

Certificate of Appropriateness

505 Houston Street, Castroville, TX 78009

December 5, 2025

Conflict and Development Foundation
502 Florence Street
Castroville, TX 78009
210-219-1318
Joseph.king@condev.org

RE: 505 Houston Street –Alteration

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

DESIGNATIONS		OTHER IMPORTANT INFORMATION	
Historic Zoning (HE/CG)	HE	Build Date	ca. 1811-1847
THC 1969 Survey	X	Architectural Style	
THC 2002 Resource	X	Alsation	
Other Historical Designation			

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant HAS met all COA application requirements. Please submit the following items:



ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames,

shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alterations Comments

WINDOWS & SHUTTERS

1. Per the Castroville Design Guidelines, Section II, Windows and Shutters (pg. 17), shutters should be large enough to cover the window when closed.

SIDING AND WALL SURFACES

2. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 21), for repairs to stone and stucco wall surfaces:
 - Remove any non-original mortar and cement plaster from the wall. Replace mortar to match original in composition, color, and profile.
 - Avoid Portland cement plaster as mortar to stucco material. Because it's harder than the softer stone, it will cause the stone to crumble.
 - Reinstall a soft limestone plaster if the majority of the building is plastered and/or the stone is soft.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop