



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025242
Submittal Date: 9/6/2025
office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information	
Project Address: 1715 AMELIA	Zoning: HE
Legal Description: Lot 5 & 6 Block 4 Range 11	Subdivision
Landmark Name:	

Owner Information	
Owner Name: MAURINE GROOMS	
Mailing Address: 3903 VISTA WOOD CIRCLE, CARROLTON, TX 75007-2425	
Phone: 972-762-8603	Fax: Email: MOGO1964@HOTMAIL.COM

Project Description	
Renovation / restoration of the original 1870's structure and selective demolition of the subsequent additions (circa 1950s and later). New addition to the original structure and detached accessory structures.	
This request is to amend the original HLC CoA dated July 16, 2025.	

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: _____

INFORMATION SECTION

Please read the following information regarding Certificate of Appropriateness prior to submitting an application.

Any application that is missing information will be considered incomplete and will not be processed.

APPLICATION DUE DATE/DATE OF HEARING:

All applications are due by the date on the chart attached. There will not be a waiver of date, so please plan accordingly. Applications will be reviewed for completeness by Community Development staff.

REQUIRED FEES:

Application Fee	\$50.00
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APPLICATION REQUIREMENTS

To apply for a Certificate of Appropriateness please submit the following regarding your project:

1. Site plan showing the location of the structure of property on its lot;
2. Photographs of all elevations of the structure or property and details pertaining to the proposed work;
3. Detailed description of the proposed work;
4. Elevation drawings of the proposed changes, if applicable;
5. Samples of, or appropriate information concerning materials to be used;
6. Rationale for why the proposed change is compatible with designation as a historic landmark or property within a historic district;
7. Any other information which the Historic Landmark Commission or staff deems reasonably necessary to visualize and evaluate the proposed work;

LETTER OF AUTHORIZATION:

If the applicant is not the property owner, a letter signed by the owner authorizing the applicant to act on their behalf must accompany this application.

LEGAL DESCRIPTION:

If the property is not platted (example of platted property: Lot A, Block 4, ABC Subdivision), a survey and/or metes and bounds description of the property with an exhibit illustrating property boundaries **must** accompany the application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS PROCESS/PROCEDURE:

1. Applicant completes the application for Certificate of Appropriateness and submits said application with required attachment(s) and filing fees
2. The city will call a Historical Landmark Commission meeting, based on the schedule provided on the following page, and review for completeness after receipt of payment.
3. A meeting is held before the Historical Landmark Commission at which time the commission approves or denies the Certificate of Appropriateness. The Historical Landmark Commission has the final say and the Certificate of Appropriateness does not need to go to City Council for approval.

Maurine Grooms
3903 Vista Woods Circle
Carrollton, Tx 75007-2425

7/8/2025

City of Castroville
Community Development Department
703 Paris St.
Castroville, Tx 78009
Attn: Breana Soto
Community Development Director

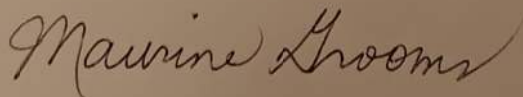
RE: 1715 Amelia

To Whom It May Concern,

Mickey Conrad is performing due diligence prior to purchasing the property I currently own at 1715 Amelia (Lots 5 & 6, Block 4, Range 11). He is requesting a meeting with the Historic Landmark Commission to review plans for improvements to the property to make sure they would be approved by the Historic Landmark Commission before committing to purchase my property. This letter is to allow Mickey Conrad to be the "applicant" and meet with the Historic Landmark Commission.

I have no responsibility for and will not be obligated to make any of the improvements proposed by Mr. Conrad. Any and all improvements will be made by Mr. Conrad after the sale of the property to Mr. Conrad.

Sincerely,



Maurine Grooms

1715 AMELIA

Mickey and Cyndee Conrad are conducting due diligence prior to purchasing the property at 1715 Amelia. The property has a circa 1870s Alsatian Sunday House that was added on to in the 1950s and later.

The HLC application is being amended due to information on the site survey that indicates the original historic house is set back from the property lines more than what was indicated in the original application. Fortunately, it doesn't impact the design of the addition to the historic house, but it does impact the configuration of the accessory structure. Attached is a revised site plan and elevations with the changes. Changes to this narrative are italicized.

Scope of the Project

1. Selective demolition of the non-contributing additions to the original Sunday House and other accessory structures
2. Restoration of the Sunday House
3. Addition of dwelling space to the Sunday House
4. Constructing an accessory structure
5. Landscape including paving, planting, fences and hardscape

Original 1870s Sunday House

- Remove 1950s non-contributing and later additions to highlight the historic structure
- Remove front porch
- Restore roof edge and overhang details

- Remove and replace aluminum windows and front door with appropriate windows and door. Restore former window opening on the southeast side.
- Repair plaster as needed
- Reconstruct portion of northwest addition wall

Addition

- Designed to highlight and complement the historic building through its material, form, and detailing.
- Aligned near the back of the existing house stepping back and away to give the original building prominence, and is compatible in terms of form, scale, massing, and materials.
- Height of the additions are *lower* than the original house.
- *Pitch on additions' roofs are slightly less* than the original house and shed pitches are similar.
- Covered entry connector will distinguish the original house from the new addition.

Accessory Structure

- New Accessory Structure includes craft studio and tool storage *with a detached carport.*
- Located to recede back from the original house and addition
- Placed closer to the back edges of the lot, as was the typical historic pattern
- Mass-scale and massing so it does not compete with the main house, but the form is complementary and compatible, recognizing hierarchy
- *The accessory structure is reconfigured to align with the 5' setback. An open carport is proposed with access from Amelia St which will be the side street when the address is changed to Berlin. To mitigate the visual impact of the carport, a low*

profile structure constructed in either wood or steel is proposed with vine covered roof edges so it compliments and not competes with the pitched roof structures. See example photos.

Roof

- Standing seam galvalume
- *Primary roofs are 7/12 pitch. Historic house pitch is 7.5/12.*
- Shed roof pitches vary from 2.75/12 to 3.75/12.

Walls

- Walls on addition: Painted plaster to match the original house texture *and smooth Hardie fiber cement panels with 1x2 battens at 12" o.c. on the kitchen wing.*
- Walls on accessory structure: Painted smooth Hardie fiber cement panels with 1x2 battens at 12" o.c. distinguish the accessory structure from the main house

Windows

- Large: Single-hung clad wood with 6/6 divided lites (SDLS)
- Small: Fixed clad wood with 4 divided lites (SDLS)

Exterior Doors

- Front: 4 panel painted wood with side-lites
- Others: 4-panel with 2 glass lites

Trim

- Head and Jamb: 1x4 wood fiber cement painted
- Sills: 2x wood fiber cement

Color & Finishes

- Roof and gutters: Natural finish galvalume
- Roof Fascia and Soffit: Same as window/door trim
- Plaster Walls: Paint SW 7100 Arcade White
- Board and Batten Walls: Same as window trim
- Windows: Pella Portobello or Fossil or Marvin Clay
- Window and Door Trim: Same as windows
- Doors: Accent compatible with trim

Landscape

Fence

- 4' coyote on Berlin St.
- 6' non-climb wire NE and SE.
- No fence on Amelia St.
- 18" high dry stack stone walls leading to door on Amelia St

Planting

- *Existing trees: Two pecan trees that have been butchered, one dead and the other in the building footprint, will be removed. See photos. The other pecans and oaks will be preserved.*
- Native perennial shrubs
- Trees added to shade from west sun
- Drought tolerant turf

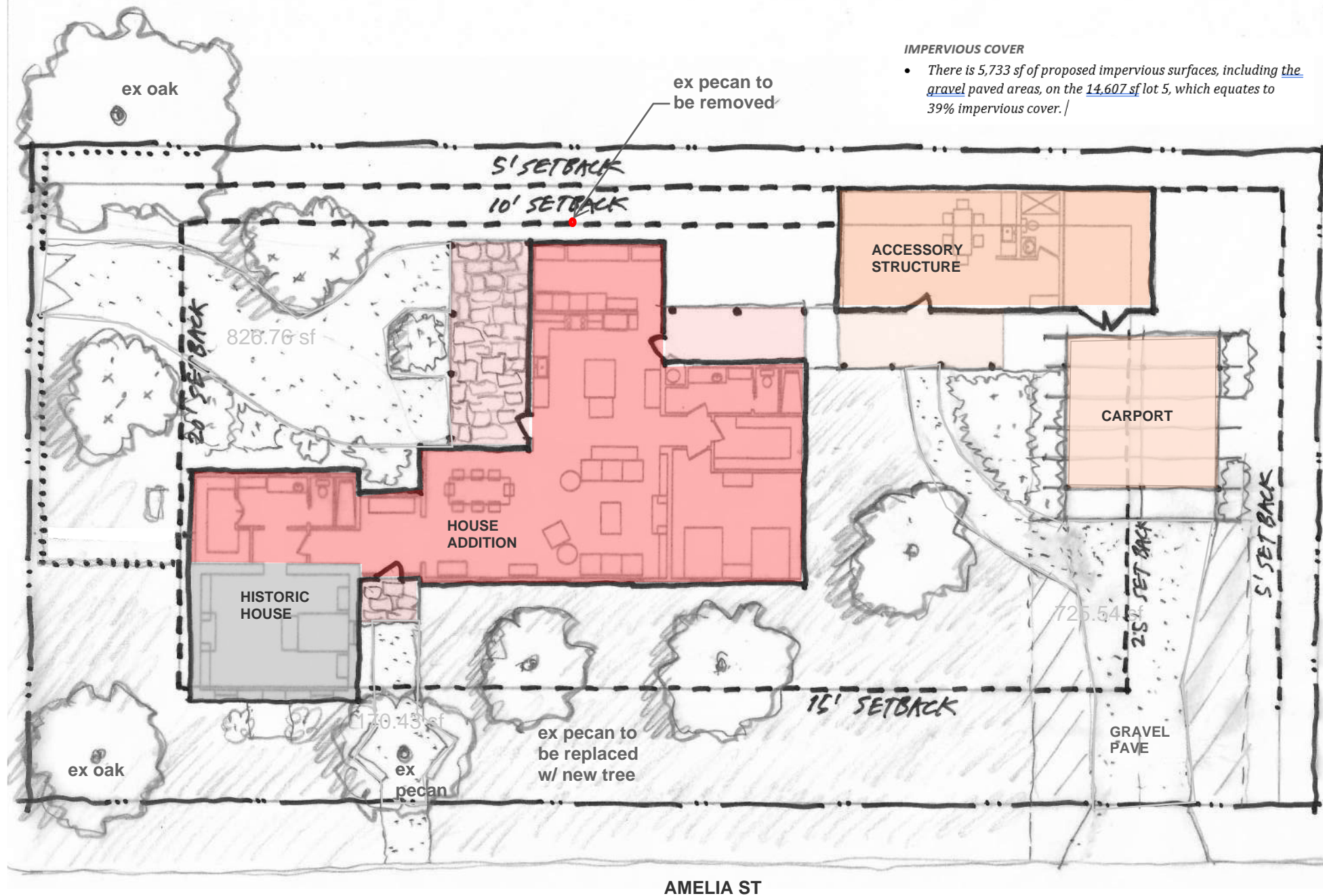
Paving

- Gravel pave drive
- Grass pave guest parking
- Crushed stone walk up to flagstone door stoops

BERLIN ST

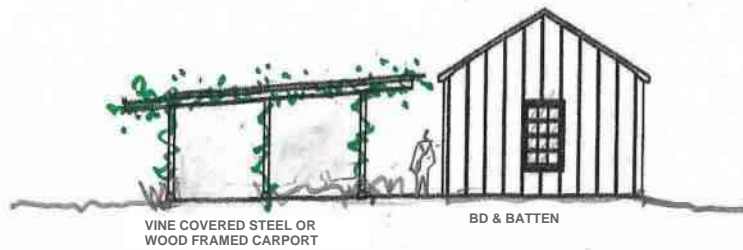
IMPERVIOUS COVER

- There is 5,733 sf of proposed impervious surfaces, including the gravel paved areas, on the 14,607 sf lot 5, which equates to 39% impervious cover. |

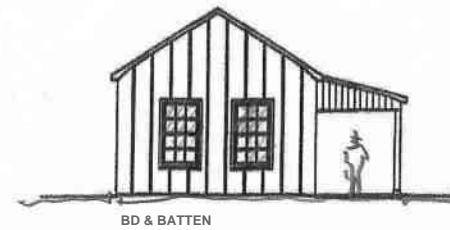


SITE PLAN - 1715 AMELIA

1715 AMELIA ADDRESS WILL BE CHANGED TO BERLIN STREET



Accessory Structure - Carport / Storage



Accessory Structure Craft Studio



Historic House

House Addition

Accessory Structure
Craft Studio

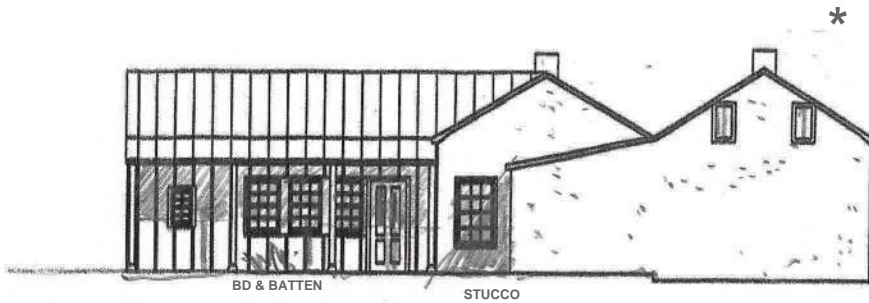
Carport / Storage

AMELIA ST ELEVATION

ELEVATIONS

* RIDGE HEIGHT OF NEW
ADDITION IS 5" LOWER THAN
THE RIDGE OF THE HISTORIC
HOUSE.

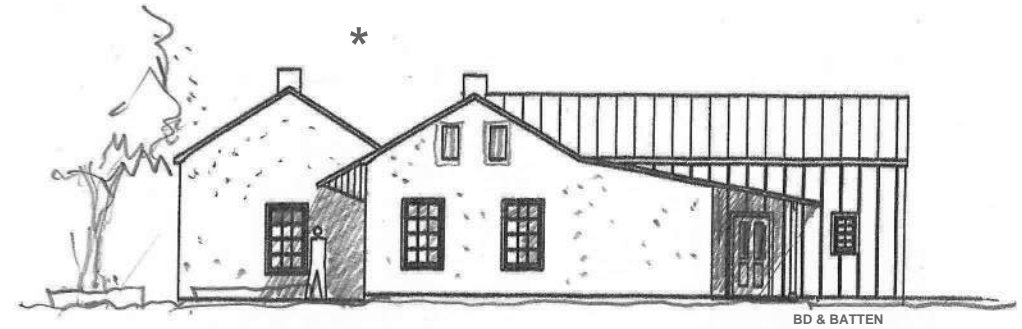
* RIDGE HEIGHT OF NEW
ADDITION IS 5" LOWER THAN
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HOUSE.



House Addition

Historic House

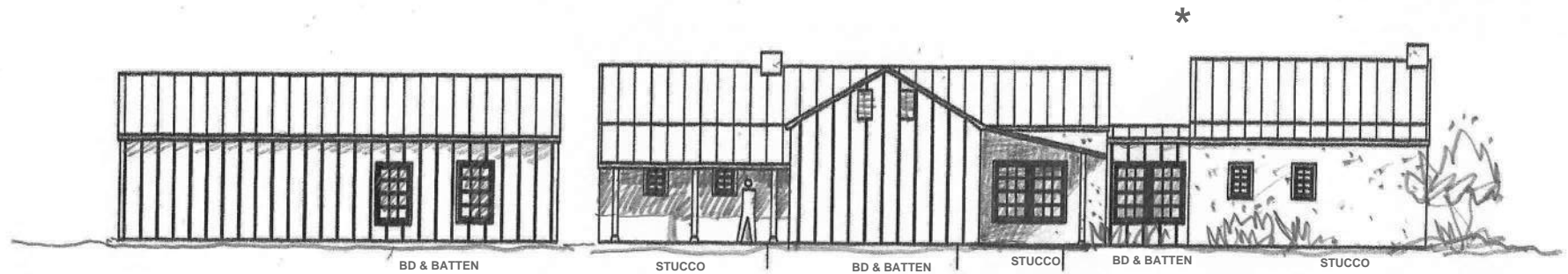
BERLIN ST. ELEVATION



Historic House

House Addition

SOUTHEAST ELEVATION



Accessory Structure

House Addition

NORTHEAST ELEVATION

ELEVATIONS





THIS DEAD TREE TO BE
REMOVED

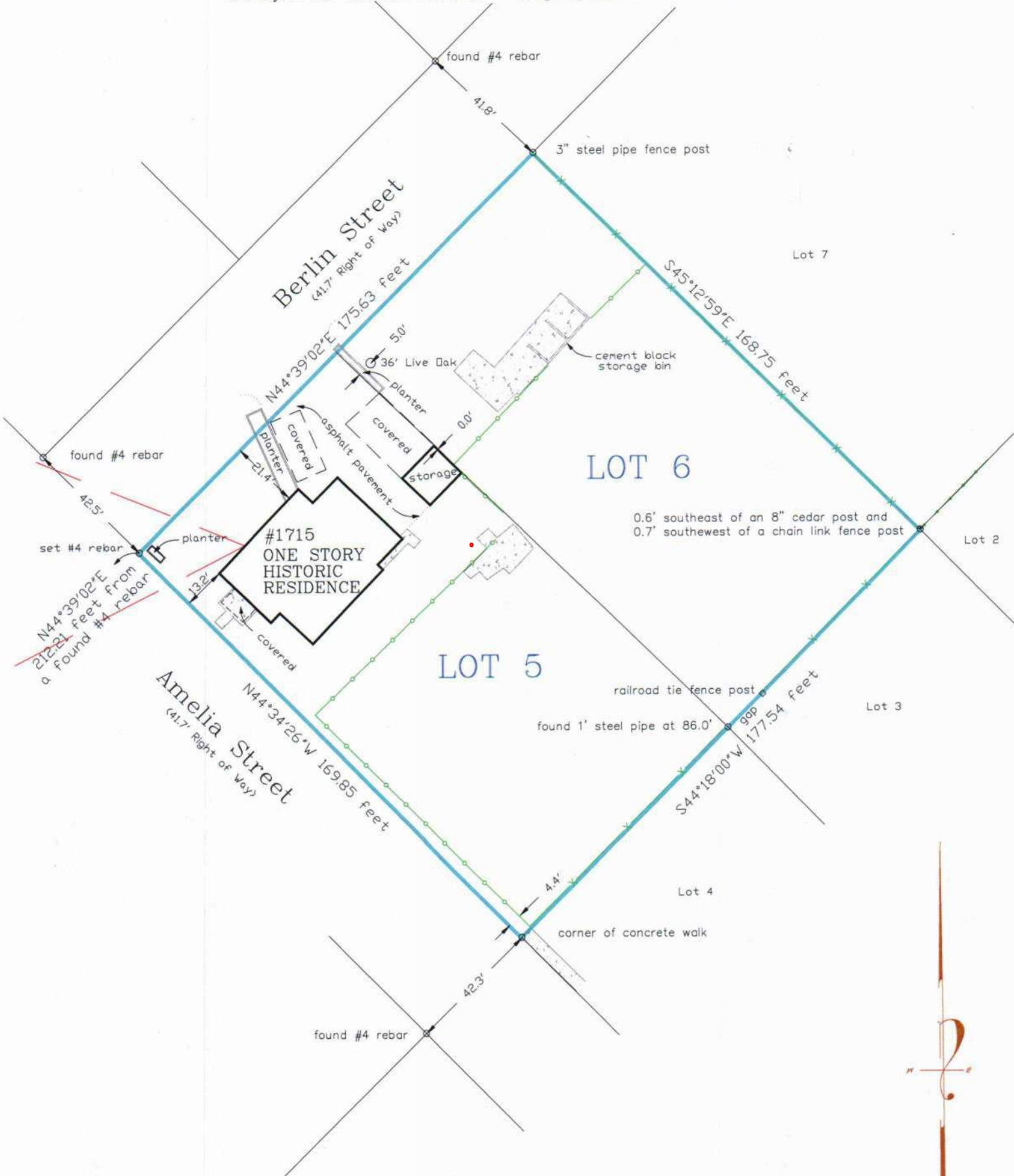
THIS TREE IS WITHIN THE
BUILDING FOOT PRINT AND
WILL BE REMOVED



YELLOW BUTTERFLY VINE
IS EVERGREEN AND
PROPOSED FOR THE
CARPORT TRELLIS

MINIMAL STEEL OR WOOD
STRUCTURE PROPOSED
FOR THE CARPORT
TRELLIS ON 3 SIDES AND
COVERED OVER PARKING.





Land Boundary Survey of

Lot 5 and Lot 6, Block 4, Range 11, Castroville, Texas
as recorded in Volume 1 on page 124 of the plat
Records of Medina County, Texas.

Legend
concrete
wood fence
chain link fence
wire fence
steel fence
overhead electric

0 80'
1" = 40' (U. S. Survey Feet)

Record Courses, shown in RED, refer to Volume 1, page 124.

All "SET" corners are marked with a red plastic cap stamped "CAREY 4454."

Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.

Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741-Ph: 512.440.7723

Surveyed: August 5, 2025
Released: August 6, 2025
Requested by: Mickey Conrad
Company: LPA, Inc.
Deliver to: Mickey Conrad
Reference #: no TC data provided
Revised:
Updated:
Drawn by: ptc
File Number: 12619

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MEDINA VALLEY SURVEYS, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.

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WARNING: ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

MEDINA VALLEY SURVEYS

Surveying Texas Since 1985

709 Washington St., Castroville, TX 78009

830.538.6427 MVSURVEYS.COM

TBPELS firm# 100002-00

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

Paul T. Carey, Registered Professional Land Surveyor
Licensed State Land Surveyor, Texas Registration Number 4454