



Historic Landmark Commission Meeting Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Tuesday, July 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 June 17, 2025.

V. Discussion and Action Items

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

[b.](#) Discussion and action on a Certificate of Appropriateness for 1212 Fiorella.

[c.](#) Discussion and action on a Certificate of Appropriateness for 1715 Amelia.

[d.](#) Discussion and possible action on downtown signage. Presentation by Darin Hamm, Tourism & Business Development Director.

[e.](#) Discussion and appropriate action on the rezoning of 1005 Alamo St.

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 July 11, 2025 before 5:00 p.m.

/s/ Debra Howe

City Secretary

Historic Landmark Commission

Meeting Minutes for June 17, 2025

- 1) Called to order at 6:30
- 2) Roll Call: Priscilla Garrett, Dan Maloney, Doug Di Mino, Jeff Gardner, and Mary King. Absent Kyle McVay and Lori Marchman
- 3) Citizen's Comments – None
- 4) Approval of Minutes:
 - A) April 15, 2025 – Jeff made a motion to approve minutes, Doug seconded it. All approved.
 - B) June 17, 2025 – Jeff made a motion to approve minutes, Dan seconded it. All approved.
- 5) Action Items:
 - A) 1303 Lorenzo – Discussion of signs on Castroville BarBQ building. Clay Binford stated that no state or federal funds were used to restore building so there were no restrictions from those two entities. After information was discussed, he was asked to come back for the Certificate of Appropriateness for the signs.
 - B) 1212 Fiorella – Certificate of Appropriateness for moving the wall and French doors a distance of 4 feet into the garage as presented. No new material will be used. Motion to approve was made by Jeff and seconded by Doug. Motion passed.
- 6) Discussion of future Agenda Items – None
- 7) Code Compliance Update
- 8) Adjourned: 7:33

Reviewed/Approved



HLC Chair – Priscilla Garrett





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 a.

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

Section V, Item a.



70 sqft.



42.5 sqft



180 sqft

09 JULY 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness
1212 Fiorella Street, Castroville, TX 78009

July 09, 2025

Oldtown Castroville Revitalization Initiative, OCRI
PO Box 675
Castroville, TX 78009
210.416.4999
manager@elsasscastroville.com

RE: 1212 Fiorella 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
workShop.com

General Comments

1. The structure is located on the same property as the Old Standby Saloon. It was built in 1985 per the 2002 Texas Historical Commission (THC) Historic Resource Survey and the Medina County Appraisal District (CAD) website. The 2002 THC Historic Resource Survey lists the structure as a low-non-contributing structure.

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

2. Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 20), doors that are flush with the threshold are inappropriate. Please make sure to reflect traditional construction techniques, which often include a step or separation (like a raised threshold) for new and reused doors.
3. Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 20), retain decorative wooden details and panels.
4. In the Certificate of Appropriateness application, the applicant noted, "Dry wall open sides of covered carport." After clarification, it was confirmed that the applicant intends to fully enclose the existing carport, with exterior siding to match the existing vertical board and batten siding. The reference to "dry wall" pertains only to the interior, which falls outside the purview of the HLC, as interior modifications are not regulated.
5. In a follow-up email sent after the Certificate of Appropriateness submittal, the applicant indicated their intent to paint the new vertical wood siding (board and batten). Please provide a color sample. Per the Castroville Design Guidelines, Section II, Exterior Paint (pg. 27), it is recommended that the color consist of soft, natural and traditional colors. They have a matte finish rather than shiny, because of the traditional organic/protein or milk base.
6. The applicant is proposing to add two new windows on the front façade—one on each side of the relocated French doors. Please submit specifications or photo references that show the proposed window style and color.

09 July 2025 /
Letter of Recommendation
Certificate of Appropriateness
1212 Fiorella Street,

7. In the plans, the applicant proposes to center the reused French doors on the structure’s front façade. It is recommended, however, that the doors be centered on the new addition instead. This helps visually distinguish the new construction from the original structure and allows for a clearer interpretation of the building’s evolution over time, as encouraged by the Castroville Design Guidelines.
8. Per the Castroville Design Guidelines, Section II, Americans with Disabilities (ADA) Additions for Universal Access (pg. 44), when alterations are involved, all structures must comply with the ADA design guidelines.

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: 2025154

Submittal Date: 07/09/2025

office use only

Certificate of Appropriateness Application

Property Information

Project Address: 1212 Fiorella St.

Zoning: CG-R13546

Legal Description: Lot

Block

Range

Subdivision

Landmark Name: Old standby Saloon

Owner Information

Owner Name: Oldtown Castroville Revitalization Initiative, OCRI

Mailing Address: PO Box 675

Phone: 210 416 4999 Fax:

Email: manager@elsasscastroville.com

Project Description

- Remove existing garage door
- Dry wall open sides of covered carport
- Reuse existing french doors to create new entrance facing Fiorella St.
- Add two windows facing Fiorella St. on each side of french doors

