

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, JANUARY 22, 2020 - 11:30 AM
CITY COMMISSION ROOM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
(BOARD LUNCH AT 11:30 AM – MEETING TO COMMENCE AT 12:00 PM)**

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 July 24, 2019.

3. Public Hearing (to be conducted at 12:00 PM)

- a) Certificate of Appropriateness - 1619 Galveston Avenue

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 17th day of January, 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.

Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a special meeting on Wednesday, July 24, 2019 at 12:00 p.m. at City Hall, 3rd 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
	Kimberly Guajardo	Senior Planner- Long Range
	Rodrigo Sanchez	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 May 29, 2019

The minutes for the meeting held on May 29, 2019 were approved. Mr. Johnny Cisneros made a motion to approve the minutes and Trisha Scott seconded the motion which carried unanimously with six members present and voting.

b. Approval of minutes for special meeting held June 5, 2019

The minutes for the meeting held on June 5, 2019 were approved. Mr. Johnny Cisneros made a motion to approve the minutes and 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 - 502 N. 15th Street

Ms. Kimberly Guajardo stated this was a request of Ana Martinez for a Certificate of Appropriateness to replace the roof shingles, new exterior paint, new stucco surface, new windows and new fencing in a property in the Las Palmas Historic District. The south side of Lot

11 and all of Lot 12, Block 21, North McAllen Townsite at 502 N. 15th Street. This property was located on the northeast corner of N. 15th Street and Ebony Avenue and consisted of 10,500 square feet. The property had 5 apartment units and was considered a legal non-conforming use since it was zoned single family residential. The main building had no distinctive style of architecture but the secondary building was considered to be mission revival. According to the 2005 Historic Resources survey, both buildings were built in 1925. The survey classified the main building as low priority for preservation but the secondary building which was a detached apartment as medium priority for preservation. According to the survey, the second floor to the main building was added in about 1930 or 1940s. The applicant was proposing to replace the roof shingles, paint the exterior of the building, delicate white, to replace the windows with energy efficient new vinyl windows and to remove a chain link fence along N. 15th Street with a new cedar fence. The design review process for the Certificate of Appropriateness was critical within the designated Historic District to ensure the unique and defining characteristics of the area were maintained according to the design standards.

Siding - No additions to the existing buildings were proposed at this time. The setbacks for the property would remain as 40 ft. in the front, 10 ft. in the rear, 5 ft. along the side yard and 10 ft. along the south. The scale of the build environment, the applicant was proposing to replace the roof, windows and to improve the exterior appearance of the buildings. The proposed work did not add to the existing scale of the build environment. The pitch and design of the original roof would remain undisturbed. The wood panels under the shingles would be replaced where necessary and new composition shingles would be installed as per the attached sample. The design standards for the Historic District stated if a composition shingle roof currently existed on a residence, it may be replaced with a composition roof system in the future and the pitch of the roof would remain the same. Primary exterior materials used within the Historic District included stucco and wood siding. Primary roof materials included clay tile composition shingles and wood shingles. New construction should maintain the characteristics of existing exterior materials. Other wall materials, such as assimilated stone, hardy board or vinyl siding should retract of the cohesiveness of the neighborhood and should be avoided. Wood siding was mainly for the second floor, the main structure. The first floor of the main building and the secondary building were stucco. For the roof, the applicant proposed composition shingles as shown in the sample provided in the packet. The applicant proposed to cover the wood siding with stucco. As per the design standards, historic windows could be made more energy efficient by simply re-glazing window panes and/or applying weather stripping. When original windows must be replaced for energy efficiency the new windows must match the original in configuration, dimension, profile and finish.

Site Features - fence enclosures at the perimeter of the Historic District, if they existed, were isolated to the rear yard. Low landscaping walls, stone or brick, could be seen along the front patios and along the side property line in the District. The property had a chain link fence the main building to the north property line within the front yard setback line. The owners were proposing to remove and replace with a 6 ft. cedar fence. Since the new fence was not within the front yard, staff stated there were no objections to the proposed new fencing. With regards to landscaping, the applicant had plans to install an irrigation system and new landscaping within the front yard setbacks.

Staff recommended approval of the following:

1. Replacement of the roof with composition shingles.
2. Exterior paint and new stucco surface as delicate white.
3. The proposal replacement of the chain link fence along the front yard setback with a new 6 ft. cedar fence.
4. Staff recommended disapproval of the replacement of the exterior windows with vinyl windows.
5. For the existing windows be restored or rehabbed, if not possible, they would be replaced with wood windows.
6. For the existing vinyl windows, they could be replaced with wood windows.

For the home, 50% of the existing windows were already vinyl windows.

Chairperson Joe Averill inquired if this was a corner lot. Ms. Guajardo stated yes.

Mr. Alejandro Cardenas, Jr., the applicant, 801 S. 5th Street, McAllen, stated this was an investment property they owned. Chairperson Averill commended the applicant for taking the time and effort to upgrade the property in making it fit into the neighborhood.

Mr. Teddy Martin commented that there were other older homes on the street that had been re-done that had vinyl. Only one that was required wood, which had the plaque because it was considered Historical.

Mr. Orlando Gutierrez inquired of the applicant if no major changes other than the windows and paint. Mr. Cardenas stated just keeping the building the way it was by replacing the windows putting in landscaping along with five parking spaces, which was approved with permitting. They wanted to make the apartments presentable and attractive for the neighborhood. Mr. Gutierrez inquired if the front porch canopy would remain the same look. Mr. Cardenas stated the front entrance; the beams and steel posts would be wrapped in either in stucco or in Hardie siding to make it look colonial farmhouse style beam. Mr. Gutierrez stated it did not seem right and had considered grading. Mr. Cardenas stated all the stucco would have an inch to an inch and a half foam board wrapped then the stucco would be applied. The rear studio would have complete new surface. For the second story, they considered keeping the same wood, sanding it down and painting it to keep the original wood on the building with the color delicate white all around.

Mr. Teddy Martin inquired of Mr. Cardenas if they replaced all the windows with vinyl or not do the stucco on the top floor, would they rework the trimming around the windows. Mr. Cardenas stated it would be sealed correctly and if wood, new wood trimming would be placed around the windows. The stucco would have an actual stucco decorative trim around each one.

Chairperson Joe Averill inquired about the window unit air conditioners. Mr. Cardenas stated

since all the units were leased, they cannot make changes inside because they are occupied. Their plan was to remove the window units when replacing the windows and add mini-splits which would be temporary. They plan to have in the future central air. The air conditioner compressor would be covered with cedar fence. Wherever there's a window unit, a mini split to eliminate the window unit. In the rear, there were a few window units but cannot be seen from the road.

Chairperson Averill inquired of Mr. Cardenas who manufactures the vinyl windows. Mr. Cardenas stated the brand itself was with McCoy's but it's either Bella or another manufacturer they carry.

Dr. Jacklyn Miller inquired in terms of the siding, stating the proposal said stucco all of the floors. Would it be a problem to verbally say keeping the wood on top procedural problem with the paperwork. Dr. Miller went onto to say she did not have a problem with it.

Mr. Martin stated also he did not have an issue with vinyl. He thought it would make the appearance look the same from the street you could not tell if it was vinyl or wood.

Mr. Cisneros stated he had lived at 420 N. 15th Street for nine years. Those were double hung windows, wood and were replaced. He believed the structure had enough samples of original window around it that the applicant could try to come up with a cohesive system of windows that matched the time period.

Chairperson Averill stated the vinyl windows did have a wider sideline as far as around the edges which resembles the wood windows. If they were to do every window on the project it would have to be every window so that they can be the same. Chairperson asked Mr. Cardenas what would work with the project as far as the color.

Mr. Cardenas stated they had recently visited the restaurant Salome on 15th Street and were going for the design white with the black trim.

Following discussion, Mr. Teddy Martin **moved** to approve the Certificate of Appropriateness as presented. Ms. Trisha Scott seconded the motion. The board voted to approve the Certificate of Appropriateness with four board members voting aye and one nay. Mr. Johnny Cisneros voted nay.

4. Discussion & Possible Action

a. Lost Resource and Historic Sites

Ms. Guajardo stated there were no changes.

b. Priority Historic Resource list

Ms. Guajardo stated there were no changes.

c. Texas Treasure Business Award Update

Ms. Guajardo stated City staff had sent out letters to all the businesses that had check marks in the memo excluding the restaurants that was spoken about in the previous meetings. Staff received interest from Lee's Pharmacy. City staff tried contacting someone by email and phone but not received a response. Ms. Guajardo stated they had received good news from Klein Galleries. Mr. Cervantes had been working closely with Ms. Klein with the research which had been submitted to the Texas Historical Commission for review and approval.

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

Ms. Guajardo stated Mr. Cervantes had been in contact with the contractor. There has not been any activity in the last month or two. Staff will get in contact with the contractor and see when the tour can be conducted.

5. Adjournment

Dr. Jaclyn Miller 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 12:30 p.m.

Joe Averill, Jr. Chairperson

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

I, the undersigned authority, do hereby certify that the above agenda for the meeting of the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 21st 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.

Carmen White, Administrative Secretary

MEMO

TO: Historic Preservation Council

FROM: Planning Staff

DATE: January 14, 2020

SUBJECT: CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR REMOVAL OF AN EXISTING BUILDING AND TO ALLOW CONSTRUCTION OF A SENIOR HOUSING FACILITY AT BLOCK 58, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1619 GALVESTON AVENUE (CLM2020-0001)

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

BACKGROUND: The property is located on Galveston Avenue between S. 16th St. and S. 17th St. It has approximately 290 feet of frontage on Galveston and Houston Avenues as well as approximately 290 feet of frontage on S. 16th and S. 17th. In total, the lot size measures 84,000 sq. ft.

PROPOSAL: The application is proposing the removal of buildings in a designated City Landmark property. The removal of said buildings will be for the purpose of the McAllen Housing Authority's construction of affordable housing for senior citizens.

ANALYSIS: The property, also known as the Old Theodore Roosevelt Elementary School Building, was designated as a City Landmark on June 8th, 2009. Constructed in 1921, Roosevelt Elementary served the residents of McAllen's Mexican Ward. The buildings on the property were built in the Mission Revival style and the school annex, built separately in 1927, contains Aztec ornamentation on all facades except the South side facing Houston Ave. Having been built in the 1920s, the school was constructed with materials containing asbestos; this increases the cost to rehabilitate or reuse the buildings considerably. For governmental organizations with limited budgets like the McAllen Independent School District and the McAllen Housing Authority (MHA), said cost increases make most improvements unfeasible. Visual inspection showed the buildings also appear to have some exterior damage with cracks on walls, windows being boarded up with plywood instead of glass, and damage to the Aztec façade decorations.

MHA has submitted a concept plan to the Planning Department for a 96-unit facility on the property. Likewise, MHA has agreed to keep the Aztec ornamentation for placement on the clubhouse's façade or elsewhere on the property as well as including photographs of the school and a commemorative plaque honoring the history of the school and its impact on the surrounding neighborhoods.

RECOMMENDATION: City Landmark designations are meant to recognize properties with historic, architectural, or cultural importance. The Old Theodore Roosevelt Elementary School's purpose was to serve the students from the surrounding Mexican Ward. As such, it became a symbol of importance for the surrounding community. While the buildings do not have a distinctive architectural importance, the cultural and historic impact of the property on the surrounding neighborhoods is what merits the City Landmark designation the property received. The MHA has acknowledged the cultural and historic

importance of the property and has committed to honoring that significance by continuing to serve the surrounding neighborhoods through its proposed senior housing facility.

Staff recommends approval of the Certificate of Appropriateness with the condition the MHA reuses as much of the Aztec decorations within their new development and include historical photographs of the property within their lobby or clubhouse.



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) 701 South 17th Street, McAllen, Texas 78501

☐ **Historic District Name** _____

☒ **Landmark Name** Theodore Roosevelt Elementary School

Legal Description See Exhibit A attached hereto and incorporated herein at this point for all purposes
(the "Property").

Name of Property Owner: McAllen Independent School District

Mailing Address: 2000 North 23rd Street, McAllen, Texas **Zip Code:** 78501

Telephone: (956) 618-6027 **Fax No.** (956) 686-8362

E-Mail Address: jose.gonzalez@mcallenisd.net

(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.

1. Owner has entered into an interlocal agreement with the City of McAllen to convey the Property to the City of McAllen.
2. Owner understands the City of McAllen has a planned use for the Property and the City of McAllen or its agents has
3. provided Owner the information attached to this Certificate of Appropriateness Application as Exhibit B.
4. _____

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

RECEIVED
JAN 13 2020

BY: cu

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 Jose A. Gonzalez, Ed. D. of the McAllen Independent School District
(Name of representative) (Company or agency)

To represent me in matters pertaining to this case.

Owner's Name: McAllen Independent School District

Owner's Signature: 
Marco Suarez, President Board of Trustees

Date January 13, 2020



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
- 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

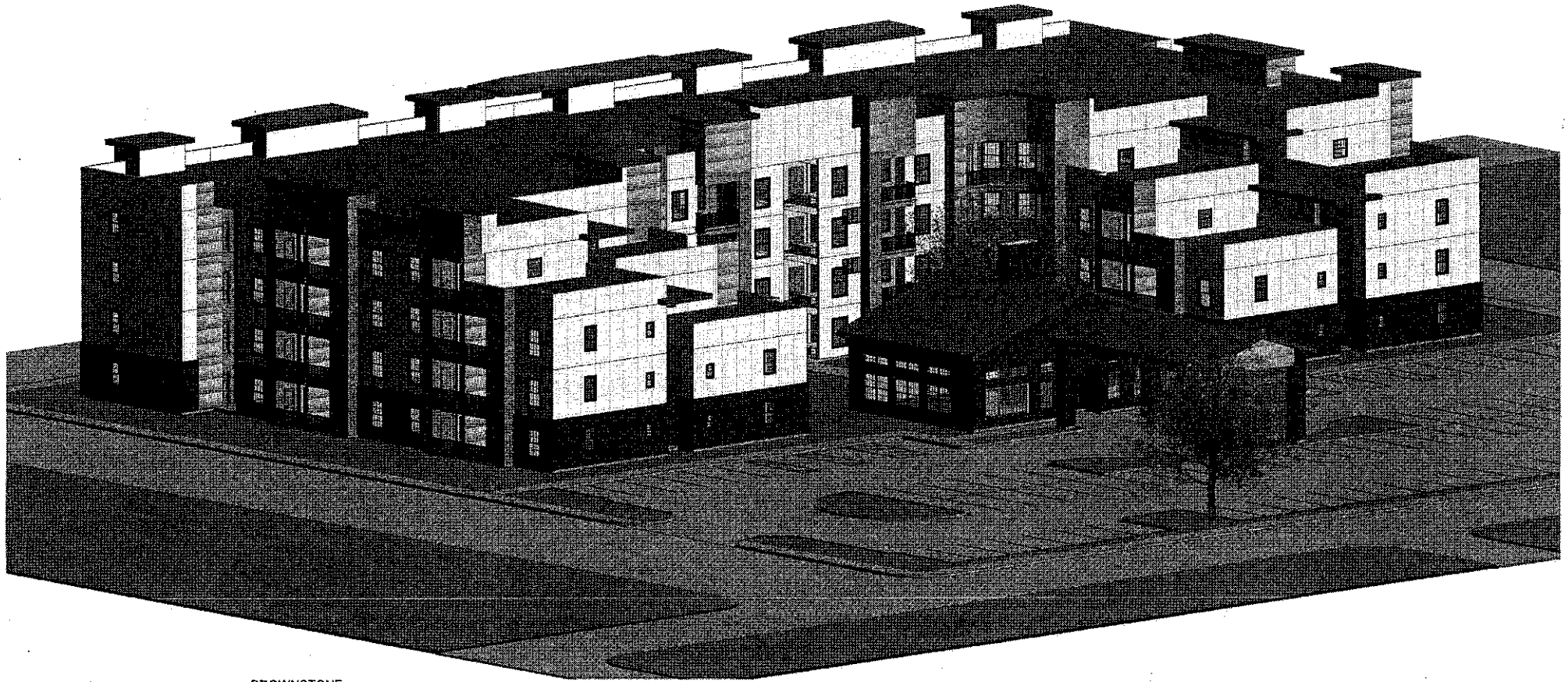
EXHIBIT A
Legal Description

Lots 1 through 12, inclusive, Block 58, Original Townsite of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 39, Map Records, Hidalgo County, Texas.

EXHIBIT B

The McAllen Housing Authority is proposing an elderly affordable housing development to be located at 710 S. 16th Street McAllen, TX 78501. The development will be known as Roosevelt Senior Village and will be comprised of approximately ninety-six (96) apartment units of which eighty-six (86) units will be for low-income tenants. The remaining ten (10) units will be set aside for market rent tenants.

Roosevelt Senior Village will be of new construction and will target the elderly population as there is a large demand of affordable housing for this demographic within McAllen, Texas. The development will offer supportive services such as health & wellness to tenants, and will be located in a favorable location in McAllen with close proximity to amenities and health related facilities.



BROWNSTONE
ARCHITECTS &
PLANNERS, INC.

6517 MAPLERIDGE
HOUSTON, TEXAS 77081

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ROOSEVELT SENIOR VILLAGE, MCALLEN, TX

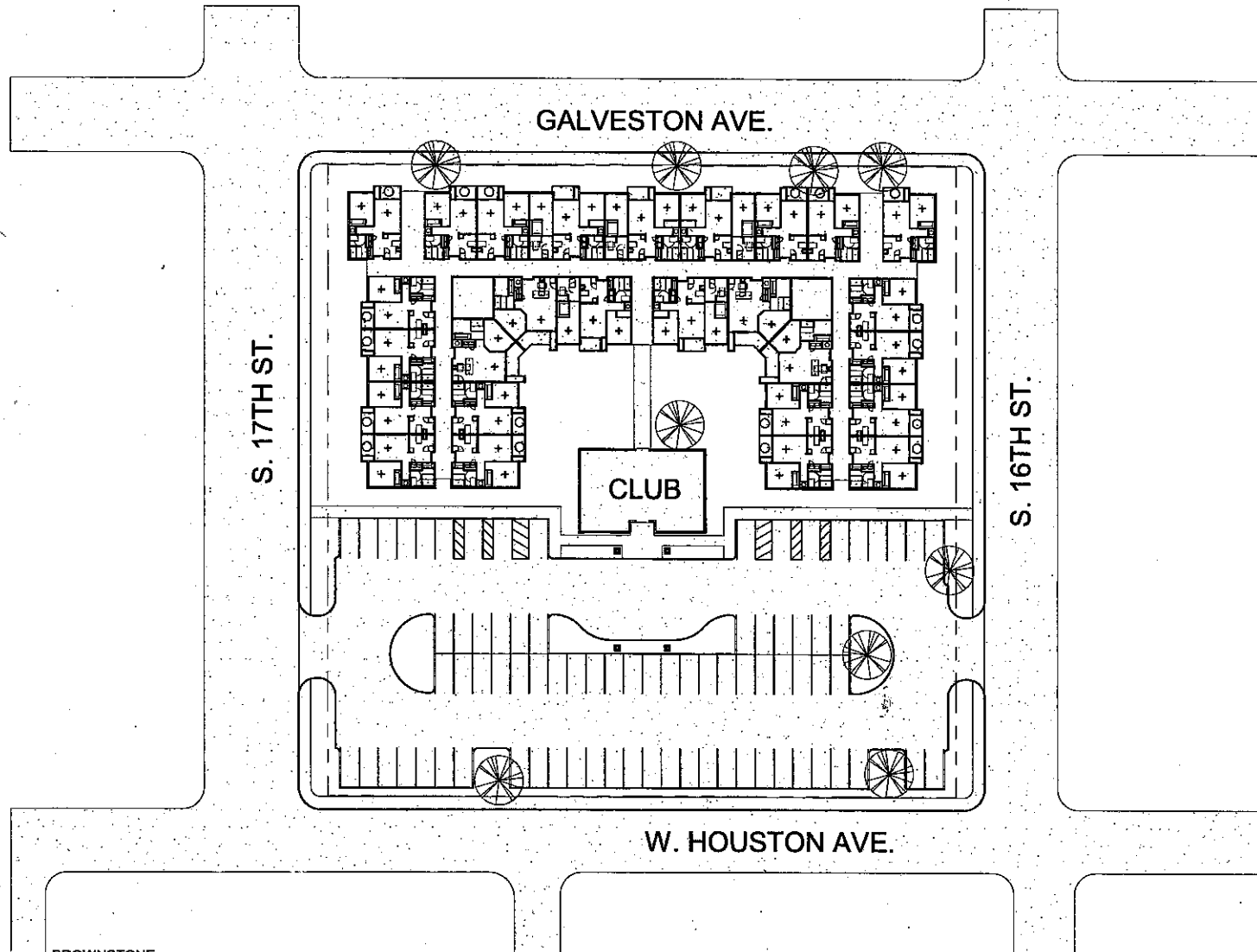
ISOMETRIC

01/09/2020

PRELIMINARY - NOT FOR BUILDING PERMITTING OR CONSTRUCTION

Scale
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1/9/2020 6:10:33 PM



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ROOSEVELT SENIOR VILLAGE, MCALLEN, TX

ARCHITECTURAL SITE PLAN

01/09/2020

PRELIMINARY - NOT FOR BUILDING PERMITTING OR CONSTRUCTION



Scale 1" = 50'-0"
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1619
GALVESTON





McAllen⁺ ISD





Special Education Dept.

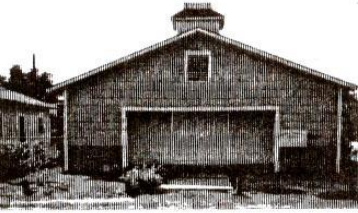









	PICTURE	ADDRESS	PROPERTY OWNER	BRIEF HISTORY	REASON FOR LOSS
1		Nikki Rowe House 300 N. 15th Street	Robert & Susan Williams PO Box 5632 McAllen, TX 78502	James N. "Nikki" Rowe was born February 8, 1938 in McAllen, TX. He graduated from the McAllen public school system where he excelled in academics,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

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

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

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

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

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

C.L. – City Landmark

H.D. – Historical District

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

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

MEMO

TO: Historic Preservation Council

FROM: Planning Staff

DATE: November 25, 2019

SUBJECT: TEXAS TREASURE BUSINESS AWARD PROGRAM

GOAL:

The Texas Treasure Business Award Program recognizes the accomplishments of Texas businesses that have provided employment opportunities and support to the state's economy for at least 50 years.

SUMMARY:

The Texas Treasure Business Award Program recognizes the accomplishments of Texas for-profit businesses that have provided employment opportunities and support to the state's economy continuously for at least 50 years. There are several eligible businesses in the City of McAllen that have been in operation since 1969. Nominations are accepted throughout the year and there is no deadline. Businesses that have been nominated will be notified of the results within 90 days of receipt of a complete nomination. The packet for press release and media advisory is sent by the Texas Historic Commission to city staff if the business is awarded. An award certificate and decal are presented during event day.

Businesses can be nominated by any elected State official or a business representative and must meet the following criteria:

- Have been in continuous for-profit operation in Texas for at least 50 years
- Continue to operate the same or a very similar type of business as it did at least 50 years ago
- Have a continuous record of employment for at least the past 50 years
- Continue to operate as an independent, for-profit business
- Maintain a good business relationship with the State

Examples of eligible businesses within the City of McAllen include the following:

- | | | |
|----------------------------|-----------------------------|--|
| • Jones & Jones ✓ | • McCreery Aviation ✓ | • Rike Ogden Figueroa ✓ |
| • Stevenson's Appliances ✓ | • Starlite Burger ✓ | • The Man's Shop ✓ |
| • Melba's Dance Studio ✓ | • Dos Rios Fabric Store ✓ | • Central Plumbing & Electric Supply ✓ |
| • Casa De Palmas | • Palmer Steel Supplies ✓ | • The Monitor Newspaper ✓ |
| • Renaissance Hotel ✓ | • Clark Chevrolet McAllen ✓ | • S. Klein Galleries ✓ |
| • Ceballo's Funeral Home ✓ | • Melhart Music Center ✓ | • El Pocito Restaurant |
| • Boggus Ford ✓ | • Atlas & Hall Law Firm ✓ | • Luby's on South 10 th ✓ |
| • Burn's Motors ✓ | | |

- Rex Café
- J.M. Moffitt Real Estate ✓
- Lee's Pharmacy ✓
- Maria's Restaurant
- Mayfair Minerals ✓
- Lack's Furniture ✓
- Scalise & Company ✓

UPDATE:

City staff has sent information packets to the above-referenced businesses identified with a check mark (✓). City staff has received phone calls from S. Klein Galleries and Lee's Pharmacy, indicating an interest in the Texas Treasure business award. City staff has been in contact with the owners of S. Klein Galleries and has assisted them with the application process. The application with supporting documents (attached) was forwarded to the Texas Historical Commission for consideration.

TEXAS HISTORICAL COMMISSION

TEXAS TREASURE BUSINESS AWARD

Nomination Form

BUSINESS NAME: S. Klein Galleries

(As it will appear on the certificate)

This business is nominated by:

☒ State Senator

Office contact _____

Phone number (____) _____

Email _____

☒ State Representative

Office contact _____

Phone number (____) _____

Email _____

☒ Other Nominator

Contact title Kimberly Guajardo, MPA

City of McAllen

Phone number 956, 681-1250

Nominator signature _____ Date 7/16/2019

BUSINESS INFORMATION:

Owner/President/CEO Sylvia Gayle and Stuart Klein

Principal place of business: 521 N. Main Street

Address 521 N. Main Street City McAllen TX Zip Code 78589

Type of business Pict. Framing & Gallery Date Founded September 1960
(month/day/year)

Number of locations in Texas one

Business Contact Sylvia Gayle Klein

Phone 956 686-0632

Email skleingalleries@yahoo.com

Business website skleingalleries.com

Has the business been owned by the same family for at least 50 years? [Not required.] ☒ Yes ☐ No

Has the business operated in the same building for at least 50 years? [[Not required.] ☐ Yes ☒ No
If so, please provide the address if different from the one above.

Address Same City _____ TX Zip Code _____

Who do we send the award to?

☒ Nominator ☒ Business Owner

Address 521 N. Main Street City McAllen TX Zip Code 78501

This application continues on the next page.

SUPPORTING MATERIALS TO BE PROVIDED BY THE BUSINESS:

Please provide a brief narrative history of the founding and operation of the business to include:

- When, where, and by whom the business was established
- The business has been in continual operation since its founding
- Whether the type of business conducted, the ownership/management, or business location have changed over time
- Information showing that the business has been an active employer
- If it is a family-owned business, include information showing how long the family has owned the business.
- If the business has operated in a historic building, include information showing how long the business has been located in this building as well as a historic photograph and a current photograph of the building.

Please provide one of the following establishing the business founding date:

- | | | |
|-----------------------------|---------------------------|-----------------------------|
| • Ledger pages | • State licenses | • Real estate records/deeds |
| • Newspaper advertisements | • Flyers | • Business charters |
| • Board meeting minutes | • City directory listings | |
| • Invoices, bills or checks | • Tax records | |

Additional brochures or information that clarifies the items above are welcome.

For additional information on the Texas Treasure Business Award including FAQs and past recipients please visit our website at Texas Historical Commission.

I am authorized to submit this application on behalf of the above-named business and represent that they will proudly and publicly display the Texas Treasures Business Award if selected to receive this honor. The Texas Historical Commission has permission to publish images submitted in the supporting materials to promote the Texas Treasure Business Award program.

Signature of business contact: _____ Date: _____

PLEASE SEND THIS NOMINATION FORM, A COPY OF THE NARRATIVE, AND ANY SUPPORTING DOCUMENTS TO:

Texas Historical Commission
Attn: Business Award
P.O. Box 12276
Austin, Texas 78711

Please do not send any information in binders or with staples.

For more information, please contact Ginny Owens at 512.463.6006 or Virginia.Owens@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

S. KLEIN GALLERIES

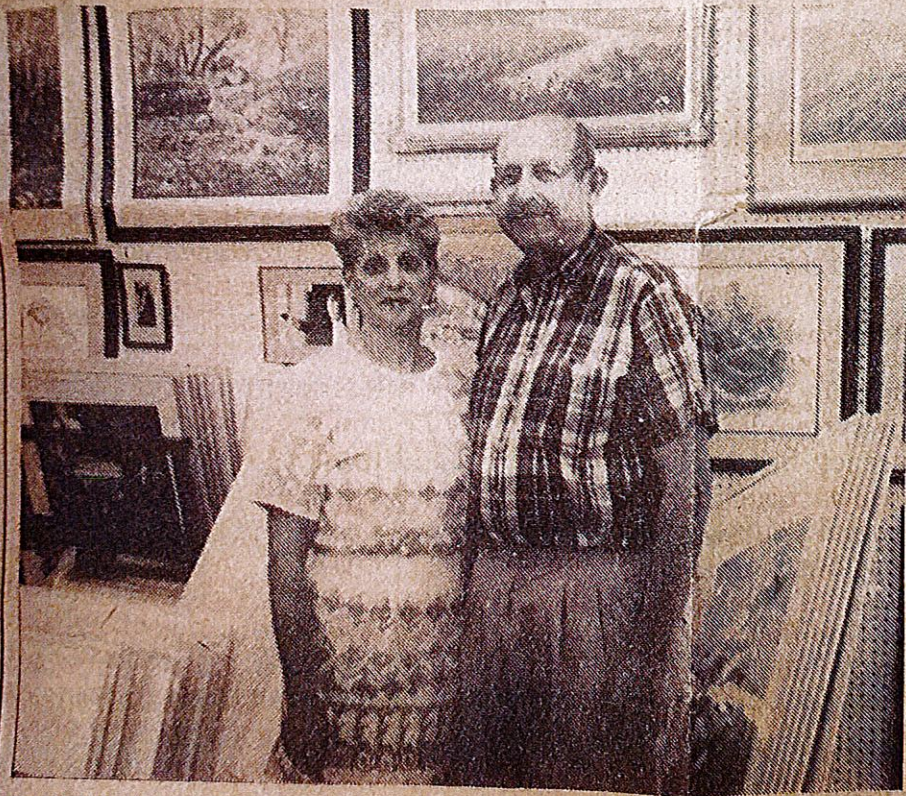
Proud owner Stuart Samuel Klein opened S. Klein Galleries first location at 106 E. Hwy. Business 83, McAllen, TX in September, 1960. Stuart Klein married Sylvia in July, 1965 and they have been business partners ever since. Their 2nd location was located at 703 W. Hwy Business 83 in McAllen was opened in 1966 and it served them well until their present location was built in 1983. For 36 years they have been at 521 N. Main, McAllen, TX taking care of customers.

S. Klein Galleries specializes in picture framing, prints and posters. Original hand-drawn, by Mr. Klein, post cards and note cards are also available. They have the largest selection of fine art prints in the state of Texas. Also available are ready-made and custom-made frames of all sizes. Posters and original artwork painted by Mr. Klein are available for sale there.

The business has always remained as a family business since opening in 1960.

THE ADVANCE NEWS JOURNAL

S. Klein Galleries does it right



S. KLEIN GALLERIES -- Pictured are Sylvia and Stuart Klein. S. Klein Galleries is located at 521 N. Main in McAllen (across the street from McAllen Public Library).

S. Klein Galleries, 521 N. Main, McAllen, specializes in picture framing, prints and posters.

Plus, original hand-drawn post cards and note cards are also available.

S. Klein Galleries has been in business for 38 years. They have the largest fine art prints in the state of Texas.

Also available are ready-made and custom made frames.

When you need a job done right, call **S. Klein Galleries, 686-0632.**

Open Monday-Friday, 9 a.m. to 6 p.m., and on Saturday from 9 a.m. to 5 p.m.

THE CARD PLAYERS — Charles Bordelon, stands beside his oil painting, "The Card Players" which won a Citation Award and the Texas Fine Arts Association's Annual Cash Award. Bordelon is a graduate of the University of South-

western Louisiana and entered a wood sculpture Citation exhibition of painting and sculpture, a resident of McAllen.



ARTISTS CHAT — Van Orden (back to camera) makes a point in his discussion of art and artists in this informal shot as he converses with Klein. Evidently his point is well taken by Klein who seems to be listening intently. The kibitzer beside Klein is the copper sculpture in the form of a long-legged bird created by Van Orden. Among the many artists exhibiting at the Texas Fine Arts Association

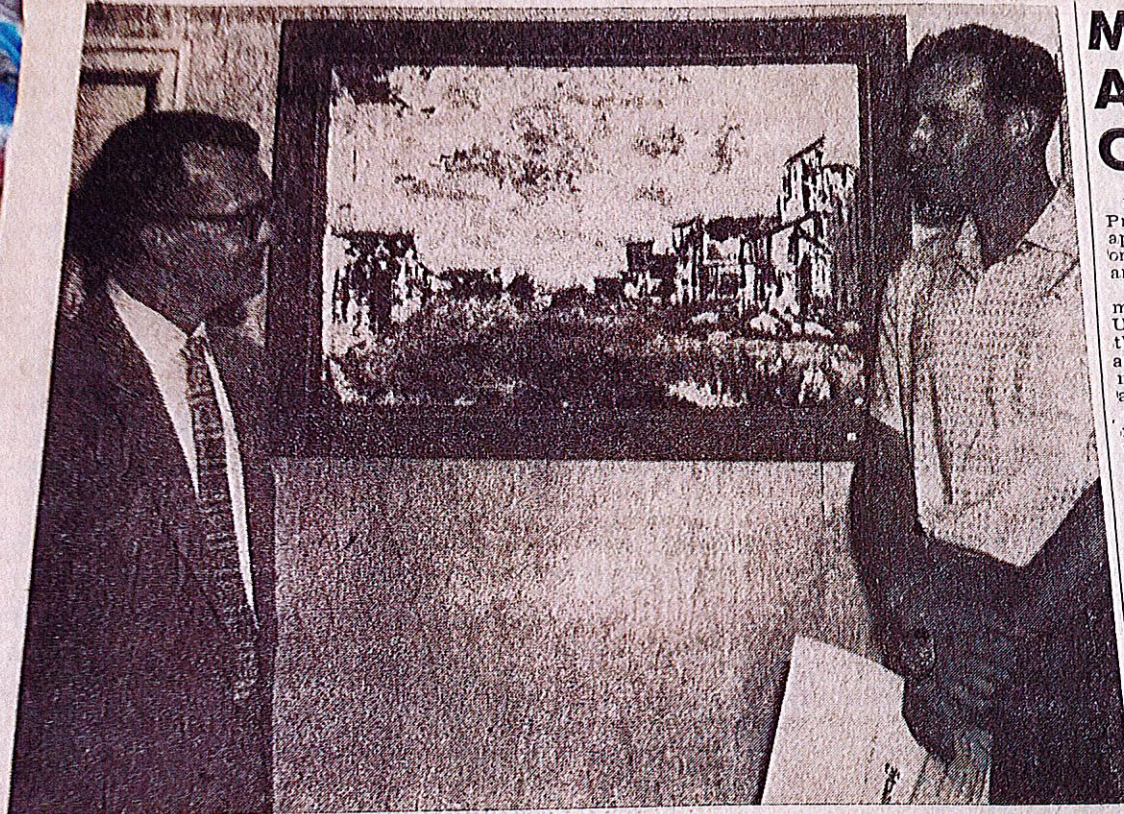
All Valley show were: Octavia Arneson, D. Sylvia Caplan, John Cleveland, Fern Cox, Louise Engert, Bud Hall, Dennis Guion, R. Rick Jr., Julia Browne Higgins, Larry Kais Lewis, R. H. Odgers, Helen Stahl, Emil S. Mary Dale Suttle. There were over 80 artists in the show.

The Daily

Your Daily Newspaper of Record, Bringing You

44TH YEAR OF PUBLICATION

EDINBURG,



ART EXHIBIT WINNER—Stuart S. Klein, right, painted this picture, "TV Town," and won the Texas Fine Arts Assn. citation exhibit at Pan American College. With him is Stuart Van Orden, Pan Am art teacher. The 10 winners who won, in order, were Charles Baught, Mrs. John Stahl, Laura Edwards, Gordon Zey, Ann Doffing, Anne Lalicker, Carol Piepgrass, Sarah Schaundies, Wray Simmons.

Macmillan Asks For Close Ties

INDIANAPOLIS (AP)— British Prime Minister Harold Macmillan appealed yesterday for closer economic ties between his country and the United States.

In a nationally televised commencement address at De Pauw University at Greencastle, Ind., the Prime Minister said, "There are still too many artificial barriers to the free flow of money and trade in the free world."

Now that "we all face a common danger," Macmillan said, interdependence must be the note of the second half of the century if the progress of humanity is to continue.

The Prime Minister left Indianapolis in his chartered British prop-jet plane today for Washington and talks with President Eisenhower and Secretary of State Dean Acheson.

He was scheduled to confer with the President and Dulles for lunch at the British Embassy.

He will accompany Eisenhower by helicopter to Johns Hopkins University Tuesday to receive an honorary degree and make a commencement address.

The British chief of state will also make a plea Sunday for closer ties between his country and the United States in a nationally televised commencement address at DePauw University in Terre Haute, Ind.

"There are still too many artificial barriers to the free flow of money and trade in the free world," Macmillan said.

Optimism For Tomorrow Mart Se

McALLEN, Tex.

Politics In Texas Takes Circus Look

...of his campaign head-









Yvonne
myle
& Stewart
Nice to see you
again H. Caputo



Mayer Bros.
NEWTON

Honorably Discharge



from the Armed Forces of the United States of America

This is to certify that

KLEIN STUART S

ER 25970648 PFC USAR

was Honorably Discharged from the

Army of the United States

on the 31st day of August 1961 This certificate is awarded
as a testimonial of Honest and Faithful Service

F. H. HENKE
2d Lieutenant, Adjutant General's Corps
Headquarters, VIII U. S. Army Corps



11-3001
(Rev. 12-98/13)

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Merchant: DO NOT accept a copy of this permit in place of a resale or exemption certificate. You will be responsible for sales tax unless you have a valid resale/exemption certificate on file.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

STUART SAMUEL KLEIN

S KLEIN GALLERIES
521 N MAIN ST
MCALLEN

TX 78501

You must obtain a new permit if ownership, location, or business changes.

Type of permit

Taxpayer number

74-1396

Outlet number

00004

First business date

04/01/

SIC CODE: 5932

DESCRIPTION ON NEXT LINE:

Used Merchandise Stores

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: MCALLEN

EFF: 04/01/1988

Carole Keeton Rylander
CAROLE KEETON RYLANDER
Comptroller of Public Accounts

STATE OF TEXAS STORE LICENSE

287742-1		108	11	REGULAR
ACCOUNT	SUB	COUNTY CODE	DIST. CODE	TYPE OF LICENSE
LICENSE NUMBER				

ISSUED 11-23-73

EXPIRATION

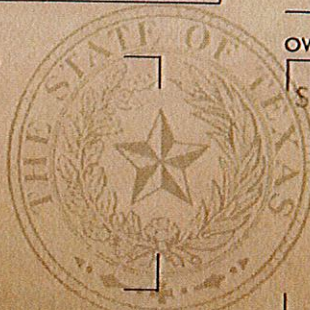
12-31-

BUSINESS NAME AND MAILING ADDRESS
(LOCATION ADDRESS FOR MULTIPLE ACCOUNTS)

09-61 S KLEIN GALLERIES
703 W HIGHWAY 83
MCALLEN TEXAS

OWNER NAME CORRECTED FROM
OWNERS NAME AND LOCATION ADDRESS
(MAILING ADDRESS FOR MULTIPLE ACCOUNTS)

STUART SAMUEL KLEIN



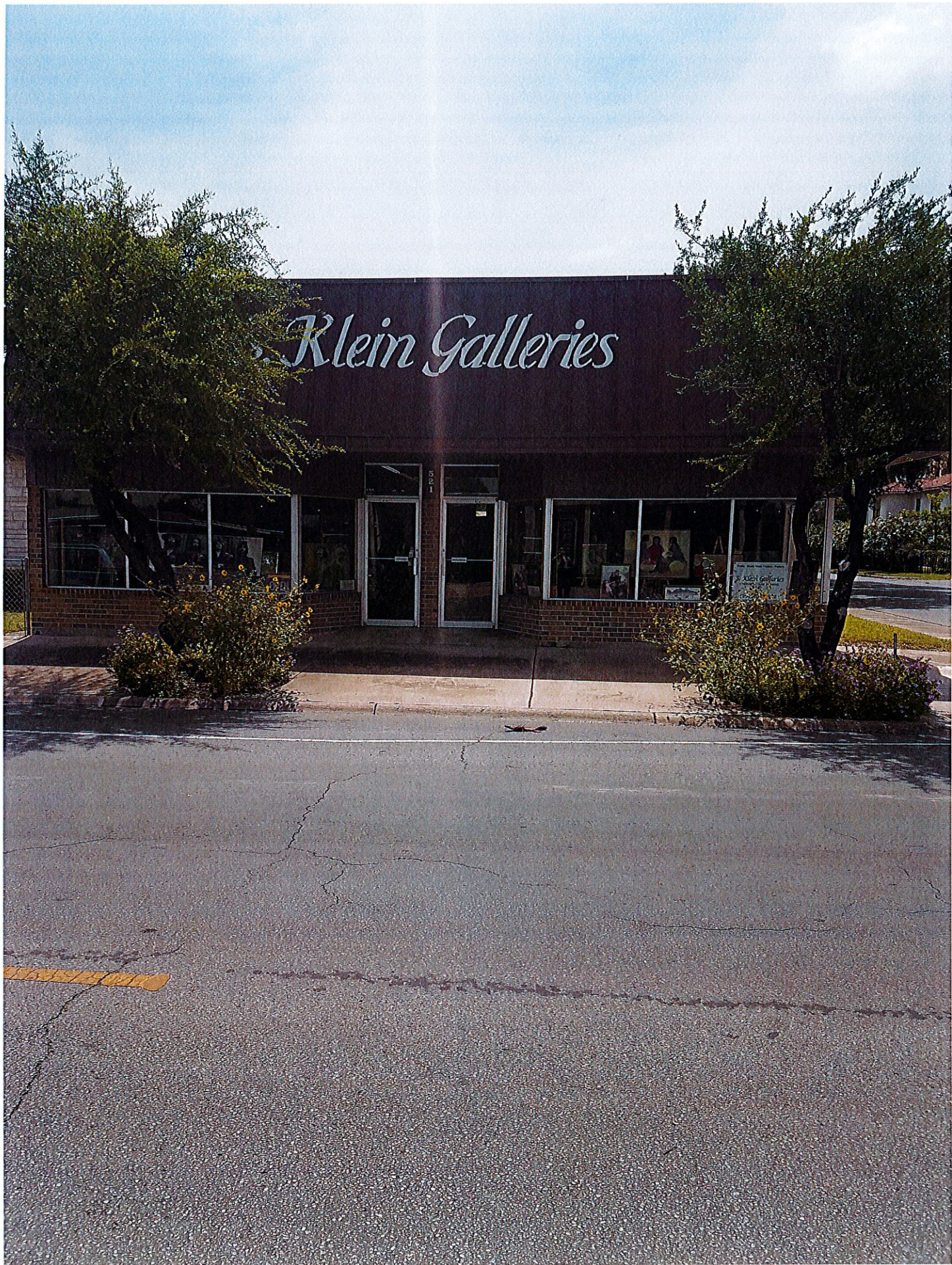
THIS IS TO CERTIFY THAT THE PARTY OR PARTIES HEREIN NAMED, HAVING COMPLIED WITH THE PROVISIONS OF ART. 17.01 (17.05), CHAPTER 17, TITLE 122-A, TAXATION-GENERAL, V.A.T.S., ARE HEREBY AUTHORIZED TO OPERATE AND MAINTAIN A STORE UNTIL THE EXPIRATION DATE ABOVE.

THIS LICENSE SHALL AT ALL TIMES BE PUBLICLY DISPLAYED

Robert G. Leland
COMPTROLLER OF PUBLIC ACCOUNTS
AUSTIN, TEXAS 78774

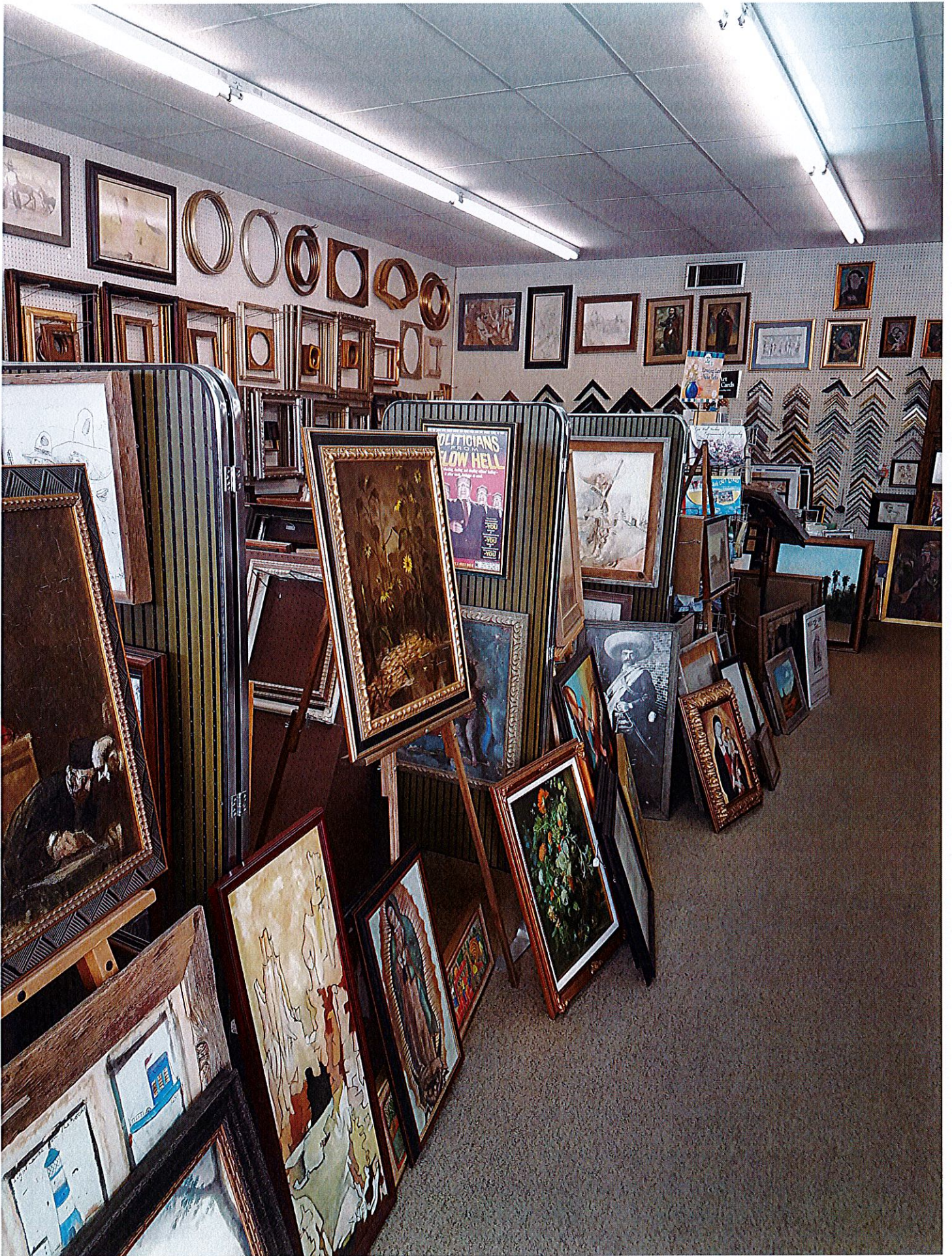
FORM 50-9.07 (9-85)





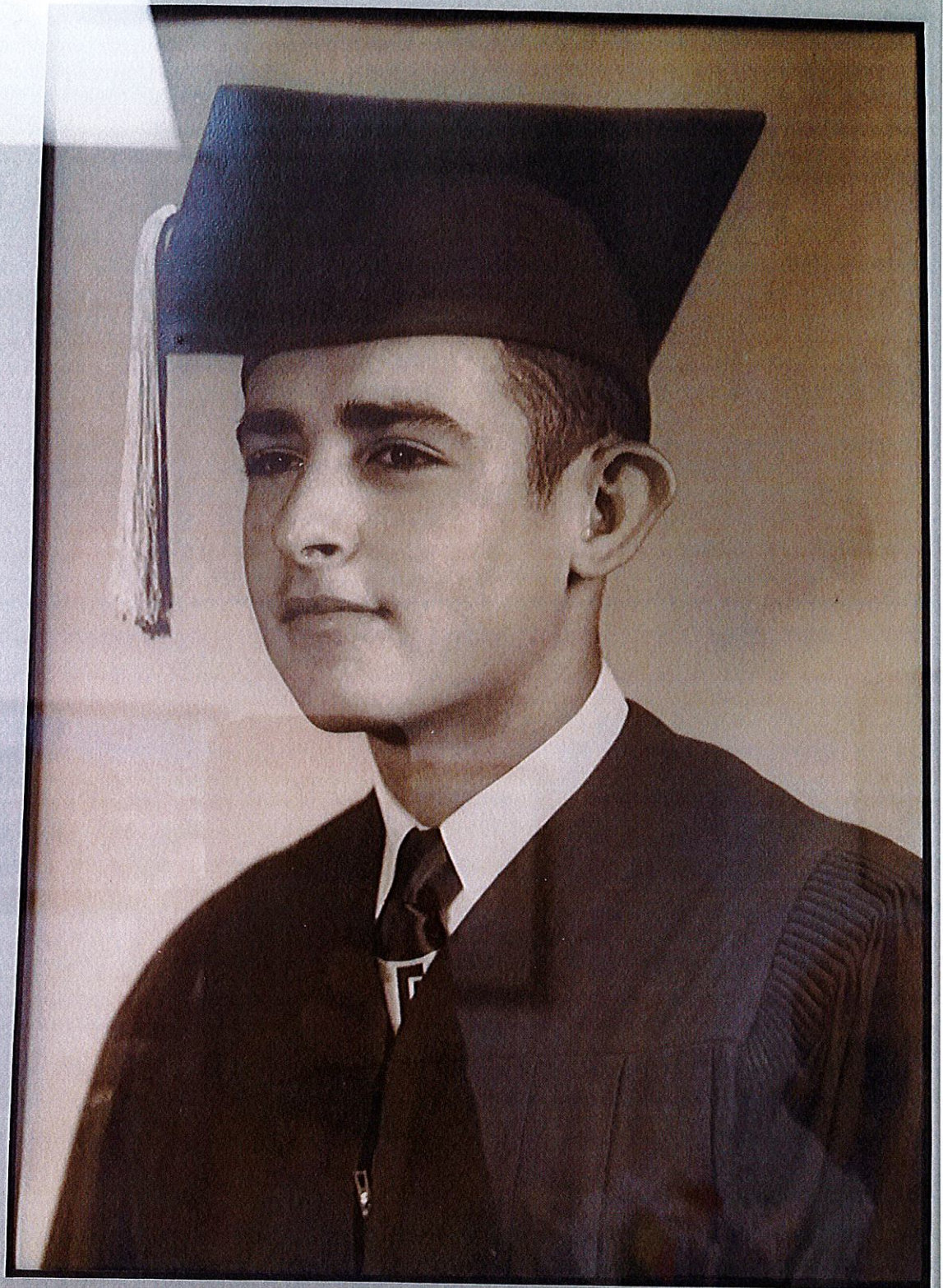
















McAllen Senior High School

McAllen



Texas

This Certifies that **Stuart Klein**
has satisfactorily completed the Course of Study prescribed by the Board
of Education for the High School Department and is therefore entitled to this

Diploma

Given under our hands at McAllen, Texas this 29 day of May 1930

Frank P. Shivers, Jr.
Secretary



J. E. McCallum
Superintendent

Sam Austin
Principal



Recognizes

Sylvia Klein

For Outstanding Commitment
And Service To The

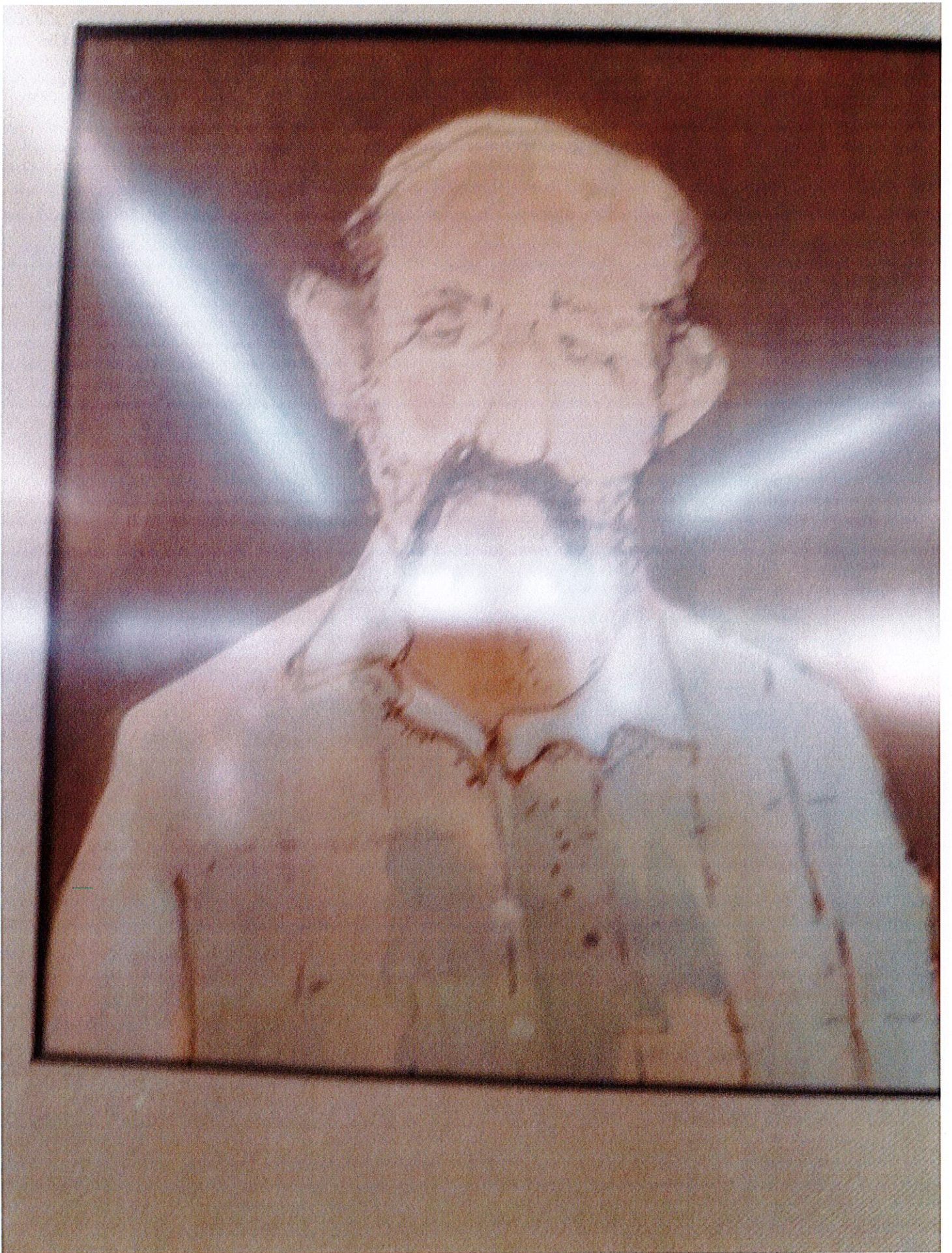
Keep McAllen Beautiful Advisory Board



February 18, 2004



To my Good Friend - Stuart -
Thanks for your support and advice -
J. J. Arroyo



on your
New Location
McAllen Chamber
of
Commerce
and
Tourists Club
February 23, 1983

John & Margaret
Davidson
William Cowgill
Robert Fisher
Williamson
Robert



Recognizes

Sylvia Klein

**For Outstanding Commitment
And Service To The
*Police Human Relations Committee***

1990 - 2001

February 19, 2002

Thank You



*Advisory Board Members' Appreciation Dinner
February 18, 2004*





PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

N.W.C.
LOT 6
BLK. 2
V. 4
P. 29
MAP REC.

MAPLE AVE. V. 4 P. 29 M.R.

LEGEND SOUTH R.O.W.

F1 - FOUND 1/2" DIAMETER IRON ROD
F2 - FOUND 1/2" DIAMETER IRON PIPE
F3 - FOUND 3/4" DIAMETER IRON PIPE
F4 - FOUND 5/8" DIAMETER IRON ROD
F5 - FOUND 2" DIAMETER IRON PIPE
R.O.W. - RIGHT-OF-WAY
B/C - BACK OF CONCRETE CURB & GUTTER
X - 6" CEDAR FENCE
XX - 6" CHAINLINK FENCE
XXX - 8" METAL FENCE
S/P - IRRIGATION STANDPIPE

BASIS OF BEARING IS THE SOUTH LINE
OF LOTS 10 THRU 13 BLK. 9 MILMOR
SUB. V. 4 P. 37 M.R. HIDALGO COUNTY
TEXAS.



CAD5 - HIDCAN-9
SCALE: 1" = 40'
JOB# - 60055

NOTES:

- 1). STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No.3
- 2). BLANKET IRRIGATION EASEMENT IN FAVOR OF HIDALGO CANAL CO. V. 6 P. 113 M.R.

S.W.C.
LOT 6
BLK. 2
V. 4
P. 29
MAP REC.

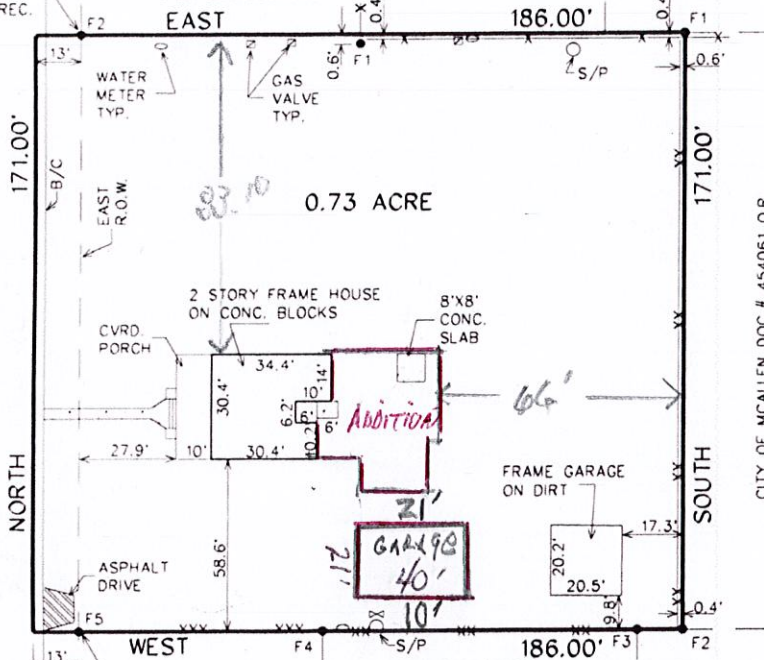
GLORIA MOORE
DOC. 2207938 O.R.

PEDRO NAVARRO
DOC. 1343582 O.R.

PEDRO NAVARRO
V. 2592 P. 892 O.R.

GARDEN VILLAS SUB V.4 P.29 M.R.

MAIN ST. V. 4 P. 29 V.R.



N.W.C.
LOT 13
BLK. 9

GLORIA MOORE
V. 2300 P. 380 O.R.

MIRIAM ZAMORA
DOC. 544066 O.R.

ROBERTO GARCIA
DOC. 1096642 O.R.

MILMORE SUB V.4 P.37 M.R.

BUYER'S NAME: OMAR VAN WAGONER AND MARI VAN WAGONER

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480343 0005 C
MAP REVISED: NOV. 2, 1982

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☒ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plot represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plot. No subsurface utilities or service connections are shown, © copyright 2017 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, In conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.
ADDRESS: 1206 N. MAIN STREET McALLEN TEXAS 78501

LEGAL DESCRIPTION: THE WEST 0.73 ACRE OF THE SOUTH 3.15 ACRES OUT OF THE SOUTH-WEST QUATER (SW 1/4) OF THE NORTHEAST QUATER (NE 1/4) OF THE SOUTHWEST QUATER (SW 1/4) OF SECTION 9, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY TEXAS.

ACCORDING TO THE MAP RECORDED IN VOLUME "0" PAGE 177
OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

Pablo Peña III

PABLO PEÑA III

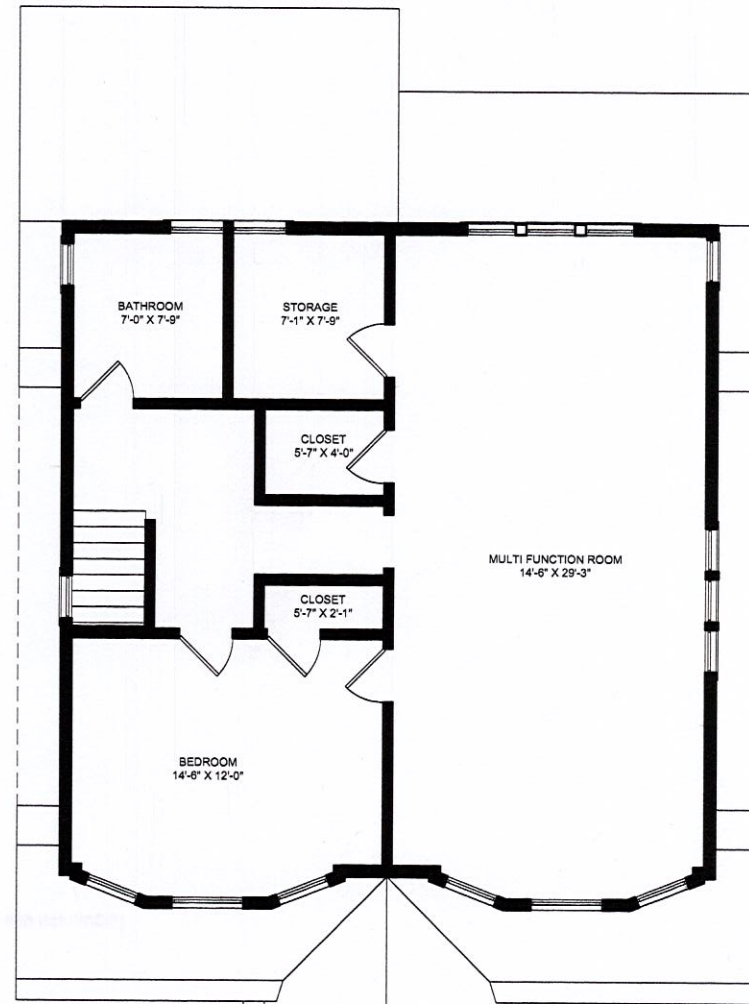
04-17-2017
DATE

REG. PROFESSIONAL LAND SURVEYOR No. 5242

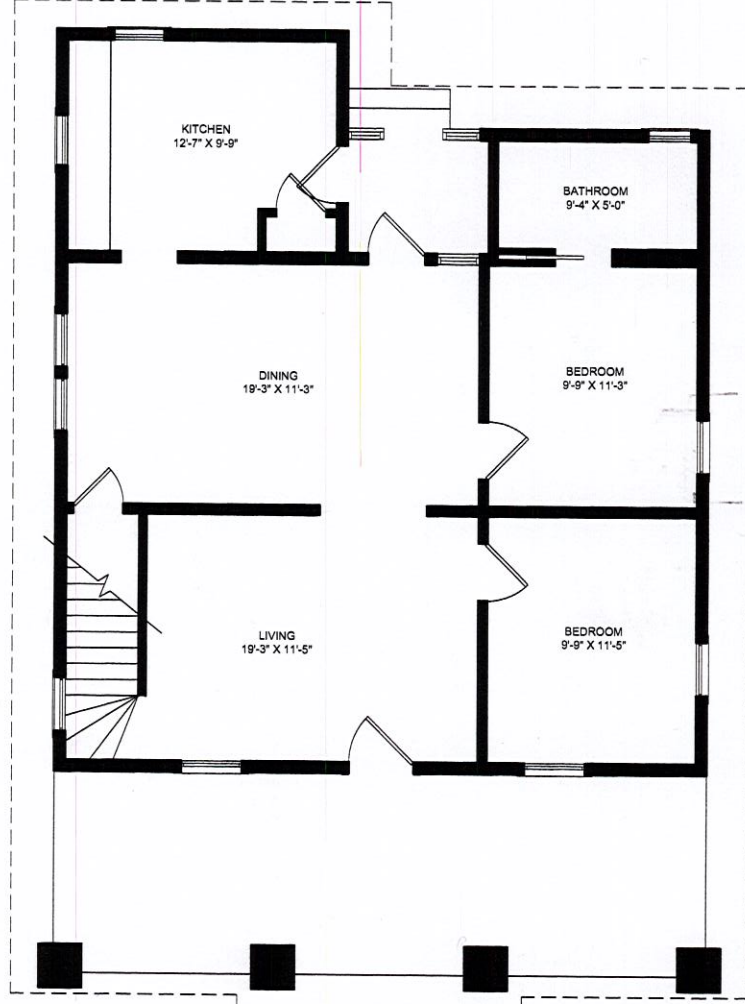
AS BUILT



ELEVATE ARCHITECTURE LLC
RESIDENTIAL • COMMERCIAL • LANDSCAPE DESIGN
WWW.ELEVATEARCHITECTURE.COM

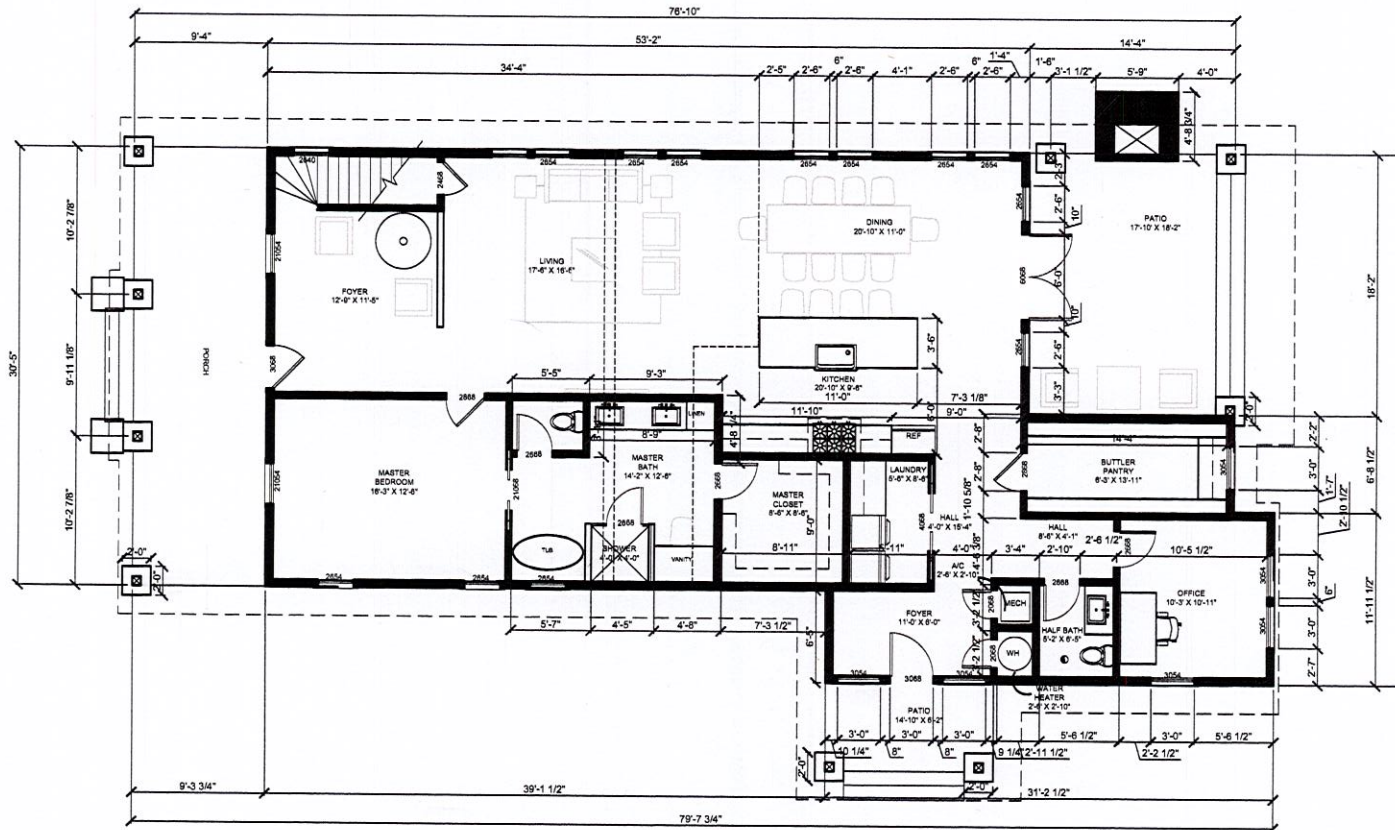


FLOOR PLAN: L01
SCALE 3/16"=1'-0"



FLOOR PLAN: L02
SCALE 3/16"=1'-0"

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of ELEVATE ARCHITECTURE LLC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of ELEVATE ARCHITECTURE LLC. ©2017 ELEVATE ARCHITECTURE LLC

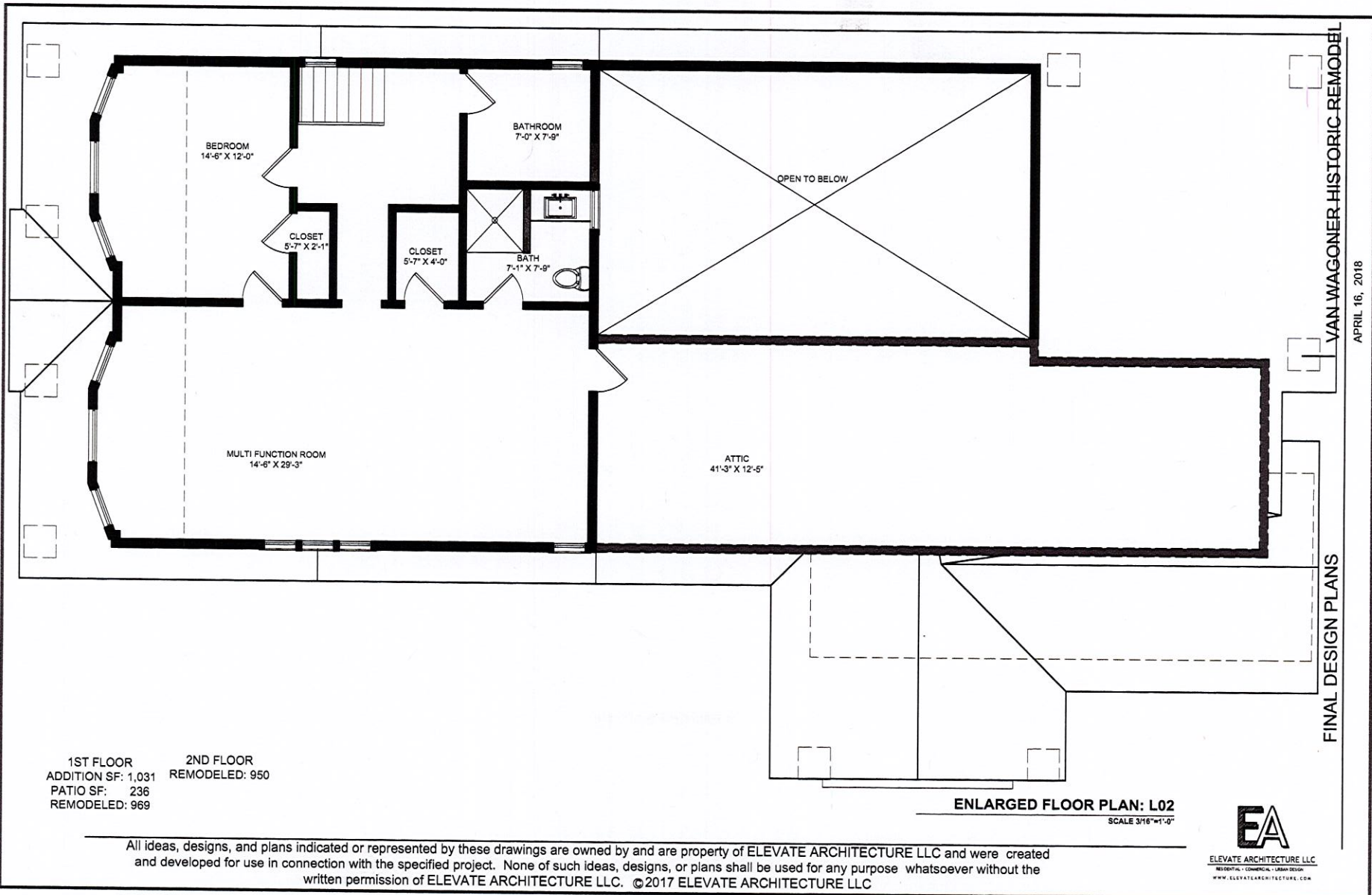


1ST FLOOR 2ND FLOOR
 ADDITION SF: 1,040 REMODELED: 950
 PATIO SF: 236
 REMODELED: 969

ENLARGED FLOOR PLAN: L01
 SCALE 3/16"=1'-0"

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HISTORICAL PRESERVATION COUNCIL

2019 ATTENDANCE RECORD

	1/23/2019	2/27/2019	3/27/2019	4/24/2019	5/29/2019	6/05/2019	7/24/2019				
JOE AVERILL– Chair	P	P	P	P	P	P	P				
JOHNNY CISNEROS- Vice Chair	P	P	P	A	P	P	P				
RUDY MOLINA	P	P	A	/	/	/	/				
PATRICIA BLAINE	P	P	P	P	/	/	/				
ORLANDO GUTIERREZ	P	P	P	P	P	P	P				
DAVID E. CAZARES	A	A	P	A	A	A	A				
TEDDY LEROY MARTIN	A	P	P	A	A	P	P				
TRISHA SCOTT				P	P	P	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
- ▲ Public Utility Board
- Planning & Zoning 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 HOLIDAY	2	3	4
5	6	7	8 D-2/4 & 2/5	9 CENSUS	10	11
12 A-2/4 & 2/5	13 ●	14 ▲	15 N-2/4 & 2/5	16	17	18
19	20	21	22 HPC D-2/18 & 2/19	23	24	25
26 A-2/18 & 2/19	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 CENSUS	7	8
9	10 A-3/3 & 3/4	11 ▲	12 N-3/3 & 3/4	13	14	15
16	17	18	19 D-3/17 & 3/18	20	21	22
23	24 A-3/17 & 3/18	25 ▲	26 HPC 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 CENSUS	6	7
8 A-4/1 & 4/7	9 ●	10 ▲	11 N-4/1 & 4/7	12	13	14
15	16	17	18 D-4/15 & 4/21	19	20	21
22 A-4/15 & 4/21	23 ●	24 ▲	25 HPC 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 CENSUS	3	4
5	6 A-5/5 & 5/6	7	8 N-5/5 & 5/6	9	10 HOLIDAY	11
12	13 ●	14 ▲	15 D-5/19 & 5/20	16	17	18
19	20 A-5/19 & 5/20	21	22 HPC 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 CENSUS	8	9
10 A-6/2 & 6/3	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 HOLIDAY	26 ●	27 HPC 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 CENSUS	5	6
7	8 A-7/1 & 7/7	9 ▲	10 N-7/1 & 7/7	11	12	13
14	15	16	17 D-7/15 & 7/21	18	19	20
21	22 A-7/15 & 7/21	23 ▲	24 HPC 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
 Public Utility Board
 Planning & Zoning 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	7	8 N-8/4 & 8/5	9	10	11
12	13 A-8/4 & 8/5	14 Public Utility Board	15 D-8/18 & 8/19	16	17	18
19	20	21 Planning & Zoning Board	22 HPC N-8/18 & 8/19	23	24	25
26	27 A-8/18 & 8/19	28 Public Utility Board	29	30	31	

AUGUST 2020

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

SEPTEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Board	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 A-10/6 & 10/7	15 Public Utility Board	16 D-10/20 & 10/21	17	18	19
20	21	22	23 HPC N-10/20 & 10/21	24	25	26
27	28 A-10/20 & 10/21	29 Public Utility Board	30			

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Board	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 A-1/5 & 1/6	15 Public Utility Board	16 D-1/19 & 1/20	17	18	19
20	21 A-1/19 & 1/20	22	23 N-1/19 & 1/20	24 HOLIDAY	25 HOLIDAY	26
27	28	29	30	31		