

Certificate of Appropriateness

709 Berlin Street, Castroville, TX 78009

Date: January 12, 2026

Jennifer & Peyman Payami
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Castroville, TX 78009
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RE: 709 Berlin Street – New Construction Review

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. 1977
THC 1969 Survey		Architectural Style	
THC 2002 Resource			
Other Historical Designation			N/A

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.



NEW CONSTRUCTION

Per Castroville’s Comprehensive Zoning Ordinance, Article IV, Section II (22)(b)(iii), the Historic Landmark Commission is the reviewing authority for applications regarding new

construction on real property which is located in an area designated or pending designation as a historic landmark or district or on land necessary for access to and use of a structure designated or pending designation as a historic landmark or district.

New Construction Comments

1. Per the Castroville Design Guidelines, Section III, New Construction on Historic Resource Lots (pg. 46), similarity of orientation is another important visual characteristic. Orientation of a building generally refers to the relationship of the front of the building to the street. With few exceptions, historic buildings are parallel to the street. In Castroville, its oldest houses face parallel to the street with little setback. *New construction need not be always be placed on the setback line, but it should be parallel to the street.* When a building does not follow the orientation set by nearby historic examples, it disrupts the rhythm of the streetscape.
2. *Please confirm if the fence shown in the rendering is part of the proposed scope of work.* If it is, please update the COA application to include it in the project description and provide additional details on the fence.

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