

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Wednesday, July 10, 2024 at 9:03 a.m. at the City Hall – 1300 Houston Avenue - Commission Chambers

Present:	Dr. Jaclyn Miller	Chairperson
	Danny Boultinghouse	Vice-Chairperson
	Carolina Civarolo	Member
	Melissa S. Knerr	Member
	Marc Millis	Member
Absent:	Trisha Scott	Member
Staff Present:	Evaristo Garcia	Assistant City Attorney III
	Edgar Garcia	Planning Director
	Adriana Solis	Planner II
	Samantha Trevino	Planner I
	Jessica Puga	Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER – Dr. Jaclyn Miller - Chairperson

1. Minutes

- a) Approval or Disapproval of Minutes held on May 6, 2024

Vice-Chairperson Danny Boultinghouse **moved** to approve the minutes. Ms. Carolina Civarolo **seconded** the motion. Motion approved with four board members present and voting.

2. Public Hearing:

- a) Request of Marc Millis on behalf of Almondine Properties, LLC., Inc. for a Certificate of Appropriateness for architectural alterations that will include repainting, re-roofing and driveway modifications to the existing City Landmark Designation located at Block 58, McAllen Addition Subdivision, Hidalgo County, Texas; 1619 Galveston Avenue. (CLM2024-0002)

Ms. Solis stated the property was located along the south side of Galveston Avenue, between South 17th Street and South 16th Street. The lot size is approximately 84,000 square feet. The property was currently zoned C-3 (general business) District. The style of architecture of the building was Mission Revival Style and contains Aztec ornamentation.

The applicant was proposing to make architectural alterations such as painting exterior walls, trim and window grids – Oyster White and Black Magic color swatches are included within the packet. The applicant is also proposing to add concrete walkway from the west side entrance to the parking lot as depicted on the site plan. The proposal also includes re-roofing of the existing flat roof hidden by parapet walls. The applicant also seeks to relocate the driveway entrance on 17th Street, north 33 feet and closing exit. However, relocation of the driveway and accesses must be processed and approved by the Traffic Department.

The property, also known as the Old Theodore Roosevelt Elementary School Building was designated as a City Landmark on June 8, 2009. The building was constructed in 1921 serving the residents of McAllen's Mexican Ward. The current applicant is proposing to make additional exterior changes as previously mentioned.

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.

The proposed paint swatches include Black Magic and Oyster White, which does comply with the Mission Revival Style – must be minimal and can be used as trim colors. Mission Revival Style key colors include warm shades such as terracotta, beige and ochre. This style also includes cool accent colors such as deep greens and blues, white or off-white walls.

The plans submitted comply with the design standards of a Historic Landmark for Block 58, McAllen Addition Subdivision and will be verified during the building permit review.

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.

The plans submitted comply with the Historic Landmark Design Standards for the proposed building. Therefore, staff recommends approval of the Certificate of Appropriateness for the proposed architectural alterations as requested by the applicant.

Board member Marc Millis abstained from this case item, as he was the applicant.

Gabriel Ozuna, Hidalgo County Historical Commission. He stated he was glad to see that the building treated appropriately. He mentioned that if there was anything that they could be of assistance from the County Historical Commission or as a Liaison with Texas Historical Commission. Mr. Ozuna stated for the fully extent of the plan which Mr. Millis had for the property but if he was interested in pursuing a tax credit, State or Federal tax credit path for the project they would help them out.

Vice-Chairperson Boultinghouse commented his gratitude for Mr. Millis on the project for the building use.

Board member Civarolo asked Mr. Millis if the white was for the façade or repainting the warm orangey adobe look or was the white and black for trim. Mr. Millis stated the white paint was for the walls and the black paint for the trim and doors. He stated when looking back at the earlier photos the Aztec design it was not accentuated within the colors wanted to go back to the original look.

Board member Knerr arrived during the meeting. Overlooking the layout, she asked if it would be consistent with the area. Staff stated yes, for the mission revival style included warm shades. Terra Cotta, beige, ochre. Even colors as deep greens and blues, white or off-white walls. Board member Knerr asked staff if the driveway was going to be modified. Staff stated that would be reviewed by the Traffic Department.

Following discussion, Ms. Carolina Civarolo moved to approve staff's recommendation for the bus tours. Mr. Boultinghouse seconded the motion. The board voted to approve the item with four board members present and voting.

Chairperson Miller stated she had one item to mention. The Conference for Real Places that she attends had been sending out calls for presentation proposals in the realm of Historic Preservation she would forward the information to the Board members.

3. Adjournment

Mr. Marc Millis made a motion to adjourn the meeting. Ms. Carolina Civarolo seconded the motion, which passed unanimously with four members present and voting. The meeting was adjourned at 9:24 a.m.

ATTEST Carmen White
Carmen White

Jaclyn Miller
Dr. Jaclyn Miller- Chairperson