

Certificate of Appropriateness

602 Washington Street, Castroville, TX 78009

December 12, 2026

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RE: 602 Washington Street – Demolition and 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. 1971
THC 1969 Survey		Architectural Style	
THC 2002 Resource		Minimal Traditional Influences	
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.

DEMOLITIONS

Per Castroville’s Comprehensive Zoning Ordinance, Article IV, Section VII, demolition or removal of a historic structure constitutes an irreplaceable loss to the quality of and character of the city. Per Castroville’s Comprehensive Zoning Ordinance, Article IV, Section II (6),



demolition means an act or process that destroys or razes in whole, or in part, a building, object, site or structure, including the permanent impairment of structural integrity. This includes demolition by neglect, which is defined as inaction or series of inaction that result in the destruction or irredeemable deterioration of a landmark building.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), demolition or relocation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Demolition Comments

1. Although the property is within one of Castroville’s historic districts, it is not a historic structure nor is it a pending designated structure, therefore demolition of the main home is acceptable.

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

2. Per the Castroville Design Guidelines, Section III, New Construction on Historic Resource Lots (pg. 47), façade elements, such as porches, entrances and windows make up the “face” or façade of a building. These visual characteristics of new construction should recall those on historic properties. Windows and doors create solid to void ratios (openings vs. wall areas) that should be employed in new constructions. Façade openings are important in relative size and orientation.



Although of appropriate massing and scale, this house (center) impairs the visual character established by the adjacent houses in the balance of solid to void façade elements.



Façade openings are important in relative size and orientation, note the incompatible building.

To help balance the façade openings and maintain compatibility with the historic district, it is recommended that the windows on the north and west façades facing Washington and Angelo Streets be consistent in size and/or style.

GENERAL COMMENTS

3. Per the Castroville Design Guidelines, Section II, Landscaping, Walkways, and Driveways (pg. 38), many landmark properties have large old trees that should be conserved where possible. In particular, *live oaks and pecan trees should be protected and preserved.*

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