

HISTORICAL DEVELOPMENT BOARD

Wednesday, July 24, 2024, 4:00 pm

Special Meeting

Helen Kleberg Groves Community Room, 1st Floor of City Hall

400 W King, Kingsville, Texas

BOARD MEMBERS

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Daniel Morales

CITY STAFF

Kobby Agyekum

Senior Planner/
Historic Preservation Officer

Herlinda Solis

Administrative Assistant

The following rules of conduct pertaining to public comments have been adopted by this Board:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so
5. All submissions of evidence, i.e. photos, drawings, will be retained by the Historical Development Board and will become a part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

- ***CALL TO ORDER***
- ***ROLL CALL***
- ***APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- May 15, 2024***
- ***PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)***
- ***POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA***
- ***AGENDA ITEMS***

Item #1

Discuss and Consider Action to install 16 roof mounted Solar Panels at property on residential building on ORIG TOWN, BLOCK 27, LOT 7, 8 also known as 315 East Lee Avenue, Kingsville, TX 78363

Item #2

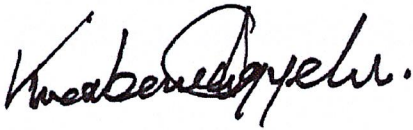
Discuss and Consider Action to paint exterior and installation of 23 new windows on residential building on HENRIETTA HGTS, BLOCK 2, LOT 19-21, E/2 22, also known as 608 West Richard Avenue, Kingsville, TX 78363

- **STAFF REPORT:** - None
- **MISCELLANEOUS** – Any topic may be discussed but no action taken at this time.
- **ADJOURNMENT**

PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Historical Development Board Meeting scheduled for Wednesday, July 19, 2024.



Kobby Agyekum
Senior Planner /Historic Preservation Officer

Posted
@ 10:00 Am
On 7-19-24
By Holis

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
WEDNESDAY, May 15, 2024, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Historical Board Members Present

Jeri L S Morey
David Thibodeaux
Daniel J. Burt
Maggie Salinas - Chairman

Staff Present

Kwabena Agyekum, SNR Planner/Historic Preservation
Officer (HPO)
Erik Spitzer, Planning & Development Services
Director
Mark McLaughlin
City Manager
Herlinda Solis Administrative Assistant

Citizens Present

None

1. **The meeting was called to order:**
@ 4:04 PM

2. **Discuss and take action on the meeting minutes of last meeting.**
Minutes approved by; Daniel Burt and David Thibodeaux seconded the motion. All in favor, motion carried.

3. **Public Comments on or off the agenda – None**

4. **Postponements – None**

5. **Old Business – None**

6. **New Business – None**

Item #1

Discuss and Consider Action to approve the demolition of the residential building on a commercial property at, 3RD, BLOCK 15, LOT 17-19, (TEMPLO BETEL ASSEMBLY OF GOD), (E X E M P T) also known as 628 E. Richard Avenue, Kingsville Texas 78363

Kobby Agyekum addressed the Board and stated that this property is a church that has a rear structure that was used as the pastor's residence, the structure is deteriorated and not occupied. The Church was trying to give the structure away and had no luck therefore they decided to demolish the house. Upon review staff is recommending the demolition to be granted. Maggie Salinas stated that this is one of the oldest Churches in town and the original design didn't have this structure so this property will go back to its original design. Daniel Burt made the motion to approve the item and Jeri Morey seconded the motion. All in favor, motion carried.

Item #2

Discuss and Consider Action to replace 5 windows on a residential building on a property at, ORIG TOWN, BLOCK 73, LOT 17-20 also known as 428 E. Huisache Avenue, Kingsville Texas 78363

Kobby Agyekum stated that this property is in need of replacing five windows and has spoken to the property owner asking that the windows be similar to the current style of the current windows, the property owner is also going to paint the house, and this will add great curb appeal to the Historical District, staff is recommending approval under #9 of Standards of the Secretary of the Interior. Jeri Morry asked if the owner has hired an engineer to certify the windstorm? Kobby stated that the windows met all windstorm standards. Erik Spitzer also replied stating that on page 21 it specifies Orlando Ortiz as the Engineer he will do the

final Inspection for TDI. David Thibodeaux made the motion to approve the item and Daniel Burt seconded the motion carried. All in favor, motion carried.

Item #3

Discuss and Consider Action to replace exterior double doors, new vinyl siding and sheathing on a residential building on a property at, ORIG TOWN, BLOCK 9, LOT 23, 24 also known as 516 E Alice Avenue, Kingsville Texas 78363

Kobby Agyekum addressed the Board and stated that owner is Sandra Chappa, the contractor is Speedy Vinyl Siding and Windows, the structure was purchased at a county action last year in September. The owner is now ready to start to restore the structure with a new door, vinyl siding and she will also be adding a 3x3 enclosure to contain the water heater. Staff is recommending approval under #9 of Standards of the Secretary of the Interior. Jerri Morey made the motion to approve the item and David Thibodeaux seconded the motion. All in favor, motion carried.

Item #4

Discuss and Consider Action to construct 20 feet by 16 feet car port on a property at, ORIG TOWN, BLOCK 24, LOT 17, E15' 18 also known as 530 E. Lee Avenue, Kingsville Texas 78363

Kobby Agyekum addressed the Board and stated that this property owner has already started the carport and was given a stop work order by code enforcement. The property owner who speaks very limited English came by the office and was unaware of the process to build a carport, he filled out the proper paperwork and is awaiting approval to continue. This is a small 1955 structure in good shape and the owner received two citations for parking in the yard so decided to add a driveway with a carport to comply with code enforcement. Staff recommends approval under #10 of Standards of the Secretary of the Interior. Jeri Morey had some questions on the setbacks for the driveway, Mark McLaughlin stated that the pictures were taken from 10th street, but the address is on Lee Street and the property has plenty of room for the driveway. Mark also stated that this address has some 911 issues due to the entrance into the property on 10th Street, Jeri stated she noticed the front door is facing Lee Street, Mark stated that is why this has a Lee Street Address. Daniel Burt made the motion to approve the item and David Thibodeaux seconded the motion. All in favor, motion carried.

7. **Staff Reports** – Kobby Agyekum introduced Daniel Morales as new Historical Development Board Member, he stated that Daniel is born and raised in Kingsville on the King Ranch, he is a baseball coach, is well rounded and will bring lots of knowledge to our Board. Maggie Salinas stated that she was very happy she recommended him to this Board. Mark McLaughlin stated that we still have one more seat available for this Board. Erik Spitzer stated that he has met with the Tourism Department and the Downtown Manager to discuss ideas and ways to revitalize the Downtown and Historical District, the department will conduct a survey in the future to canvas some of the citizens to get ideas and input. Maggie stated that she has spoken to Kobby and Mark with a plan to plant trees in the Historical area and will present this soon.
8. **Miscellaneous** – Jeri Morey stated that she had read somewhere of a Grant for energy conservation for low-income residents for insulation, Mark McLaughlin stated that he would have our Grant writers and city staff look into this.
9. **Adjournment** - Meeting adjourned at 4:35 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 3, 2024
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to install 16 roof mounted Solar Panels at property on residential building on ORIG TOWN, BLOCK 27, LOT 7, 8 also known as 315 East Lee Avenue, Kingsville, TX 78363
APPLICANT: Sydney Haney, Mr.
CONTRACTOR: Pure Energy

REQUEST

Discuss and Consider Action to install 16 roof mounted Solar Panels at property on residential building on ORIG TOWN, BLOCK 27, LOT 7, 8 also known as 315 East Lee Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details. Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a One-story rectangular-plan front-gabled residential building with shed-roofed full-width entry porch screened by latticework, front gabled one-car detached garage at side of house, located within the Historic District. This property is associated with events that have made significant contribution to the broad pattern to our history and considered as part to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the installation of 16 roof mounted solar panels on residential building at 315 East Lee Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

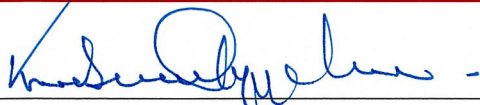
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Sydney Haney

Address: 18847 Redland Rd San Antonio, TX 78259

Contact: Cell: 254-651-8672 Home: _____

Email: sydneyhaney@pure.solar

Property Owner: Isaac Terry

Address: 315 E Lee Ave Kingsville, TX 78363

Contact: Cell: (559) 977-9084 Home: _____

Property Location and Description: _____

315 E Lee Ave Kingsville, TX 78363

Description of Work: installation of 16 solar panels

Contractor: Pure Energy

Contact: Cell: 254-651-8672 Home: _____

Email: sydneyhaney@pure.solar

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Sydney Haney

Signature: Sydney Haney Date: 6/21/24

TEXAS HISTORICAL COMMISSION

266

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-14342
City: Kingsville

Address No: 315 **Street Name:** East Lee Avenue

SECTION 1

Basic Inventory Information

Current Name:
 Historic Name:

Owner Information Name: Gomez Jose R. Status:
 Address: 315 East Lee Ave City: Kingsville State: TX Zip: 78363

Geographic Location Latitude: 27.519591 Longitude: -97.865585

Legal Description (Lot\Block): ORIG TOWN, BLOCK 27, LOT 7, 8

Addition/Subdivision: Year:

Property Type Building
Current Designations: NR District Is property contributing?
 NHL NR RTHL OTHM HTC SAL Local Other

Architect: **Builder**
Construction Date: c. 1945 **Source** Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Austin

Date Recorded: 2/5/2013



Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-14342
City: Kingsville

Address No: 315 **Street Name:** East Lee Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential building with shed-roofed full-width entry porch screened by latticework, front-gabled one-car detached garage at side of house.

- Additions, modifications **Explain:**
- Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

Wood Siding

Windows

Doors (Primary Entrance

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Shed Roof
SUPPORT Wood posts (plain)
MATERIAL Wood

ANCILLARY BUILDINGS:

Garage: Barn: Shed: Other:

Landscape Features

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-14342
City: Kingsville

Address No: 315 **Street Name:** East Lee Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

lacks integrity

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Low

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:

 Map Property Details

Account		
Property ID:	14342	Geographic ID: 100102707000192
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	315 E LEE AVE TX	
Map ID:	C1	Mapsc0:
Legal Description:	ORIG TOWN, BLOCK 27, LOT 7, 8	
Abstract/Subdivision:	S001 - ORIG TOWN	
Neighborhood:		
Owner		
Owner ID:	71963	
Name:	TERRY ISAAC	
Agent:		
Mailing Address:	ETUX CRISTINA EULALIA 315 E LEE AVE KINGSVILLE, TX 78363	
% Ownership:	100.00%	

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$99,520 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$107,020 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$107,020 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$107,020
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TERRY ISAAC %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.760000	\$107,020	\$107,020	\$813.35
GKL	KLEBERG COUNTY	0.771870	\$107,020	\$107,020	\$826.06
SKI	KINGSVILLE I.S.D.	1.410400	\$107,020	\$107,020	\$1,509.41
WST	SOUTH TEXAS WATER AUTHORITY	0.070374	\$107,020	\$107,020	\$75.31

Total Tax Rate: 3.012644

Estimated Taxes With Exemptions: \$3,224.13

Estimated Taxes Without Exemptions: \$3,224.13

Property Improvement - Building

Type: RESIDENTIAL **State Code:** A1 **Living Area:** 1,312.00 sqft **Value:** \$99,520

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	2017	1,312.00
OPFA	OPEN PORCH FRAME AVERAGE	*		2017	114.00
PCFA	PATIO COVERED FRAME AVERAGE	*		2017	70.00
STGG	STORAGE FRAME (GOOD)	*		2011	252.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.1607	7,000.00	50.00	140.00	\$7,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$99,520	\$7,500	\$0	\$107,020	\$0	\$107,020
2023	\$98,990	\$7,500	\$0	\$106,490	\$0	\$106,490
2022	\$97,930	\$4,000	\$0	\$101,930	\$0	\$101,930
2021	\$96,720	\$4,000	\$0	\$100,720	\$0	\$100,720
2020	\$93,080	\$4,000	\$0	\$97,080	\$0	\$97,080
2019	\$93,240	\$4,000	\$0	\$97,240	\$0	\$97,240
2018	\$106,800	\$4,000	\$0	\$110,800	\$0	\$110,800
2017	\$4,860	\$4,000	\$0	\$8,860	\$0	\$8,860
2016	\$1,530	\$4,000	\$0	\$5,530	\$0	\$5,530
2015	\$10,810	\$4,000	\$0	\$14,810	\$0	\$14,810
2014	\$10,810	\$4,000	\$0	\$14,810	\$0	\$14,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/30/2023	WDVL	WARRANTY DEED W/VENDOR'S LEIN	AROCHO JORGE VELEZ	TERRY ISAAC			336013
8/8/2023	GWD	GENERAL WARRANTY DEED	ESQUEDA ROGELIO JR	AROCHO JORGE VELEZ			334901
7/20/2017	WD	WARRANTY DEED	SILGUERO ROBERTO CAMPOS JR	ESQUEDA ROGELIO JR			311197
5/11/2016	GWD	GENERAL WARRANTY DEED	GOMEZ JOSE R	SILGUERO ROBERTO CAMPOS JR	553	846	
6/2/2006	SPWD	SPECIAL WARRANTY DEED	BARRERA MANUEL	GOMEZ JOSE R	336	616	

12/9/2005	FOR	FORCLOSURE	ARREDONDO MARCIALO	BARRERA MANUEL	324	303
6/4/2004	WDVL	WARRANTY DEED W/VENDOR'S LEIN	BARRERA MANUEL F	ARREDONDO MARCIALO	284	577
9/23/1998	TXRS	TAX RESALE DEED	KLEBERG COUNTY TRUSTEE	BARRERA MANUEL F	166	477
4/29/1998	SHF	SHERIFF'S TAX DEED	NABA ROBERTO EST	KLEBERG COUNTY TRUSTEE	159	114
	OT	Other	UNKNOWN	NABA ROBERTO EST		



Application for Certificate of Compliance Form WPI-1

App ID:2376140

Physical Address of Structure to be Inspected 315 EAST LEE AVENUE

Tract/Addition: Lot: Block:

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits

Structure is located in:

Is the structure located in a Coastal Barrier Resource Zone (CBRA): No

Owner

Name: Mailing Address:

Phone: City:

Fax: ZIP:

Contractor

Name: Pure Energy Inc Mailing Address: 231 East Rhapsody Drive

Phone: City: San Antonio

Fax: ZIP: 78216

Engineer

Name: Trevor Jones Mailing Address: 518 Lake Cleveland St Email: trevor.jones@solgenpower.com

Phone: (208) 994-1680 City: Burley Texas Registration No.: 144080

Fax: ZIP: 833183203

Commencement of Construction Date

06-06-2024

Date of Application

05-29-2024

Type of Building

House

Inspections

1. Mechanical, Solar Panel(s) -

Number of Panels: 16, Location or Identifier: 16 panels roof surface #1 (left plane), Storm Code: 2018-IRC

- 2. 3.

Comments

Submitter

Name: Trevor Jones

Phone: (208) 994-1680

Date: 05-29-2024

Submitter Type: Engineer

For Texas Department of Insurance Inspections: mail or email to your local field office

For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov

Texas Department of Insurance

Windstorm Inspections Program

P.O. Box 12030

Austin, TX 78711-2030

Texas Department of Insurance | www.tdi.texas.gov

NOTICE ABOUT CERTAIN INFORMATION LAWS AND PRACTICES

With few exceptions, you are entitled to be informed about the information that the Texas Department of Insurance (TDI) collects about you. Under sections 552.021 and 552.023 of the Texas Government Code, you have a right to review or receive copies of information about yourself, including private information. However, TDI may withhold information for reasons other than to protect your right to privacy. Under section 559.004 of the Texas Government Code, you are entitled to request that TDI correct information that TDI has about you that is incorrect. For more information about the procedure and costs for obtaining information from TDI or about the procedure for correcting information kept by TDI, please contact the Agency Counsel Section of TDI's General Counsel Division at (512) 676-6551 or visit the Corrections Procedure section of TDI's website at www.tdi.texas.gov.



PV Letters

May 24, 2024

Contractor Name: Pure Energy Inc
Contractor Address: 231 East Rhapsody Drive, San Antonio, TX
78216

Subject: Proposed Solar Panel Installation
Isaac Terry Residence 315 E Lee Avenue,, Kingsville, TX
DC System Size: 6.560 kW
PV Letters Job #004-8715

To Whom it May Concern,

We have reviewed information, provided by our client, related to the proposed solar panel installation at the above-referenced address. The purpose of the review was to determine if the existing roof is structurally adequate for the proposed installation. Based on our review and analysis of the given information, and in accordance with governing building codes, We certify that the capacity of the structural roof framing that directly supports the additional loading is adequate.

Design Parameter Summary

Governing Building Code: 2018 International Residential Code (IRC)
Risk Category: II
Wind Exposure: C
Design Wind Speed: 150 mph
Ground Snow Load: 0 psf

Roof Information

Roof Structure: 2x6 Rafters @ 24" O.C.
Roofing Material: Asphalt Shingles
Roof Slope: 14 degrees

Roof Connection Details

Wood Screws: (2) #14 Self-Drilling Screw with a min. 2" embedment into rafter only, at 72" O.C. max
Stagger attachments to avoid overloading any individual rafter.

Engineering Analysis

The proposed installation - including weight of panels, racking, mounts, and inverters where applicable - will be approximately 3 psf. In the areas where panels are installed, roof live loads will not be present. The reduction of roof live load is adequate to fully or partially compensate for the addition of the panel installation. Because the member forces in the area of the solar panels are not increased by more than 5%, and so per provisions in the adopted building codes, the structure need not be altered for gravity loading.

The proposed installation will be 6" max. above the roof surface (flush mounted) and parallel to the roof surface. Therefore, any increase in wind loading on the building structure from the solar panel installation is expected to be negligible. Wind is the governing lateral load case. Because the increase in lateral loading is not increased by more than 10%, per provisions in the adopted building codes, the structure need not be altered for lateral loading.

Wind uplift on the panels has been calculated in accordance with the relevant provisions of ASCE 7-16. This loading has been used to verify the adequacy of the connection specified above. Connection locations should be in accordance with design drawings.

IronRidge XR10 rails will support the modules and will fasten to the roof structure with IronRidge QuickMount Halo Ultragrip along the rail.

Conclusion

The roof structure need not be altered for either gravity loading (including snow) or lateral loading (including wind). Therefore, the existing structure is permitted to remain unaltered. Connections to the roof must be made per the "Roof Connection Details" section above. Copies of all relevant calculations are enclosed.

Limitations and Disclaimers

The opinion expressed in this letter is made in reliance on the following assumptions: the existing structure is in good condition; the existing structure is free from defects in design or workmanship; and the existing structure was code-compliant at the time of its design and construction. These assumptions have not been independently verified, and we have relied on representations made by our client with respect to the foregoing. The undersigned has not inspected the structure for defects, although we have reviewed the information provided by our client, including pictures where applicable.

Electrical design is excluded from this analysis. Waterproofing is the sole responsibility of the installer and is also excluded from this analysis. Solar panels must be installed per manufacturer specifications. Structural design and analysis of the adequacy of solar panels, racks, mounts, and other components is performed by each component's respective manufacturer; the undersigned makes no statement of opinion regarding such components. This letter and the opinions expressed herein are rendered solely for the benefit of the permitting authority (city or county building department) and your office, and may not be utilized or relied on by any other party.

If you have any questions or concerns, please contact me at (208)-994-1680, or email me directly at Trevor@pvletters.com.

Sincerely,
Trevor A. Jones, P.E.



PV Letters, LLC
Registration No. F-24469

5/24/2024



**CITY OF KINGSVILLE
Planning Department
Building Permit Application
Phone No: (361) 595-8019**

Submit the **completed** form and an Inspector will be assigned to review your application and property before starting the following job.

DATE: 6/19/24	PERMIT# :	APPROVED BY:
JOB ADDRESS: 315 East Lee Avenue Kingsville, TX 78363		
OWNER'S NAME: LAST: Terry FIRST: Isaac M:		
MAILING ADDRESS: 315 E Lee Ave		PHONE NO: (559) 977-9084
CITY: Kingsville	STATE: Texas	ZIP CODE: 78363
CONTRACTOR: * Pure Energy/Sydney Haney		PHONE NO: 254-651-8672
DESCRIPTION OF WORK: <input type="checkbox"/> New <input type="checkbox"/> Remodel Square Feet 336.64 sq ft of solar panels		
VALUATION OF WORK: \$35,701.59		PERMIT FEE: \$
* Contractor must be registered with the City of Kingsville.		
NOTICE		
SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.		
<u><i>Sydney Haney</i></u>		<u>6/19/24</u>
SIGNATURE		DATE
HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.		
INITIAL HERE _____		

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: YES/NO
SETBACK REQUIREMENTS VERIFIED: YES/NO	ARE SETBACK REQUIREMENTS MET: YES/NO
IS THE PROPERTY IN THE AICUZ/CCLUA**: YES/NO	DOES IT COMPLY WITH THE AICUZ/CCLUA**: YES/NO
PROPERTY EASEMENT VERIFIED: YES/NO	DIMENTION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: YES/NO	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)



An **AEP** Company

BOUNDLESS ENERGY™

AEP Texas
1129 Gateway Dr
San Angelo, TX 76905
www.aeptexas.com/solar

6/4/2024

Isaac Terry
315 E Lee Ave
Kingsville, TX 78363

Dear Isaac Terry

The Interconnection Application (**DG-PC24833**) to grid connect an 6 (AC) 6.56 (DC) Solar Generator 10032789420504840 has been approved subject to the following conditions:

CONDITIONS OF APPROVAL

1. Completion of service upgrade to 200A. Any premises with an existing service below 200A must upgrade the complete meter loop.
2. Completion and submission of proof of local inspection approved as complying with all local jurisdiction requirements and in an official format. (Document must show provenance, customer name and/or premise address, and final inspection result.)
3. Verification of an alternative current (AC) generator blade type disconnect installed in close proximity to the AEP Texas meter as indicated on the Interconnection Application site diagram.
All Alternative Generation, including Batteries, must connect behind the Utility AC Generator Blade Type Disconnect; regardless of a transfer or rapid switch in place.
4. Execution of the AEP Texas Interconnection Agreement.
5. **Please do not permit the operation of the proposed solar generator until AEP Texas has inspected the site and changed out the meter.**
6. Customer may not operate the solar generator until AEP Texas issue the Permission to Operate letter.

Please feel free to contact us should you have any questions/concerns.

Sincerely,

P: | E: DER_AEPTexas@aep.com

Enclosures: Application for Interconnection
AEP Texas Interconnection Agreement Draft

PHOTOVOLTAIC ROOF MOUNT SYSTEM

16 MODULES-ROOF MOUNTED - 6.560 KW DC, 6.000 KW AC

315 EAST LEE AVENUE, KINGSVILLE, TX 78363

PURE ENERGY INC.
 PURE ENERGY INC.
 231 E RHAPSODY DRIVE
 SAN ANTONIO, TX 78216
 (833) YES PURE
 INFO@PURE.SOLAR

NABCEP CERTIFIED
 PV Installation Professional
 JERRET GODDARD
 NABCEP CERTIFIED
 CERTIFICATION
 # PV-102113-002645
 EXPIRY DATE 12/21/2025
J. Goddard

PROJECT DATA

PROJECT ADDRESS: 315 EAST LEE AVENUE, KINGSVILLE, TX 78363
 OWNER: ISAAC TERRY
 PARCEL ID: 000000014342
 CONTRACTOR: PURE ENERGY INC., 231 E RHAPSODY DRIVE, SAN ANTONIO, TX 78216
 LICENSE: TECL #32381
 ESIID #: 10032789420504340
 DESIGNER: ESR
 SCOPE: 6.560 KW DC ROOF MOUNT SOLAR PV SYSTEM WITH 16 - ZNSHINE SOLAR ZXM7-SH108-410/M 410W MONO MODULES WITH 16 - SOLAREEDGE S440 POWER OPTIMIZERS 01 - SOLAREEDGE SE8000H-US HOME WAVE (240V) INVERTER
 AUTHORITIES HAVING JURISDICTION: BUILDING: CITY OF KINGSVILLE, ZONING: CITY OF KINGSVILLE, UTILITY: AEP

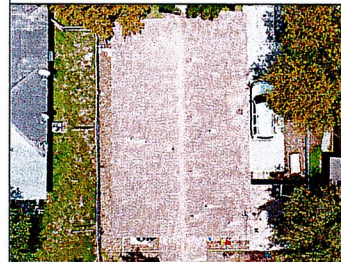
GENERAL NOTES

- ALL COMPONENTS ARE UL LISTED AND CEC CERTIFIED, WHERE WARRANTED.
- THE SOLAR PV SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ARTICLE 690 OF THE NEC 2017.
- THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION.
- ALL CONDUCTORS OF A CIRCUIT, INCLUDING THE EGC, MUST BE INSTALLED IN THE SAME RACEWAY, OR CABLE, OR OTHERWISE RUN WITH THE PV ARRAY CIRCUIT CONDUCTORS WHEN THEY LEAVE THE VICINITY OF THE PV ARRAY.
- WHERE METALLIC CONDUIT CONTAINING DC CONDUCTORS IS USED INSIDE THE BUILDING, IT SHALL BE IDENTIFIED AS "CAUTION SOLAR CIRCUIT" EVERY 10FT.
- HEIGHT OF THE AC DISCONNECT SHALL NOT EXCEED 6'-7" PER NEC CODE 240.24.
- A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH DEC 690.47 AND 250.50 THROUGH 40 AND 250-166 SHALL BE PROVIDED. PER NEC GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE OR INADEQUATE A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT. GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO LARGER THAN #6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE SYSTEM.
- PHOTOVOLTAIC MODULES ARE TO BE CONSIDERED NON-COMBUSTIBLE.
- PHOTOVOLTAIC INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
- ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE. WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF THE ROOF SURFACE.
- ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLACQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.
- AS SPECIFIED BY THE AHJ, EQUIPMENT USED IN UNGROUNDED SYSTEMS LABELED ACCORDING TO NEC 690.35(F).
- INVERTER(S) USED IN UNGROUNDED SYSTEM SHALL BE LISTED FOR THIS USE (NEC 690.35(G)).
- THE INSTALLATION OF EQUIPMENT AND ALL ASSOCIATED WIRING AND INTERCONNECTION SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS (NEC 690.4(C)).
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED (OR BETTER), INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDING AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.
- SYSTEM GROUNDING SHALL BE IN ACCORDANCE WITH NEC 690.41.
- PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION IN ACCORDANCE WITH NEC 690.12.
- DISCONNECTING MEANS SHALL BE LOCATED IN A VISIBLE, READILY ACCESSIBLE LOCATION WITHIN THE PV SYSTEM EQUIPMENT OR A MAXIMUM OF 10 FEET AWAY FROM THE SYSTEM (NEC 690.13(A)).
- ALL WIRING METHODS SHALL BE IN ACCORDANCE WITH NEC 690.31.
- WORK CLEARANCES AROUND ELECTRICAL EQUIPMENT WILL BE MAINTAINED PER NEC 110.26(A)(1), 110.26(A)(2) AND 110.26(A)(3).
- ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED & IDENTIFIED IN ACCORDANCE WITH UL1703.
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.
- IN ACCORDANCE WITH 2021 IFC 1205.5, 2018 IFC 1204.4, AND 2015 IFC 605.11.2 A CLEAR, BRUSH-FREE AREA OF 10 FEET (3048 MM) SHALL BE REQUIRED FOR GROUND-MOUNTED PHOTOVOLTAIC ARRAYS.

VICINITY MAP



HOUSE PHOTO



CODE REFERENCES

- PROJECT TO COMPLY WITH THE FOLLOWING
- 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2018 INTERNATIONAL FIRE CODE (IFC)
 - 2018 INTERNATIONAL BUILDING CODE (IBC)
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)



REVISIONS		
DESCRIPTION	DATE	KEY

DATE: 05/24/2024
 PROJECT NAME & ADDRESS:
 ISAAC TERRY
 RESIDENCE
 315 EAST LEE
 AVENUE, KINGSVILLE,
 TX 78363

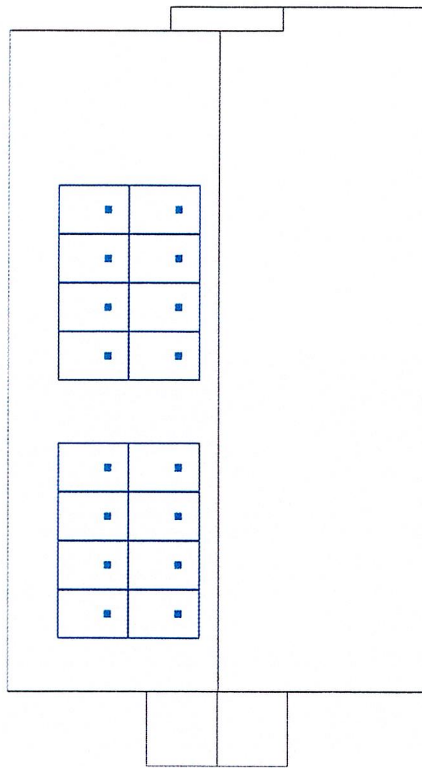
DRAWN BY: ESR
 SHEET NAME: COVER SHEET

SHEET SIZE: ANSI B
 11" X 17"
 PV Letters, LLC
 Registration No. F-24469
 STRUCTURAL ONLY PV-1
 05/24/2024

SHEET INDEX

- PV-1 COVER SHEET
- PV-2 PLOT PLAN WITH ROOF PLAN
- PV-3 ROOF PLAN & MODULES
- PV-4 ELECTRICAL PLAN
- PV-5 ATTACHMENT DETAIL
- PV-6 ELECTRICAL LINE DIAGRAM
- PV-7 WIRING CALCULATION
- PV-8 LABELS
- PV-9 PLACARD
- PV-10 OPTIMIZER CHART
- PV-11+ EQUIPMENT SPECIFICATIONS

OPTIMIZER CHART



PURE ENERGY
 PURE ENERGY INC.
 231 E RHAPSODY DRIVE,
 SAN ANTONIO, TX 78216
 (833) YES PURE
 INFO@PURE.SOLAR

NABCEP CERTIFIED
 PV Installation Professional
 JERRET GOODALE
 NABCEP CERTIFIED
 CERTIFICATION
 # PV-102113-002845
 EXPIRY DATE: 12/21/2025
J. Goodale

REVISIONS		
DESCRIPTION	DATE	REV.

DATE 06/24/2024

PROJECT NAME & ADDRESS
 ISAAC TERRY
 RESIDENCE
 315 EAST LEE
 AVENUE, KINGSVILLE,
 TX 78363

DRAWN BY
 ESR

SHEET NAME
 OPTIMIZER CHART

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-10

PROJECT DESCRIPTION:

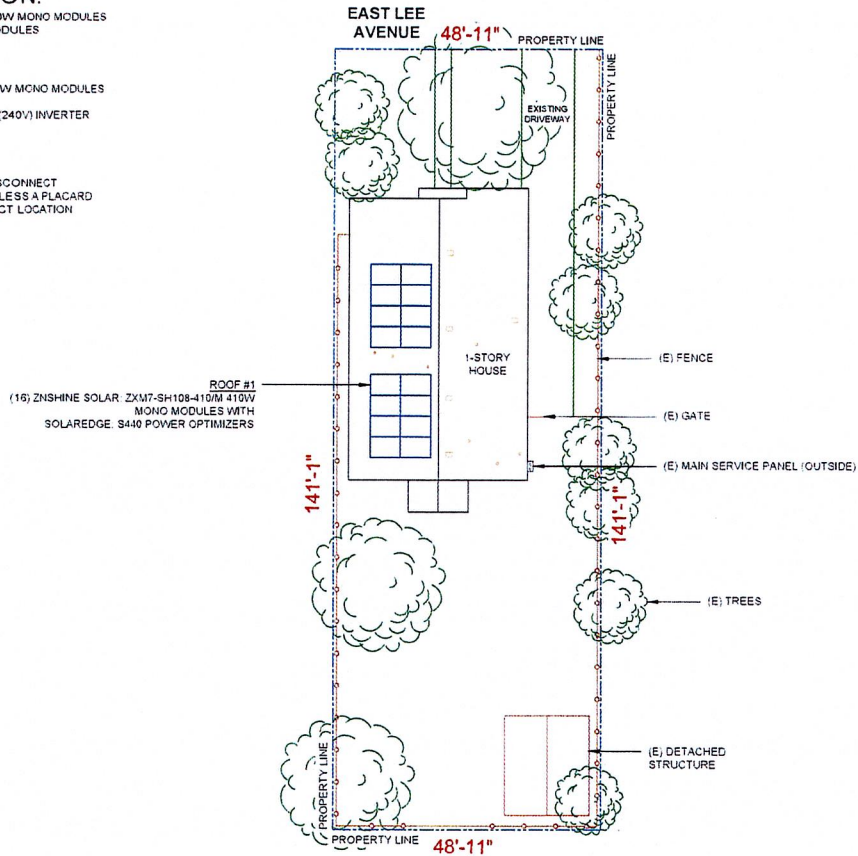
16 x ZNSHINE SOLAR ZX17-SH108-410/M 410W MONO MODULES
 ROOF MOUNTED SOLAR PHOTOVOLTAIC MODULES
 DC SYSTEM SIZE 6.560 kW DC
 AC SYSTEM SIZE 6.000 kW AC

EQUIPMENT SUMMARY
 16 ZNSHINE SOLAR ZX17-SH108-410/M 410W MONO MODULES
 15 SOLAREDGE S440 POWER OPTIMIZERS
 01 SOLAREDGE SE5000H-US HOME WAVE (240V) INVERTER

ROOF ARRAY AREA #1 - 339.94 SQ. FT.

ESIID # 10032789420504840

NOTE: VISIBLE, LOCKABLE, LABELED AC DISCONNECT
 LOCATED WITHIN 10' OF UTILITY METER, UNLESS A PLACARD
 AT UTILITY METER DISPLAYS AC DISCONNECT LOCATION



PURE ENERGY
 PURE ENERGY INC.
 231 E RHAPSODY DRIVE
 SAN ANTONIO, TX 78216
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NABCEP CERTIFIED
 PV Installation Professional
 JERRET GOODALE
 NABCEP CERTIFIED
 CERTIFICATION
 # PV-102113-002545
 EXPIRY DATE 12/21/2025
J. Goodale

REVISIONS		
DESCRIPTION	DATE	REV.

DATE 05/24/2024
 PROJECT NAME & ADDRESS
 ISAAC TERRY
 RESIDENCE
 315 EAST LEE
 AVENUE, KINGSVILLE,
 TX 78363

DRAWN BY
 ESR

SHEET NAME
 PLOT PLAN WITH
 ROOF PLAN

SHEET SIZE
 ANSI B
 11" X 17"

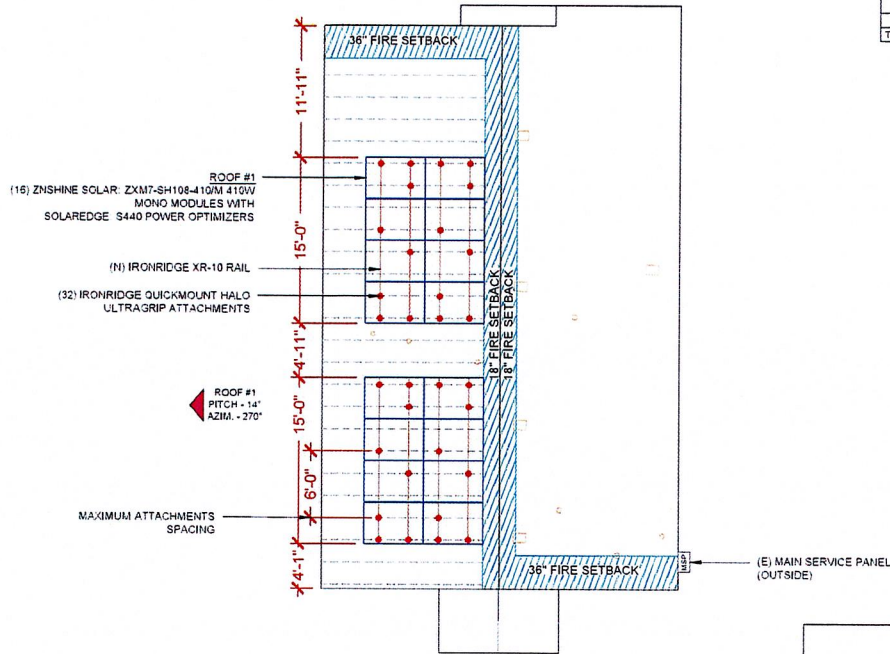
SHEET NUMBER
 PV-2



PV Letters, LLC
 Registration No. F-24469
 STRUCTURAL ONLY
 05/24/2024

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 18 MODULES
 MODULE TYPE = ZNSHINE SOLAR, ZXMT-SH108-410/M 410W MONO MODULES
 MODULE WEIGHT = 43.19 LBS / 20.5 KG
 MODULE DIMENSIONS = 57.87" x 44.64" = 21.04 SF



ROOF DESCRIPTION				
ROOF #	ROOF PITCH	RAFTER SIZE	RAFTER SPACING	COMP. SHINGLE
#1	14°	270"	2'x6"	24"

ARRAY AREA & ROOF AREA CALC'S				
ROOF #	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	18	336.64	835.12	40
TOTAL	18	336.64	1765.65	19



PV Letters, LLC
 Registration No. F-24469
 STRUCTURAL ONLY
 05/24/2024

PURE ENERGY INC.
 231 E RHAPSODY DRIVE
 SAN ANTONIO, TX 78216
 (833) YES PURE
 INFO@PURE.SOLAR

NABCEP CERTIFIED
 PV Installation Professional
 JERRET GOODALE
 NABCEP CERTIFIED
 CERTIFICATION # PL-102113-002845
 EXPIRY DATE: 12/21/2025

REVISIONS		
DESCRIPTION	DATE	REV

DATE 05/24/2024

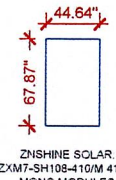
PROJECT NAME & ADDRESS
 ISAAC TERRY RESIDENCE
 315 EAST LEE AVENUE, KINGSVILLE TX 78363

DRAWN BY
 ESR

SHEET NAME
 ROOF PLAN & MODULES

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-3



ZNSHINE SOLAR
 ZXMT-SH108-410/M 410W
 MONO MODULES

LEGEND	
- COMBINER PANEL	- INVERTER
- AC DISCONNECT	- JUNCTION BOX
- SOLAR LOAD CENTER	- VENT, ATTIC FAN (ROOF OBSTRUCTION)
- UTILITY METER	- ROOF ATTACHMENT
- MAIN SERVICE PANEL	- RAFTER
	- CONDUIT







ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 11, 2024
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to paint exterior and installation of 23 new windows on residential building on HENRIETTA HGTS, BLOCK 2, LOT 19-21, E/2 22, also known as 608 West Richard Avenue, Kingsville, TX 78363
APPLICANT: Jose G. Garza, Mr.
CONTRACTOR: Jose G. Garza, Mr.

REQUEST

Discuss and Consider Action to paint exterior and installation of 23 new windows on residential building on HENRIETTA HGTS, BLOCK 2, LOT 19-21, E/2 22, also known as 608 West Richard Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2024 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1950 One-story cross-gabled irregular-plan residential building with shed-roofed partial-width porch supported by square wood posts, windows covered by divided-lite screens, horizontal siding, and minimal eave overhang. This property is associated with events that have made the contributions to the historic district with priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found same to be in conformity with aesthetic and overall curb appeal and that it is in conformity with the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval to paint the exterior and installation of 23 new windows of residential building at 608 West Richard Avenue as there would be an impact to the historic, cultural, and architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

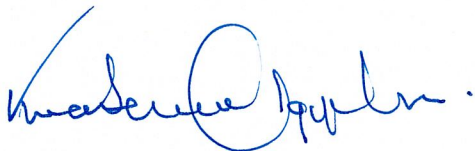
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.

- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Jose G. Garza
Address: 28610 Whirlaway Circle, Boerne, TX 78015
Contact: Cell: 210-867-5157 Home: N/A
Email: Joseggarza3@gmail.com

Property Owner: Jose G. Garza
Address: 608 W. Richard Ave
Contact: Cell: 210-867-5157 Home: N/A

Property Location and Description: 608 W. Richard - Historical District

Description of Work: Paint exterior of house and replace windows.

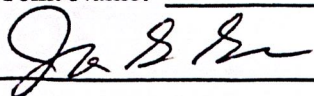
Contractor: Jose G. Garza
Contact: Cell: N/A Home: N/A
Email: N/A

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Jose G. Garza

Signature:  Date: 7/10/24

 Map Property Details

Account		
Property ID:	11027	Geographic ID: 135000219000192
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	608 W RICHARD	
Map ID:	A2	Mapsc0:
Legal Description:	HENRIETTA HGTS, BLOCK 2, LOT 19-21, E/2 22, ACRES .2812	
Abstract/Subdivision:	S350 - HENRIETTA HGTS	
Neighborhood:		
Owner		
Owner ID:	72396	
Name:	GARZA JOSE G III	
Agent:		
Mailing Address:	28610 WHIRLAWAY CIRCLE BOERNE, TX 78015	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$67,540 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$10,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$78,040 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$78,040 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$78,040
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: GARZA JOSE G III **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.760000	\$78,040	\$78,040	\$593.10
GKL	KLEBERG COUNTY	0.771870	\$78,040	\$78,040	\$602.37
SKI	KINGSVILLE I.S.D.	1.410400	\$78,040	\$78,040	\$1,100.68
WST	SOUTH TEXAS WATER AUTHORITY	0.070374	\$78,040	\$78,040	\$54.92

Total Tax Rate: 3.012644

Estimated Taxes With Exemptions: \$2,351.07

Estimated Taxes Without Exemptions: \$2,351.07

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **State Code:** A1 **Living Area:** 1,962.00 sqft
Value: \$54,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1950	1,962.00
OPFA	OPEN PORCH FRAME AVERAGE	*		1950	126.00

Description: RESIDENTIAL **Type:** RESIDENTIAL **State Code:** A1 **Living Area:** 400.00 sqft
Value: \$12,840

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1950	400.00
AGFU	ATTACHED GARAGE FRAME UNFINISHED	*		1950	400.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.2812	12,250.00	87.50	140.00	\$10,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$67,540	\$10,500	\$0	\$78,040	\$0	\$78,040
2023	\$65,660	\$8,750	\$0	\$74,410	\$0	\$74,410
2022	\$78,630	\$8,750	\$0	\$87,380	\$0	\$87,380
2021	\$78,630	\$8,750	\$0	\$87,380	\$0	\$87,380
2020	\$77,300	\$8,750	\$0	\$86,050	\$0	\$86,050
2019	\$55,960	\$8,750	\$0	\$64,710	\$0	\$64,710
2018	\$64,680	\$8,750	\$0	\$73,430	\$0	\$73,430
2017	\$64,680	\$8,750	\$0	\$73,430	\$0	\$73,430
2016	\$64,680	\$8,750	\$0	\$73,430	\$0	\$73,430
2015	\$59,590	\$8,750	\$0	\$68,340	\$0	\$68,340
2014	\$59,590	\$8,750	\$0	\$68,340	\$0	\$68,340

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/7/2024	WD	WARRANTY DEED	KELL RANDY J	GARZA JOSE G III			336828
	OT	Other	UNKNOWN	KELL RANDY J	443	243	

TEXAS HISTORICAL COMMISSION

897

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-11027
City: Kingsville

Address No: 608 **Street Name:** West Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:
 Historic Name:

Owner Information Name: Kell Randy J. Status:
 Address: 702 Biloxi Ct City: Conroe State: TX Zip: 77302

Geographic Location Latitude: 27.521799 Longitude: -97.875396

Legal Description (Lot\Block): HENRIETTA HGTS, BLOCK 2, LOT 19-21, E/2 22

Addition/Subdivision: HENRIETTA HEIGHTS Year:

Property Type Building
Current Designations: NR District Is property contributing?
 NHL NR RTHL OTHM HTC SAL Local Other

Architect: **Builder**
Construction Date: 1950 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling
Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniella

Date Recorded: 10/7/2012



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11027

County: Kleburg

City: Kingsville

Address No: 608

Street Name: West Richard Avenue

SECTION 2

Architectural Description

One-story cross-gabled irregular-plan residential building with shed-roofed partial-width porch supported by square wood posts, windows covered by divided-lite screens, horizontal siding, and minimal eave overhang.

Additions, modifications **Explain:**

Relocated **Explain:**

Stylistic Influence

Minimal Traditional

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Doors (Primary Entrance

Composition Shingles

Plan

Irregular

Chimneys

Porches/Canopies

FORM Shed Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11027

County: Kleburg

City: Kingsville

Address No: 608

Street Name: West Richard Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

1946-1985

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

We certify that this instrument is a true and correct copy of the original, which will be filed for record.

Kleberg County Title Co.
By SWH

Date: March 7th, 2024

Grantor: Randy J. Kell and Wendy Kell, husband and wife

Grantee: Jose G. Garza, III, not joined by my spouse as this property hereby conveyed constitutes no part of my homestead and is separate property subject to my sole management, control and disposition

Grantee's Address: 28610 Whirlaway Circle, Boerne, Texas 78015

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged and for which no liens, either express or implied, are retained against the property.

Property (including any improvements):

Lots Nineteen (19), Twenty (20), Twenty-one (21), and the East half (E/2) of Lot Twenty-two (22), Block Two (2), Henrietta Heights, an Addition to the City of Kingsville, Kleberg County, Texas, as shown by map or plat of record in Volume 1, Page 41, Cabinet I, Envelope 21, Map Records of Kleberg County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Randy J. Kell
Randy J. Kell

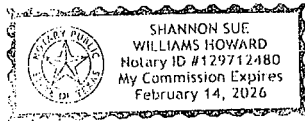
Wendy Kell
Wendy Kell

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF KLEBERG §

This instrument was acknowledged before me on this 7th day of March 2024, by Randy J. Kell and Wendy Kell, husband and wife.



Shannon Sue Williams Howard
Notary Public, State of Texas
My Commission Expires: 02/14/2026

PREPARED IN THE LAW OFFICE OF:
Mazurek, Belden & Burke, PC
1919 North St. Mary's Street
San Antonio, Texas 78212

AFTER RECORDING RETURN TO:
Kleberg County Title Company
216 East Kleberg Avenue
Kingsville, Texas 78363

<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7008-alabaster>



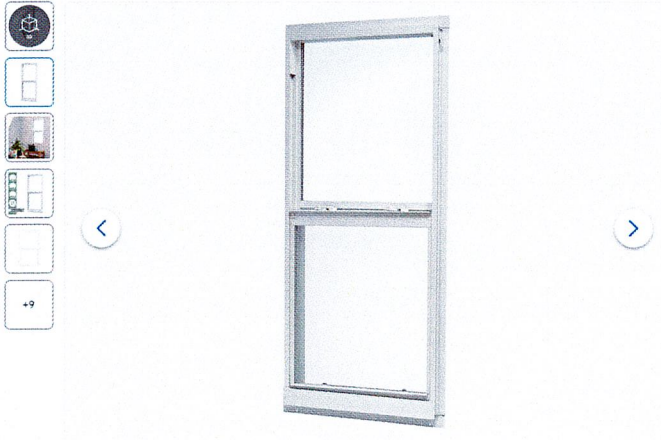
https://www.lowes.com/pd/RELIABILT-46000-Series-New-Construction-31-1-2-in-x-59-1-2-in-x-2-5-8-in-Jamb-White-Aluminum-Low-e-Single-Hung-Window-Half-Screen-Included/5013157195?cm_mmc=shp_-c_-prd_-mlw_-ggl_-CRP_SHP_LIA_MLW_Online_E-F_-5013157195_-local_-0_-0&gad_source=1&gclid=CjwKCAjw4ri0BhAvEiwA8oo6F7vTbQBgNTgcSgSiAoMwrhzM2JoEI-YGwdxhR4FA632WcHOYHXW8mRoC3RUQAvD_BwE&gclid=aw.ds

Windows & Doors / Windows / Single Hung Windows

RELIABILT 46000 Series New Construction 31-1/2-in x 59-1/2-in x 2-5/8-in Jamb White Aluminum Low-e Single Hung Window Half Screen Included

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- Extruded aluminum main frame is maintenance-free and durable for long-lasting performance

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32-in x 60-in

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Easy installation with integrated nail fin
Low-E insulated glass reduces condensation and improves thermal energy effic (see each window's U-value and SHGC value for exact specifications)
Extruded aluminum main frame is maintenance-free and durable for long lastir performance

Common Size (W x H): 36-in x 48-in

36-in x 48-in

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Overview

Specifications

General			
Color/Finish Family	Black	Interior Color/Finish	Black
Exterior Color/Finish	Black	Series Name	46000 Series

RELIABILT 46000 Series New Construction 35-1/2-in x 47-1/2-in x 2-5/8-in Jamb Black Aluminum Low-e Single Hung Window Half Screen Included
Item #1790295 | Model #ASHB3648RB

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Dimensions			
Actual Height (Inches)	47.5	Grid Width	N/A
Actual Size (W x H)	35-1/2-in x 47-1/2-in	Jamb Depth (Inches)	2.6
Actual Width (Inches)	35.5	Jamb Depth Measurement	2-5/8-in
Clear Opening Height (Inches)	18	Rough Opening Height (Inches)	48
Clear Opening Size (W x H)	33-3/4-in x 18-in	Rough Opening Size (W x H)	36-in x 48-in
Clear Opening Width (Inches)	33.75	Rough Opening Width (Inches)	36
Common Size (W x H)	36-in x 48-in	Weight (lbs.)	44.5

