

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, APRIL 20, 2022 - 9:00 AM
MCALLEN PUBLIC LIBRARY – 4001 N. 23RD STREET
BOARD ROOM**

AGENDA

At any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Historic Preservation Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

1. Elections of Officers

- a) Election of Officers

2. Minutes

- a) Minutes for the meeting held on March 23, 2022

3. Public Hearing (to be conducted at 9:00 a.m.)

- a) REQUEST OF LETICIA ESCOBEDO FOR A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A FENCE TO A PROPERTY WITHIN THE LAS PALMAS HISTORIC DISTRICT AT THE SOUTH ½ OF LOT 11 AND ALL OF LOT 12, BLOCK 28, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NORTH 15TH STREET (CLM2022-0001) (TABLED 03/23/2022)

4. Discussion and Possible Action

- a) Lost Resource and Historic Sites
- b) Priority Historic Resource List
- c) Historic Preservation Month Activities

5. Adjournment

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the meeting of the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 14th day of April, 2022 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos, Administrative Supervisor

Election for Officers

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a special meeting on Wednesday, March 23, 2022 at 9:05 am at the McAllen Development Center – 311 North 15th Street – Planning Conference.

Present:	Orlando Gutierrez	Acting Chairperson
	Juan Cisneros	Vice Chairperson
	Trisha Scott	Member
	Odette Macdonald	Member
Absent:	Danny Boultinghouse	Member
	David Cazares	Member
	Dr. Jacklyn Miller	Member
Staff Present:	Iris Dominguez	Assistant City Attorney
	Edgar Garcia	Planning Director
	Liliana Garza	Planner II
	Natalie Martinez	Administrative Assistant

CALL TO ORDER – Orlando Gutierrez- Acting Chairperson

1. Elections of Officers

Mr. Cisneros moved to table the elections. Ms. Trisha Scott seconded the motion. The board voted to table the elections with four board members present and voting.

2. Minutes

a) Minutes for meeting held February 25, 2022

Ms. Trisha Scott **moved** to approve the minutes. Ms. Odette Macdonald seconded the motion. The board voted to approve the minutes with four board members present and voting

3. Public Hearing: (To be conducted at 9:00am)

- a) Request of Leticia Escobedo for a Certificate of Appropriateness for the addition of a fence to a property within the Las Palmas Historic District at the South ½ of lot 11 and all of lot 12, block 28, North McAllen Subdivision, Hidalgo County, Texas; 400 North 15th Street. (CLM2022-0001)**

A Certificate of Appropriateness is required for all proposed exterior alterations, new construction, and demolition within a local historic district. The goal of a Certificate of Appropriateness is to preserve historic, architectural, and cultural heritage by protecting character-defining features of the Las Palmas Historic District.

The property is located at the northeast corner of N. 15th Street and Date Palm Avenue. The lot has 75 feet of frontage along N. 15th Street and a depth of 140 feet for a lot size of 10,500 square feet. The style of architecture of the residential home is ranch style.

The applicant is proposing to install a see through 48-inch in height white vinyl fence around the property within the Las Palmas Historic District at 400 North 15th Street. The applicant is proposing to install a 4-foot in height vinyl spaced picket fence on the north, west, and south side from front of the property.

The design review process for the Certification of Appropriateness is critical within a designated historic district to ensure that the unique and defining characteristics of the area are maintained according to the design standards of the Las Palmas Historic District.

Historically, fence enclosures for privacy in the Las Palmas district, if they existed, were isolated to the rear. Low landscaping walls of stone or brick construction were designed along the front and side property line so as to not obstruct the sight lines of the properties. Any new walls shall not be located along the front yard, abutting the existing sidewalk.

1. The proposed fence on the front of the house will be 4 ft. tall white vinyl spaced picket fence panel with pointed pickets on the west property line, along N. 15th Street. The fence will not obstruct the sight lines of the property.
2. The proposed fence on the front of the house will be 4 ft. tall white vinyl spaced picket fence panel along the south and north property boundaries. The fence will not obstruct the sight lines of the property.

The plans submitted comply with the Las Palmas Local Landmark District Design Standards for fencing. Therefore, staff recommends approval of the proposed fencing as requested by the applicant.

Mr. Gutierrez stated that new proposals are welcomed, but they should be based for betterment of the neighborhood. He sees 2 different fence styles proposed, which are different from the existing fences along the northeast corner and alley. Mr. Gutierrez asked how was that going to make it better?

Mr. Bocanegra stated that the fence in the back was built way before the historic district was created and it had already come with the house. The fence in the back along the alley gives privacy from the alley. He did not want a solid fence in the front, he wanted a little openness. However people have been stealing newspaper, chairs, sat on the chairs that were there, people thinking it was a hotel. People don't have respect for the property so that's why it would be best to put a fence.

Mr. Gutiérrez stated that dealing with 3 different styles are going to impact the view of the neighborhood and with time it will affect the property. Mr. Gutierrez recommended to have the same design all around including the back.

The contractor of Bocanegra, stated that in the near future they can add the white fence. The contractor asked if it had to be done now or the near future. Mr. Gutierrez answered that it would be best to approach the entire fence all together.

Ms. Trisha Scott addresses that the back fence was not the issue in this case. It's for an extension of the current fence along the back fence running along the side and a different design in the front so the back fence along alley was something that should not be addressed today.

Ms. Trisha Scott asked Mr. Bocanegra if the vertical posts were going to be identical or were they not. The contractor of Bocanegra stated that it was all going to be the same, same color, same weight the only difference would be the tips of the pickets.

Mr. Bocanegra stated that he would do everything to keep the top cover the same, everything possible to change it to the same caps. Ms. Trisha Scott stated that was the only concern. To making it all look the same rather than having 2 separate types. Mr. Bocanegra said that in the near future his wife would want to plant so the area can look nice and if he stays at the 4 feet might take away the look from the street so more less I can keep the 3 feet.

Mr. Gutierrez stated that the main concern will be the height of the fence, that it is too low for the front and its different dimensions. Mr. Bocanegra stated that there was a divide between the back and the front. The actual proposed was supposed to be 2 ½ only because if they plant rose bushes it can give it visual to the people, and because 4 feet was the only options they sell, but 4 feet is too high and would not give the house visual.

The contractor of Bocanegra, asked if they put the same height all the way around if that would be okay, the 4 feet one. Mr. Gutierrez stated that new fence new design, One design all around.

Mr. Bocanegra stated that it would have 2 different designs on both sides and a different design in the front. The main purpose for the front design would be different is to allow the plants and pottery to be visible to the public.

Mr. Bocanegra stated that he will get with his ex-wife and let her know what the little changes they need.

Mr. Cisneros made a comment that stated quote as per Las Palmas District design guidelines with respective fencing "fencing in low line walls are not recommended along the front yard binding the sidewalks along the side property line that meets the street per corner lots" it's a guideline not an ordinance, we are recommending a deviation from that then a deviation of 1 and deviation of the next. He recommended to table the item even though we have a corum.