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: Brett G. Hox

Date: 7/7/25

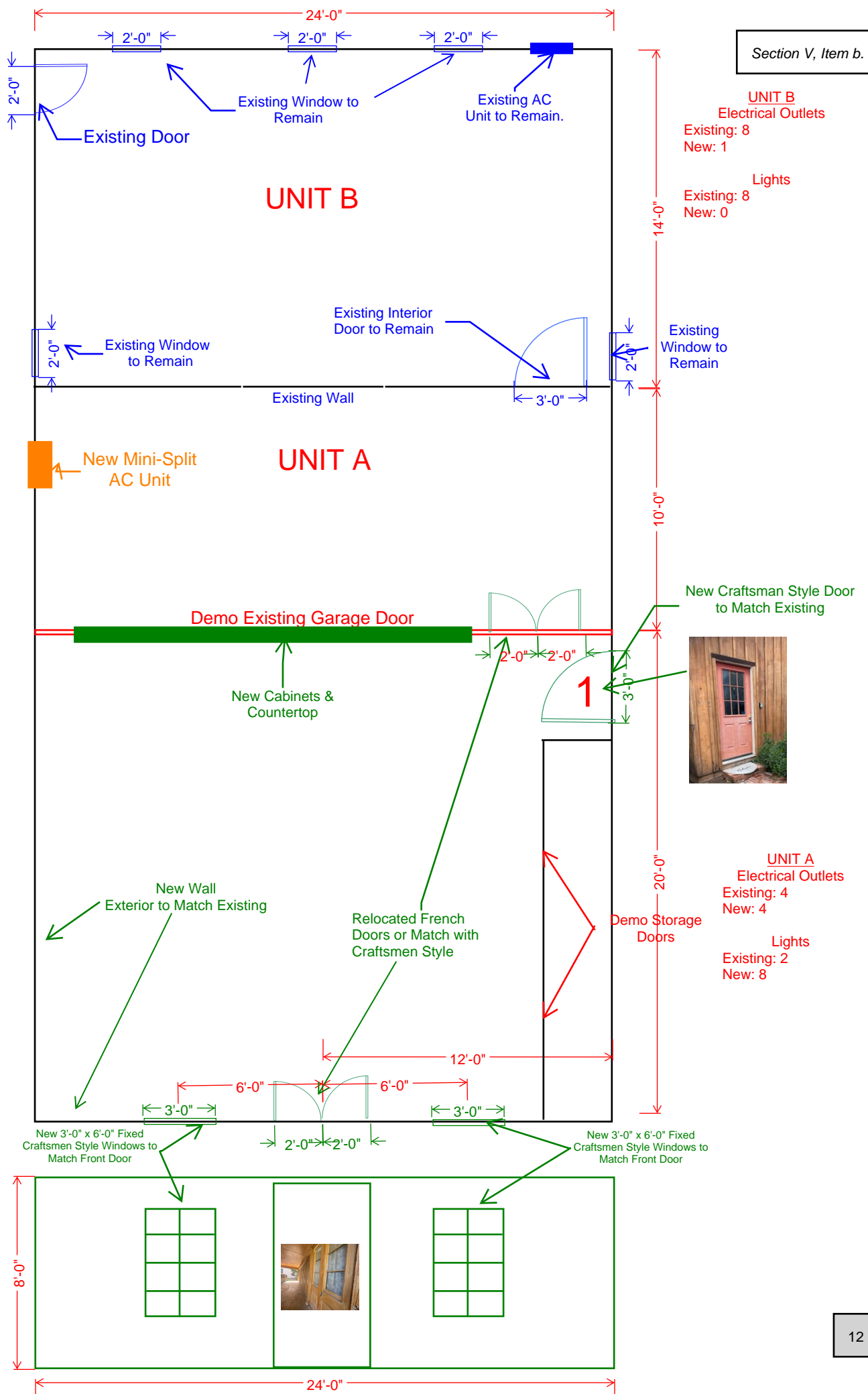


Exhibit A – Property Description

The Leased Premises includes only the former saloon area and adjoining kitchen area. It does not include any of the outdoor yard area or the adjacent barn/garage.

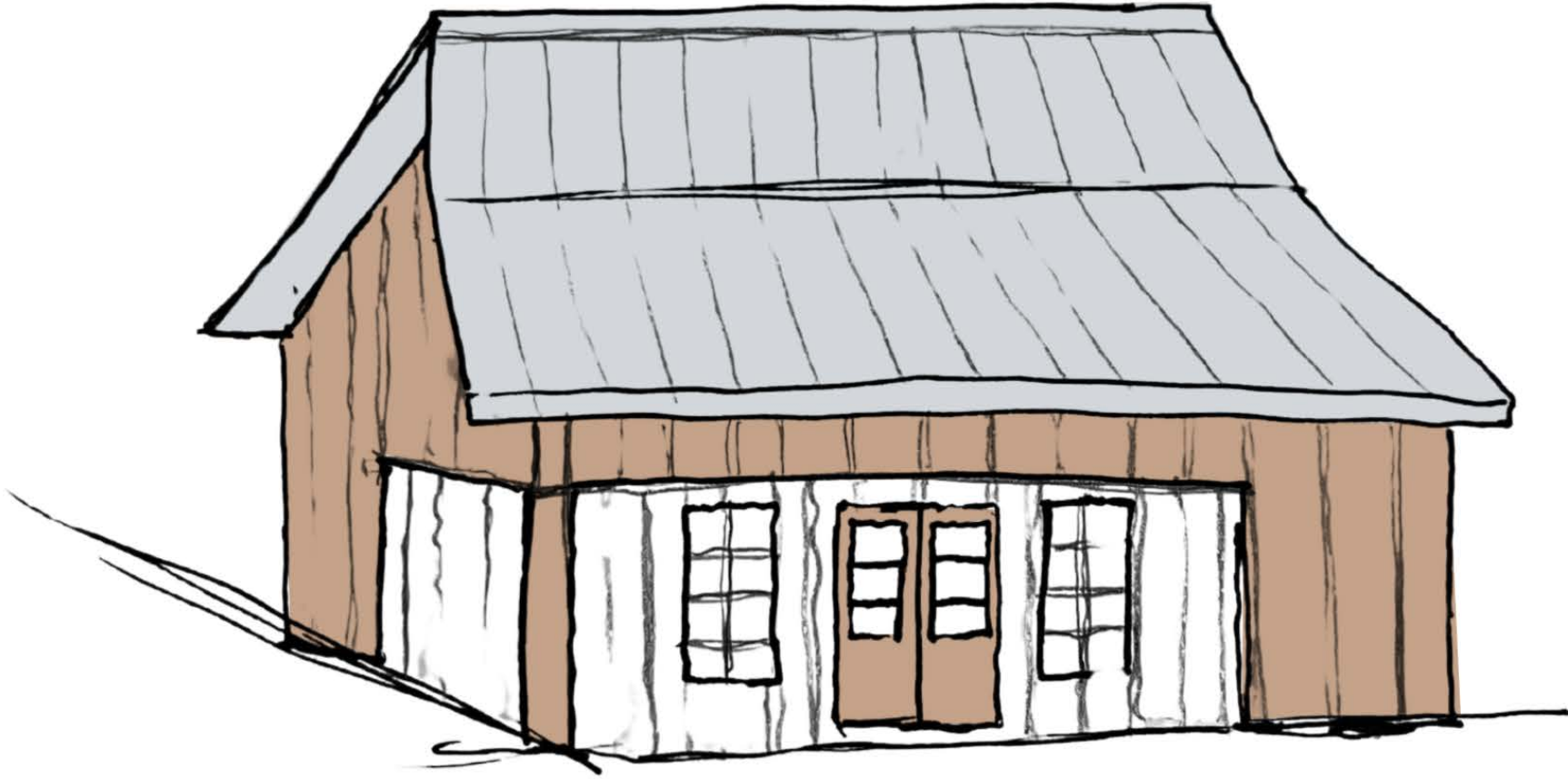


Section V, Item b.









ALSO AVAILABLE
IN GALLONS

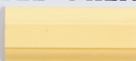


Section V, Item b.

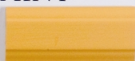
SIMULATED MILK PAINT



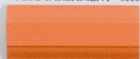
OLDE PARCHMENT 3000



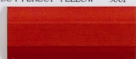
BUTTERCUP YELLOW 3001



GOLDENROD YELLOW 3002



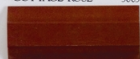
COTTAGE ROSE 3003



HOLLY BERRY RED 3004



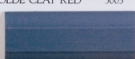
OLDE CLAY RED 3005



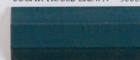
SUGAR HOUSE BROWN 3006



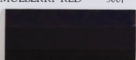
MULBERRY RED 3007



SARATOGA BLUE 3008



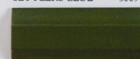
SETTLERS BLUE 3009



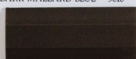
DARK MALLARD BLUE 3010



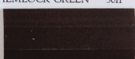
HEMLOCK GREEN 3011



HOLLY HILL GREEN 3012



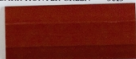
DARK HUNTER GREEN 3013



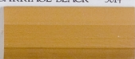
CARRIAGE BLACK 3014



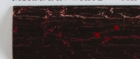
MORAVIAN WHITE 3015



COUNTRY RED 3016



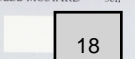
OLDE MUSTARD 3017



CRACKLE MEDIUM



ANTIQUING LIQUID



18

An authentic reproduction of the colors and finish created by the early American paint making craftsmen.
This original water base formula dries to a flat finish and is suitable for most interior surfaces

10 JULY 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness
1715 Amelia Street, Castroville, TX 78009

July 10, 2025

OWNER:	APPLICANT:
Maurine Grooms	Mickey Conrad
3903 Vista Wood Circle	-
Carrollton, TX 75007-2425	-
972.762.8603	210.639.1339
mogo1964@hotmail.com	mickeyconrad@yahoo.com

RE: 1715 Amelia 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	
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.

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



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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

1. Per the Castroville Design Guidelines, Section II, Additions (pg. 11), design an addition to be lower than the original building so the historic one predominates. In the elevations, the height of the additions appears to be the same height as the 1970 portion of the home. *It is recommended that the roof peak of the proposed additions be lower than the peak of the original 1870 home.*
2. Per the Castroville Design Guidelines, Section II, Garages and Accessory Buildings (pg. 14), locate the garage or carport to front onto a secondary street, *if possible*, not onto the street the house faces.
3. Per the Castroville Design Guidelines, Section II, Windows and Shutters (pg. 17), ornamental openings in attics are important and should be retained.
4. *Please confirm whether the front door on the original 1870 portion of the home is included in the proposed scope of work.* If it is, please refer to the recommendations noted below.
 - o Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 19 and 20):
 - For repairs, retain and repair deteriorated entrance doors and screen doors. Ensure proper operation and install secure hardware.
 - Maintain features important to the character of a historic doorway. These may include the door, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.

- Retain wooden screen doors whenever possible. Wooden doors add interest to accessory buildings. Even if the door is “younger” than the structure, it has significance and should be retained.
 - Retain decorative wooden details and panels.
 - If necessary, use replacement doors with designs and finishes similar to historic doors.
 - Doors that are flush with the threshold are inappropriate.
5. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 21), for repairs to stone and stucco wall surfaces, replace mortar to match original in composition, color, and profile. Avoid Portland cement plaster as mortar to stucco material. Because it’s harder than the softer stone, it will cause the stone to crumble.
 6. Per the Castroville Design Guidelines, Section II, Roofs, Gutters, Skylights, Dormers (pg. 28 and 29 and 32), the historic depth of overhang of the eaves, which is often based on the style of the house should also be preserved. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale. That said, it appears the entire home—including the original 1870 portion—was re-roofed when the 1950s addition was constructed. As the applicant now proposes to remove those later additions and restore the original 1870 structure, they are also proposing new roof overhangs that are more appropriately scaled and reflective of traditional designs from that period of significance. As such, the proposed overhangs are consistent with the *Castroville Design Guidelines*.
 7. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), the height of your fence should complement the house, not overwhelm it. This usually means a fence will measure about two-and-a-half (2.5) to four (4) feet from the ground to the top of the fence. Consider a fence height of three (3) feet or less for the front yard. The four-foot (4) fences common today were not typical historically. Please verify the height of the low dry stack stone wall/fence.
 8. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 38), many landmark properties have large old trees that should be conserved where possible. In particular, live oaks and pecan trees should be protected and preserved.

General Comments

9. While this property is not listed in the 1969 THC Historic Survey, it does appear in the 2002 THC Historic Resource Survey, where it is identified as a low-contributing Alsatian domestic structure with construction dates of 1870 and 1950s. Given its low-contributing status, the proposed removal of the 1950s additions and restoration of the original 1870 portion of the home is considered appropriate.
10. Per the Castroville Design Guidelines, Section II, Additions (pg. 10), some early additions may have taken on historic significance. One constructed in a manner compatible with the original building and associated with the period of historic significance may merit preservation in its own right. Sometimes the shed-like rear of the familiar “salt box” shape is the result of an early addition. Other types of additions are rooms added sequentially to the rear of the house. They, too, are historically

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important and significant to the house and should be retained during any remodeling. Such an addition should be carefully evaluated before developing plans for its alteration or demolition. That said, some of the later additions—such as the front porch and lean-to extensions—detract from the historic character of the building, as they are not proportionate to the original 1870 structure. The applicant is proposing to restore the original portion of the home, while incorporating new additions that are thoughtfully designed to complement and enhance its historic integrity. By setting the additions back, the design ensures that the original 1870 structure remains the most prominent and visually distinguished element on the site. *This approach aligns with the intent and recommendations of the design guidelines.*

11. The building setbacks must comply with the City of Castroville’s Comprehensive Zoning Ordinance.

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 c.

Permit Number:	2025189
Submittal Date:	7-8-2025
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: 1715 AMELIA	Zoning: HE
Legal Description: Lot 5 & 6 Block 4 Range 11	Subdivision
Landmark Name:	

Owner Information		
Owner Name: MAURINE GROOMS		
Mailing Address: 3903 VISTA WOOD CIRCLE, CARROLTON, TX 75007-2425		
Phone: 972-762-8603	Fax:	Email: MOGO1964@HOTMAIL.COM

Project Description	
Renovation / restoration of the original 1870's structure and selective demolition of the subsequent additions (circa 1950s and later). New addition to the original structure and detached accessory structure.	

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: _____

INFORMATION SECTION

Please read the following information regarding Certificate of Appropriateness prior to submitting an application.

Any application that is missing information will be considered incomplete and will not be processed.

APPLICATION DUE DATE/DATE OF HEARING:

All applications are due by the date on the chart attached. There will not be a waiver of date, so please plan accordingly. Applications will be reviewed for completeness by Community Development staff.

REQUIRED FEES:

Application Fee \$50.00

APPLICATION REQUIREMENTS

To apply for a Certificate of Appropriateness please submit the following regarding your project:

1. Site plan showing the location of the structure of property on its lot;
2. Photographs of all elevations of the structure or property and details pertaining to the proposed work;
3. Detailed description of the proposed work;
4. Elevation drawings of the proposed changes, if applicable;
5. Samples of, or appropriate information concerning materials to be used;
6. Rationale for why the proposed change is compatible with designation as a historic landmark or property within a historic district;
7. Any other information which the Historic Landmark Commission or staff deems reasonably necessary to visualize and evaluate the proposed work;

LETTER OF AUTHORIZATION:

If the applicant is not the property owner, a letter signed by the owner authorizing the applicant to act on their behalf must accompany this application.

LEGAL DESCRIPTION:

If the property is not platted (example of platted property: Lot A, Block 4, ABC Subdivision), a survey and/or metes and bounds description of the property with an exhibit illustrating property boundaries must accompany the application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS PROCESS/PROCEDURE:

1. Applicant completes the application for Certificate of Appropriateness and submits said application with required attachment(s) and filing fees
2. The city will call a Historical Landmark Commission meeting, based on the schedule provided on the following page, and review for completeness after receipt of payment.
3. A meeting is held before the Historical Landmark Commission at which time the commission approves or denies the Certificate of Appropriateness. The Historical Landmark Commission has the final say and the Certificate of Appropriateness does not need to go to City Council for approval.

Maurine Grooms
3903 Vista Woods Circle
Carrollton, Tx 75007-2425

7/8/2025

City of Castroville
Community Development Department
703 Paris St.
Castroville, Tx 78009
Attn: Breana Soto
Community Development Director

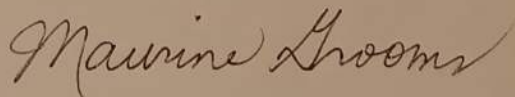
RE: 1715 Amelia

To Whom It May Concern,

Mickey Conrad is performing due diligence prior to purchasing the property I currently own at 1715 Amelia (Lots 5 & 6, Block 4, Range 11). He is requesting a meeting with the Historic Landmark Commission to review plans for improvements to the property to make sure they would be approved by the Historic Landmark Commission before committing to purchase my property. This letter is to allow Mickey Conrad to be the "applicant" and meet with the Historic Landmark Commission.

I have no responsibility for and will not be obligated to make any of the improvements proposed by Mr. Conrad. Any and all improvements will be made by Mr. Conrad after the sale of the property to Mr. Conrad.

Sincerely,

A handwritten signature in cursive script that reads "Maurine Grooms".

Maurine Grooms



1715 AMELIA
CASTROVILLE, TEXAS

1715 AMELIA

Mickey and Cyndee Conrad are conducting due diligence prior to purchasing the property at 1715 Amelia. The property has a circa 1870s Alsatian Sunday House that was added on to in the 1950s and later.

Although a formal application for a Certificate of Appropriateness will be submitted to the Historic Landmark Commission after the property is conveyed to the Conrads, this request is to solicit the HLC's preliminary opinion of appropriateness for the proposed design.

Scope of the Project

1. Selective demolition of the non-contributing additions to the original Sunday House and other accessory structures
2. Restoration of the Sunday House
3. Addition of dwelling space to the Sunday House
4. Constructing an accessory structure
5. Landscape including paving, planting, fences and hardscape

Original 1870s Sunday House

- Remove 1950s non-contributing and later additions to highlight the historic structure
- Remove front porch
- Restore roof edge and overhang details
- Remove and replace aluminum windows and front door with appropriate windows and door. Restore former window opening on the southeast side.
- Repair plaster as needed
- Reconstruct portion of northwest addition wall

Addition

- Designed to highlight and complement the historic building through its material, form, and detailing.
- Aligned near the back of the existing house stepping back and away to give the original building prominence, and is compatible in terms of form, scale, massing, and materials.
- Height of the additions are no higher than the original house.
- Roofs pitch the same as the original house and shed pitches are similar.
- Covered entry connector will distinguish the original house from the new addition.

Accessory Structure

- New Accessory Structure includes craft studio, carport, and tool storage
- Located to recede back from the original house and addition
- Placed closer to the back edges of the lot, as was the typical historic pattern
- Mass-scale and massing so it does not compete with the main house, but the form is complementary and compatible, recognizing hierarchy

Roof

- Standing seam galvalume
- Primary roofs match the 7.5/12 pitch of the historic house.
- Shed roof pitches vary from 2.75/12 to 3.75/12.

Walls

- Walls on addition: Painted plaster to match the original house texture.
- Walls on accessory structure: Painted smooth Hardie fiber cement panels with 1x2 battens at 12" o.c. distinguish the accessory structure from the main house

Windows

- Large: Single-hung clad wood with 6/6 divided lites (SDLS)
- Small: Fixed clad wood with 4 divided lites (SDLS)

Exterior Doors

- Front: 4 panel painted wood with side-lites
- Others: 4-panel with 2 glass lites

Trim

- Head and Jamb: 1x4 wood fiber cement painted
- Sills: 2x wood fiber cement

Color & Finishes

- Roof and gutters: Natural finish galvalume
- Roof Fascia and Soffit: Same as window/door trim
- Plaster Walls: Paint arcade white SW 7001
- Board and Batten Walls: Same as window trim
- Windows: Pella Portobello or Fossil or Marvin Clay
- Window and Door Trim: Same as windows
- Doors: Accent compatible with trim

Landscape

Fence

- 4' coyote on Berlin St.
- 6' non-climb wire NE and SE.
- No fence on Amelia St.
- Low dry stack stone at entry

Planting

- Native perennial shrubs
- Trees added to shade from west sun
- Drought tolerant turf

Paving

- Gravel pave drive
- Grass pave guest parking
- Crushed stone walk up to flagstone door stoops





