



CITY OF CASTROVILLE

Little Alsace of Texas

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Permit Number: 2025283

Submittal Date: 11/7/2025

office use only

Certificate of Appropriateness Application

Property Information

Project Address: 905 Lisbon

Zoning: ~~XE~~ **HE**

Legal Description: Lot 2 Block 6 Range 3 Subdivision

Landmark Name: Jean Htis Homestead

Owner Information

Owner Name: Collin and Erin Braden

Mailing Address: 321 Private Road 4324, Hondo Tx 78861

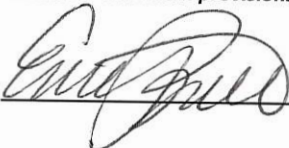
Phone: 830-426-0048 Fax: n/a Email: erin@harzheimproperties.com

Project Description

Remodel / Restoration and addition of historic home / property.
Original home is approximately 960 sf. We will be adding on
approximately 1000sf, of which include two bedrooms, one bath and
a full kitchen.

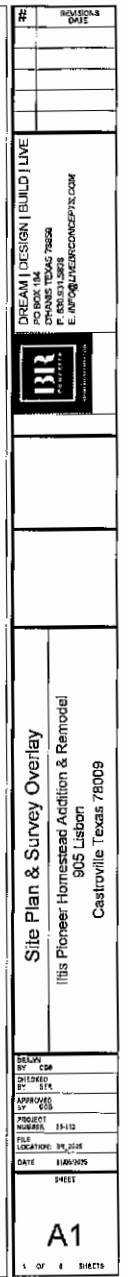
Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

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: 11-6-25

77627 Proक्टर, 2022b \textit{Vol. 13} *Major Engineering Drawings* 16.5-16.51 Johnson, 2022



2. Photographs of all elevations of structure of property on its lot

- The photos attached are of the existing home from all directions. You will notice a few more from the back of the property showing the location of the existing well as well as the heritage pecan tree directly behind the house, both of which we are planning to keep and work around.



Front Elevation: This will remain the same, other than replastering and removing of the aluminum window screens that take away from the original windows. A light will also be added next to the front door and a new concrete landing/uncovered patio across the front of the house (this is shown in the plans and will not have a roof over it)



East side of the house: We do not plan to change anything about this, other than a repair of the crack and repainting along with the plaster repairs. The window will remain, as will the attic access and chimney's.

Neither of these are functional or connected to a fireplace below.



Rear/North Side of House: These 3 images show the location of the pecan tree and well. Along the north side, we will be adding on a full kitchen and dining space, as well as an outdoor patio surrounding the well and connecting the kitchen addition to the bedroom addition to the west side of the house.



West side of the house: Here is where we plan to tie into the house by making a doorway out of the window closest to the front of the house. The well location and roofline makes it difficult to tie in any further back due to not having another opening to utilize on this side of the house, which is why we opted for the window. The addition we are tying in on this side WILL tie in below the attic access doors to keep this historic feature visible and help to better distinguish the old from the new.

#3 Detailed Description of Proposed Work

We are calling this project the Ittis Homestead. When we made our offer to purchase this property, the realtor did not know much about it, nor the seller. Our priority was to figure out the name of who originally settled and built this home. After a few calls and tireless searches through deed records, we found that Jean Ittis was deeded this property from Henry Castro in July of 1853.

Both my husband and I are of Alsatian decent (myself of the Tschirhart's who settled here in Castroville, and my husband of the Rothe's who settled D'Hanis) and it has always been a dream to restore a pioneer home here in Castroville. I have sold many over my time as a real estate agent and have often wished to have the opportunity to give new life to one of the many that sit abandoned.

This house is currently not livable. We plan to gut the interior down to the walls and pour a slab inside of the pioneer home and lay new wood flooring throughout. We plan to have the existing home be a living area, laundry room (located at the back next to where the existing small kitchen is), bedroom and bathroom. Other than the obvious updates to electrical, plumbing and repointing rock walls, and adding HVAC, we will plan to simply restore this house to a livable/usable state.