Public Hearing:

Senator Juan Jesus "Chuy" Hinojosa was in support of the fence. He stated that the owners have a very nice house and well-kept and that there was a lot of homeless people who walk around and sit under the palm tree and sometimes If you don't have a fence they go into your property. With also unknown people who get down the bus station. If you don't have a fence, they will go sit at your property. He mentioned that the family have good taste and would make the fence look nice.

Mr. Juan Cisneros made a motion to table the item. Trisha Scott seconded the motion with 4 board members present and voting.

4. Discussion and Possible Action:

- a) Lost Resources and Historic Sites
- b) Priority Historic Resource List
- c) Historic Preservation Month Activities

Ms. Garza spoke about the Historic Preservation Month Activities and the ideas she has. For example: send press release about preservation month, hold a historic preservation cleanup day and use social media to encourage everyone to post stories about the historic places within the city.

Mr. Cisneros stated about a project he was doing last year on the old strouts store. It was built more than 50 years ago and it was owned by AMF manufacture, which is a bowling equipment manufacture. It is a good idea to back and look into the history of that building.

Ms. Scott stated about a now and then photo. Reprint it as a black and white photo and a small brief description about who built it and who owned it.

Ms. Macdonald stated about having a trolley once a month who gives out tours to show the different landmarks within the city.

d) Adjournment

Mr. Johnny Cisneros made a motion to adjourn the meeting. Ms. Trisha Scott seconded the motion, which passed unanimously with four members present and voting. The meeting was adjourned at approximately 9:52 a.m.

Orlando Gutierrez
Acting Chairperson

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the meeting of the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 18th day of March 2022 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos– Administrative Supervisor

MEMO

TO: Historic Preservation Council

FROM: Planning Staff

DATE: March 11, 2020

SUBJECT: REQUEST OF LETICIA ESCOBEDO FOR A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A FENCE TO A PROPERTY WITHIN THE LAS PALMAS HISTORIC DISTRICT AT THE SOUTH ½ OF LOT 11 AND ALL OF LOT 12, BLOCK 28, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NORTH 15TH STREET (CLM2022-0001)

GOAL: A Certificate of Appropriateness is required for all proposed exterior alterations, new construction, and demolition within a local historic district. The goal of a Certificate of Appropriateness is to preserve historic, architectural, and cultural heritage by protecting character-defining features of the Las Palmas Historic District.

BACKGROUND: The property is located at the northeast corner of N. 15th Street and Date Palm Avenue. The lot has 75 feet of frontage along N. 15th Street and a depth of 140 feet for a lot size of 10,500 square feet. The style of architecture of the residential home is ranch style.

PROPOSAL: The applicant is proposing to install a see through 48-inch in height white vinyl fence around the property within the Las Palmas Historic District at 400 North 15th Street. The applicant is proposing to install a 4-foot in height vinyl spaced picket fence on the north, west, and south side from front of the property.

ANALYSIS: The design review process for the Certification of Appropriateness is critical within a designated historic district to ensure that the unique and defining characteristics of the area are maintained according to the design standards of the Las Palmas Historic District.

FENCING: Historically, fence enclosures for privacy in the Las Palmas district, if they existed, were isolated to the rear. Low landscaping walls of stone or brick construction were designed along the front and side property line so as to not obstruct the sight lines of the properties. Any new walls shall not be located along the front yard, abutting the existing sidewalk.

1. The proposed fence on the front of the house will be 4 ft. tall white vinyl spaced picket fence panel with pointed pickets on the west property line, along N. 15th Street. The fence will not obstruct the sight lines of the property.
2. The proposed fence on the front of the house will be 4 ft. tall white vinyl spaced picket fence panel along the south and north property boundaries. The fence will not obstruct the sight lines of the property.

RECOMMENDATION: The plans submitted comply with the Las Palmas Local Landmark District Design Standards for fencing. Therefore, staff recommends approval of the proposed fencing as requested by the applicant.

CLM2022-0001



Date Received

HISTORIC PRESERVATION COUNCIL CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Required Items: Site plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, color photographs of structures and sites where construction will take place. **NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL REQUIRED MATERIALS ARE RECEIVED.** (See check lists on pages 3-6)

Property Location (Street Address) 400 N. 15th McAllen, TX 78501

Historic District Name Las Palmas Historic District

Landmark Name _____

Legal Description North McAllen 5 1/2 of 11 and all of 12 BLK 28

Name of Property Owner: Leticia Escobedo

Mailing Address: 400 N. 15th McAllen Zip Code: 78501

Telephone: 956-289-3745 Fax No. _____

E-Mail Address: lbocanegra07@yahoo.com

(If different from Owner)
Name of Owner's Agent: N/A Humberto Bocanegra

Address: _____ Zip Code: _____

Business/Home Telephone: (956) 600-0965 Fax No. _____

E-Mail Address: Hbocanegra@yahoo.com

Owner is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests. An additional sheet may be used.)

1. Install a fence in front of house.

2. _____

3. _____

4. _____

ENTERED

This completed form is to be submitted in person at the Planning Department Office

MAR 08 2022

Initial: Am

APPROVAL BY THE HISTORIC PRESERVATION COUNCIL CONSTITUTES APPROVAL TO APPLY FOR A BUILDING PERMIT. BUILDING PERMITS MUST BE OBTAINED FROM THE CITY OF MCALLEN, PERMIT AND INSPECTIONS DEPARTMENT.

Owner understands the following:

1. If the Council fails to approve any portion of a request or recommends that changes be made in the plans and specifications, the owner will have five (5) days in which to inform the Historic Preservation Officer as to whether the owner agrees to the recommended changes.
2. Within ten (10) days from receipt of the recommendation, the Historic Preservation Officer shall notify the owner as to whether his request has been approved, conditionally approved or denied.
3. If the owner does not concur with the Council's recommendation, appeal to the Board of Commissioners may be made within the time specified in (Ord. Sec 138-419).

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COUNCIL, AN AUTHORIZATION SIGNED BY THE OWNER MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER, AUTHORIZING A REPRESENTATIVE TO APPEAR INSTEAD OR THE CASE WILL NOT BE HEARD.

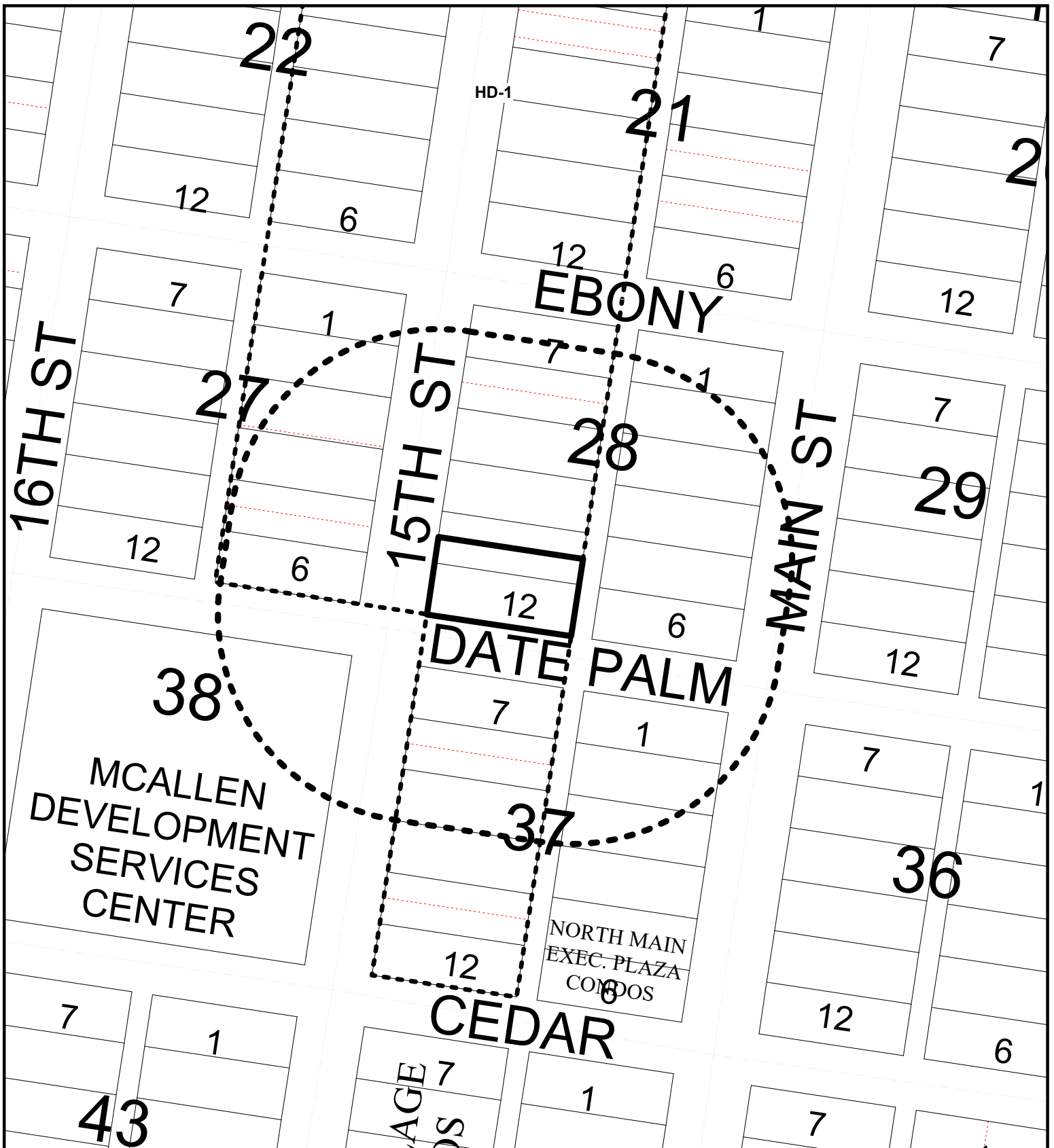
I hereby authorize Humberto Boranegra _____
(Name of representative) (Company or agency)

To represent me in matters pertaining to this case.

Owner's Name: Leticia Escobedo

Owner's Signature: Leticia Escobedo

Date 2/18/2022



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY

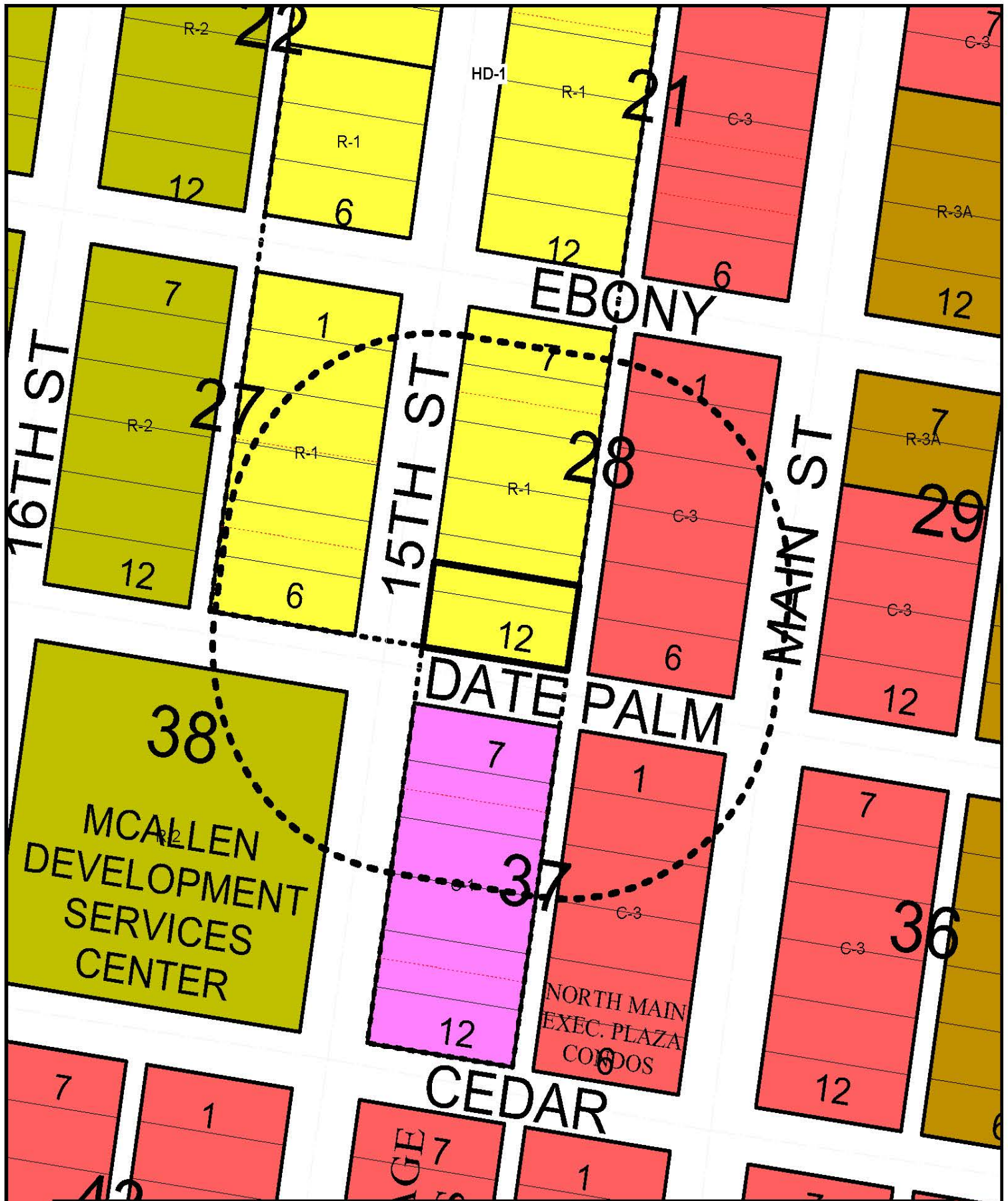
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

- | | | | | |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-O (AGRICULTURAL & OPEN SPACE) | R-3A (APARTMENTS) | R-4 (MOBILE HOMES) | C-3 (GENERAL BUSINESS) | I-1 (LIGHT INDUSTRIAL) |
| R-1 (SINGLE FAMILY RESIDENTIAL) | R-3C (CONDOMINIUMS) | C-1 (OFFICE BUILDING) | C-3L (LIGHT COMMERCIAL) | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPLEX-FOURPLEX) | R-3T (TOWNHOUSES) | C-2 (NEIGHBORHOOD COMMERCIAL) | C-4 (COMMERCIAL INDUSTRIAL) | (SPECIAL DISTRICT) |

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

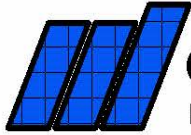
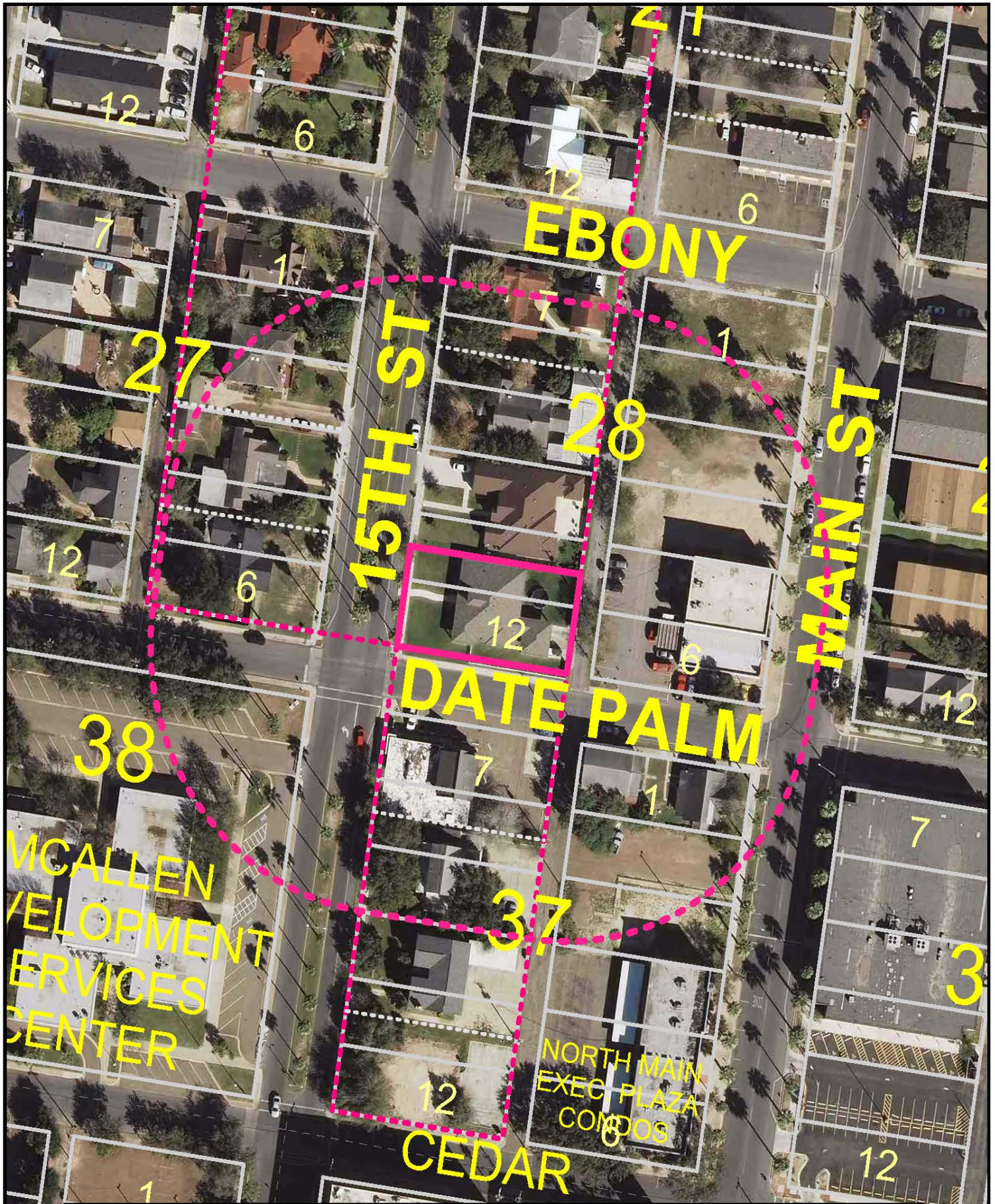
1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

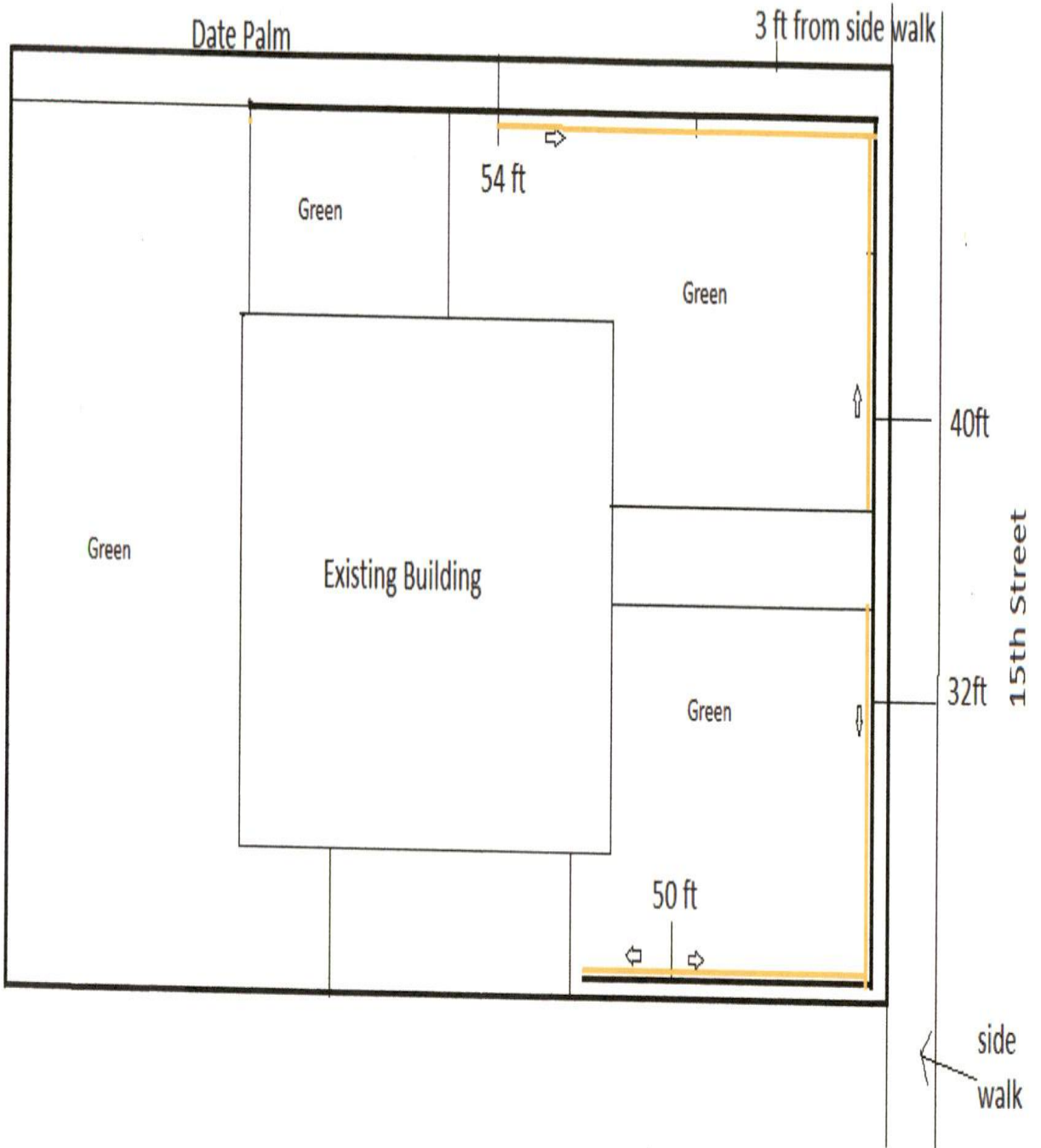


200 FT. NOTIFICATION BOUNDARY



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location of property boundaries.



- Fence line
- Property line
- Existing

Fencing Installment Plan

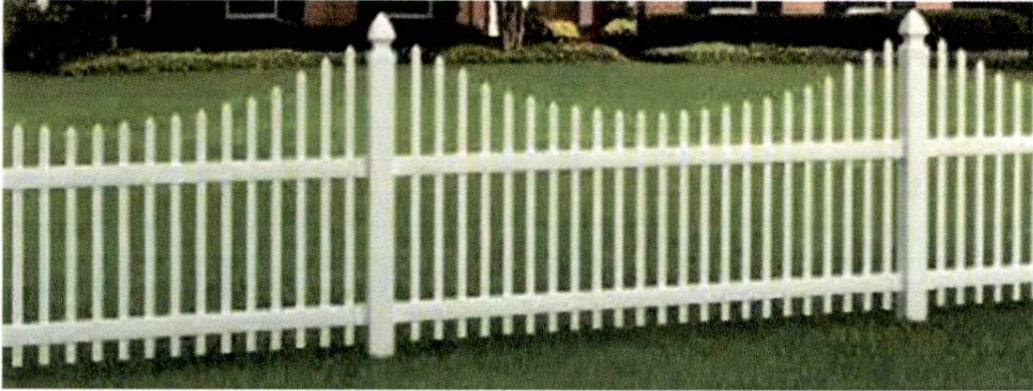
Site Date Measured
2/28/2022

ENTERED

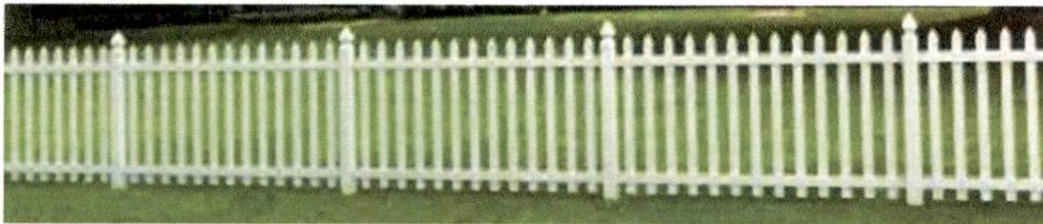
MAR 08 2022

Initial: GM

Fence designs to be used. This will be an extension of current fence that was installed when house was built.



4 ft. H x 8 ft. W White Vinyl Spaced Picket Fence Panel with Pointed Pickets
This design will be used in front of house only. 15th street



4 ft. H x 8 ft. W White Vinyl Scalloped Top Spaced Picket Fence Panel,
This design will be used on both sides of house. This design is a continuation of fence that is currently installed enclosing back yard and half of side of house on Date Palm St.

ENTERED

MAR 08 2022

Initial: OM



Scalloped
Fence will run across front of house
15th Street

Vinyl white fence will be a continuation
Of white fence currently installed. This
Side fence will be on Datepalm St.



Side Vinyl fence will continue on neighbors
side.

ENTERED

MAR 08 2022



Initial: AM







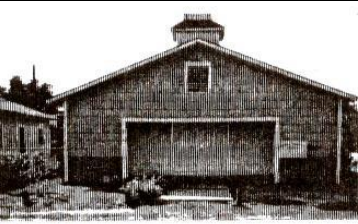



**NOTICE
CERTIFICATE OF
APPROPRIATENESS
FOR
THIS PROPERTY
CLM2022-0001**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



	PICTURE	ADDRESS	PROPERTY OWNER	BRIEF HISTORY	REASON FOR LOSS
1		Nikki Rowe House 300 N. 15th Street	Robert & Susan Williams PO Box 5632 McAllen, TX 78502	James N. "Nikki" Rowe was born February 8, 1938 in McAllen, TX. He graduated from the McAllen public school system where he excelled in academics, sports, and was a class favorite. He was a distinguished student at West Point where he also obtained ranger, airborne, and artillery training before joining the elite Green Berets. Captured by the Viet Kong during the Vietnam War, he endured more than five years of torture by his captors as a Prisoner of War. Their lives were threatened if they would not sign statements of their nation's policies. Following execution of two of his comrades, he was being led to his own death when his guards were surprised by American helicopter gunships. His escape and rescue allowed him to return home as a war hero. At the Army's request, Rowe developed a training program for P.O.W. survival. Refusing a secure Washington assignment, he returned to Southeast Asia to assist the joint U.S.-Philippine military. He was assassinated by communist terrorists in Quezon City on April 21, 1989. As a recipient of numerous medals for valor and service to his country, he was buried in Arlington National Cemetery with full military honors.	Fire (2012)
2		Old Central Fire Station 101 S. Bicentennial Blvd McAllen, TX 78501	City of McAllen 1521 Galveston Ave. McAllen, TX 78501	Designed by Zeb Rike and associate J. B. Hancock in 1957, the central fire station was the administrative center for the City of McAllen Fire Department from 1958-2009. During the time the fire station was being utilized the city's population grew from 32,000 to 130,000 citizens. The building's post war architectural style plays an important role in its history. The design of the fire station reflected its internal spatial division with a two-story, open air portal at the northwest corner. To the south was a solid, recessed wall facing Bicentennial Blvd with parallel, horizontal canopies over high set windows. The McAllen Central Fire Station was one of the prominent buildings associated with modern architecture in the 1950s and 1960s. Only two of these outstanding works from that period have survived —the McAllen Civic Center and McAllen High School. Zeb Rike had conducted one of the longest architectural practices in the Lower Rio Grande Valley up until his death in 2007. He started his independent practice in McAllen in 1947. Rike's earlier work consisted of Temple Emanuel (1949), Trinity Lutheran Church in Mission, Texas (1949), The McAllen Public Library (1950), Crockett Elementary School (1955), and numerous others. Rike's best-known building is McAllen High School (1961), the first air conditioned high school in the Lower Rio Grande Valley. This McAllen Central Fire Station was built to replace a smaller station which was located on Austin Avenue and 18th Street. That original station became too congested with the Fire Department growing rapidly at the time. In order to house enough fire fighters comfortably, the city built the McAllen Central Fire Station.	Demolition (2013)

3		<p>City Hospital 1300 Houston Ave McAllen, TX 78501</p>	<p>City of McAllen 1521 Galveston Ave. McAllen, TX 78501</p>	<p>The City of McAllen was founded in 1904 and incorporated in 1911. The first medical practitioner was Dr. J. B. F. McMillan who arrived in 1906. Dr. Frank E. Osborn built a two story building in 1918 with a pharmacy on the first floor and doctor's offices upstairs. Dr. Carlos Balli, the first Hispanic to open a practice in McAllen, began in 1920 and was noted for making house calls on horseback. A hospital building was erected in 1920. Dr. J. M. Doss combined his home with an office and hospital. The two story structure featured a solarium on both ends of the ground floor, with a surgical facility and hospital beds on the upper floor. In 1925 the first municipal hospital was built on South Broadway with beds for 25 patients, but was soon outgrown. A new hospital here on Main Street was completed in 1928. The two buildings were connected with a covered passageway. Increased population caused an addition to be built in 1954. More growth and medical advances demanded new additions in 1960, 1967 and 1973. Demolished in 1993, the hospital building that stood here for decades was a significant part of the development of health care in McAllen. Other medical facilities have been added to meet the needs of the area. (1996)</p>	<p>Demolition (1993)</p>
4		<p>McAllen High School 200 South 10th St. McAllen, TX 78501</p>	<p>CRP 10TH ST LTD Tax Payment Services 2711 LBJ Freeway Suite 1065 Dallas, TX 75234</p>	<p>McAllen High School opened in 1918 and was functioning as a school until 1964. It remained in use until 1974 as part of the Central Elementary Complex. The football stadium behind the school buildings continued to be used for sporting events and graduation ceremonies until the mid 1970's when the new stadium opened on Bicentennial Boulevard.</p>	<p>Demolition</p>
5		<p>First State Bank</p>		<p>Located on the southwest corner of Main Street and Business 83, the bank failed for some time in the early 1930's until it was reorganized as the City State Bank & Truct Company in 1933. In 1949 it became the First National Bank of McAllen. The bank moved in 1958 to a modern multistory building on the corner of Beaumont and 15th Street.</p>	<p>Demolition</p>
6		<p>McAllen Hotel</p>	<p>Chamber of Commerce 1200 Ash Avenue Mcallen, TX 78501</p>		<p>Demolition</p>

7		Bethel Church 1322 S. 16th St. McAllen, TX 78501	Bethel Baptist Church 1328 S 16TH ST Mcallen, TX 78501	<p>Prodominent school and church of the African American community. Construction was completed in September, 1941 and the church to Bethel Baptist Church. During Work War II, the church became the center of activities for the African American community in McAllen. The church congregation celebrated weddings, births, baptisms, graduations, welcomed new neighbors to the community and said farewell to loved ones. Bethel also helped overcome shortages by securing temporary housing, food, and clothing. In 1946 Rev. Maxie P. McGowan became the pastor. During his tenure the construction of a baptismal pool, pastor's study, church kitchen, and a dining area were completed and a central heating system was added. Today the legacy of the church continues as Bethel Church Gardens. It thrives as community resource for education, sharing of garden produce and inspirational events.</p>	Demolition
8	N/A	Apartments on the corner of Fresno Avenue and 17th Street		Possible living quarters for Mexican migrant workers in the Bracero Program.	Demolition
9		Sam Houston Elementary School	City of McAllen 1521 Galveston Ave. McAllen, TX 78501		Demolition
10		La Estrella Bakery	Alfredo Fuentes 2041 Lindberg Cir. McAllen, TX 78501	<p>Fred Fuentes Jr. comes from a baking pedigree. "I worked with three master bakers, which was my grandfather, my granduncle, which was my grandfather's brother, and my father," he said. The pan de polvo cookies Fuentes is making was a signature cookie of his grandfather's La Estrella Panaderia in McAllen. Jose Fuentes opened his bakery in 1927 and he was in business for more than 60 years. "It was the only bakery that survived the great depression, so from 1929 to 1947, we were the only bakery," Fuentes said. The heart of the bakery is the oven; it was adobe style. "Back in 1927, we used wood to heat the oven, in the 1940's we converted to gas," Fuentes said. La Estrella Bakery closed in the 1990s.</p>	Demolition
11		McAllen Civic Center	Simon Property Tax PO Box 6120 Indianapolis, IN 43206	<p>Built in 1960, the McAllen Civic Center managed to draw 10 conventions to McAllen in its first eight months. The Civic Center provided an auditorium which seated 1,800 and a convention hall that held 1,280. In 1963, National Cash Register chose McAllen's Civic Center as its international training site. Soon teh city had installed equipment and headphone for simultaneous in six languages, the only US venue outside the UN with that capability. Twelve years after its opening, the Civic Center was responsible for brining \$1.5 million to McAllen annually. On average it was used 25 days a month for concerts, pageants, shows, and social events. <i>(McAllen-Leading the Way)</i></p>	Demolition

12	 	Brown's Tool & Supply 1314 E. Business Highway 83	Boggus MS Properties LLC 1400 E US Highway 83 McAllen, TX 78501-8854		Demolition (2019)
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PRIORITY HISTORIC RESOURCE LIST

	PROPERTY ADDRESS	PROPERTY OWNER	MAILING ADDRESS	CITY & STATE	ZIP CODE	CURRENT NAME	HISTORIC NAME	C.L.	R.T.H.L.	N.R.H.P.
1	1410 Austin	R&L Lozano Leasing LTD	208 N. Cage Blvd	Pharr, TX	78577-3906	The Centennial	Moody's White Kitchen			
2	1018 Beech	Erika E. Melendez	2805 Santa Laura	Mission, TX	78572-7652	Celestial Room	1st Christian Church			
3	1316 Beech	AVL LP	3700 N 10th St. Suite 101	McAllen, TX	78501-1774		Former Gas Station			
4	1103 Highway 83	TITUS DEVELOPMENT LTD	3700 N 10TH ST STE 101	McAllen, TX	78501-1774	The Orchard Lounge	Brownies Gas Station			
5	1619 Galveston	McAllen ISD	2000 N. 23rd Street	McAllen, TX	78501-6126	MISD Special Education Department Annex	Roosevelt School	X	X	
6	100 N. 10th	Store Master Funding LLC	3507 Highway G-50	Saint Charles, IA	50240	Feldman's	Herb's Supermarket			
7	118 N. 11th	McAllen Masonic Lodge #1110	PO Box 3550	McAllen, TX	78502-3550	Masonic Temple	Masonic Temple	X	X	
8	101 N. Main St	City of McAllen	1521 Galveston Ave	McAllen, TX	78501	Archer Park	Archer Park		X	
9	101 N. Main	Northwest of McAllen LTD Partnership c/o Northwest Hospitality Grp L	1111 Main St. Suite 700	Vancouver, WA	98660-2970	Casa de Palmas Hotel	Casa de Palmas Hotel		X	X
10	201 N. Main	Rashid & Rashids LP	801 E. Nolana Ave. Suite 7	McAllen, TX	78504-6113	Horizon Montessori School	1st Methodist Church			
11	505 N. 15th	Mayra Marroquin and Joel Olivares	505 N. 15th Street	McAllen, TX	78501-4709		R.E. Horn House	X		
12	520 N. 15th	Frank Vos	520 N. 15th Street	McAllen, TX	78501-4710		Percy Herman House	X	X	
13	612 N. 15th	Scott Beard & Denise Sansing	601 N. 15th Street	McAllen, TX	78501-4711					
14	704 N. 15th	Bradley Oliver Wilkinson	704 N. 15th Street	McAllen, TX	78501-4714			X		X
15	707 N. 15th	CANALES TERRY A TRUST	2727 W UNIVERSITY DR	Edinburg, TX	78539-7889		Sam & Marjorie Miller House	X	X	X
16	101 N. 16th	Mid Valley Industries	101 N. 16th Street	McAllen, TX	78501-4732		Mid-Valley Ice			
17	316 S. 11th	Charles E. Thompson Jr.	314 S 11th Street	McAllen, TX	78501-4815		M.R. Nelson House			
18	123 S. Broadway	Joyce Investments Inc	123 S. Broadway Street	McAllen, TX	78501-4810	V&E Boutique	Southwestern Bell Telephone Co.			
19	300 S. Main	Morris R. Nelson II Trustee	PO Box 40	McAllen, TX	78505-0040	J.C. Penney/ M&J Nelson Building	M&J Nelson Building	X	X	X
20	301 S. Main	United States Federal Building	307 S. Main Street	McAllen, TX	78501	McAllen Heritage Museum	McAllen Post Office	X	X	
21	302 S. 15th	Sacred Heart Catholic Church	PO Box 370	McAllen, TX	78505-0370	Sacred Heart Roman Catholic Church	Sacred Heart Roman Catholic Church		X	
22	313-317 S. 17th	Trevino Ninfa Mata Trustee Esteban Trevino Rev Lvn Thrust	312 Yucca Ave	McAllen, TX	78504-2846					
23	609-611 S. 17th	Ricardo Reynoso	611 S. 17th Street	McAllen, TX	78501-5214	Hotel El Valle				
24	100 S. 17th	Kalifa's Western Wear Inc	209 S 16th Street	McAllen, TX	78501-5130	Molly Night Club	D. Guerra & Sons Store	X	X	
25	210 S. 17th	Guadalupe & Jovita P. Gomez	3616 N. 39th Street	McAllen, TX	78501-3323	Dirty Bottle Night Club				
26	311 S. 17th	El Rey Productions Inc	208 N. Cage Blvd	Pharr, TX	78577-3906		Cine El Rey	X	X	X
27	712 S. 17th	Jose & Maria Gonzalez	324 E. Vine Ave	McAllen, TX	78501-9545					
28	100 S. Bicentennial	Train Depot	100 S. Bicentennial Blvd	McAllen, TX	78501-7050	Law Office	South Pacific Depot	X	X	
29	620 S. 17th St.	Alfredo Fuentes	2041 Lindburg Cir	McAllen, TX	78501-7266	<i>Demolished</i>	Panaderia Estrella			
30	609 W. Highway 83	Said A. Shuaib	800 S. Cynthia Street	McAllen, TX	78501-9016	Trapped RGV	Paris Gum Factory	X	X	
31	1009 N. 10th	McAllen ISD	2000 N. 23rd Street	McAllen, TX	78501-6126	Lamar Academy	Lamar Junior High School	X	X	
32	8221 N. Ware	David & Beverly Strohmeyer	8221 N. Ware Road	McAllen, TX	78504-5869		Strohmeyer House	X		
33	600 Sunset	City of McAllen	1521 Galveston Ave	McAllen, TX	78501-5235	Quinta Mazatlan World Birding Center	Quinta Mazatlan			
34	300 W. Pecan	St. Paul Lutheran Church	300 Pecan Blvd.	McAllen, TX	78501-2355	Saint Paul Lutheran Church	Saint Paul Lutheran Church			
35	205 W. Pecan	Pecan & 2nd Street Investors LL	1950 Paredes Line Road	Brownsville, TX	78521-1692	Burton, McCumber, Cortez, LLP	Federated Women's Club			
36	311 S. Broadway	Jorge & Velia Martinez	1101 Ash Ave.	McAllen, TX	78501-4603					
37	2009-2015 S. 10th	Travco services INC	2009 S. 10th Street	McAllen, TX	78503-5405		Sanborn's Building			
38	1206 N. Main St.	Coylie Koelle	1206 N. Main Street	McAllen, TX	78501-4333		Koelle House			
39	715 N. 10th St.	John & Joann Sahadi	709 N. 10th Street	McAllen, TX	78501-4515	Pronto Auto Insurance	Old Fire Station Building			
40	1018 Hackberry Ave.	Manuel & Elva Gonzalez; Margo Krauss	1018 Hackberry Ave.	McAllen, TX	78501-4303		Doss Surgical Hospital			

PRIORITY HISTORIC RESOURCE LIST

	PROPERTY ADDRESS	PROPERTY OWNER	MAILING ADDRESS	CITY & STATE	ZIP CODE	CURRENT NAME	HISTORIC NAME	C.L.	R.T.H.L.	N.R.H.P.
41	1609 Chicago Ave.	Christina Angelique Trigo	700 S. Col Rowe Blvd	McAllen, TX	78501-2810	Rio Hotel Night Club	Rio Hotel			
42	3925 N. Bentsen Rd.	Jesus Almaguer	6001 N. Taylor Rd	McAllen, TX	78504					
43	700 N Main St.	City of McAllen	1521 Galveston Ave	McAllen, TX	78501-5235	McAllen Chambers of Commerce Center	Church of Christ Building			
44	203 S. Main St.	The Man's Shop of McAllen	2019 S. 10th Street	McAllen, TX	78503-5405					
45	901 W. U.S. Business 8	Charles Clark Chevrolet Co.	PO Box 938	McAllen, TX	78505-0938	Charles Clark Chevrolet	Carpenter Chevrolet			
46	309 N. 11th St.	Peggy Jane Owens	309 N. 11th Street	McAllen, TX	78501-4251					
47	315 S. 8th St.	Foss S. Jones	PO Box 1299	McAllen, TX	78505-1299					
48	820 N. 23rd St.	Jose Moreno	2600 Tamarack Ave	McAllen, TX	78501-6454	Starlite Burgers	Starlite Burgers			
49	1100 Austin Ave.	Titus Development LTD	3700 N 10th St. Suite 101	McAllen, TX	78501-1774	Brickhouse Sport Bar	Ice House			
50	316 S. "C" St.	Zoella LP	200 N. McColl Rd Ste D	McAllen, TX	78501-9360	King's Inn Motel	King's Inn Motel			
51	321 S. 17th St.	George Alexander Monalvo	7033 N 5th St	McAllen, TX	78504-1752	Rex Cafe	Rex Café			
52	300 Pecan Ave.	Saint Paul Lutheran Church	300 Pecan Ave.	McAllen, TX	78501-2355	Saint Paul Lutheran Church 1956	Saint Paul Lutheran Church 1956			
53	516 E. Dallas Ave.	Javier & Vicky De La Garza	516 E. Dallas Ave	McAllen, TX	78501-8955					
54	1322 S. 16th St.	Bethel Temple Church	2001 Trenton Rd	McAllen, TX	78504	Bethel Baptist Historic Site	Bethel Baptist Church	X	X	
55	321 S 20th St.	Lazaro H SR & Lazaro Jr Fernandez	100 Condor Ave	McAllen, TX	78504-2219					

C.L. – City Landmark

H.D. – Historical District

R.T.H.L. – Registered Texas Historical Landmark

N.R.H.P. National Register of Historical Properties

HISTORICAL PRESERVATION COUNCIL

2022 ATTENDANCE RECORD

	1/26/2022	2/25/2022	3/23/2022	4/27/2022	5/25/2022	6/29/2022	7/27/2022	8/25/2022	9/28/2022	10/26/2022	11/07/2022	12/07/2022
Joe Averill, Jr. -Chair	P											
JOHNNY CISNEROS - VC	A	A									N	
DR. JACLYN MILLER	A	P									N	
TRISHA SCOTT	A	P									N	
ORLANDO GUTIERREZ	P	P									N	
DAVID E. CAZARES	A	A									N	
DANNY BOULTINGHOUSE		P									N	
ODETTE MACDONALD		P									N	

P – PRESENT
 A – ABSENT
 RS - RESIGNED
 * NO QUORUM
 ** NO MEETING

HISTORICAL PRESERVATION COUNCIL

2022 MEETING SCHEDULE

(Dates may change due to unforeseen circumstances)

MEETING DATES:

- 1/26/2022
- 2/25/2022
- 3/23/2022
- 4/27/2022
- 5/25/2022
- 6/29/2022
- 7/27/2022
- 8/25/2022
- 9/28/2022
- 10/26/2022
- 12/7/2022



PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501
 Phone: 956-681-1250 Fax: 956-681-1279

2022 CALENDAR

Meetings:

- City Commission
- ▲ Public Utility Board
- Planning & Zoning Board
- Zoning Board of Adjustment
- HPC - Historic Preservation Council

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
	A-1/18 & 1/19		N-1/18 & 1/19 D-2/1 & 2/2			
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	A-2/1 & 2/2		N-2/1 & 2/2 D-2/16 & 2/17			
23	24	25	26	27	28	29
			HPC			
30	31					
	A-2/16 & 2/17					

FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N- 2/16 & 2/17 D- 3/28 & 3/3			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	A-3/2 & 3/3		N-3/2 & 3/3 D-3/16 & 3/17			
20	21	22	23	24	25	26
				HPC		
27	28	29	30	31		
	A-3/16 & 3/17					

MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N-3/16 & 3/17 D - 4/5 & 4/6			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
			D-4/19 & 4/20			
20	21	22	23	24	25	26
	A-4/5 & 4/6		N-4/5 & 4/6			
27	28	29	30	31		
			HPC			

APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	A-4/19 & 4/20		N-4/19 & 4/20 D-5/3 & 5/4			
10	11	12	13	14	15	16
					HOLIDAY	
17	18	19	20	21	22	23
	A- 5/3 & 5/4		N- 5/3 & 5/4 D-5/17 & 5/18			
24	25	26	27	28	29	30
			HPC			

MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	A- 5/17 & 5/18		D: 6/1 & 6/7 N-5/17 & 5/18			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	A-6/1 ZBA		N-6/1 ZBA D-6/15 & 6/21			
22	23	24	25	26	27	28
	A-6/7 PZ		HPC		A-6/15 ZBA	
29	30	31				
	HOLIDAY					

JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			N-6/15 ZBA D-7/6 & 7/7			
5	6	7	8	9	10	11
	A-6/21 P&Z		N-6/21 P&Z			
12	13	14	15	16	17	18
			D-7/19 & 7/20			
19	20	21	22	23	24	25
	A-7/6 & 7/7		N-7/6 & 7/7			
26	27	28	29	30		
			HPC			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2022 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JULY 2022

AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 HOLIDAY	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 ●	12 ▲	13	14	15	16
17	18 A-8/2 & 8/3	19 ■	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 ●	26 ▲	27 HPC	28	29	30
31						

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 ■	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
7	8 A- 8/16 & 8/17 ●	9 ▲	10	11	12	13
14	15	16 ■	17 D-9/20 & 9/21	18	19	20
21	22 ●	23 ▲	24 N-9/7 & 9/8	25 HPC	26	27
28	29	30	31			

SEPTEMBER 2022

OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 HOLIDAY	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 ●	13 ▲	14	15	16	17
18	19 A-10/4 & 10/5	20 ■	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 ●	27 ▲	28 HPC	29	30	

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 ■	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
9	10 A-10/18 & 10/19 ●	11 ▲	12	13	14	15
16	17 A- 11/1 & 11/2	18 ■	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 ●	25 ▲	26 HPC	27	28	29
30	31 A-11/16 & 11/17					

NOVEMBER 2022

DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 ■	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 ●	15 ▲	16 D-12/20 & 12/21	17	18	19
20	21 A-12/6&12/7	22	23 N-12/6 & 12/7	24 HOLIDAY	25	26
27	28 ●	29 ▲	30			

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 ■	7 HPC D-1/3 & 1/4 N- 12/20& 12/21	8	9	10
11	12 A-12/20 & 12/21 ●	13 ▲	14	15	16	17
18	19 A- 1/3 & 1/4	20 ■	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 HOLIDAY	24
25	26 HOLIDAY	27	28	29	30	31