- REMOVE ADDITIONS
- REPLACE WINDOWS
- REMOVE PORCH
- RESTORE OVERHANGS



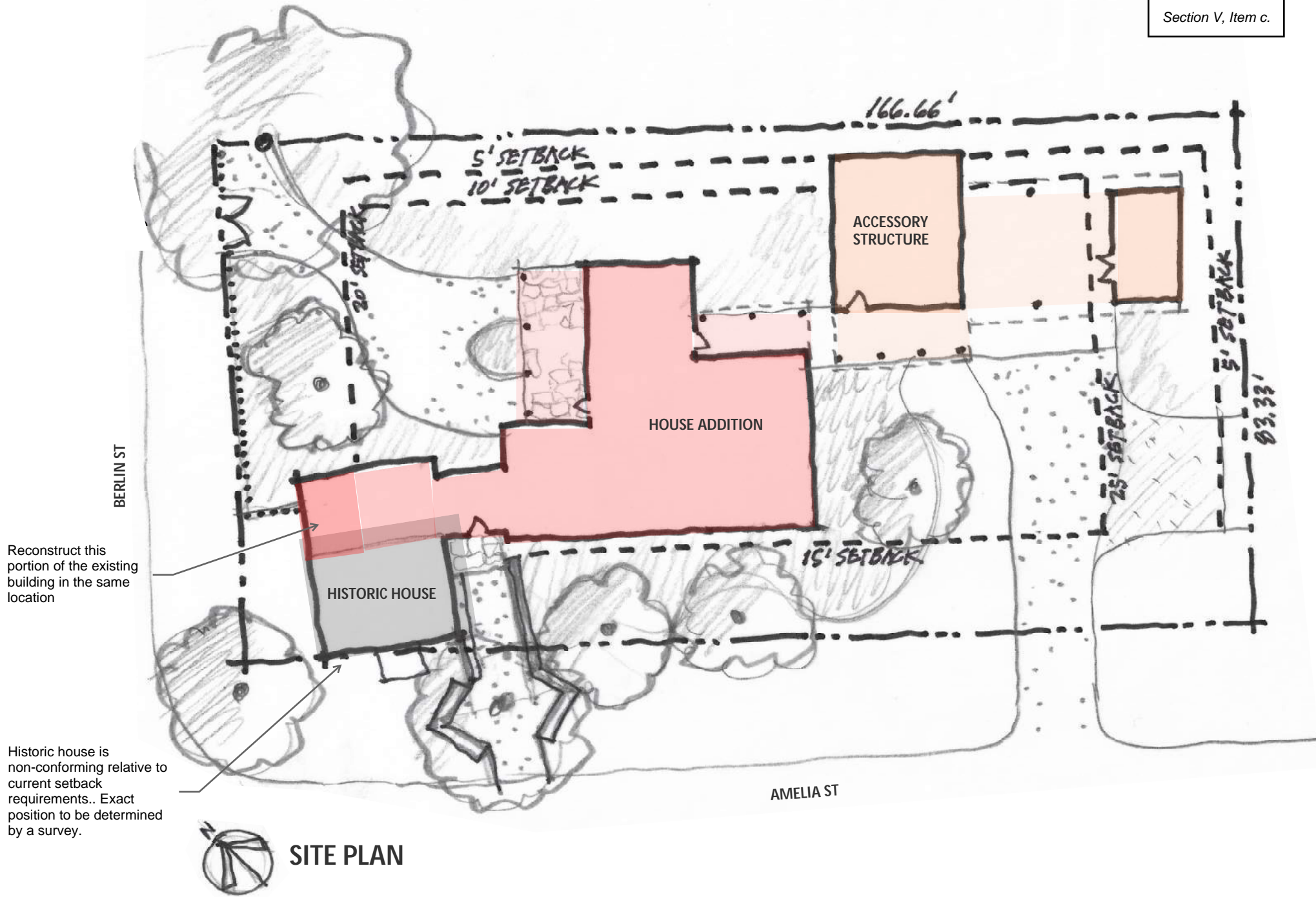
SOUTH SIDE

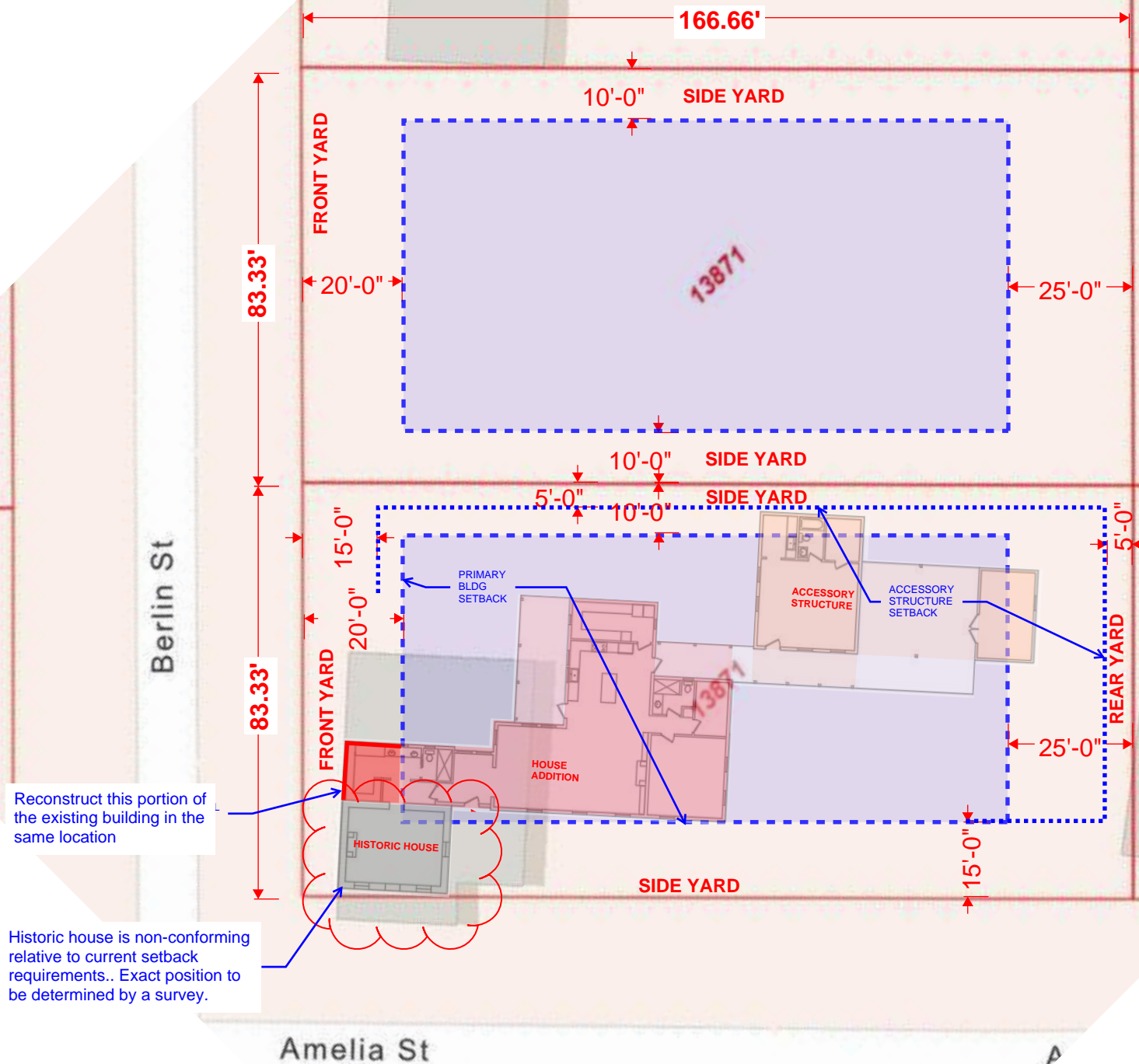


SW 1950s ADDITIONS SOUTH SIDE

- REMOVE ADDITIONS
- REPLACE WINDOWS
- REMOVE PORCH
- RESTORE OVERHANGS







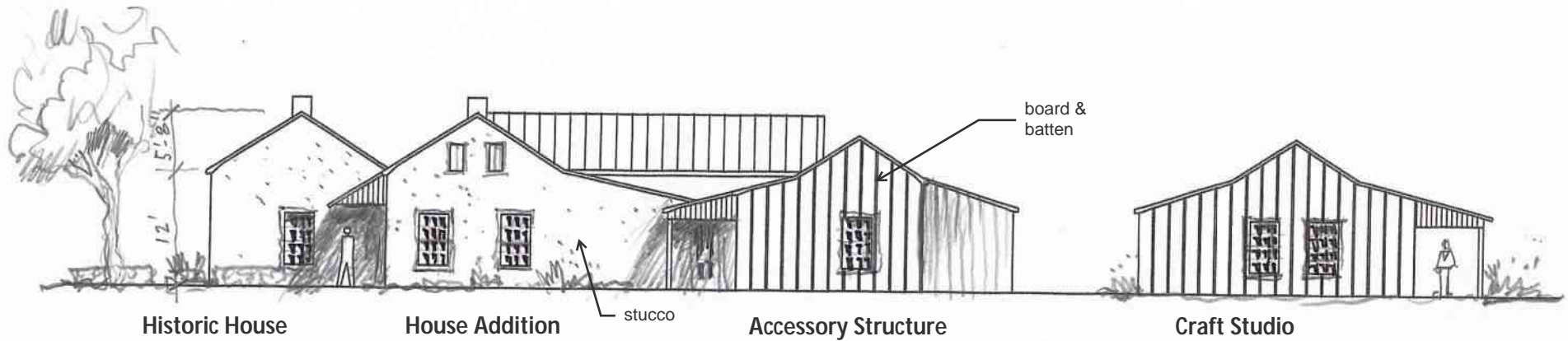
**SETBACKS W/
BERLIN
ST.ADDRESS**



SKETCH OF AMEILA ST SIDE



SKETCH OF BERLIN ST SIDE



SOUTHEAST ELEVATION

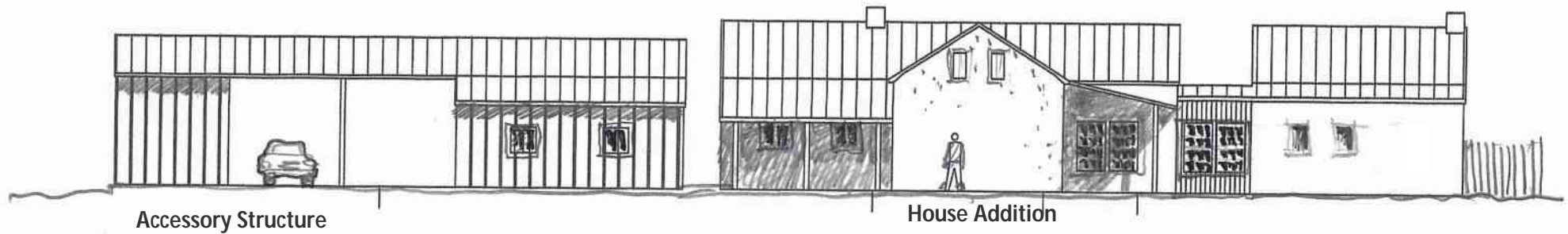
NORTHWEST ELEVATION



AMELIA ST ELEVATION

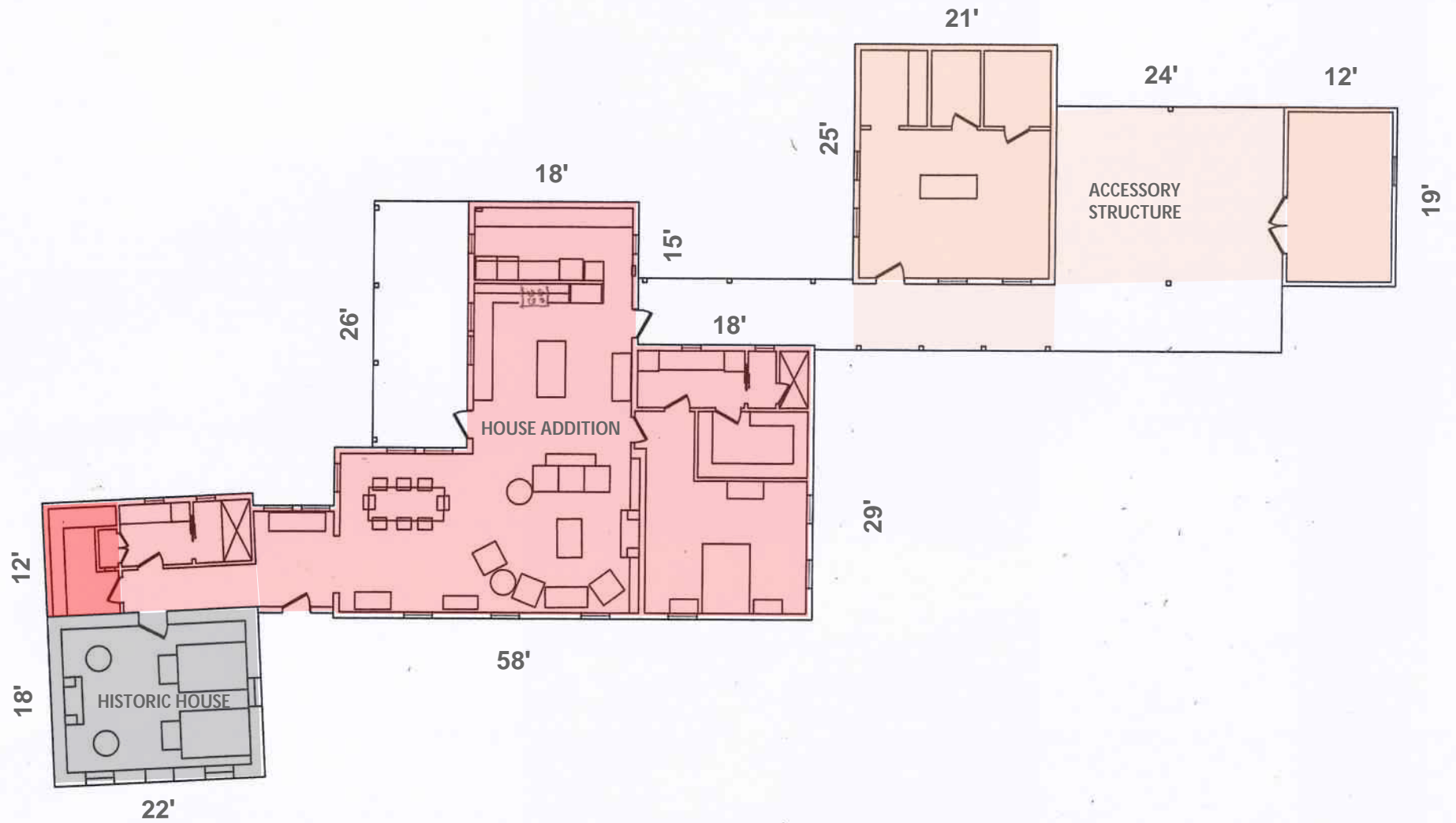


BERLIN ST. ELEVATION



NORTHEAST ELEVATION

ELEVATIONS



FLOOR PLAN

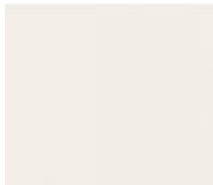


entry door w/side lites



24 gauge glavalume
standing seam metal roof

SW 7100 Arcade White



stucco



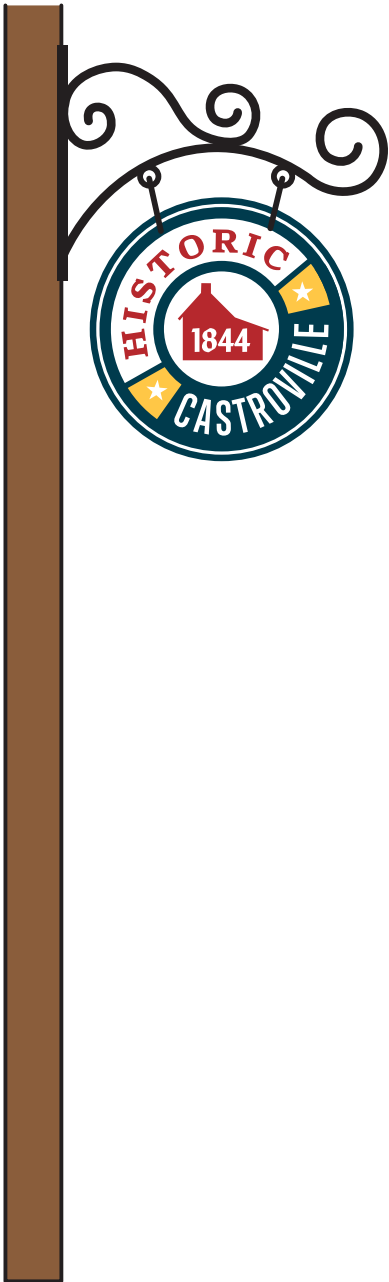
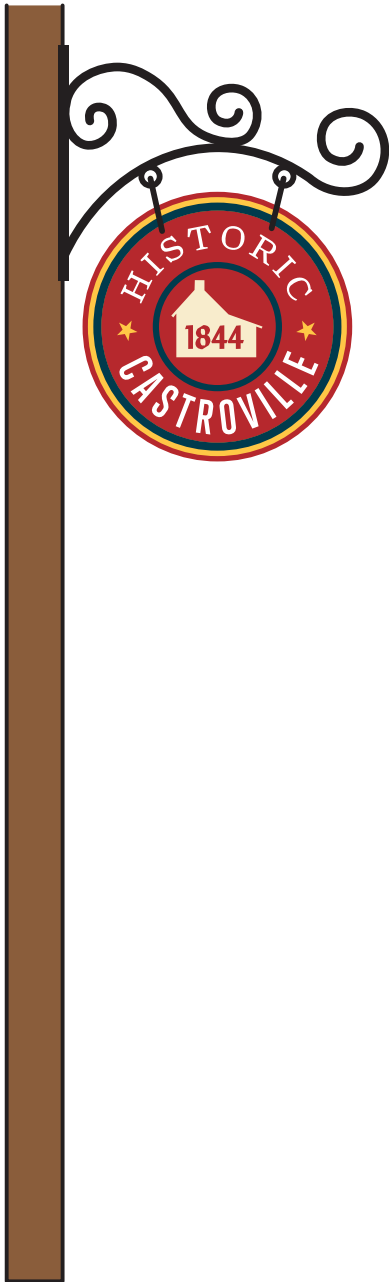
windows (tbd)



