



Historic Landmark Commission Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Tuesday, April 15, 2025

6:30 PM

The Historic Landmark Commission of the City of Castroville will meet in the Regular Called Meeting beginning at 6:30 p.m. in the Council Chambers at City Hall on the following items listed on the agenda.

I. Call to Order

II. Roll Call

III. Citizen Comments

The Board will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual board members or staff; stand at the podium, speak clearly into the microphone and state your name residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. In accordance with the State Open Meetings Act, the Board is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

IV. Approval of Minutes

a. Minutes for March 18, 2025

b. Minutes for March 18, 2025

V. Discussion and Action Items

a. Discussion and action on a Certificate of Appropriateness request for 406 Paris.

b. Discussion and action on a Certificate of Appropriateness request for 713 Washington.

c. Discussion and action on a Certificate of Appropriateness request for 1303 Lorenzo.

d. Discussion and action on a Certificate of Appropriateness request for 1616 Fiorella.

e. Discussion and action on the Historic District Postcard provided by the Historic Preservation Officer.

f. Discussion and action on Historic Bridges Flyer.

g. Discussion about Code Compliance Issues.

VI. Discussion on Future Agenda Items

VII. Adjourn

Accessibility Statement

The City Hall is wheelchair accessible. The exit and parking ramps are located at the rear of the building.

Non-Discrimination Statement

The City of Castroville does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on April 11, 2025 before 4:00 p.m.

/s/ Debra Howe

City Secretary

HISTORIC LANDMARK COMMISSION

Meeting Minutes for March 18,2025

1. Called to Order at 6:30 P.M.
2. Roll Call: Present: Priscilla Garrett, Houston Marchman, , Kyle Mc Vay. Doug DeMino, Dan Maloney, Laura Marchman , & Jeff Gardner. Absent Cindy Maloney.
3. Citizens Comments –None
4. Approval of Minutes: February 18, 2025
5. **A, 1410 Gentilz (Case # 2025056) Discussion and Appropriate action on a request for a Certificate of Appropriateness for installation of a new accessory structure at an existing home.** The accessory structure met all guidelines. Approved by Historic Preservation Officer Selina Angel. The consensus of Board was to approve. Motion by Houston Marchman – 2nd by Laurie Marchman. Motion passed.
B. 1207 Angelo (Case#2025057) Discussion and appropriate action on a request for a Certificate of a Appropriateness for the remodel of existing home and addition of accessory structure.
Discussion included materials used, windows should be 6/6, THC made recommendation on roof structure, screen door suggested on side 6' cedar fence from rock wall to property line. Post either cedar or cypress for front porch. Motion to approve to include the suggestions & changes made by Jeff Gardner – 2nd by Kyle McVay. Motion passed

C Discussion about United Development Ordinance

No Action

D, Discussion on Compliance Issues. No Action

VI. Future Agenda Items

VII. Adjourned at 8:30 PM

Submitted by: Kyle McVay Secretary

Reviewed and approved by HLC Chair _____ Priscilla Garrett

VI Presentation

VIII. Adjourned ; 8:35pm

Submitted by: Kyle McVay Secretary

Reviewed/approved by HLC Chair : _____ Priscilla Garrett

03 APRIL 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness
406 Paris Street, Castroville, TX 78009

April 3, 2025

Bonnie Keller
406 Paris St
Castroville, TX 78009
830.931.1646
Kellerbonnie123@gmail.com

RE: 406 Paris St – Alterations Review

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

| DESIGNATIONS | |
|------------------------------|---|
| Historic Zoning (HE/CG) | x |
| THC 1969 Survey | x |
| THC 2002 Resource | x |
| Other Historical Designation | |

Please provide a comment response letter with subsequent submittals.

COA APPLICATION



123 Parland Place, Suite 100
San Antonio, Texas 78209
210.549.2588
workShop.com

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant has NOT met all COA application requirements. Please submit the following items:

1. Site plan showing the location of the existing fence on the lot.
2. Elevation drawings of the proposed changes.
3. Provide sample/drawings of driveway gate.

April 3, 2025 / Letter of
Recommendation

Certificate of Appropriateness
406 Paris Street

ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alterations Comments

4. Per Castroville Design Guidelines, Section II, Fences and Walls (pg 36), consider a fence height of three feet or less for the front yard.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



CITY OF CASTROVILLE

*Little Alsace of Texas*Permit Number: 2025076Submission Date: 3/24/25

office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov**Certificate of Appropriateness Application****Property Information**

| | | | |
|--------------------|--|-------------|----------------|
| Project Address: | <u>406 Paris</u> | Zoning: | |
| Legal Description: | Lot <u>7</u> Block <u>4</u> Range <u>6</u> | Subdivision | <u>CA 0166</u> |
| Landmark Name: | <u>Geyer/Rihn house</u> | | |

Owner Information

| | | | |
|---------------------------|---|---|--|
| Owner Name: | <u>BONNIE KELLER</u> | | |
| Mailing Address: | <u>406 PARIS, CASTROVILLE, TX 78009</u> | | |
| Phone <u>830-931-1646</u> | Fax: | Email: <u>Keller bonnie 123@gmail.com</u> | |

Project Description

| |
|--|
| <u>Replacing picket fence with iron fence,</u> |
| <u>4 ft. fence - match the Elsie yard fence!</u> |
| <u>front of house only w/ driveway</u> |
| <u>gate.</u> |

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant:

Date:

3/



STEEL FENCING

1" Rails, 5/8" Pickets

**Black Pressed Spear Top/
Extended Bottom
Two Rail Panel**

Welded construction

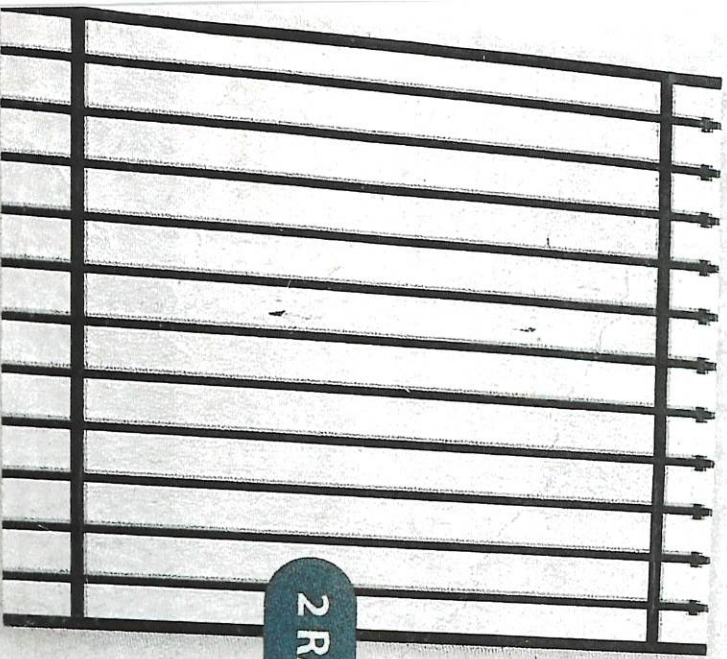
- » Two 16 gauge 1" square rails
- » 18 gauge 5/8" galvanized and powder-coated tubular steel pickets, 3-7/8" picket opening

Pressed Spear Top

Picket

Added security for residential settings with the beauty of wrought iron. Anti-climb design keeps out unwanted intruders.

2 RAIL



BLACKSMITH BRAND™



Galvanized and Powder-Coat

| ITEM # | RAILS | PICKET | APPROX. SIZE | DIMENSIONS | MATCHING G |
|----------|-------|-------------|--------------|-------------|------------|
| GF5846SP | 2 | 5/8" x 18ga | 4'x8' | 46" x 90.5" | GBSP4841 |
| GF5858SP | 2 | 5/8" x 18ga | 5'x8' | 58" x 90.5" | GBSP604 |
| GF5870SP | 2 | 5/8" x 18ga | 6'x8' | 70" x 90.5" | GBSP724 |





05 APRIL 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness

713 Washington Street, Castroville, TX 78009

April 5, 2025

Joe Melig
713 Washington Street
Castroville, Texas 78009

210.501.8051
Melig.joe@gmail.com

RE: 713 Washington St – Alterations Review

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

| DESIGNATIONS | |
|------------------------------|---|
| Historic Zoning (HE/CG) | x |
| THC 1969 Survey | |
| THC 2002 Resource | |
| Other Historical Designation | |

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant has NOT met all COA application requirements. Please submit the following items:



123 Parland Place, Suite 100
San Antonio, Texas 78209
210.549.2588
work5hop.com

1. Name, address and telephone number of the owner. According to the Medina Central Appraisal District, Mr. Joe Melig is not listed as the owner of the property.
2. Site plan showing the location of the structure of property on its lot;
3. Elevation drawings of the proposed changes;

4. Signature of the owner and date verifying that the application is complete and correct. The Medina Central Appraisal District does not show Mr. Joe Melig as the owner of the property.

ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style or size of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and /or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alteration Comments

5. The applicant is proposing to enclose the existing porch, however there are no drawings showing what the proposed project will look like. Please provide drawings or reference photos to depict the design. This application cannot be reviewed without this.

OTHER COMMENTS

6. According to the Medina County Appraisal District, the main house was built in 1969. Although this property was a non-contributing structure at the time of designation of the HE zoning district, per the Secretary of the Interior’s Standards for Rehabilitation, the property is over 50 years old and has acquired historical significance in its own right, (page 83 of the City of Castroville Design Guidelines) therefore it is recommended that the enclosure be compatible with the existing stylistic influences of ranch and minimal traditional of the main home, with respect to the historic district. Please provide elevation drawings of the proposed work to ensure compatibility.

05 April 2025 /
Letter of Recommendation
Certificate of Appropriateness
713 Washington Street,

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,

A handwritten signature in blue ink that reads "Selina Angel". The signature is fluid and cursive, with the first name "Selina" and the last name "Angel" clearly distinguishable.

Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



CITY OF CASTROVILLE

Little Alsace of Texas

Section V, Item b.

Permit Number: 2025077

Submittal Date: 03/25/2025

office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information

| | | | | | |
|--------------------|-------------------|------------|-------------|-------------|-------------|
| Project Address: | 713 Washington St | | | Zoning: | Residential |
| Legal Description: | Lot 3 & 4 | Block 3 | Range 13 | Subdivision | N/A |
| Landmark Name: | N/A | | | | |

Owner Information

| | | |
|-------------------|------|---------------------|
| Owner Name: | | |
| Joe Melig | | |
| Mailing Address: | | |
| 713 Washington St | | |
| Phone: | Fax: | Email: |
| 210.501.8051 | N/A | melig.joe@gmail.com |

Project Description

Enclosure and conversion of home entryway to entry drop zone.

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant: Joe I. Melig IV Date: 03/25/2025

Melig



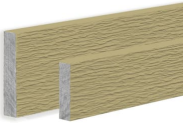

 Price valid until: Mar. 25, 2025 at 11:59PM

Quote #: HD100197341805
Created Date: Mar. 18, 2025
Created By: Nicholas Guevara
PO/Job Name:
Project: ---

Nicholas Guevara
(210)501-4424

NIDUS CONSTRUCTION
11323 APPLEJACK
SAN ANTONIO, TX 78245

Items: **34** Total: **\$371.72**

| | Item | How To Get It | Unit Price | Qty | Item Total |
|---|---|------------------|--------------|-----|------------|
| 1 |  <p>2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber Model #106147 Store Sku #1001753849</p> | Pick Up In Store | \$4.08/item | 4 | \$16.32 |
| 2 |  <p>2 in. x 4 in. x 92-5/8 in. #2 Standard Grade Southern Yellow Pine Stud Model #165417 Store Sku #165417</p> | Pick Up In Store | \$3.54/item | 20 | \$70.80 |
| 3 |  <p>James Hardie Hardie Trim HZ10 0.75 in. x 2.5 in. x 12 ft. Primed Rustic Grain Fiber Cement Batten Trim Board Model #9000049 Store Sku #661112</p> | Pick Up In Store | \$12.58/item | 6 | \$75.48 |
| 4 |  <p>James Hardie Hardie Soffit HZ10 48 in. x 96 in. Primed Cedar Mill Non-Vented Fiber Cement Soffit Panel Model #9000567 Store Sku #553824</p> | Pick Up In Store | \$52.28/item | 4 | \$209.12 |

Notes and Description:

| | |
|------------------------------------|-----------------|
| Subtotal | \$371.72 |
| Pick Up In Store | FREE |
| Estimated Delivery* | - |
| Sales Tax (determined in checkout) | - |
| Total | \$371.72 |







04 APRIL 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness

1303 Lorenzo Street, Castroville, TX 78009

April 4, 2025

Joe Melig
210.501.8051
info@cbbqco.com

RE: 1303 Lorenzo St – Alterations Review

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

| DESIGNATIONS | |
|------------------------------|---------------------------|
| Historic Zoning (HE/CG) | x |
| THC 1969 Survey | |
| THC 2002 Resource | x |
| Other Historical Designation | National Register Listing |

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant has NOT met all COA application requirements. Please submit the following items:



123 Parland Place, Suite 100
San Antonio, Texas 78209
210.549.2588
work5hop.com

1. Address of owner on application.
2. Site plan showing location of the structure of property on its lot. Please indicate the location of the murals on the plan. Need to verify if the 180 sqft (15’x12’) mural will be on the 1970 meat processing addition or the 2023 addition.

3. Signature of the owner. The signature of the applicant does not match the owner's name.

ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and /or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alterations Comments

4. Per Castroville Design Guidelines, Section II, Signage (pg 59), signs should never overpower the visual environment. Because the historic area of Castroville is a pedestrian environment through which cars should drive slowly, the signs can be small enough to be read at walking speed. But they need to be large enough and numerous enough to signify a small commercial area. Consider downscaling the size of the sign on the front of the building.
5. The Castroville Design Guidelines do not address murals. However, the CZO Chapter 24, Article VII, Section 24-65 defines a sign as any device, singular and collectively, whose essential purpose and design is to convey messages by means of "an outdoor structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other thing that is designed, intended, or used to advertise or inform." (Texas Local Government Code.) Therefore, the proposed 70 sqft Texas flag mural and 180 sqft mural will be evaluated as signage.
 - A. Per Castroville Design Guidelines, Section II, Signage (pg 59), consider the size and mass of your building when considering a sign design, specifically with the proposed Texas flag mural. Avoid using a large sign, for example, for a small building.
 - B. Per Castroville Design Guidelines, Section II, Signage (pg 60), blend sign colors with the colors of the structure. The proposed 180 sqft mural shows as

April 4, 2025 / Letter of
Recommendation
Certificate of Appropriateness
1303 Lorenzo Street

a light blue color, however it is assumed that this is a place holder for a more complex mural. If so, *please provide a render of the actual proposed mural*. Per Castroville Design Guidelines, Section II, Signage (pg 60), use low-key sophisticated signs. Approval for only one building identification sign will be permitted. If the 180 sqft mural is only to be painted the light blue as the application shows, then please disregard this comment.

GENERAL COMMENTS

6. The application states two signs/murals but the supporting documentation shows three proposed signs/murals. Please update the application for consistency.
7. All signage must comply with the requirements outlined in the City of Castroville's sign ordinance.
8. This property is listed on the National Register, however this designation is merely a recognition and does not place restrictions on the property, *UNLESS* the property is involved in project that receives federal funding. If federal monies are involved in this project, then any changes would need to be reviewed by the Advisory Council on Historic Preservation (<https://www.achp.gov/protecting-historic-properties/section-106-process/introduction-section-106>). Regardless if federal monies are being acquired, Castroville's Historic Preservation Officer will need to notify the Texas Historical Commission of the proposed changes.
9. *It is recommended that the materials used for painting and installing murals, especially on historic buildings, should be reversible, allowing for easy removal and restoration of the original surface.* The Secretary of the Interior's Standards for Rehabilitation emphasize preserving historic character, requiring minimal changes to distinctive materials and features, and ensuring additions and alterations are reversible, minimizing damage to the historic fabric.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



CITY OF CASTROVILLE

Little Alsace of Texas

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Permit Number: 2025063

Submittal Date: 3/12/2025

office use only

Certificate of Appropriateness Application

| Property Information | | | |
|----------------------|-------------------|---------|-----------------------------|
| Project Address: | 1303 Lorenzo St | | Zoning: Unknown |
| Legal Description: | Lot 4-3 (Part of) | Block 4 | Range 7 Subdivision Unknown |
| Landmark Name: | Dan's Meat Market | | |

| Owner Information | | |
|-----------------------|----------|------------------------|
| Owner Name: Joe Melig | | |
| Mailing Address: | | |
| Phone: 210-501-8091 | Fax: N/A | Email: info@cbbgco.com |

| Project Description |
|--|
| Two painted murals/signs with business logo on the building. |
| Colors - red, white, & blue |
| |
| |

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant: Butterfly Hoss Date: 3/10/25



Alyssa Raymond Jan 6



to me ▾

Section V, Item c.

Hello,

I've attached the mural markup for the Lorenzo Street piece. I incorporated another version of your logo you shared, which featured the more prominent background. Used the agreed-upon color palette of red, white, and blue.(shades of)

To add depth to the 2D piece, I've introduced outlining to create the illusion of shadow. I'd love to hear your thoughts on the design.

Please let me know if there's anything you'd like me to revise. :)



Alyssa Guerra Raymond
Lead Artist and Owner
Artist at Work LLC

Murals, Illustrations, Custom Commissions

24

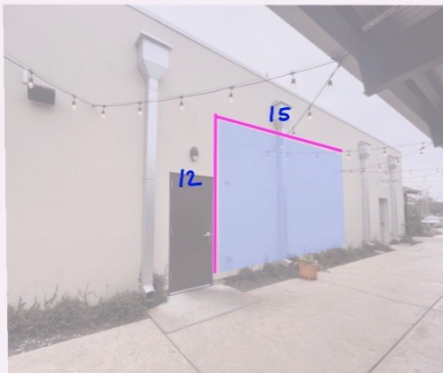
Section V, Item c.



70 sqft.



42.5 sqft



180 sqft

08 APRIL 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness

1616 Fiorella Street, Castroville, TX 78009

April 8, 2025

Michael A. & Monte Tschirhart
1616 Fiorella Stree
Castroville, Texas 78009
210.416.3754
Monte7493@gmail.com

RE: 1616 Fiorella St – New Consturction Review

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

| DESIGNATIONS | |
|------------------------------|---|
| Historic Zoning (HE/CG) | x |
| THC 1969 Survey | |
| THC 2002 Resource | |
| Other Historical Designation | |

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant HAS met all COA application requirements.

NEW CONSTRUCTION

Per Castroville’s Comprehensive Zoning Ordinance, Article IV, Section II (22)(b)(iii), the Historic Landmark Commission is the reviewing authority for applications regarding new construction on real property which is located in an area designated or pending designation



123 Parland Place, Suite 100
San Antonio, Texas 78209
210.549.2588
workShop.com

08 April 2025 /
Letter of Recommendation
Certificate of Appropriateness
1616 Fiorella Street,

as a historic landmark or district or on land necessary for access to and use of a structure designated or pending designation as a historic landmark or district.

New Construction Comments

- 1. Per Castroville Design Guidelines, Section II, Garages (pg 14), the recommended materials are board and batten siding or horizontal wood siding. Vinyl and aluminum siding are not recommended for the walls, but are acceptable for the soffits.
- 2. Per Castroville Design Guidelines, Section II, Garages (pg 14), carports should be set back from the street and constructed of wood, if possible.
- 3. Per Castroville Design Guidelines, Section II, Garages (pg 14), locate the garage or carport to front onto a secondary street, if possible, not onto the street the house faces.
- 4. Per Castroville Design Guidelines, Section II, Garages (pg 14), construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly.
- 5. According to the plans, the proposed garage/carport will be 20ft in height. Per Castroville Design Guidelines, Section III, New Construction on Historic Resource Lots (pg 47), to preserve the continuity of a historic area, new construction should be in scale with surrounding historic resources.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025086

Submittal Date: 04/03/2025

office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

| Property Information | | | | |
|----------------------|----------------------|---------|----------|--------------------|
| Project Address: | 1616 Fiorella Street | | | Zoning: Historical |
| Legal Description: | Lot 8 | Block 3 | Range 10 | Subdivision |
| Landmark Name: | | | | |

| Owner Information | | |
|---|------|----------------------------|
| Owner Name: Michael A. Tschirhart / Monte Tschirhart | | |
| Mailing Address: 1616 Fiorella Street Castroville, Tx 78009 | | |
| Phone: (210) 416-3754 | Fax: | Email: monte7493@gmail.com |

| Project Description | |
|---------------------|--|
| Minimum | 8'40x40x20 GARAGE to be built South of House. All Boundaries will be positioned to meet the City Standards. |
| | (N) 20 feet from House, (E) 15 feet from Fiorella property line, (S) 5 foot minimum from Property line, (W) 5 foot minimum from Property line. |

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant:

Date:

4/5/2024

REVISED JANUARY 2023

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New Garage

1616 Fiorella Street

1616 Fiorella St – Garage Project

Section V, Item d.



North View From House

FRONT VIEW



Fiorella St

LEFT VIEW



West View

RIGHT VIEW

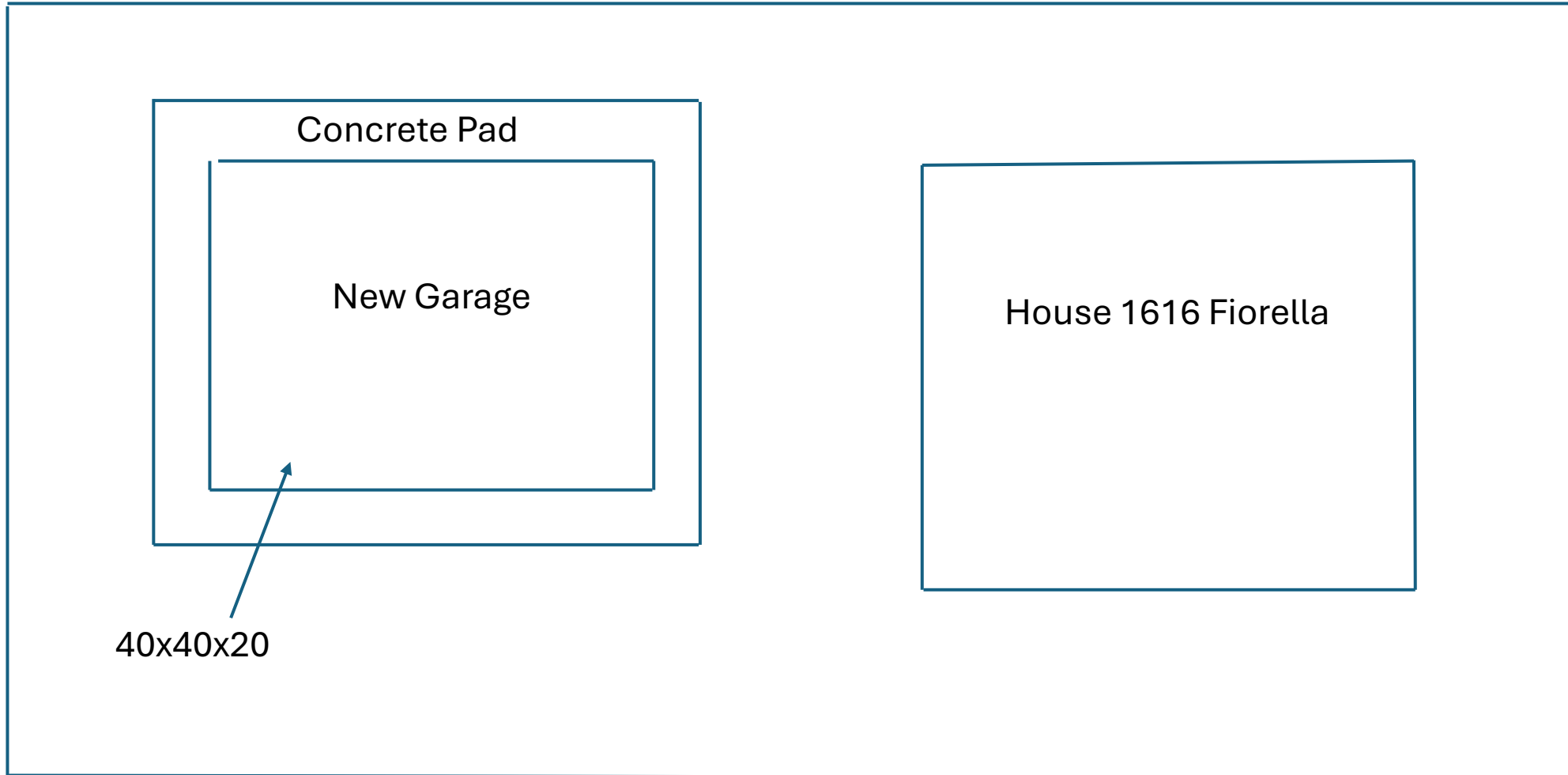


South View

BACK VIEW

1616 Fiorella St – Garage Project

Section V, Item d.



40x40x20

Fiorella Street

Site Live Pictures



1616 Fiorella Street Garage Details

Colors

Wall Liner Panels: none
Wall: Colony Green
Roof: Bright White
Trim: Bright White
Roll up: Bright White
Vent: Bright White

Basics (in ft.)

width X length X height: **40 X 40 X 20**
Pitch: **2**
Overhang sides: **1**
Overhang end: **0**
Gutter: no
Leanto front: width: 20, pitch: 1, drop: 2, cut
front: 0, cut back: 0
Leanto left: width: 20, pitch: 1, drop: 2, cut front:
0, cut back: 0



SHARE YOUR FEEDBACK!

The Texas Department of Transportation (TxDOT) invites your input in evaluating the historical significance of Texas' non-truss vehicular bridges and bridge-class culverts built on or before 1945, along with masonry structures constructed through 1950.

THERE ARE TWO BRIDGES IN CASTROVILLE THAT ARE UNDER EVALUATION:



US 90 AT MEDINA RIVER



HOUSTON STREET AT BMA IRRIGATION CANAL



SCAN FOR SURVEY!

Did the bridge allow the community to grow?

What does the bridge symbolize to the community?

What makes these bridges important?

The survey closes MAY 31st



TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES