



## **Historic Landmark Commission Agenda**

**COUNCIL CHAMBERS - 1209 FIORELLA STREET**

**Tuesday, March 18, 2025**

**6:30 PM**

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**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. February 18, 2025**

**V. Discussion and Action Items**

**a.** 1410 Gentilz: Discussion and appropriate action on a request for a Certificate of Appropriateness for installation of a new accessory structure at an existing home. Case# 2025056

**b.** 1207 Angelo: Discussion and appropriate action on a request for a Certificate of Appropriateness for the remodel of an existing home and addition of accessory structure. Case# 2025057

**c.** Discussion about Unified Development Ordinance

**d.** Discussion about 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 March 15, 2025 before 3:00 p.m.

/s/ Debra Howe

City Secretary

12 MARCH 2025 / LETTER OF RECOMMENDATION

# Certificate of Appropriateness

1410 Gentilz Street, Castroville, TX 78009

Date: March 12, 2025

Cari and Darrin Schroeder  
1410 Gentilz Street  
Castroville, TX 78009  
210.232.4737  
darrinschroeder@live.com

RE: 1410 Gentilz Street – New Construction

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. All new comments are provided in green.

## 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 met all COA application requirements. Please submit the following items:

1 a. Site plan showing the location of the structure of property on its lot.

1b. Cleared.

March 12, 2025 / Letter of  
Recommendation

Certificate of Appropriateness  
1410 Gentilz Street

2a. Elevation drawings of all sides of the proposed accessory building.

2b. Cleared.

## 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 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

3a. Per the submitted plans, the design of the proposed accessory building seems to follow the Castroville Design Guidelines, Section III, New Construction on Historic Lots, however please submit a site plan and elevations of all sides of the house (to include the exterior staircase) to verify.

3b. Cleared.

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](mailto: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: 2025056

Submittal Date: 03/06/2025

office use only

## Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

[permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)

## Certificate of Appropriateness Application

### Property Information

Project Address:	<u>1410 Gentilz Street</u>	Zoning:	<u>HE</u>	
Legal Description:	Lot	Block	Range	Subdivision
Landmark Name:				

### Owner Information

Owner Name:	<u>Cari and Darrin Schroeder</u>				
Mailing Address:	<u>Same</u>				
Phone:	<u>210-232-4737</u>	Fax:		Email:	<u>darrinschroeder@live.com</u>

### Project Description

<u>See attached information</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.*

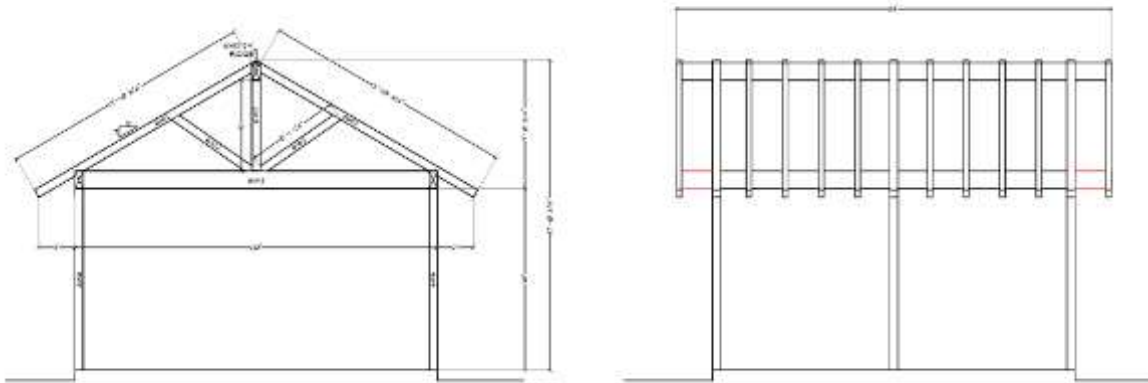
Signature of Applicant:  Date: 03/06/2025

# 1410 Gentilz Street

## History:

- Submitted/approved: December 2020
- Slab/Fireplace inspected (early 2021)
- Put on hold due to Covid financial concerns and generally being too busy.
- Determined that the pavilion was more of a Texas-specific, we decided to make it fit aesthetically with the house, which was built in 1972 as a historic reproduction. We were also concerned with the animals (especially the stinky ducks!) getting in an open pavilion, so the addition of walls was a plus.

# Original Plan and Permit



## CITY OF CASTROVILLE ACCESSORY BUILDING PERMIT

Permit Number: **2020151**

Date: 12/03/2020

**Property Address:** 1410 Gentilz

**Legal Description:** CASTROVILLE, RANGE 1, BLOCK 7, LOT 3-4

**Applicant:** Darrin Schroeder

Contact Number: 210-232-4737

**Property Owner:** Schroeder, James D.

Contact Number: 210-232-4737

**Construction Type:**

**Valuation Total:** \$30000

**Parcel Zoning:** HE

**Flood Zone:**

### Description of Work:

Construction of a covered patio. 32' x 22' in accordance with the submitted and approved plans.

All work subject to field inspections and approvals.

Inspections may be requested Monday-Friday 8a-5p at any of the following:

Phone: (Toll-Free) 1-877-837-8775;

Email: [inspectionstx@us.bureauveritas.com](mailto:inspectionstx@us.bureauveritas.com);

Fax: (Toll-Free) 1-877-837-8859

Inspections are conducted the next working day between 8a & 5p, and inspectors must have access to the work area to conduct inspection.

### Fees

190 Construction Permit Fee

\$441.75

190 Plan Review Fee

\$287.14

**Total Fees:**

**\$728.89**

**Amount Outstanding:**

**\$0.00**

NOTE: The size of the structure has not changed.

# Visual Elements

- Same color as house
- Same roof pitches as house.
- Similar Dormers as house.
- Same massing on windows as house.
- Similar ratios as house – just a smaller building
- Shutters will either be blue to match the back shutters, or cedar to match the front shutters.
- Stucco sides and metal roof same materials and colors as the house
- Slightly higher than neighbor's storage shed ( see image with pond) and shorter than the





# Existing House



Section V, Item a.





# Rough scale



## NOTES:

1. Neighbor's shed and pole barn can be seen on the other side of the fence. This is fairly well in line with those.
2. The slab and fireplace were built as a part of the original permit and have already been inspected.



# Other Details

## Similarity to original permit

- Originally it was going to be an open pavilion to give us more space when entertaining family and friends (our house is EXTREMELY small).
- Same size as original permit, with the addition of the staircase on the back (river) side.
- Usage is still a living area and an outdoor (semi-outdoor) kitchen
- No sewer connection. We have planned to use the sink water to water nearby trees if/when we install a sink.

## Differences / Additions

- Because of the walls, we will no longer have this as a vaulted ceiling, which creates an attic of sorts. This will be for storage.
- Height is the same as the original permit.
- The dormers were a aesthetic addition to match the house.
- To match with other area homes, we decided to put an exterior stair access to the attic storage.
- It will either just have shutters and screens, or we'll install windows as well.



# Block Plan

Section V, Item a.



Typical 13887 sqft HE Lot

Neighboring River Lots

My Lot

Regional Park



# Site Plan with Elevation Views

Section V, Item a.



View 1



View 2



View 3



10 MARCH 2025 / LETTER OF RECOMMENDATION

# Certificate of Appropriateness

1207 Angelo Street, Castroville, TX 78009

Date: March 10, 2025

Christus Health  
2101 N. O'Connor Blvd.  
Irving, TX 75039  
903.606.6090  
g.saenz@christushealth.org

RE: 1207 Angelo Street – Demolition, Restoration, Alteration, & New Construction

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	Recorded Texas Historic Landmark (RTHL)

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. Photographs of all elevations of the structure or property and details pertaining to the proposed work. Please include photos of the existing garage and apartment.

March 10, 2025 / Letter of  
Recommendation  
Certificate of Appropriateness  
1207 Angelo Streett

- Any other information which the Historic Landmark Commission or staff deems reasonably necessary to visualize and evaluate the proposed work – *please provide existing and demolition plans.*

## GENERAL COMMENTS

Please note that this property that has a Recorded Texas Historic Landmark (RTHL) designation which means that it must also be reviewed by the Texas Historical Commission (THC). You can find the application for this process below:

[https://www.thc.texas.gov/public/upload/forms/interactive\\_DOA\\_RTHL\\_application\\_02\\_20.pdf](https://www.thc.texas.gov/public/upload/forms/interactive_DOA_RTHL_application_02_20.pdf)

More information on Recorded Texas Historic Landmark designations can be found here:

<https://thc.texas.gov/review/state-project-review/recorded-texas-historic-landmark-review>

## DEMOLITION & RESTORATION

Per Castroville’s CZO Article IV, Section 2 (A)(II)(6) a demolition means an act or process that destroys or razes in whole, or in part, a building, object, site\_or structure, including the permanent impairment of structural integrity. This includes demolition by\_neglect, which is defined as inaction or series of inaction that result in the destruction or irredeemable deterioration of a landmark building.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), demolition or relocation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

### *Demolition & Restoration Comments*

- Per the CZO, Article IV, Section 2 (A)(VIII) the demolition or removal of a historic structure constitutes an irreplaceable loss to the quality of and character of the city. The addition to the original 1847 home appears in both the 1969 and 2002 Historical Resource Surveys. THC records notate that the two-story building was joined in restoration prior to 1969, however does not give a date. Typically, per the Secretary of the Interior’s Standards for the Treatment of Historic Properties, 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 preservation of this structure would be recommended. However, the applicant is proposing to facilitate a restoration of the original home. Per the CZO, Article IV, Section 2 (A)(II)(9) a restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. In this case, *the demolition of the addition may be allowed, IF true restoration is considered as a treatment, per the Secretary of*

March 10, 2025 / Letter of  
Recommendation  
Certificate of Appropriateness  
1207 Angelo Streett

the Interior’s Standards for the Treatment of Historic Properties, AND the RTHI application is approved by the Texas Historical Commission (THC). Secretary of the Interior’s Standards for Restoration:

- o the property’s design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods
  - o when there is substantial physical and documentary evidence for the work
  - o when contemporary alterations and additions are not planned
2. According to the Medina County Appraisal District, the garage was built in 1983, therefore is not historic.
3. Please provide photos of the apartment that is being proposed to be demolished and clarify the location on the existing site plan.

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. Sheet A-100 states to refer to landscape documents for all work related to site, however this document was not provided in the submission packet. Please provide landscape drawings to verify the compatibility of the pathways and walls with the historic district.
5. Sheet A-100 notates a 6ft fence on the property line. It is unapparent where the proposed fence begins and ends. Currently the plans depict that it runs the perimeter of the parcel, along the property line. Please verify the placement of the six-foot fence and submit materials to be used.
6. Per the Castroville Design Guidelines, Section II, Windows (pg. 16), replace the window with wood of the same dimension and profile if all or most of the window is



March 10, 2025 / Letter of  
Recommendation  
Certificate of Appropriateness  
1207 Angelo Street

beyond repair. Sheet A-200 shows typical single hung windows on the front of the "House". Sheet M-1 shows six-over-six windows. Please update plans to show correct windows that will be used.

7. Per the Castroville Design Guidelines, Section II, Doors (pg. 19), retain and repair deteriorated entrance doors and screen doors. Replace a missing or unrepairable damaged screen door with a new wooden screen of appropriate dimensions. The new door being proposed on the East Elevation does not reflect historical photos. Note that a screen door is also depicted in the 1969 THC photo below.



8. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 21), avoid Portland cement plaster as mortar or stucco material. Reinstall a soft limestone plaster if the majority of the building is plastered and/ or the stone is soft.
9. Per the Castroville Design Guidelines, Section II, Roofs (pg. 31), new gutters/downspouts should not block important architectural features, such as the columns on the porches, especially on the front of the original house.
10. Per the Castroville Design Guidelines, Section II, Porches (pg. 35), preserve an original porch when feasible. If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever possible.
11. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), preserve historic fences where they survive, such as the existing gate and posts along London Street. Unique elements such as wrought iron fences add charm and enhance the value of a property.
12. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), consider a fence height of three feet or less for the front yard. The four-foot fences common today were not typical historically.
13. Per the Castroville Design Guidelines, Section II, Landscaping, Walkways and Driveways (pg. 38), locate off-street parking, as much as possible, to the rear of

March 10, 2025 / Letter of  
Recommendation  
Certificate of Appropriateness  
1207 Angelo Street

your property, such as the proposed parking bulb outs at the front of the property.

14. Per the Castroville Design Guidelines, Section II, Landscaping, Walkways and Driveways (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.

