

**NOTICE OF MEETING TO BE HELD BY THE  
HISTORIC PRESERVATION COUNCIL  
WEDNESDAY, NOVEMBER 30, 2022 - 9:00 AM  
CITY HALL, COMMISSION CHAMBER, 3<sup>RD</sup> FLOOR  
1300 HOUSTON AVENUE, MCALLEN TEXAS 78501**

**AGENDA**

At any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Historic Preservation Council Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code-

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

**CALL TO ORDER**

- a) Chairperson- Orlando Gutierrez

**1. Minutes**

- a) Minutes for the meeting held on September 28, 2022

**2. Public Hearing**

- a) Request of Omar and Mari Liza Van Wagoner for a designation of a McAllen City Landmark out of a 0.73-acre tract of land out of the South 3.15 acres of out of the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1206 North Main Street. **(HIS2022-0002)**

**3. Discussion and Possible Action**

- a) Jack E. and Hilda Edwards - 1321 Jasmine Avenue

**4. Adjournment**

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

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

I, the undersigned authority, do hereby certify that the above agenda for the meeting of the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 25<sup>th</sup> of November at 3:00p.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.

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Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The Historic Preservation Council convened in a meeting on Thursday, September 28, 2022 at 9:04am at the McAllen City Hall – 1300 Houston Avenue – Commission Chambers.

Present:	Orlando Gutierrez	Chairperson
	Dr. Jaclyn Miller	Vice-Chairperson
	Trisha Scott	Member
	Carolina Civarolo	Member
Absent:	Odette Macdonald	Member
	David Cazares	Member
	Danny Boultinghouse	Member
Staff Present:	Iris Dominguez	Deputy City Attorney
	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Liliana Garza	Planner III
	Natalie Martinez	Administrative Assistant
	Porfirio Hernandez	Planning Technician II

**CALL TO ORDER – Orlando Gutierrez – Chairperson**

**1. Minutes**

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

Dr. Jaclyn Miller **moved** to approve the minutes with corrections made. Ms. Trisha Scott **second** the motion with corrections made. The board voted to approve the minutes with corrections with 4 board members present and voting.

**2. Public Hearing**

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

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

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.

Paul David Miller was born on August 14, 1887, in Russell, Kansas. He initially worked alongside his father as a grain dealer at M.P. Miller and Son and then headed the company when his father retired

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in 1900. Around 1922, he moved to Houston, Texas where his career as a commercial executive and financial firm expert began with Houston Building and Loan association. He moved to Donna, Texas in June 1925, where he remained in an official capacity with the newly formed Valley Building and Loan Association. He became associated with R.C. Morris in the new firm and the two men witnessed the growth of the institution over a period of several months before moving their headquarters to McAllen.

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

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

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

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

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

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

Miss Kelsey published a book on March 1952, "Through the Years," which reflected her knowledge of pioneer life along the border. Proceeds from the sale of the book were donated to the Cerebral Palsy fund of Pharr, Texas, beginning with the first royalty check of \$315 presented to the fund at

the opening of the Crippled Children's Center in May 1952. A year later, on July 1, 1953, Miss Kelsey passed away in her Jasmine Avenue home.

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

Built of brick veneer, the house features hallmarks of the English Tudor style such as two-story, steeply pitched roof, cross gables, a chimney crowned by decorative chimney pots, and tudor arches. Its two-story placement across two lots of Jasmine Avenue is relieved by its projecting tudor arch entrance and extended front chimney. The Miller-Kelsey house is in excellent condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

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

The building meets the requirements established under Section 138-414 Sub-section (c) (3) (a) of the Historic Preservation Ordinance for a City of McAllen Landmark Designation by way of the following

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

Mr. Orlando Gutierrez stated how well defined the house is and how he used to live in a similar house just like the applicants.

Ms. Hilda Edwards stated that her and her husband bought the home when she was only 8 months pregnant and raised 3 children in that home. Through the years, her husband and herself have maintained and restored the home; even though Mr. Edwards wanted to make changes to the home, Ms. Edwards was able to convince him to keep the house in its original state. Ms. Edwards submitted this application because she fears that the old town is being transformed. She believes

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the home is very important to preserve. Ms. Edward stated that Ana Kelsey was very influential to her and Mr. Miller is also important because both previous home owners are significant to the history of McAllen and the home. If it ever comes to a day to name the home, she believes the home should be named the Miller-Kelsey home.

Mr. Orlando Gutierrez stated that he appreciates and is glad the home came across educated people who see the home as a jewel and were not only able to preserve the exterior but the interior of the house as well.

Dr. Jaclyn Miller admired the Edwards for their hard work researching of the home.

Ms. Carolina Civarolo asked if they were planning to pursue with the Texas Historical Commission for the marker. Ms. Edwards replied yes, but from her understanding, they only accept applications in the spring.

Ms. Edwards stated that she wanted to develop the back yard and front yard into a garden area to be shared with the public and she would name it on her father's behalf "Evodio's Garden" which means "He who follows a good path".

Dr. Jaclyn Miller asked staff if there were any updates on survey identifying properties meeting criteria for designation because this seems like a great opportunity to publicize about the landmark designation process. There were no updates as per Ms. Liliana Garza.

Ms. Liliana stated that the item will be going to the Planning and Zoning board meeting and City Commission meeting.

After discussion, Dr. Jaclyn Miller **moved** to approve the item. Ms. Trisha Scott **second** the motion. The board voted to approve the item with 4 board members present and voting.

The meeting was adjourned at approximately 9:25 a.m.

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Orlando Gutierrez  
Chairperson

## Memo

**TO:** McAllen Historic Preservation Council  
**FROM:** Liliana Garza, Planner III  
**DATE:** November 15, 2022  
**SUBJECT:** **REQUEST OF OMAR AND MARI LIZA VAN WAGONER FOR A DESIGNATION OF A MCALLEN CITY LANDMARK OUT OF A 0.73-ACRE TRACT OF LAND OUT OF THE SOUTH 3.15 ACRES OF OUT OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1206 NORTH MAIN STREET. (HIS2022-0002)**

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### **BRIEF DESCRIPTION:**

The subject property is located at the east side of North Main Street and approximately 135 ft. north of Kendlewood 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 Craftsman Style.

### **HISTORY OF MR. GEORGE FRANKLIN WHEELBERGER:**

Mr. George Frank Wheelberger moved to McAllen with his brother Granville and sister Esta in 1912 from Illinois and the following year they purchased 22 acres from John W. Ewing, where the residence currently sits. Mr. Wheelberger joined the orchardist community and began construction of his home and farming his acreage with citrus. The property was deeded to Esta; however, when she married M. J. Bowe and moved into his home in 1918, Mr. G.F. Wheelberger purchased the property from her. In 1920, Mr. Wheelberger married Clara Emerick and a year later their daughter Coylie Elizabeth Wheelberger was born in the home on Main Street.

Mr. G.F. Wheelberger purchased several tracts of lands in the Hidalgo Canal Co.'s and McAllen Townsite; however, he slowly began to sell them off until he was left with the  $\frac{3}{4}$  acre where the home currently resides.

Agricultural development, especially citrus, was and remains integral to the Rio Grande Valley. In September 1936, *The Monitor* made an announcement: "Early Pink Show Excellent Blush; Fruit on Display." The article described Mr. Frank Wheelberger as "McAllen's Pioneer fruit-grower" who displayed a couple of his pink grapefruit at the McAllen Chamber of Commerce. He owned 10 acres of pink grapefruit and harvested bumper crops from his orchard each year. It was also stated in another article that same month that when northerners would visit the valley, they would beg for clusters of fruit to take back with them. They said "When we go back and TELL them what we saw it's so good they don't believe us. They have to see it themselves." Mr. Wheelberger donated the necessary exhibit of citrus.

In 1940, the City of McAllen commission and school board got together and named a joint board of equalization to fix tax values of the two political subdivisions. Mr. Wheelberger was one of the 3 members chosen to serve. An article from *The Monitor* described the three members of the joint board, as “Old-Timers” of McAllen.

Following Mr. Wheelberger passing in June of 1948, an entry from *The Monitor* stated that “Mr. George Franklin Wheelberger, pioneer McAllen citrus grower, died on June 29, 1948 at 80 years old. Mr. Wheelberger came to McAllen a long time ago, only a few years after McAllen became an incorporated town. He had lived out on North Main Street in the same trim white home all that time. When it was in the farm area just beyond the north city limits. But McAllen grew so rapidly that he became surrounded by residential areas. To his last days, Mr. Wheelberger prided himself on the neatness of his home, his lawns and his trees. He kept them that way for more than a quarter of a century.”

### **HISTORY OF COYLIE ELIZABETH WHEELBERGER & C. K. KOELLE:**

Coylie Elizabeth Wheelberger was the daughter of George Frank and Clara Wheelberger. She graduated from McAllen High School in 1938 and McAllen Business College the following year. C.K. Koelle was born in 1920 in Mission, Texas, to a family of Sharyland pioneers who came to the area in 1916 from Watertown, South Dakota on one of John H. Shary's, the district's namesake, land tours. C.K. graduated from Sharyland High School in 1939 and began farming, ranching and working in the community. Both Coylie and C.K. married on August 8, 1955 and worked together in C.K.'s farming operations.

C.K.'s love of land earned him recognition as Outstanding Conservation Farmer in two different South Texas Soil Conservation Districts. From 1968 to 1973 he received the annual award at the Texas Citrus Fiesta in Mission, Texas for raising over 50 varieties of citrus. In October 2000, the Hidalgo County Farm Bureau honored him for outstanding service to agriculture. On the last weekend of February for over 20 years, he hosted a 2-day show affiliated with the Rio Grande Valley Old Farm Equipment Club at their farm on North Shary Road. One of his greatest pleasures was his collection of antique two-cylinder John Deere tractors from the smallest to the largest in the alphabet series, the “Two Banger Museum.” The show was nationally advertised and farmers from all over would attend. The show offered more than antique tractors and engines, but also spotlighted old military vehicles and classic cars, with demonstrations by woodcarvers, wood turners, spinners, horse shoeing and many other crafts – all to the happy music of the City of McAllen's calliope.

Coylie was a longtime member of St. John Episcopal church in McAllen and was active in the Alter Guild and as a Charter member of St. John's Chapter of the Order of the Daughters of the King. She served with the Easter Seals Rio Grande Valley in McAllen and was a member of the Telephone Pioneers of McAllen, The McAllen Old timers' club and the Hidalgo County Historical Society. C.K. was a lifelong member of St. Paul Lutheran Church in McAllen and helped level and prepare the land for the present church when it was built in 1957. During World War II, C.K. served his county in the 785<sup>th</sup> Tank Battalion, Company “C,” stationed at Fort Knox, KY. The 785<sup>th</sup> Tank Battalion was assigned to check tanks as they were developed before they were used in combat. During the Pacific phase of the War, the 785<sup>th</sup> Battalion was to be in the spearhead of the invasion of Japan. C.K. was in the first wave of soldiers who had already been told they would not survive to return home. They were on the high seas when the atomic bomb was dropped and immediately returned to the Philippine Islands to the devastated City of Manila where they guarded prisoners of war until they were finally returned to the States to be

discharged. In 1958, C.K. and two of his Company "C" buddies organized annual style reunions of the Company. In June 1983m C.K. hosted the Reunion in McAllen and made sure the men and their families from New York to California would always remember the Texas hospitality of the Lower Rio Grande Valley of Texas.

In their later years, C.K. and Coylie moved into Coylie's childhood home at 1206 N. Main Street, McAllen, Texas. She and her husband decided to make their 80 acre-tract along Shary Road available to the Sharyland district as a lasting contribution to the community. "He loved the land so much" Coylie said in a 2012 interview by Andrew Kreighbaum. "He wanted so much to improve things and leave it better than he found it." The new high school campus in the Sharyland school district was named Pioneer High School at the request of the Koelles to recognize two of the first families, the Wheelbergers and themselves, to settle the area from McAllen and Sharyland.

### **HISTORY OF THE HOUSE:**

The home was originally built by carpenter, Chris Longoria, as per a board over the front door signed by him and dated May 10, 1913. On May 22, 1927 the *McAllen Daily Press* made an announcement: "Remodeling Home." The article mentioned Mr. Wheelberger was remodeling his home by adding several sleeping rooms to the upper story and described the homes as "one of the many beautiful suburban homes adjoining McAllen." The residence remained in the Wheelberger family since it was built in 1913 until it was gifted to St. John Episcopal on July 9, 2013 and was left vacant up until the current owners, Mari Liza and Omar Van Wagoner, purchased it on April 25, 2017.

### **REHABILITATION WITH ADDITION:**

The new owners were able to meticulously remove, clean, refinish, and reuse almost all the original walls, flooring, doors, hardware, windows, staircase, and mouldings/casings. The home has a pier and beam foundation and the skirting that was originally on it was a type of metal siding. However, the Wagoners, decided to replace the metal siding with brick and were able to find a company out of North Carolina. Old Carolina brick is created by hand and used on historical restorations. The brick was used to skirt the home and bases for the column supports on the front porch.

The home's windows were original single pane wood windows with weights; however, some of the glass was damaged or missing. The Van Wagoner's were able to find a company, Architectural Glass, out of Houston, Texas that manufactures "old" glass. The glass line called Circa 1900 matched the window's glass perfectly because it has a slight distortion or imperfection when looking at the glass from angles. The roof of the home was a basic composition shingle; however, when removing it, the original cedar shakes were found underneath. They were able to replace the roof with GAF Glenwood Lifetime Wood Shake-Look Shingle, bringing back the look of the original cedar shake.

The Van Wagoner's added a concrete foundation addition to the rear of the home, which consists of a kitchen/dining space, Butler's pantry, laundry room, ½ bath, office and part of the master bath and closet, as well as the breezeway and detached garage on the south side. The Old Carolina brick was also use to skirt the new addition, the flooring for the back porch and breezeway, and used the thin brick on the wall in the kitchen and butler's pantry. The vinyl siding around the home was covering the original wood siding, which was cleaned and painted, and the Van Wagoner's were able to match the wood siding perfectly and use it on all the



additions. After locating a company out of San Antonio, who had a contact that was removing the long-leaf pine floors from the courthouse in Yorktown, Texas, the flooring of the addition was able to match the original home's long-leaf pine flooring.

All beadboard was reused where possible for the ceilings in the master bath, kitchen and exterior porches. Removing the old ceiling tiles exposed tongue and groove wood planks, which were cleaned and stained. The ceiling wood planks were left exposed in the master bedroom on the first floor and both bedrooms on the second floor. Every original door was reused and any new door was a mirror image of the old. The hinges and doorknobs were removed, cleaned and reinstalled. The original kitchen cabinets were reused for the laundry room and the old back door was converted into a swinging door for the butler's pantry.

The original garage near the back of the property was rehabilitated with original leftover materials from the home.

The house features hallmarks of the Craftsman farmhouse style such as low-pitched roof, gabled roof with wide, unenclosed eave overhang, exposed roof rafter, decorative beams/braces added under roof gable, and porch with roof supported by tapered square columns. The Wheelberger-Koelle house is in excellent condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

#### **ANALYSIS:**

The Wheelberger-Koelle House is an outstanding example of a custom-designed Craftsman farmhouse built during a period of phenomenal growth in South Texas in the mid-1910s. The house is also significant in the area of agricultural development for the pivotal role G.K. Wheelberger played as McAllen's pioneer fruit-grower and C.K. Koelle's outstanding service to agriculture in Hidalgo County.

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

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

#### **RECOMMENDATION:**

Staff recommends approval of the request.

HIS2022-0002

11/4/2022  
Date

# NOMINATION FOR A McALLEN LANDMARK, HERITAGE PROPERTY, OR DISTRICT

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

Application fee: \$65.00

HPC  
11/30/22  
p&z  
12/20/22  
cc  
1/23/23

## 1. PROPERTY NOMINATION

### APPLICANT:

Name: Mari Liza Van Wagoner  
Company: + Omar Van Wagoner  
Address: 1206 N. Main St.  
City, State, Zip: McAllen, Texas 78501  
Bus & Home Phone: 956-458-8025  
Fax: \_\_\_\_\_  
E-Mail: aaaomari@yahoo.com

### OWNER: (if different than applicant)

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Bus & Home Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Status of applicant (Check one)  Owner  Representative  Prospective Buyer

## 2. PROPERTY CLASSIFICATION

Address: 1206 N. Main St, McAllen, TX 78501

Legal description (lot and block number): HIDALGO CANAL CO - MC LOT W. 73 AC OF S 3.15 AC 7 BLK SW 49

Current Zoning: R-1

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

### Proposed Use of Property

Circle as many of the following categories as appropriate:

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

## 3. ARCHITECTURAL SIGNIFICANCE

### Architectural Classification

FARMHOUSE

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

### Exterior Materials

Foundation PIER & BEAM - ADDITIONAL CONCRETE  
Walls WOOD SIDING  
Roof COMPOSITE SHAKE SHINGLES  
Other BRICK-SKIRTING, BASES & PORCH FLOORS  
For materials, select as many categories as appropriate. Wood, Brick, Stone, Metal, Stucco, Earth, Terra cotta, Asphalt, Asbestos, Concrete, Adobe, Ceramic tile, Cloth, Canvas, Synthetics, or other (please explain).



#### 4. ORIGINAL CONSTRUCTION

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

Date of Construction 5/10/1913 Attach a paper with additions/alterations information

#### 5. ARCHITECT & CONTRACTOR

Provide documentation that can verify the original architect and builder.

Architect \_\_\_\_\_  
Builder Chris Longoria - Carpenter

#### 6. ADDITIONAL DOCUMENTATION

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

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

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

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

#### 7. HISTORIC OWNERSHIP

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

Original Owner Esta Wheelburger / G.F. Wheelburger  
Later Owner(s) Coylie Elizabeth Wheelburger Koele -> St. John's Episcopal

#### 8. STATEMENT OF SIGNIFICANCE

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

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

MARI LIZA VAN WAGDNER - [Signature]

Printed Name and Signature of Applicant

11/4/2022

Date

MARI LIZA VAN WAGDNER - [Signature]

Printed Name and Signature of Property Owner

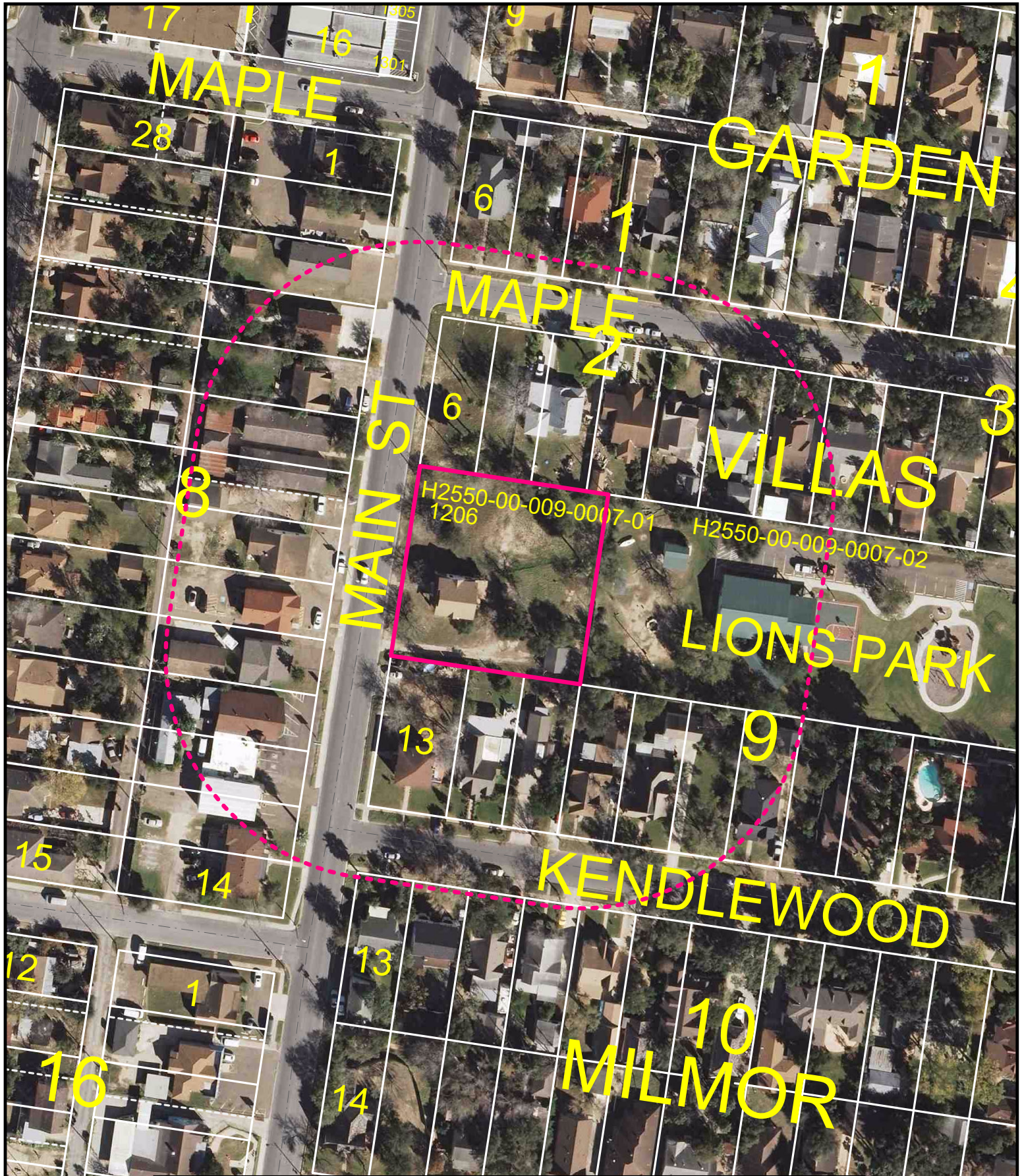
11/4/2022

Date

APPLICATION ACCEPTED BY:

(For official use only)

DATE



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

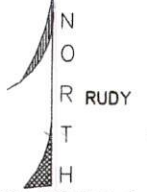


This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes.



# PENA 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.

BASIS OF BEARING IS THE NORTH LINE OF LOTS 11 THRU 13 BLK. 9 MILMOR SUB. V. 4 P. 37 M.R. HIDALGO COUNTY TEXAS.

CAD: HIDALGOCANAL-9  
SCALE: 1" = 40'  
JOB No. 72618

### LEGEND

- 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-X - 6' CEDAR FENCE
- XX-XX - 6' CHAINLINK FENCE
- XXX-XXX - 8' METAL FENCE
- S/P - IRRIGATION STANDPIPE
- ||-|| - 5' CEDAR FENCE
- CP - COVERED PATIO ON CONC SLAB
- CW - CONCRETE WALK

### 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.
- 3). STATUTORY EASEMENTS, RULES, REGULATIONS, LIENS CLAIMS AND RIGHTS IN FAVOR OF HIDALGO CO. DRAINAGE DISTRICT NO. 1.

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

GLORIA MOORE  
DOC. 2207938 O.R.

PEDRO NAVARRO  
DOC. 1343582 O.R.

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

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

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

N.W.C. LOT 13 BLK. 9

LOT 13, BLK. 9  
V. 4 P. 37 M.R.  
GLORIA MOORE  
V. 2300 P. 380 O.R.

LOT 12, BLK. 9  
V. 4 P. 37 M.R.  
MIRIAM ZAMORA  
DOC. 544066 O.R.

LOT 11, BLK. 9  
V. 4 P. 37 M.R.  
ROBERTO GARCIA  
DOC. 1096642 O.R.

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

BUYER'S NAME: Omar Van Wagoner

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480343 0005 C Map Rev: 11/02/1982

- 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 plat 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 plat. No subsurface utilities or service connections are shown, © copyright 2021 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 copy this Survey. Survey valid only if print has original seal and signature.  
ADDRESS: 1206 N. Main St. McAllen, TX

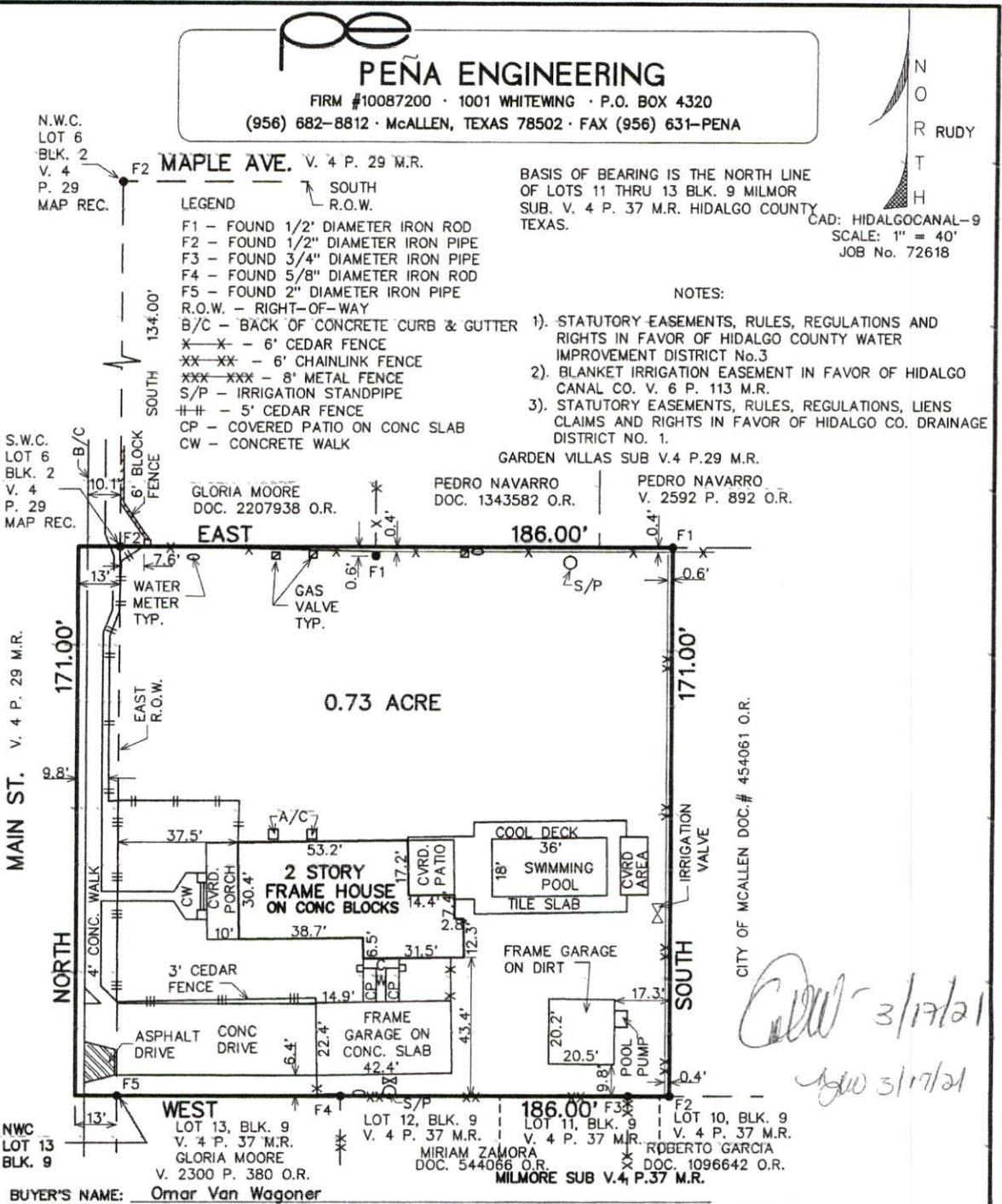
LEGAL DESCRIPTION: The West 0.73 acre of the South 3.15 acres out of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section 9, HIDALGO CANAL COMPANY'S SUBDIVISION, Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME "Q" PAGE 177  
OF THE Deed RECORDS OF Hidalgo COUNTY, TEXAS.

*Pablo Peña III*

03/11/2021  
DATE

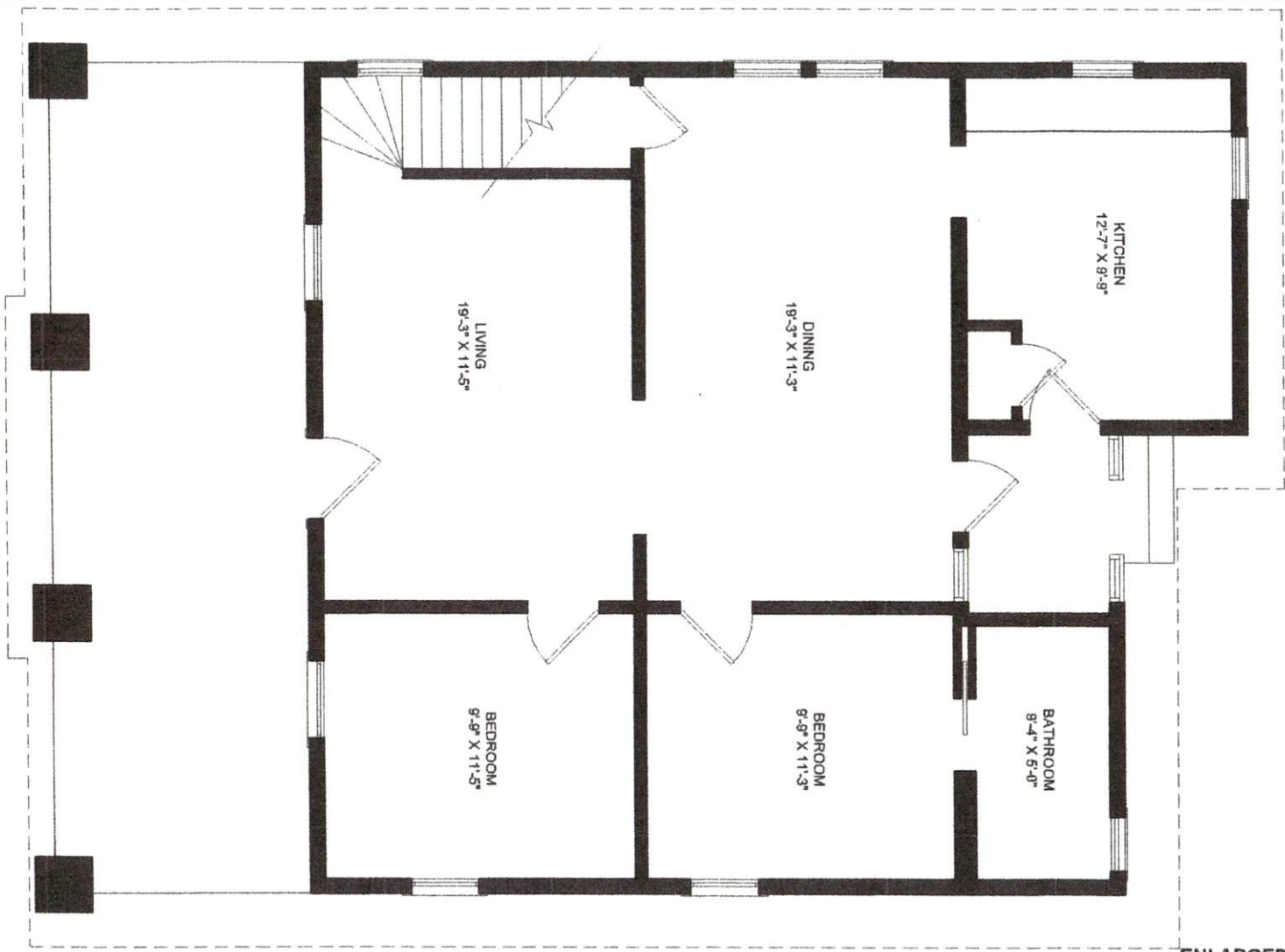
PABLO PEÑA III  
REG. PROFESSIONAL LAND SURVEYOR No. 5242



*Call 3/17/21*  
*3/17/21*

AS BUILT

1st LEVEL

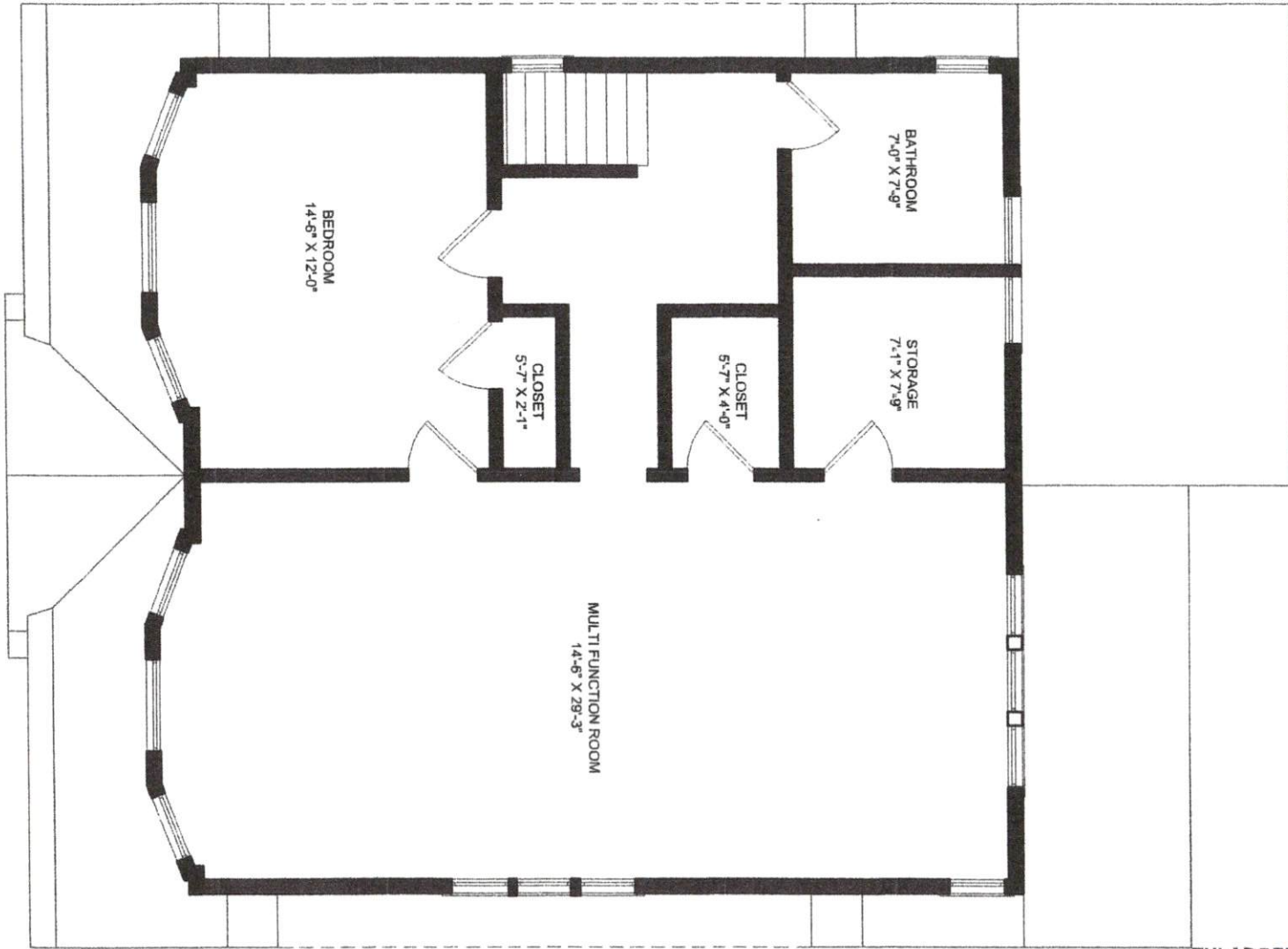


ENLARGED FLOOR PLAN: L01  
SCALE 1/4"=1'-0"

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



AS BUILT



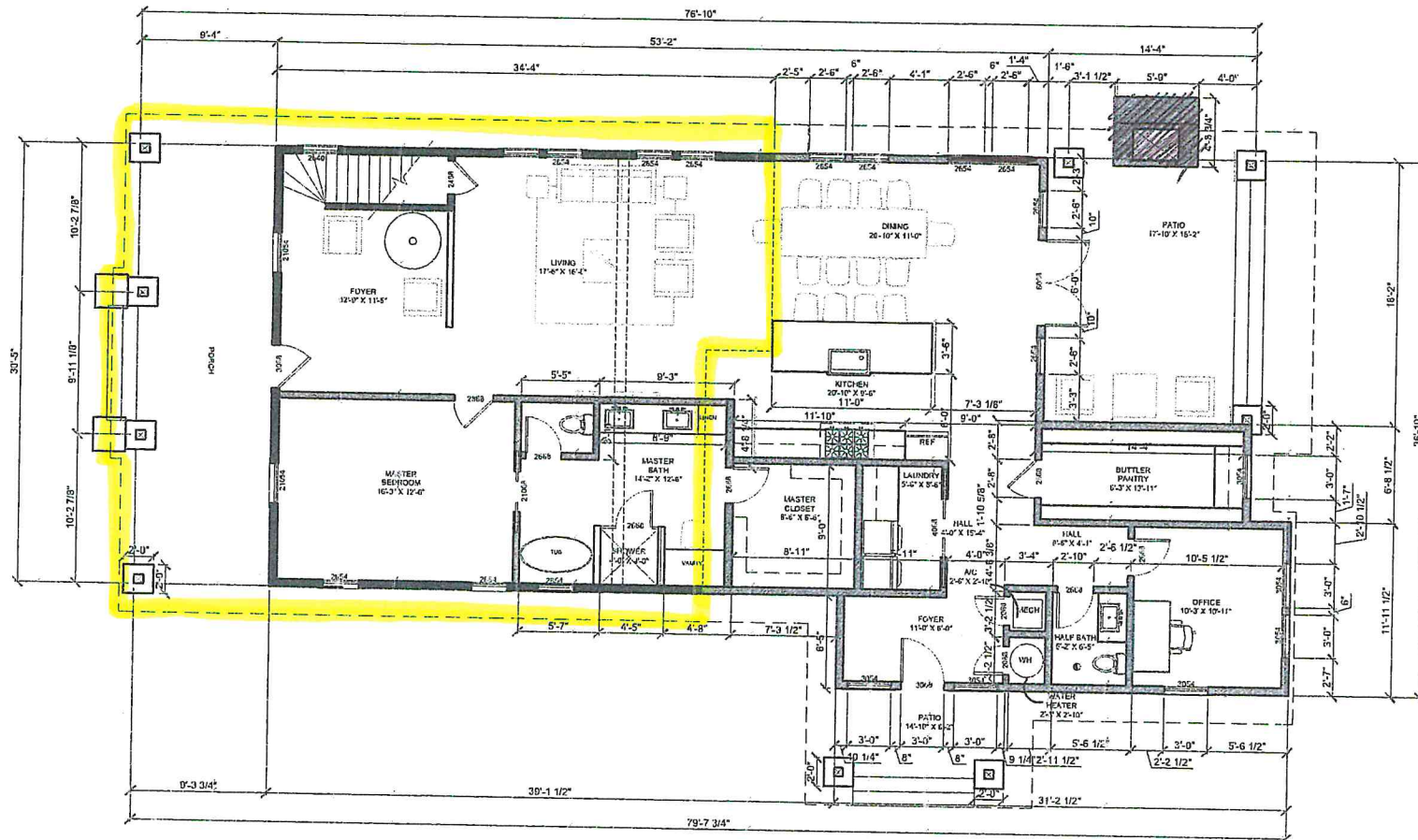
ENLARGED FLOOR PLAN: L02  
SCALE 1/4"=1'-0"

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2ND LEVEL

1ST LEVEL



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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 WWW.ELEVATEARCHITECTURE.COM

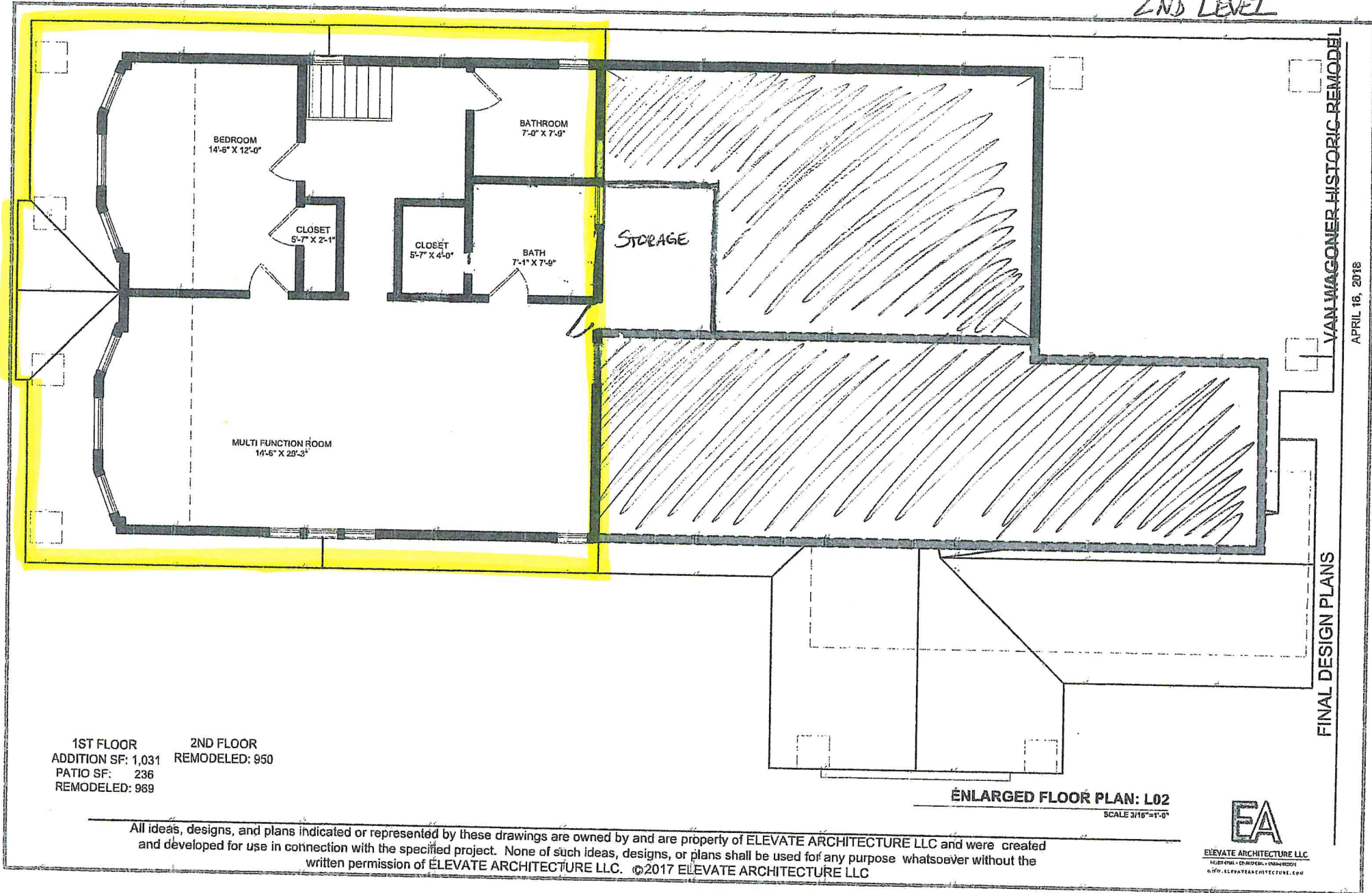
VAN WAGONER HISTORIC REMODEL

APRIL 16, 2018

FINAL DESIGN PLANS



2ND LEVEL



VAN WAGONER HISTORIC REMODEL

APRIL 16, 2018

FINAL DESIGN PLANS

1ST FLOOR	2ND FLOOR
ADDITION SF: 1,031	REMODELED: 950
PATIO SF: 236	
REMODELED: 969	

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

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1206 N Main St

McAllen, Texas

Builder: Carpenter Chris Longoria

Date of Construction: May 10, 1913

***Signature was found on the back of a board over the front door***

McAllen Daily Press Sunday May 22, 1927

OKLAHOMA CITY., May 21.—Okla-  
homa officers have renewed their  
search for the bank bandits, believed  
officered by Mathew Kimes and Ray  
Terrell, who Wednesday robbed the  
Beggs, Okla., Bank, spurred on by the  
biggest reward ever offered by the  
state. Governor Henry Johnston  
posted a thousand dollar reward for  
the capture of the bandits dead or  
alive.

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)o(

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### REMODELING HOME

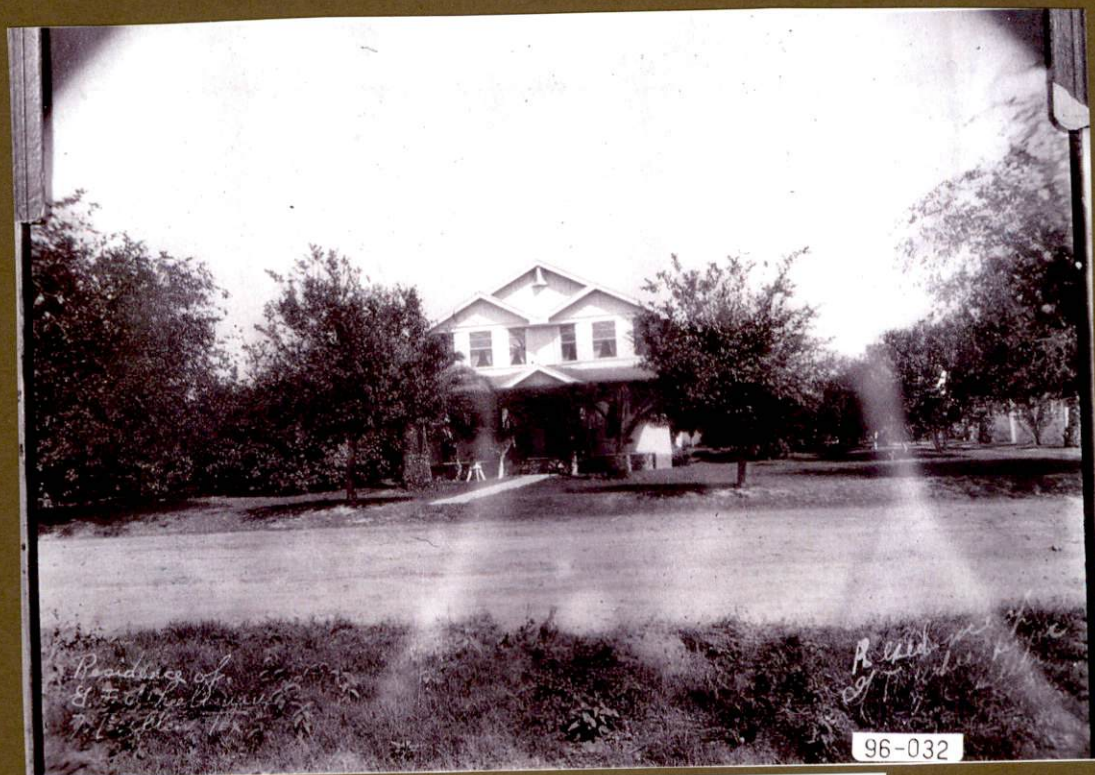
---

G. F. **Wheeler** is remodeling  
his home just north of town, adding  
several sleeping rooms to the upper  
story. This is one of the many beau-  
tiful suburban homes adjoining Mc-  
**Allen.**

2<sup>ND</sup> Story Addition 1926-1927



George Frankin & Clara Wheelberger  
1920



House built in 1913, 2nd story added about 1926.  
Main St. was unpaved.

Main St. was unpaved. Sugarcane field was on right.  
Cotton field was in front.



C.K. & COYLIE KOELLE



Sharyland Pioneer High School



Sign found in upstairs closet being used as the shelf.

# WEST ELEVATION



Before



After

# SOUTH ELEVATION



Before



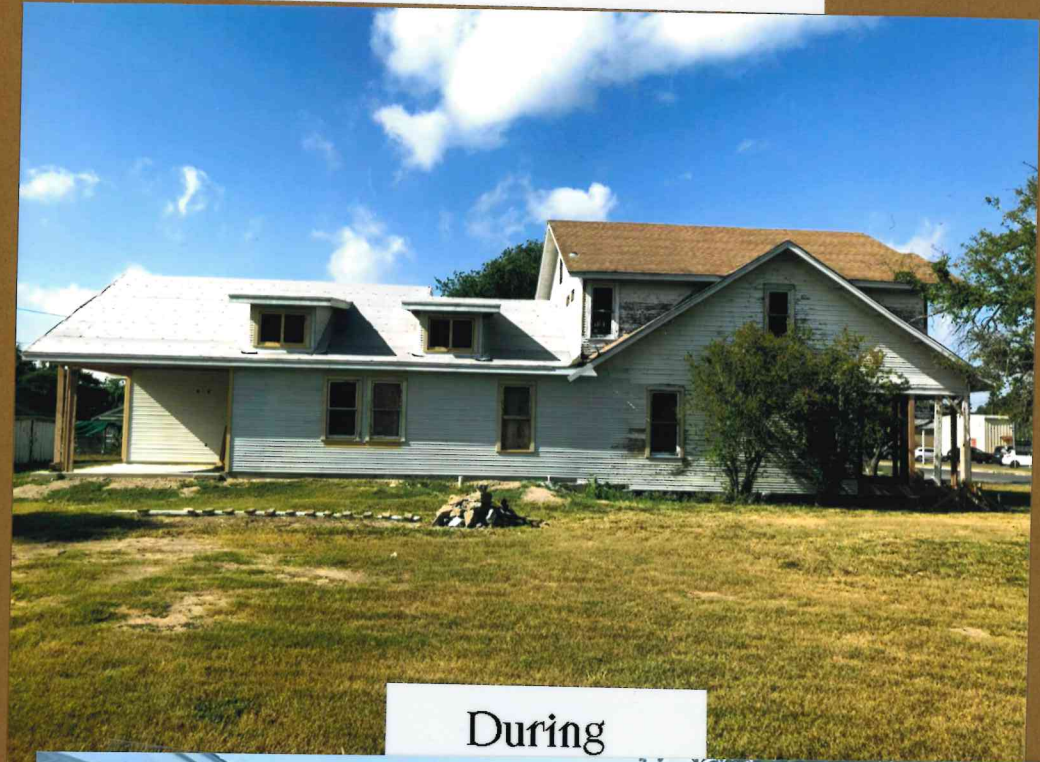
After



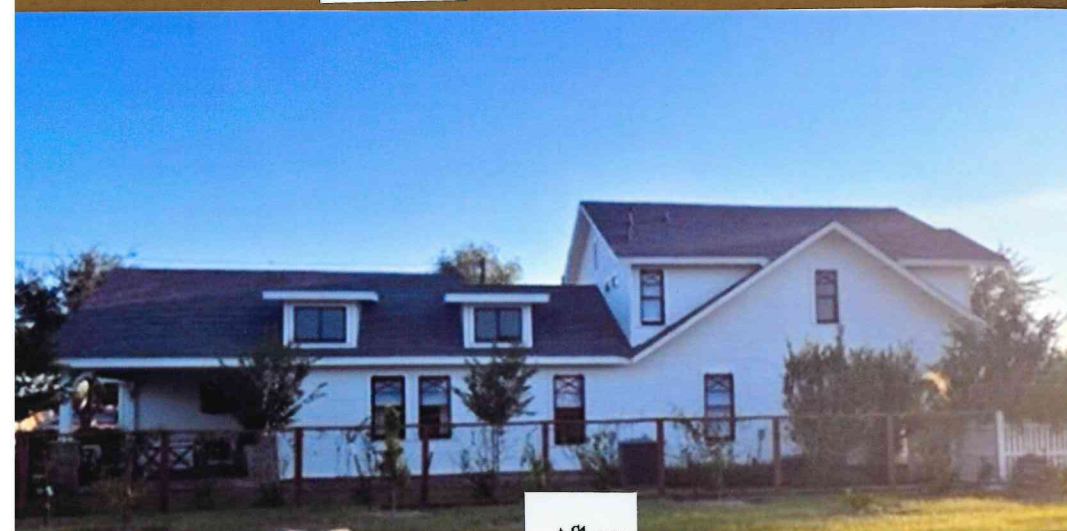
# NORTH ELEVATION



Before



During



After



After

# EAST ELEVATION



Before



After

# PARLOR



Before



After

View looking North



Before Upstairs Landing



After Original 1st Story Roofline Exposed



Kitchen Cabinet Before



After in Laundry Rm

# MASTER BEDROOM 1ST FLOOR



Before

View Looking South



After



2ND STORY SOUTH BEDROOM



Before



After

Original Wood Plank  
Under Ceiling Tiles

View looking West





1206

MCALLEN  
LANDMARK  
FOR  
THIS PROPERTY  
HIS2022-0002



3a)

**Discussion and Possible Action:**

Jack E. and Hilda Edwards  
-1321 Jasmine Avenue

**HISTORICAL PRESERVATION COUNCIL**

**2022 ATTENDANCE RECORD**

	1/26/2022	2/25/2022	3/23/2022	4/20/2022	4/27/2022	05/25/2022	7/27/2022	8/25/2022	9/28/2022	10/26/2022	11/30/2022	12/07/2022
<del>Joe Averill, Jr. - Chair</del>	P											
<del>JOHNNY CISNEROS - VC</del>	A	A	P	A	P	A						
DR. JACLYN MILLER -VC	A	P	A	A	A	P	N M	P	P	N M		
TRISHA SCOTT	A	P	P	A	P	A	N M	P	P	N M		
ORLANDO GUTIERREZ- CHAIR	P	P	P	P	P	P	N M	P	P	N M		
DAVID E. CAZARES	A	A	A	P	A	A	N M	P	A	N M		
DANNY BOULTINGHOUSE		P	A	P	P	P	N M	P	A	N M		
ODETTE MACDONALD		P	P	A	P	P	N M	P	A	N M		
CAROLINA CIVAROLO								P	P	N M		

P – PRESENT

A – ABSEN

RS - RESIGNED

\* NO QUORUM

\*\* NO MEETING

04/20/2022 – NO QUORUM

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

ON AUGUST 25, 2022 WE WELCOMED OUR NEW MEMBER MS. CIVAROLO.



# PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501  
 Phone: 956-681-1250 Fax: 956-681-1279

## 2022 CALENDAR

### Meetings:

- City Commission
- ▲ Public Utility Board
- Planning & Zoning Board
- Zoning Board of Adjustment
- HPC - Historic Preservation Council

### Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- \* **Holiday** - Office is closed

### JANUARY 2022

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

### FEBRUARY 2022

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

### MARCH 2022

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

### APRIL 2022

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

### MAY 2022

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

### JUNE 2022

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

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

## 2022 CALENDAR

**Meetings:**

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

**Deadlines:**

- D- Zoning/CUP Application
- N - Public Notification
- \* **Holiday** - Office is closed

**JULY 2022**

**AUGUST 2022**

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

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

**SEPTEMBER 2022**

**OCTOBER 2022**

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

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

**NOVEMBER 2022**

**DECEMBER 2022**

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

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

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