



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025221

Submittal Date: 8/8/2025

office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090 ~~408~~ or 409

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information

Project Address: 509 US-90 Castroville, TX 78009

Zoning: CG

Legal Description: Lot 9 Block 5 Range 5

Subdivision

Landmark Name:

Owner Information

Owner Name: Eugenia Osei-Wusu

Mailing Address:

Phone: 210-890-8009

Fax:

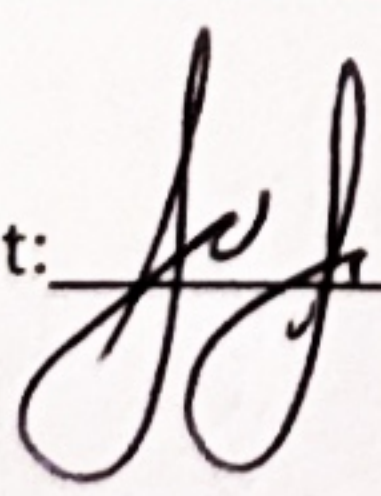
Email: Eusbey@yahoo.com

Project Description

Replace 3 exterior door (same size), replace 4 exterior windows 48x60, paint exterior/interior, replace existing siding with new hardie panel siding, replace 3 awning above exterior doors, repair metal roof, install 4 6" gutter on all 4 sides, LVP flooring, move kitchen to other side of wall, build restroom where existing kitchen is, build storage under staircase, build wall upstairs to create two rooms

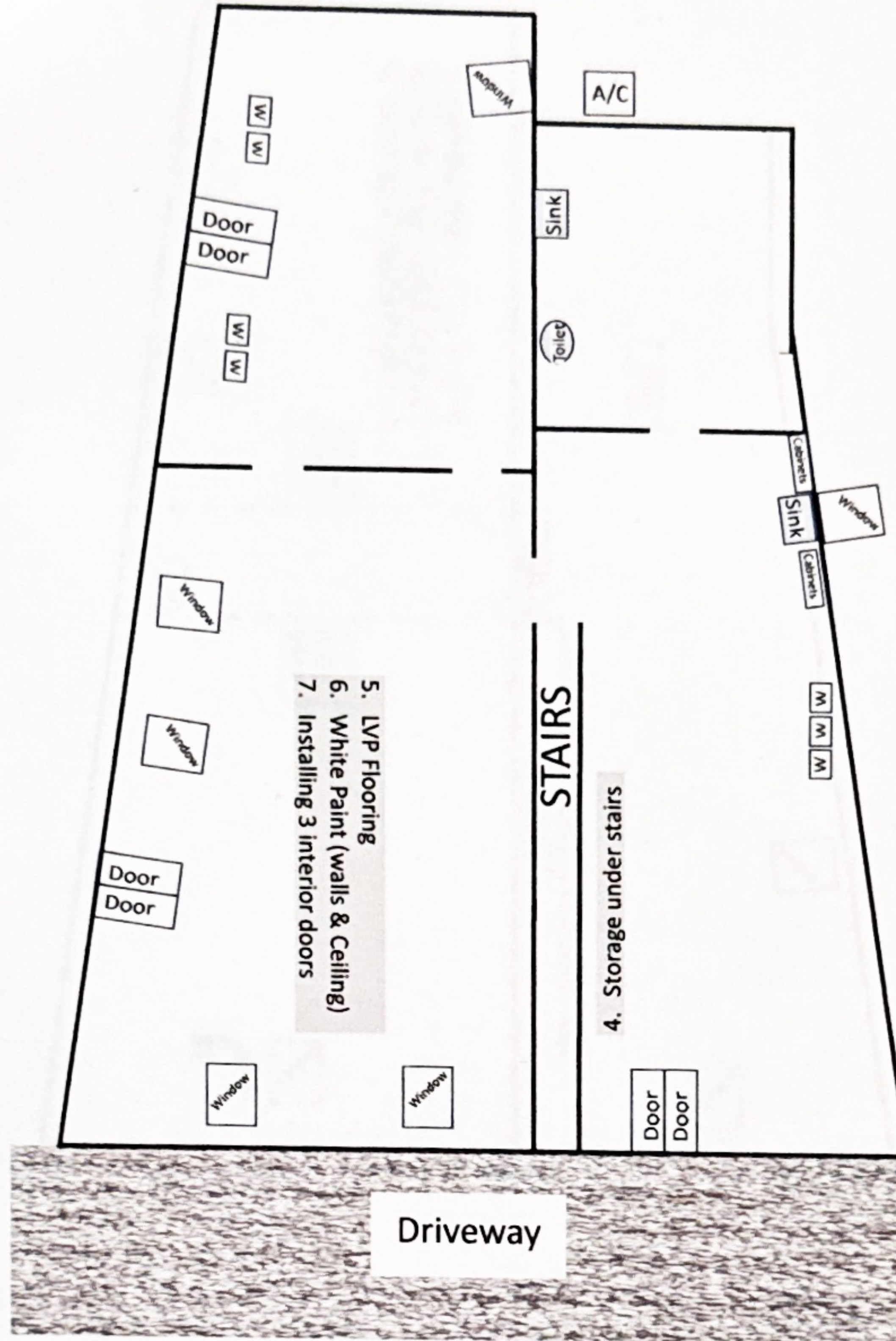
Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

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.

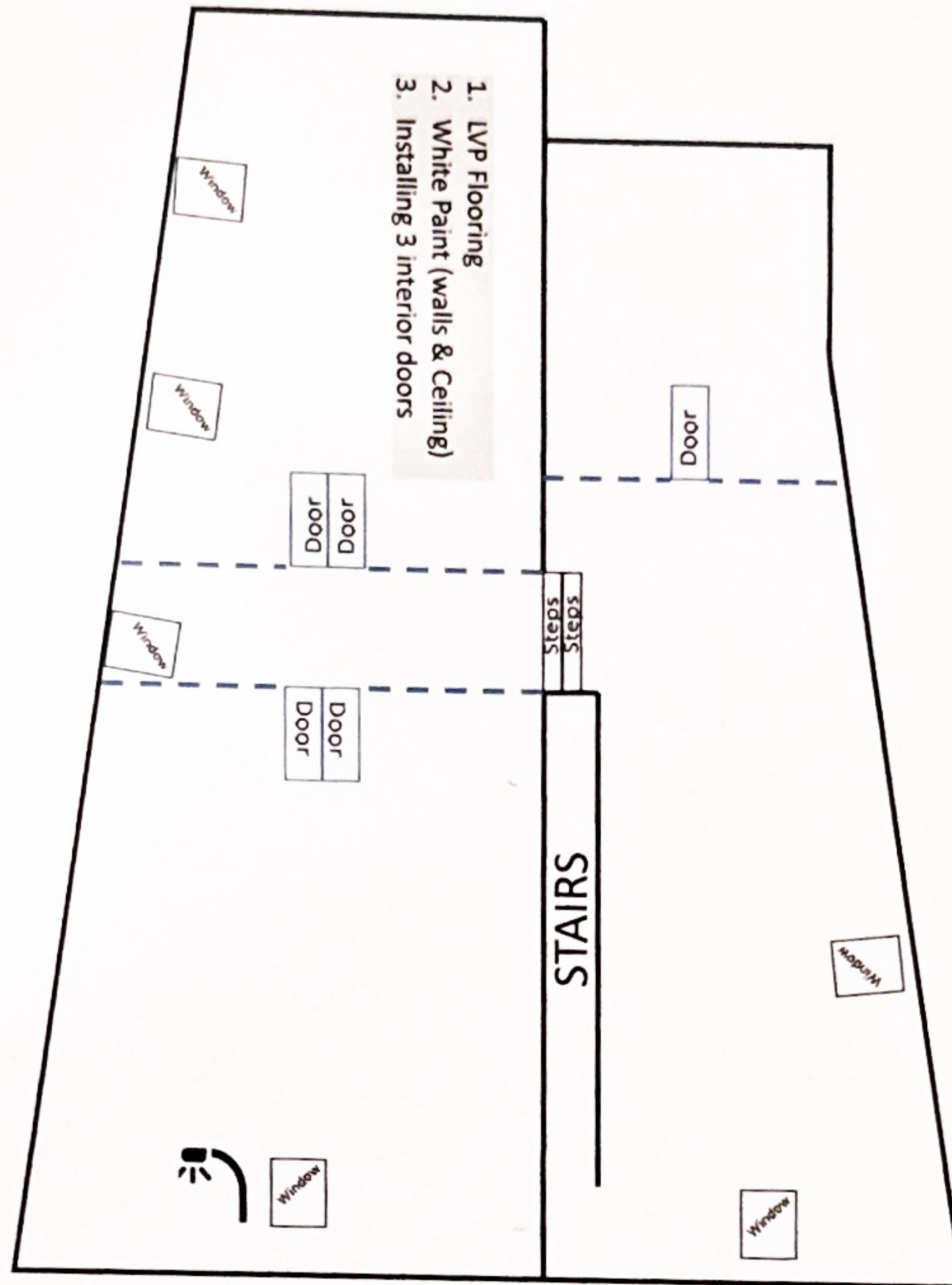
Signature of Applicant: 

Date: 8/07/2025

1st Floor



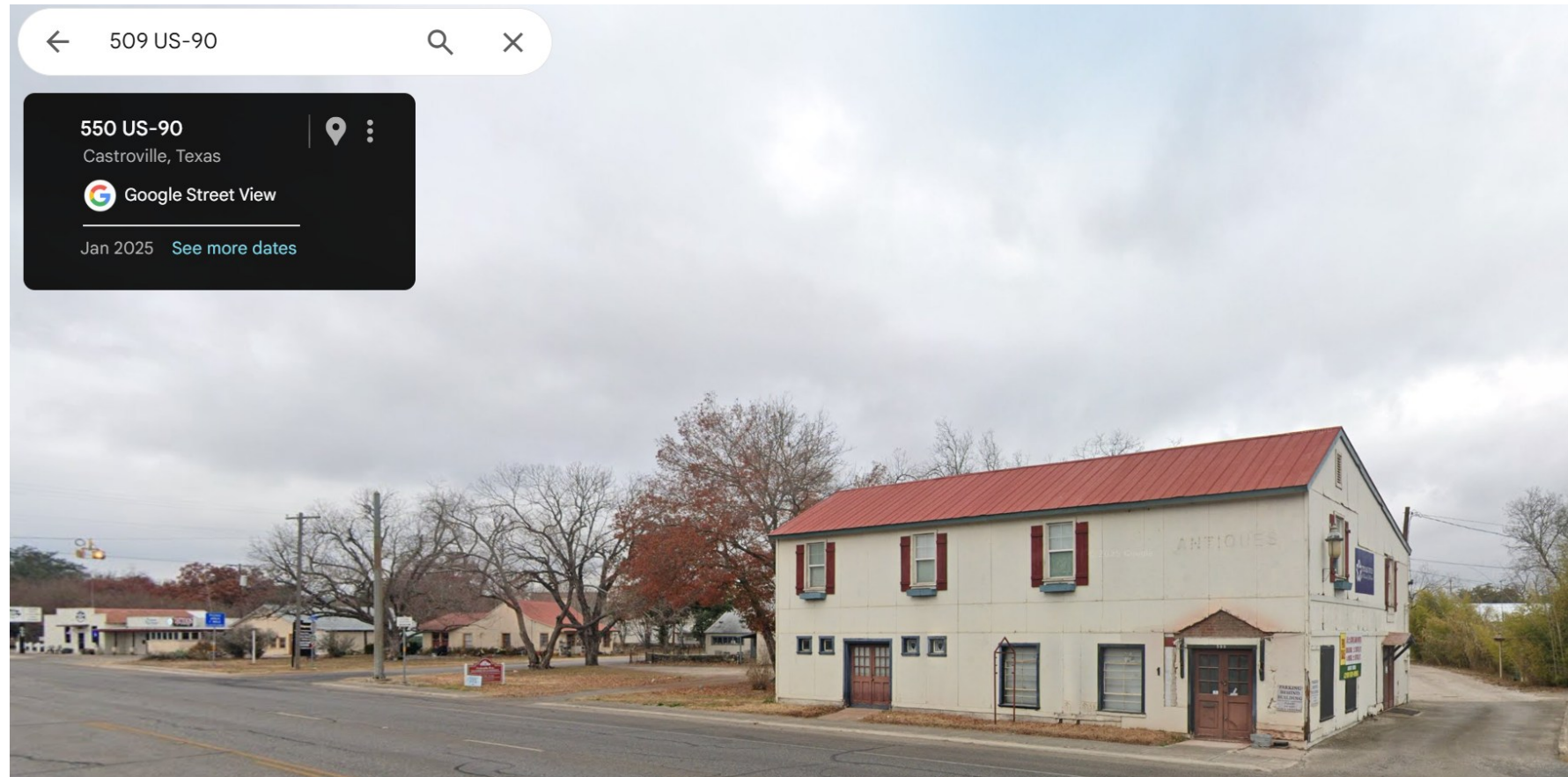
2nd Floor



CASTROVILLE
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RENOVATION



GOOGLE AREA VIEW OF SITE LOCATION – FRONT VIEW



GOOGLE AREA VIEW OF SITE LOCATION – ARIEL VIEW



REMODEL REQUEST – EXTERIOR CHANGES

Exterior changes:

- Replace 3 exterior doors for same size
- Replace 4 exterior windows (48 x 60)
- Painting exterior walls and trim (2 colors)
- Replacing existing siding for board and batten panel siding
- Replacing 3 awnings above 3 exterior doors
- Repairing areas of existing metal roof
- Adding 4, 6" gutters on 4 sides of building
- Replacing/restoring 3 exterior awnings

REMODEL REQUEST – RATIONALE

Rationale for Exterior Changes:

The proposed updates align with the requirements of the building being located on a historic area, although the building itself is not considered historic. All replacements are intended to match existing sizes, styles, and proportions to maintain the original appearance. These changes ensure the building remains true to its historic location aesthetic while enhancing longevity and structural integrity.

- **Doors & Windows:** Replaced with historically appropriate designs in the same dimensions for improved efficiency and security.
- **Painting:** Two historically appropriate colors to protect surfaces and maintain colors to “as-like” as possible”
- **Siding:** Board and batten panel chosen to replicate original look while offering superior weather resistance.
- **Awnings:** New units will match the style, scale, and placement of originals.
- **Roof Repairs:** Restoring metal roof to prevent water intrusion while replacing material where possible.
- **Gutters:** Discreet installation to improve drainage and protect the foundation without altering appearance.

REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
AS - IS



REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE



* Note: This image is a rendering please keep in mind that color may vary based on lighting and the style of doors and windows based on approval.

REMODEL REQUEST – EXTERIOR

**ADDRESS: 509 US – 90
TO - BE**



Exterior changes:

- **Painting exterior walls and trim (2 colors)**
 - Sherwin Williams Snow Bound #SW7004 (walls)
 - Sherwin Williams Svelte Sage #SW6164 (trim & awnings)
- **Exterior paneling/siding**
 - Board and Batten

COLOR OF WALLS

SW 7004
Snowbound

Designer
Color
Collection

COLOR OF TRIM

SW 6164
Svelte Sage

* Note: This image is a rendering please keep in mind that color may vary based on lighting

REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE

DOOR

RESTORING ORIGINAL DOORS



OR

Exterior Doors:

- Color - 3 Svelte Sage #SW6264 or white exterior double doors.

or

- Restoring original doors

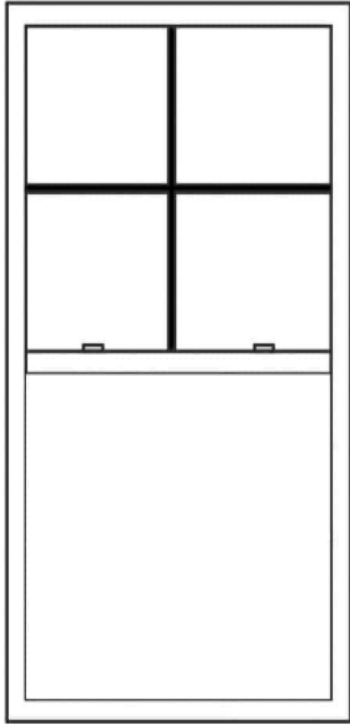
Exterior Door sizes:

- 2 (60 x 80)
- 1 (72 x 80)

REMODEL REQUEST – EXTERIOR

ADDRESS: 509 US – 90
TO - BE

WINDOW



OR



Exterior Windows:

- 4 (48x60) white exterior windows (4 over 1, 4 over Zero, or 6 over 6) one panel single hung windows.

CONTACT US:

Email:

- Jose.jmcconstruction@gmail.com

Cell:

- 210-840-3360

Project Manager/General Contractor:

- Jose Mora