



Historic Landmark Commission Meeting Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Tuesday, August 19, 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 July 15, 2025.

V. Discussion and Action Items

[a.](#) Discussion and action on a Certificate of Appropriateness for 312 Petersburg.

[b.](#) Discussion and action on a Certificate of Appropriateness for 1303 Lorenzo.

[c.](#) Discussion and action on a Certificate of Appropriateness for 509 Hwy 90 W.

[d.](#) Discussion and action on a Certificate of Appropriateness for the September Square Memorial.

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 August 15, 2025 before 1:00 p.m.

/s/ Debra Howe

City Secretary

HISTORIC LANDMARK COMMISSION

Meeting Minutes for July 15 2025

- 1 Called to Order at 6:30 P.M.
- 2 . Roll Call: Present: Priscilla Garrett, Lori Marchman, Ky ;e
McVay, Tracey Schott, , Doug DiMino. Cindy & Dan Maloney,
HPO, Selena Angel & liaison Houston Marchman.
- 3 Citizen's Comments – None.
- 4 Approval of Minutes: June 17, 2025,
- 5 **A 1303 Lorenzo – Tabled**
- 6 **B. 1212 Fiorella – Discussion and action for a certificate of appropriateness for enclosing a secondary structure with the following recommendations. Cream color of the building, with 2' widows, and center the French doors on the new addition. Motion by Cindy M/Stacey 2nd Passed**

C 1715 Amelia -Discussion and Appropriate action on a request for a Certificate of Appropriateness for the proposed removal of 1950's additions and restoration of original 1870's home. Recommendations are: The roof peak of the proposed additions be lower than the peak of the original 1870's home. Front door be replaced with 4 panel door found on the older Alsatian homes. Low dry stack wall remain low (18" high). Paint will be the same for window & door trim ,also for board & batten walls.

Motion made by Laurie M./ Kyle M. Passed

d. Presentation on signage for downtown area by Darin Hamm. The 2 recommended by the board was #1 (red Background- Alsatian hose in center)) and #2 (divided Into 3 parts with red, green, & yellow colors)

e. 1005 Alamo- Discussion and action for a recommendation to P & Z on a zoning change from C-H Commercial to C-G Historic Commercial District. The Consensus of the board was to approve the change.

Adjourned at 7

Submitted by: Kyle McVay Secretary

Reviewed and approved by HLC Chair _____Priscilla Garrett

21 JULY 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness

312 Petersburg Street, Castroville, TX 78009

July 21, 2025

Sylvia Binford
264 PR 4626
Castroville, TX 78009
210.508.3726
sylvia.binford@yahoo.com

RE: 312 Petersburg Street – Alteration 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

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



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

General Comments

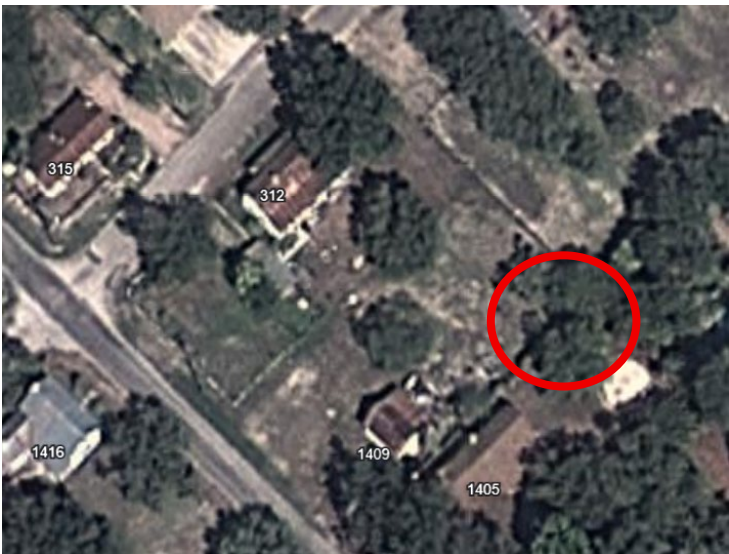
1. The applicant’s son has informed me that the existing shed on the property has been demolished. This shed was located on the same lot as the Anton & Catherine Schneider Hüs. While the property is listed in both the 1969 and 2002 Texas Historic Resource Surveys, the shed was not documented in

21 July 2025 /
Letter of Recommendation
Certificate of Appropriateness
312 Petersburg Street,

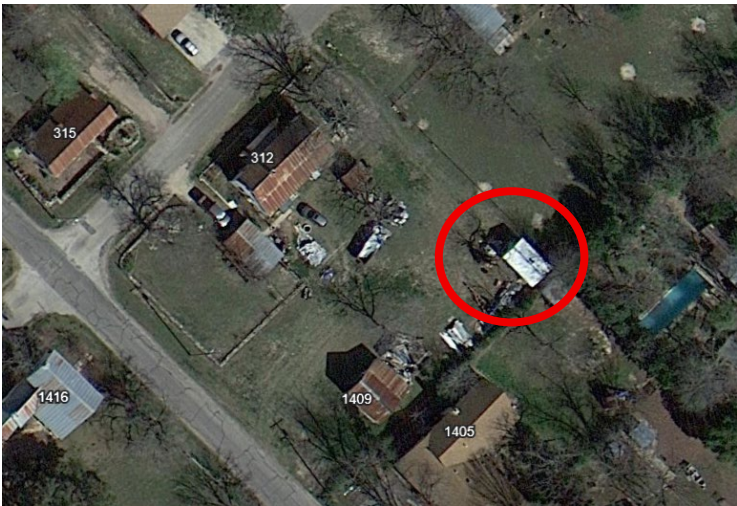
either. According to the Medina County Appraisal District (CAD), several detached structures are listed on the site. The closest match appears to be:

- (1) Shed, classified under SMP (Semi-permanent or Simplified Improvement Structure), with a listed build date of 1865 and approximately 432 sq. ft.

This classification is typically used for non-livable accessory structures, such as basic sheds or utility buildings, that do not meet higher construction standards. Although Medina CAD lists a build date of 1865, this may correspond to a different structure on the property, that may no longer exist. Further research, including review of Google Earth historic imagery and a 2016 news article, indicates that the demolished shed was constructed between 2011 and 2013.

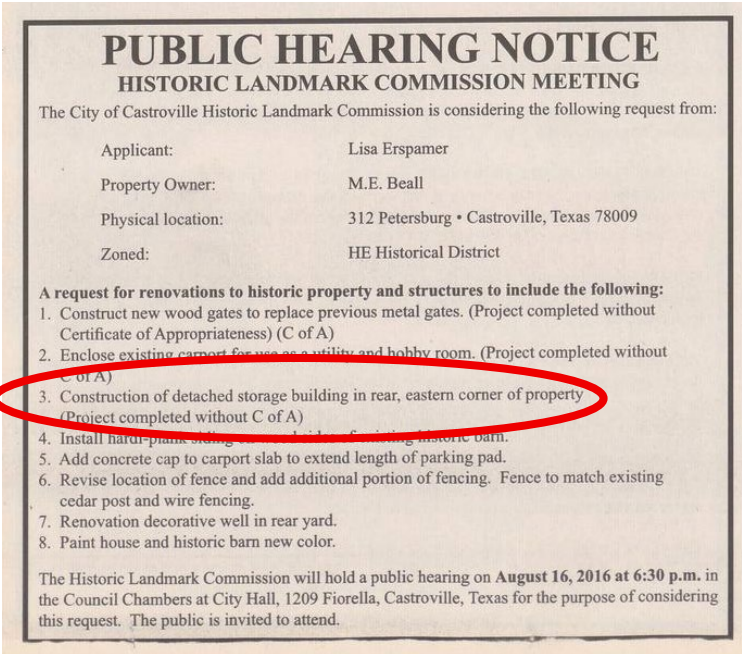


Source: 2011 Google Earth Historic Imagery



Source: 2013 Google Earth Historic Imagery

21 July 2025 /
Letter of Recommendation
Certificate of Appropriateness
312 Petersburg Street,



Source: 2016 Castroville Area Newspaper Collection

As such, the shed is considered non-contributing to the historic significance of the site. However, per the Castroville Zoning Ordinance, a demolition request should have been submitted to the Historic Landmark Commission (HLC) prior to any removal of structures. Please note that any future demolition of structures on this property must be reviewed and approved by the HLC in advance.

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.

21 July 2025 /
Letter of Recommendation
 Certificate of Appropriateness
 312 Petersburg Street,

Alteration Comments

2. Per the Castroville Design Guidelines, Section III, New Construction on Historic Resource Lots (pg. 47), façade elements, such entrances and windows make up the “face” or façade of a building. These visual characteristics of new construction should recall those on historic properties. Windows and doors create solid to void ratios (openings vs. wall areas) that should be employed in new constructions. Façade openings are important in relative size and orientation. *It is recommended to use windows of a similar size or style to the main home.*
3. Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 18), a new door should be in character with the historic building, especially on primary facades. *The main house features a simple design with minimal architectural detailing. It is recommended that the proposed door for the new shed reflect this simplicity to maintain visual consistency with the primary structure.*
4. Per the Castroville Design Guidelines, Section II, Roofs, Gutters, Skylights, Dormers (pg. 30), roof color is an important feature because it dominates the appearance of the house. *Choose a color that is complimentary to the house.*
5. Per the Castroville Design Guidelines, Introduction (pg. 1), blend new construction with the historic property already in place. *Consider a paint color that blends or is complimentary to the main home for the exterior walls.*

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

Section V, Item a.

Permit Number:	2025194
Submittal Date:	07/16/2025
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: 312 Petersburg		Zoning: Historic	
Legal Description: Lot Six B	Block Three	Range Eight	Subdivision
Landmark Name: Schneider House			

Owner Information		
Owner Name: Sylvia Binford		
Mailing Address: 264-PR 4626 Castroville, TX 78009		
Phone: 210-508-3726	Fax: —	Email: Sylvia_binford@yahoo.com

Project Description	
12 x 20 Tuff Shed	
Paint color to match trim of house & roof will be Char Col replacing where old shed was.	

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: Sylvia Binford Date: 7-16-25

10

YEAR LIMITED
WARRANTY

☆ GOOD
☆ BETTER
☆ BEST

GET THESE
PREMIER
SERIES UPGRADES

Section V, Item a.

Premier PRO Series™

The Premier PRO Series™ is for customers who demand the absolute best. **We took our great Premier Series® and made it even bigger, taller, and better in many ways.**

ROOFING

- Dimensional Shingles with Mfg's Lifetime Warranty
- 6" Upgraded Boxed Eaves on All Walls

WALLS

- Double Top Plates on All Walls
- 3 Studs in Each Corner
- Our Tallest Walls (see height chart)



Pro Tall Ranch shown here with paint, vents, transom windows, 3'x2' windows, shutters, window box, door trim, and accent paint color.



PRO RANCH

Ranch Style 5/12 Roof Pitch & Dimensional Shingles
7' Clear Interior Wall Height
Overall Standard Height Range 9'2" - 11'2"
6'7" Tall Door Placed on Any Wall
6" Boxed Eave on All Walls



PRO TALL RANCH

Ranch Style 5/12 Roof Pitch & Dimensional Shingles
7'8" Clear Interior Wall Height
Overall Standard Height range 9'10" - 11'10"
6'7" Tall Door Placed on Any Wall
6" Boxed Eave on All Walls

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
workshop.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

Permit Number:	2025063
Submittal Date:	3/12/2025
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:	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@cbbqco.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 b.

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

15

Section V, Item b.



70 sqft.



42.5 sqft



180 sqft





CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025221

Submittal Date: 8/8/2025

office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090 ~~ext 408~~ or 409

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information

Project Address: 509 US-90 Castroville, TX 78009

Zoning: CG

Legal Description: Lot 9 Block 5 Range 5

Subdivision

Landmark Name:

Owner Information

Owner Name: Eugenia Osei-Wusu

Mailing Address:

Phone: 210-890-8009

Fax:

Email: Eusbey@yahoo.com

Project Description

Replace 3 exterior door (same size), replace 4 exterior windows 48x60, paint exterior/interior, replace existing siding with new hardie panel siding, replace 3 awning above exterior doors, repair metal roof, install 4 6" gutter on all 4 sides, LVP flooring, move kitchen to other side of wall, build restroom where existing kitchen is, build storage under staircase, build wall upstairs to create two rooms

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.

