



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number:	2025189
Submittal Date:	7-8-2025
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 structure.	

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

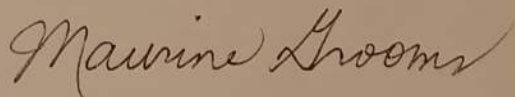
RE: 1715 Amelia

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,

A handwritten signature in cursive script that reads "Maurine Grooms". The ink is dark and the signature is fluid, with a large initial 'M' and a long, sweeping 'G'.

Maurine Grooms



1715 AMELIA

CASTROVILLE, TEXAS

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.

Although a formal application for a Certificate of Appropriateness will be submitted to the Historic Landmark Commission after the property is conveyed to the Conrads, this request is to solicit the HLC's preliminary opinion of appropriateness for the proposed design.

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 no higher than the original house.
- Roofs pitch the same as 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, carport, and tool storage
- 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

Roof

- Standing seam galvalume
- Primary roofs match the 7.5/12 pitch of the historic house.
- Shed roof pitches vary from 2.75/12 to 3.75/12.

Walls

- Walls on addition: Painted plaster to match the original house texture.
- 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 arcade white SW 7001
- 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.
- Low dry stack stone at entry

Planting

- 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



- REMOVE ADDITIONS
- REPLACE WINDOWS
- REMOVE PORCH
- RESTORE OVERHANGS

ADDITION 1950s

ORIGINAL 1870s

SW SIDE FRONT ELEVATION



- REMOVE ADDITIONS
- REPLACE WINDOWS
- REMOVE PORCH
- RESTORE OVERHANGS



SOUTH SIDE



SW 1950s ADDITIONS SOUTH SIDE

- REMOVE ADDITIONS
- REPLACE WINDOWS
- REMOVE PORCH
- RESTORE OVERHANGS



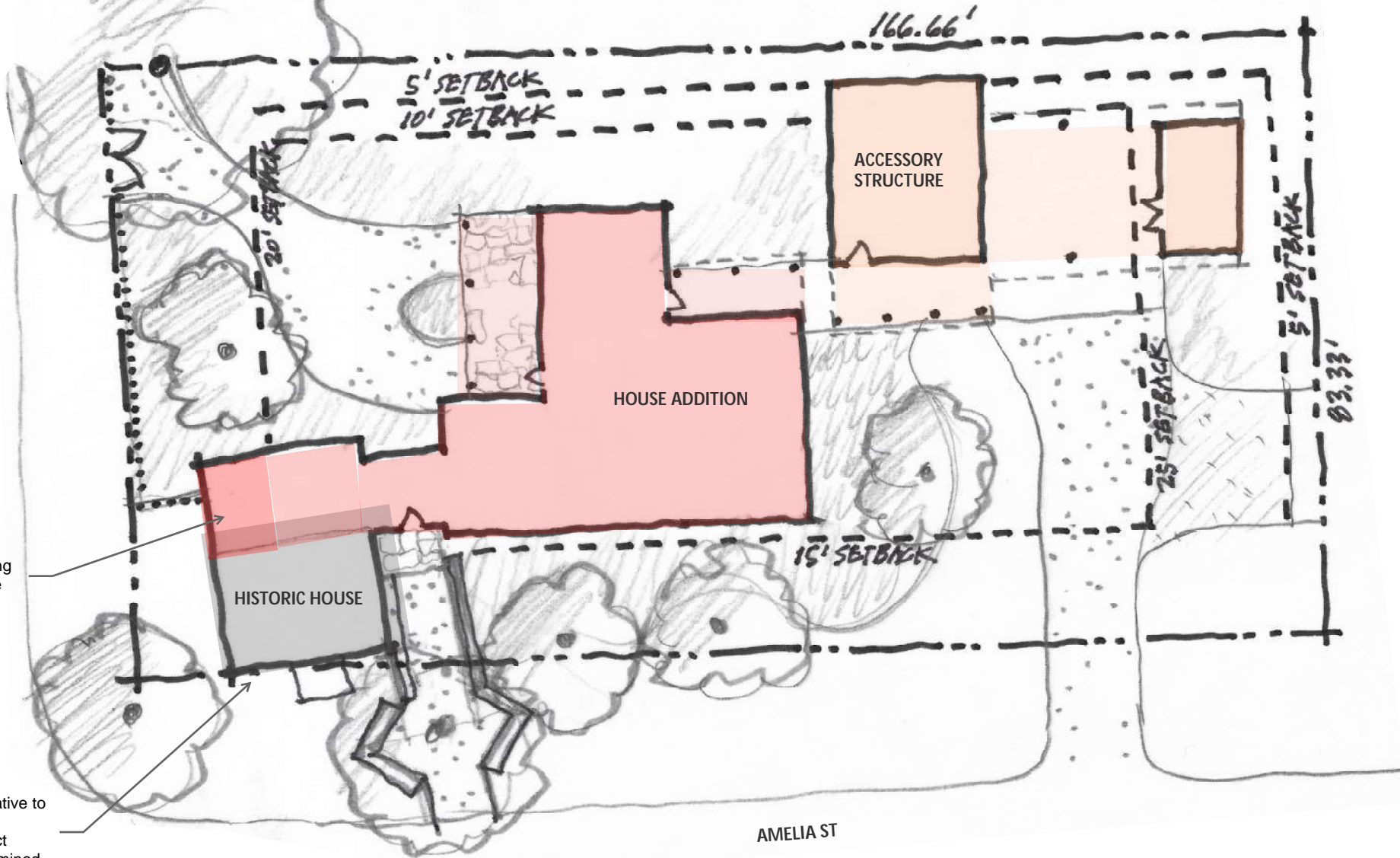
BERLIN ST

Reconstruct this portion of the existing building in the same location

Historic house is non-conforming relative to current setback requirements.. Exact position to be determined by a survey.



SITE PLAN



AMELIA ST

FRONT YARD

Berlin St

Amelia St

166.66'

10'-0" SIDE YARD

FRONT YARD

83.33'

20'-0"

25'-0"

13871

10'-0" SIDE YARD

10'-0" SIDE YARD

5'-0"

15'-0"

83.33'

FRONT YARD

20'-0"

PRIMARY BLDG SETBACK

ACCESSORY STRUCTURE

ACCESSORY STRUCTURE SETBACK

5'-0"

REAR YARD

25'-0"

HOUSE ADDITION

SIDE YARD

15'-0"

HISTORIC HOUSE

Reconstruct this portion of the existing building in the same location

Historic house is non-conforming relative to current setback requirements.. Exact position to be determined by a survey.

SETBACKS W/
BERLIN
ST.ADDRESS

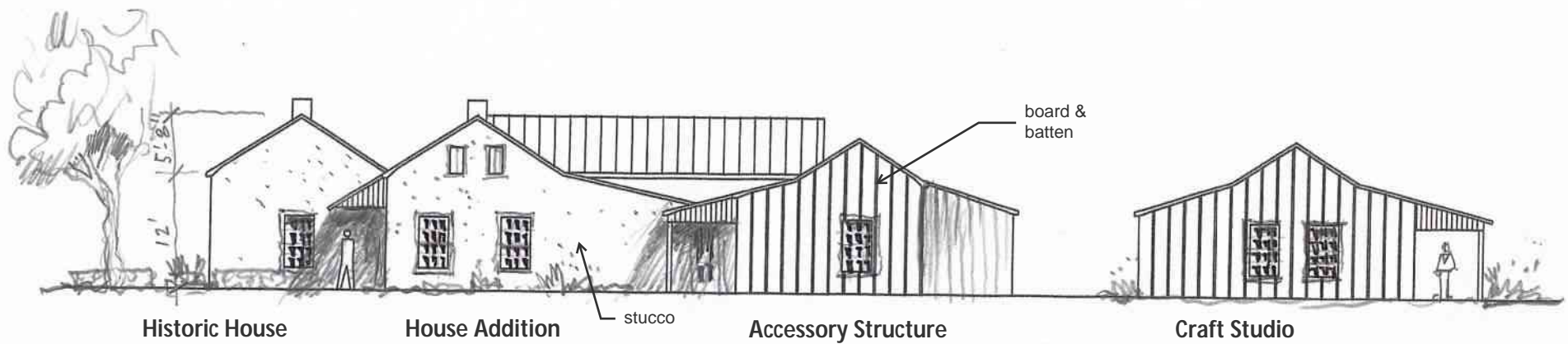


SKETCH OF AMEILA ST SIDE

1715 AMEILA
CASTROVILLE
M. CONRAD '25



SKETCH OF BERLIN ST SIDE



Historic House

House Addition

Accessory Structure

Craft Studio

SOUTHEAST ELEVATION

NORTHWEST ELEVATION

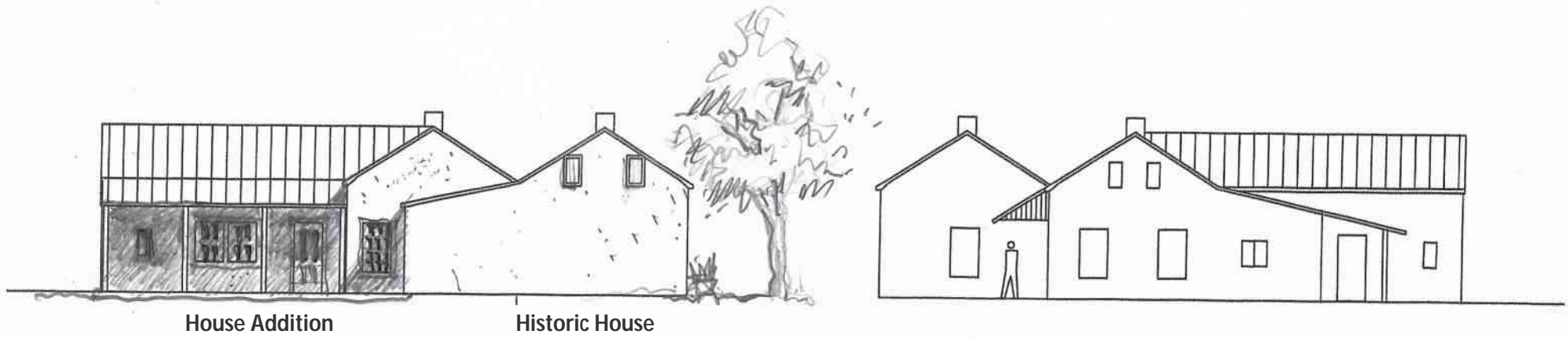


Historic House

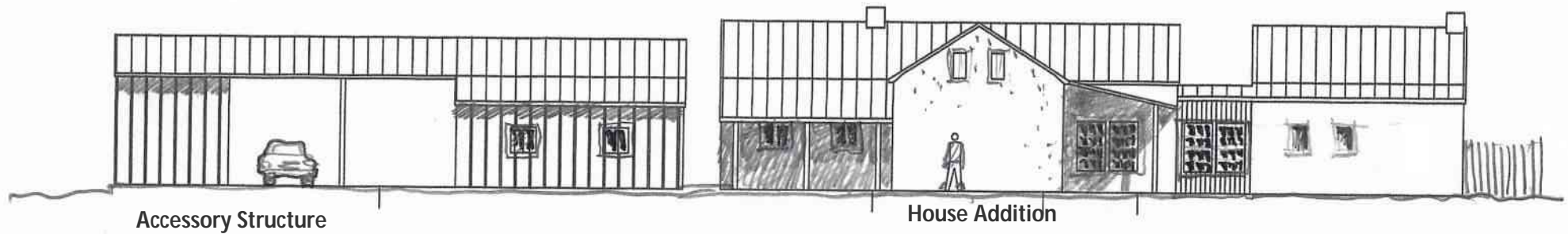
House Addition

Accessory Structure

AMELIA ST ELEVATION

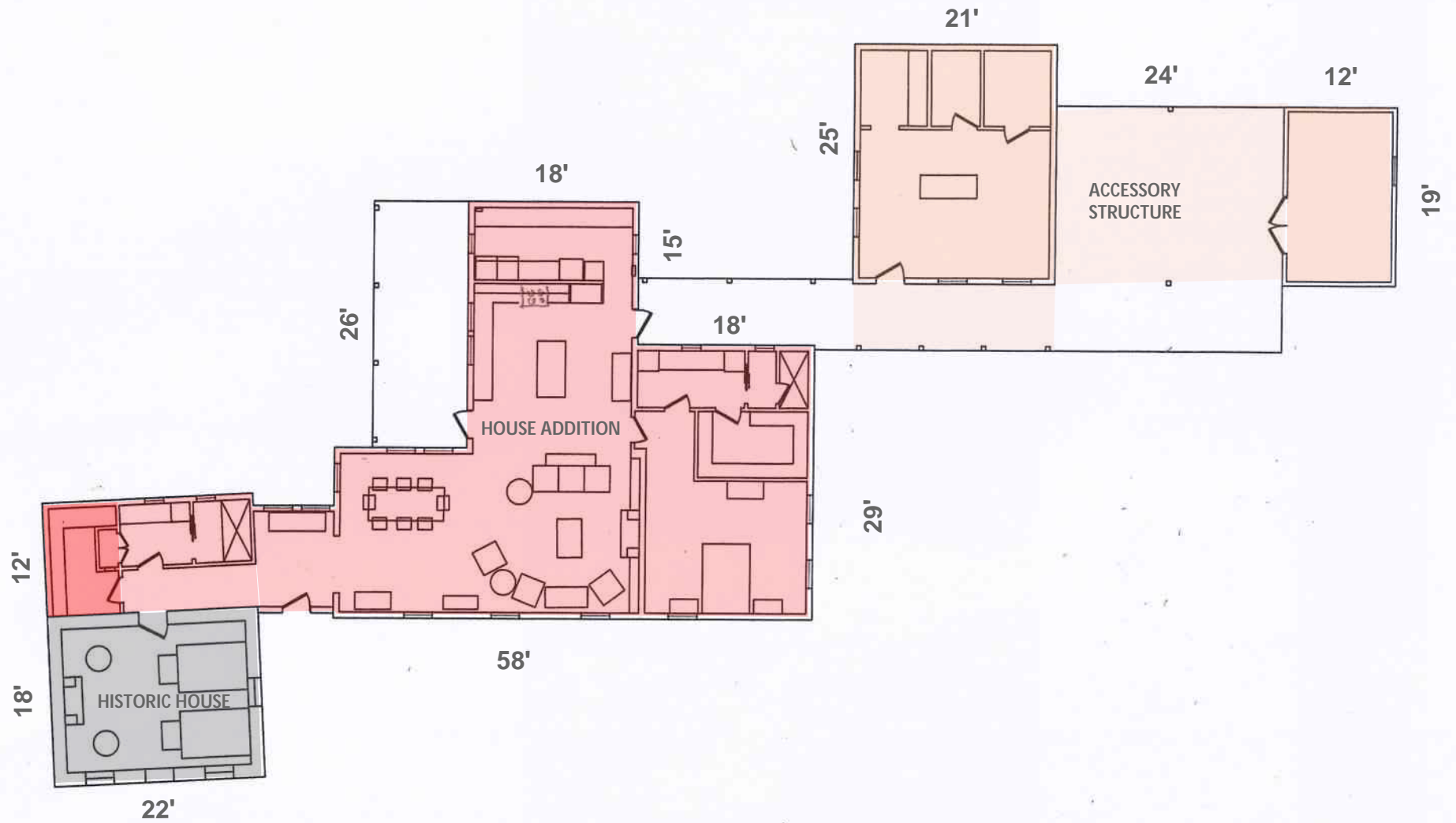


BERLIN ST. ELEVATION



NORTHEAST ELEVATION

ELEVATIONS



FLOOR PLAN

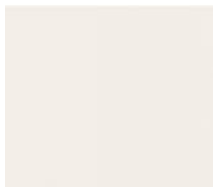


entry door w/side lites



24 gauge galvalume
standing seam metal roof

SW 7100 Arcade White



stucco



windows (tbd)



small: 2/2 lite fixed



large: 6/6 lite single hung