

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
WEDNESDAY, SEPTEMBER 24, 2025 - 12:00 PM
CITY HALL, 1300 HOUSTON AVENUE,
3RD FLOOR, COMMISSION CHAMBERS**

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 21, 2025
- b) Approval or disapproval of Minutes held on May 28, 2025

2. Public Hearing

- a) Request of Troyo Design + Build on behalf of Bradley Oliver Wilkinson for a Certificate of Appropriateness for a proposed concrete block and wrought iron fence for an existing single-family residence within the Las Palmas Historic District at Lots 10, 11 & 12, Block 5, McAllen Addition Subdivision, Hidalgo County, Texas; 704 N. 15th Street. **(CLM2025-0004)**

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 Notice of Meeting and Agenda for the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Historic Preservation Council on 18th day of September, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos, Management Assistant
/s/

Minutes for meeting held on May 21,
2025 will be uploaded on Monday,
September 22nd

Minutes for meeting held on May 28,
2025 will be uploaded on Monday,
September 22nd

MEMO

TO: Historic Preservation Council

FROM: Planning Staff

DATE: September 23, 2025

SUBJECT: REQUEST OF TROYO DESIGN + BUILD ON BEHALF OF BRADLEY OLIVER WILKINSON FOR A CERTIFICATE OF APPROPRIATENESS FOR A PROPOSED CONCRETE BLOCK AND WROUGHT IRON FENCE FOR AN EXISTING SINGLE-FAMILY RESIDENCE WITHIN THE LAS PALMAS HISTORIC DISTRICT AT LOTS 10, 11 & 12, BLOCK 5, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 704 N. 15TH STREET. (CLM2025-0004)

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.

BACKGROUND: The subject property is located at the northeast corner of North 15th Street and Gumwood Avenue. This property is within the Las Palmas Historic District and it is R-1 (single family residential) District. The architectural classification for the building is Spanish Colonial Revival. The house was ranked as “High” Preservation Priority during a comprehensive historic resources survey conducted in 2005. The subject property was designated a McAllen City Landmark on June 10th, 2019.

PROPOSAL: The applicant is proposing to construct a fence for an existing single-family residence within the Las Palmas Historic District at 704 North 15th Street. The proposed concrete block fence will be built in the front of the property along North 15th street and Gumwood Avenue. The fence will be of stucco with paint that will match the exiting texture and color of original stucco accent details in the house. The fence will also include a decorative wrought iron design to match the existing.

ANALYSIS: The design review process for the Certificate of Appropriateness is critical within a designated historic district to ensure that the unique and defining characteristics of the area are maintained according to McAllen’s design standards.

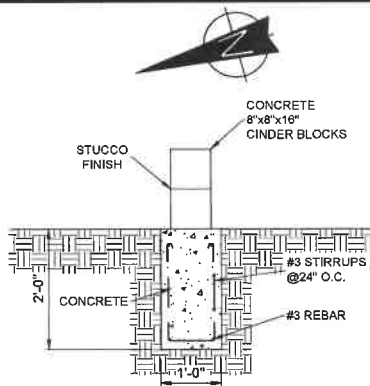
- **Fencing:** Historically, fence enclosures at the perimeter of the Las Palmas historic district, if they existed, were isolated to the rear yard. Low landscaping walls of stone or brick masonry construction were designed along front patios or along the side property line. The low walls maintained the visual continuity between each adjacent lot and did not obstruct sight lines from one point in the neighborhood to another.

New construction should respect the visual continuity present between lots in the neighborhood and if designed, landscape walls should be low and unobtrusive. Low-lying walls should be limited in location – they can surround small patios along the front façade of the residence or define side property lines with adjacent residences. Walls shall not be located along the front yard, abutting the existing sidewalk. They shall not be located adjacent to the street at corner lots. Privacy fencing shall be isolated to the rear yard – fencing shall not be constructed at the front yard.

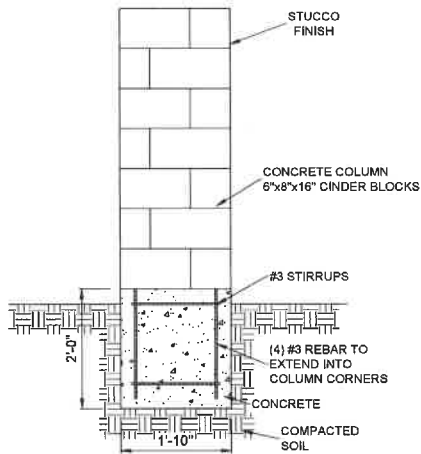
According to the applicant, the fence will be installed in the front of the home to enhance the home security, increase privacy and outdoor family activity, and enhance curb appeal. The fence, as proposed by the applicant, will align with the aesthetic character of the neighborhood.

The proposed fence is a low concrete block wall of 1 ½ feet (16 inch) height and 3 ½ feet (42 inches) height of wrought iron. This height will be along the front of the property, including the driveway entrance which will have a wrought iron gate. The fence will extend along the side property along Gumwood Avenue and North 15th Street. The site plan shows that the fence will be approximately 12 feet from the property line along Gumwood Avenue and 11 feet from the property line along North 15th Street.

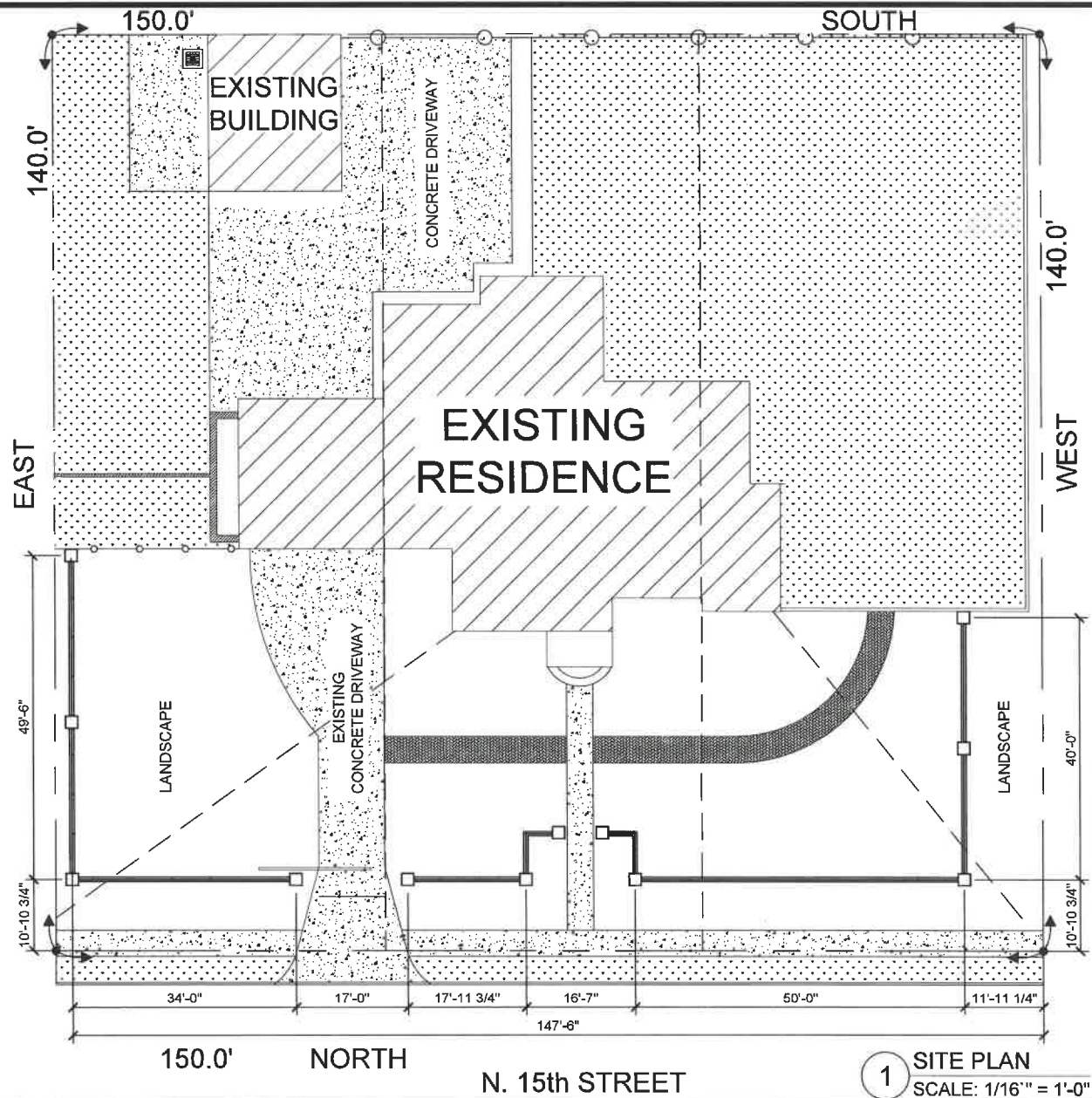
RECOMMENDATION: Staff recommends disapproval of the proposed fence since it does not comply with the Las Palmas Local Landmark District Design Standards for fencing.



2 BEAM DETAILS
SCALE: 1/2" = 1'-0"



3 FOOTING DETAILS
SCALE: 1/2" = 1'-0"



TROYO
Design + Build
Residential • Commercial

4900 North 10th St. Suite C-4
McAllen, Texas 78504
956.881.9445

All Designs contained in these Drawings are the property of TROYO DESIGN + BUILD. Any use of this material or reproduction of these drawings is expressly prohibited except as TROYO DESIGN + BUILD may otherwise agree in writing.

REVISIONS:		
NO.	DATE	NOTES
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704 N. 15TH STREET
McALLEN, TX 78501

SHEET CONTENTS:
SITE PLAN & DETAILS

DATE: 08/05/2025

DRAWN: CA

CHECKED: RT

SHEET No:

A1.0

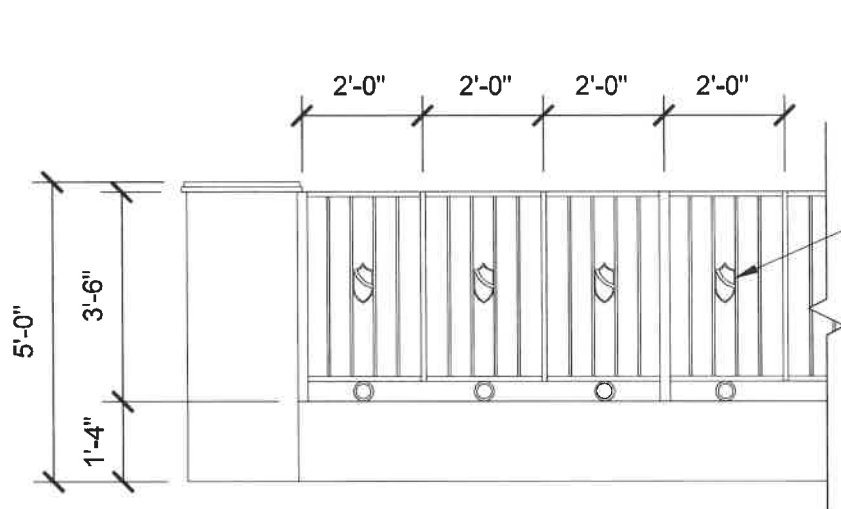


STUCCO COLOR

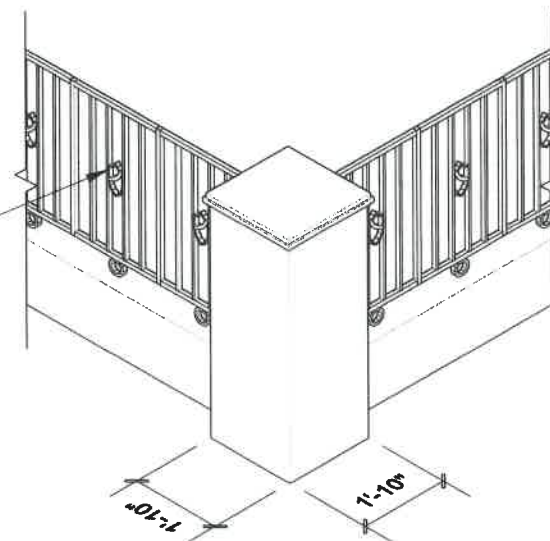
* SNOWBALL 10400 (75)

TEXTURE

* SWIRL FINE



IRON DETAIL
TO MATCH
EXISTING.



4 DETAILS
SCALE: 1/4" = 1'-0"

TROYO
 Design + Build
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 4900 North 106th St. Suite C4
 McAllen, Texas 78504
 956.681.9445
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704 N. 15TH STREET

McALLEN, TX 78501

SHEET CONTENTS:	
IRON FENCE & STUCCO DETAILS	
DATE:	08/05/2025
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CHECKED:	RT
SHEET No:	A1.1



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704 N. 15TH STREET

McALLEN, TX 78501

SHEET CONTENTS:

RENDERS

DATE: 08/05/2025

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SHEET No: A1.2





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704 N. 15TH STREET
McALLEN, TX 78501

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DATE:
08/05/2025

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704 N. 15TH STREET
McALLEN, TX 78501

SHEET CONTENTS:
IMAGES

DATE: 08/05/2025

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SHEET No:
A1.4



TROYO
Design + Build
Residential ■ Commercial

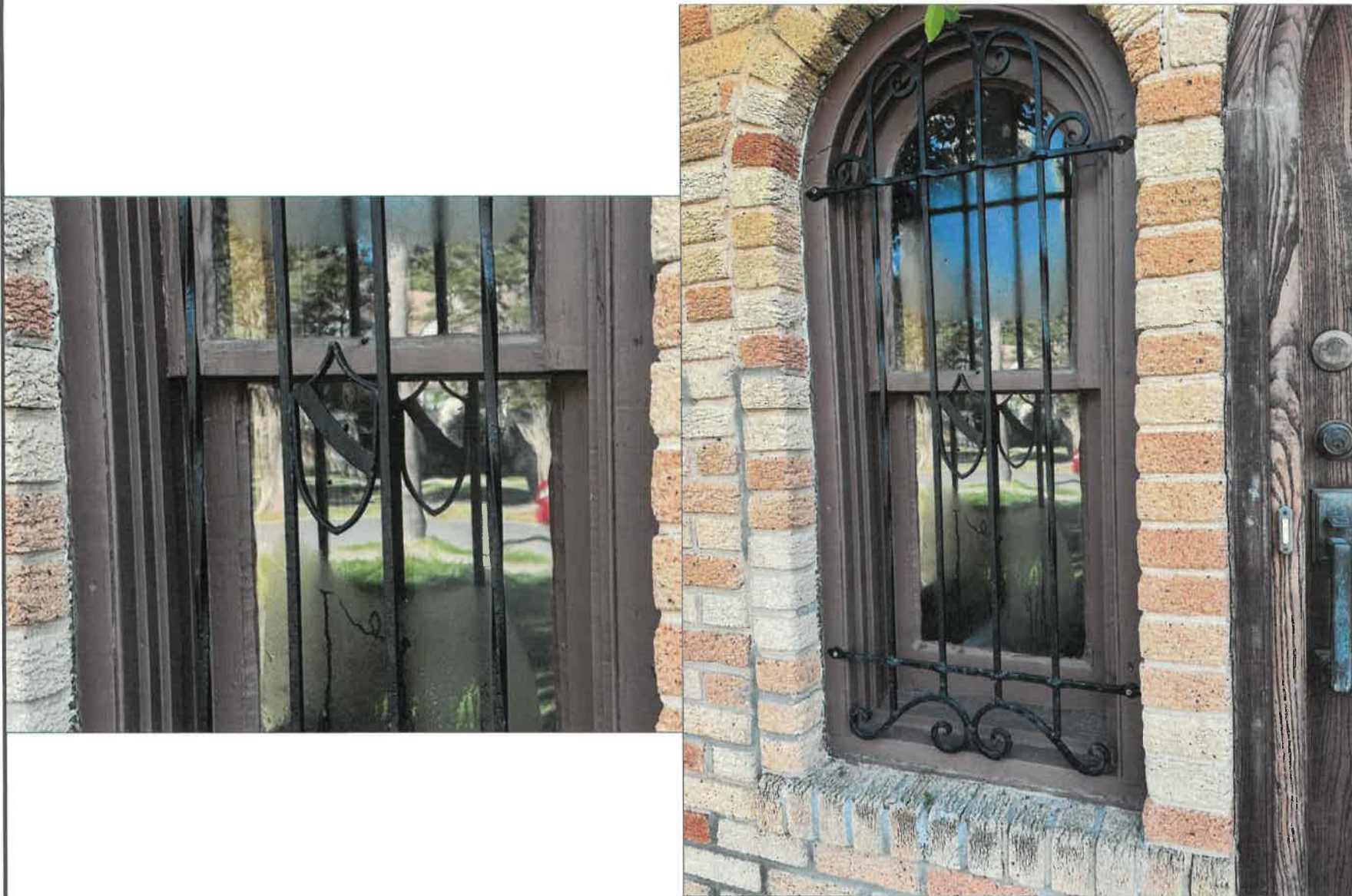
4900 North 10th St, Suite C4
McAllen, Texas 78504
956.681.9445

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704 N. 15TH STREET
McALLEN, TX 78501

SHEET CONTENTS:	
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DATE:	08/05/2025
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SHEET No:	A1.5



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REVISIONS:

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704 N. 15TH STREET

McALLEN, TX 78501

SHEET CONTENTS:

IMAGES

DATE: 08/05/2025

DRAWN: CA

CHECKED: RT

SHEET No: A1.6



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McAllen, Texas 78504
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704 N. 15TH STREET

MCALLEN, TX 78501

SHEET CONTENTS
IMAGES

DATE: 08/05/2025

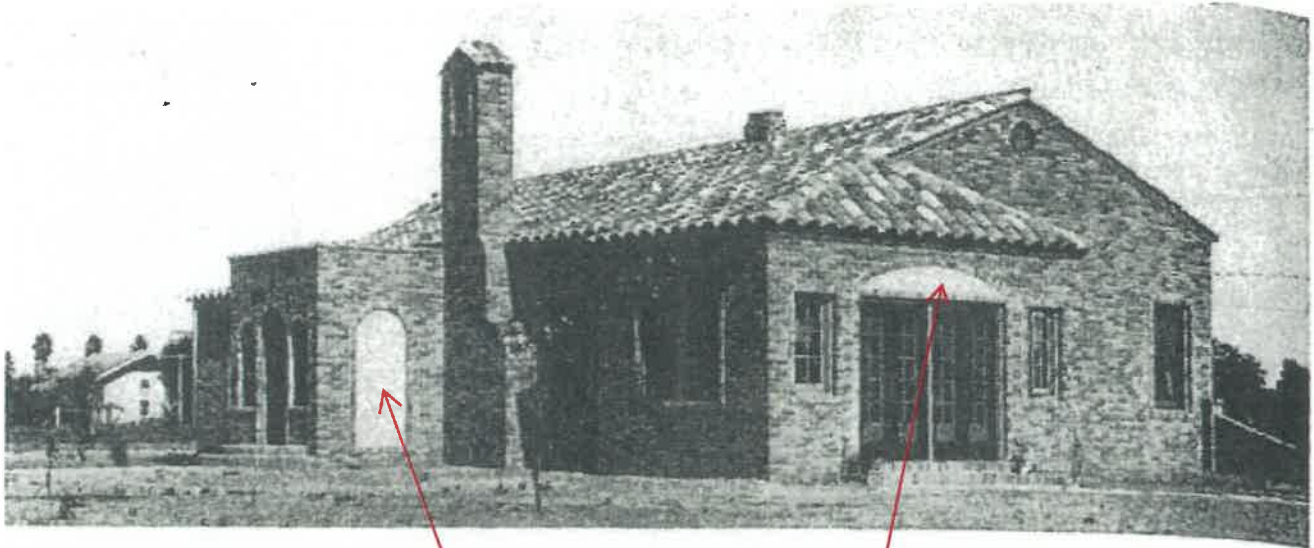
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SHEET No: A1.7

THE GRIFFIN HOUSE

Figure 2: Mary S. and Gordon Griffin House (southwest oblique), as published in *Monty's Monthly*, November 1926, page 12.



FENCE STUCCO TO MATCH
ORIGINAL STUCCO DETAILS
FOUND ON THE HOME.

To Whom It May Concern,

We are writing this statement to express our intent to install a fence in front of our home located at 704 N 15th St. This installation addresses several needs for our family and will enhance the neighborhood's aesthetic appeal.

Our reasons for the proposed fencing include:

Enhanced Home Security: The fence serves as a physical barrier and deterrent to unauthorized individuals, improving property security and safety. This will provide peace of mind for us with our young children at home. In years prior, we have experienced two incidents of theft from criminals breaking and entering the house. This has become an increased concern for us now that our 6-year-old and 1-year-old children have moved into the house this summer.

Disabled Child, Infant, and Pet Safety: Our children's safety is our primary focus! The fence will provide a secure and enclosed area for our children and pet to play safely without the risk of wandering into the street or encountering unforeseen hazards. Our daughter has special needs and suffers from a visual and hearing impairment, which puts her at increased risk from street traffic. We have a small dog, named Petunia Pepper, and the kids love to be outside with her! Our family spends a great deal of time outdoors and will utilize the front yard as a horticultural garden and play area. We have noticed that many drivers on 15th Street exceed the speed limit, and we have concerns about the safety of our kids.

Increased Privacy and Outdoor Family Activity: The fence creates a greater sense of privacy for our children, allowing more enjoyment of outdoor space without concerns about visibility from the street or potential safety risks from local street traffic.

Improved Curb Appeal: Our thoughtfully designed and well-maintained fence will add elegance and visual interest to the property, enhancing curb appeal and potentially increasing the value of our small historic home. The front yard will be a beloved garden landscape that will add to the aesthetic of our neighborhood community.

The fence we have selected will align with the aesthetic character of the neighborhood and adhere to all local regulations and ordinances regarding fence height, materials, and placement.

We welcome any further discussion of this proposal to address any questions or concerns.

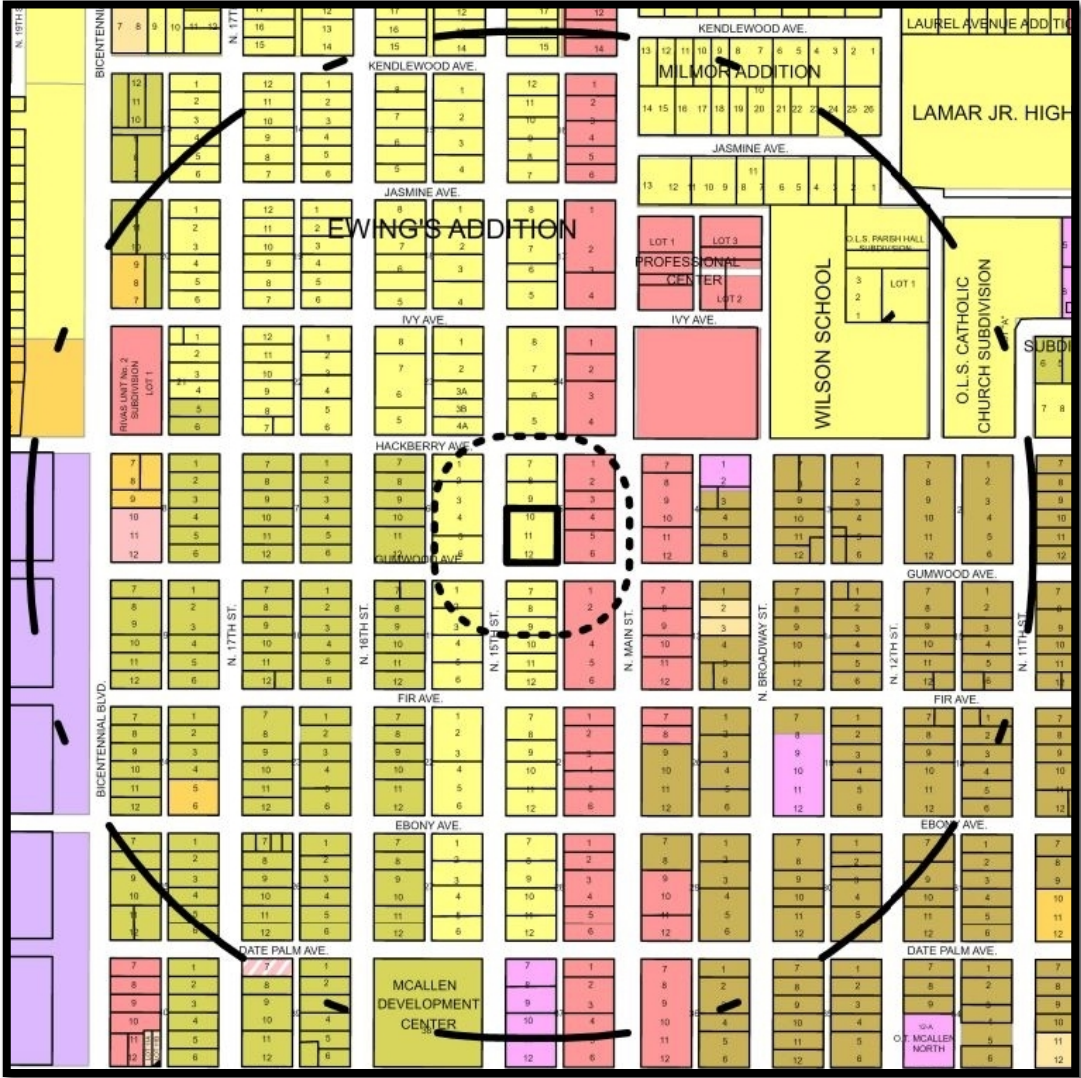
Sincerely,

Jamie and Bradley Wilkinson

Jamie Christene Petersen-Wilkinson, MA, LMFTA
Licensed Marriage and Family Therapy Associate
+ Creative Arts Therapist

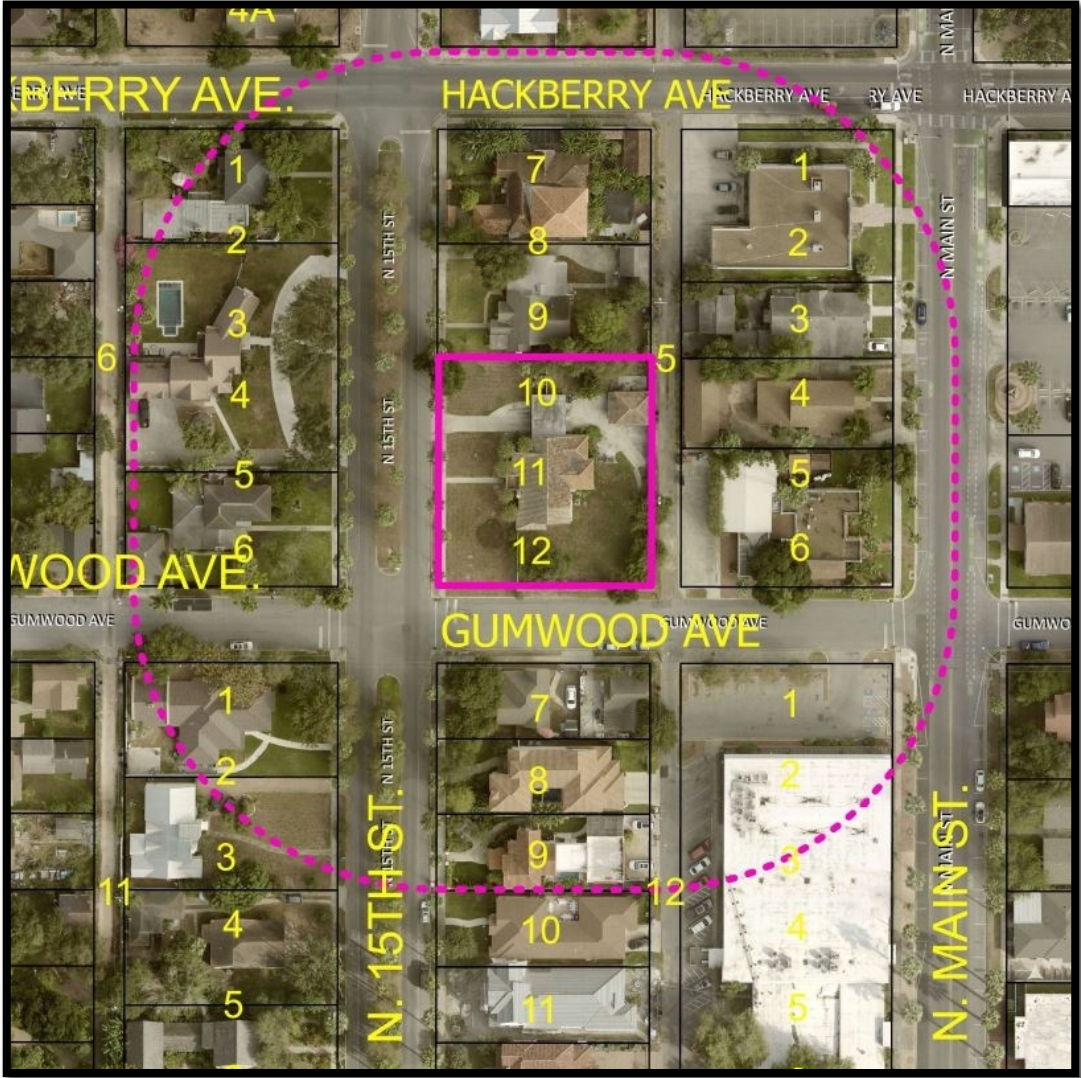
704 N. 15th Street Fence

ZONING



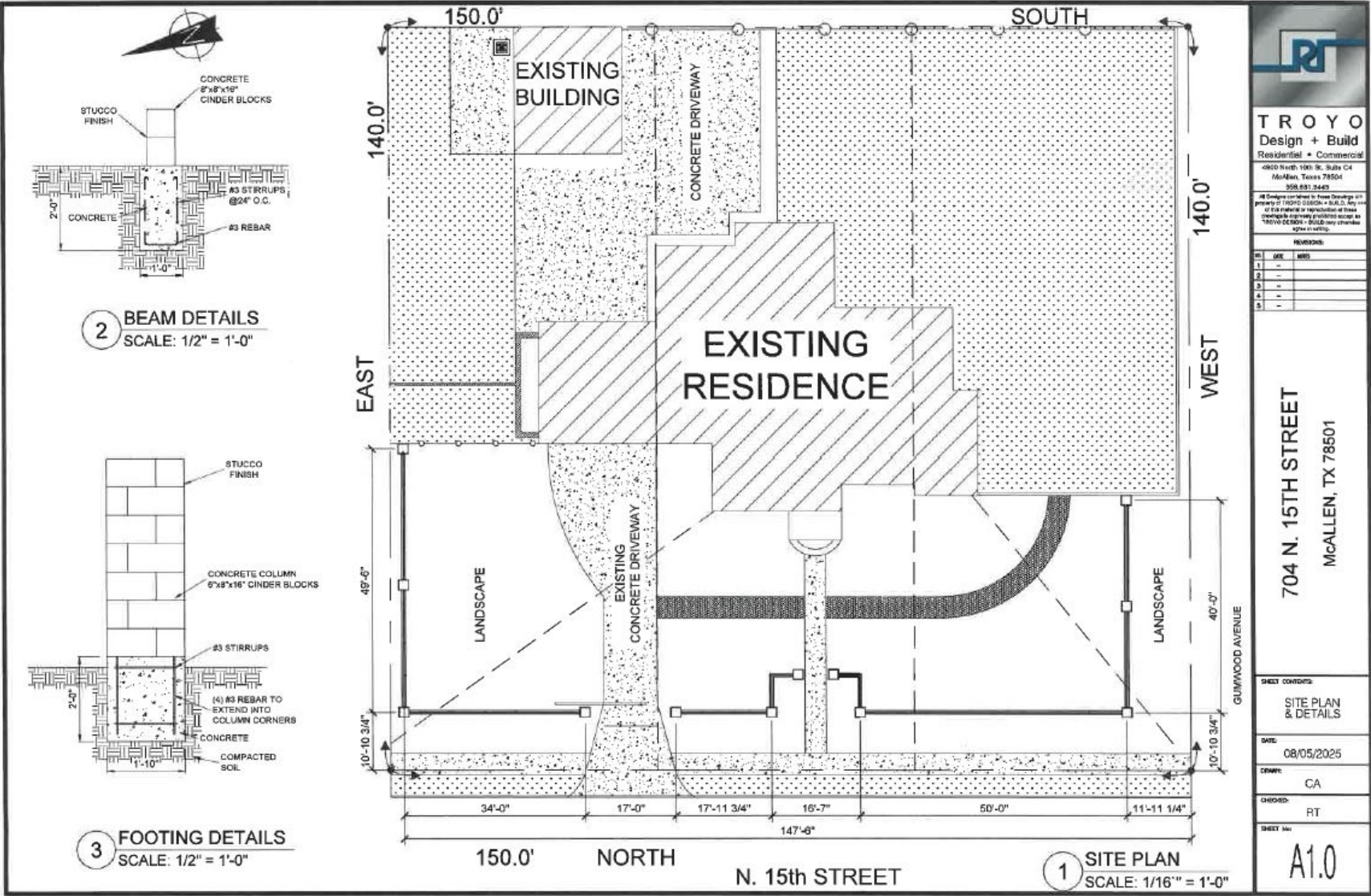
704 N. 15th Street
Fence

AERIAL



704 N. 15th Street Fence

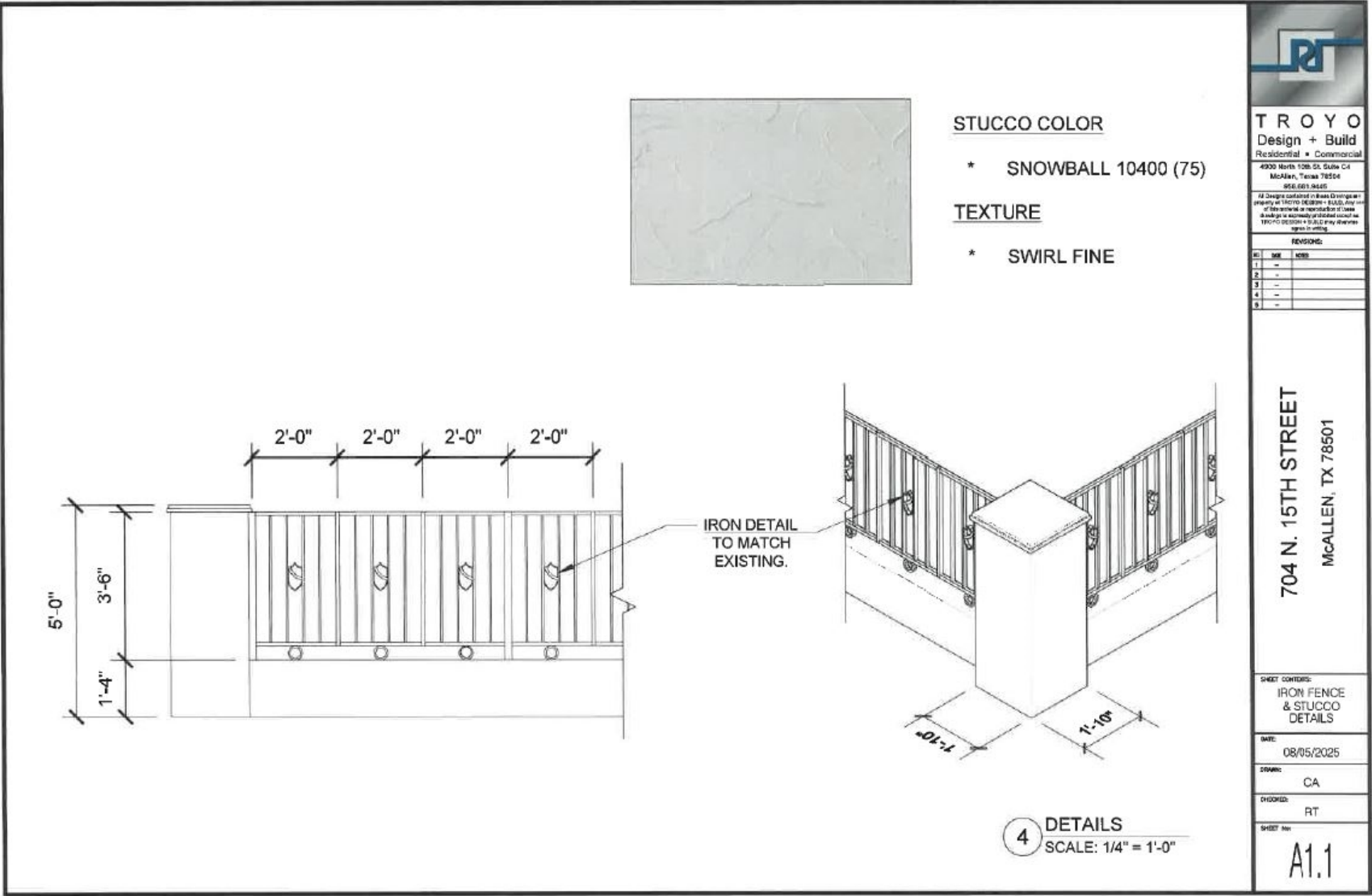
SITE PLAN



704 N. 15th Street

Fence

FENCE DETAILS



704 N. 15th Street Fence

PROPOSED FENCE





TROYO
Design + Build
Residential + Commercial
4000 North 13th St. Suite C4
McAllen, Texas 78504
956.681.8445

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REVISIONS:

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704 N. 15TH STREET
McALLEN, TX 78501

SHEET CONTENTS:
RENDERS

DATE:
08/05/2025

CITY:
CA

DESIGNED:
RT

SHEET No:
A1.2



704 N. 15th Street
Fence


PROPOSED FENCE



704 N. 15th Street Fence

EXISTING SITE





TROYO
Design + Build
Residential + Commercial
4800 North 106th St, Suite C4
Mankato, Texas 78504
959.551.5445

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704 N. 15TH STREET
McALLEN, TX 78501

SHEET: CONCEPT
IMAGES

DATE: 08/05/2025


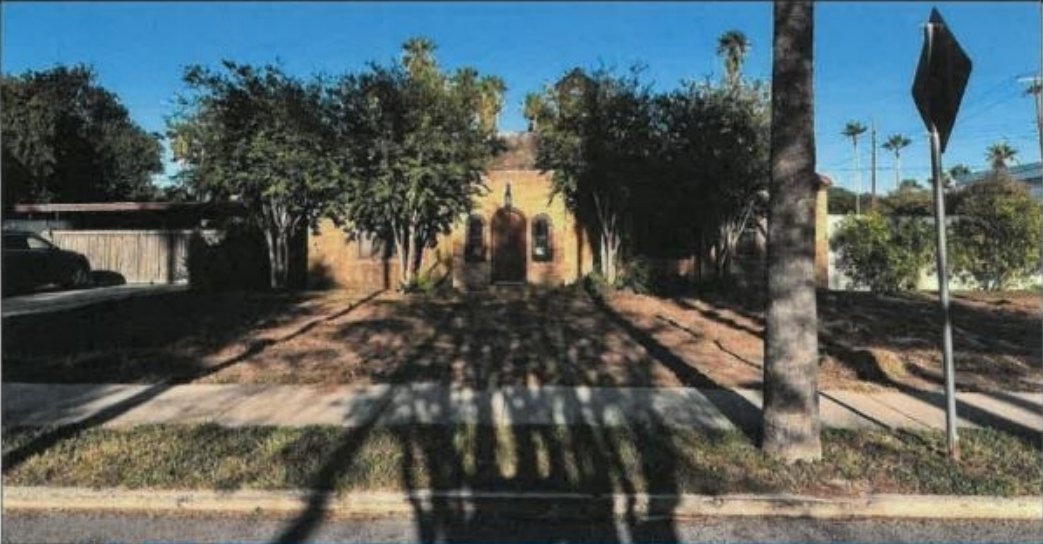
OWNER: CA

DESIGNED: RT

SHEET No: **A1.4**

704 N. 15th Street Fence

EXISTING SITE



TROYO
Design + Build
Residential • Commercial

4000 TROYO DRIVE W. SUITE 104
McAllen, Texas 78504
(956) 681-0445

All Design Information: TROYO Design + Build is responsible for the accuracy of the information provided. It is the responsibility of the client to verify the information provided. TROYO Design + Build is not responsible for the accuracy of the information provided by the client.

REVISIONS		
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704 N. 15TH STREET
McALLEN, TX 78501

SHEET CONTENTS:
IMAGES

DRAWN:
08/05/2025

DESIGN:
CA

CHECKED:
RT

SHEET NO.:
A1.5

704 N. 15th Street
Fence

EXISTING DETAILS



704 N. 15th Street
Fence

EXISTING DETAILS

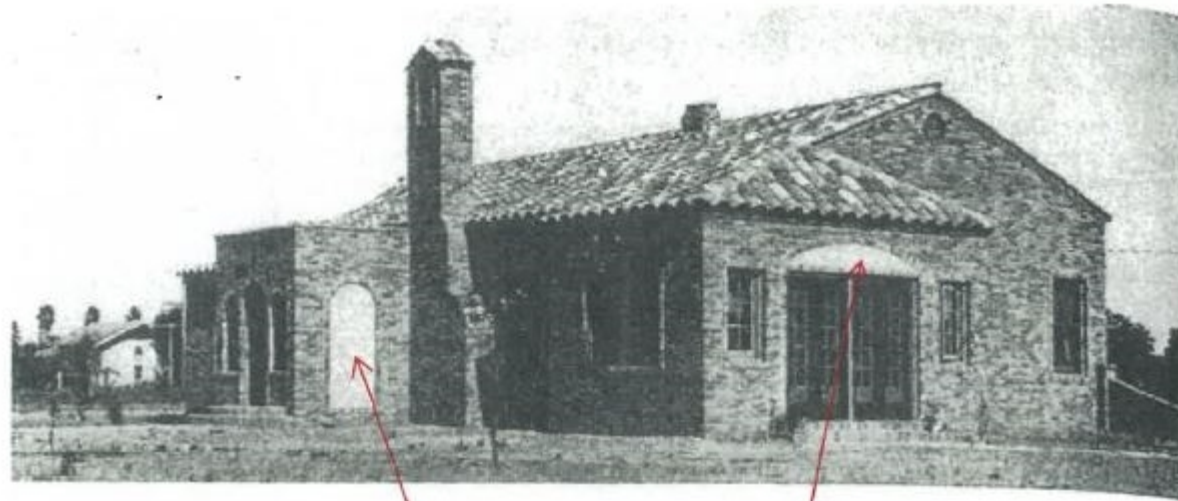


704 N. 15th Street
Fence

EXISTING HOUSE

THE GRIFFIN HOUSE

Figure 2: Mary S. and Gordon Griffin House (southwest oblique), as published in *Monty's Monthly*, November 1926, page 12.

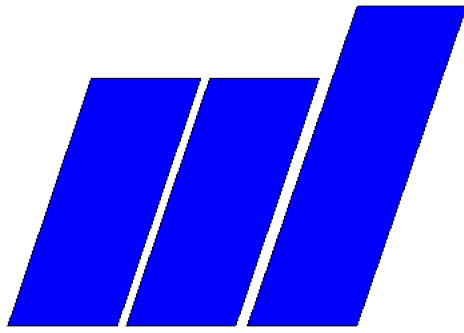


FENCE STUCCO TO MATCH
ORIGINAL STUCCO DETAILS
FOUND ON THE HOME.

704 N. 15th Street
Fence

SIGN PICTURE





RECOMMENDATION

704 N. 15th Street

RECOMMENDATION: Staff recommends disapproval of the proposed fence since it does not comply with the Las Palmas Local Landmark District Design Standards for fencing.