



Agenda Report

Agenda of: December 17, 2025

Department: Community Development Department

Subject: Certificate of Appropriateness – 702 Paris Street

Applicant

Castroville Catholic Middle & High School

Representative: Brook Rothe

Zoning / Historic Status

- **Zoning:** Historic Estate (HE)
- **Year Built:** ca. 1900
- **Historic Surveys:** THC 1969 Survey; THC 2002 Resource
- **Architectural Style:** Center Passage Residential

Request

The applicant is requesting a Certificate of Appropriateness (COA) for exterior alterations to the historic structure at 702 Paris Street. Proposed work includes porch and balcony elements, door and window changes, siding and wall surface work, exterior paint, roofing components, fencing, and associated site features.

Review Summary

The Historic Preservation Officer reviewed the application and plans for compliance with City Ordinance Nos. 2017-004 and 2017-005 and the Overlay Design Guidelines for Historic Properties. The application **meets all COA submission requirements**.

The HPO recommends approval **with conditions**, including but not limited to the following key items:

- Removal of decorative porch and balcony brackets to avoid creating a false sense of historic character.
- Construction of porch floors in wood rather than concrete; simplified stair design.
- Retention of the existing second-story rear door and transom; no replacement with a window.
- Preservation of historic doorframes unless ADA requirements necessitate modification.
- Use of appropriate mortar and plaster materials for stone and stucco repairs.
- Submission of a complete exterior paint color schedule using historically appropriate colors.
- Confirmation of standing seam metal roof colors.
- Fence heights that complement the historic structure, with lower heights in the front yard.
- Correction of zoning designation on the COA application to HE.
- Future HLC review required for any landscaping not included in the current submittal.

A written response letter addressing all HPO comments is required with revised plans.

Staff Recommendation

Approve the Certificate of Appropriateness for 702 Paris Street, subject to the conditions outlined in the Historic Preservation Officer's Letter of Recommendation dated December 2, 2025.

Recommended Motion

I move to approve the Certificate of Appropriateness for 702 Paris Street, subject to the conditions as discussed.