

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, SEPTEMBER 28, 2022 - 9:00 AM
CITY HALL, COMMISSION CHAMBER, 3RD FLOOR
1300 Houston Avenue, McAllen, Texas 78501**

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 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 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

Public Comment (Individuals wishing to speak regarding an agenda item)

CALL TO ORDER -

a) Chairperson- Orlando Gutierrez

1. Minutes

a) Minutes for meeting held on August 25, 2022

2. Public Hearing

a) Request of Jack E. and Hilda Edwards for a designation of a McAllen City Landmark at the West 25 ft. of Lot 11, and all of Lots 12 and 13, block 11, Milmore Addition to McAllen Subdivision, Hidalgo County, Texas; 1321 Jasmine Avenue. **(HIS2022-0001)**

3. Adjournment

If any accommodations for a disability is required, please notify the planning department (956-681-1250) 72 hours before the meeting date with regarding to any item, the historic preservation council may take various actions, including but not limited to rescheduling an item entirety for a particular action at a future date.

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 23rd of September, 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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Thursday, August 25, 2022 at 9:01am at the McAllen City Hall – 1300 Houston Avenue – Commission Chambers.

Present:	Orlando Gutierrez	Chairperson
	Dr. Jacklyn Miller	Vice-Chairperson
	Odette Macdonald	Member
	Danny Boultinghouse	Member
	David Cazares	Member
	Trisha Scott	Member
	Carolina Civarolo	Member
Staff Present:	Isaac Tawil	Assistant City Attorney
	Edgar Garcia	Planning Director
	Liliana Garza	Planner III
	Natalie Martinez	Administrative Assistant
	Porfirio Hernandez	Planning Technician II

CALL TO ORDER – Orlando Gutierrez – Chairperson

1. Minutes

- a) Minutes for meeting held on May 25, 2022

Mr. Danny Boultinghouse **moved** to approve the minutes. Ms. Trisha Scott **second** the motion. The board voted to approve the minutes with 7 board members present and voting.

2. Public Hearing

- a) Request of Agua Dulce Partners, LLC for a Certificate of Appropriateness for a proposed addition of a carport on a property within the Las Palmas Historic District at the North ½ of Lot 11 and all of Lot 10, block 37, North McAllen Subdivision, Hidalgo County, Texas; 308 North 15th Street. **(CLM2022-0002)**

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 on the east side of N. 15th Street, 75 ft. north of 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 property is currently zoned C-1 (office) District. The style of architecture of the office building is ranch style.

The applicant is proposing to install a 20 ft. by 19 ft. metal carport on the south side along the alley replicating the existing one on the north side.

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.

Parking within the neighborhood is currently limited to either detached garages/carports located at the rear of the lot accessed from either the alley or from side street for corner lots. Construction of carports is discouraged unless limited to the rear of the lot and not visible from the street.

1. The proposed metal carport on the rear of the commercial building will be 20 ft. by 19 ft. and 9.5 ft. tall. The carport will be the same color as the existing carport on the north side. The carport will not be visible from the street.

Marlene Myer (applicant) stated that she wanted to build a carport for one employee that doesn't have shade for his vehicle. She has a four space carport on the north side of the property. Four people have coverage and one does not. David (constructor) stated that the carport will look 100% similar to what is already build, just a little higher.

Board Member Orlando Gutierrez asked David the constructor if the carport will be right on the property line or leave a setback? David the constructor stated that it will be in compliance with the setbacks. Ms. Marlene Myer also stated that it has already been approved by planning and engineering on the way it will be constructed.

After discussion Mr. Danny Boultinghouse **moved** to approve the item. Mr. David Cazares **second** the motion. The board voted to approve the item with 7 board members present and voting.

3. Discussion and Possible Action:

a) Real Places Conference 2023

Ms. Liliana Garza stated about the Real Places Conference 2023 being promoted for the dates February 1st thru the 3rd. It will be taken place virtual or in person in Austin, Texas. Virtual option will have access up to the 60 days.

The meeting was adjourned at approximately 9:09 a.m.

Orlando Gutierrez
Chairperson

Memo

TO: McAllen Historic Preservation Council
FROM: Liliana Garza, Planner III
DATE: September 21, 2022
SUBJECT: REQUEST OF JACK E. AND HILDA EDWARDS FOR A DESIGNATION OF A MCALLEN CITY LANDMARK AT THE WEST 25 FT. OF LOT 11, AND ALL OF LOTS 12 AND 13, BLOCK 11, MILMOR ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 1321 JASMINE AVENUE. (HIS2022-0001)

GOAL:

To protect, enhance and preserve landmarks or districts of historical and cultural importance and significance as necessary to promote the economic, cultural, educational and general welfare of the public.

BRIEF DESCRIPTION:

The subject property is located at the southeast corner of North Main Street and Jasmine Avenue. The zoning designation for this tract is R-1 (single family residential) District and there is currently a residence located on the subject property. The architectural classification for the building is English Tudor.

HISTORY OF MR. MILLER:

Paul David Miller was born on August 14, 1887, in Russell, Kansas. He initially worked alongside his father as a grain dealer at M.P. Miller and Son and then headed the company when his father retired in 1900. Around 1922, he moved to Houston, Texas where his career as a commercial executive and financial firm expert began with Houston Building and Loan association. He moved to Donna, Texas in June 1925, where he remained in an official capacity with the newly formed Valley Building and Loan Association. He became associated with R.C. Morris in the new firm and the two men witnessed the growth of the institution over a period of several months before moving their headquarters to McAllen.

In August of 1926, Mr. Miller moved his family to McAllen and supervised the construction of their new home in the Milmor Addition, which he and Mr. Morris, developed into a restricted residential portion of the city. The two-story English Tudor brick veneer home was completed in October 1927 and was known as one of the beauty spots in McAllen.

Mr. Miller took progressive steps to make Valley Building and Loan Association one of the leading organizations of its kind in South Texas, after the formation of the Milmor Development Company in October 1927. In 1929, he was elected president of the McAllen Retail Merchants Association and was also named a director of the Texas League of Building and Loan Association but was unable to continue because of his labors in the Valley.

Mr. Miller was an active member of the First Methodist Church in McAllen, a member of the Fraternal Order of Masons, a Shriner, and a member of the Eastern Star. He held memberships in McAllen Rotary Club and in Loyal Service Post No. 37, American Legion, McAllen. He was a second Lieutenant in the quartermaster's corps in the American Army, serving as a transport quartermaster aboard the ship "Freida" en route to France.

From 1925 to 1930, Mr. Miller took a leading role in the formation of McAllen's industrial activity. He was credited for bringing the annual state convention of the Texas League of Building and Loan Associations to a South Texas city for the first time since its creation. The convention took place in McAllen during the month of February 1930 and was one of the last acts he completed before he passed away the following month.

HISTORY OF MS. KELSEY:

Anna Marietta Kelsey was born Hannah Rebecca Allen on September 25, 1863 in Marietta, Georgia. When her parents died early in her childhood, she was adopted at the age of 6 by John Peter Kelsey and Amanda Brooks Kelsey, who were early settlers of South Texas. After Mr. Kelsey's death in 1898, Miss Kelsey took over the reins of the family's ranching and farming business and became widely known as one of the leading "businessmen" of Starr and Jim Hogg County. She was appointed deputy sheriff of Starr County in 1918, which enabled her to carry a gun when on her trips to oversee the large ranches left to her by her father. She was also appointed as second in command in the American Protective League, a group organized in search of spies along the U.S.-Mexican border. Serving as the first chairman of the Starr County Red Cross Chapter, she represented the chapter at a convention in Washington, D.C. in 1919.

In July 1931, Miss Kelsey moved to McAllen, where she purchased the subject house. Miss Kelsey was known as one of the South's most outstanding philanthropic women and was a large donor to the building of churches, parsonages, and public buildings from Corpus Christi to Mexico City. Her civic work in McAllen included a \$5,000 donation to the Women's Club building, owned by the McAllen City Federation of Women's Clubs. She served on the board of directors of the McAllen Memorial Library and gave \$10,000 to the erection of the library. She helped with the purchase of the First Methodist Church of McAllen, located on Main Street.

Miss Kelsey published a book on March 1952, "Through the Years," which reflected her knowledge of pioneer life along the border. Proceeds from the sale of the book were donated to the Cerebral Palsy fund of Pharr, Texas, beginning with the first royalty check of \$315 presented to the fund at the opening of the Crippled Children's Center in May 1952. A year later, on July 1, 1953, Miss Kelsey passed away in her Jasmine Avenue home.

HISTORY OF THE HOUSE:

On October 30, 1927 the *McAllen Daily Press* made a front-page announcement: "Miller Moves in New Home." The article described the Miller's new house as a "beautiful new home on the corner of Miller avenue and 14th Street, in the Milmor Addition" and "entirely modern in every respect, and is equipped with new furniture." The house was built by Mr. J.A. Traylor, contractor, while Valley Lumber Company supplied the materials.

Built of brick veneer, the house features hallmarks of the English Tudor style such as two-story, steeply pitched roof, cross gables, a chimney crowned by decorative chimney pots, and tudor arches. Its two-story placement across two lots of Jasmine Avenue is relieved by its projecting tudor arch entrance and extended front chimney. The Miller-Kelsey house is in excellent

condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

ANALYSIS:

The Miller-Kelsey House is an outstanding example of a custom-designed English Tudor house built during a period of phenomenal growth in South Texas in the mid-1920s. It is a prime example of romantic designs that were beginning to replace the more humble bungalow in the region. The house is also significant in the area of development for the pivotal role Paul David Miller played as a leading role in the formation of McAllen's industrial, commercial, and residential building activity and Miss Anna Marietta Kelsey's knowledge of pioneer life along the border.

The building meets the requirements established under Section 38-413 Sub-section (b) (1) (a) of the Historic Preservation Ordinance for a City of McAllen Landmark Designation by way of the following:

1. Possess significance in history, architecture, archeology, and culture;
2. Is more than 50 years old and embodies the distinctive characteristics of a type, period, or method of historical construction or architecture;
3. Is associated with the lives of persons significant to our past;
4. Is associated with events that have made a significant contribution to the broad patterns of the city's history.
5. Embodies the distinctive characteristics of a type, period, or method of construction;
6. Represents the work of a renowned master designer, builder or craftsman;
7. Represents an established and familiar visual feature of the neighborhood

RECOMMENDATION:

Staff recommends approval of the request.

His 2022-0001

NOMINATION FOR A McALLEN LANDMARK, HERITAGE PROPERTY, OR DISTRICT

8-30-22
Date

City of McAllen Planning Department
(956) 681-1250 Fax (956) 681-1279

Application fee: \$100.00

1. PROPERTY NOMINATION

APPLICANT: Name: Jack E. and Hilda Edwards
 Company: _____
 Address: 1321 Jasmine Avenue
 City, State, Zip: McAllen, Tx 78501
 Bus & Home Phone: 956-821-2940
 Fax: 956-631-4849
 E-Mail: He@vthkt.com

OWNER: (if different than applicant)
 Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Bus & Home Phone: _____
 Fax: _____
 E-Mail: _____

Status of applicant (Check one) Owner Representative Prospective Buyer

2. PROPERTY CLASSIFICATION

Address: 1321 Jasmine Avenue
 Legal description (lot and block number): Milmor West 25' of Lot 11, Lots 12 and 13 in Blk 11
 Current Zoning: R1

Use of Property (Check what applies)	Ownership of Property (Check what applies)	Category of Property (Check only one)	Number of Resources on Property
<input checked="" type="checkbox"/> residence	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u> building(s)
<input type="checkbox"/> business	<input type="checkbox"/> public/local	<input type="checkbox"/> district	_____ sites
Type of business _____	<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____ structures
	<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____ objects
		<input type="checkbox"/> object	_____ other

Proposed Use of Property: Residence

Circle as many of the following categories as appropriate:

Commercial	Government	Health Care	Religious	Funerary
Industrial	Education	Culture	Recreation	Transportation
Residence	Agriculture	Museum	Scientific	Vacant

3. ARCHITECTURAL SIGNIFICANCE

Architectural Classification
English Tudor

Select as many of the following categories as appropriate. Indicate both the main category and the subcategory, if applicable. **Late 19th and early 20th century revivals:** Beaux Arts, Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Mission or Spanish Colonial Revival, Italian Renaissance, French Renaissance, Pueblo. **Late 19th and early 20th century American movements:** Prairie School, Chicago, Skyscraper, Bungalow, Craftsman. **Modern movement:** Moderne, International Style, Art Deco.

Exterior Materials
 Foundation: Pier and Beam
 Walls: Brick Veneer
 Roof: Cedar Wood Shingles
 Other: _____

For materials, select as many categories as appropriate. Wood, Brick, Stone, Metal, Stucco, Earth, Terra cotta, Asphalt, Asbestos, Concrete, Adobe, Ceramic tile, Cloth, Canvas, Synthetics, or other (please explain).

ENTERED

SEP 01 2022
Adopted on August 28, 2002

Initial: nm

4. ORIGINAL CONSTRUCTION

Provide documentation that can verify the original date of construction and approximate dates and description of any additions or alterations.

Date of Construction 1927 Attach a paper with additions/alterations information

5. ARCHITECT & CONTRACTOR

Provide documentation that can verify the original architect and builder.

Architect J. A. Traylor (Contractor)

Builder Paul O. Miller and S. A. Moore (Milmor Development Company)

6. ADDITIONAL DOCUMENTATION

PHOTOGRAPHIC - Provide at least one copy of the oldest known photograph of the property. Provide recent, current, simple 4"x 6" color photo copies of close exterior elevations (the front, rear and both sides), the front curb, trees, close ups of significant exterior details, if any, and noteworthy interiors or details. In ballpoint pen on the back of each photo, lightly label photographs indicating subject of the photograph and direction of view.

SITE PLAN - Provide a copy of the current site plan that illustrates footprints of all buildings, resources, objects and major vegetation within the property nomination boundaries. (You may start with a copy of a current survey and add to it.) Provide reduced copy (on 8.5"x11" paper) of the original architectural exterior plan or site plan.

INTERIOR - Provide a simple, neatly sketched rendering of current interior floor plan of all floors, showing interior walls, doors, window placements, and significant details, i.e., fireplace, staircase, etc., one floor per page. If possible, provide reduced copies (on 8.5"x11" paper) of original architectural interior plans or floor plan.

HISTORIC DISTRICT (if applicable) - Provide reduced copy (on 8.5"x11" paper) of your Landmark or Heritage District boundaries and show your specific property position within the district.

7. HISTORIC OWNERSHIP

Provide documentation that can verify the original owner and all significant later owner(s).

Original Owner Paul O. Miller and Doris A. Miller (6-21-1927 to 8-29-1930)

Later Owner(s) Anna Marietta Kelsey (6-29-1931 to 7-01-1953)

8. STATEMENT OF SIGNIFICANCE

On a separate piece of paper, give brief history of past owners listings of their significance to the community. List any of the other significant people or events ever associated with the property, if any, that have made an important contribution to the broad pattern of our city history. Be sure to include dates and any documentation needed to verify your claim. Attach any support documentation.

I certify that I am the legal owner of record, or I have secured the property owner's permission and have full authority to make this application and/ or appeal. I certify that the above information is correct and complete to the best of my knowledge and ability. I agree to provide any additional information for determining eligibility.

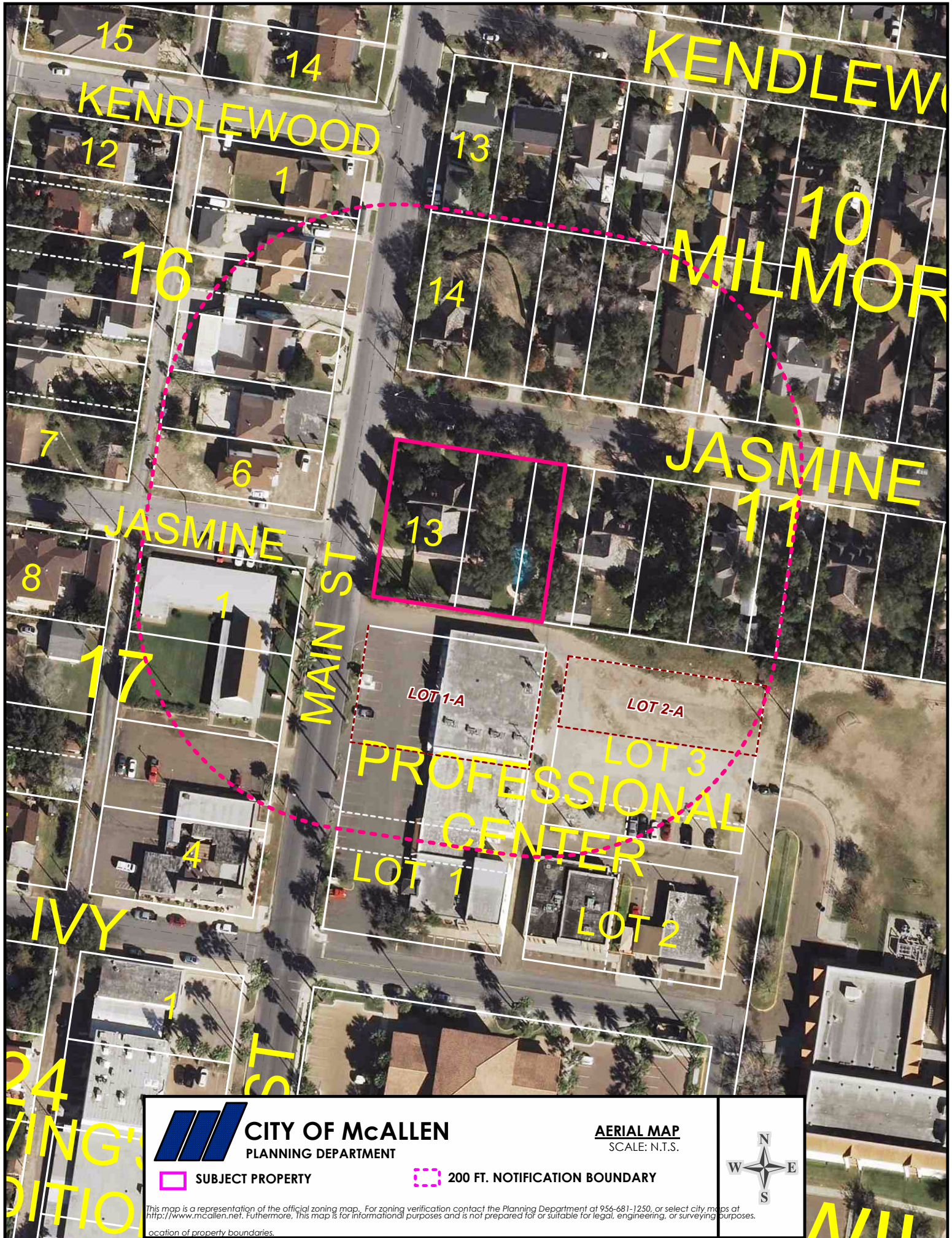
Hilda Edwards Hilda Edwards 8-30-22
Printed Name and Signature of Applicant Date

Hilda Edwards
Printed Name and Signature of Property Owner Date

APPLICATION ACCEPTED BY:

(For official use only)

DATE



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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.

location of property boundaries.

MAP OF MILMOR

ADDITION TO
MCALLEN,

Being a Resubdivision of Blocks No 12 inclusive of EWING'S ADDITION to McAllen, Texas; out of the $W\frac{1}{2}$ of the $S.W\frac{1}{4}$ Section 9, and a subdivision of 11.09 Acres Being the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9 and 11.09 Acres Being the $N.W\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $S.W\frac{1}{4}$ Section 9; all out of Hidalgo Canal Company's Subdivision of Porciones 64-65 & 66

HIDALGO COUNTY

TEXAS

Scale 1"=200ft February 1927.

I, E. M. Card, a Surveyor, do hereby Certify that the foregoing Map of Milmor Addition to McAllen, being a Resubdivision of Blocks 1 to 12 inclusive of Ewing's Addition to McAllen, Texas out of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ Section 9 and a subdivision of 11.09 Acres Being the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $S.W\frac{1}{4}$ Section 9, and 11.09 Acres being the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9; all out of Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66 Hidalgo County, Texas, is a true and Correct plat of said lands as surveyed and subdivided by me this 18 day of February 1927.

Emboard
SURVEYOR.

Subscribed and sworn to before me this 18 day of February 1927.

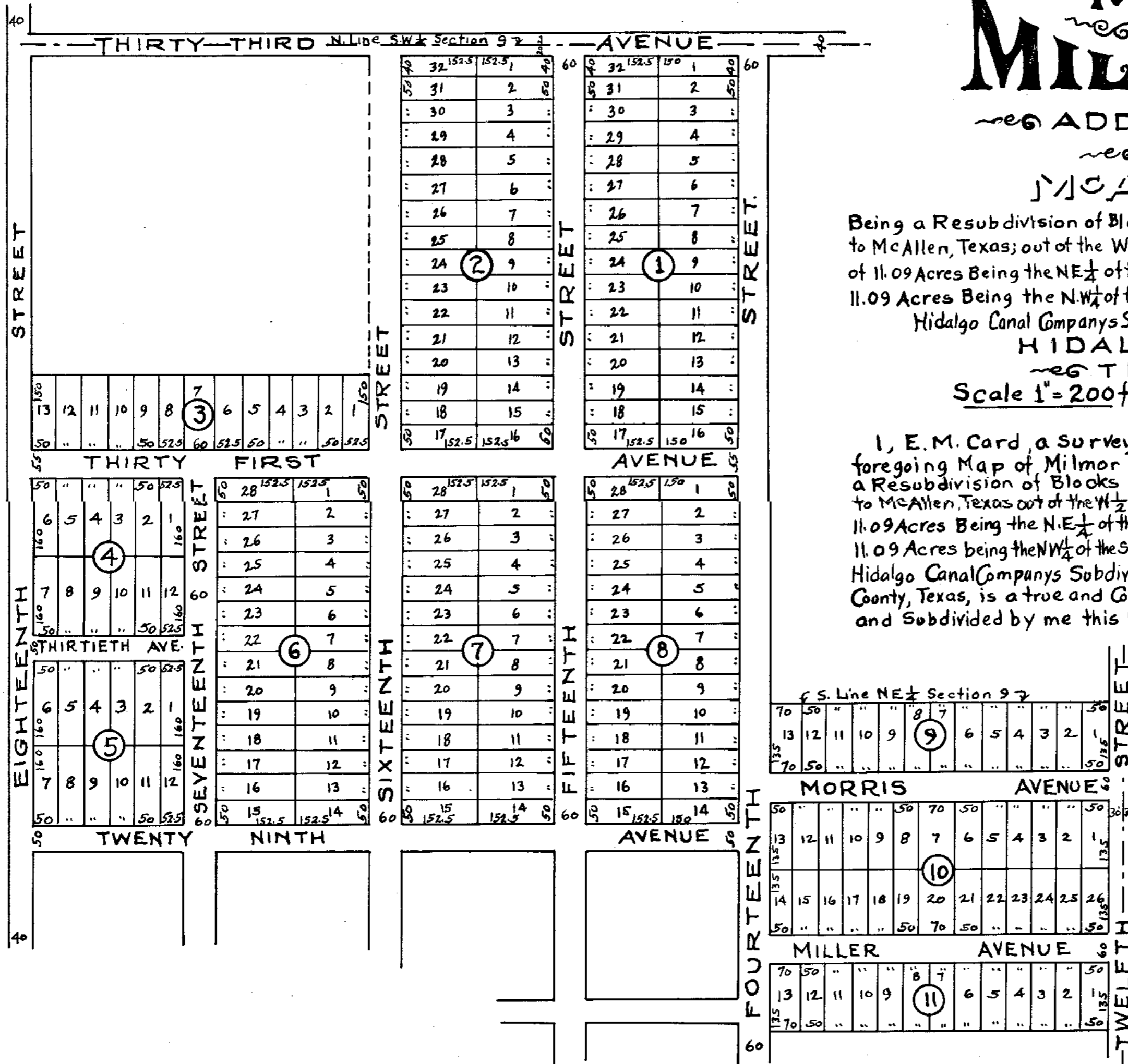
V. A. Ramsauer
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS

FILED for record this day

MAY 26 1927
at 11⁰⁴ o'clock A.M.

CAM. E. HILL
Clerk County Court Hidalgo County Texas
By *E. J. Ruff* DEPUTY

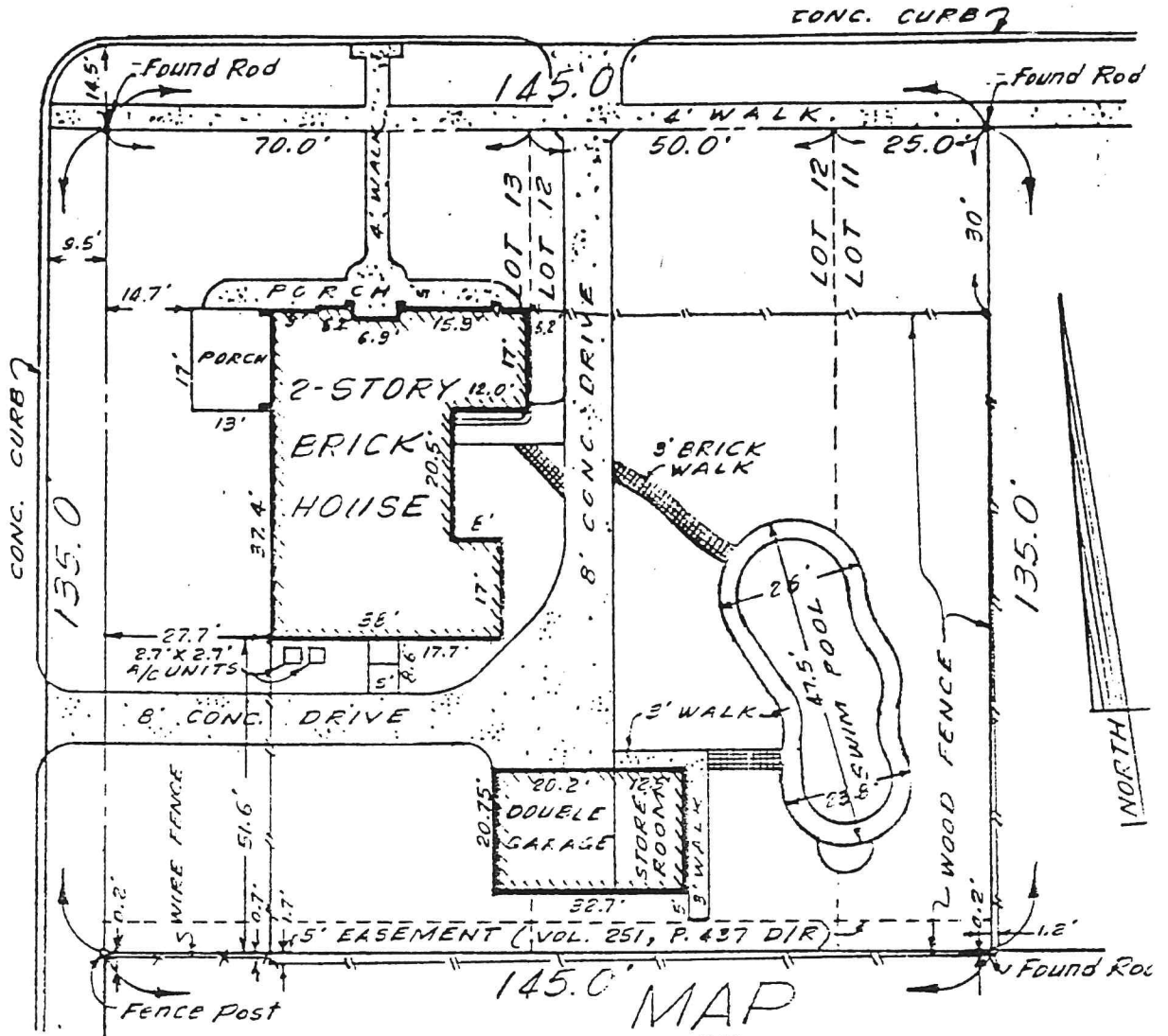
Recorded May 26th 1927 at 3 o'clock P.M.



Handwritten signature
Hilda W. Edwards

60' JASMINE AVE.

60' N. 14 TH ST.



BUYER: JACK E. EDWARD

MAP
OF
THE WEST 25.0 FT. OF LOT 11, ALL
OF LOT 12 & LOT 13, BLOCK 11,
MILMOR ADDITION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

I, PLINIO C. MEDINA, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY, KNOWN AS 1321

JASMINE AVE.;

PLATTED ON MAP RECORDED IN VOL. 4, P. 37, M/R, FALLS IN ZONE "B" OF THE FLOOD HAZARD INSURANCE RATE MAP.

Handwritten signature of Plinio C. Medina

PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
MCALLEN, TEXAS

PREPARED BY

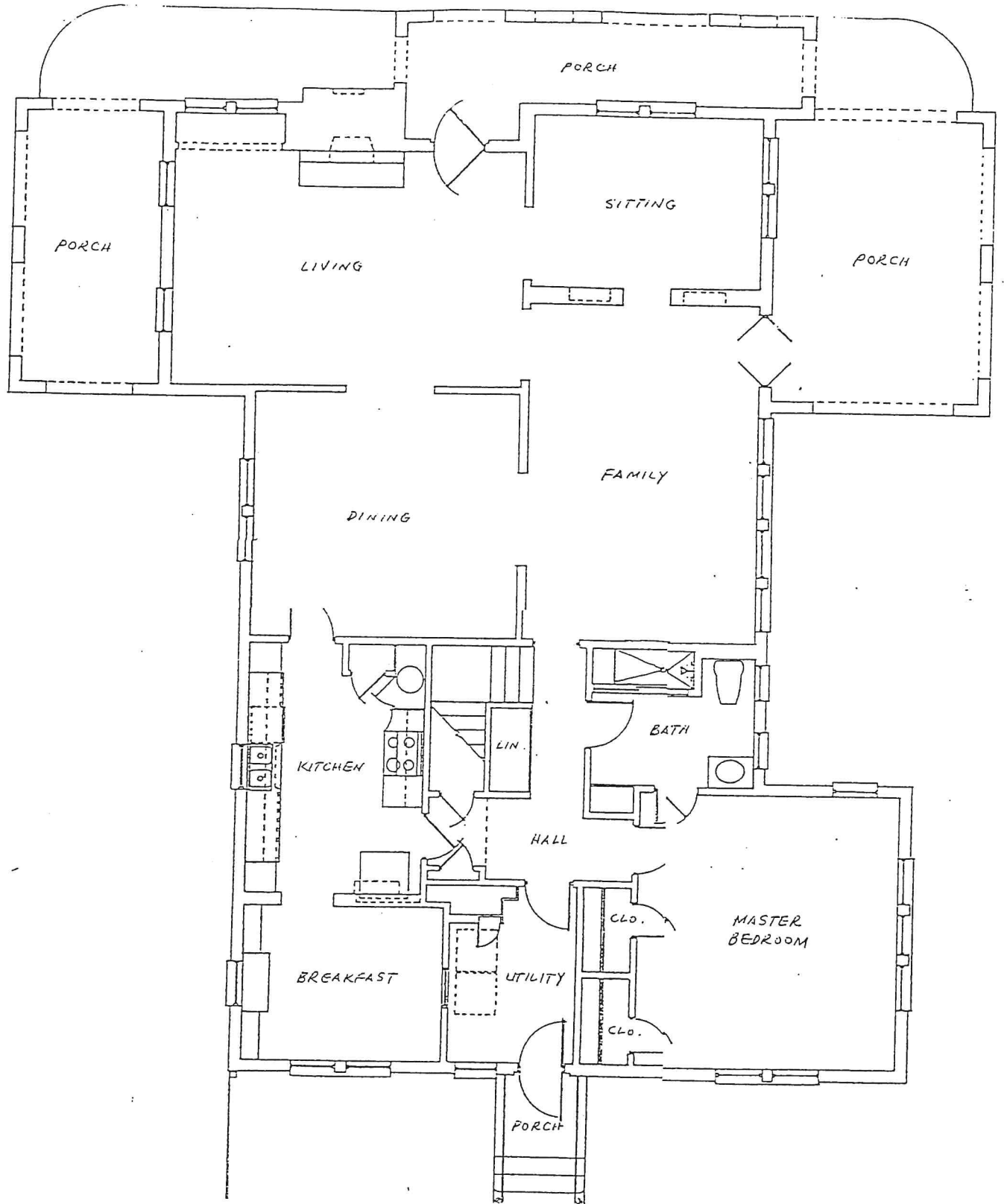
FABIAN, NELSON & MEDINA, INC.
McALLEN, TEXAS

C. L. FABIAN - P. C. MEDINA
Registered Public Surveyors

W. O. No. 31716
BR. 351-KKK P. 32

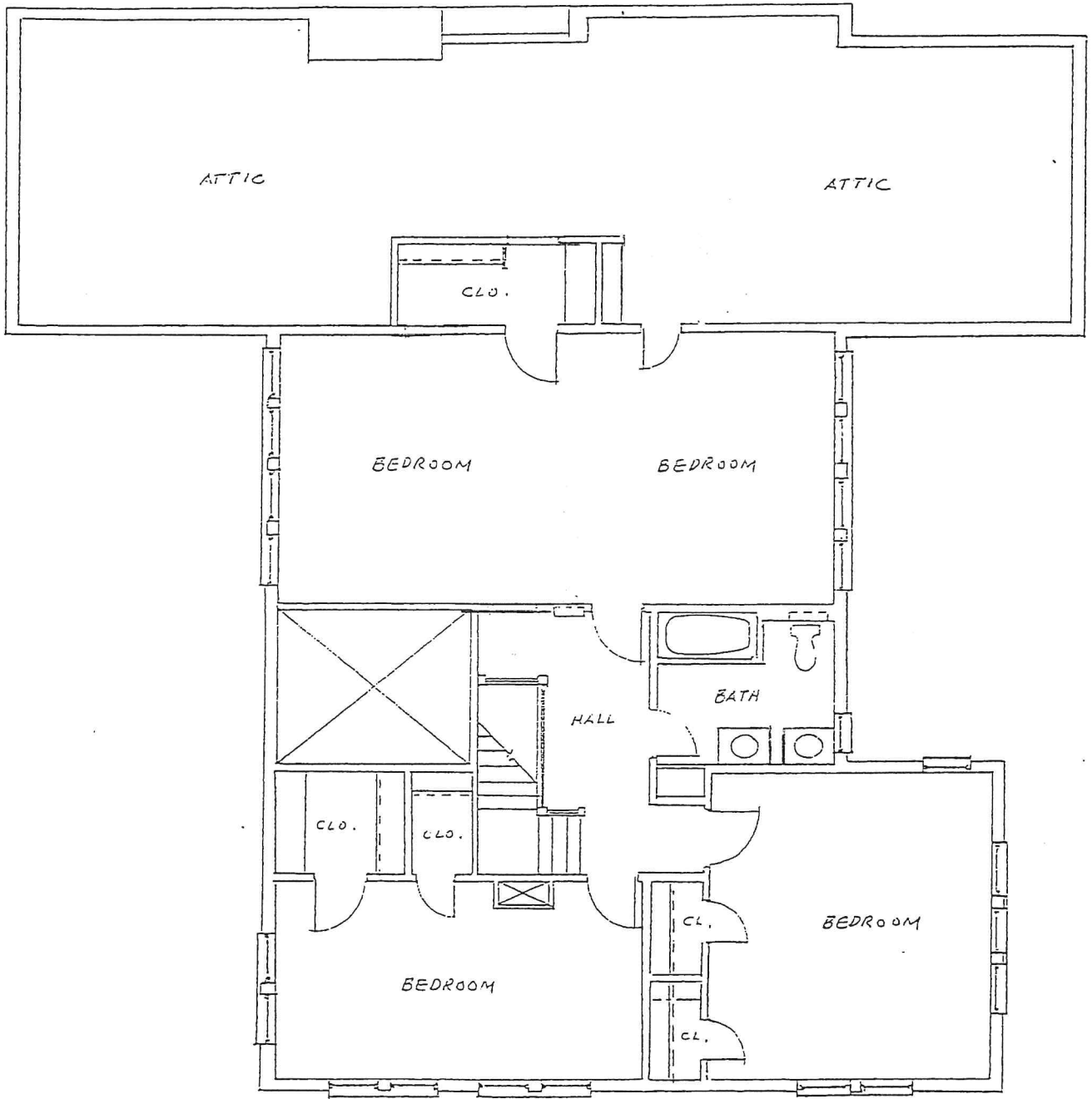
SCALE 1" = 30' DATE 9-13-89





" = 1'-0"

1ST FLOOR PLAN



2ND FLOOR PLAN



SCALE: 1/8" = 1'-0"

)o(

To Build Four Homes In The Milmor Add'n

Mr. J. A. Traylor, contractor, will begin work, Monday, on four homes in the Milmor Addition. Two of these houses will be of brick veneer construction, and two will be of stucco design.

The brick veneers will be patterned along the lines of the English style of architecture while the stuccos will be of Spanish design. Each house will have five rooms and bath and will be thoroughly modern it was said.

The four houses will represent an investment of about \$19,000.00. Materials for these houses will be furnished by the Blake Lumber Company. These four house will bring the total of homes built in the Milmor Addition to 14.

)e(



MILMOR ADDITION CONTINUES TO BUILD

House No. 17 in the Milmor Addition was started this week, it was declared by Mr. Paul D. Miller, of Morris and Miller owners and developers of the addition. About ten days ago four homes were completed. Mr. Miller said. All of the houses are of high type. It is planned to start two more during the coming week.

Messrs. L. T. Curry, J. H. Allen, and R. R. Traylor, who came to the Valley about three months ago from Dallas, each bought one of the new homes.

The work is being done by Mr. J. A. Traylor, contractor, while the Valley Lumber Company is furnishing the material.

The four houses that were just completed are of the semi-English type of architecture. They are completely modern in every respect and are of brick veneer construction.

—:O:—

CONTINUES TO BUILD

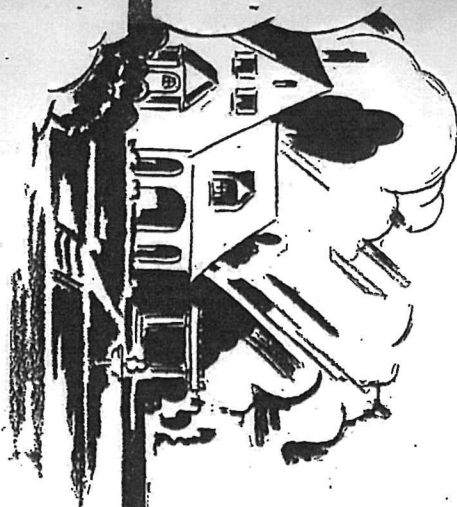
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The work is being done by Mr. J. A. Traylor, contractor, while the Valley Lumber Company is furnishing the material.

The four houses that were just completed are of the semi-English type of architecture. They are completely modern in every respect and are of brick veneer construction.

House Number 1 in the Milmor Addition on North 14th Street was sold yesterday to P. H. McMurphy of the City Drug Store. This is the first house built in that addition by Messrs. Morris and Miller and is of English design and is the prettiest house in the addition and one of the prettiest houses in McAllen. This house was built as a model home and is exquisitely finished and furnished throughout.



On the FOURTH of JULY, visit
Beautiful MILMOR
Addition to the City of McAllen

It will astonish the American Legion's Fourth of July celebration in McAllen, you desire to enjoy the most of the city and its fine amenities, there is no other place in McAllen. The excitement will inspire you to buy a house in the Milmor Addition. You will become immediately possessed with a desire to see this.

MILMOR, the latest growing addition to the Valley, offers opportunities found in few Valley developments. It is situated within a short distance of the city, but far enough away to escape the noisy disturbances of downtown. Schools and churches are nearby, and modern improvements complete the attractive MILMOR estate.

If you would see the Valley's best homes, you will inspect the new English Type Homes in MILMOR ADDITION.

MILMOR DEVELOPMENT CO.

om/image/291750464

McAllen Daily Press (McAllen, Texas) · Sun, Jun 04, 1934 · Printed on A



Rockwell Buys Milmor Home

Morris and Miller, owners of the Milmor Addition, today announced the sale of house number seven, a beautiful seven room brick veneer residence, to C. O. Rockwell, general manager for the Rio Grande Valley Gas Company.

Mr. Rockwell, whose family will arrive in McAllen early in September from Casper, Wyoming, expects to occupy the new home immediately upon their arrival.

Milmor addition is attracting a great deal of attention because of the numerous fine homes that have been completed there.

McALLEN DAILY PRESS, McALLEN, TEXAS

FINAL OPPORTUNITY TO INSPECT MILMOR ADDITION HOMES GIVEN BY MORRIS AND MILLER TODAY

Morris and Miller, owners of Milmor addition to McAllen, yesterday announced that today will be the last day during which the beautifully furnished new homes in that addition will be opened for public inspection.

Large crowds have inspected the elegant new homes during the past week, and have expressed keen admiration over the unusual architectural designs embodied in the plans on which the homes were erected, and the attractive

arrangements of the furnishings and fixtures.

Milmor is one of the most attractive additions to be found anywhere. The homes that have been erected there, five of which have been completed and construction work started last week on two additional homes, would do credit to any city in the country, and are contributing much to the program launched at the inception of McAllen to make it a city of beautiful homes.

The large investments made in Milmor homes indicate the confidence



Anna Marietta Kelsey



Anna Marietta Kelsey



The author's home in McAllen

*Through
the
Years*

Reminiscences of Pioneer Days
on the Texas Border

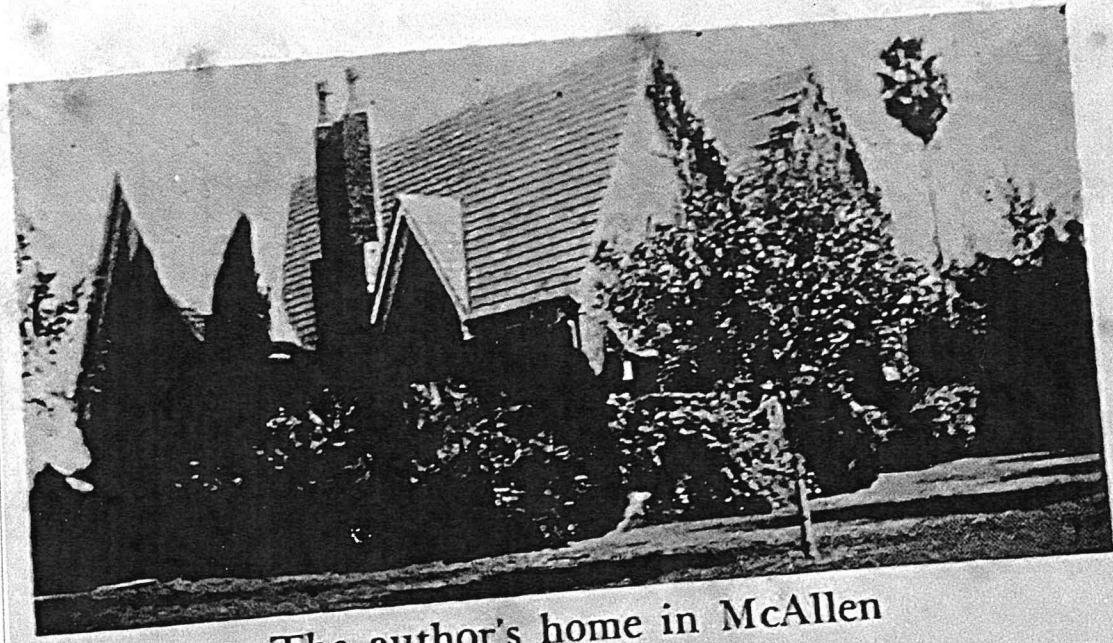
By ANNA MARIETTA KELSEY

home at Rio Grande until 1936, when I sold it to Mr. Lawrence R. Brooks. I was happy that he should have it, rather than strangers.

The home that I bought in McAllen, the well-named "City of Palms," in 1931, is my ideal of a home — there are three bathrooms, counting the one in the quarters for the help!

The house is of English style, two-story, with a steep, sloping roof. There are fifty-two windows in it. The walls

136



The author's home in McAllen

MISCELLANY

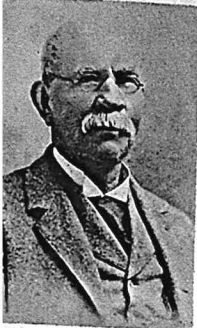
were covered with ivy when I bought it, but much of it has died.

The grounds are spacious, with fruit trees in the yard and beautiful flowers planted in appropriate places. The flowers were in full bloom when I first saw the house. A privet hedge outlines the driveway.

The house is situated on North Main and Jasmine Avenue, which is a beautiful wide, tree-lined street. All of the homes in McAllen have large yards with well-kept lawns of carpet grass. McAllen, being irrigated, is always pretty and green.

When I moved, I joined the First Methodist Church in McAllen and several clubs. This is a city of good schools and beautiful churches. Such establishments indicate the character of the residents.

I have seen wonderful progress all over this part of Texas, since I well remember when McAllen and other towns were grazing lands, populated with snakes and javelinas. Now all the streets are lined with shade trees and palms.



John Peter Kelsey



Amanda Catherine Kelsey



P. Kelsey at age thirty.



Capt. Henry Lawrence Kinney

(Printed by permission of

Through the Years

Reminiscences of Pioneer Days
on the Texas Border

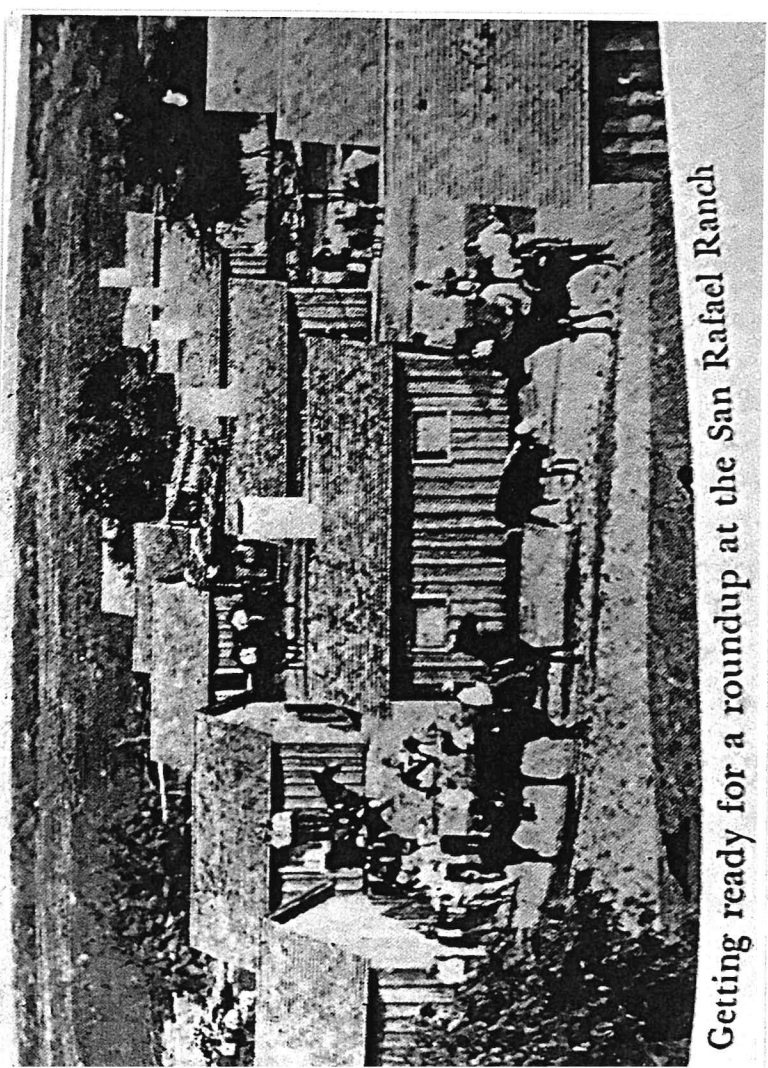
by
ANNA MARIETTA KELSEY



THE NAYLOR COMPANY
San Antonio, Texas



Old J. P. Kelsey store at Camargo, Mexico



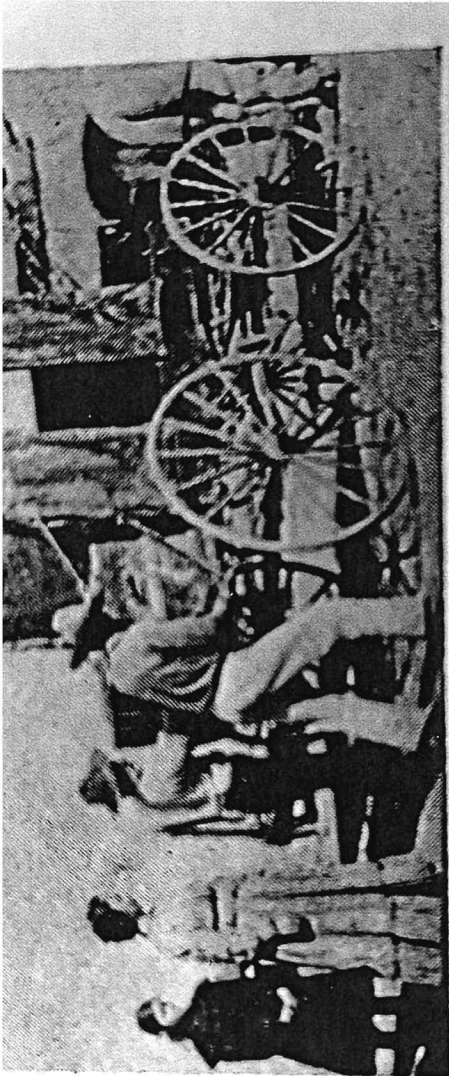
Getting ready for a roundup at the San Rafael Ranch



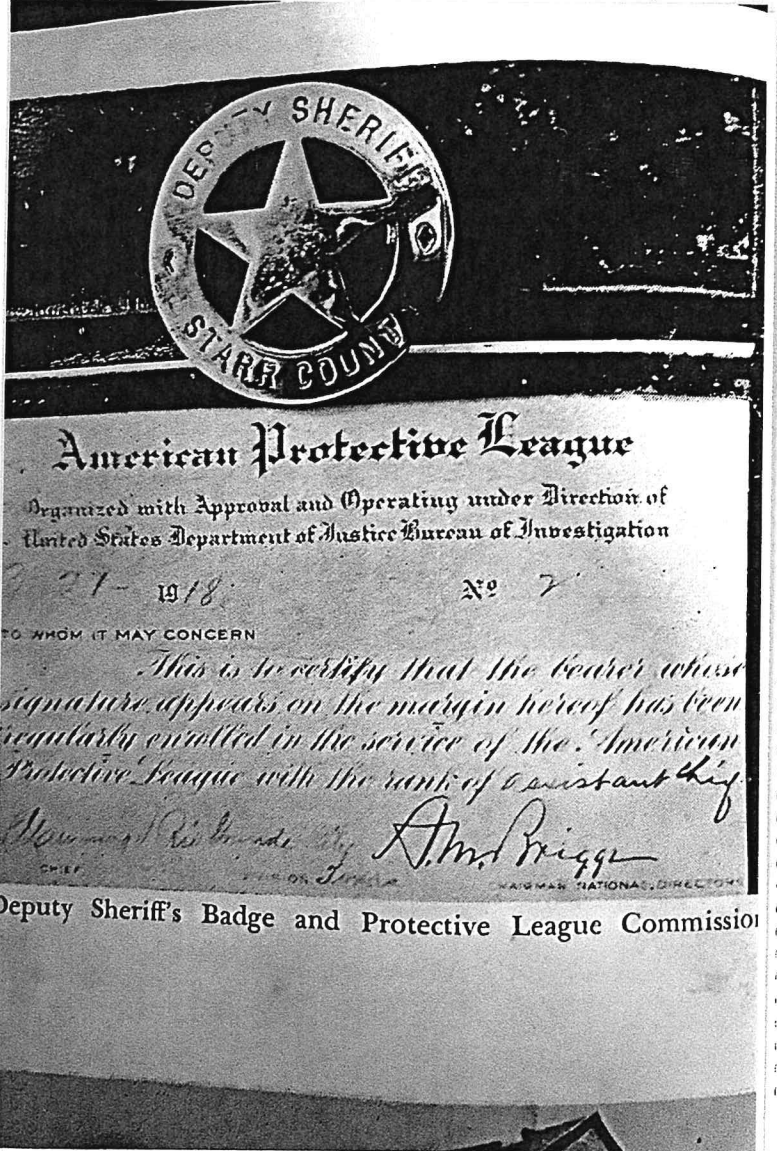
The author at age sixteen:



The author at age thirty



The carriage built by Horace Sague. The author supervising preparations for a journey. — Agatón and Cipriano

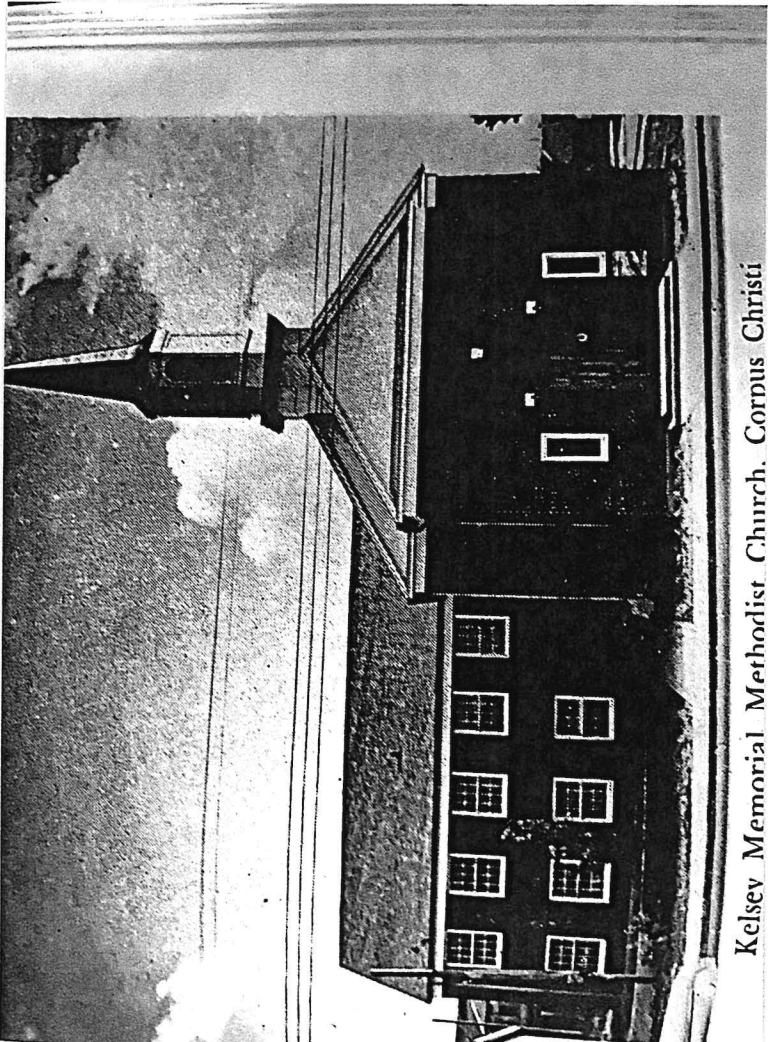




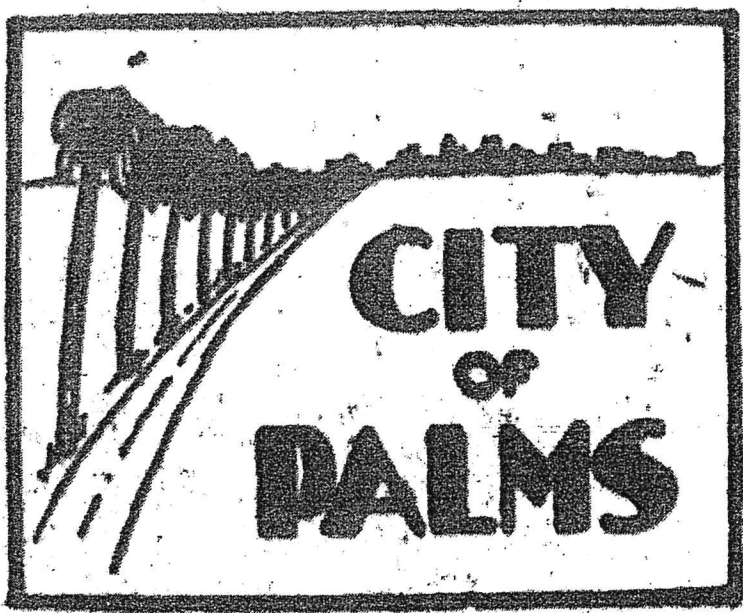
The author, Rev. Frank Hamner and the Rev. A. W. Edwards shown before A.M.E. Church, McAllen



Ground-breaking for Kelsey Memorial Church at Cornus Christi, Rev. B. V. Dickenson



Kelsey Memorial Methodist Church, Cornus Christi



**CITY
OF
PALMS**

One of McAllen's most distinguished citizens, Miss Anna Marietta Kelsey, is scheduled to be honored this year with an unusual award.

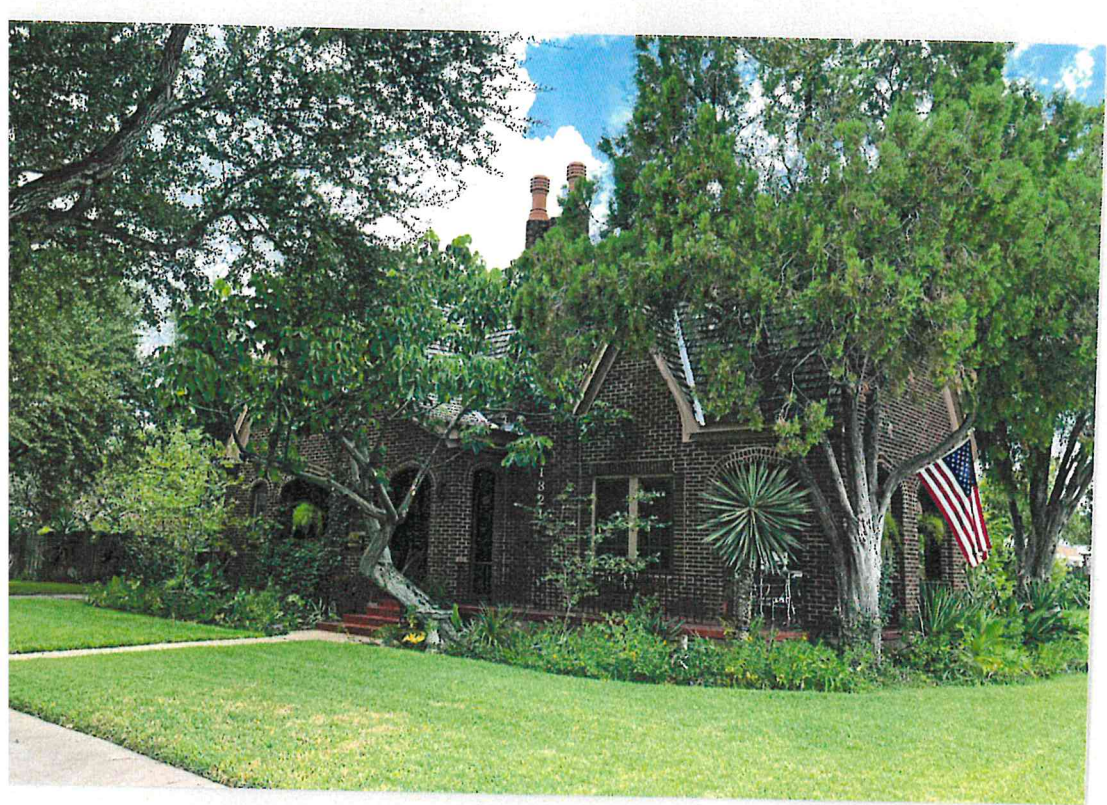
It will be a medal, struck by the Methodist church, to honor her for her contributions to the cause of Mexican Methodist churches. One of her largest church projects will be formally dedicated July 1 at Corpus Christi with the completion of the Kelsey Memorial Methodist Church building, whose cost in excess of \$75,000 was made available by Miss Kelsey's philanthropies.

Miss Kelsey told interviewers on a recent Corpus Christi visit that she was building the church as a memorial to her foster parents, the late Mr. and Mrs. John Peter Kelsey. She and her parents at one time lived at Camargo, across the Rio Grande from Rio Grande City, and it is there that Miss Kelsey also has made available a modern parsonage for the pastor of the Mexican Methodist Church.

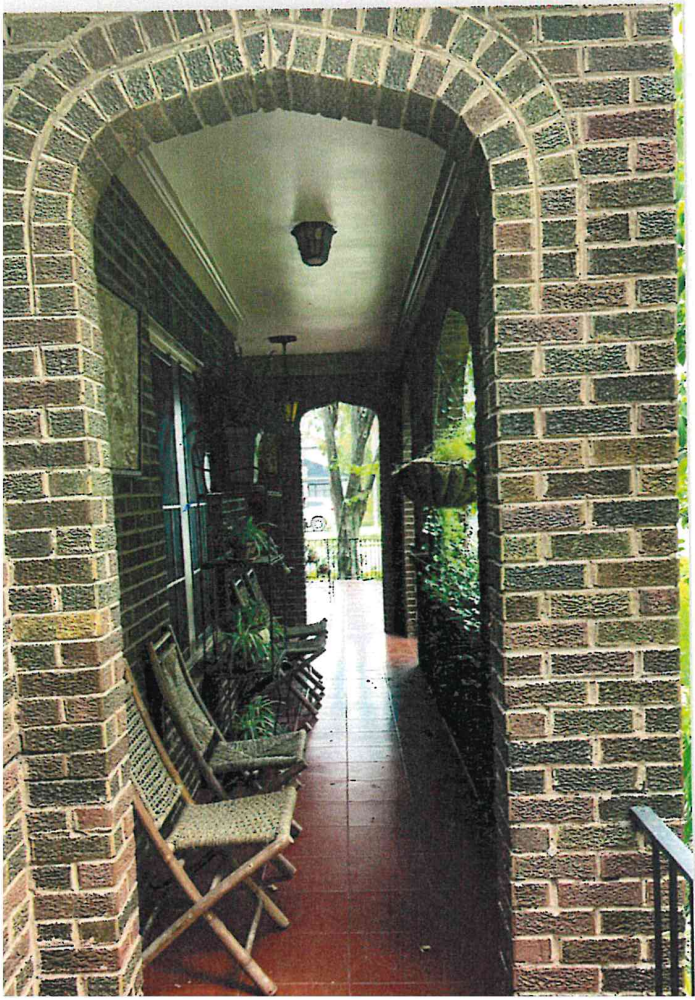
Miss Kelsey is known throughout South Texas for her philanthropic contributions. She has had a major part in seeing many worthy buildings built and funds raised in McAllen and the Valley.

And now that the Corpus Christi project is about to be finished, she has been invited to attend the diamond jubilee of Methodism in August. There she will receive the medal from Mexican Methodist officials for her work in supporting the church in that country.

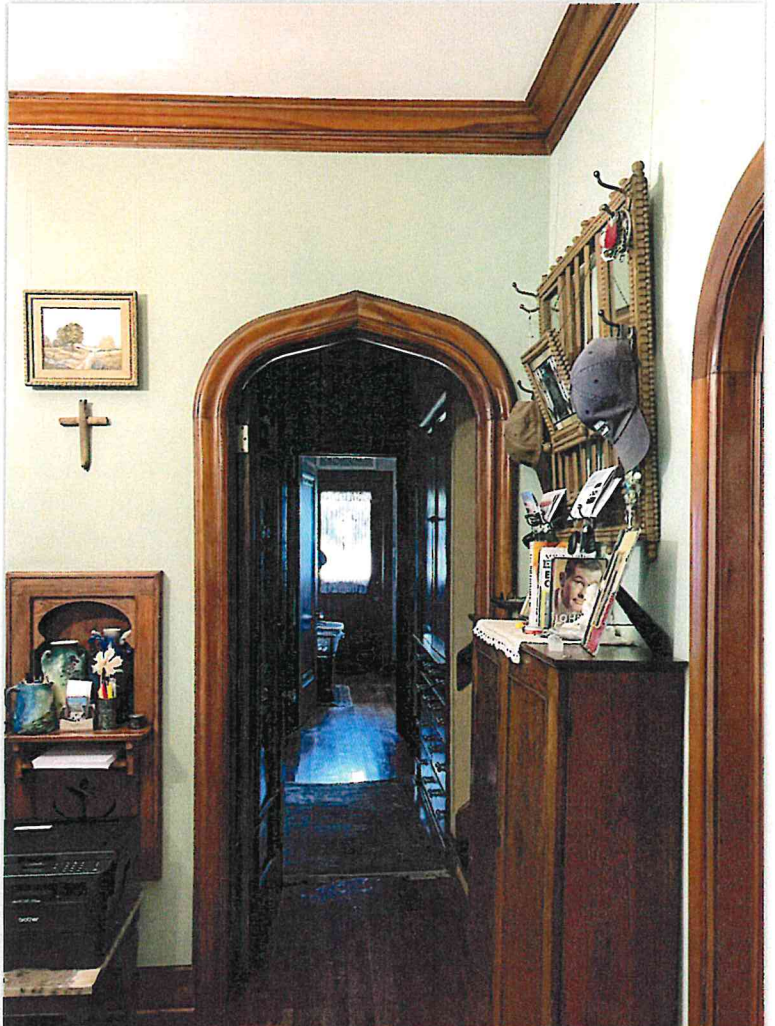


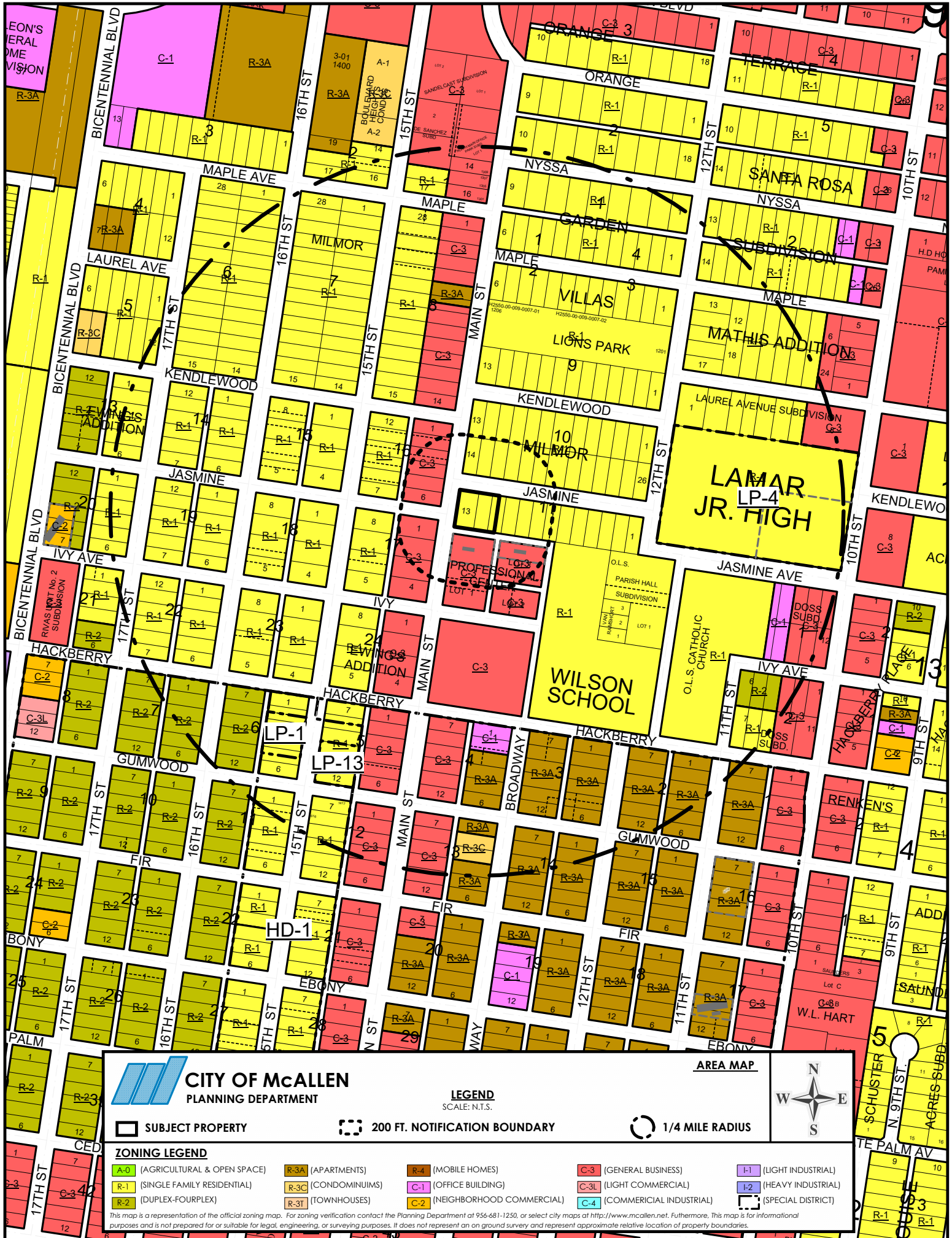












CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

	SUBJECT PROPERTY		200 FT. NOTIFICATION BOUNDARY		1/4 MILE RADIUS
	A-0 (AGRICULTURAL & OPEN SPACE)		R-3A (APARTMENTS)		R-4 (MOBILE HOMES)
	R-1 (SINGLE FAMILY RESIDENTIAL)		R-3C (CONDOMINIUMS)		C-1 (OFFICE BUILDING)
	R-2 (DUPLIX-FOURPLEX)		R-31 (TOWNHOUSES)		C-2 (NEIGHBORHOOD COMMERCIAL)
	C-3 (GENERAL BUSINESS)		C-3L (LIGHT COMMERCIAL)		C-4 (COMMERCIAL INDUSTRIAL)
	I-1 (LIGHT INDUSTRIAL)		I-2 (HEAVY 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.

AREA MAP





MCALLEN
LANDMARK
FOR
THIS PROPERTY
HIS2022-0001



MCALLEN
LANDMARK
FOR
THIS PROPERTY
HIS2022-0001



HISTORICAL PRESERVATION COUNCIL

2022 ATTENDANCE RECORD

	1/26/2022	2/25/2022	3/23/2022	4/20/2022	4/27/2022	05/25/2022	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	P	A	P	A						
DR. JACLYN MILLER -VC	A	P	A	A	A	P	N M	P			N M	
TRISHA SCOTT	A	P	P	A	P	A	N M	P			N M	
ORLANDO GUTIERREZ- CHAIRPERSON	P	P	P	P	P	P	N M	P			N M	
DAVID E. CAZARES	A	A	A	P	A	A	N M	P			N M	
DANNY BOULTINGHOUSE		P	A	P	P	P	N M	P			N M	
ODETTE MACDONALD		P	P	A	P	P	N M	P			N M	
CAROLINA CIVAROLO								P				

P – PRESENT

A – ABSEN

RS - RESIGNED

* NO QUORUM

** NO MEETING

04/20/2022 – NO QUORUM

ON MAY 25, 2022 WE HAD ELECTIONS FOR CHAIRPERSON & VICE-CHAIRPERSON.



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







SEPTEMBER 2022

OCTOBER 2022

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

NOVEMBER 2022

DECEMBER 2022

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