



# CITY OF CASTROVILLE

*Little Alsace of Texas*

## Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

[permits@castrovilletx.gov](mailto:permits@castrovilletx.gov)

Permit Number: 2025154

Submittal Date: 06/10/2025

office use only

## Certificate of Appropriateness Application

### Property Information

Project Address: 1212 Florella St

Zoning: OG-R13544

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Range \_\_\_\_\_ Subdivision \_\_\_\_\_

Landmark Name: Old Standby Saloon

### Owner Information

Owner Name: Oldtown Castroville Revitalization Initiative, OCRI

Mailing Address: PO Box 675

Phone: 210 416 4999

Fax: \_\_\_\_\_

Email: manager@elsasscastroville.com

### Project Description

- Remove existing garage door & replace with french doors for retail space.

- Add folding doors to exterior garage portion for security

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: Butterfield

Date: 6/12/2025

I wanted to get as much of this information over to you as soon as possible. The highlighted section will be coming from the GC sometime today.

2. Attached are pictures of the proposed garage door to be replaced and a photo of the French doors that will be relocated and used in the middle of the space.

3. Detailed description of the proposed work; Waiting on General Contractor

5. Samples of, or appropriate information concerning, materials to be used; Waiting on General Contractor

### **6. Rationale for Proposed Change:**

The proposed modification — enclosing the existing garage/carport space with sheetrock and adding French doors — is compatible with the building's designation within the Historic District for the following reasons:

#### **1. Respecting Architectural Character:**

The addition of French doors is consistent with the architectural style commonly found within the Castroville Historic District. French doors complement the traditional aesthetic of many historic homes and commercial buildings in the district, contributing to a cohesive streetscape.

#### **2. Improved Streetscape & Activation:**

Replacing a utilitarian garage door with French doors will enhance the building's façade and visual contribution to the district. This change supports the City's goals of creating inviting, pedestrian-friendly spaces that honor the district's heritage while accommodating modern uses.

#### **3. Sensitive Alteration:**

The modification allows for future restoration if desired. No original or historically significant architectural features will be removed or compromised.

#### **4. Supporting Adaptive Reuse:**

This project aligns with best practices in historic preservation by enabling the adaptive reuse of existing structures. Utilizing the space for additional retail supports the economic vitality of the district while maintaining respect for its historic context.

#### **5. Enhancing Community Engagement:**

The additional retail space will increase public interaction with the building and surrounding businesses, helping foster an active and vibrant historic district — a key goal of historic preservation efforts.

In summary, the proposed change thoughtfully balances the need for functional modern use with respect for the district's historic character. It will enhance, rather than diminish, the building's contribution to the Castroville Historic District.

Kindly,

**Brittany Hollis**

OCRI Manager

210.416.4999