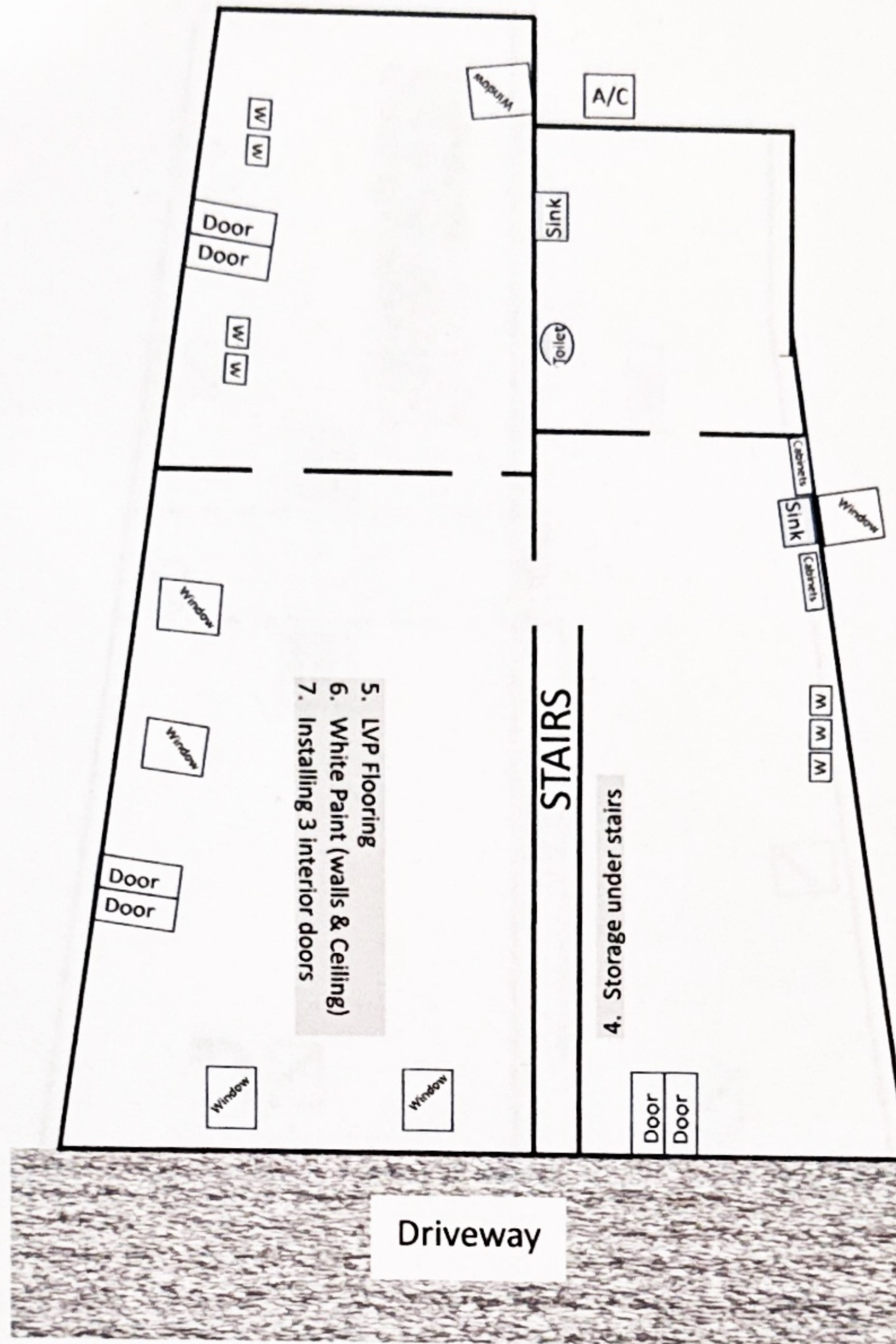
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District 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:

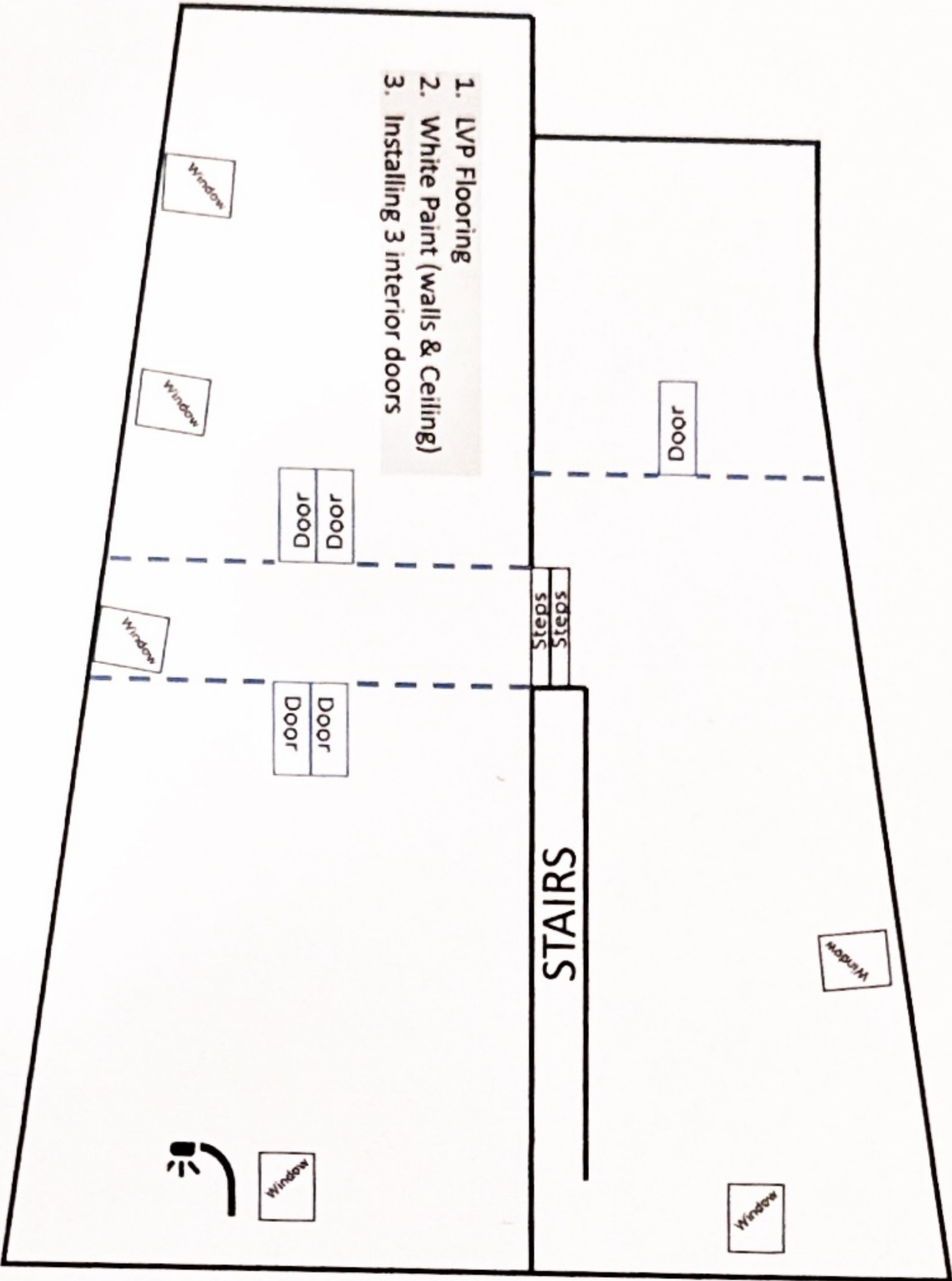
Date:

8/07/2025

1st Floor



2nd Floor

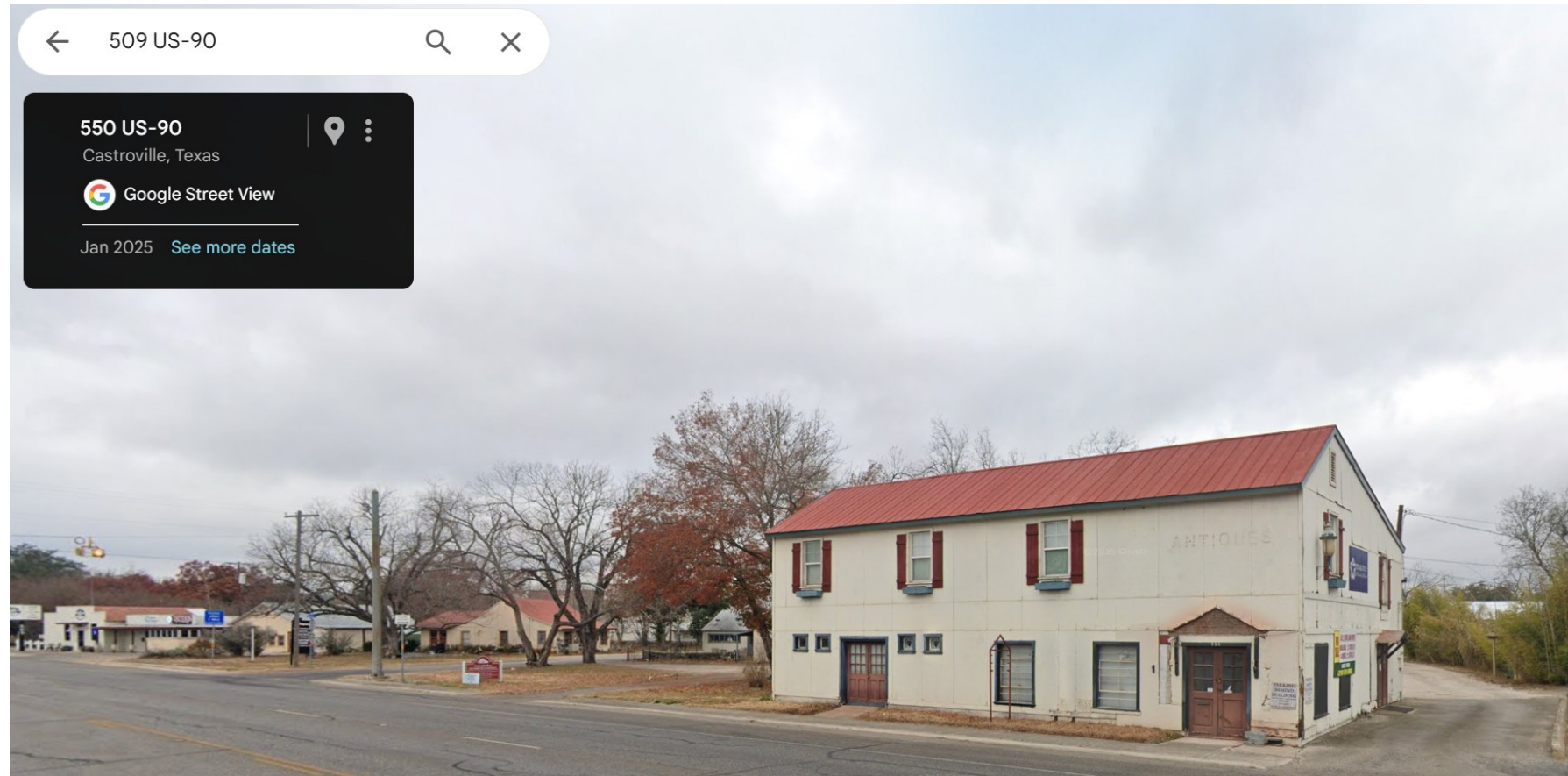


CASTROVILLE ~ RENOVATION



GOOGLE AREA VIEW OF SITE LOCATION – FRONT VIEW

Section V, Item c.



GOOGLE AREA VIEW OF SITE LOCATION – ARIEL VIEW

Section V, Item c.



REMODEL REQUEST – EXTERIOR CHANGES

Section V, Item c.

Exterior changes:

- Replace 3 exterior doors for same size
- Replace 4 exterior windows (48 x 60)
- Painting exterior walls and trim (2 colors)
- Replacing existing siding for board and batten panel siding
- Replacing 3 awnings above 3 exterior doors
- Repairing areas of existing metal roof
- Adding 4, 6" gutters on 4 sides of building
- Replacing/restoring 3 exterior awnings

REMODEL REQUEST – RATIONALE

Section V, Item c.

Rationale for Exterior Changes:

The proposed updates align with the requirements of the building being located on a historic area, although the building itself is not considered historic. All replacements are intended to match existing sizes, styles, and proportions to maintain the original appearance. These changes ensure the building remains true to its historic location aesthetic while enhancing longevity and structural integrity.

- **Doors & Windows:** Replaced with historically appropriate designs in the same dimensions for improved efficiency and security.
- **Painting:** Two historically appropriate colors to protect surfaces and maintain colors to “as-like” as possible”
- **Siding:** Board and batten panel chosen to replicate original look while offering superior weather resistance.
- **Awnings:** New units will match the style, scale, and placement of originals.
- **Roof Repairs:** Restoring metal roof to prevent water intrusion while replacing material where possible.
- **Gutters:** Discreet installation to improve drainage and protect the foundation without altering appearance.

REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
AS - IS**



REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE



* Note: This image is a rendering please keep in mind that color may vary based on lighting and the style of doors and windows based on approval.

REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
TO - BE**



Exterior changes:

- **Painting exterior walls and trim (2 colors)**
 - Sherwin Williams Snow Bound #SW7004 (walls)
 - Sherwin Williams Svelte Sage #SW6164 (trim & awnings)
- **Exterior paneling/siding**
 - Board and Batten

COLOR OF WALLS

SW 7004
Snowbound

Designer
Color
Collection

COLOR OF TRIM

SW 6164
Svelte Sage

* Note: This image is a rendering please keep in mind that color may vary based on lighting

REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
TO - BE**

Section V, Item c.

DOOR

RESTORING ORIGINAL DOORS



OR



OR



Exterior Doors:

- Color - 3 Svelte Sage #SW6264 or white exterior double doors.

or

- Restoring original doors

Exterior Door sizes:

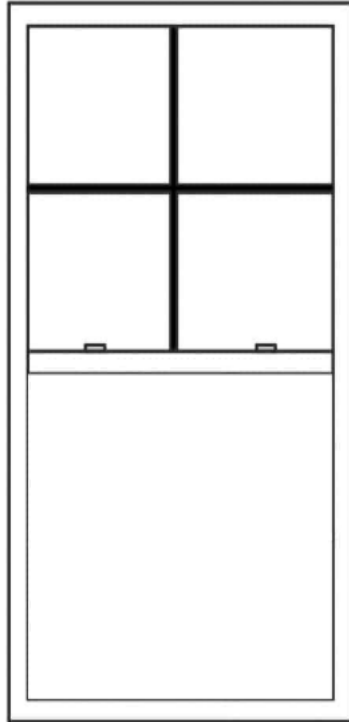
- 2 (60 x 80)
- 1 (72 x 80)

REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE

Section V, Item c.

WINDOW



OR



Exterior Windows:

- 4 (48x60) white exterior windows (4 over 1, 4 over Zero, or 6 over 6) one panel single hung windows.

CONTACT US:

Section V, Item c.

Email:

- Jose.jmcconstruction@gmail.com

Cell:

- 210-840-3360

Project Manager/General Contractor:

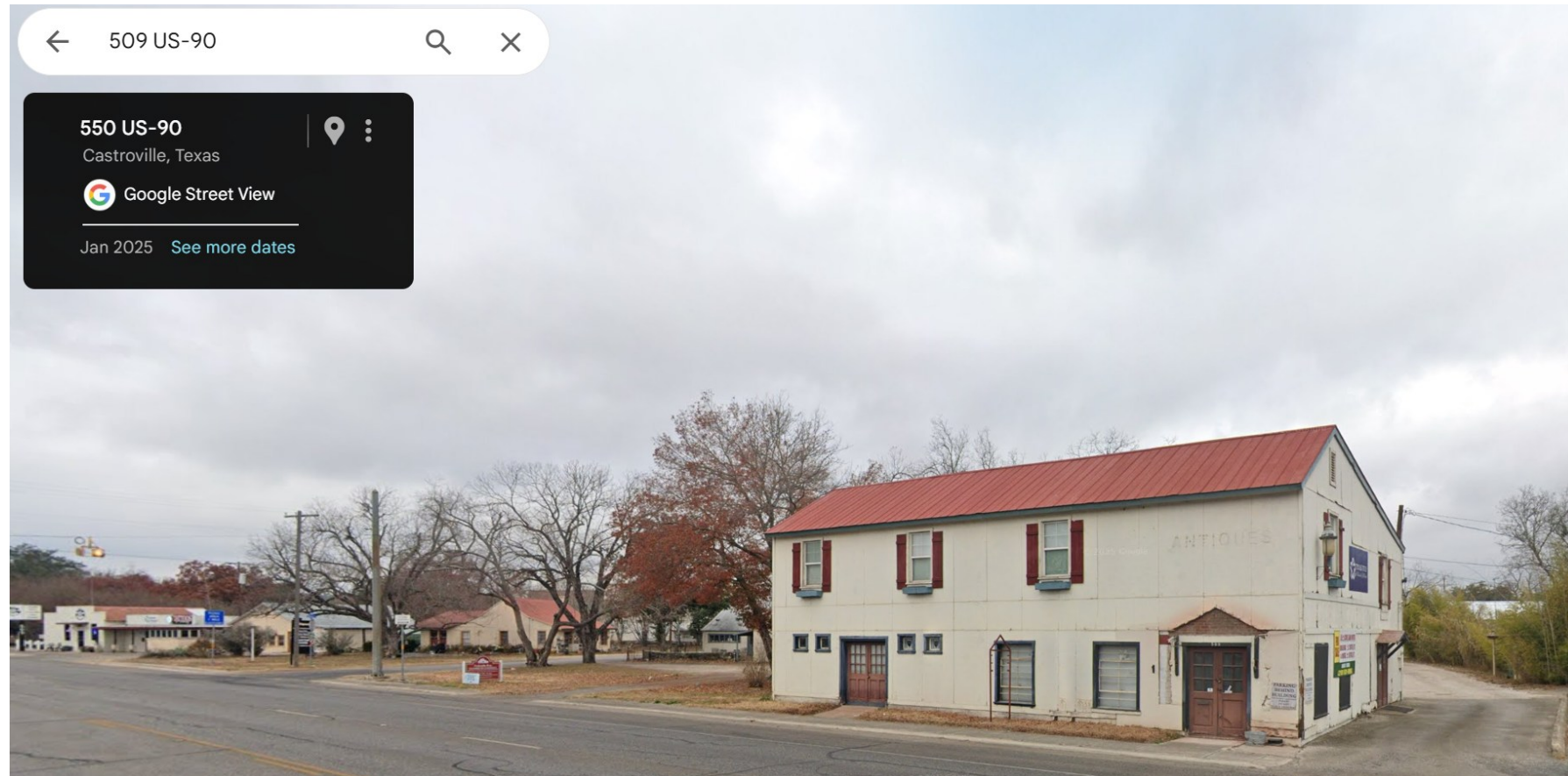
- Jose Mora

CASTROVILLE ~ RENOVATION



GOOGLE AREA VIEW OF SITE LOCATION – FRONT VIEW

Section V, Item c.



GOOGLE AREA VIEW OF SITE LOCATION – ARIEL VIEW

Section V, Item c.



REMODEL REQUEST – EXTERIOR CHANGES

Section V, Item c.

Exterior changes:

- Replace 3 exterior doors for same size
- Replace 4 exterior windows (48 x 60)
- Painting exterior walls and trim (2 colors)
- Replacing existing siding for board and batten panel siding
- Replacing 3 awnings above 3 exterior doors
- Repairing areas of existing metal roof
- Adding 4, 6" gutters on 4 sides of building
- Replacing/restoring 3 exterior awnings

REMODEL REQUEST – RATIONALE

Section V, Item c.

Rationale for Exterior Changes:

The proposed updates align with the requirements of the building being located on a historic area, although the building itself is not considered historic. All replacements are intended to match existing sizes, styles, and proportions to maintain the original appearance. These changes ensure the building remains true to its historic location aesthetic while enhancing longevity and structural integrity.

- **Doors & Windows:** Replaced with historically appropriate designs in the same dimensions for improved efficiency and security.
- **Painting:** Two historically appropriate colors to protect surfaces and maintain colors to “as-like” as possible”
- **Siding:** Board and batten panel chosen to replicate original look while offering superior weather resistance.
- **Awnings:** New units will match the style, scale, and placement of originals.
- **Roof Repairs:** Restoring metal roof to prevent water intrusion while replacing material where possible.
- **Gutters:** Discreet installation to improve drainage and protect the foundation without altering appearance.

REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
AS - IS**



REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
TO - BE**



* Note: This image is a rendering please keep in mind that color may vary based on lighting and the style of doors and windows based on approval.

REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
TO - BE**



Exterior changes:

- **Painting exterior walls and trim (2 colors)**
 - Sherwin Williams Snow Bound #SW7004 (walls)
 - Sherwin Williams Svelte Sage #SW6164 (trim & awnings)
- **Exterior paneling/siding**
 - Board and Batten

COLOR OF WALLS

SW 7004
Snowbound

Designer
Color
Collection

COLOR OF TRIM

SW 6164
Svelte Sage

* Note: This image is a rendering please keep in mind that color may vary based on lighting

REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE

Section V, Item c.

DOOR

RESTORING ORIGINAL DOORS



OR



OR



Exterior Doors:

- Color - 3 Svelte Sage #SW6264 or white exterior double doors.

or

- Restoring original doors

Exterior Door sizes:

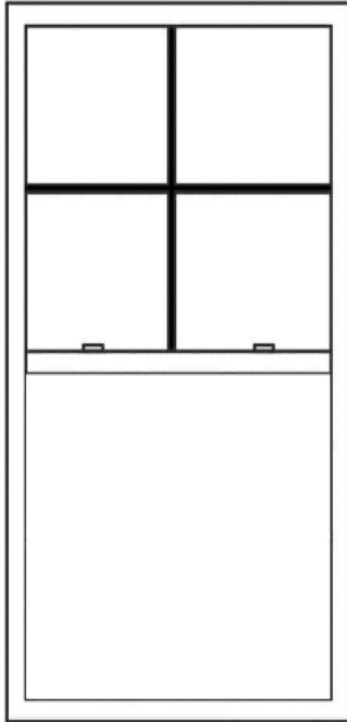
- 2 (60 x 80)
- 1 (72 x 80)

REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE

Section V, Item c.

WINDOW



OR



Exterior Windows:

- 4 (48x60) white exterior windows (4 over 1, 4 over Zero, or 6 over 6) one panel single hung windows.

CONTACT US:

Section V, Item c.

Email:

- Jose.jmcconstruction@gmail.com

Cell:

- 210-840-3360

Project Manager/General Contractor:

- Jose Mora