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 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

15. Per the Castroville Design Guidelines, Section III, New Construction on Historic Lots (pg 45, 46, 52, and 55), designs that seek to contrast with the existing historic context simply for the sake of being different are discouraged. This does not mean, however, that new buildings must look old. In fact, imitating historic styles is generally discouraged; historians prefer to be able to “read” the evolution of the street, discerning the apparent age of each building by its style and method of construction. It is not merely an accumulation of borrowed features that achieves a successful relationship between old and new; the greatest chance of success comes from an assessment of the essential characteristics of the historic resources on the lot. Building materials of new structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. It is recommended that some use of the dominant materials of the original home should be used in the proposed visitor’s center for a cohesive look.

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](mailto: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: 2025057Submittal Date: 03/07/2025

office use only

**Community Development Department**

703 Paris St. Castroville, Tx 78009

(830) 931-4090

[permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)**Certificate of Appropriateness Application****Property Information**

Project Address: 1207 Angelo St.

Zoning: Historic Residential

Legal Description: Lot 4

Block 5

Range 6

Subdivision Range

Landmark Name: Dubuis House

**Owner Information**

Owner Name: CHRISTUS Health

Mailing Address: 5101 N. O' Connor Blvd., Irving, Tx. 75039

Phone:  
903-606-6090

Fax:

Email: [g.saenz@christushealth.org](mailto:g.saenz@christushealth.org)**Project Description**

This project consists of the demolition of the non-historic addition to the Dubuis House and the construction of a new visitor's center.

Also a interior remodel to it's original state and a refinishing of the exterior of the house. In addition a parking lot is to be added and new landscape for the entire site.

**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: 3-7-25



March 3, 2025

City of Castroville – Community Development Department  
703 Paris St.  
Castroville, Tx. 78009  
Telephone: 830-931-4040  
Email: [permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)

Re: 2405A1 Dubuis House Rehabilitation

Dear City of Castroville – Community Development Department:

I, Gabriela Saenz, hereby authorize Alex Martinez of Fisher Heck Architects to act on behalf of CHRISTUS Health in regards to the proposed renovation of the Dubuis House site located at 1207 Angelo St.

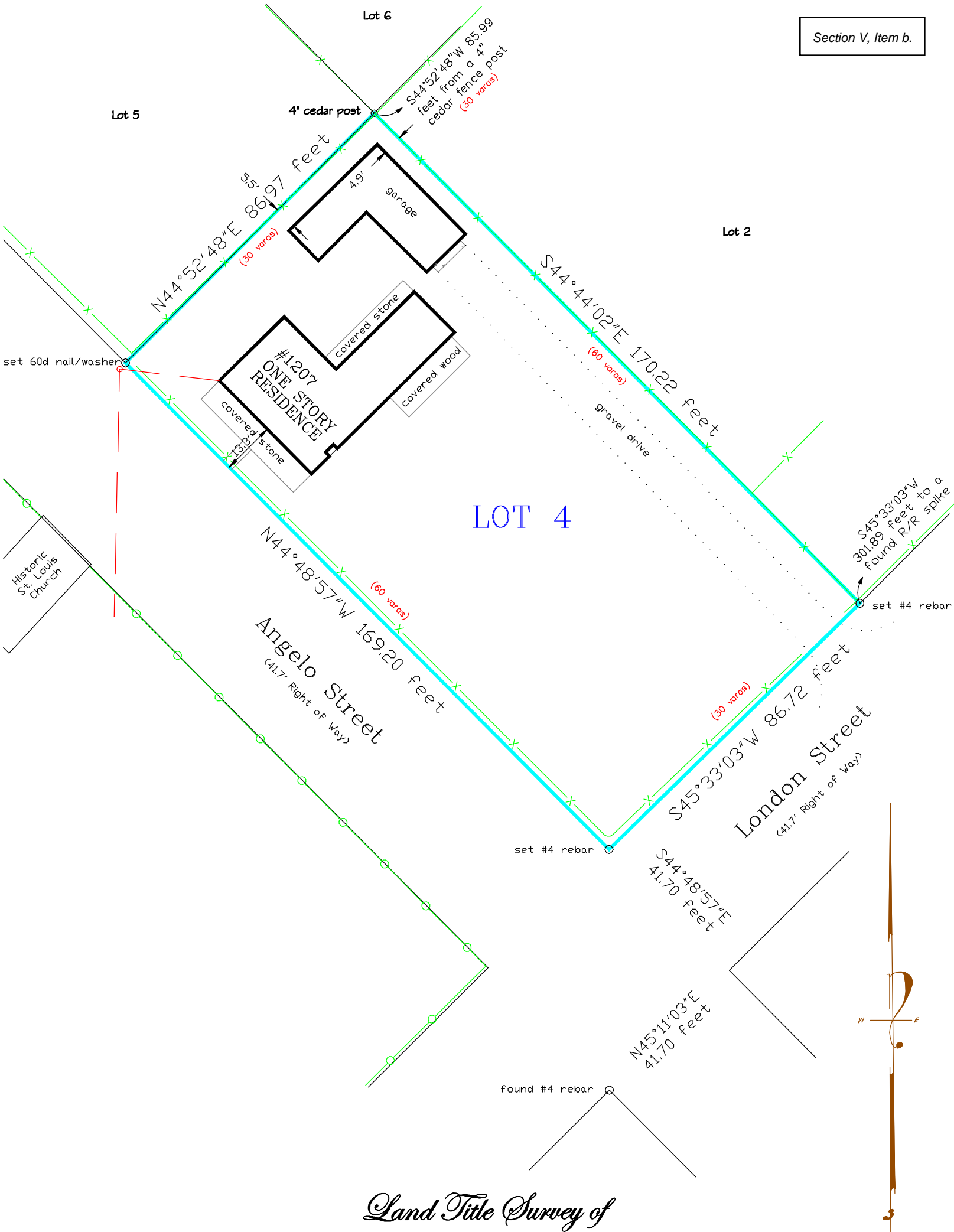
Sincerely,

A handwritten signature in blue ink that reads "Gabriela Saenz". The signature is fluid and cursive.

Gabrieal Saenz  
Senior Vice President, Corporate Services at CHRISTUS Health

Cc:  
File

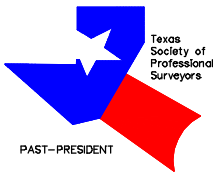
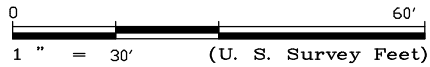




## Land Title Survey of

Lot 4, Block 5, Range 6, Castroville, Texas as  
recorded in Volume 1 on page 124 of the  
Plat Records of Medina County, Texas.

Legend	
	concrete
	wood fence
	chain link fence
	wire fence
	steel fence
	overhead electric



Record Courses, shown in RED, refer to Volume 1, page 124.  
All "SET" corners are marked with a red plastic cap stamped "CAREY 4454."  
Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.  
Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741, Ph. 512.440.7723

Surveyed: September 26, 2023  
Released: September 29, 2023  
Requested by: Willie Kempf  
Company: Endura  
Deliver to: Stewart Title  
Reference #: 2137708  
Revised:  
Updated:  
Drawn by: ptc  
File Number: 12481

THIS PLAT IS THE PROPERTY OF MEDINA VALLEY SURVEYS, INC. AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF MEDINA VALLEY SURVEYS, INC.  
UNLESS DIGITALLY SIGNED, THIS PLAT, AS PREPARED, HAS MY SIGNATURE, IN RED, AND IS EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT DISPLAY THESE TWO ITEMS IT IS A COPY AND IT MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR INFORMATION CONVEYED ON SUCH COPIES.  
MEDINA VALLEY SURVEYS, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.  
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**WARNING: ALTERATION OF CERTIFIED MATERIAL IS FORGERY.**

**MEDINA VALLEY SURVEYS**  
Surveying Texas Since 1985  
P. O. Box 1189, Castroville, Texas 78009  
830.538.6427 MedinaValleySurveys.com  
TBPLS firm# 10000200

STATE OF TEXAS  
COUNTY OF MEDINA  
I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.  
Paul T. Carey, Registered Professional Land Surveyor  
Licensed State Land Surveyor, Texas Registration Number 4454

Detailed description of proposed work for the historic Dubuis House:

Initially the addition to the house that was added in the 1960's will be demolished along with the garage and apartment just north of the house. The existing fence on the north and west of the property will be removed and replaced with a new one. The existing low fence on the south and east of the property will be removed along with the existing gate. Some of the smaller trees will be removed to allow for a new landscape layout. There will be a new garden, outdoor sitting areas and new walkways to the Dubuis house and the new Visitor's center. Also, there will be a new parking lot on the site for visitors and some new curbside parking. A new visitor's center will be built just north of the existing house. The visitors center will include a multi-purpose room, a kitchenette, restrooms and a large covered porch that can be screened in.

Rationale for why the proposed change is compatible with designation as a historic landmark or property within a historic district:

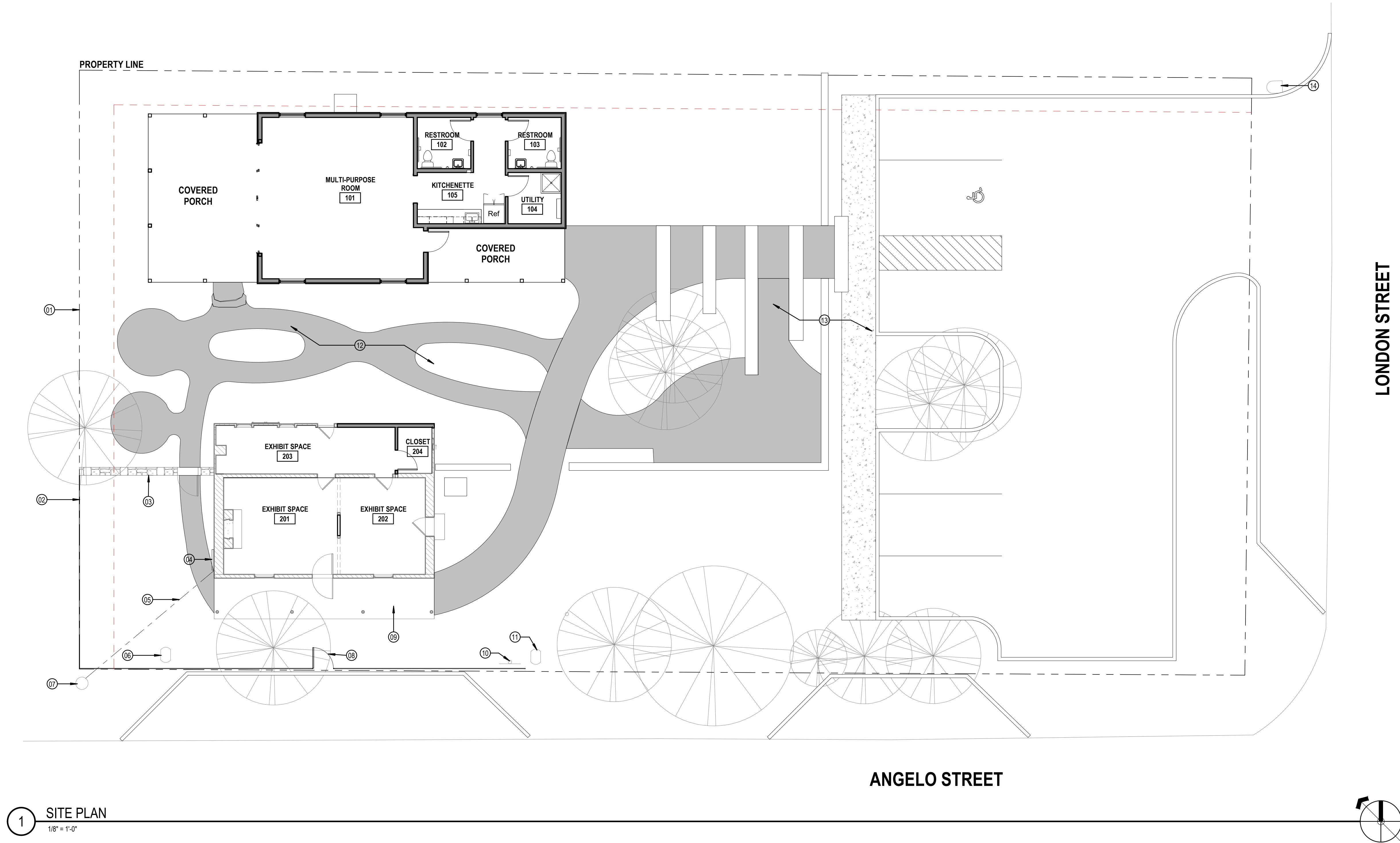
The historic Dubuis house will be restored to its original condition. The site will be renovated to allow for public parking and outdoor areas for visitors to enjoy the outdoor environment of the site. The new visitor's center is designed to reflect the existing historic context and aesthetics of the surrounding neighborhood.

## GENERAL NOTES

- CONTRACTOR TO REFER TO CIVIL AND LANDSCAPE DOCUMENTS FOR ALL WORK RELATED TO THE SITE. CONTACT OWNER FOR THESE DOCUMENTS.

## KEYNOTES

- 6FT. FENCE
- 4FT. METAL FENCE
- EXISTING LOW STONE FENCE
- EXISTING ELECTRICAL METER AND PANEL
- BURIED ELECTRICAL LINE
- EXISTING WATER METER
- EXISTING ELECTRICAL POLE
- RESTORED METAL GATE
- CONCRETE PORCH
- THG SIGN
- GAS LINE CONNECTION
- PRAYER GARDEN
- REFER TO LANDSCAPE DRAWINGS
- EXISTING TELECOM SERVICE







## 8 VAYA FURNITURE

C1, C2 & C3 - PHOTO REFERENCE



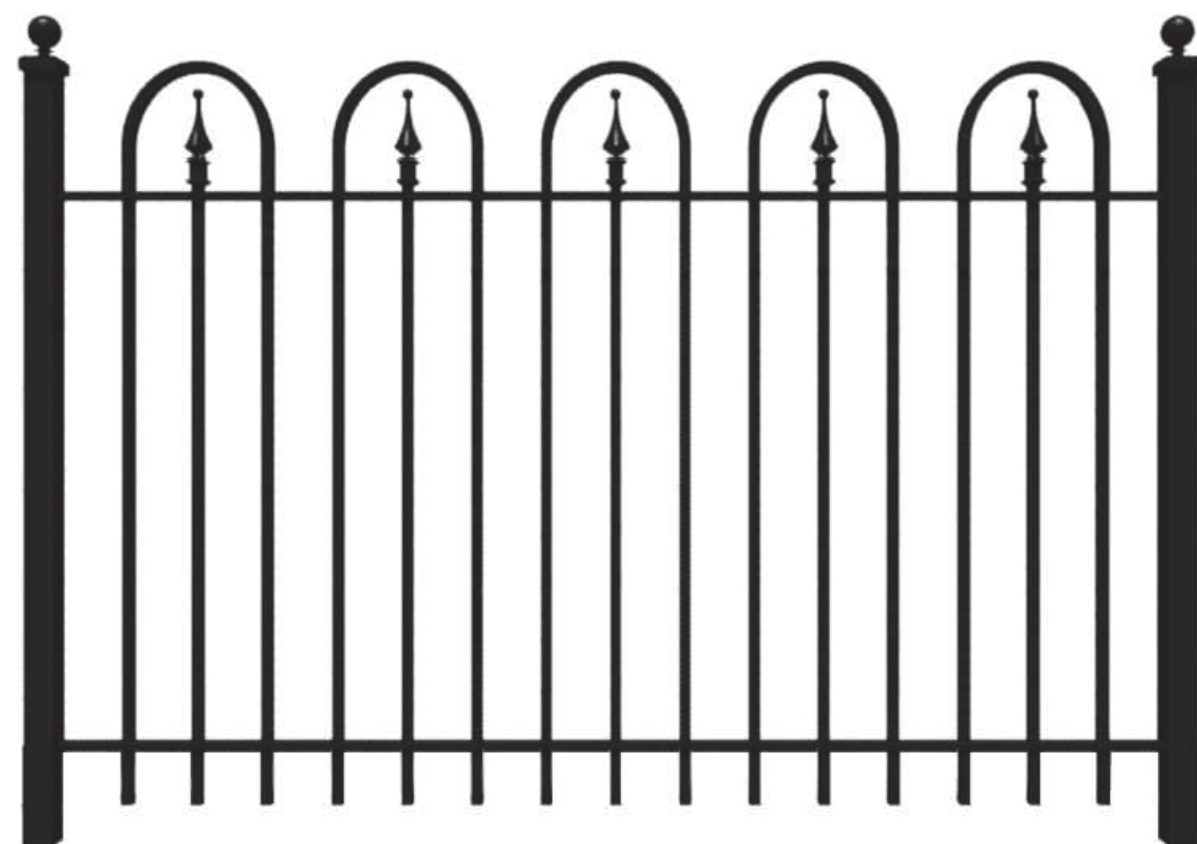
## 7 INSET LETTERS

S3 - PHOTO REFERENCE



## 6 EXISITNG LOW MASONRY WALL

M1 - PHOTO REFERENCE



## 5 ORNAMENTAL FENCE & GATE

S1 & S2 - PHOTO REFERENCE



## 4 LIMESTONE FINES

F5 - PHOTO REFERENCE



## 3 MEXICAN CREAM PATIO FLAGSTONE

F4 - PHOTO REFERENCE



## 2 WESTWOOD BROWN COLORED CONC.

F3 - PHOTO REFERENCE



## 1 DECOMPOSED GRANITE

F1 - PHOTO REFERENCE

Fisher Heck  
ARCHITECTS

915 SOUTH ST MARY'S STREET  
SAN ANTONIO, TEXAS  
78205  
210-298-1500

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL,  
PERMIT, OR CONSTRUCTION  
FISHER HECK, INC., ARCHITECTS  
MARK B. NAVARRO #23326

02/27/2025



LANDSCAPE ARCHITECTURE +  
URBAN DESIGN

1432 S ST MARY'S ST, SAN ANTONIO,  
TX 78210  
O: (210) 983-7447  
CORAL-STUDIO.COM

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Not for regulatory approval,  
permitting or construction.

02/27/2025

PROJECT:  
DUBUIS HOUSE REHABILITATION

SHEET TITLE:  
MATERIAL IMAGERY

PROJECT NO: 2405A1

△ REVISIONS DATE

SHEET NO:  
LC 1.2



REFINISHED AND REPAINTED  
WALL SCONCES

REFINISHED AND REPAINTED  
WOOD COLUMNS



DEMO EXISTING METAL ROOF  
AND DECKING AND REPLACE  
WITH NEW ROOF DECKING AND  
STANDING SEAM METAL ROOF

DEMO EXISTING STUCCO,  
PREPARE WALLS FOR NEW  
STUCCO.

DEMO EXISTING PORCH AND  
REPLACE

REFINISHED AND REPAINTED  
WOOD FASCIA

REFINISHED AND REPAINTED  
WINDOW SASH AND TRIM

REFINISHED AND REPAINTED  
WOOD VALANCE



REFINISHED AND REPAINTED  
DOOR, FRAME AND TRIM

REFINISHED AND REPAINTED  
WINDOW SASH AND TRIM

DEMO NON-ORIGINAL ADDITION  
AND FOUNDATION



DEMO NON-ORIGINAL ADDITION  
AND FOUNDATION

DEMO LIGHT POLE



DEMO EXISTING METAL ROOF  
AND DECKING AND REPLACE  
WITH NEW ROOF DECKING AND  
STANDING SEAM METAL ROOF

DEMO EXISTING METAL  
GUTTERS AND DOWNSPOUTS

REFINISHED AND REPAINTED  
WINDOW SASH AND TRIM

DEMO EXISTING STUCCO,  
PREPARE WALLS FOR NEW  
STUCCO.



STONE CAP TO BE REPLACED

REPLASTERED CHIMNEY

DEMO REFRIGERANT PIPING  
AND ENCLOSURE

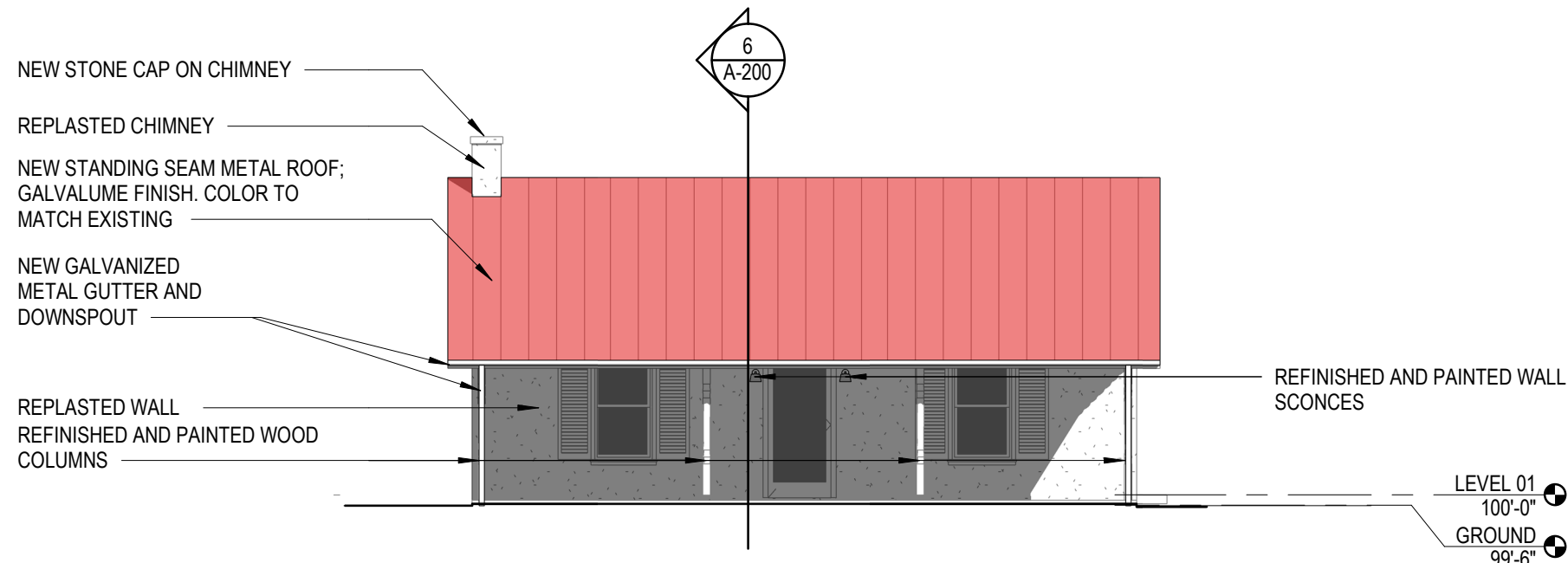
DEMO AC UNIT AND CONCRETE  
PAD



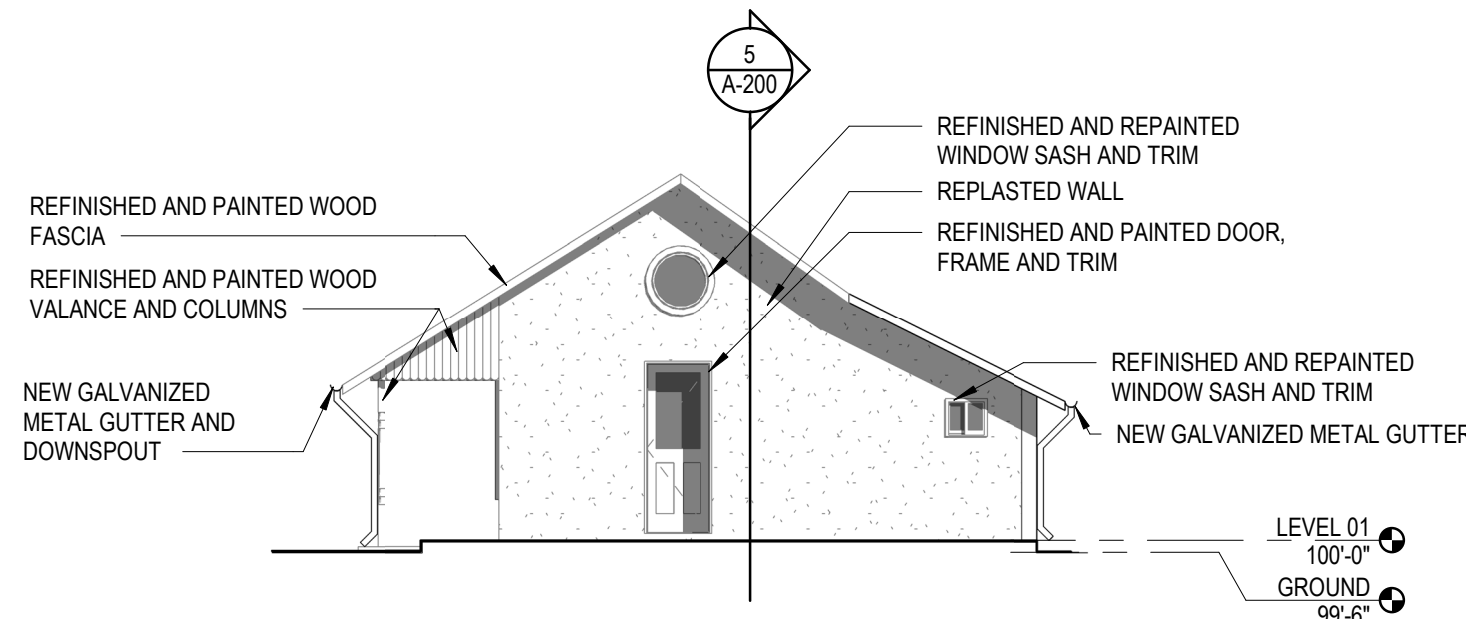
REMOVE AND SALVAGE  
EXISTING GATE AND POSTS



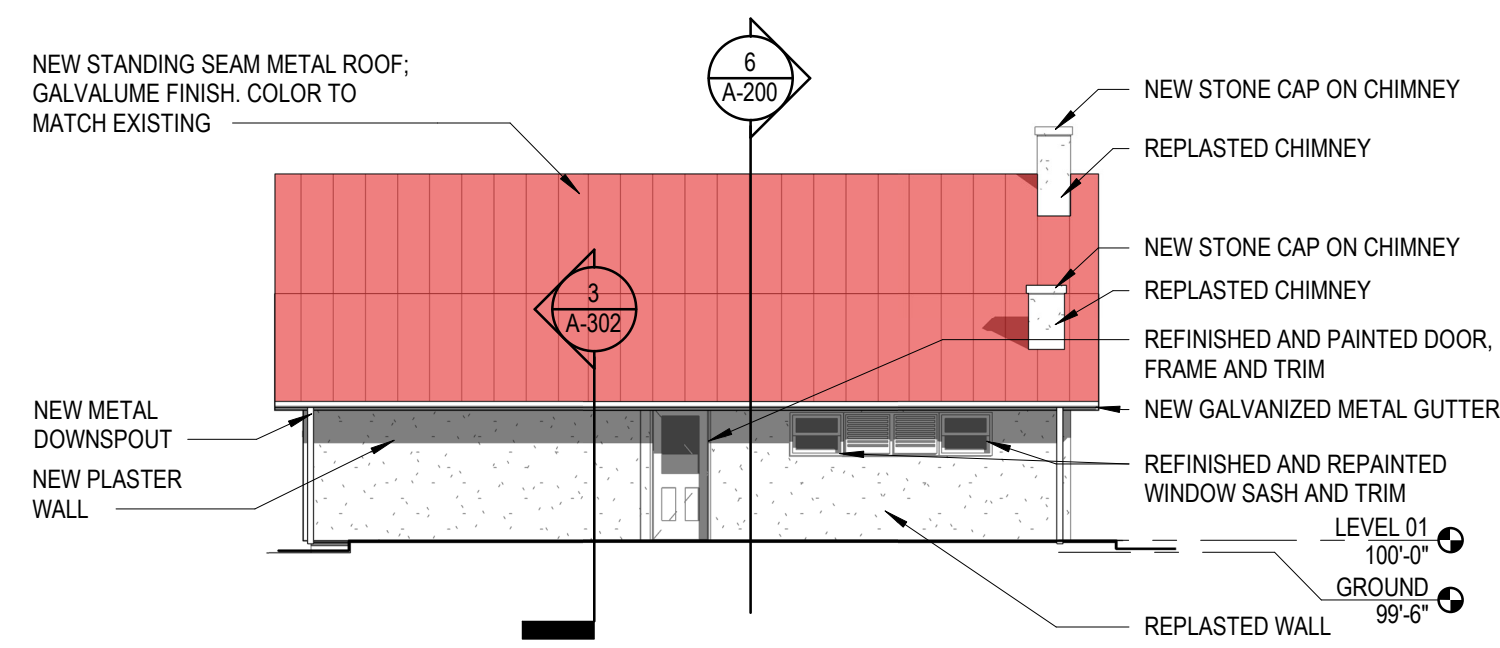




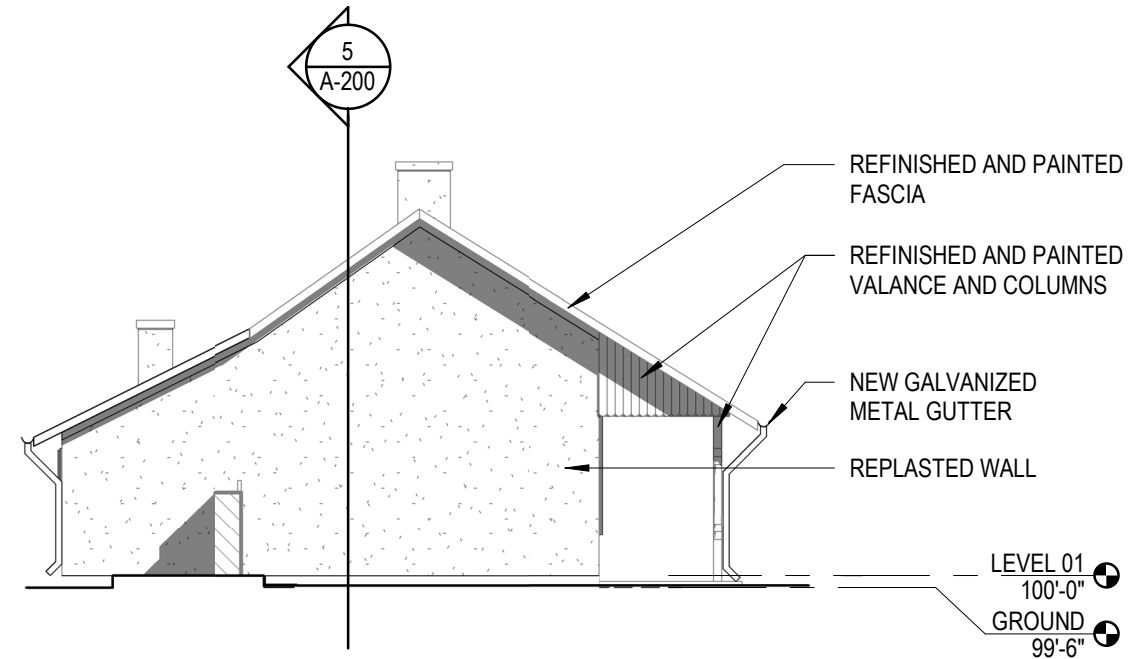
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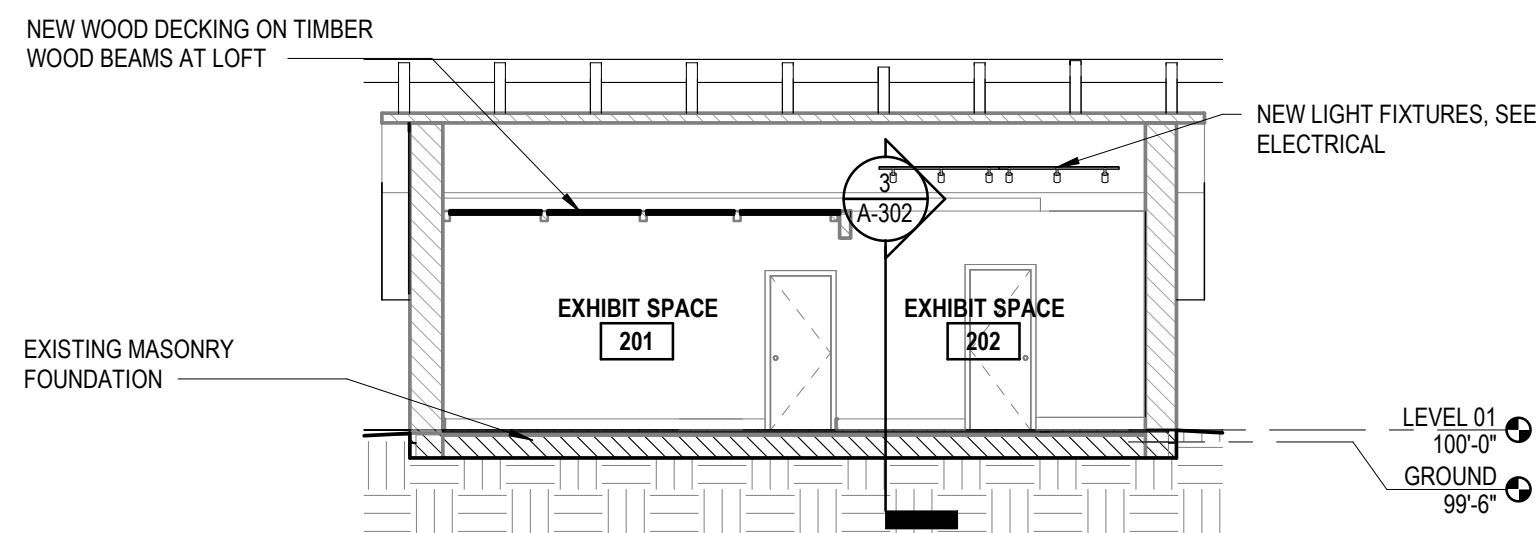
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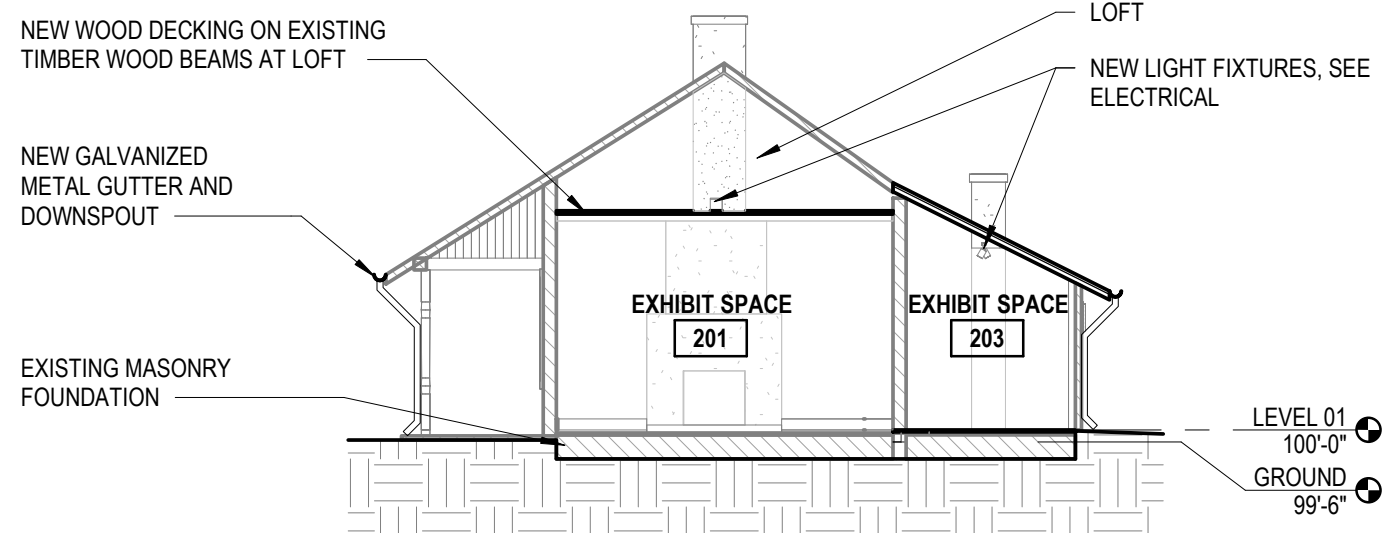
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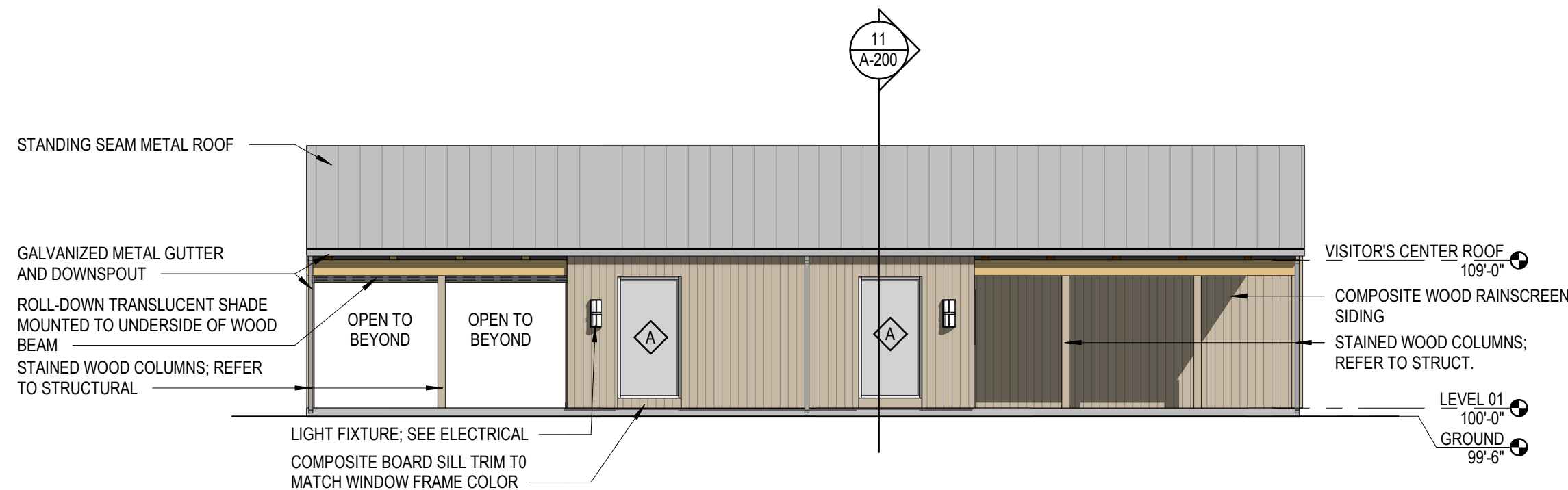
