

# Certificate of Appropriateness

702 Paris Street, Castroville, TX 78009

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December 2, 2025

Castroville Catholic Middle & High School

Representative: Brook Rothe

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RE: 702 Paris 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. 1900
THC 1969 Survey	X	Architectural Style	
THC 2002 Resource	X	Center Passage Residential	
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

#### **ADDITIONS/PORCHES, GALLERIES, AND BALCONIES**

1. Per the Castroville Design Guidelines, Section II, Additions (pg. 11), design an addition so it blends well with but does not look "historic." The bracket details on the front porch and balcony may create a false sense of historic character. Additionally, Section II: Porches, Galleries, and Balconies (p. 35) advise avoiding decorative elements that are not known to have been used on the house or on similar structures. For these reasons, it is recommended that the brackets be removed. Eliminating them will also help reduce visual emphasis on the new addition. This area of the home already contains substantial visual activity due to the staircase, which competes with the historic structure, and the brackets add further visual busyness. Therefore, their removal is recommended.
2. Per the Castroville Design Guidelines, Section II: Porches, Galleries, and Balconies (p. 33) a new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing. The proposed back porch includes a concrete floor and concrete steps on three sides. Historically, porches on homes of this type were typically constructed of wood, and the use of concrete flooring would alter the historic character of the structure. It is recommended that the porch floor be constructed of wood to match the proposed new front porch. Additionally, the porch stairs should be simple in design and should not wrap around the entire porch, as this would be inconsistent with the historic character of the home.

#### **DOORS AND SCREEN DOORS**

3. Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 18), a historic door and its distinct materials and placement should be preserved. Per the plans on page A.04, the Second Floor Plan – Demolition notes the following at the rear of the building: "remove door frame and casing and save. Prepare for new wood window to match existing." However, the south elevation of the home did not have a balcony at the time of the Texas Historic Commission's 1969 Survey (see image below). Despite this, there is currently still a door on the second story with a transom. It is possible that a balcony existed at an earlier date, prior to the survey

photo, as patches in the stone suggest this may have been the case. Given this, it is recommended that the existing door and transom remain in place and not be replaced with a window.



THC 1969 Survey photo of south elevation



Close up of THC 1969 Survey photo of south elevation, possible stone patchwork

4. Per the Castroville Design Guidelines, Section II, Doors and Screen Doors (pg. 20), maintain features important to the character of a historic doorway. These may include the door, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights. Per the plans on page A.04, the First Floor Plan – Demolition notes, on the rear entry door: “remove existing wood casing and store for possible future use.” However, per the design guidelines, the doorframe should not be altered unless the door is being widened to meet ADA requirements. Otherwise, the existing doorframe should remain in place.

#### SIDING AND WALL SURFACES

5. 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.

## EXTERIOR PAINT

6. Please provide paint colors on the following items:

- New security fence
- All handrails
- Columns on new porches
- Brackets
- Cornice and cornice return
- Wood newel post on staircase
- All stair assembly elements
- Vents
- Fascia, soffit, and roof trim
- Window and door trim
- Metal cap on roof at rear
- Gutter and downspout
- Deck on porches

Per the Castroville Design Guidelines, Section II, Exterior Paint (pg. 27), consider the color palette to the right. The palette consists of soft, natural and traditional colors. They have a matte finish rather than shiny, because of the traditional organic/protein or milk base.



## ROOFS, GUTTERS, SKYLIGHTS, DORMERS

7. Per the Castroville Design Guidelines, Section II, Roofs, Gutters, Skylights, Dormers (pg. 30), roof color is an important feature because it dominates the appearance of the house. Choose a color that is complimentary to the house. Metal roofs were typically painted a silvery color or red. *Please confirm color of new standing seam roofs on front and back porches.*

## FENCES AND WALLS

8. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), the height of your fence should complement the house, not overwhelm it. *This usually means a fence will measure about 2-1/2 to 4 feet from the ground to the top of the fence. Consider this for the new security fence.*
9. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), *consider a fence height of three feet or less for the front yard.*

## LANDSCAPING, WALKWAYS AND DRIVEWAYS

10. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 38), *locate off-street parking, as much as possible, to the rear of your property.* Technically the Americans with Disabilities (ADA) parking space is on the side of the property.

## GENERAL COMMENTS

11. The Certificate of Appropriateness application lists the property's zoning as CG. The property is actually located in an HE zoning district, which is still under the Historic Landmark Commission's purview. Please update the application to reflect the correct zoning.
12. Several pages in the plans note "landscape by others." Please be aware that any landscape plans or details not included in this submission must be approved by the HLC before any landscape work can proceed. This recommendation applies only to the landscaping details shown in the plans submitted with this application and does not include any items labeled "landscape by others."

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](mailto:breana.soto@castrovilletx.gov) if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop