

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Wednesday, May 6, 2024 at 9:15 a.m. at the McAllen Development Center—311 North 15th Street, Planning Conference Rm. Room

Present:	Dr. Jaclyn Miller	Chairperson
	Carolina Civarolo	Member
	Melissa S. Knerr	Member
	Marc Millis	Member
Absent:	Danny Boultinghouse	Vice-Chairperson
	Odette Macdonald	Member
	Trisha Scott	Member
Staff Present:	Evaristo Garcia	Assistant City Attorney III
	Josephine Ramirez	Assistant City Attorney III
	Edgar Garcia	Planning Director
	Omar Sotelo	Development Coordinator
	Adriana Solis	Planner II
	Carmen White	Administrative Assistant

CALL TO ORDER – Dr. Jaclyn Miller - Chairperson

1. Minutes

- a) Approval or Disapproval of Minutes held on February 28, 2024

Ms. Melissa Knerr **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 Rene Gutierrez on behalf of McAllen ISD, Inc. for a Certificate of Appropriateness for the construction of an ornamental fence to the existing Historic Landmark located at 6.7 acres of Lot 9, Block Southwest ¼ 9, Hidalgo Canal CO-MC Subdivision, Hidalgo County, Texas; 1009 North 10th Street (**CLM2024-0001**)

Mr. Edgar Garcia, Planning Director stated the property was located on the southwest corner of N. 10th Street and Jasmine Avenue. The lot size is approximately 291,852 square feet. The property is currently zoned R-1 (single family residential) District. The style of architecture of the building is Spanish Revival.

The applicant was proposing to install a black Montage plus fence fronting N. 10th Street and partially along Jasmine Avenue.

The property, also known as the Lamar Junior High School was designated as a City Landmark in 2007. The building on site was built in 1939 and designed by M.L. Waller and T.D. Waller. The building was renovated in 1984 but the façade received only minor changes to the

The design review process for the Certification 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 black Montage plus fence and the proposed layout. The plans submitted comply with the consistency of style design standards.

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

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

The applicant proposes a black Montage plus fence to be installed along property lines along N. 10th Street and Jasmine Avenue. The plans submitted comply with the design standards of a Historic Landmark for Block Southwest ¼ 9, Hidalgo Canal CO-MC Subdivision and will be verified during the building permit review.

The proposed fence 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 black Montage plus fence as requested by the applicant.

Board member Knerr asked the applicant if anything was going to change. Mr. Gutierrez stated nothing will change and the rest of the chain link fence stays the same around the property in the back. The chain link will not continue and will end at the kitchen entrance on Jasmine Avenue.

After discussion, Ms. Carolina Civarolo moved to approve the Certificate of Appropriateness. Melissa Knerr seconded the motion. The board voted to approve the item with board 4 members present and voting.

Mr. Garcia mentioned to the Board that next Monday at the City Commission meeting there would be a Proclamation for the Historic Preservation month, which starts at 5:00 p.m.

Chairperson Dr. Miller stated she was able to view several of the presentations from Real Places. She was able to see how to build up grass roots interests in Historic Preservation and uses of the GIS within Historical survey applications.

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