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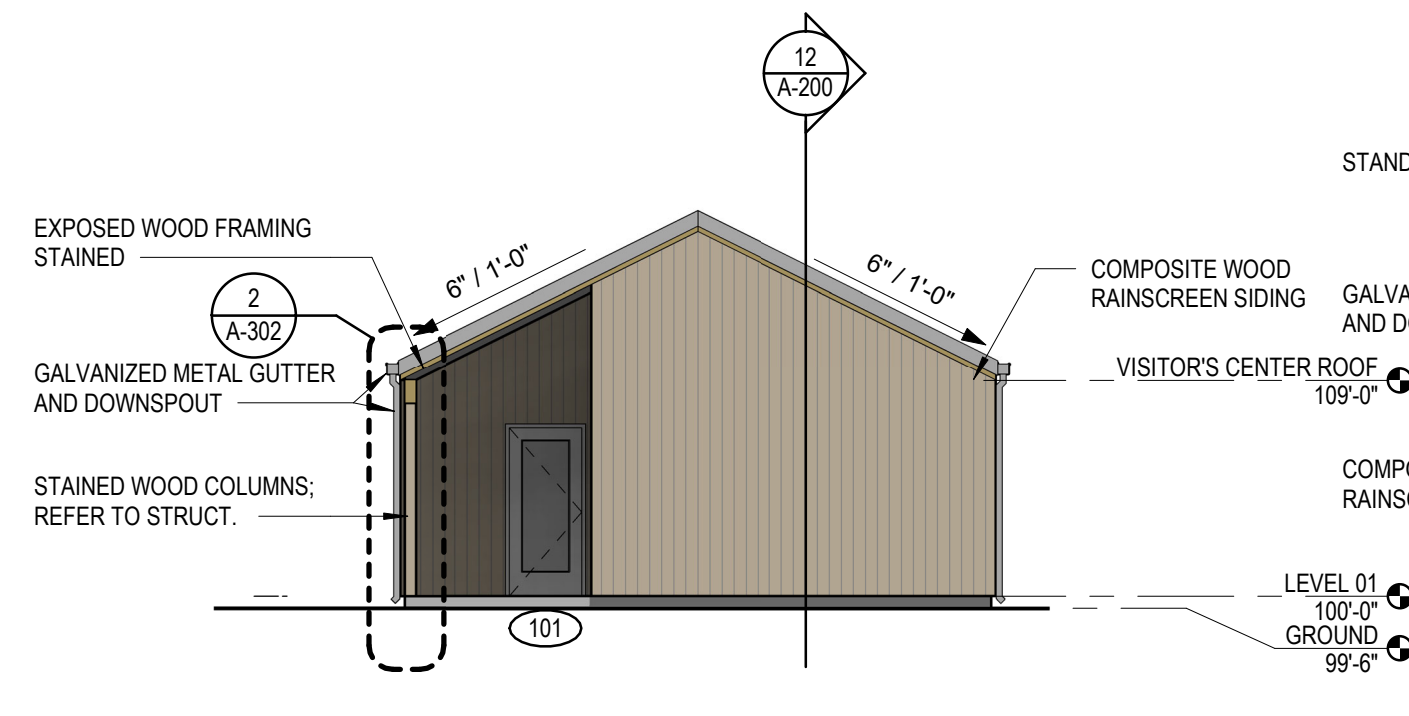
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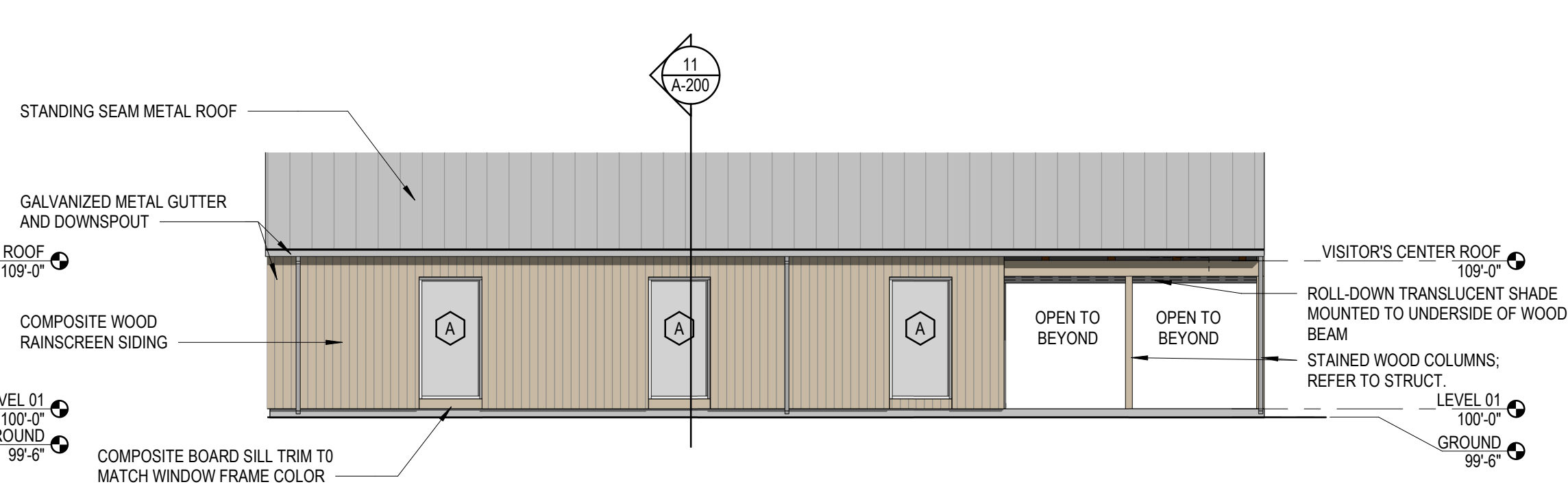
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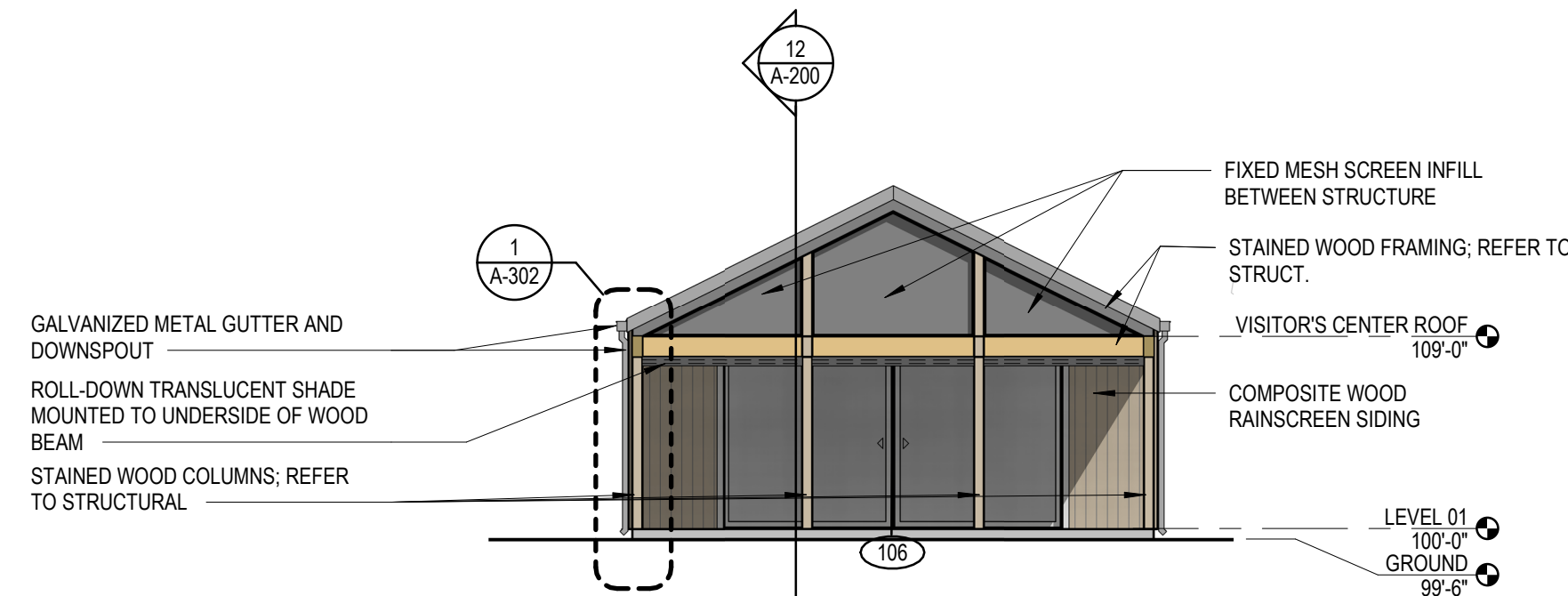
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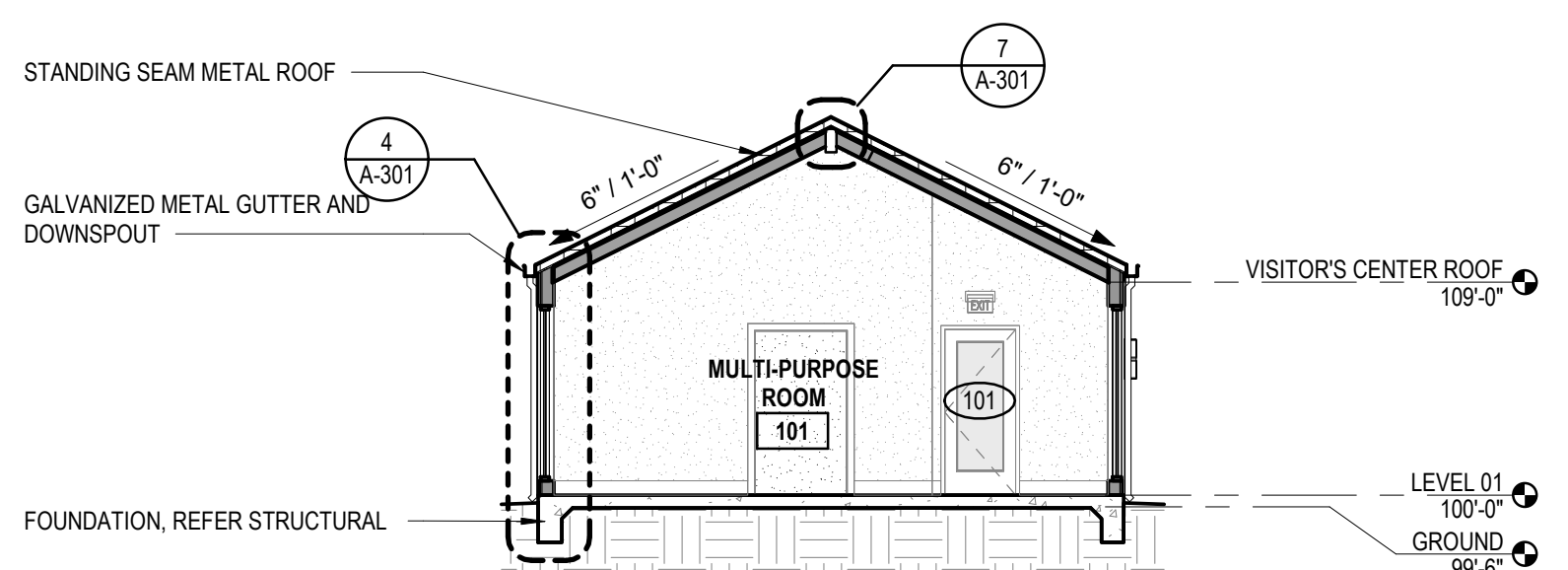
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1/8" = 1'-0"



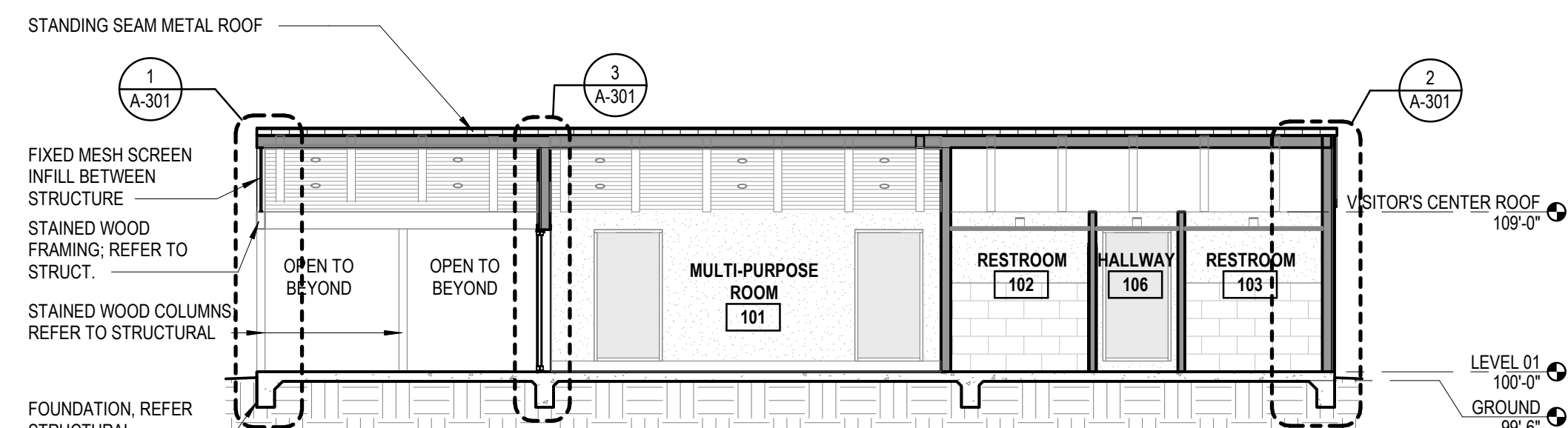
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10 WEST ELEVATION - VISITOR'S CENTER  
1/8" = 1'-0"



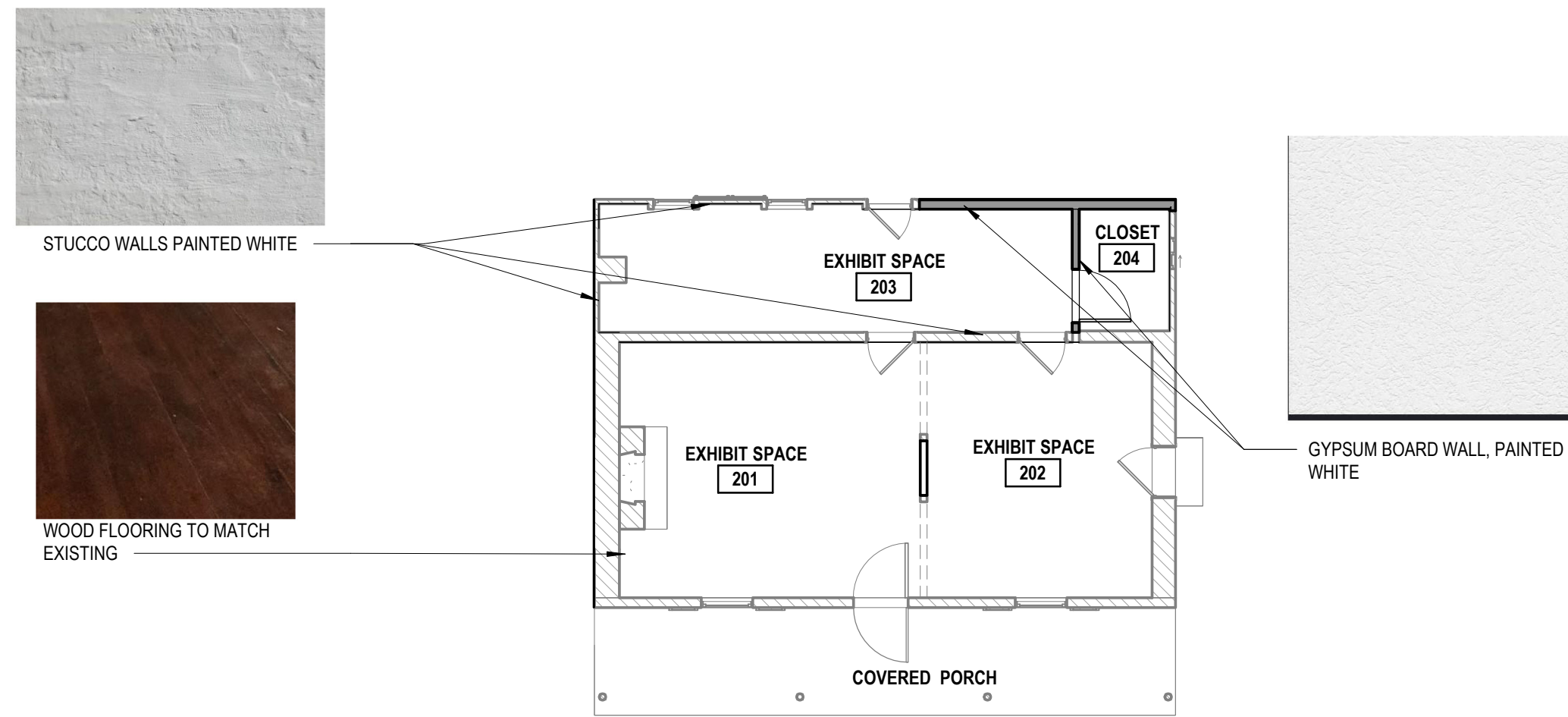
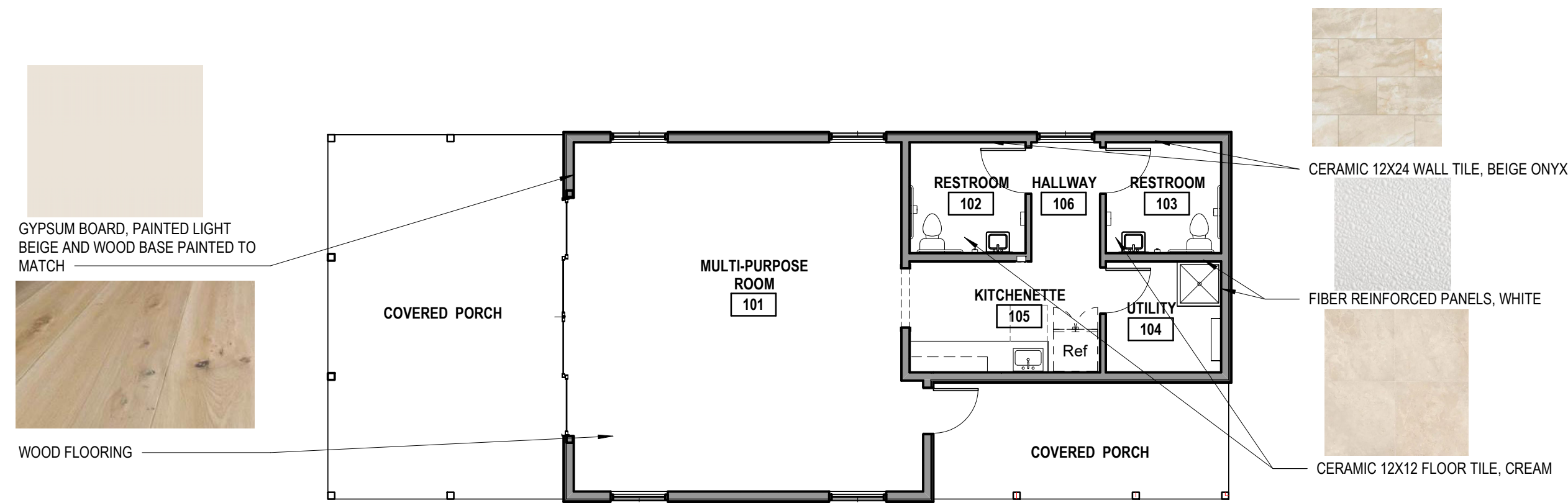
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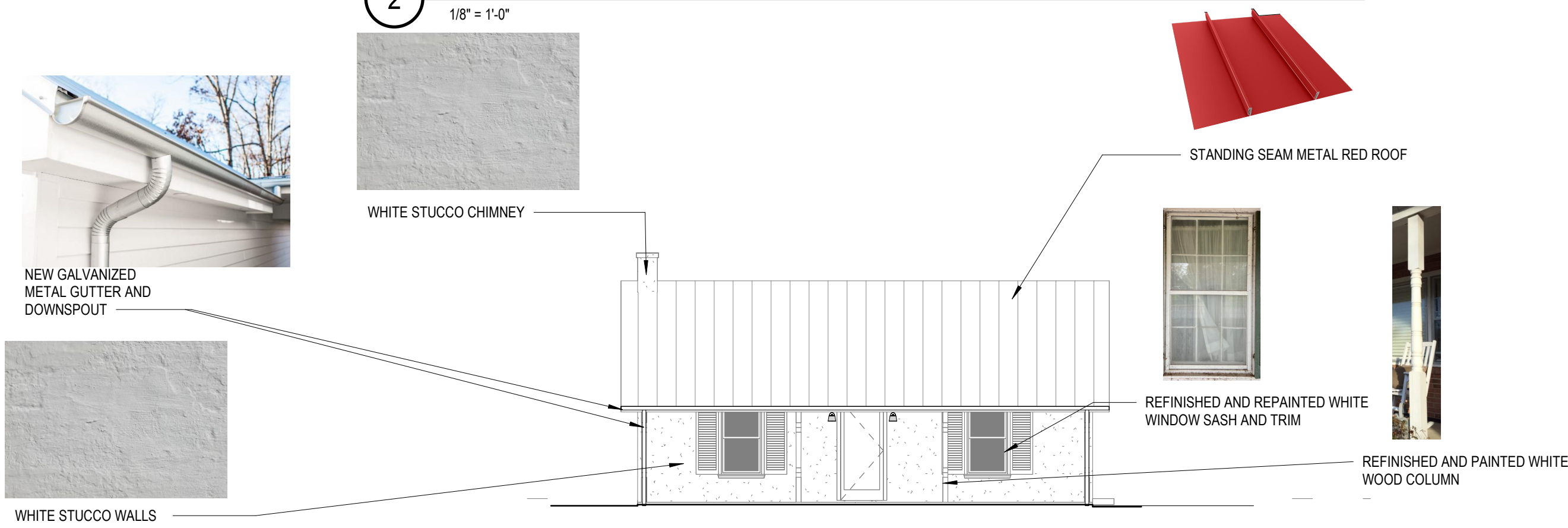
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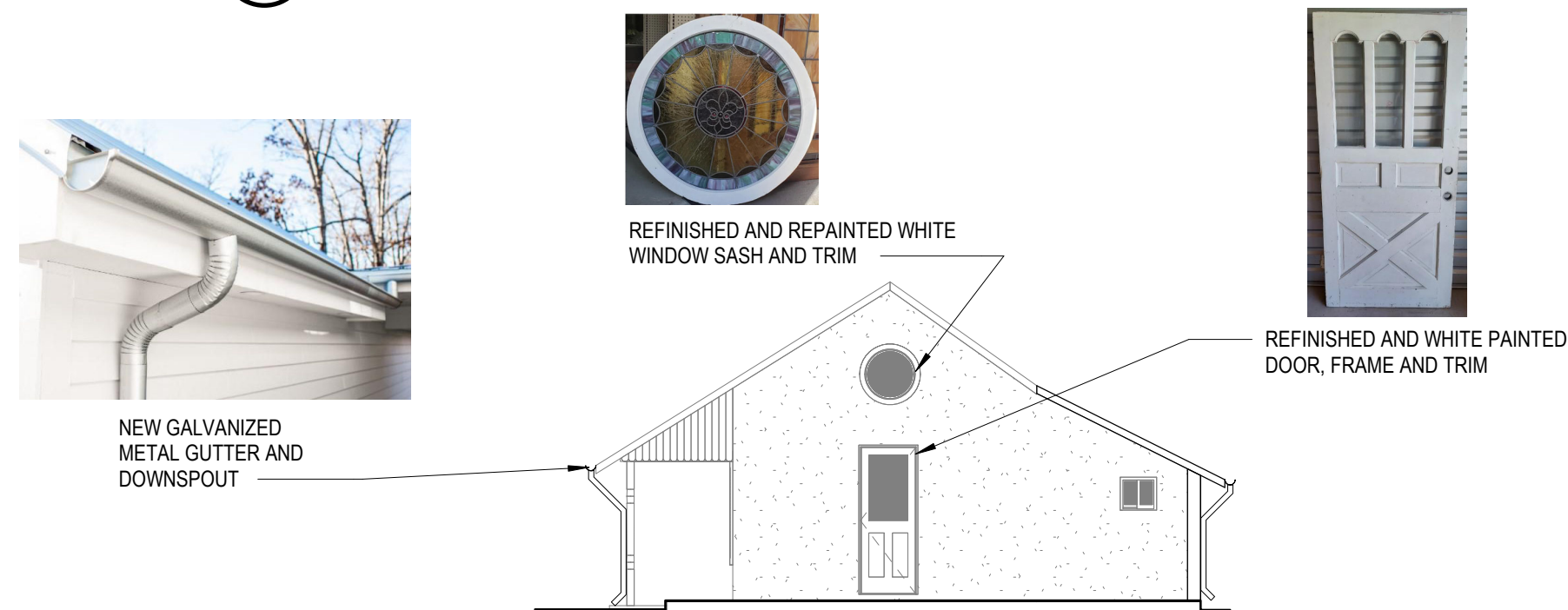
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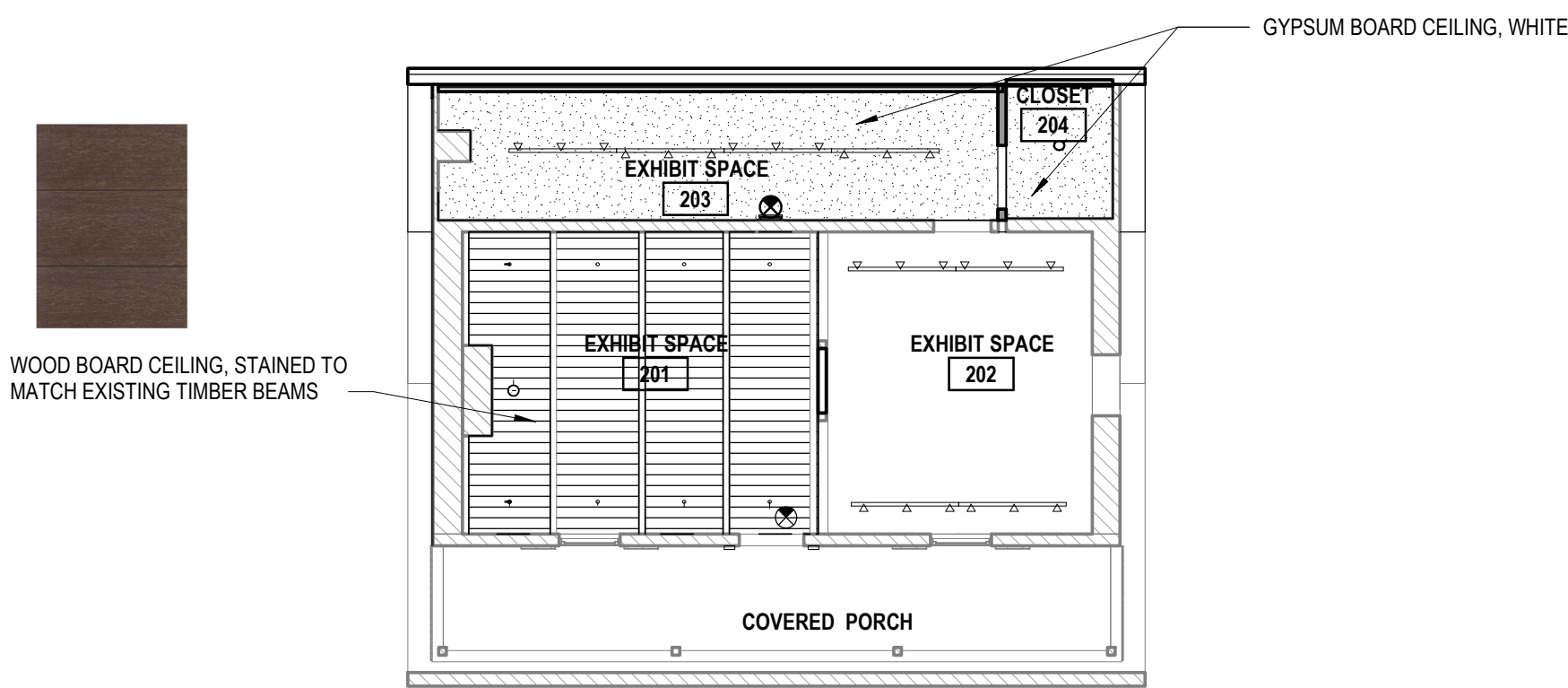
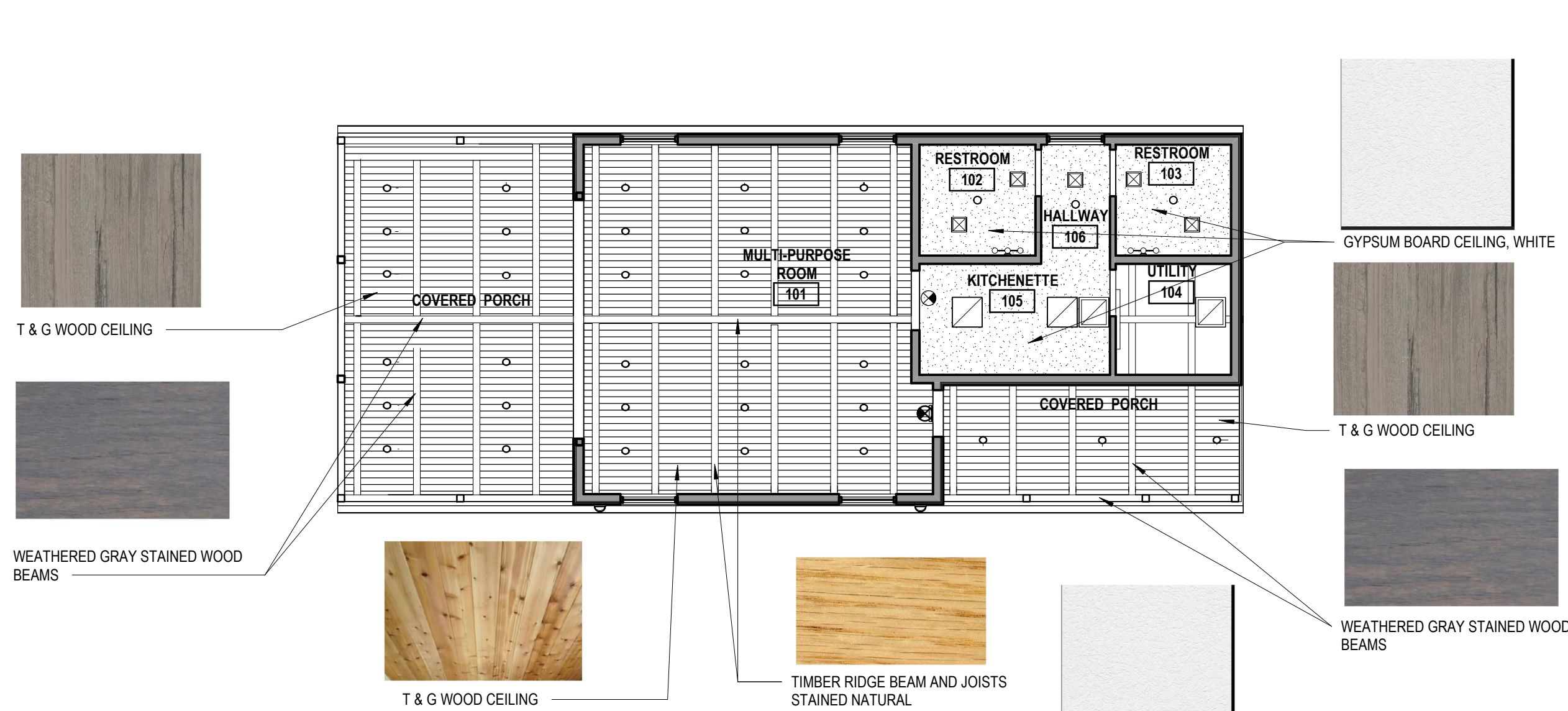
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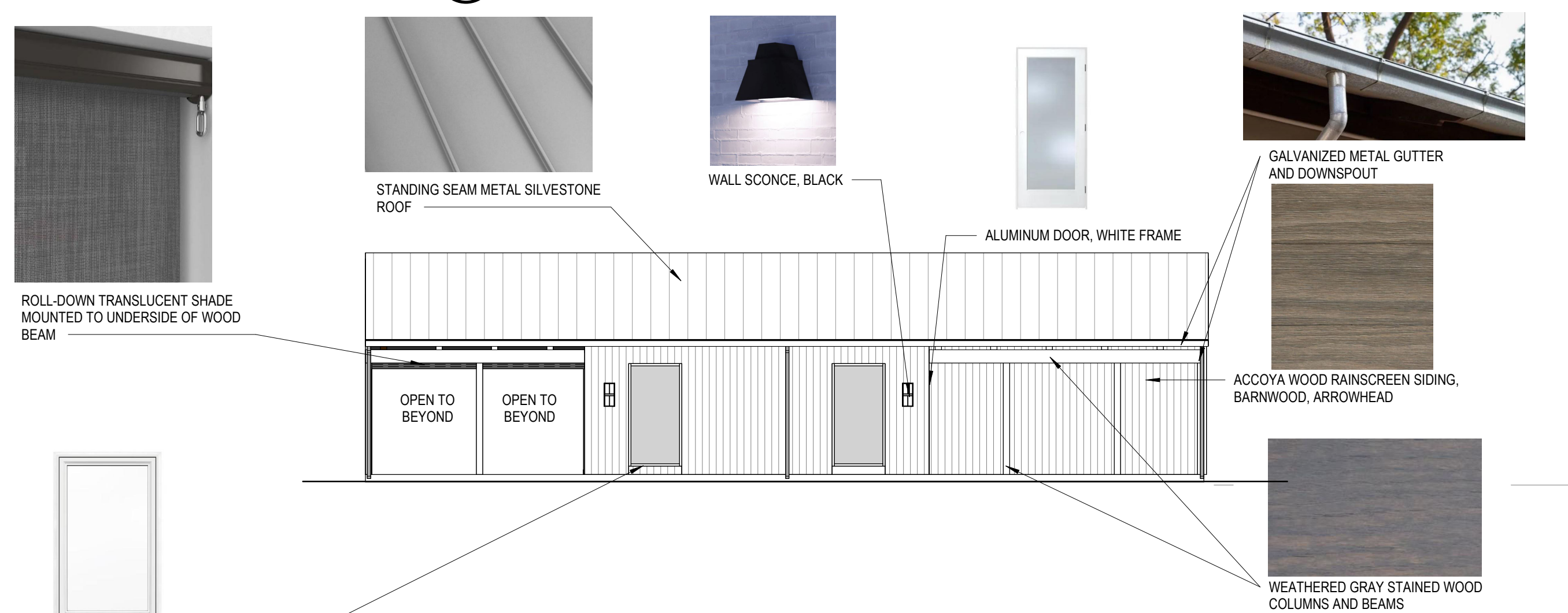
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1/8" = 1'-0"



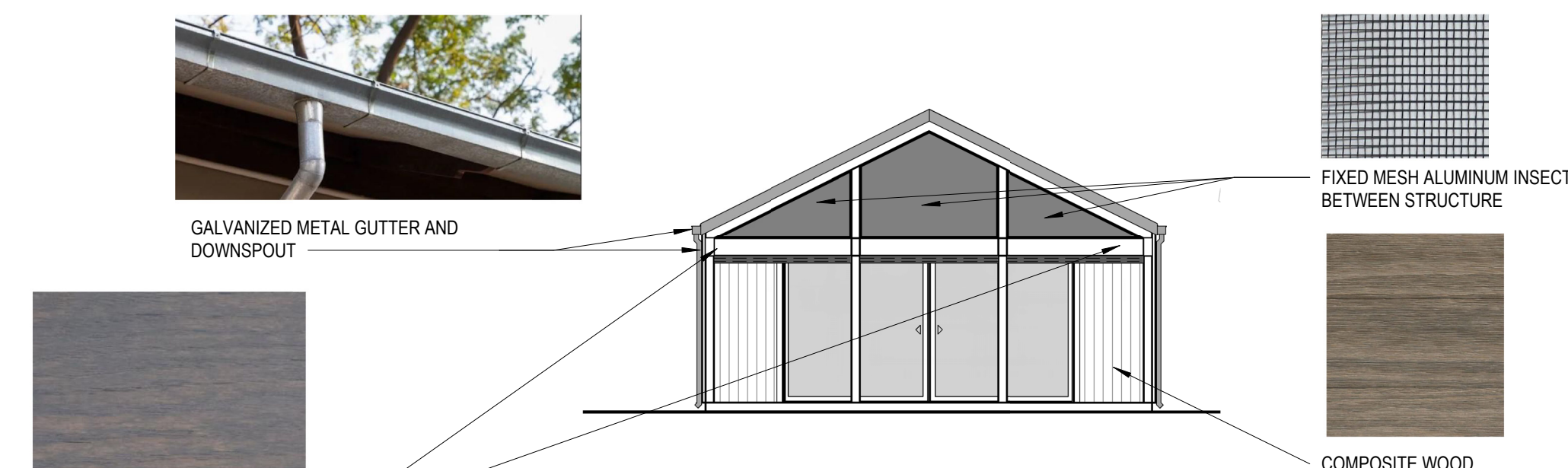
4 EAST ELEVATION - HOUSE  
1/8" = 1'-0"



1 REFLECTED CEILING PLAN  
1/8" = 1'-0"



5 SOUTH ELEVATION - VISITOR'S CENTER  
1/8" = 1'-0"



6 WEST ELEVATION - VISITOR'S CENTER  
1/8" = 1'-0"



23 OCTOBER 2024 / MEMORANDUM

# Comprehensive Zoning Ordinance

## *Historic Preservation Code and Design Guideline Review*

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Breana,

Thank you for allowing me to give my feedback on the most recent, 2022 Comprehensive Zoning Ordinance (CZO), pertaining to items related to historic preservation. The purpose of this memorandum is to present considerations to the current code and Design Guidelines in order to help improve the proposed Unified Development Code that is currently being written by Simplectiy.Design. My findings and recommendations are as follows:

### CONSIDERATIONS

1. Currently Castroville's historic districts are codified through zoning (see CZO Amendment 2006 and CZO Amendment 2017). The historic districts consist of parcels that fall within the HE (*Historical District*) and CG (*Historic Central Business District*) districts. Typically, historic districts are created via overlays. Overlays are a zoning tool used to add additional regulations and standards to a base zone. Overlays can help protect the character of an area. They do not affect the uses allowed or prohibited on a property. The downfall of using base zoning to define historic districts is that if a property owner wants to rezone their property to something other than HE or CG, and if approved through the proper channels, the historic property can lose its historic preservation protection. *It is recommended that historic districts be defined through overlays, atop base zoning, in the new UDO. This will allow for changes to base zoning while maintain the definition of the historic districts.*
2. Because Castroville's historic districts are codified through zoning, from my interpretation, the historic district boundaries can easily be altered through a simple zoning change. District boundaries are typically defined by streets, alleys, and property lines (CZO, Article I, Section 19). Article VIII, Section 3, of Castroville's CZO states:

The City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or regulations herein. Before taking action on any proposed amendment, supplement or change, the City Council shall submit the same to the City Planning and Zoning Commission for its recommendation and report.

Of course, zoning changes must comply with a city's comprehensive plan (*Local Government Code, Title 7, Subtitle A, Subchapter A, Sec. 211.004*).



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Most of the future land use plan, shown in Castroville’s most recent 2016 Comprehensive/Master Plan (<https://www.castrovilletx.gov/2475/Comprehensive-Plan>) are shown as single-family land uses for HE zones and institutional, commercial/mixed use, and parks open space for CG zones, however it is recommended that city staff consults with the City Attorney in order to determine if the proposed zoning change process complies with Castroville’s Comprehensive/Master Plan in the case that a property owner wants to be added or taken out of a historic district, or any district in that matter.

3. In the CZO, Article IV, Section 2(A)(II)(5), the code defines a contributing structure as:

A structure that physically or historically contributes to the significance of a historic district.

Again, typically historic districts are created through overlays. Properties within these historic overlay districts have similar characteristics and meet a certain criterion, usually two or more, such as:

- History, heritage, and culture
- Historic context
- Significant persons
- Architecture
- Architect or master builder
- Unique visual features
- Archeological
- National and state recognition
- Historic education

Because Castroville’s historic districts are codified through zoning, there may be properties that meet this criterion, but have been left out of the historic district zoning boundaries. There are also properties that are within the historic district zoning boundaries, specifically on the edges, and do not meet this criterion. Although the zoning district characteristics are defined in the CZO, Article I, Section 17(4) and (6), it is recommended that properties within these zoned historic district boundaries be surveyed to determine if they are contributing or non-contributing structures. This is most likely a future and separate project for the city, since the historic districts take up a large geographical area of Castroville and could be done after new UDO is adopted.

4. Currently the CZO has a process for creating new historic districts but does not state the process to amend or re-evaluate historic district boundaries. It is recommended that a section be written to address the process to amend existing historic boundaries, with guidance from the Texas Historic Commission.

5. In the CZO, Article I, Section 8(43), the code refers to the Historic Landmark Commission (HLC) as the Historical District Board. This is the only instance in where the HLC is referred by this name, which is an older name given to the HLC. *It is recommended that the Historical District Board be changed to Historic Landmark Commission since that is the current name of the commission and is referred to this way in the rest of the code.*

6. In the CZO, Article II, Section 1, there is a misprint in the legend. The black box and the white box have the same description:

Designates use permitted in district indicated.

This causes confusion on what is permitted and not-permitted in, not only historic districts, but all zoning districts. *It is recommended that the legend be updated to symbolize what is NOT permitted vs what IS permitted.*

7. In the CZO, Article IV, Section 2(A) “alterations” and “material changes” are similar with overlapping definitions. However, they are used differently throughout the code, which can be confusing.

Alteration – any construction or change to the exterior of a building, site, or structure

Examples: changing to a different type, style, or size of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutter, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; dismantling, removing, or moving of any exterior features or demolition

Material changes – in exterior elements visible from a public right-of-way which affect the appearance or compatibility of any structure or property

Examples: doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, and paving

A. *It is recommended that one or the other term be used, preferably alteration, to be consistent with the Texas Historic Commission terminology.* This eliminates the review authority of the HPO (see CZO, Article IV, Section 2(A)(II)(22)(a)(ii), but alterations would still be subject to HLC review.

8. In the CZO, Article IV, Section 2(A)(II)(7) “Design Guidelines” are defined as:

Guidelines which are adopted by the Historic Landmark Commission and guide property owners or residents to appropriate treatments to property designated as a historic landmark or within a landmark district.

23 October 2024

## Memorandum

Comprehensive Zoning Ordinance  
Historic Preservation Code and  
Design Guideline Review

- A. Because there are other "design guidelines" such as the Design Guidelines for Commercial Districts, also referred to design criteria, Building design guidelines, Landscaping design guidelines, and Highway 90 design guidelines, it is recommended that the term "Design Guidelines" be changed to "Overlay Design Guidelines for Historic Properties" as titled in Exhibit B of the CZO, Article IV, Section 2B.
  - B. It is recommended that the language be consistent throughout the code referring to which designated areas the Overlay Design Guidelines for Historic Properties apply to. Per CZO, Article IV, Section 2(A)(X)(B)(2), the guidelines apply to the historic landmarks and historic districts.
9. There are 3 terms that are used interchangeably: Historic District, Historic Overlay Zone, and Historic Landmark in the CZO, Article IV, Section 2(A)(II). Although Historic District and Historic Overlay Zone are accurately used, Historic Landmark is not. The code states:

Historic landmark also referred to as a historic overlay zone, means a building, structure or site which satisfies two or more of the criteria set out in CZO, Article IV, Section 2, Subsection A (V) and which is designated as such in accordance with that section.

A landmark is typically a stand alone building or site, whereas an overlay zone is a district with multiple buildings or sites that often contain groups of landmarks. It is recommended that the definition for Historic Landmark be updated.

10. In CZO, Article IV, Section 2(A)(VI)(1), the code states:

The Letter "H" shall indicate the historic zoning overlay designation of those historic landmarks and districts which the City Council has designated. Such designation shall be in addition to any other zoning district designation established in the Comprehensive Zoning Ordinance. All zoning district maps shall reflect the designation of historic landmarks and/or districts by the letter "H".

Currently, the zoning district map

<https://castrovilletx.gov/DocumentCenter/View/1201/Zoning-District-Map-PDF> and GIS maps

<https://gissolutions.half.com/portal/apps/sites/#/castroville/apps/2d20f05f53ac42c7b9f0e4b6e53ce0b8/explore> do not show an "H" on the current historic districts or landmarks. This may cause confusion to property owners on which sites are within the historic districts. It is recommended that the zoning maps be updated to be consistent with the CZO language.

11. In CZO, Article IV, Section 2(A)(VI)(2), the code states:

Historic landmark and district applications and/or requests may be initiated by the owner of the property(s) or his/her authorized representative, or the City Council, Historic Landmark Commission or Planning and Zoning Commission may direct the Historic Preservation Officer to initiate such a request on behalf of the city.

To my knowledge, there is no historic landmark and district application. *It is recommended that this be created in order to abide by the current code.*

12. The HLC currently has powers to move forward with a demolition by neglect procedure to save historic properties that are at risk of deterioration that can be fatal to the property or structure (CZO, Article IV, Section 2(A)(IX)). However, the city may not have any resources that would help the property owner to improve their property. *It is recommended that such resources are obtained with the help of the THC in order to properly preserve such properties within the historic districts.*

13. The Overlay Design Guidelines for Historic Properties is a great resource that property owners within historic districts can use to determine what alterations, additions, demolition and new construction is acceptable and recommended, however this document was written almost 10 years ago and does not include modern trends that exist in 2024. *It is recommended that this document be updated to include contemporary practices and guidelines* for items such as:

- a. The incorporation of passive systems on historic properties (solar panels, rain water harvesting systems, etc.)
- b. The use of recycled materials
- c. The preservation of heritage trees

14. According to the CZO, Article V, Section 2(3), the CG zoning district is exempt from the following:

- a. Section 3: Off-Street Parking – Design and Construction Standards, J. Landscaping
- b. Section 8: Off-Street Loading Requirements for Non-Residential Properties

The intention may be to not require parking for these properties, however, this also unintentionally exempts properties in the CG zoning district from complying with design and landscaping requirements. *It is recommended that regulations be developed for parking lots which incorporate landscaping that is compatible with the historic district.*

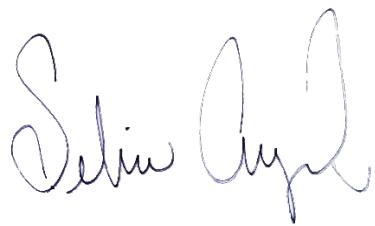
15. It is recommended that the new UDO keeps the Table of Requirements found in the CZO, Article III, Section 1, showing height, yard, lot area width, and lot depth regulations within the historic districts, or something similar to this. This can also be added in the “Historic Preservation” section of the code.

- 16. It is recommended that the language in CZO, Article IV, Section 2(A)(II)(7) be kept to eliminate confusion between historic districts and a historic overlay zone.
- 17. It is recommended that the language in CZO, Article IV, Section 2(A)(VII)(2) be kept to eliminate work on city staff and streamline the process for requests regarding routine maintenance.

If you have any other questions in regards to the information above, or have additional questions, please feel free to reach out.

As stated, these are my recommendations and should be reviewed by the City Attorney to confirm that these recommended changes are feasible.

Thank you again for allowing me to give my feedback and please reach out if you have any questions!



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop