



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number:	2026012
Submittal Date:	1/13/2026
<i>office use only</i>	

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

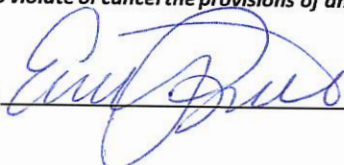
Property Information	
Project Address: 905 Lisbon	Zoning: HE
Legal Description: Lot 2 Block 6 Range 3	Subdivision n/a
Landmark Name: "Jean Hts Homestead"	

Owner Information		
Owner Name: Collin and Erin Braden		
Mailing Address: 321 Private Road 4324, Hondo TX 78861		
Phone: 830-426-0048	Fax: n/a	Email: erin@harzheimproperties.com

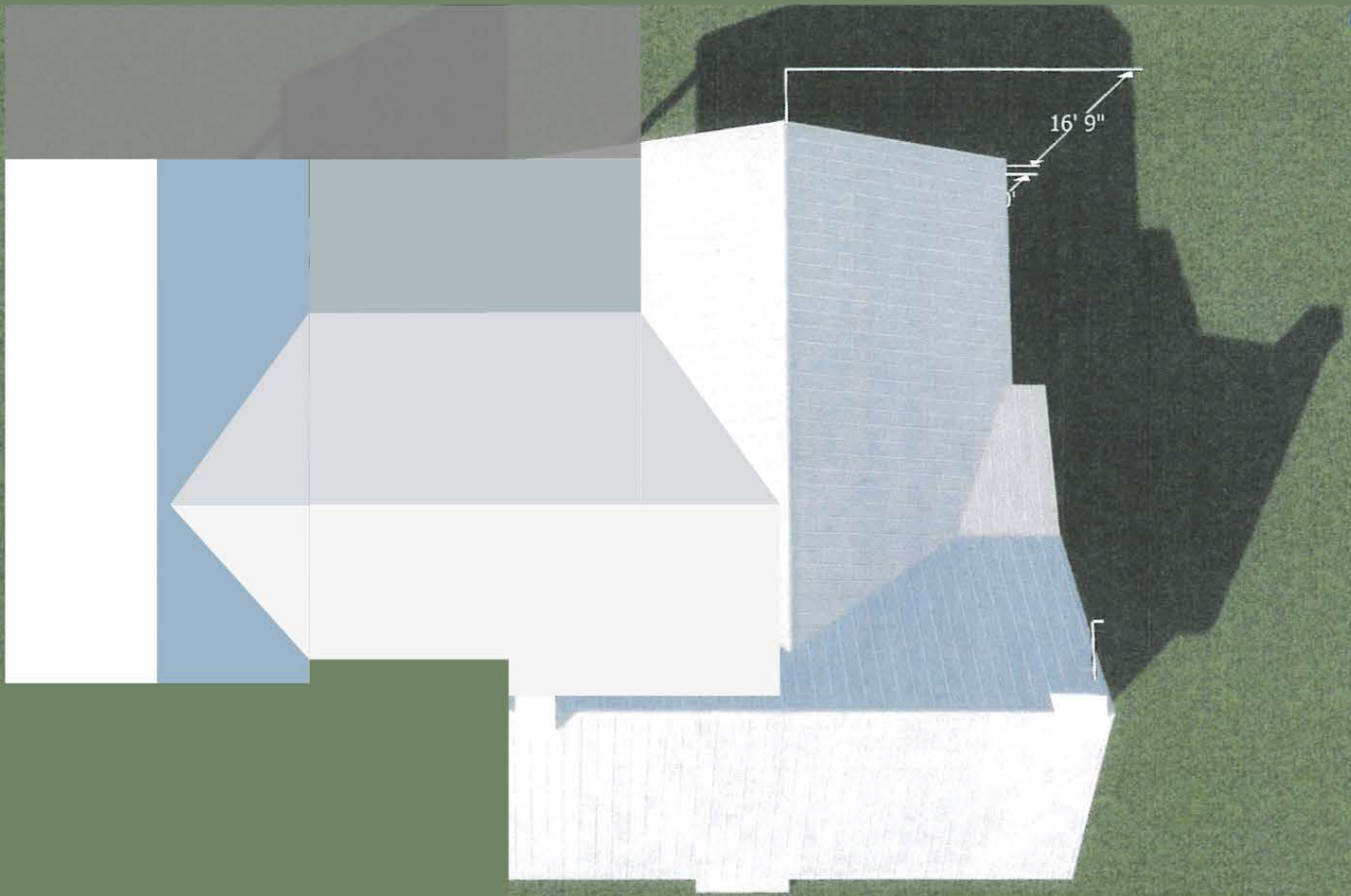
Project Description
Addition of approximately 1000 sf to original 960 sf historic home. We will also be fully restoring and remodeling the existing home that has sat vacant and neglected for many years.

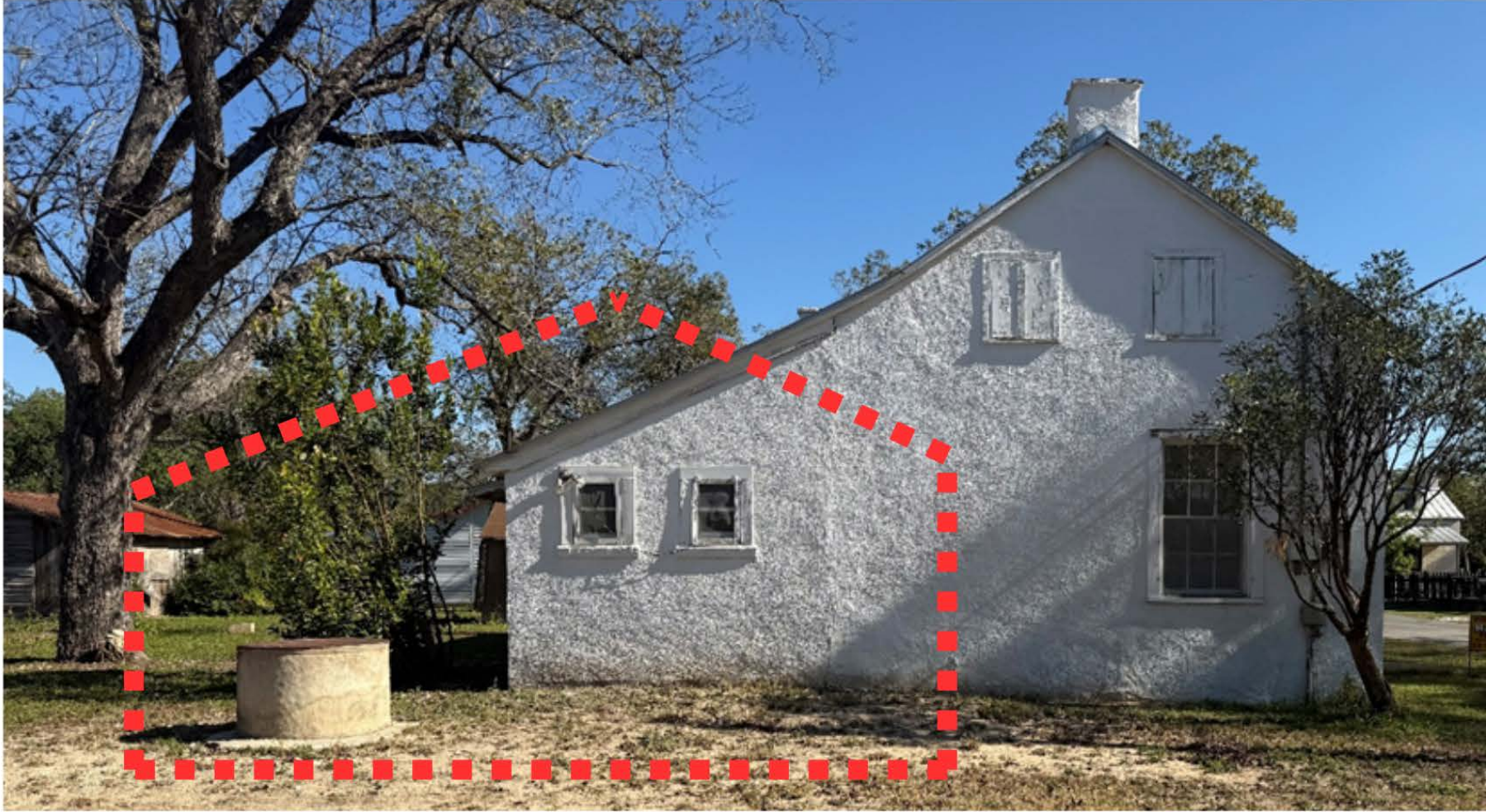
Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