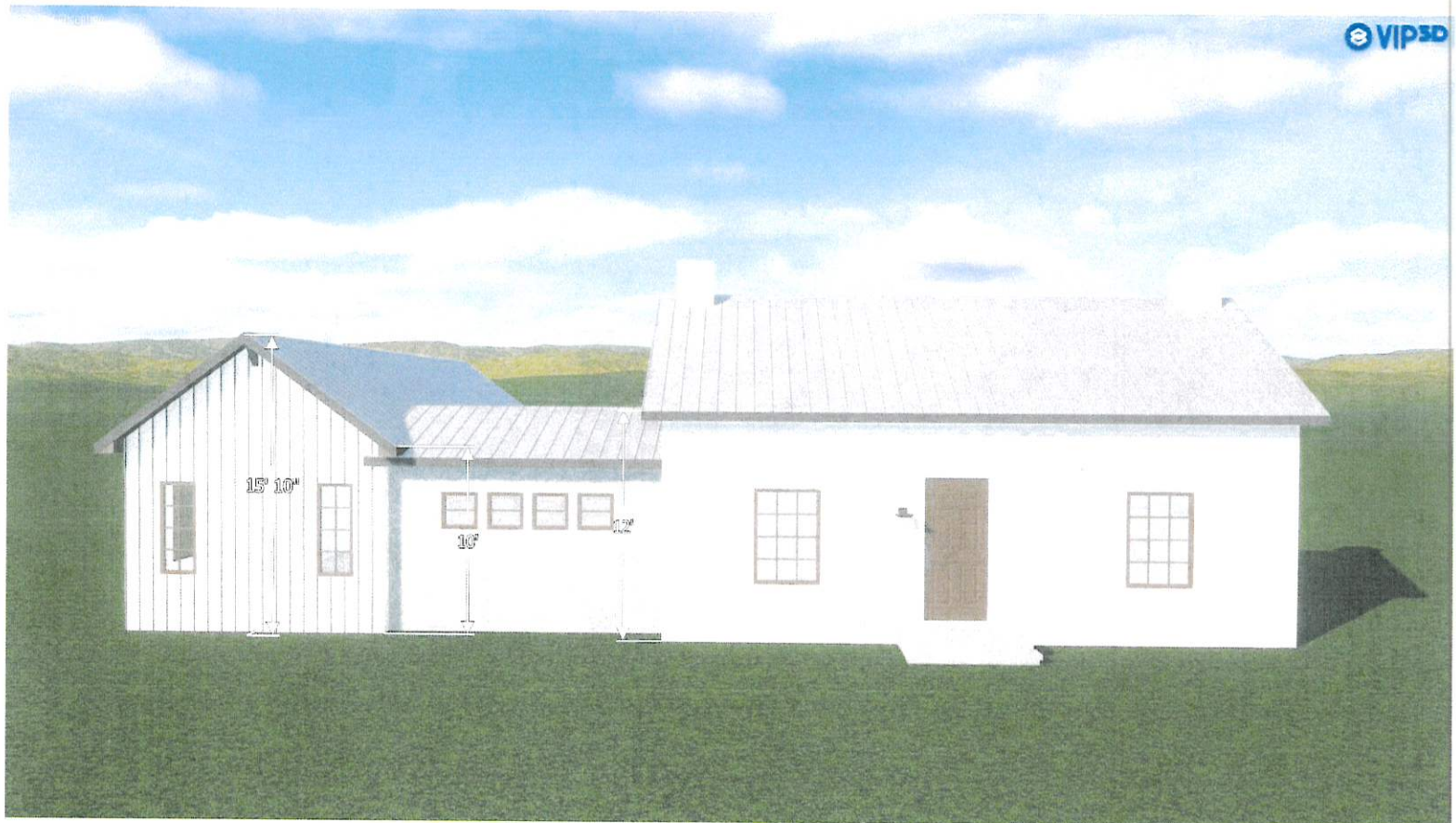
The addition to the West of the house will feature 2 bedrooms, 1 full bathroom and a small secondary living area that will have doors to connect to an outdoor gathering space in the backyard. To the north of the house, we will add a full kitchen and dining area that opens to the covered patio at the back of the house as well. Throughout the addition we will also run hard wood flooring with tile flooring in kitchen and bathrooms.

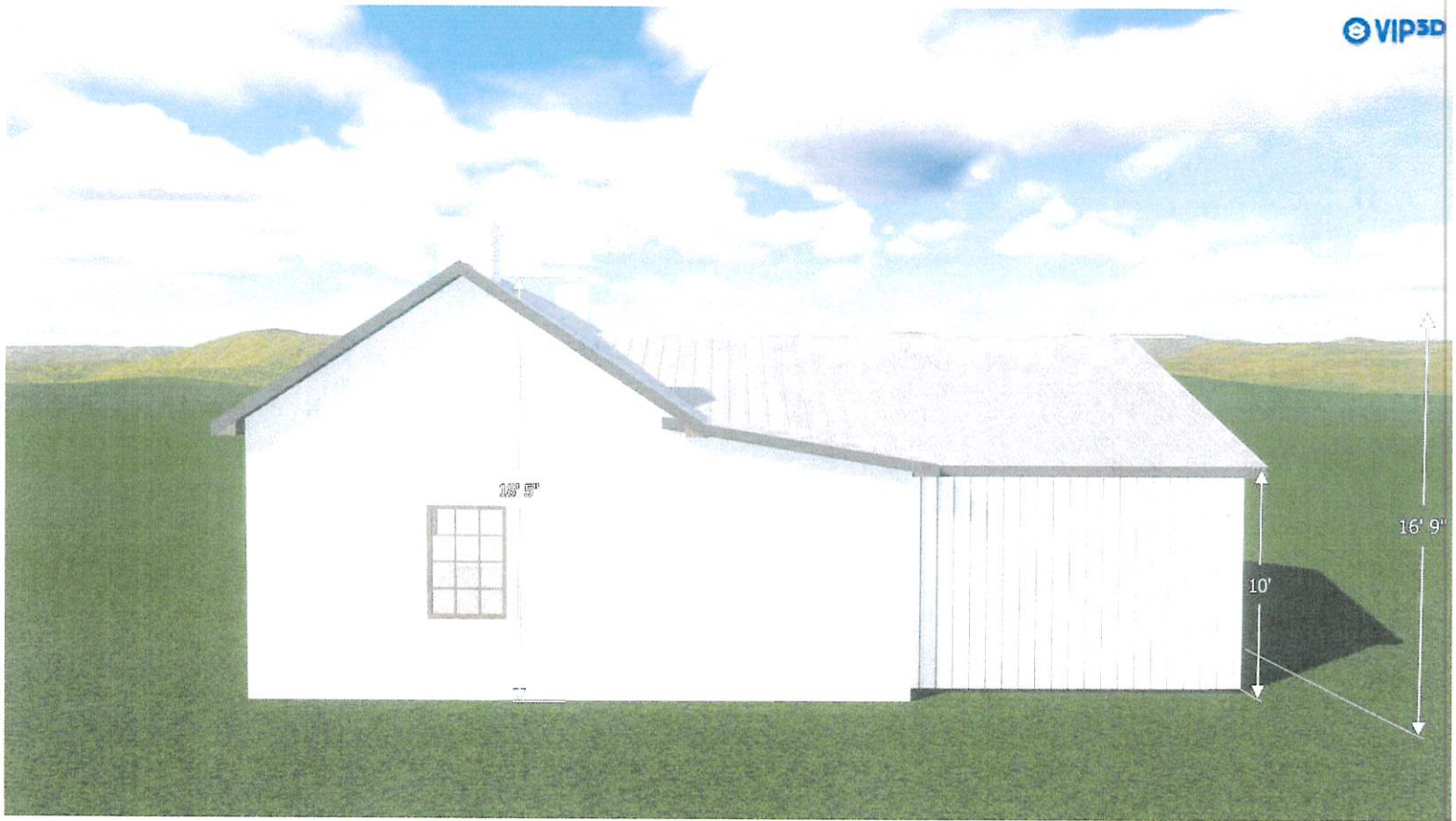
After conversations with Selena Angel regarding the exterior façade, we plan to incorporate board and batten siding, as well as a section of stone on the front façade to pay homage to rock work we see on many historic homes here in Castroville, even though our home has always been plastered. However, the original house will have a plaster finish to keep the original identity of the dwelling.

For the color scheme on the exterior, we are using the navy-blue heritage color for the fascia board/soffit on both new and existing buildings, a warm white heritage color for the structure itself, and cedar trim accents around all windows and doors. We will install a standing seam metal roof in the galvalume color, recommended by Selena Angel. For window and door selections, please reference our Selection Samples Sheet on item 5.

For clarity, ALL Attic Access openings will be visible and untouched, ALL original window openings will remain, minus the one window on the west wall that will now act as an entry point to the new addition and one small window towards the back of the building where the laundry room currently shows as drawn in the floor plan. The front door location will not be moved or removed, however a new door, shown on item 5, will be installed in the same location and maintain a similar size to match exiting door. All chimneys will remain.

#4 Elevations



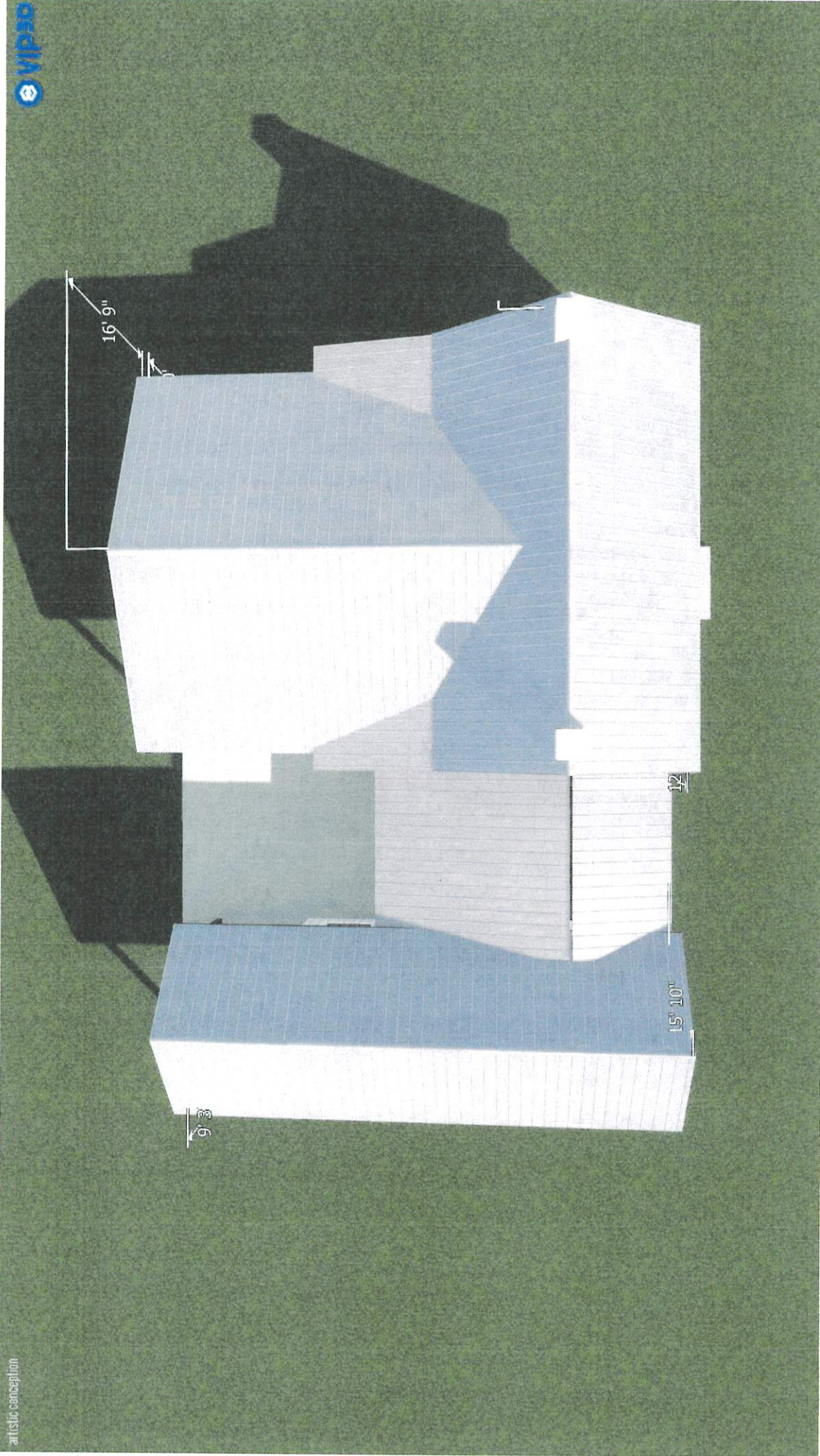


artistic conception

VIPSD



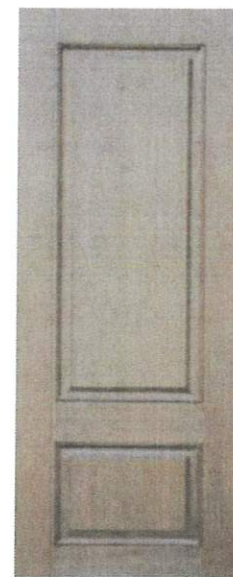




#5 materials into / samples

Iltis Homestead

905 LISBON



SHERWIN-WILLIAMS

HOUSE
EXTERIOR

Whole Wheat
SW 6121

Divine White
SW 6105

Woodsy Slicker
SW 9104

Double Latte
SW 9108

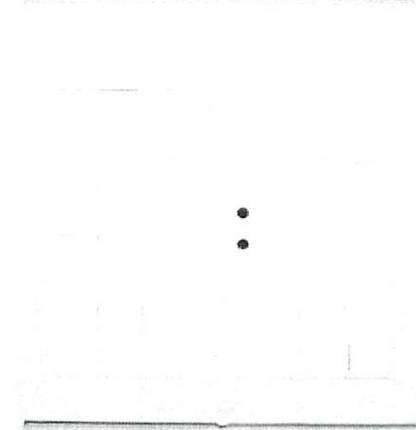
Ivoire
SW 6127

MOST POPULAR
warm
neutrals

TRIM &
FASCIA



Shutterstock.com



#6

Historically, this home was utilized as rental home and/or place to stay for visiting family and friends. Being that our primary residence is not going to be this house, we feel that it is fitting to reinstate this house as a short-term rental property for our family and friends who visit for holidays, weddings, parties, funerals, etc. By adding on to this dwelling, we can house visitors and bring back purpose to this historic building and reintroduce its original identity and usage. Visitors will be able to submerge themselves in Alsatian Culture and learn about the origin of our ancestors.

#7 Additional Info

Legend

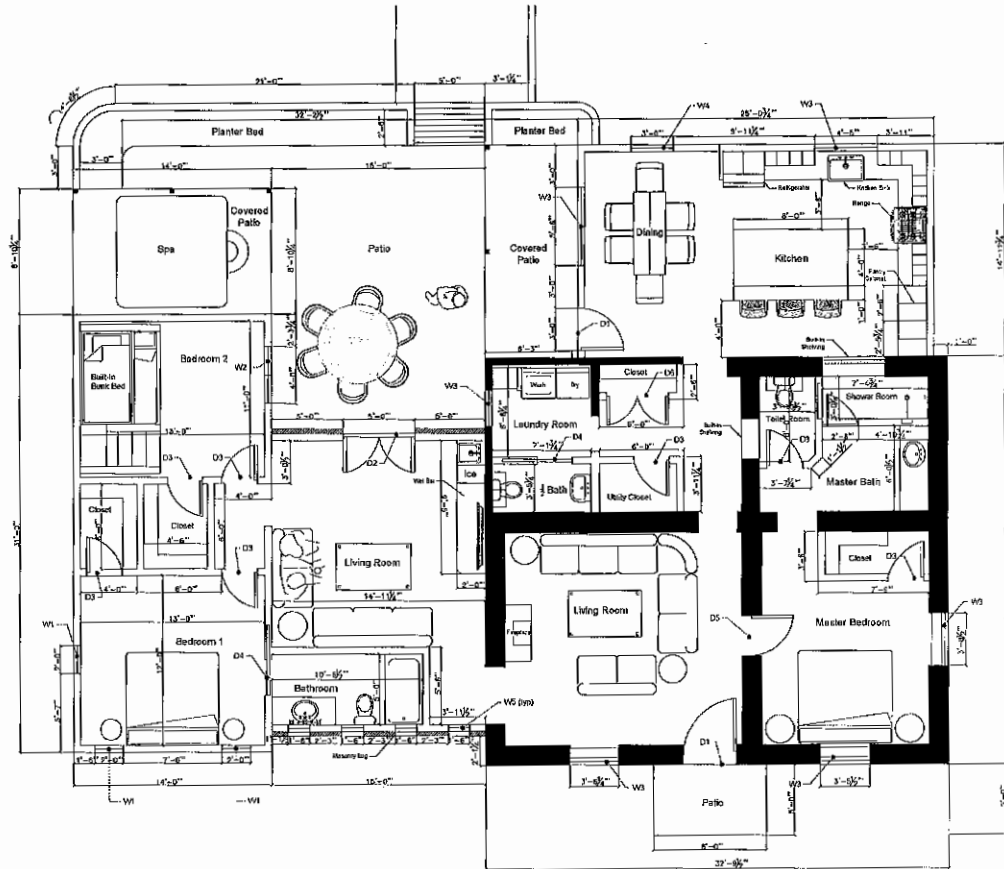
Existing Wall	
Proposed Wall	
Window	
Grid Post (cedar)	

Summary

Existing Livable Space	947 sf
Additional Livable Space	1128 sf
Total Livable Space	2075 sf
Patio Space	498 sf
Covered Patio SF	240 sf

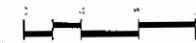
Window & Door Schedule

D1	36x80 Exterior Door	2 ea
D2	48x80 Exterior Door	1 ea
D3	30x80 Interior Door	7 ea
D4	30x80 Pocket Door	2 ea
D5	38x80 Interior Door	1 ea
D6	48x80 Interior Door	1 ea
W1	20x50 Window	3 ea
W2	20x50 Window Double	1 ea
W3	Custom Window	8 ea
W4	30x50 Window	1 ea
W5	18"x18" Window	4 ea



FLOOR PLAN & DIMENSIONS

SCALE: 1/4" = 1'-0"



#	REV	DATE
DREAM DESIGN BUILD LIVE PO BOX 154 DRYDEN TEXAS 78840 P. 830.881.5638 E. info@dreamdesignbuildlive.com		
Floor Plan & Dimensions 11111 Pioneer Homestead Addition & Remodel 905 Lisbon Castroville Texas 78009		
DRAWN BY: CDB CHECKED BY: EDR PROJECT NUMBER: 25112 DATE: 10/05/13	3 OF 5 01/01/13	

"Notice of confidentiality rights: if you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security Number or your Driver's License Number."

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 5, 2025

Grantor: DENISE MARIE WERNETTE, a married woman, out of her sole and separate inherited property

Grantor's Mailing Address: 20 Cambric Cir, Pittsford, Monroe County, NY 14534

Grantee: COLLIN BRADEN and wife, ERIN BRADEN

Grantee's Mailing Address: 321 PR 4324, Hondo, Medina County, Texas 78861

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of Castroville State Bank ("Lender") in the principal amount of Three Hundred Fifty Seven Thousand and 00/100 Dollars (\$357,000.00). One Hundred Twenty Four Thousand and 00/100 Dollars (\$124,000.00) of the note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust in the amount of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) of even date from Grantee to Scott Tschirhart, Trustee.

