

# Certificate of Appropriateness

*1616 Fiorella Street, Castroville, TX 78009*

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April 8, 2025

Michael A. & Monte Tschirhart

1616 Fiorella Street

Castroville, Texas 78009

210.416.3754

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RE: 1616 Fiorella St – New Construction Review

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

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

Please provide a comment response letter with subsequent submittals.

## COA APPLICATION

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

## NEW CONSTRUCTION

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



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

*New Construction Comments*

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

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

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop