

Certificate of Appropriateness

1303 Lorenzo Street, Castroville, TX 78009

April 4, 2025

Joe Melig
210.501.8051
info@cbbqco.com

RE: 1303 Lorenzo St – Alterations Review

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

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

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

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



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

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

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

ALTERATIONS

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

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

Alterations Comments

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

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