053

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11197

County: Kleburg

City: Kingsville

Address No: 719

Street Name: West Richard Avenue

SECTION 2

Architectural Description

One-story rectangular-plan hip-roofed residential building with inset partial-width porch supported by a square post, wood-framed sash windows, stuccoed walls, and two rear wing additions.

☒ Additions, modifications **Explain:** rear additions

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hipped

Roof Materials

Composition Shingles

Wall Materials

Stucco

Windows

Wood sash

Doors (Primary Entrance

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Other: inset

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

1053

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11197

County: Kleburg

City: Kingsville

Address No: 719

Street Name: West 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, 1946-1985

Levels of Significance: ☐ National ☐ State ☒ Local

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

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Priority: Medium

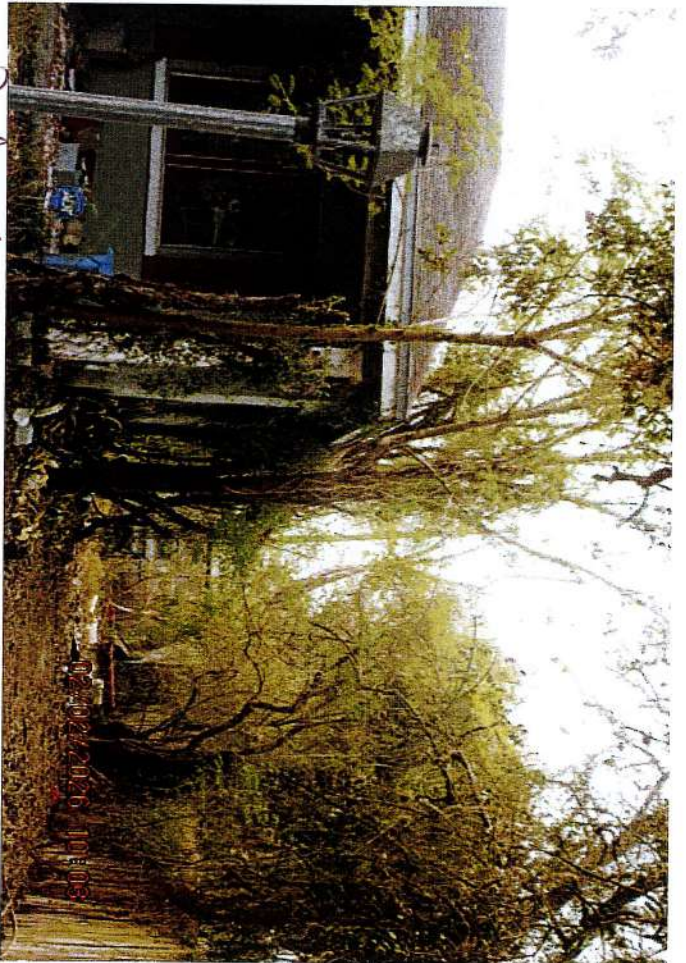
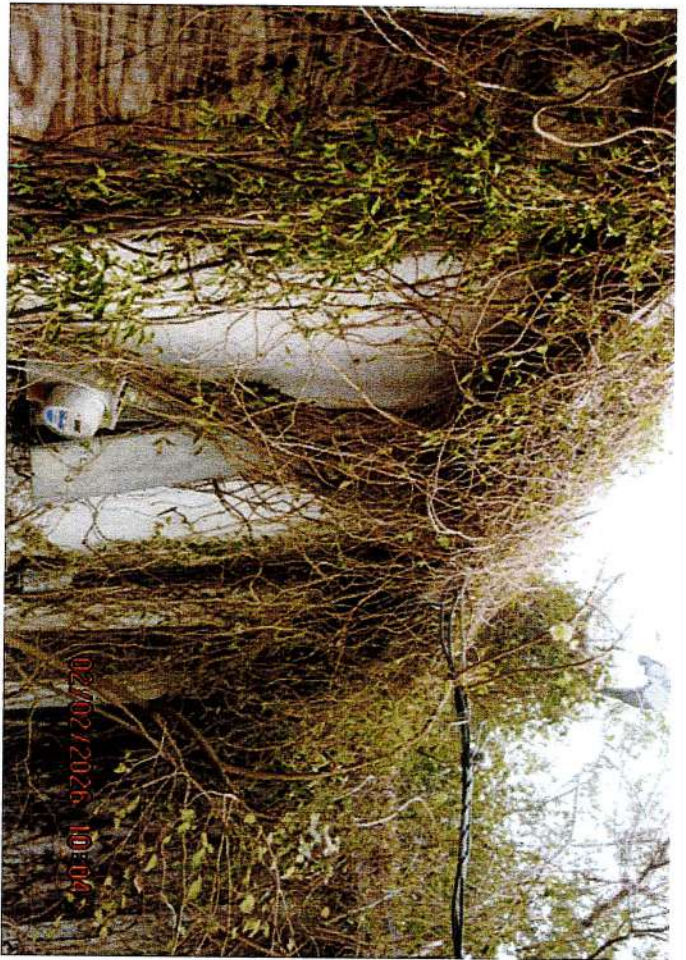
Explain:

Other Information

Is prior documentation available for this resource? No

Type ☐ HABS ☐ Survey ☐ Other

Documentation Details:



719 W Richard

