

**NOTICE OF SPECIAL MEETING TO BE HELD BY THE  
HISTORIC PRESERVATION COUNCIL  
FRIDAY, JANUARY 31, 2020 - 12:00 PM  
CITY COMMISSION ROOM - 3<sup>RD</sup> FLOOR  
MCALLEN CITY HALL - 1300 HOUSTON AVENUE**

**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 Planning & Zoning 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 Planning and Zoning Commission 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

**CALL TO ORDER - JOE M. AVERILL, JR., CHAIRPERSON**

**1. Public Hearing and Actions: (to be conducted at 12:00 PM)**

- a) Certificate of Appropriateness - 1619 Galveston Avenue (Tabled: 01/22/2020)

**2. Adjournment**

**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 28<sup>th</sup> day of January, 2020 at 12:00 p.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

**MEMO**

**TO:** Historic Preservation Council

**FROM:** Planning Staff

**DATE:** January 28, 2020

**SUBJECT: CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR REMOVAL OF AN EXISTING BUILDING AND TO ALLOW CONSTRUCTION OF A SENIOR HOUSING FACILITY AT BLOCK 58, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1619 GALVESTON AVENUE (CLM2020-0001)**

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**GOAL:** A Certificate of Appropriateness is required for all proposed exterior alterations, new construction, and demolition within a local historic district. The goal of a Certificate of Appropriateness is to preserve historic, architectural, and cultural heritage by protecting character-defining features of the Las Palmas Historic District and designated City Landmarks.

**BACKGROUND:** The property is located on Galveston Avenue between S. 16<sup>th</sup> St. and S. 17<sup>th</sup> St. It has approximately 290 feet of frontage on Galveston and Houston Avenues as well as approximately 290 feet of frontage on S. 16<sup>th</sup> and S. 17<sup>th</sup>. In total, the lot size measures 84,000 sq. ft.

**PROPOSAL:** The application is proposing the removal of buildings in a designated City Landmark property. The removal of said buildings will be for the purpose of the McAllen Housing Authority's construction of affordable housing for senior citizens.

**ANALYSIS:** The property, also known as the Old Theodore Roosevelt Elementary School Building, was designated as a City Landmark on June 8<sup>th</sup>, 2009. Constructed in 1921, Roosevelt Elementary served the residents of McAllen's Mexican Ward. The buildings on the property were built in the Mission Revival style and the school annex, built separately in 1927, contains Aztec ornamentation on all facades except the South side facing Houston Ave. Having been built in the 1920s, the school was constructed with materials containing asbestos; this increases the cost to rehabilitate or reuse the buildings considerably. For governmental organizations with limited budgets like the McAllen Independent School District and the McAllen Housing Authority (MHA), said cost increases make most improvements unfeasible. Visual inspection showed the buildings also appear to have some exterior damage with cracks on walls, windows being boarded up with plywood instead of glass, and damage to the Aztec façade decorations.

MHA has submitted a concept plan to the Planning Department for a 96-unit facility on the property. Likewise, MHA has agreed to keep the Aztec ornamentation for placement on the clubhouse's façade or elsewhere on the property as well as including photographs of the school and a commemorative plaque honoring the history of the school and its impact on the surrounding neighborhoods.

**UPDATE:** At the January 22, 2020 Historical Preservation Council meeting, the Certificate of Appropriateness item was heard. The Historical Preservation Council heard from Director of Planning Edgar I. Garcia as well as members from MISD and MHA. HPC members were concerned with the demolition of the existing buildings and with the modern look of the apartments presented by MHA. Likewise, the Council wanted to get a clearer understanding from the MHA on how they intended to honor the historical importance of Roosevelt Elementary.

Surrounding neighbors were also present to voice their opinion on the Certificate of Appropriateness. Opinions ranged from preventing the demolition of the school to being in favor of having the site serve the community once more. Some neighbors were also concerned on how the senior housing complex would affect their property taxes.

After lengthy discussions, the HPC decided to table the item in order for MHA to submit a more concrete proposal on their plans for the site. As of the writing of this memo, no information has been submitted to staff. We expect MHA to have a presentation ready for the HPC Special Meeting on January 31, 2020.

**RECOMMENDATION:** City Landmark designations are meant to recognize properties with historic, architectural, or cultural importance. The Old Theodore Roosevelt Elementary School's purpose was to serve the students from the surrounding Mexican Ward. As such, it became a symbol of importance for the surrounding community. While the buildings do not have a distinctive architectural importance, the cultural and historic impact of the property on the surrounding neighborhoods is what merits the City Landmark designation the property received. The MHA has acknowledged the cultural and historic importance of the property and has committed to honoring that significance by continuing to serve the surrounding neighborhoods through its proposed senior housing facility.

Staff recommends approval of the Certificate of Appropriateness with the condition the MHA reuses as much of the Aztec decorations within their new development, includes historical photographs of the property within their lobby or clubhouse, and has some public facing programs so McAllen residents can learn the historical importance of the site.



Date Received

# HISTORIC PRESERVATION COUNCIL CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

**Required Items:** Site plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, color photographs of structures and sites where construction will take place. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL REQUIRED MATERIALS ARE RECEIVED. (See check lists on pages 3-6)

**Property Location (Street Address)** 701 South 17th Street, McAllen, Texas 78501

**Historic District Name** \_\_\_\_\_

**Landmark Name** Theodore Roosevelt Elementary School

**Legal Description** See Exhibit A attached hereto and incorporated herein at this point for all purposes (the "Property").

**Name of Property Owner:** McAllen Independent School District

**Mailing Address:** 2000 North 23rd Street, McAllen, Texas **Zip Code:** 78501

**Telephone:** (956) 618-6027 **Fax No.** (956) 686-8362

**E-Mail Address:** jose.gonzalez@mcallenisd.net

*(If different from Owner)*  
**Name of Owner's Agent:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Business/Home Telephone:** \_\_\_\_\_ **Fax No.** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

**Owner is requesting permission to:** (describe clearly and in detail all architectural alterations to be made in addition to other requests. An additional sheet may be used.

1. Owner has entered into an interlocal agreement with the City of McAllen to convey the Property to the City of McAllen.
2. Owner understands the City of McAllen has a planned use for the Property and the City of McAllen or its agents has
3. provided Owner the information attached to this Certificate of Appropriateness Application as Exhibit B.
4. \_\_\_\_\_

This completed form is to be submitted in person at the Planning Department Office

**RECEIVED**  
JAN 13 2020

BY: cu

APPROVAL BY THE HISTORIC PRESERVATION COUNCIL CONSTITUTES APPROVAL TO APPLY FOR A BUILDING PERMIT. BUILDING PERMITS MUST BE OBTAINED FROM THE CITY OF MCALLEN, PERMIT AND INSPECTIONS DEPARTMENT.

Owner understands the following:

1. If the Council fails to approve any portion of a request or recommends that changes be made in the plans and specifications, the owner will have five (5) days in which to inform the Historic Preservation Officer as to whether the owner agrees to the recommended changes.
2. Within ten (10) days from receipt of the recommendation, the Historic Preservation Officer shall notify the owner as to whether his request has been approved, conditionally approved or denied.
3. If the owner does not concur with the Council's recommendation, appeal to the Board of Commissioners may be made within the time specified in (Ord. Sec 138-419).

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COUNCIL, AN AUTHORIZATION SIGNED BY THE OWNER MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER, AUTHORIZING A REPRESENTATIVE TO APPEAR INSTEAD OR THE CASE WILL NOT BE HEARD.

I hereby authorize Jose A. Gonzalez, Ed. D. of the McAllen Independent School District  
(Name of representative) (Company or agency)

To represent me in matters pertaining to this case.

Owner's Name: McAllen Independent School District

Owner's Signature:   
Marco Suarez, President Board of Trustees

Date January 13, 2020



# HISTORIC PRESERVATION COUNCIL REQUIRED MATERIALS CHECK LIST

All background materials needed to support the applicant's request must be submitted to the Historic Preservation Officer **PRIOR** to scheduling the case before the Council. **NO CASE** will be placed on the agenda if **ALL** materials are not on file by the deadline date. Any last minute changes must be shown on revised plans.

## II. Check Where Applicable:

- Residence and/or Duplex
- Apartments and/or Commercial

## III PROJECT TO INCLUDE (check where applicable):

- A  ALTERATION/REPAIR/RESTORATION of an Existing Building or Structure
- B  NEW CONSTRUCTION
- C  ADDITION
- D  DEMOLITION
- E  SIGN REQUIREMENTS
- F  FENCING
- G  DRIVEWAY - SIDEWALKS & PARKING LOTS
- H  REPAINTING (color change)
- I  REROOFING (materials/color change)
- J  SWIMMING POOLS - FISH PONDS & FOUNTAINS
- K  GAZEBOS - BATH HOUSE & DECKING
- L  WINDOWS

## A ALTERATION/REPAIR/RESTORATION of an existing building or structure

- Scaled drawings, detailed architectural drawings may be required, dependent upon extent of work proposed.
- Photographs of the property and surrounding property, showing where work is to be done.
- A written list of proposed materials and colors, including manufacturer's specification numbers.
- Actual samples of materials and colors should be presented at the meeting.
- Written narrative indicating the extent of the proposed alteration.
- Other information needed to illustrate the proposed alteration.

**B. NEW CONSTRUCTION**

- Preliminary plans with building elevations
- Working scale drawings/specifications
- Drawing 8½" X 11" reproducible sheets
- Scale site plan with square footage of the building
- Photographs of building site for new construction
- Paint samples with brand name and number
- Roofing material sample
- Siding sample

**C. ADDITION**

- Preliminary plans with building elevations
- Scale drawing of addition in relation to structure
- Working scale drawings/specifications
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure showing current appearance
- Photographs of all exterior sides (include all four sides of building)
- Colors (sample)

**D. DEMOLITION**

- Photographs of structure (all exterior sides of structure)
- Scale site plan
- Proposed use after demolition (conceptual plan)
- Proof of economic hardship or unusual and compelling circumstances (required for demolition within a historic district or of a landmark)

**E. SIGNAGE**

- Working scale drawings/specifications
- Scale drawing of sign in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photograph of location of proposed signage on structure/property
- Photograph of structure and all exterior sides affected by proposed work
- Type of materials to be used for sign
- Colors (samples) as applied to sign
- Size/style of lettering
- Illumination Plan

F. **FENCING**

- Type/design of fence
- Scale of drawing of members with specifications
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photograph of structure and all exterior sides affected by proposed work

G. **DRIVEWAYS - SIDEWALKS & PARKING LOTS**

- Type/design of driveway/sidewalk
- Drawing 8½" X 11" reproducible sheets
- Scale site plan
- Photograph of structure, location and all exterior sides affected by proposed work
- Landscaping plans (if any)
- Colors (sample)

H. **REPAINTING (color change)**

- Type of material
- Colors (sample)
- Description of design
- Photographs of structure and all exterior sides affected by proposed work

I. **REROOFING (material/color change)**

- Type of material (sample or cut sheet)
- Colors (sample)
- Description of design
- Photographs of structure and all exterior sides affected by proposed work

J. **SWIMMING POOLS - FISH PONDS & FOUNTAINS**

- Working scale drawings/specifications
- Scale drawing in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Type/design of swimming pool, fish pond and/or fountain
- Photographs of structure (all exterior sides) and area affected by proposed work
- Colors (sample)

**K. GAZEBOS - BATH HOUSE & DECKING**

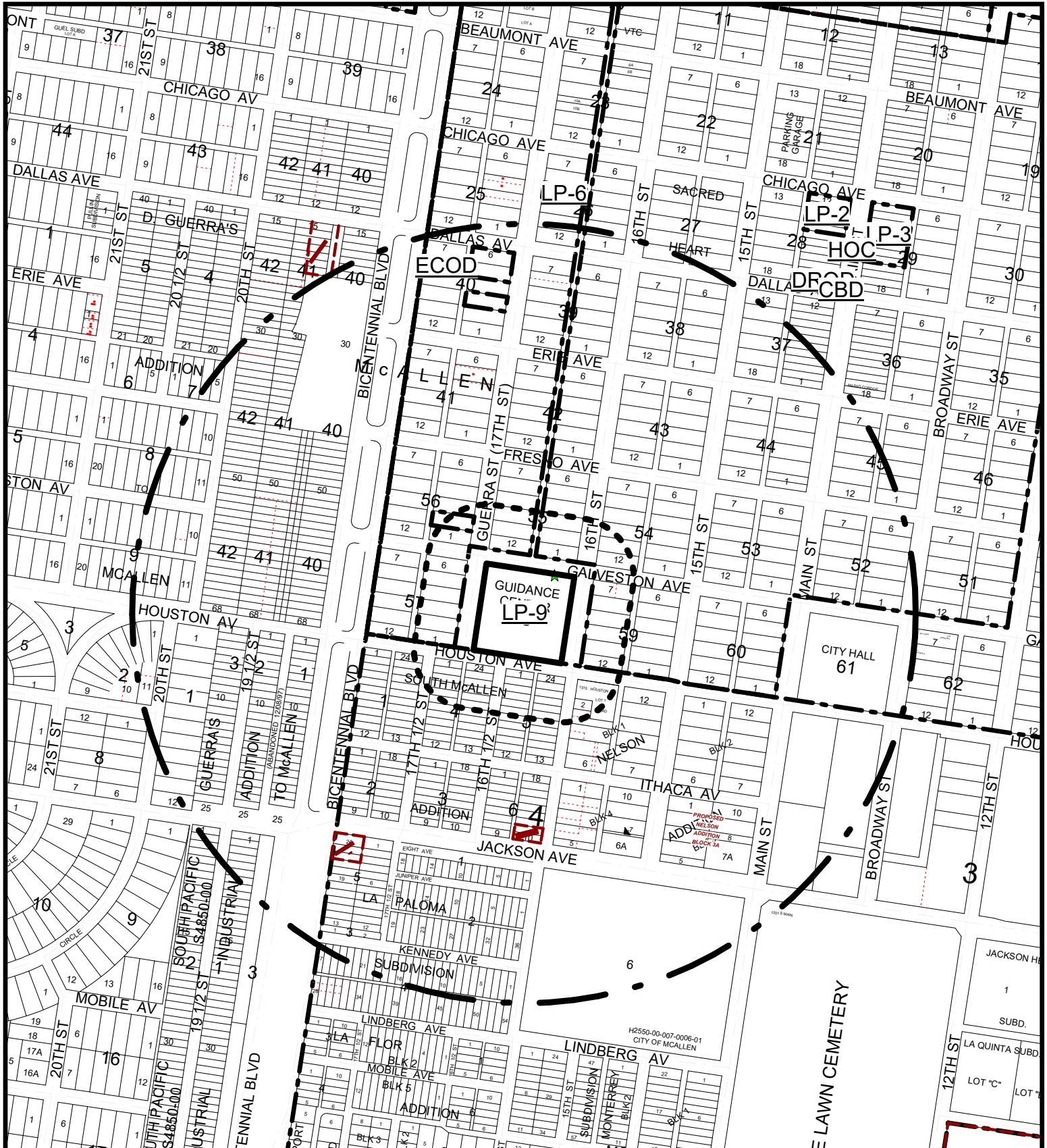
- Working scale drawing/specifications
- Scale drawing in relation to structure
- Scale site plan
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure (all exterior sides) and area affected by proposed work
- Colors (sample)

**L. WINDOW REPLACEMENT**

- Justification for replacement of windows
- Working scale drawings/specifications (material and color)
- Sample of proposed window (manufacturer brochure)
- Scale site plan designating number of windows to be replaced
- Drawing 8½" X 11" reproducible sheets
- Photographs of structure (all exterior sides) and area affected by proposed work

PLEASE BE ADVISED THAT THE COUNCIL HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.

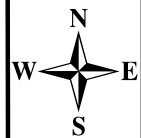
NOTE: PLEASE BE ADVISED THAT A STAFF MEMBER FROM THE PLANNING DEPARTMENT MAY VIDEOTAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE HISTORIC PRESERVATION COUNCIL MEETING



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

**ZONING LEGEND**

- |                                 |                     |                               |                             |                        |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-O (AGRICULTURAL & OPEN SPACE) | R-3A (APARTMENTS)   | R-4 (MOBILE HOMES)            | C-3 (GENERAL BUSINESS)      | I-1 (LIGHT INDUSTRIAL) |
| R-1 (SINGLE FAMILY RESIDENTIAL) | R-3C (CONDOMINIUMS) | C-1 (OFFICE BUILDING)         | C-3L (LIGHT COMMERCIAL)     | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPLX-FOURPLEX)            | R-3T (TOWNHOUSES)   | C-2 (NEIGHBORHOOD COMMERCIAL) | C-4 (COMMERCIAL INDUSTRIAL) | (SPECIAL DISTRICT)     |

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.mcalen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

PROPOSED  
PUD  
THE SHOP AT S  
SUBDI

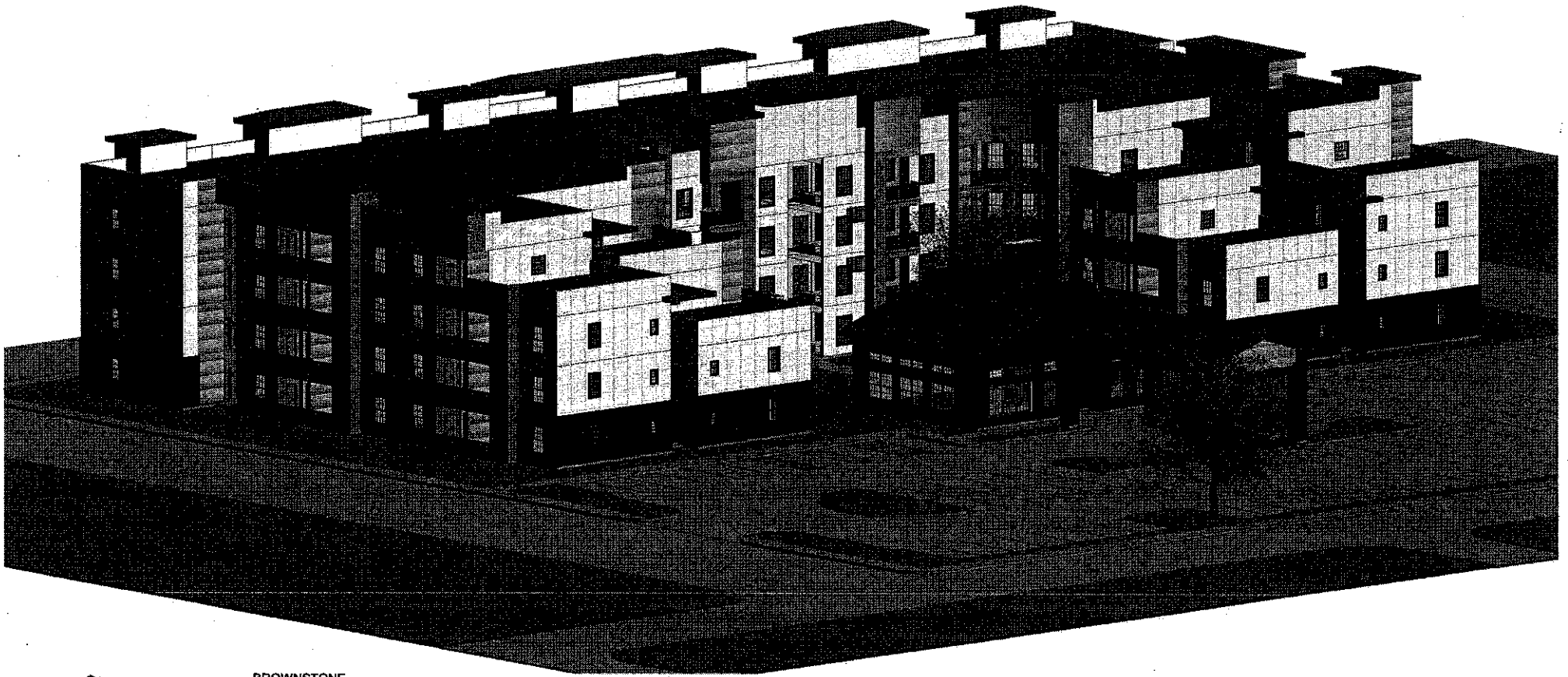
**EXHIBIT A**  
**Legal Description**

Lots 1 through 12, inclusive, Block 58, Original Townsite of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 39, Map Records, Hidalgo County, Texas.

# **EXHIBIT B**

The McAllen Housing Authority is proposing an elderly affordable housing development to be located at 710 S. 16<sup>th</sup> Street McAllen, TX 78501. The development will be known as Roosevelt Senior Village and will be comprised of approximately ninety-six (96) apartment units of which eighty-six (86) units will be for low-income tenants. The remaining ten (10) units will be set aside for market rent tenants.

Roosevelt Senior Village will be of new construction and will target the elderly population as there is a large demand of affordable housing for this demographic within McAllen, Texas. The development will offer supportive services such as health & wellness to tenants, and will be located in a favorable location in McAllen with close proximity to amenities and health related facilities.



BROWNSTONE  
ARCHITECTS &  
PLANNERS, INC.

6517 MAPLERIDGE  
HOUSTON, TEXAS 77081

[www.thebrownstonegroup.net](http://www.thebrownstonegroup.net)  
713.432.7727

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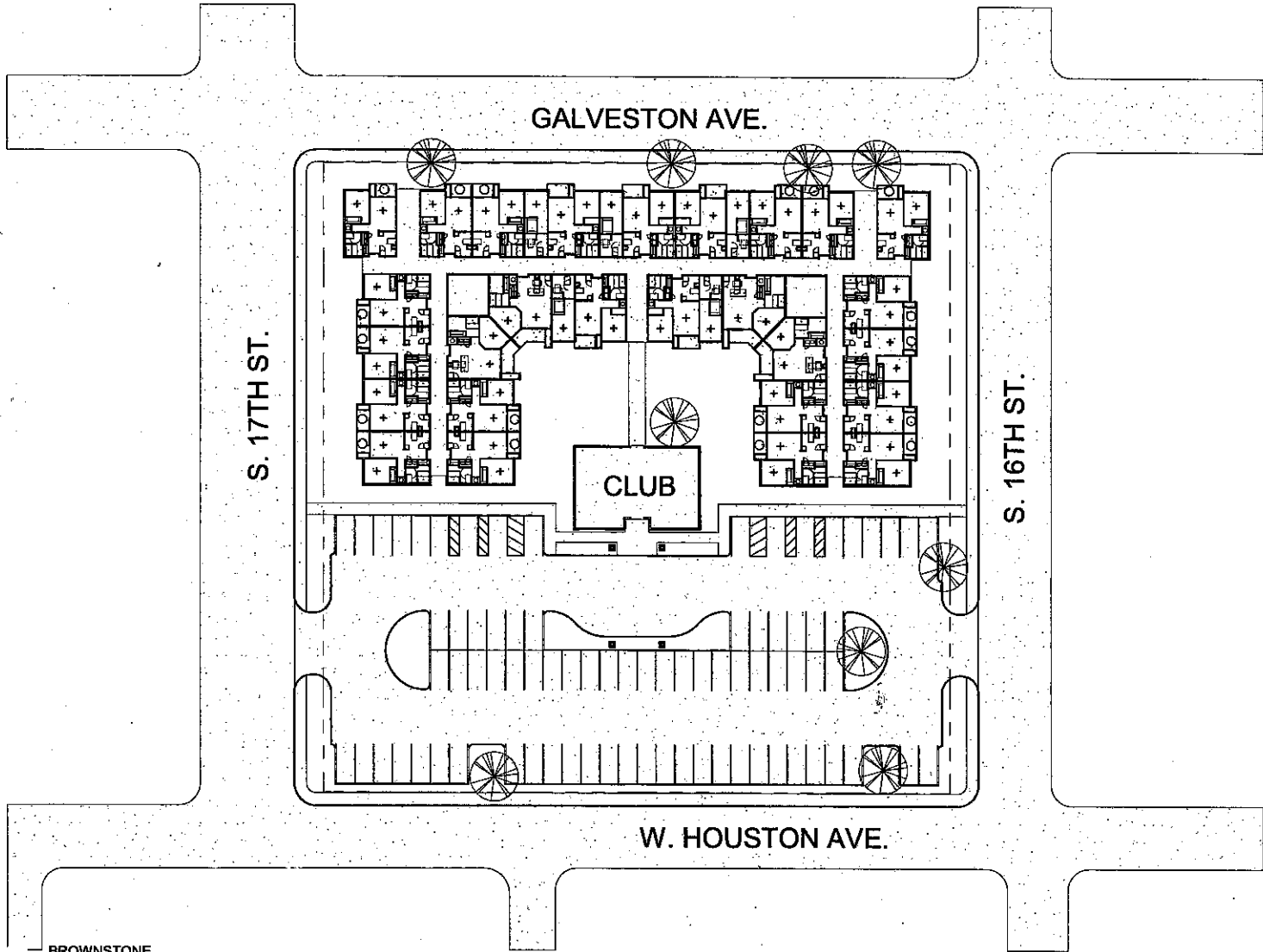
## ROOSEVELT SENIOR VILLAGE, MCALLEN, TX

ISOMETRIC

01/09/2020

PRELIMINARY - NOT FOR BUILDING PERMITTING OR CONSTRUCTION

Scale  
(WHEN PRINTED FULL SIZE ON 11x17 PAPER)



BROWNSTONE  
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HOUSTON, TEXAS 77081

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## ROOSEVELT SENIOR VILLAGE, MCALLEN, TX

### ARCHITECTURAL SITE PLAN

01/09/2020

PRELIMINARY - NOT FOR BUILDING PERMITTING OR CONSTRUCTION



Scale 1" = 50'-0"  
(WHEN PRINTED FULL SIZE ON 11x17 PAPER)

1619  
GALVESTON



**MC<sup>+</sup>ALLEN ISD**

**Special Education Dept.**