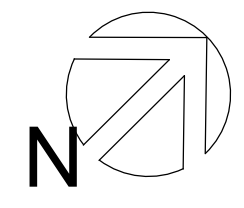
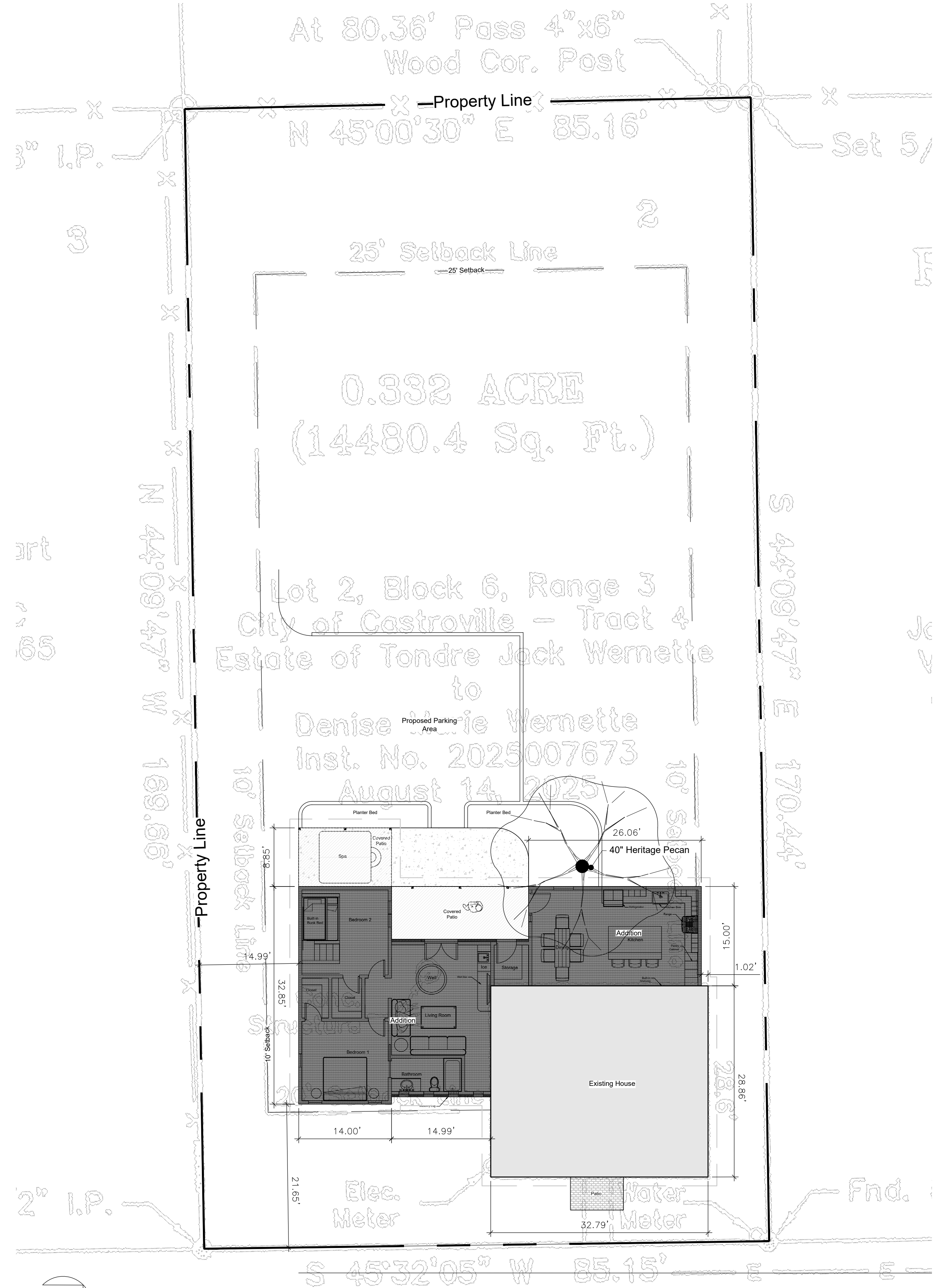
Signature of Applicant:  Date: 1-12-26







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Site Plan

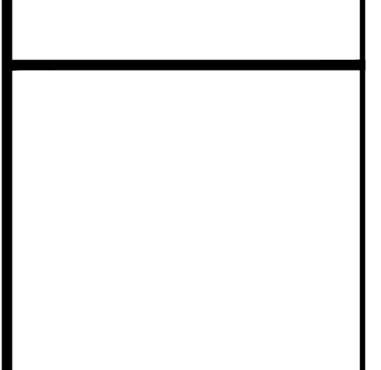
SCALE: 1"=10'



Lisbon Street

#	REVISIONS DATE

DREAM | DESIGN | BUILD | LIVE
 PO BOX 184
 D'HANIS TEXAS 78850
 P. 830.931.5838
 E. INFO@LIVEBRCONCEPTS.COM



Site Plan & Survey Overlay
 Itlis Pioneer Homestead Addition & Remodel
 905 Lisbon
 Castroville Texas 78009

DRAWN BY: CCB
 CHECKED BY: SER
 APPROVED BY: CCB
 PROJECT NUMBER: 25-113
 FILE LOCATION: BR_2025
 DATE: 1/11/2026

SHEET
A1
 1 OF 6 SHEETS

2. Photographs of all elevations of structure of property on its lot

- The photos attached are of the existing home from all directions. You will notice a few more from the back of the property showing the location of the existing well as well as the heritage pecan tree directly behind the house, both of which we are planning to keep and work around.



Front Elevation: This will remain the same, other than replastering and removing of the aluminum window screens that take away from the original windows. A light will also be added next to the front door and a new concrete landing/uncovered patio across the front of the house (this is shown in the plans and will not have a roof over it). It is also worth noting that the transom window above the front door will remain as well.



East side of the house: We do not plan to change anything about this, other than a repair of the crack and repainting along with the plaster repairs. The window will remain, as will the attic access and chimney's. Neither of these are functional or connected to a fireplace below.



Rear/North Side of House: These 3 images show the location of the pecan tree and well. Along the north side, we will be adding on a full kitchen and dining space, as well as an outdoor patio along the back of the house. The well will be located inside the addition and cut down to floor level so you can walk over and see down it.



West side of the house: Here is where the main addition will be tied into the existing pioneer home. We will cut into the existing house through this side, about 6ft behind where the window closest to the front of the home is. We are working around the original fireplace from the inside while also needing to make sure our addition is situated behind the 20ft setback line. Our addition will still tie in below the attic windows and will also leave the original only window to that side of the house. The old (original) home will be very easily distinguished from the new addition given how far back we are tying in here.

#3 Detailed Description of Proposed Work

We are calling this project the Iltis Homestead. When we made our offer to purchase this property, the realtor did not know much about it, nor the seller. Our priority was to figure out the name of who originally settled and built this home. After a few calls and tireless searches through deed records, we found that Jean Iltis was deeded this property from Henry Castro in July of 1853.

Both my husband and I are of Alsatian decent (myself of the Tschirhart's who settled here in Castroville, and my husband of the Rothe's who settled D'Hanis) and it has always been a dream to restore a pioneer home here in Castroville. I have sold many over my time as a real estate agent and have often wished to have the opportunity to give new life to one of the many that sit abandoned.

This house is currently not livable. We plan to gut the interior down to the walls and pour a slab inside of the pioneer home and lay new wood flooring throughout. We plan to have the existing home be a living area, laundry room (located at the back next to where the existing small kitchen is), bedroom and bathroom. Other than the obvious updates to electrical, plumbing and repointing rock walls, and adding HVAC, we will plan to simply restore this house to a livable/usable state.

The addition to the West of the house will feature 2 bedrooms, 1 full bathroom and a small secondary living area that will have doors to connect to an outdoor gathering space in the backyard. To the north of the house, we will add a full kitchen and dining area that opens to the covered patio at the back of the house as well. Throughout the addition we will also run hard wood flooring with tile flooring in kitchen and bathrooms.

After conversations with Selena Angel regarding the exterior façade, we plan to incorporate Stucco on facades visible from the right-of-way, as well as a section of stone on the front façade to pay homage to rock work we see on many historic homes here in Castroville. The original house will have a plaster finish to keep the original identity of the dwelling.

For the color scheme on the exterior, we are using double latte brown color for the fascia board/soffit on both new and existing buildings, a warm white heritage color for the structure itself, and cedar trim accents around all windows and doors. We will install a standing seam metal roof in the galvalume color, recommended by Selena Angel. For window and door selections, please reference our Selection Samples Sheet on item 5.

For clarity, ALL Attic Access openings will be visible and untouched, ALL original window openings will remain, minus the small salt box windows at the exterior North/West corner that will be closed in with new addition. The front door location will not be moved or removed, however a new door, shown on item 5, will be installed in the same location and maintain a similar size to match exiting door. The transom window above front door will also remain. All chimneys will remain.