Property (including any improvements): Lot 2, Block 6, Range 3, City of Castroville, Medina County, Texas, according to plat recorded in Volume 1, Page 124, Medina County Plat Records.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to liens described as part of the Consideration; restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee will assume, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; utility easements created by the dedication deed or plat of the subdivision in which the Property is located; shortages in area; and including the following:

1. Restrictive covenants recorded in Volume 1, Page 124 of the Plat Records of Medina County, Texas.
2. Any and all easements, building lines, and conditions, covenants, restrictions, and/or all other matters as set forth in plat recorded in Volume 1, Page 124, Map/Plat Records, Medina County, Texas.

3. The Property is located in the Medina County Groundwater Conservation District and is subject to the rights, rules and regulations of said district and the payment of taxes or assessments levied by said district.
4. Any rights, easements, interests or claims which may exist by reason of encroachments and/or protrusions, as reflected on survey drawing made by Jonathan H. Rothe, Registered Professional Land Surveyor, dated October 27, 2025, including encroachment of house into 20' & 10' building setback line.
5. Rights or claims arising out of any fences being located inside or outside of the property lines as reflected on survey drawing made by Jonathan H. Rothe, Registered Professional Land Surveyor, dated October 27, 2025.

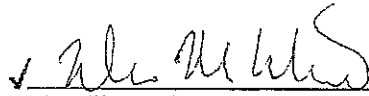
The Property is conveyed in its present condition, "AS IS", with any and all defects and without warranty, except for the warranties of title contained herein.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until said note described is fully paid according to its terms, at which time this deed will become absolute.

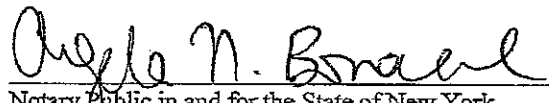
Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.


DENISE MARIE WERNETTE

* THE STATE OF NEW YORK §
COUNTY OF Ontario §

This instrument was acknowledged before me on the 5th day of November, A.D., 2025,
by DENISE MARIE WERNETTE.


Notary Public in and for the State of New York

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2025010813

eRecording - Real Property

WARRANTY DEED WITH VENDERS LIEN

Recorded On: November 06, 2025 01:45 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

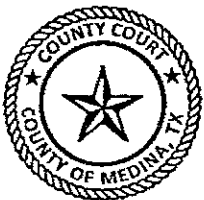
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025010813
Receipt Number: 20251106000028
Recorded Date/Time: November 06, 2025 01:45 PM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

