

Certificate of Appropriateness

713 Washington Street, Castroville, TX 78009

April 5, 2025

Joe Melig
713 Washington Street
Castroville, Texas 78009
210.501.8051
Melig.joe@gmail.com

RE: 713 Washington 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	
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 NOT met all COA application requirements. Please submit the following items:

1. Name, address and telephone number of the owner. According to the Medina Central Appraisal District, Mr. Joe Melig is not listed as the owner of the property.
2. Site plan showing the location of the structure of property on its lot;
3. Elevation drawings of the proposed changes;



4. Signature of the owner and date verifying that the application is complete and correct. *The Medina Central Appraisal District does not show Mr. Joe Melig as the owner of the property.*

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

5. The applicant is proposing to enclose the existing porch, however there are no drawings showing what the proposed project will look like. *Please provide drawings or reference photos to depict the design.* This application cannot be reviewed without this.

OTHER COMMENTS

6. According to the Medina County Appraisal District, the main house was built in 1969. Although this property was a non-contributing structure at the time of designation of the HE zoning district, per the Secretary of the Interior's Standards for Rehabilitation, 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 it is *recommended* that the enclosure be compatible with the existing stylistic influences of ranch and minimal traditional of the main home, with respect to the historic district. *Please provide elevation drawings of the proposed work to ensure compatibility.*

05 April 2025 /
Letter of Recommendation
Certificate of Appropriateness
713 Washington Street,

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,

A handwritten signature in blue ink, appearing to read "Selina Angel". The signature is fluid and cursive, with the first name "Selina" and the last name "Angel" clearly distinguishable.

Selina Angel | City of Castroville Historic Preservation Officer | Work5hop