

Certificate of Appropriateness

312 Petersburg Street, Castroville, TX 78009

July 21, 2025

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RE: 312 Petersburg 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.



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General Comments

1. The applicant's son has informed me that the existing shed on the property has been demolished. This shed was located on the same lot as the Anton & Catherine Schneider Hüs. While the property is listed in both the 1969 and 2002 Texas Historic Resource Surveys, the shed was not documented in

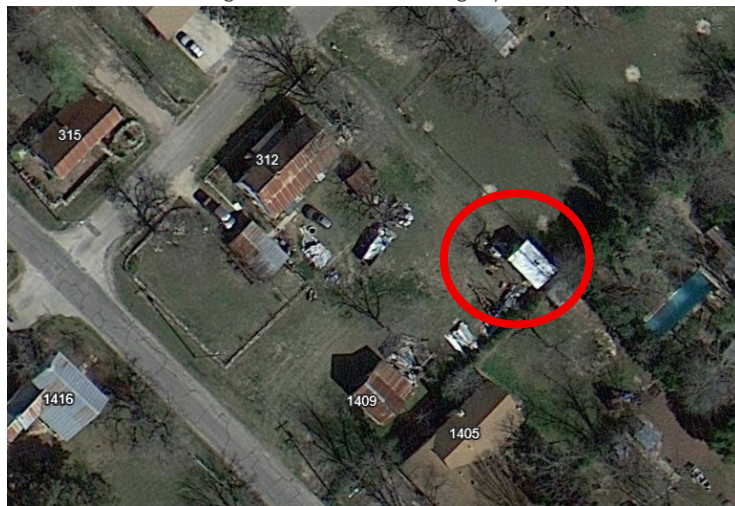
either. According to the Medina County Appraisal District (CAD), several detached structures are listed on the site. The closest match appears to be:

- (1) Shed, classified under SMP (Semi-permanent or Simplified Improvement Structure), with a listed build date of 1865 and approximately 432 sq. ft.

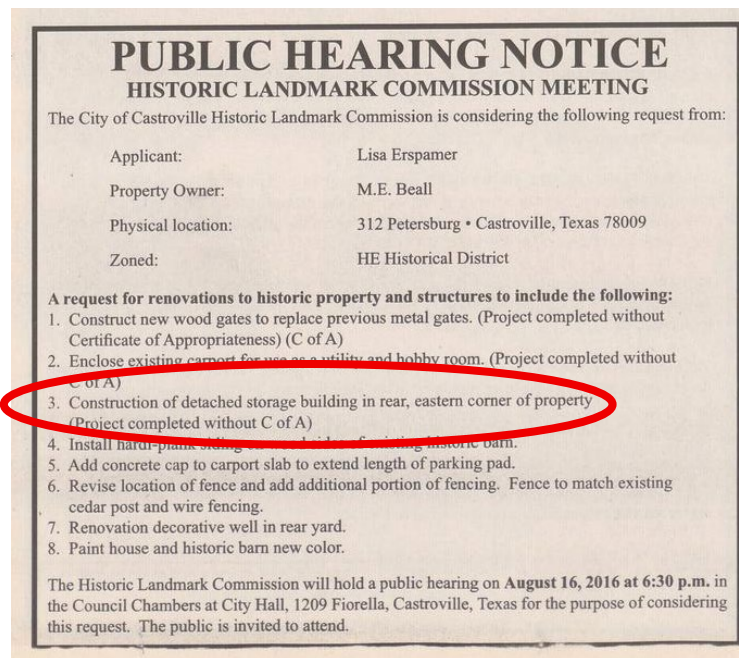
This classification is typically used for non-livable accessory structures, such as basic sheds or utility buildings, that do not meet higher construction standards. Although Medina CAD lists a build date of 1865, this may correspond to a different structure on the property, that may no longer exist. Further research, including review of Google Earth historic imagery and a 2016 news article, indicates that the demolished shed was constructed between 2011 and 2013.



Source: 2011 Google Earth Historic Imagery



Source: 2013 Google Earth Historic Imagery



Source: 2016 Castroville Area Newspaper Collection

As such, the shed is considered non-contributing to the historic significance of the site. However, per the Castroville Zoning Ordinance, *a demolition request should have been submitted to the Historic Landmark Commission (HLC) prior to any removal of structures.* Please note that any future demolition of structures on this property must be reviewed and approved by the HLC in advance.

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 III, New Construction on Historic Resource Lots (pg. 47), façade elements, such as entrances and windows make up the “face” or façade of a building. These visual characteristics of new construction should recall those on historic properties. Windows and doors create solid to void ratios (openings vs. wall areas) that should be employed in new constructions. Façade openings are important in relative size and orientation. *It is recommended to use windows of a similar size or style to the main home.*
3. Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 18), a new door should be in character with the historic building, especially on primary facades. *The main house features a simple design with minimal architectural detailing. It is recommended that the proposed door for the new shed reflect this simplicity to maintain visual consistency with the primary structure.*
4. Per the Castroville Design Guidelines, Section II, Roofs, Gutters, Skylights, Dormers (pg. 30), roof color is an important feature because it dominates the appearance of the house. *Choose a color that is complimentary to the house.*
5. Per the Castroville Design Guidelines, Introduction (pg. 1), blend new construction with the historic property already in place. *Consider a paint color that blends or is complimentary to the main home for the exterior walls.*

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