

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, JULY 10, 2024 - 9:00 AM
CITY HALL, COMMISSION CHAMBERS, 3RD FLOOR
1300 HOUSTON AVENUE, MCALLEN, TEXAS 78501**

AGENDA

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

CALL TO ORDER -

1. Minutes

- a) Approval or Disapproval of Minutes held on May 6, 2024.

2. Public Hearing

- a) Request of Marc Millis on behalf of Almondine Properties, LLC., Inc. for a Certificate of Appropriateness for architectural alterations that will include repainting, re-roofing and driveway modifications to the existing City Landmark Designation located at Block 58, McAllen Addition Subdivision, Hidalgo County, Texas; 1619 Galveston Avenue. **(CLM2024-0002)**

3. 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 5th day of July, 2024 at 5:00 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.

Jessica Cavazos, Administrative Supervisor

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

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

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

CALL TO ORDER – Dr. Jaclyn Miller - Chairperson

1. Minutes

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

Ms. Melissa Knerr **moved** to approve the minutes. Ms. Carolina Civarolo **seconded** the motion. Motion approved with four board members present and voting.

2. Public Hearing:

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

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

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

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

The design review process for the Certification of Appropriateness is critical for a designated Historic Landmark to ensure the unique and defining characteristics of the building are maintained according to McAllen's design standards.

1. *Consistency of Style* – New construction should not try to replicate the architectural styles of the past but should look to them for guidance on fenestration patterns, façade organization, level and extent of detailing, massing, roof forms and height, and materials used. New construction should reflect modern design but be sensitive to the historical architectural styles of the past.

The applicant submitted plans showing details of the black Montage plus fence and the proposed layout. The plans submitted comply with the consistency of style design standards.

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

Wrought Iron

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

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

The proposed fence is the only request being made by the applicant. There are no other changes being made to the exterior or interior of the Historic Landmark.

The plans submitted comply with the Historic Landmark Design Standards for the proposed building. Therefore, staff recommends approval of the Certificate of Appropriateness for the proposed black Montage plus fence as requested by the applicant.

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

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

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

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

3. Adjournment

Mr. Marc Millis made a **motion** to adjourn the meeting. Ms. Carolina Civarolo **seconded** the motion, which passed unanimously with four members present and voting. The meeting was adjourned at 9:24 a.m.

Dr. Jaclyn Miller- Chairperson

ATTEST _____
Carmen White

MEMO

TO: Historic Preservation Council

FROM: Historic Preservation Officer

DATE: June 24, 2024

SUBJECT: Request of Marc Millis on behalf of Almondine Properties, LLC., Inc. for a Certificate of Appropriateness for architectural alterations that will include repainting, reroofing and driveway modifications to the existing City Landmark Designation located at Block 58, McAllen Addition Subdivision, Hidalgo County, Texas; 1619 Galveston Avenue. (CLM2024-0002)

BACKGROUND: The property is located along the south side of Galveston Avenue, between South 17th Street and South 16th Street. The lot size is approximately 84,000 square feet. The property is currently zoned C-3 (general business) District. The style of architecture of the building is Mission Revival Style and contains Aztec ornamentation.

PROPOSAL: The applicant is proposing to make architectural alterations such as painting exterior walls, trim and window grids – Oyster White and Black Magic color swatches are included within the packet. The applicant is also proposing to add concrete walkway from the west side entrance to the parking lot as depicted on the site plan. The proposal also includes re-roofing of the existing flat roof hidden by parapet walls. The applicant also seeks to relocate the driveway entrance on 17th Street, north 33 feet and closing exit. However, relocation of the driveway and accesses must be processed and approved by the Traffic Department.

ANALYSIS: The property, also known as the Old Theodore Roosevelt Elementary School Building was designated as a City Landmark on June 8, 2009. The building was constructed in 1921 serving the residents of McAllen's Mexican Ward. The current applicant is proposing to make additional exterior changes as previously mentioned.

The design review process for the Certificate of Appropriateness is critical for a designated Historic Landmark to ensure the unique and defining characteristics of the building are maintained according to McAllen's design standards.

1. *Consistency of Style* – New construction should not try to replicate the architectural styles of the past but should look to them for guidance on fenestration patterns, façade organization, level and extent of detailing, massing, roof forms and height, and materials used. New construction should reflect modern design but be sensitive to the historical architectural styles of the past.

The applicant submitted plans showing details of the architectural alterations. The plans submitted comply with the consistency of style design standards.

2. *Materials* – New construction should maintain the characteristics of existing exterior materials.
3. *Setbacks* – To ensure consistency, new construction should follow existing ordinance requirements.

The proposed paint swatches include Black Magic and Oyster White, which does comply with the Mission Revival Style – must be minimal and can be used as trim colors. Mission Revival Style key colors include warm shades such as terracotta, beige and ochre. This style also includes cool accent

colors such as deep greens and blues, white or off-white walls.

The plans submitted comply with the design standards of a Historic Landmark for Block 58, McAllen Addition Subdivision and will be verified during the building permit review.

CONCLUSION: The proposal mentioned above is the only request being made by the applicant. There are no other changes being made to the exterior or interior of the Historic Landmark.

RECOMMENDATION: The plans submitted comply with the Historic Landmark Design Standards for the proposed building. Therefore, staff recommends approval of the Certificate of Appropriateness for the proposed architectural alterations as requested by the applicant.

CLM2624-0002



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) 1619 Galveston Ave, McAllen Tx

☐ Historic District Name _____

☒ Landmark Name Old Roosevelt Elementary School

Legal Description Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 58, ORIGINAL TOWNSITE OF MCALLEN, Hidalgo County, Texas

Name of Property Owner: Almondine Properties, LLC

Mailing Address: PO Box 1716, McAllen TX **Zip Code:** 78505

Telephone: 956-408-0084 **Fax No.** NA

E-Mail Address: marc@millisreg.com

(If different from Owner)

Name of Owner's Agent: NA

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. Paint exterior walls, trim and window grids
2. Add concrete walkway from west side entrance to parking lot as shown on site plan
3. Re-roof of flat roof hidden by parapet walls
4. Relocate driveway entrance on 17th Street north 33 feet and close existing

This completed form is to be submitted ¹ in person at the Planning Department Office

JUN 12 2024

BY: aw

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 _____ of _____
(Name of representative) (Company or agency)

To represent me in matters pertaining to this case.

Owner's Name: ALMONDINE PROPERTIES, LLC - MARC J. MILLIS
MANAGING MEMBER

Owner's Signature: 

Date 6-11-24

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



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

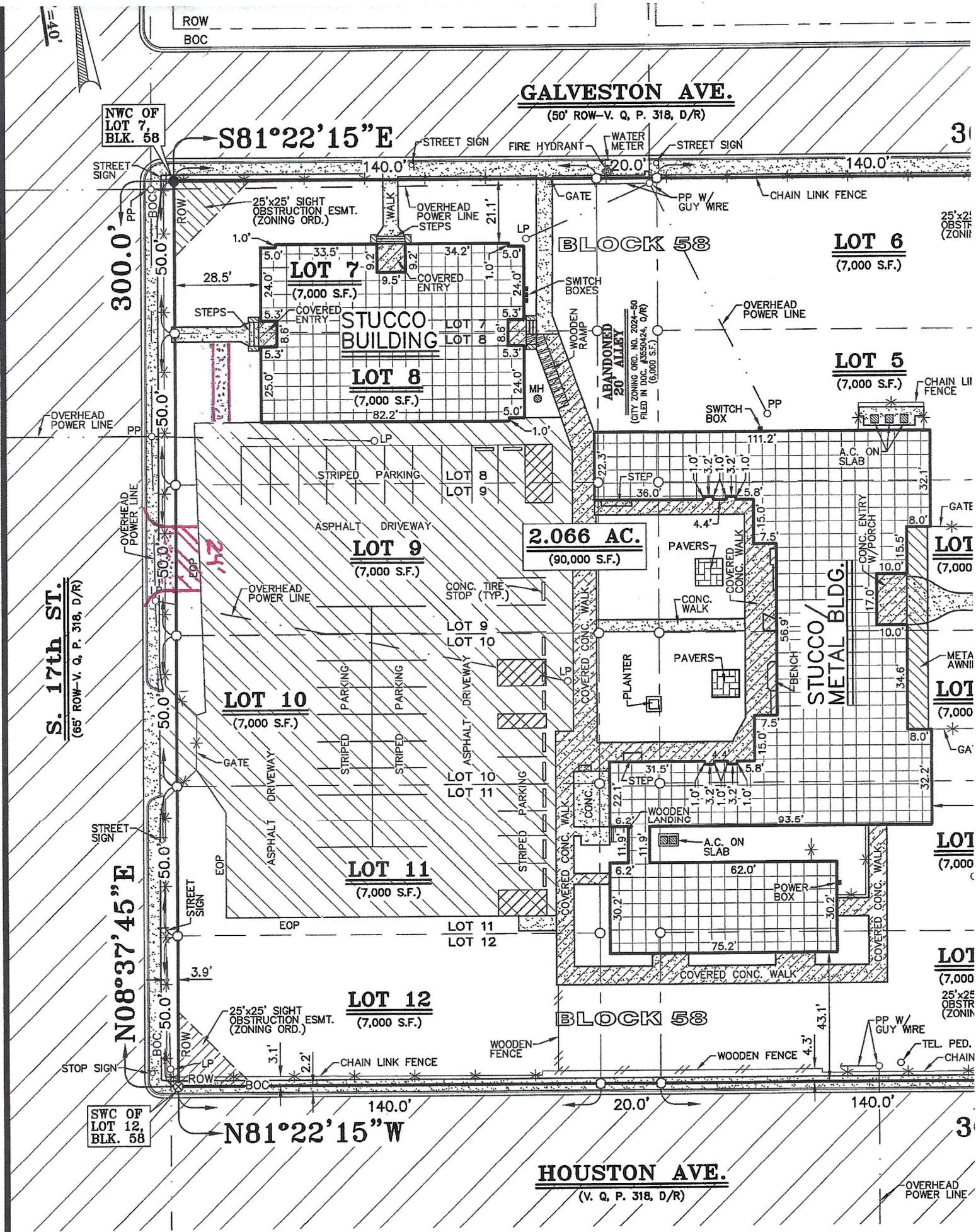
- ☐ Preliminary plans with building elevations
- ☐ Scale drawing of addition in relation to structure
- ☐ Working scale drawings/specifications
- ☐ Scale site plan
- ☐ Drawing 8½" X 11" reproducible sheets
- ☐ Photographs of structure showing current appearance
- ☐ Photographs of all exterior sides (include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



FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480343-0010-C dated 11-02-82.

PLAT NOTES:

SW 6991

Black Magic

251-C3

SW 7637

Oyster White

254-C7



1619
GALVESTON





