

**AMENDED
HISTORICAL DEVELOPMENT BOARD**

Wednesday, January 15, 2025, 4:00 pm
Regular 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/Board Secretary

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)- September 18, 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 on a request

Discuss and Consider Action to demolish building on property at ORIG TOWN, BLOCK 6, LOT 14, also known as 327 East Santa Gertrudis 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, January 15, 2025.



Kobby Agyekum
Senior Planner /Historic Preservation Officer

Posted
@ <u>1:45 PM</u>
On <u>1-10-25</u>
By <u>H. Selin</u>

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
WEDNESDAY, September 18, 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
Lucia Perez
Daniel Morales
Maggie Salinas

Staff Present

Kwabena Agyekum, SNR Planner/Historic Preservation
Officer (HPO)

Herlinda Solis Administrative Assistant
Board Secretary

Citizens Present

None

- 1. The meeting was called to order:**
@ 4:07 PM

- 2. Discuss and take action on the meeting minutes of last meeting:**

Minutes approved by; Daniel Morales and David Thibodeaux seconded the motion. Maggie Salinas abstained from vote due to her absence. 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 replace roof, exterior doors, sidings and repaint existing building on a property at ORIG TOWN, BLOCK 14, LOT 23, 24 also known as 322 West Alice Avenue, Kingsville, TX 78363.

Kobby Agyekum addressed the Board and stated that this property was built in 1997, rectangular residential structure with porch and is located in the Historical District and has no Historical contribution to the area. Staff reviewed the application and found the same in conformity with the City Building Code, that is in conformity with the Standards of the Secretary of the Interior # 9. Staff recommends approval to improve the curb appeal of the area. Jerri Morey had a comment in reference to the windows on page 17, she stated that the window in center is considerably lower than the two other ones and looks to be at the counter and suggested they should consider using a smaller window so that it would be above the counter. Kobby asked the Board to look at page 23 and there it shows that the center window is smaller than the other two and that the sketches were not done by a professional. David Thibodeaux stated that the window looks to be over the kitchen sink and would have to meet building codes. Daniel Morales asked for some clarification as to where the window sets, Kobby replied above the counter, Daniel also asked the question of why the colors had to be approved by the Board, Daniel Burt replied stating that the Historical Society uses a colonial color scheme, and this prevents houses being painted certain bright colors.

7. **Staff Reports** – Kobby Agyekum asked the Board to look at the photos of 307 E Kleberg that were provided, he is pleased to share the beautiful outcome of a project that came before the board and has been completed. Kobby also stated that in October he will be sending a report to the Historical Society in Austin to show all the agenda items in the last year for review.
8. **Miscellaneous** – Maggie Salinas stated that she was looking through some files and came across the Dead to the City Post Office, she called Tio Kleberg, King Ranch Museum and City Attorney to notify them. She stated that she is wanting the old document to be put in the King Ranch Museum but would like the City of Kingsville and herself to have a copy. She also brought some old newspaper articles to share with the Board.
9. **Adjournment** - Meeting adjourned at 4:24 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: January 7, 2025
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to demolish building on property at ORIG TOWN, BLOCK 6, LOT 14, also known as 327 East Santa Gertrudis Avenue, Kingsville, TX, 78363
APPLICANT: City of Kingsville
CONTRACTOR: City of Kingsville

REQUEST

Discuss and Consider Action to demolish building on property at ORIG TOWN, BLOCK 6, LOT 14, also known as 327 East Santa Gertrudis 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 1945 One-story rectangular-plan front-gabled residential building with shallow-pitched hip-roofed wraparound porch and side addition, sash windows, replacement siding, located within the Historic District. 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 agreed to the owner's request that the Front building is no longer in conformity with aesthetic and overall curb appeal, although it has been associated with events that have made a significant contribution to the broad pattern of our history, it is not in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval to demolish the residential building at 327 East Santa Gertrudis Avenue as there would be no impact on the historic, cultural, and architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, the 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: City of Kingsville
Address: 410 W King
Contact: Cell: _____ Home: 361-595-8019
Email: _____

Property Owner: Na Thi Nguyen
Address: 327 E Santa Gertrudis
Contact: Cell: _____ Home: _____

Property Location and Description: _____

Description of Work: Owner signed waiver for City to demo the house

Contractor: _____
Contact: Cell: _____ Home: _____
Email: _____

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: Anita Salazar
Signature: Anita Salazar Date: 12-20-24

Project #: 00009 **Historic Resources Survey Form** **Local Id:** 0001-21060
County: Kleburg **City:** Kingsville
Address No: 327 **Street Name:** East Santa Gertrudis Avenue

SECTION 1

Basic Inventory Information

Current Name:
Historic Name:

Owner Information **Name:** Benitez Antonio **Status:**
Address: 159 East County Road 2130 **City:** Kingsville **State:** TX **Zip:** 78363

Geographic Location **Latitude:** 27.522651 **Longitude:** -97.865102
Legal Description (Lot\Block): ORIG TOWN, BLOCK 6, LOT 14
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: 1945 **Source** Tax Appraiser

Function

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

Recorded By: Stefan & Daniela **Date Recorded:** 12/3/2012



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-21060

County: Kleburg

City: Kingsville

Address No: 327

Street Name: East Santa Gertrudis Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential building with shallow-pitched hip-roofed wraparound porch and side addition, sash windows, replacement siding.

Additions, modifications **Explain:** additions, replacement materials

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

Hardiplank siding

Windows

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Flat Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009 **Historic Resources Survey Form** **Local Id:** 0001-21060
County: Kleburg **City:** Kingsville
Address No: 327 **Street Name:** East Santa Gertrudis 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:

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:

Property Details

Account		
Property ID:	21060	Geographic ID: 100100614000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	327 E SANTA GERTRUDIS	
Map ID:	C1	Mapsc0:
Legal Description:	ORIG TOWN, BLOCK 6, LOT 14	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	71768	
Name:	NGUYEN NA THI	
Agent:		
Mailing Address:	325 E SANTA GERTRUDIS KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$20,160 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$3,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$23,910 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$23,910 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$23,910
Ag Use Value:	\$0

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 Improvement - Building

Type: RESIDENTIAL **Living Area:** 734.0 sqft **Value:** \$20,160

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1945	734
OPFA	OPEN PORCH FRAME AVERAGE	*	1945	150

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.08	3,500.00	25.00	140.00	\$3,750	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$20,160	\$3,750	\$0	\$23,910	\$0	\$23,910
2023	\$20,160	\$3,750	\$0	\$23,910	\$0	\$23,910
2022	\$8,690	\$1,750	\$0	\$10,440	\$0	\$10,440
2021	\$8,690	\$1,750	\$0	\$10,440	\$0	\$10,440
2020	\$9,820	\$1,750	\$0	\$11,570	\$0	\$11,570
2019	\$9,820	\$1,750	\$0	\$11,570	\$0	\$11,570
2018	\$9,740	\$1,750	\$0	\$11,490	\$0	\$11,490
2017	\$9,740	\$1,750	\$0	\$11,490	\$0	\$11,490
2016	\$9,740	\$1,750	\$0	\$11,490	\$0	\$11,490

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/3/2012	PRB/WILL	PROBATE OF WILL	BENITEZ DALIA P	BENITEZ ANTONIO			5743
2/7/2015	DEATH	DEATH - ADD EST TO OWNERSHIP	BENITEZ ANTONIO	BENITEZ ANTONIO EST			
7/31/2015	PRB/WILL	PROBATE OF WILL	BENITEZ ANTONIO EST	BENITEZ ANTONIO EST			5921
10/24/2022	WDVL	WARRANTY DEED W/VENDOR'S LEIN	BENITEZ ANTONIO EST	JONES SETH			332295
8/24/2023	GWD	GENERAL WARRANTY DEED	JONES SETH	NGUYEN NA THI			335050

Property Details

Account

Property ID: 21060 **Geographic ID:** 100100614000192
Type: R **Zoning:**
Property Use:

Location

Situs Address: 327 E SANTA GERTRUDIS
Map ID: C1 **Mapsc0:**
Legal Description: ORIG TOWN, BLOCK 6, LOT 14
Abstract/Subdivision: S001

Neighborhood:

Owner

Owner ID: 71768
Name: NGUYEN NA THI

Agent:

Mailing Address: 325 E SANTA GERTRUDIS
KINGSVILLE, TX 78363

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$20,160 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$3,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$23,910 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$23,910 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$23,910

Ag Use Value: \$0

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: NGUYEN NA THI **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	\$23,910	\$23,910	\$184.55
CKI	CITY OF KINGSVILLE	\$23,910	\$23,910	\$184.11
SKI	KINGSVILLE I.S.D.	\$23,910	\$23,910	\$337.23
WST	SOUTH TEXAS WATER AUTHORITY	\$23,910	\$23,910	\$15.71
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	\$23,910	\$23,910	\$0.00

Total Tax Rate: 3.017965

Estimated Taxes With Exemptions: \$721.60

Estimated Taxes Without Exemptions: \$721.60

KLBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 21060 R
 Legal Description
 ORIG TOWN, BLOCK 6, LOT 14

PROPERTY APPRAISAL INFORMATION 2024
 NGUYEN NA THI
 325 E SANTA GERTRUDIS
 KINGSVILLE, TX 78363

OWNER ID 71768
 OWNERSHIP 100.00%

Values
 IMPROVEMENTS 20,160
 LAND MARKET + 3,750
 MARKET VALUE = 23,910
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 23,910
 CAP LOSS - 0
 ASSESSED VALUE = 23,910

Entitles
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

100100614000192
 Ref ID2: R21060
 Map ID C1

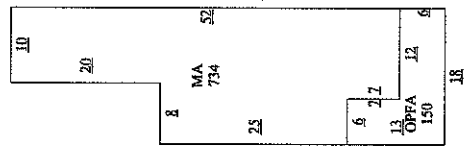
EXEMPTIONS

GENERAL

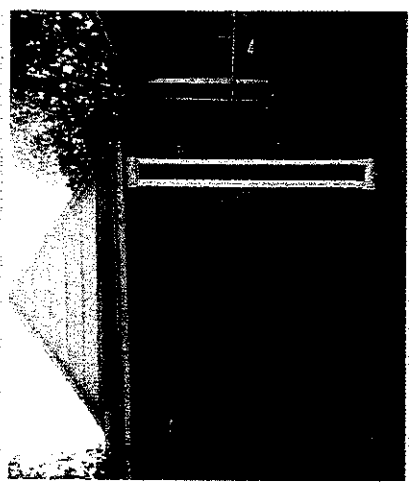
UTILITIES LAST APPR. IE
 TOPOGRAPHY LEVEL LAST APPR. YR 2023
 ROAD ACCESS PAVED, CURB & GUTT INSP. DATE 04/12/2023
 ZONING NEXT INSP. DATE 08/31/2023
 BUILDER
 NEXT REASON RECK AUG '23 FOR UPGRADES (NEW SIDING, N
 FOR '23 CHG EFF YR/ADJ DEPR PER APPR IE
 4/12/23 5/9/23 MMG -- FOR 2023 CHG LAND
 TABLE TO FF160D140 PER IE 4/12/23 5/5/23 JO
 -- FOR 2022 UPDATE ACCT BY SCHEDULES

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 SALE DT PRICE GRANTOR DEED INFO
 08/24/2023 ***** JONES SETH GWD 335050
 10/24/2022 ***** BENITEZ ANTONIO WDWL 332295
 07/31/2015 ***** BENITEZ ANTONIO PRB/WILL 5921



PICTURE



IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	EUNC	COMP	ADJ	ADJ VALUE
1	RESIDENTIAL	STCD: A1			884.9												20,160
		MA MAIN AREA	R	FF3/	734.0		61.37	1	1945	45,050	43%	100%	100%	100%	100%	0.43	19,370
		OPFA OPEN PORCH F	R		150.0		12.27	1	1945	1,840	43%	100%	100%	100%	100%	0.43	730
Homestead: N																	

IMPROVEMENT FEATURES

Feature	Count
Foundation	1
Exterior Wall	1
Interior Finish	1
Roof Style	1
Flooring	1
Heating/Cooling	1
Plumbing	1

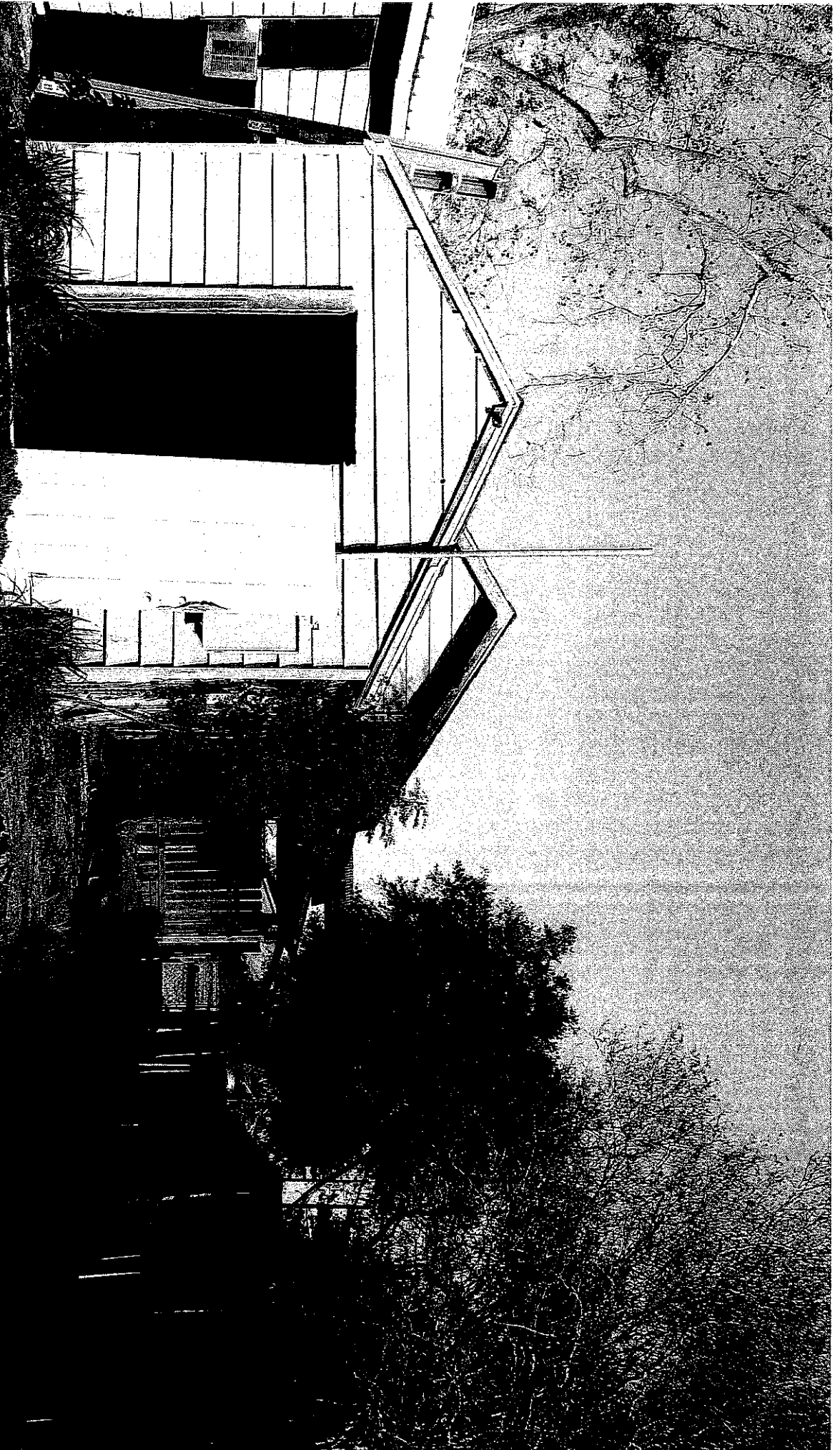
LAND INFORMATION
 DIMENSIONS 25X140
 UNIT PRICE 150.00
 GROSS VALUE 3,750
 IRR Wells: 0
 Capacity: 0
 ADJ MASS ADJ VAL SRC 1.00 A
 IRR Acres: 0
 MKT VAL 3,750
 AG APPELLY NO
 AG CLASS
 AG TABLE
 AG UNIT PRC 0.00
 AG VALUE 0

12/19/2024 09:28



ES/11/1

12/19/2024 09:29



PHOTO

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12/19/2024 09:27



12/19/2024 09:30