small: 2/2 lite fixed



large: 6/6 lite single hung



1005 ALAMO ZONE CHANGE

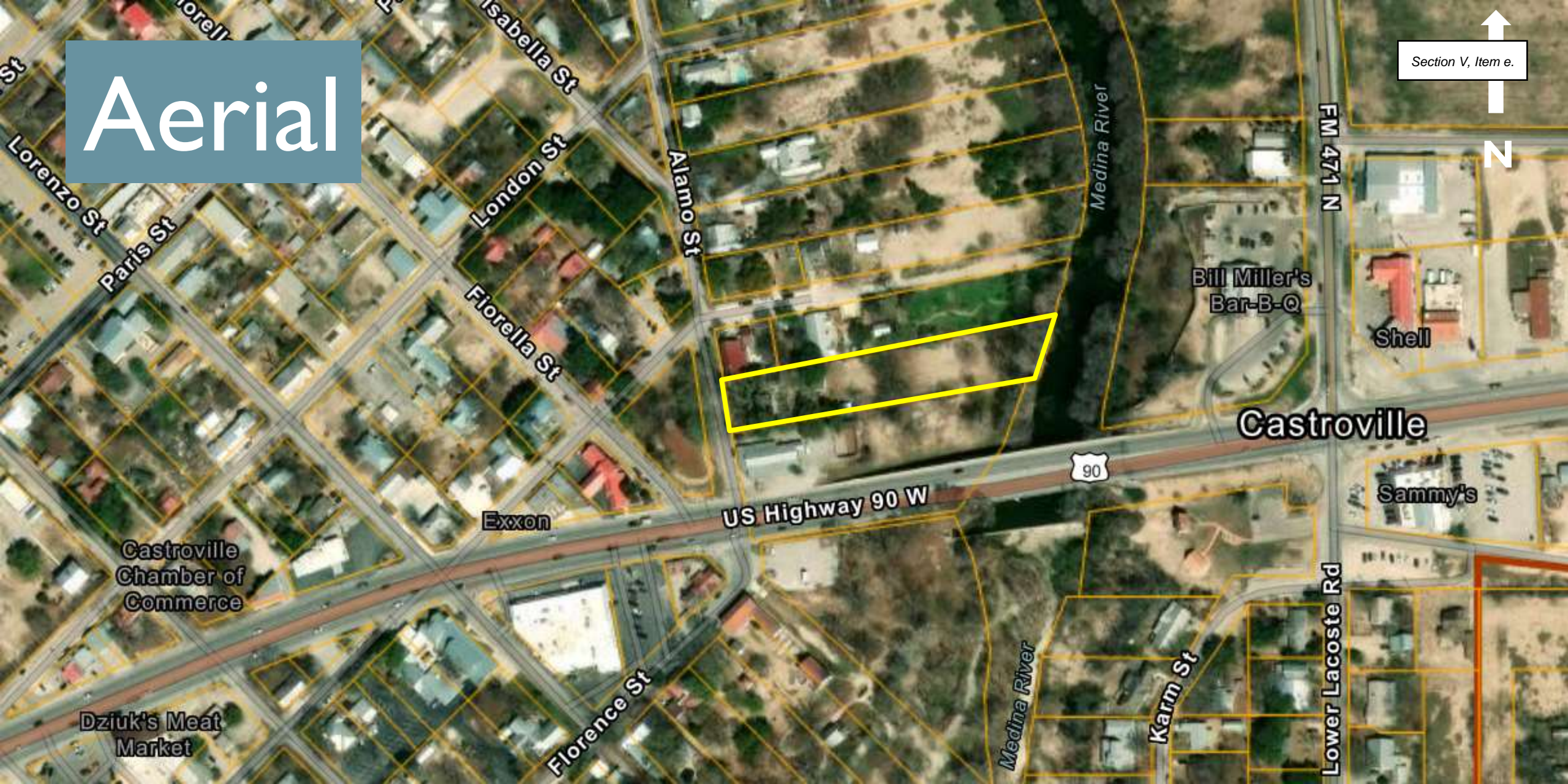
Discussion and appropriate action on a zone change request for 1005 Alamo. The current zoning of the property is C-H, Commercial District. The proposed zoning for the property is C-G, Historic Commercial District.

Applicant:	Kenneth and Arlene Smith
Location:	Parcel 13397
Current Zoning:	C-H, Commercial District
Proposed Zoning:	C-G, Historic Commercial District

Aerial

Section V, Item e.

N



Tax Parcels (MCAD) 07/25/17

Castroville City Limits

Streets

Use Zoning

ZONE_

RA

RC

HE

MH

CG

CH-C

CH-W

CH-E

I-I

<all other values>

