

**NOTICE OF MEETING TO BE HELD BY THE  
HISTORIC PRESERVATION COUNCIL  
WEDNESDAY, FEBRUARY 19, 2025 - 12:00 PM  
MCALLEN DEVELOPMENT CENTER – 311 NORTH 15<sup>TH</sup> STREET**

**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. Minutes**

- a) Approval or disapproval of Minutes held on November 20, 2024

**2. Public Hearing**

- a) Request of Jack and Hilda Edwards for a Certificate of Appropriateness for the addition of a steel frame freestanding pergola in the rear of the property on an existing McAllen City Landmark designation located 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. **(CLM2024-0004)**

**3. Adjournment**

**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 14<sup>th</sup> day of February, 2025 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.

\_\_\_\_\_  
Jessica Cavazos, Administrative Supervisor

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The Historic Preservation Council convened in a meeting on Wednesday, November 20, 2024 at 12:00 p.m. at the McAllen Development Center – 311 N. 15<sup>th</sup> Street – Executive Conference

<b>Present:</b>	Dr. Jaclyn Miller	Chairperson
	Danny Boultinghouse	Vice-Chairperson
	Carolina Civarolo	Member
	Marc Millis	Member
	Daniel Padilla	Member
<b>Absent:</b>	Melissa S. Knerr	Member
<b>Staff Present:</b>	Martin Canales	Assistant City Attorney III
	Edgar Garcia	Planning Director
	Hilda Tovar	Planner II
	Carmen White	Administrative Assistant

**CALL TO ORDER – Dr. Jaclyn Miller - Chairperson**

**1. Minutes**

- a) Approval or Disapproval of Minutes held on September 25, 2024

Mr. Marc Millis **moved** to approve the minutes. Ms. Carolina Civarolo **seconded** the motion. Motion approved with five board members present and voting.

**2. Information Only**

- a) Regarding New Historic District Designation

Planning Director Garcia stated at the last meeting staff was instructed to look at the possibility of expanding the Historic District or creating new ones. Old Towne being the most straight forward from Orange Avenue to Jasmine Avenue and between 10<sup>th</sup> Street and Main Street. This area has about 150 homes and a little more than 160 lots. There is the Lions Park and a school. There are a mixed zones facing 10<sup>th</sup> Street. They had chosen this area due the fact there was a quite a bit of historic homes existing. In terms of age, they would be able to qualify. He stated that previously a few years ago had interest from certain residents. It would take about 14 months from the initial contact that would include some block walking, flyers and sending out mail out notices to all the property owners informing them of what the City was intending to do. The Historic research will be finding out how old each property is and if the property would be adding something to the District or one that happened to be in the District. Given the status and see, we need to cut down on the District boundaries if needed. Afterwards, packets and legal notices would be prepared, go to Historic Preservation Council, onto Planning and Zoning meeting then to the City Commission. Through all this process there will quite a bit of public input and public conversations. Mr. Garcia stated their recommendation was that the Board make a motion to direct the Preservation Officer to pursue this edition.

Board member Millis asked if they require a majority of residents to approve or agree. Mr. Garcia

stated they require a majority to start even the process. If there were not half the chances of approval would be slim.

Chairperson Miller asked if the Kreidler Funeral Home was a part of the Historic Preservation. Mr. Garcia stated that was already a Landmark with the City.

Board member Millis asked if the UDC rezoning was, there thoughts of changing the Historical keep the Old Towne residential on the east of Main Street. Mr. Garcia stated if you have a single-family subdivision 99% of the time it will stay. If it changes, it would be because the residents want it to go to duplex. Board member Millis stated he would like to explore the more Blanket approach of an ordinance of 50 years of anyone doing renovations or demolitions come before this Board. That would be more selective. Mr. Garcia agreed and stated those ordinances go before the Ordinance Review Committee with six different Directors.

Mr. Marc Millis **moved** to motion to recommend Historic Preservation Council's pursue Old Towne as a Historic District. Ms. Carolina Civarolo seconded the motion. The Board voted unanimously with five present and voting.

Mr. Marc Millis **moved** to motion for a 50 or 60 year Ordinance concerning property in McAllen. Mr. Danny Boultinghouse seconded the motion. The Board voted unanimously with five members present and voting.

Board member Millis asked staff if this department enforce previously identified to City Historic Landmarks having something done to the property. Mr. Garcia responded yes, staff would be the one to flag it and hand them a Certificate of Appropriateness application.

### 3. Adjournment

Following discussion, Vice-Chairperson Danny Boultinghouse made a **motion** to adjourn the meeting. Ms. Carolina Civarolo **seconded** the motion, which passed unanimously with five members present and voting. The meeting was adjourned at 12.26 p.m.

\_\_\_\_\_  
Dr. Jaclyn Miller  
Chairperson

ATTEST \_\_\_\_\_  
Carmen White

**MEMO**

**TO:** Historic Preservation Council

**FROM:** Planning Staff

**DATE:** January 20, 2025

**SUBJECT: REQUEST OF JACK AND HILDA EDWARDS FOR A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A STEEL FRAME FREE STANDING PERGOLA IN THE REAR OF THE PROPERTY ON AN EXISTING MCALLEN CITY LANDMARK DESIGNATION LOCATED 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. (CLM2024-0004)**

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**BACKGROUND:** 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. The property was designated a McAllen City Landmark in November 14<sup>th</sup>, 2022.

**PROPOSAL:** The applicant is proposing to construct a pergola with an exposed metal structure. The proposed framework is made of dark steel beams, which form a canopy with creeping vines that will grow their way around the steel beams. The metal structure will contrast with decorative stained colored glass pieces and decorative antique wrought iron arranged in patterns and in the corners of the pergola. The light passing through the colored stained glass will create color shifting throughout the day as the natural light changes.

**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. The house was built by Mr. J.A. Traylor, contractor, while Valley Lumber Company supplied the materials. 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. The Miller-Kelsey House was designated a McAllen City Landmark in November 14<sup>th</sup>, 2022.

The design review process for the Certificate of Appropriateness is critical for a designated Historic Landmark to ensure the unique and defining characteristics of the building are maintained according to McAllen’s design standards.

1. *Consistency of Style* – New construction should not try to replicate the architectural styles of the past but should look to them for guidance on fenestration patterns, façade organization, level and extent of detailing, massing, roof forms and height, and materials used. New construction should reflect modern design but be sensitive to the historical architectural styles of the past.

The applicant submitted plans showing details of the architectural alterations. The plans submitted comply with the consistency of style design standards.

2. *Materials* – New construction should maintain the characteristics of existing exterior materials.



3. *Setbacks* – To ensure consistency, new construction should follow existing ordinance requirements.

For the proposed pergola, the applicant is proposing a rear setback of 35 feet, a side setback of 18 feet 5 inches on the west side, and a side setback of 46 feet on the east side. The plans submitted comply with the required setbacks and will be reviewed during the building permit process.

The plans submitted comply with the design standards of a Historic Landmark for Block 11, Milmor Subdivision and will be verified during the building permit review.

**CONCLUSION:** The proposal mentioned above is the only request being made by the applicant. There are no other changes being made to the exterior or interior of the Historic Landmark.

**RECOMMENDATION:** The plans submitted comply with the Historic Landmark Design Standards for the proposed building and do not affect the historic or architectural nature of the home. Therefore, staff recommends approval of the Certificate of Appropriateness for the proposed pergola as requested by the applicant.



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) 1321 Jasmine Ave.

Historic District Name \_\_\_\_\_

Landmark Name Anna Marietta Kelsey House

Legal Description MILMOR W25'-LOT 11 LOTS 12+13 BLK 11

Name of Property Owner: Jack + Hilda Edwards

Mailing Address: 1321 Jasmine Ave. Zip Code: 78501

Telephone: 956-821-2940 Fax No. \_\_\_\_\_

E-Mail Address: he@vthht.com

(If different from Owner)  
Name of Owner's Agent: \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business/Home Telephone: \_\_\_\_\_ Fax No. \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**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.

- Free-standing Pergola in backyard: Approx 16'x20'x9' all steel frame.
- Wire mesh ceiling for Jasmine Ivy vines
- Decorative antique wrought iron on corners and South side
- Decorative stained Glass Panels on West side

This completed form is to be submitted <sup>in</sup> person at the Planning Department Office

DEC 19 2024

RV.

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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 \_\_\_\_\_ of \_\_\_\_\_  
(Name of representative) (Company or agency)

To represent me in matters pertaining to this case.

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date \_\_\_\_\_



# HISTORIC PRESERVATION COUNCIL

## REQUIRED MATERIALS CHECK LIST

All background materials needed to support the applicant's request must be submitted to the Historic Preservation Officer **PRIOR** to scheduling the case before the Council. **NO CASE** will be placed on the agenda if **ALL** materials are not on file by the deadline date. Any last minute changes must be shown on revised plans.

### II. Check Where Applicable:

- Residence and/or Duplex
- Apartments and/or Commercial

### III PROJECT TO INCLUDE (check where applicable):

- A  ALTERATION/REPAIR/RESTORATION of an Existing Building or Structure
- B  NEW CONSTRUCTION
- C  ADDITION
- D  DEMOLITION
- E  SIGN REQUIREMENTS
- F  FENCING
- G  DRIVEWAY - SIDEWALKS & PARKING LOTS
- H  REPAINTING (color change)
- I  REROOFING (materials/color change)
- J  SWIMMING POOLS - FISH PONDS & FOUNTAINS
- K  GAZEBOS - BATH HOUSE & DECKING (*Pergola, free-standing*)
- L  WINDOWS

### A ALTERATION/REPAIR/RESTORATION of an existing building or structure

- Scaled drawings, detailed architectural drawings may be required, dependent upon extent of work proposed.
- Photographs of the property and surrounding property, showing where work is to be done.
- A written list of proposed materials and colors, including manufacturer's specification numbers.
- Actual samples of materials and colors should be presented at the meeting.
- Written narrative indicating the extent of the proposed alteration.
- Other information needed to illustrate the proposed alteration.

**B. NEW CONSTRUCTION**

- Preliminary plans with building elevations
- Working scale drawings/specifications
- Drawing 8½" X 11" reproducible sheets
- Scale site plan with square footage of the building
- Photographs of building site for new construction
- Paint samples with brand name and number
- Roofing material sample
- Siding sample

**C. ADDITION**

- Preliminary plans with building elevations
- Scale drawing of addition in relation to structure
- Working scale drawings/specifications
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure showing current appearance
- Photographs of all exterior sides (include all four sides of building)
- Colors (sample)

**D. DEMOLITION**

- Photographs of structure (all exterior sides of structure)
- Scale site plan
- Proposed use after demolition (conceptual plan)
- Proof of economic hardship or unusual and compelling circumstances (required for demolition within a historic district or of a landmark)

**E. SIGNAGE**

- Working scale drawings/specifications
- Scale drawing of sign in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photograph of location of proposed signage on structure/property
- Photograph of structure and all exterior sides affected by proposed work
- Type of materials to be used for sign
- Colors (samples) as applied to sign
- Size/style of lettering
- Illumination Plan

F. **FENCING**

- Type/design of fence
- Scale of drawing of members with specifications
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photograph of structure and all exterior sides affected by proposed work

G. **DRIVEWAYS - SIDEWALKS & PARKING LOTS**

- Type/design of driveway/sidewalk
- Drawing 8½" X 11" reproducible sheets
- Scale site plan
- Photograph of structure, location and all exterior sides affected by proposed work
- Landscaping plans (if any)
- Colors (sample)

H. **REPAINTING (color change)**

- Type of material
- Colors (sample)
- Description of design
- Photographs of structure and all exterior sides affected by proposed work

I. **REROOFING (material/color change)**

- Type of material (sample or cut sheet)
- Colors (sample)
- Description of design
- Photographs of structure and all exterior sides affected by proposed work

J. **SWIMMING POOLS - FISH PONDS & FOUNTAINS**

- Working scale drawings/specifications
- Scale drawing in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Type/design of swimming pool, fish pond and/or fountain
- Photographs of structure (all exterior sides) and area affected by proposed work
- Colors (sample)

**K. GAZEBOS - BATH HOUSE & DECKING**

- Working scale drawing/specifications
- Scale drawing in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure (all exterior sides) and area affected by proposed work
- Colors (sample)

**L. WINDOW REPLACEMENT**

- Justification for replacement of windows
- Working scale drawings/specifications (material and color)
- Sample of proposed window (manufacturer brochure)
- Scale site plan designating number of windows to be replaced
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure (all exterior sides) and area affected by proposed work

PLEASE BE ADVISED THAT THE COUNCIL HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.

NOTE: PLEASE BE ADVISED THAT A STAFF MEMBER FROM THE PLANNING DEPARTMENT MAY VIDEOTAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE HISTORIC PRESERVATION COUNCIL MEETING

E

Wire mesh for  
Jasmine Ivy Vines

2" x 2" steel post  
(square, painted black  
with smooth matte finish)

2" x 4" steel post  
(square, painted black  
with smooth matte finish)

2" x 2" steel post S

4" x 4" steel post  
(square, painted black  
with smooth matte finish)

3 ft.  
cemented

Decorative  
Stained Glass panel

← 20' →

← 16' →

← 9' →

← 9' →

← Soil for plants →

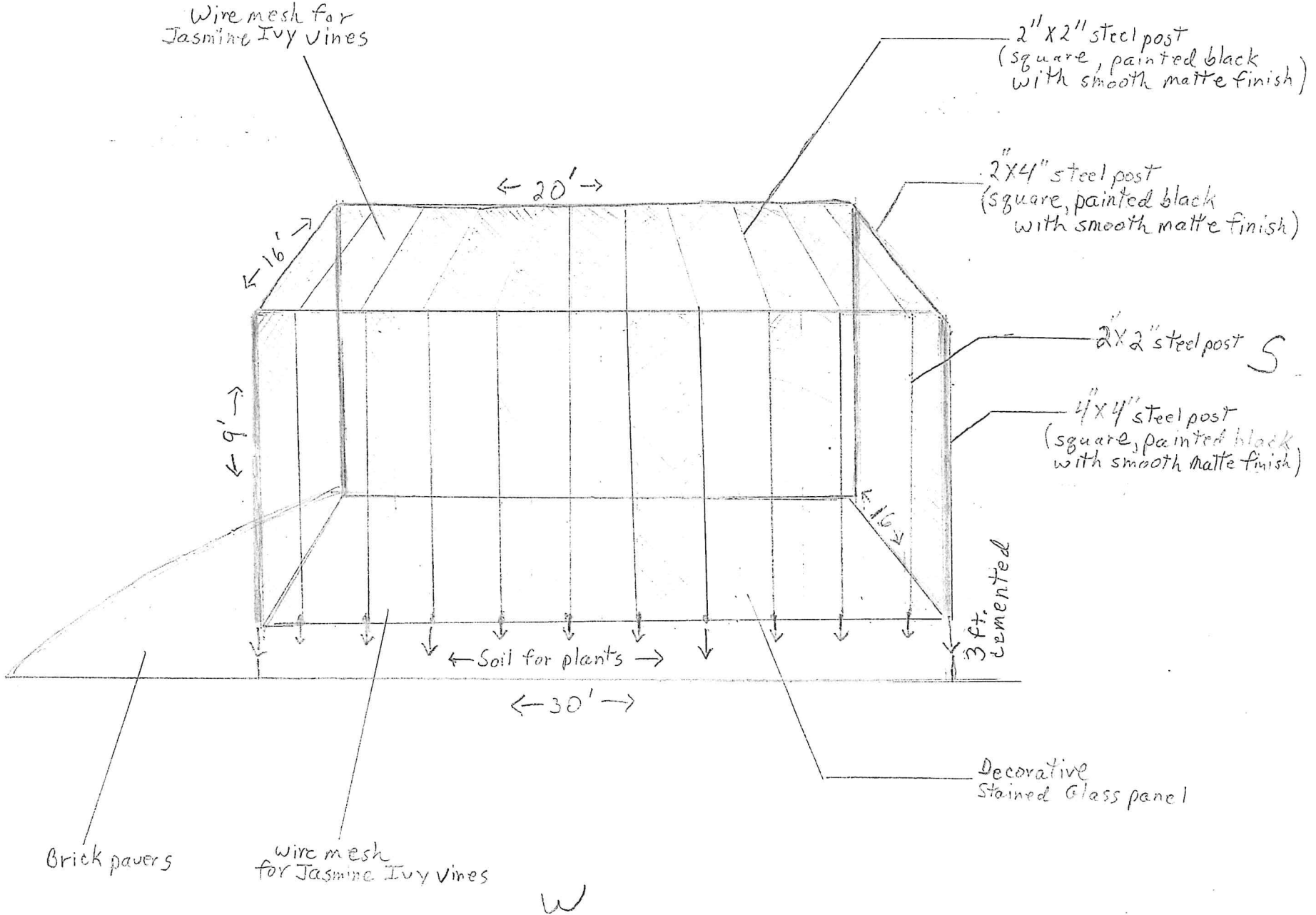
← 30' →

N

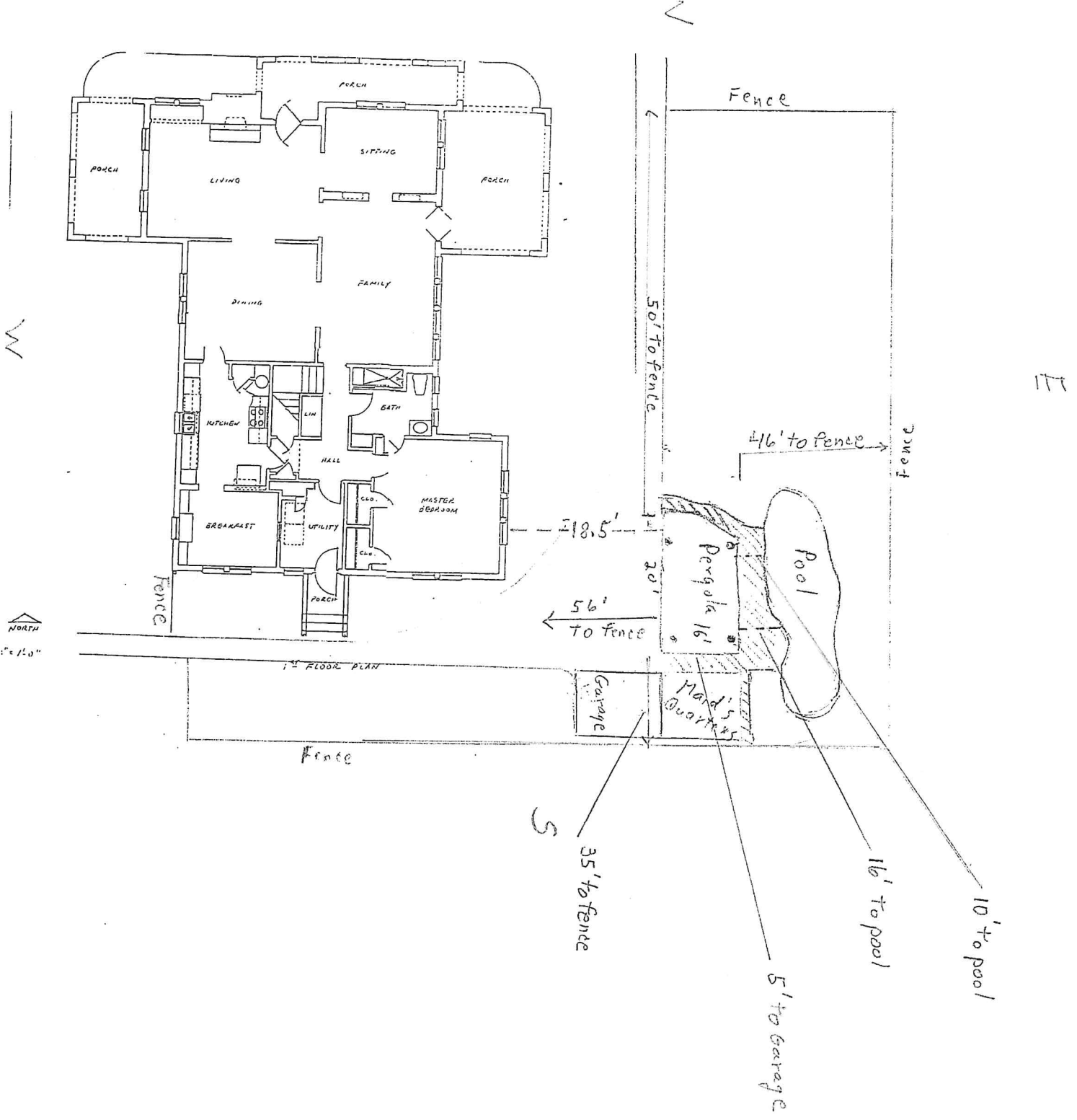
Brick pavers

Wire mesh  
for Jasmine Ivy Vines

W







# Through the Years

REMINISCENCES OF PIONEER DAYS  
ON THE TEXAS BORDER

by ANNA MARIETTA KELSEY





## THROUGH THE YEARS

owners. Many of them are descendants of the original grantees, these grants being from the King of Spain. This added income has enabled them to build comfortable homes, or remodel their old ones, to educate their sons and daughters, and generally to improve their standard of living.

Rio Grande City, once the largest city on the Texas border without railroad connections, now is a wide-awake town, its people having all the modern conveniences, refrigerators, deep freezers, washing machines, and every other home appliance to make life easier for the housewife. Many of the homes are the substantial buildings of the past; some have been remodeled; others are new and modern. No small part of this advance is due to the discovery of oil and gas in Starr County.

Oil was discovered in Jim Hogg County in late 1932. The discovery well was brought in on the San Rafael Ranch and it was called the "Kelsey Field," which embraces the McGill and Santa Teresa ranches. The Humble Oil and Refining Company has the lease.

This is when my study of Papa's law books at Mama's behest stood me in good stead; that is, when I began to lease my land for oil and gas. I can and do examine my own abstracts and handle such affairs myself. I've been lucky, I guess, for I have not lost by doing my own land title work. I think, had I been a man, I probably would have followed the legal profession. I enjoy a good fight, and I've had quite a few.

In 1931 I moved to McAllen, but never lost my interest in Rio Grande City and Starr County. I retained the old 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

## 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.

This section of Texas has been singularly favored by the fact that severe storms are not very frequent, though there have been a few violent ones. They will be long remembered for the great loss of life and destruction of property which accompanied them.

The storm and tidal wave at Corpus Christi in 1919 is well remembered and was very disastrous. It is not known the exact number of people who perished there. The force of the gale which swept Corpus was felt for miles inland, destroying windmills and fences. At the San Rafael Ranch every windmill except one was blown to bits. Oddly, the one that was spared was on a hill. After the storm Cruz Tijerina had to make a trip to San Antonio to beg for a share of the windmills from the San Antonio Machine and Supply Company. Every rancher was in the same plight and their cattle and horses were starving for water.

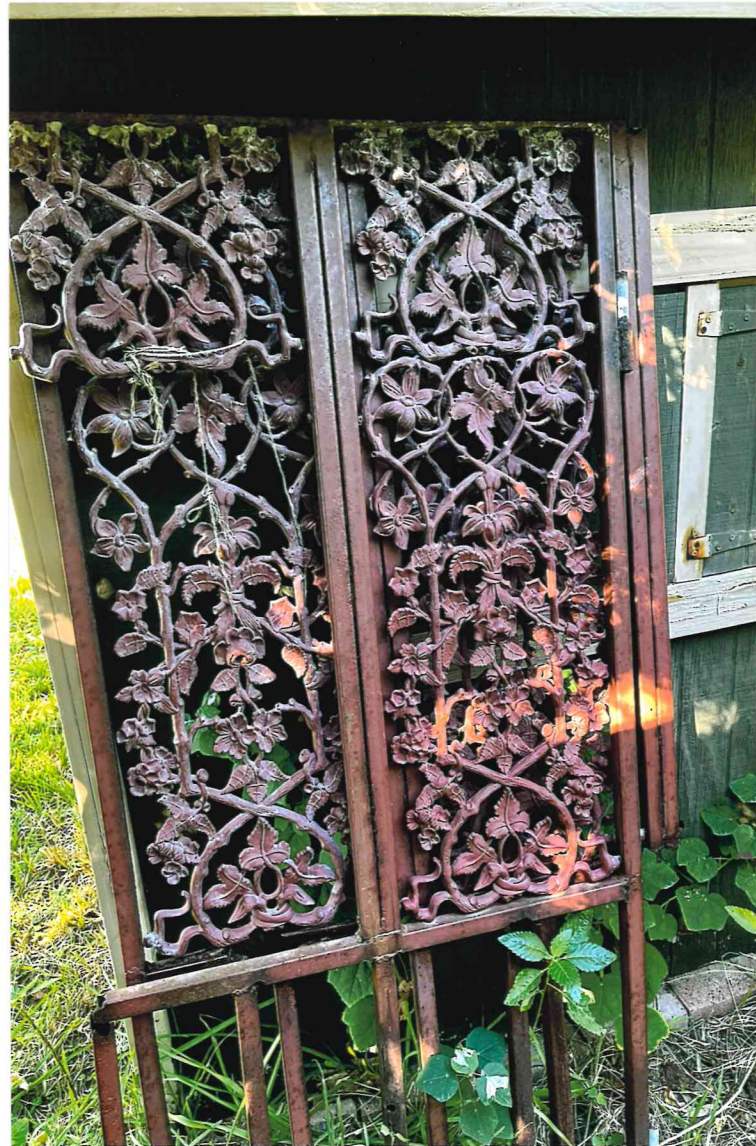
At Rio Grande City the only evidence of the storm was a stiff breeze which rattled a galvanized tub hanging on a wall in the back. Little did I dream of the havoc being wrought in other places.

My friend Sallie Cobb, who had been visiting me in Rio Grande City, had left the previous day for Corpus Christi to

















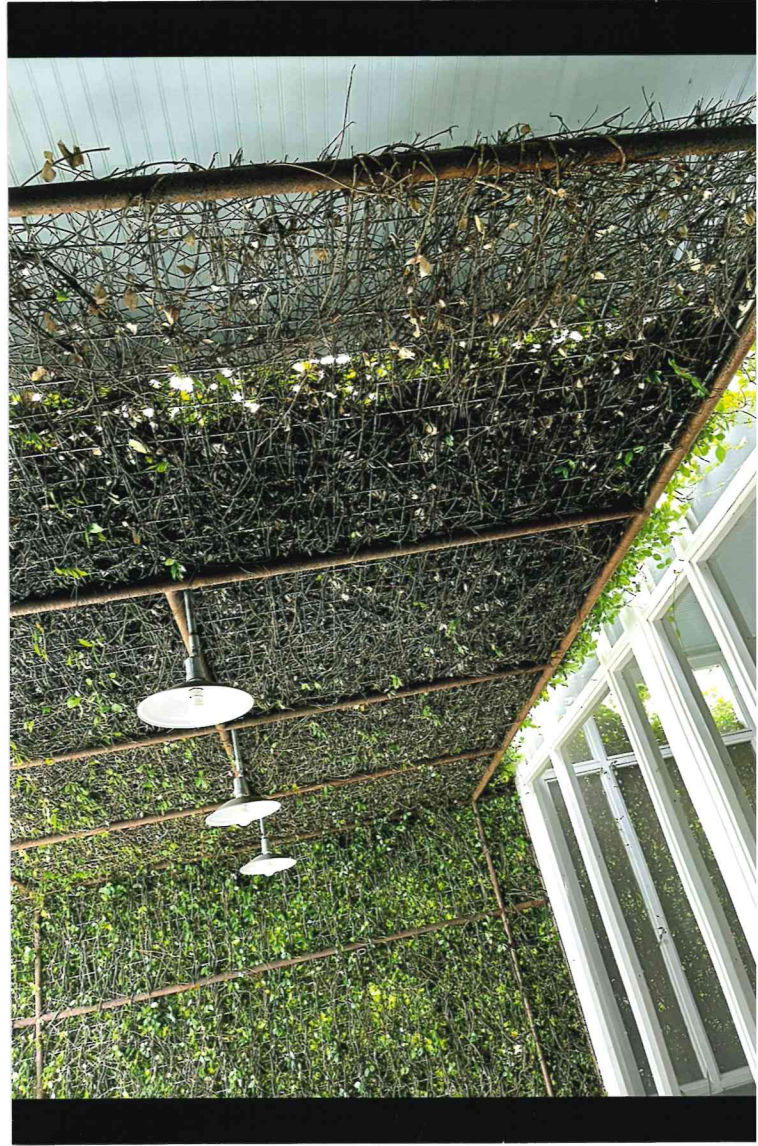
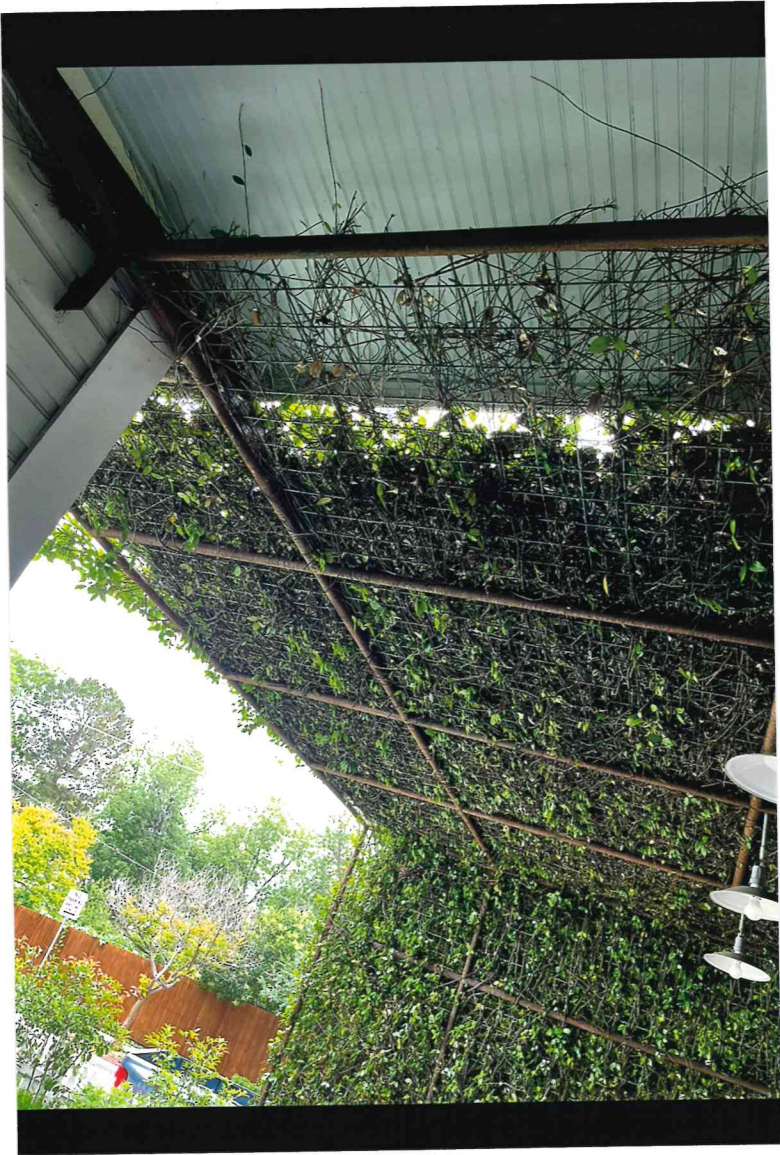












## Hilda Tovar

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**From:** Jesus Gonzalez <antiguadecor@yahoo.com>  
**Sent:** Monday, February 10, 2025 4:23 PM  
**To:** Hilda Tovar  
**Subject:** 1321 Jasmine av

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Miss Tovar;

My name is Jesus Gonzalez with PAMM family properties LLC. We own a few buildings that may or may not be affected by what the Edwards desire to achieve. I need for you to read the following statement when you are in the following meeting to approve their pergola.

I know that if I go around the neighborhood collecting signatures to oppose their project I have no doubt that I would succeed since they have opposed to every single project we all have applied for in the past. But, I have more important things to focus on and being a good neighbor that I want to be, I want to wish them the very best and I hope they achieve happiness with their plans so they can move on and let all of us work in peace.

I wish them the very best with all my heart 🙏

Jesus F Gonzalez

Please call me

956 369 9487

Sent from my iPhone