CSC



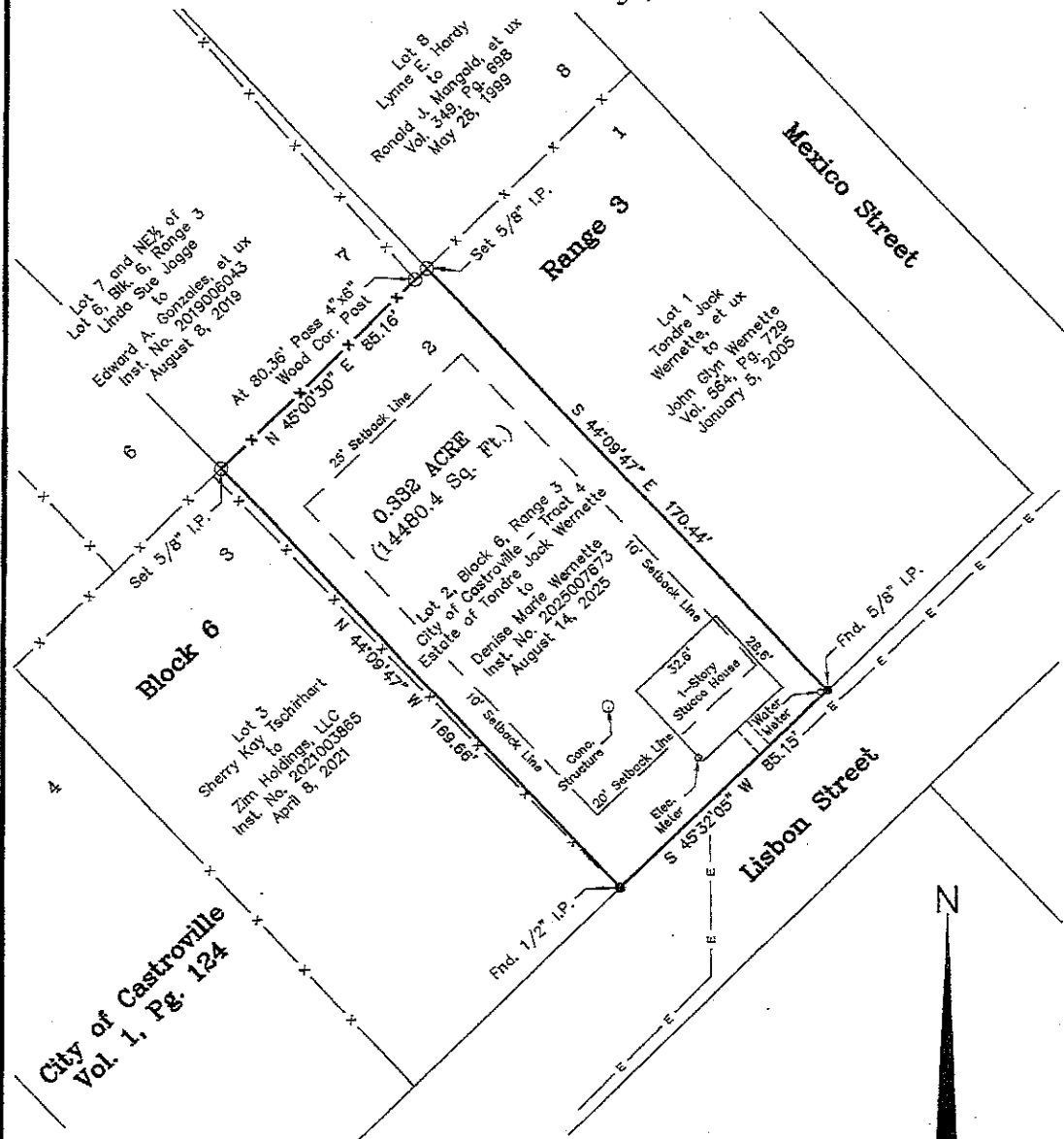
**STATE OF TEXAS
MEDINA COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.

Gina Champion
Medina County Clerk
Medina County, TX



Medina County, Texas



Prepared For: Collin & Erin Braden

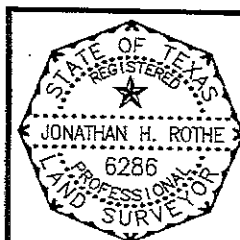
A Plat of 0.332 acre (14480.4 Sq. Ft.) of land situated within the Corporate Limits of the City of Castroville, in Medina County, Texas, being Lot 2, Block 6, Range 3 of the Original Town of Castroville, as shown on a plat thereof recorded in Volume 1 on Page 124 of the Plat Records of Medina County, Texas, being that same property described as Tract 4 in a Deed to Denise Marie Wernette from the Estate of Tondre Jack Wernette, Deceased, dated August 14, 2025, as recorded in Instrument No. 2025007673 of the Official Public Records of Medina County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 27th day of October, 2025.

Jonathan H. Rothe

Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
Firm No. 10122200



LEGEND

EASEMENT LINE	---
BOUNDARY FENCE	-x-x-
BOUNDARY LINE	---
FENCE	-x-x-
ELECTRIC LINE	-E-E-
SURVEY LINE	---



Rothe & Associates, PLLC
Land Surveying
1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830) 426-3005
e-mail: office@rothe-inc.com
www.rothelandsurveyor.com