

**NOTICE OF MEETING TO BE HELD BY THE  
HISTORIC PRESERVATION COUNCIL  
WEDNESDAY, JUNE 24, 2020 – 9:00 AM  
CITY COMMISSION ROOM  
MCALLEN CITY HALL, 1300 HOUSTON AVENUE**

**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 Planning & Zoning Board 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 Planning and Zoning Commission 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 - JOE M. AVERILL, JR., CHAIRPERSON**

**1. Public Comment**

**2. Minutes**

- a) Minutes for meeting held January 22, 2020
- Minutes for meeting held January 31, 2020
- Minutes for meeting held February 5, 2020.

**3. Public Hearing (to be conducted at 9:00 AM)**

**4. Discussion and Possible Action**

- a) Lost Resource and Historic Sites
- b) Priority Historic Resource List
- c) Texas Treasure Business Award Update
- d) Possible Tour of Koelle House - 1206 N. Main Street

**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 19<sup>th</sup> day of June, 2020 at 5:00 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.

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Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The Historic Preservation Council convened in a special meeting on Wednesday, January 22, 2020 at 12:00 p.m. at City Hall, 3<sup>rd</sup> floor City Commission Chambers.

Present:	Joe Averill, Jr.	Chairperson
	Orlando Gutierrez	Member
	Johnny Cisneros	Member
	Trisha Scott	Member
	Teddy Martin	Member
	Dr. Jaclyn Miller	Member
Absent:	David Cazares	Member
Staff Present:	Evaristo Garcia	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar I. Garcia	Planning Director
	Kimberly Guajardo	Senior Planner- Long Range
	Liliana Garza	Planner II
	Porfirio Hernandez	Technician II
	Carmen White	Administrative Secretary

**CALL TO ORDER – Joe Averill, Jr., Chairperson**

**1. Public Comment**

No public comments.

**2. Minutes**

**a. Approval of minutes for regular meeting held July 24, 2019**

The minutes for the meeting held on July 24, 2019 were approved. Dr. Jacklyn Miller made a motion to approve the minutes and Ms. Trisha Scott seconded the motion, which carried unanimously with six members present and voting.

**3. Public Hearing (to be conducted at 12:00 p.m.)**

**a. Certificate of Appropriateness – 1619 Galveston Avenue**

Mr. Edgar Garcia, Planning Director, stated the McAllen Independent School District, as the current owners of the property were submitting the application but if anything were approved McAllen Housing Authority would be the one to conduct it. There were representatives from both parties present.

Mr. Garcia stated this item was for a Certificate of Appropriateness for 1619 Galveston Avenue for the removal of existing buildings and the construction of a senior housing complex. The property was located on Galveston Avenue, between 16<sup>th</sup> and 17<sup>th</sup> Street. When it was initially constructed, the property was used as the Theodore Roosevelt Elementary School but was currently used as the MISD Instruction and Guidance Center. There were no students attending

only office use. It did receive a landmark status in 2009. The main building was constructed in 1921 in the Mission Revival style. By the mid 20's it was overcrowded so the school decided to create an annex. The annex building was finalized in 1927. The difference between this annex building was it included Aztec ornamentation, stucco on the façade. The reason behind this was the school was intended to serve the Mexican Ward of McAllen to the surrounding heavily Hispanic community. It was not in all the exterior building but in the entry way looking up there was some ornamentation and paintings on the roof. The building was used into the 1960s as Theodore Roosevelt Elementary School, which afterwards closed. It remained vacant until 1970s when used as a language arts center for students who had English as a second language for the surrounding community. In 1992, the building changed again to its current use as the MISD Instruction and Guidance Center. Video was showing the building in its current conditions facing 16th Street and the entryway into the annex building. It showed damage to the exterior of the buildings, windows boarded up to protect from the elements and rust on the frames. Another picture showed the building facing Galveston Avenue with damage to the exterior of the building. There was some paint peeling up on the corner by the windows and on top of the ornamentation to the entryway.

Mr. Garcia stated the McAllen Housing Authority proposal for the senior housing complex. Staff had not received a total unit count. The estimated from the site plan it would be around 50 units. There was also a site plan that was submitted with the Certificate of Appropriateness. There would be a clubhouse in the middle and surrounded on one side by the units and a parking lot in the front. The buildings were in a state of disrepair and were not structurally sound but had not been maintained. The historical significance had been tied to the impact on the community first as a school for surrounding residents and then as a language arts center for surrounding neighbors who did not speak English well. It had not been the case since 1992 when the school turned into offices. Since the buildings in the 1920s, most of the materials used had asbestos. Reusing or building around the asbestos would be costly and prohibited. It would be a better use to allow the senior housing to be developed and recommended approval for the Certificate of Appropriateness. Mr. Garcia stated the McAllen Housing Authority had said they would be willing use some of the Aztec ornamentation and incorporate it into their new buildings. There was an example of how a site could remain culturally and historically important even though a building was not there. It was the Bethel Baptist/Booker T. Washington School. It was the first African American church and around the corner segregated African American School in McAllen.

Mr. Orlando Gutierrez stated with a new project should adapt to what is there currently. Perhaps another project flexible but willing to work with the existing building.

Ms. Trisha Scott stated the new building did not much to honor the old style if it was constructed with the Mission Revival style.

Chairperson Averill asked what the value of the project in terms of dollars.

Mr. Arnold Padilla, Executive Director for the McAllen Housing Authority, stated there was a one three-story hotel in San Benito named Stonewall Jackson. He bought the hotel through the Housing Authority to preserve it because of its condition with the intent to use it for senior housing. Mr. Padilla stated there were projects in San Benito that the structure was historically significant but was to the point the maintenance to try and save it was very costly and ended demolishing it. He understands the importance of the significance of this site. They were willing

to save that aspect to able to offer and provide the community a place to visit the structure that what was once there. He stated the way the building was structure and the condition it was not feasible to do anything to them concerning asbestos and lead based paint. They were proposing to put in a 96 unit senior complex of which 86 units were made affordable to lower income families. The reason for the particular aesthetics it mirrored the development they opened on Dove Avenue and Bicentennial Boulevard. The City had a revitalization zone of 13 blocks from downtown area down to Business 83 to Houston Avenue and from Main Street to Bicentennial Boulevard. Mr. Padilla stated by having a 96-unit complex in an area where people can visit the site and have pictures in the clubhouse. They would take the Aztec style from the outside and use them in some form of a gazebo. The investment funding for the project would be 18 million dollars. The City of McAllen was purchasing the property where the Housing Authority was the end buyer and the end user. Mr. Padilla stated every square foot of that property needed to be utilized to meet all the requirements from an aspect with parking, etc. There was no room to save the building. In addition, there was no funding to save the building.

Chairperson Averill inquired if private developers were interest in the property. Mr. Padilla stated no on that property.

Mr. Steve Crane, representing McAllen I.S.D., with Dr. J. Gonzales, Superintendent and Marcos Suarez, President of the Board of Trustees, both for McAllen I.S.D.

Ms. Trisha Scott inquired what the future intentions of McAllen I.S.D. were since the building had been used for offices since 1992 and what were the long-term plan for that building.

Dr. J. Gonzalez, stated that property along with other properties were on the market because they do not have use with regard to that particular part of the City being an influx of students. They had elementary schools that are absorbing students around surrounding neighborhoods. Currently their special education department for their personnel. It used to be the Instruction Guidance Center, which was a District Alternative Education Program.

Mr. Orlando Gutierrez stated in his opinion, whoever purchase the property should be concerned with the problem of the existing building. He stated there were ways of avoiding demolishing the building.

Mr. Marcos Suarez stated that he understood Mr. Gutierrez's concerns. He stated anyone who would purchase this property, putting limitations in order to preserve it and spending the amount of money for investment, and then no one would buy it. He stated the City would preserve it as much as they could in terms of the architectural artifacts that are there.

Mr. Teddy Martin inquired if it was one building or multiple buildings. Mr. Suarez stated it was one original building then they built an annex. The original building was the one that was constructed in the 1920s. The annex building with the Aztec ornamentation was built in the 1930s. The annex building was pier and beams; it did not have a foundation. Mr. Martin asked if it would be possible to get a layout of where the two buildings are on the property with a possibility of saving one. In addition, in what way was the Housing Authority proposing to save some of it and reuse it, in what way? Was there any type of renderings or layouts to show the Board as to how if it was going to be used in the right way.

Mr. Padilla stated there were no existing elevations or design because the final application for these funding were due in March. The annex building was the building they were trying to salvage as much as they can because of the Aztec designs.

Dr. Jacklyn Miller stated the building with the façade they proposed looked like it belonged in Denver, Colorado. She stated she saw the development at Dove Avenue and Bicentennial Boulevard seemed to fit the style in that more modern area. It seemed for downtown, if they were trying to revitalize the Hispanic part of the City with the Mexican Ward historically, why not go with that style. Mr. Padilla stated this was a preliminary design. He stated he needed to get 96 units onto the site to be able to make the funding work. The exterior of the building can change in appearance in any form and going with a Mission style would not be a problem. At this time, they were viewing the site plan.

Chairperson Averill asked which building was on the pier and beams. Mr. Padilla stated the one facing Galveston Avenue and 17<sup>th</sup> Street, the smaller building.

Chairperson Averill inquired how much of both buildings was being utilized for offices. Mr. Suarez stated at the time the annex building was not being utilized only the larger building was partly being utilized for the Special Education Department.

Mr. Martin inquired if the building with the façade be relocated or reused as some type of center somewhere else. Mr. Padilla first they had to see if it could be moved in the condition it is in due to structural issues. Second, the cost of relocating. In the building. He stated when you walk the building of the northwest wall had a significant crack in it which goes through.

Ms. Trisha Scott stated it was her understanding that the annex building was on a slab and the original building was pier and beam. It was stated as being the opposite. She inquired what was the square footage of the annex. Mr. Padilla stated it was estimated at 1200 square feet, maybe 2000 square feet. It was 80 foot long and 40 foot wide.

Mr. Orlando Gutierrez mentioned more information needed to be submitted to get a clearer idea.

Mr. Padilla stated they could continue to move forward with Certificate of Appropriateness in order to get the funding to purchase the property. He stated they would look at every viable option to try to relocate the building with the proper funding. They were on a short timeline.

Chairperson Averill stated he had an idea where McAllen I.S.D. and the McAllen Housing Authority stood. He asked if there was any public comment.

Mr. Enrique Escalon, business owner at 613 South 17<sup>th</sup> Street. He stated that it was that no one comes to the downtown area but it did have an extreme high nightlife and to see if they considered those for a senior housing. How would that affect his business? Chairperson Averill inquired what type of business. Mr. Escalon stated it was outdoor music venue, which was his parking lot and then the school. The name of it was Yerberia Cultura. He stated his concerns was with how it will affect his business because of the noise.

Ms. Ana Saenz, 1801 Northgate Lane, stated her sister owned a business not far from the proposed senior housing building. She was at 616 South 16<sup>th</sup> Street. Her sister's concern was

the value of the property. If was going to be devalued in any way and/or if the property taxes would be increased. She mentioned the proposed building for the senior housing was very attractive and modern. Ms. Saenz stated it would add value to downtown McAllen and would bring up their taxes.

Mr. Juan Gama, business owner of couple of businesses downtown. He was in favor of the proposed project because it would bring value to the area and for the older residents who need a smaller place to live in. He stated he has been building apartments in the area and had residents call for pricing because they want to leave their larger homes. He had concerns for noise and traffic after hours. At the same time, this building had a lot of great historical content concerning the education that had served the Hispanic community.

Mr. Carlos Cantu, 600 West Jasmine Avenue. He stated he attended Roosevelt Elementary School back in 1944. He stated the history behind the building went beyond what had been spoken about. He stated Wilson School was on the north and La Escuela Blanca was primarily the Mexican school. Mr. Cantu stated people who had attended that school had risen to great heights. Mr. Cantu stated he owned four properties around the area and was disappointed when this meeting was called it was announced to the public because there were some people who would have opposed the destruction of these buildings. He stated his sister-in-laws had sought refuge at the school back in 1933 during the hurricane. He stated the building needed to be preserved.

Mr. Padilla stated they would put up pictures of the people who attended that school and stories of their struggles and their current accomplishments. They would make it notable to everyone.

Chairperson Averill stated the board would need more assurance of some ideas other than pictures and stories. In addition, the board would need to hear some of City staff's recommendations on the Certificate of Appropriateness.

Mr. Edgar Garcia, Planning Director, had mentioned earlier that the ornamentation could be reused in the conversation with the Housing Authority they had every intent reusing all the Aztec ornamentation. Staff's recommendation was to approve the Certificate of Appropriateness. He stated that if a 3 or 4 story building, whether it was modern or Mission revival style, it could bring attention along with a dedicated lobby or clubhouse. At the same time, open it to the public so they could come and learn about the historic significance of that site. It would do more for Historical Preservation than maintaining a building that was being structurally damaged.

Ms. Trisha Scott agreed with Mr. Garcia and stated there should be some kind of public facing element to the historic group part.

Mr. Garcia mentioned having an oral history by recording the people that attended Roosevelt. It would be essential to capture those different personalities that have passed through there and what they have become so that the public could listen and learn from it.

Mr. Johnny Cisneros inquired if this part of an overlay district. Mr. Garcia stated no. Mr. Cisneros inquired where it ended. Mr. Garcia stated north missing it by a few blocks. However, because it was considered a City landmark it was an overlay in of itself.

Mr. Johnny Cisneros stated they needed for assurance as far what was going to be preserved.

Mr. Orlando Gutierrez stated it was not that they were against the development but handling the situation a proper way without ignoring preservation issue.

Chairperson Averill stated the board was willing to work with the McAllen Housing Authority.

Mr. Garcia stated there would be a special meeting in two weeks. There was another Certificate of Appropriateness that was submitted for a fence. If the board wished to table the item, so that McAllen Housing Authority could submit more information with a concrete proposal.

Following discussion, Mr. Johnny Cisneros **moved** to table the item until the next meeting of February 5, 2020. Mr. Teddy Martin seconded the motion. The board voted to table the item with six board members voting.

#### **4. Discussion & Possible Action**

##### **a. Lost Resource and Historic Sites**

Ms. Guajardo stated they added 1400 East Business Highway 83 to the list. The old Browns Tools and Supply building was demolished in 2019. It was now a parking lot for display of vehicles for Boggus Ford.

##### **b. Priority Historic Resource list**

Ms. Guajardo stated there were no changes.

##### **c. Texas Treasure Business Award Update**

Ms. Guajardo stated on December 10, 2019 they received a notice from the Texas Historical Commission advising that they had approved the nomination for S. Klein Galleries as a Texas Treasure Business. She stated they were planning the presentation for City Commission in February 2020 to honor the Historic Economic contributions within the community. The same was done for Kreidler Funeral Home and Palace Cleaners they were recipients for the same award and was a quick City Commission presentation at the beginning of their meetings.

##### **d. Possible Tour of Koelle House – 1206 N. Main Street.**

Ms. Guajardo stated it was still under construction. They had installed the windows but had a lot of activity around the house. The contractor previously said the board could tour the house once it nears the final stages of construction.

Mr. Johnny Cisneros had mentioned there was an application for 417 N. 15<sup>th</sup> Street. Ms. Guajardo stated yes. It will be the special meeting for February 5, 2020. Mr. Cisneros stated they were putting up a fence along the north side. He stated that the applicants present at the last meeting opposing the house at 416 N. 15<sup>th</sup> Street was being demolished. Currently they were

putting a fence without a Certificate of Appropriateness.

Mr. Edgar Garcia stated if the Board did not approve it the applicant would have to bring it down. He stated before the meeting he was notified that they continued the work when they should not have. In addition, staff would have someone go and have do a stop work order as it was already mentioned to them. If they continue and finish before their meeting, and the Board chooses to deny, they would have to bring it down.

Mr. Garcia stated to the Board, Ms. Trisha Scott was two different Boards that was conflicting with the times, to see they would be amendable to changing the day or time. The Board discussed amongst themselves what time would be feasible. They had mentioned morning would work with everyone's schedules.

Mr. Garcia introduced Ms. Liliana Garza as the newest Historic Preservation officer. She would be presenting at the next meeting.

## **5. Adjournment**

Mr. Johnny Cisneros made a motion to adjourn the meeting. Mr. Teddy Martin seconded the motion, which passed unanimously with six members present and voting. The meeting was adjourned at approximately 1:05 p.m.

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Joe Averill, Jr. Chairperson

## **CERTIFICATION**

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 21<sup>st</sup> day of June, 2019 at 5:00 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.

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**Carmen White, Administrative Secretary**



STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The Historic Preservation Council convened in a special meeting on Friday, January 31, 2020 at 12:01 p.m. at City Hall, 3<sup>rd</sup> floor City Commission Chambers.

Present:	Joe Averill, Jr.	Chairperson
	Orlando Gutierrez	Member
	Johnny Cisneros	Member
	Trisha Scott	Member
	Teddy Martin	Member
	Dr. Jaclyn Miller	Member
Absent:	David Cazares	Member
Staff Present:	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar I. Garcia	Planning Director
	Porfirio Hernandez	Technician II
	Carmen White	Administrative Secretary

**CALL TO ORDER – Joe Averill, Jr., Chairperson**

**1. Public Hearing and Action: (to be conducted at 12:00 p.m.)**

**a. Certificate of Appropriateness – 1619 Galveston Avenue (Tabled: 01/22/2020)**

Mr. Johnny Cisneros **moved** to remove the item from table. Mr. Orlando Gutierrez seconded the motion. The Board voted to remove the item from the table with six member present and voting.

Mr. Edgar Garcia, Planning Director, stated at the last meeting that was held regarding the Certificate of Appropriateness was for the old Roosevelt Elementary School located on Galveston Avenue between 16<sup>th</sup> Street and 17<sup>th</sup> Street. The property had a City Landmark status, which gives it certain Historical protections. This particular Certificate of Appropriateness was for the removal of all existing buildings and the construction of a Senior Housing development of approximately 96 units. When presented at the meeting last Wednesday, there were concerns over the design being too different from what the current structure had and what the surrounding structure had. In addition, concerns on how the Housing Authority was going to honor the historical significance of the school. (Mr. Garcia showing pictures of the school) The one building to the left showed the Aztec decorations with the recommendation that the Housing Authority try to keep as much of that Aztec decorations as possible. The Housing Authority did some revisions to the proposal for keeping the Spanish Revival style. Another picture of the school that was going to be four stories (Mr. Garcia showing picture) with the clubhouse to the right and east. The Housing Authority was proposing to put the Aztec decoration in the clubhouse entrance. Mr. Garcia stated staff was recommending approval of the Certificate of Appropriateness.

Dr. Jaclyn Miller inquired if the Housing Authority consulted with the people for the proper removal of these decorations and ornaments. Mr. Arnold Padilla, Executive Director for the McAllen Housing Authority stated they were looking at a plaster on top of the original wood or a block aspect on the back. Before removing anything they would make plaster molds of

everything there to make sure for any reason it began to decorate in trying to remove it, they would be able to replicate it exactly as it was. On the inside of the building, they will dedicate an entire wall to the history of what the school was, such as pictorials, and stories from those who attended. The parking lot was a public access and not a gated parking lot. The plaque referred more to the 1929 auxiliary building than the one that was built in 1927.

Chairperson Averill inquired regarding the main entry door to the building with the Aztec decoration trying to salvage as much as possible would be the front of the clubhouse. Mr. Padilla stated yes. The reason for the canopy over it was that it was senior development for shade protection. The entrance that faces 16<sup>th</sup> Street had the most architectural design and the two other sides of the auxiliary building that had gargoyles to take them off and use them in the large structure perhaps in the hallways.

Mr. Orlando Gutierrez inquired if the main entrance to this complex was through 17<sup>th</sup> Street. Mr. Padilla stated they could move the building. Mr. Gutierrez inquired regarding the façade of ornament for the building, was it keeping the wall. Mr. Padilla stated it would be removing the material and utilizing the material that was there. Mr. Gutierrez stated he was an architect by profession and that he knew what it was to deal with all types of buildings. He stated none of the building even with the intention to preserve some features could not be salvageable. He stated it was a sound structure but not movable. Mr. Padilla stated if the funding was not there, they would have to find other means to salvage the heritage. The issue when there is building not functional there had to find other solutions that encompasses everything. By having a senior complex, it is an opportunity to revitalize that area. Mr. Gutierrez stated 17<sup>th</sup> Street was area of bars and pubs and still growing. He felt that having a senior complex was not a good place to have in that area. He stated that right now was not the right time to do something with that property but that someone will come along and do something congregant with that place. Mr. Padilla stated that the cost of land and property was rising. He stated the property was appraised at \$590,000 and the Housing Authority was willing to pay that amount to the school district. He was asking for the Board support what they were proposing to do for the benefit of the community.

Dr. Jaclyn Miller stated that the history of preservation in general be at odds or parallel with conservation. Conservation was about the best use for the greatest number of people for the longest time. Having a public facing for a historical function in this building allowed people to use it and recognize a little more than they do currently and that was more of a conservation focus as opposed to preservation.

Mr. Johnny Cisneros stated he had seen the investment that had been made by business owners and shopkeepers and was more than the amount given for the property. He stated he could not see a senior complex in the same area as the bars.

Mr. Orlando Gutierrez stated unlike cities like Brownsville and Harlingen, McAllen area was losing many old buildings because the lack of attention to preserve.

Chairperson Joe Averill, Jr. inquired if there was anyone present to speak in favor of the proposed building.

Ms. Ana Saenz, 1801 Northgate Lane, stated she owned property at 616 S.16<sup>th</sup> Street next to

the Roosevelt Elementary School. She agreed with the Board of preserving the architecture of the older buildings that McAllen has had but at the same time, she believed in progress and growth. She also stated she had not heard from these public hearings what was in the best interest of the elderly. By having a modern building, demolishing what is there and restore that for historical value but building on something that was not sound, the City of McAllen would be open to liability. Ms. Saenz stated the Board's job was to preserve but the City of McAllen was changing and growing. She stated it was difficult to get investors to invest on the south side like on the north side. In closing, Ms. Saenz reiterated the best interest should be for the elderly.

Mr. Carlos Cantu, 600 West Jasmine Avenue, stated he owned four properties within a block of the site. He asked the question to the Board, "Has the City ever had interest in that property?" He mentioned the large empty corner property at the old Sam Houston School in putting the senior complex at that location. He stated the buildings were still being used by the school district. He mentioned the La Estrella Panaderia that was over 100 years old, now gone. They could not get a Landmark Designation. Mr. Cantu asked to preserve at least the one building facing 17<sup>th</sup> Street.

Mr. Orlando Gutierrez stated that there were other areas in McAllen that a modern building could be suitable for this type of project, perhaps further south. He stated when it came to investors for the nightclubs, they have spent a large amount of money and that it will continue to grow on 17<sup>th</sup> Street area. He stated that building could be used many ways money wise. Mr. Gutierrez commented that we need to preserve and not destroy.

Mr. Steve Crane, representative for the McAllen Independent School District stated if this project goes through the City and when conveyed to the Housing Authority, it would be servicing for the most part low-income elderly residents. This building was used as classroom space and can no longer be used as classroom space. Currently, it was used temporarily as office space and soon will not be used as office space. If the project does not go through will continue maintaining it with taxpayer's dollars. Under Code 272, they can sell it to the City for fair market value. If that does not work, they will be forced to put it out to bid. If the third party high bidder buys it, who knows what purpose it will be used.

Mr. Orlando Gutierrez stated when the office space is not being used anymore the building will be up for sale and would have to come before the Board with the same process.

Mr. Crane stated again that they would preserve the history of this building for the community and the heritage of what it stands for.

Mr. Johnny Cisneros inquired how long had the property been on the market. Mr. Crane stated not tentatively on the market but the discussion for the project was on the table since last summer of 2019.

Ms. Trisha Scott inquired if it was listed with a real estate broker. Mr. Crane stated there was a real estate broker that had a listing but did not know if it was MLS or not. Mr. Cisneros stated it was not listed with MLS.

Ms. Trisha Scott inquired what the lot size was. Mr. Cisneros stated it was 84,000 square feet. There was several lots on there.

Mr. Johnny Cisneros stated he understood the District would like to sell the property but would like to open it up to other candidates to creative reusing of what was there and preserving it.

Chairperson Averill indicated there was the Certificate of Appropriateness to vote on. City staff was recommending approval.

Following discussion, Mr. Teddy Martin **moved** to disapprove the Certificate of Appropriateness as presented. Mr. Johnny Cisneros seconded the motion. The board voted to disapprove the Certificate of Appropriateness with five board members present and voting

## **2. Adjournment**

Mr. Johnny Cisneros made a motion to adjourn the meeting. Mr. Teddy Martin seconded the motion, which passed unanimously with five members present and voting. The meeting was adjourned at approximately 12:51 p.m.

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Joe Averill, Jr. Chairperson

### **CERTIFICATION**

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 21<sup>st</sup> day of June, 2019 at 5:00 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.

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**Carmen White, Administrative Secretary**

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The Historic Preservation Council convened in a special meeting on Friday, February 5, 2020 at 12:04 p.m. at City Hall, 3<sup>rd</sup> floor City Commission Chambers.

Present:	Joe Averill, Jr.	Chairperson
	Orlando Gutierrez	Member
	Johnny Cisneros	Member
	Teddy Martin	Member
	David Cazares	Member
	Dr. Jaclyn Miller	Member
Absent:	Trisha Scott	Member
Staff Present:	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar I. Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Liliana Garza	Planner II
	Porfirio Hernandez	Technician II
	Carmen White	Administrative Secretary

**CALL TO ORDER – Joe Averill, Jr., Chairperson**

**1. Public Hearing and Action: (to be conducted at 12:00 p.m.)**

- a) Request of Denise Ingram on behalf of Juan and Amanda Hinojosa 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 2 and the North 47 ½ feet of Lot 3, Block 27, North McAllen Subdivision, Hidalgo County, Texas; 417 North 15th Street **(CLM2020-0002)**

Ms. Garza stated the property was located at the west side of N. 15th Street and 152.5 ft. North of Date Palm Avenue. The lot had 72.5 feet of frontage along N. 15th Street and a depth of 140 feet for a lot size of 10,150 square feet. The style of architecture of the residential home is French Eclectic Revival.

The applicant was proposing to install a see through 60-inch in height wrought iron fence on top of a 1 ft. stucco pony wall with original brick matching the house within the Las Palmas Historic District at 417 North 15th Street. The applicant is proposing to install a 7-foot in height private stucco wall fence measuring 60 ft. on the south side from the rear property line. The applicant is also proposing to repaint the red stucco on the front porch of the house to match the brick. The driveway will be expanded to provide larger turning radius.

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 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 1 ft. low wall with original bricks from existing house and then 5 ft. wrought iron rods sitting on top of the 1 ft. low wall. The fence will be built along the front yard of the house, along the north side 28 ft. from the front, and along the south side meeting with the privacy wall. The fence will not obstruct the sight lines of the property.
2. The proposed wrought iron fence without the 1 ft. low wall will be built along the north side to meet with the existing wood fence. The fence is not obstructing the sight lines of the property and will be hidden to the public by the trees.
3. The proposed 7 ft. tall privacy stucco wall will be built from the front of the house to the rear property line creating privacy between property lines. Based on the standards, the plans submitted are acceptable because the guidelines state privacy fencing shall be isolated to the rear yard.

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

Ms. Laura Warren, Warren Group Architects stated the neighbors within the Historic District they have chosen to respect more the historic value of the neighborhood to set it back four feet.

Mr. Johnny Cisneros inquired if the permit was to begin or complete it. Ms. Denise Ingram stated it was to complete it. They were informed they could go and do the sides but needed to wait on the permit for the front.

Mr. Juan Hinojosa stated he supported historical sites and that he the budget for the Historical Commission at State level and they spend \$80,000.00 trying to restore the house in its original historical character. He stated they had gone to Charleston, South Carolina to visit the Historical homes to look at the fences and were very compatible to what they had. The three fences there cost \$20,000.00 and wanted to make it right in enhancing the Historical District.

Mr. Orlando Gutierrez stated it would better and enhance the property.

Chairperson Averill asked if there were other fences similar. Ms. Ingram stated there were five fences similar.

Ms. Ingram stated they had the pony wall with the bricks on the top, which copies the wall that was existing from the original house a budding their patio. They had a 4-foot patio-sitting wall, turns the corner and goes back.

Dr. Jacklyn Miller inquired if the stucco was the color they were going to repaint. Ms. Ingram stated they were matching the lightest brick and 50% of the color Ms. Ingram indicated with the stucco and the pane. The front of the house was currently a dark red and will change to exactly the same color as the other because the stucco needed repairing.

Mr. Cisneros inquired how much from the setback to the sidewalk. Ms. Ingram stated it was about 3.7 feet.

Ms. Ingram suggested that Mr. Hinojosa's house should be landmarked. The interior had not changed anything. When the Simmons built the house in the 1930s, everything pretty much stayed the same other than the floors being refinished.

Ms. Sandy Vasquez, 1012 Dove Avenue, Apt 6, stated she was in support of the Hinojosas.

Ms. Precilla Amaya, 1012 Dove Avenue, Apt 8, stated she was in support of the Hinojosas.

Mr. Joel Olivarez, 505 N. 15<sup>th</sup> Street, stated he was in support of the Hinojosas.

Ms. Carmela Euler, 402 N. 16<sup>th</sup> Street, stated she was in support of the Hinojosas.

Following discussion, Dr. Jacklyn Miller **moved** to approve the Certificate of Appropriateness as presented. Mr. Johnny Cisneros seconded the motion. The board voted to approve the Certificate of Appropriateness with five board members present and voting

## 2. Adjournment

Mr. Johnny Cisneros made a motion to adjourn the meeting. Mr. Teddy Martin seconded the motion, which passed unanimously with five members present and voting. The meeting was adjourned at approximately 12:23 p.m.

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Joe Averill, Jr. Chairperson

## CERTIFICATION

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 21<sup>st</sup> day of June, 2019 at 5:00 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.

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Carmen White, Administrative Secretary

## HISTORICAL PRESERVATION COUNCIL

### 2020 ATTENDANCE RECORD

	1/22/2020	2/26/2020	3/25/2020	4/22/2020	5/27/2020	6/24/2020	7/22/2020	8/26/2020	9/23/2020	10/28/2020	12/2/2020
JOE AVERILL– Chair	P	**	**	**	**						
JOHNNY CISNEROS- Vice Chair	P	**	**	**	**						
ORLANDO GUTIERREZ	P	**	**	**	**						
DAVID E. CAZARES	A	**	**	**	**						
TEDDY LEROY MARTIN	P	**	**	**	**						
TRISHA SCOTT	P	**	**	**	**						
DR. JACKLYN MILLER	P	**	**	**	**						

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





# PLANNING DEPARTMENT



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

## 2020 CALENDAR

### Meetings:

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

### Deadlines:

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

### JANUARY 2020

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

### FEBRUARY 2020

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

### MARCH 2020

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

### APRIL 2020

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

### MAY 2020

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





### JUNE 2020

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

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.

## 2020 CALENDAR

### Meetings:

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

### Deadlines:

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

### JULY 2020

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

### AUGUST 2020

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

### SEPTEMBER 2020

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

### OCTOBER 2020

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

### NOVEMBER 2020

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

### DECEMBER 2020

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