#6

Historically, this home was utilized as rental home and/or place to stay for visiting family and friends. Being that our primary residence is not going to be this house, we feel that it is fitting to reinstate this house as a short-term rental property for our family and friends who visit for holidays, weddings, parties, funerals, etc. By adding on to this dwelling, we can house visitors and bring back purpose to this historic building and reintroduce its original identity and usage. Visitors will be able to submerge themselves in Alsatian Culture and learn about the origin of our ancestors.

Legend

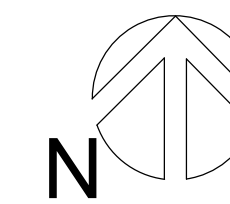
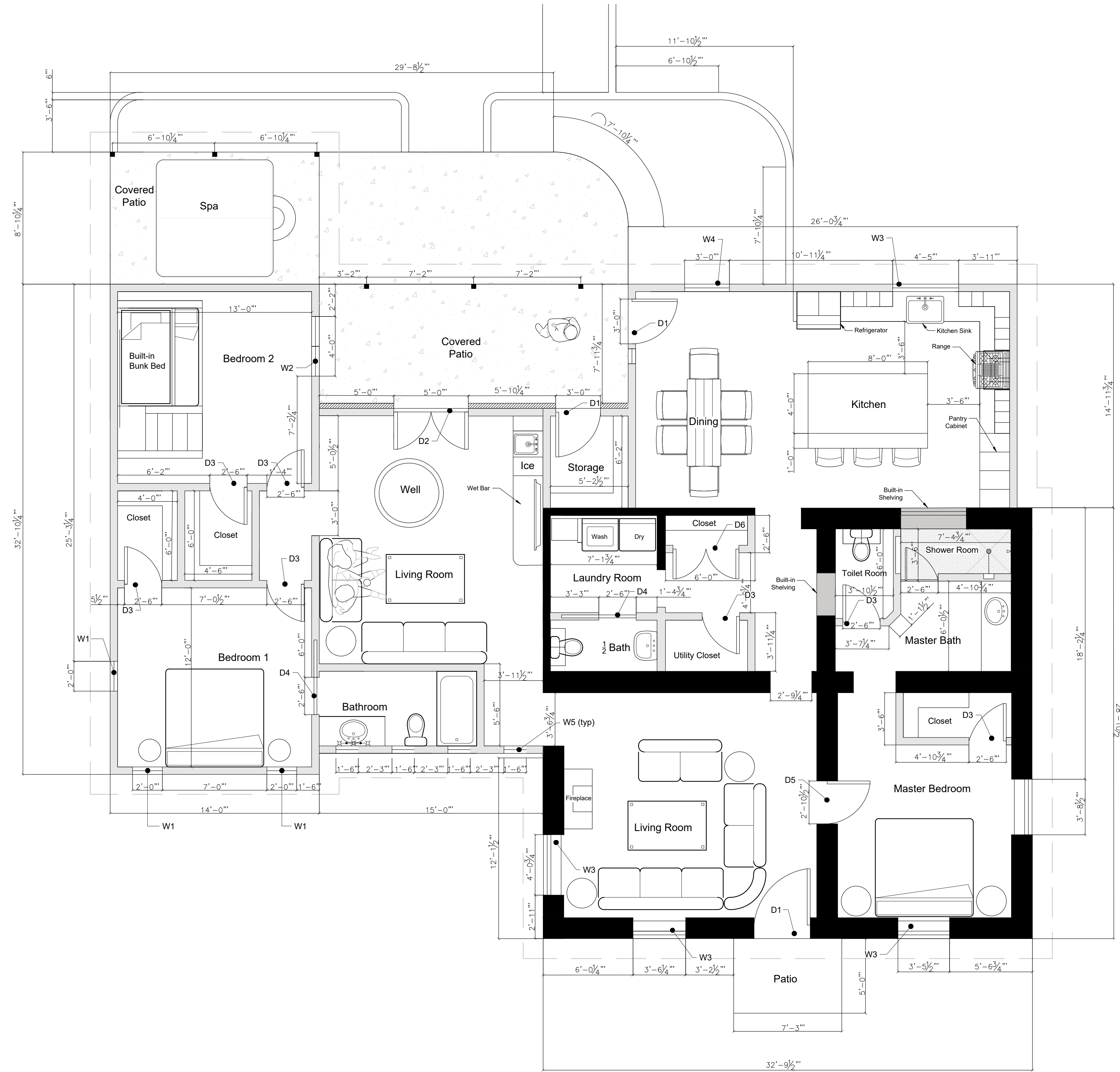
Existing Wall	
Proposed Wall	
Window	
6x6 Post (cedar)	

Summary

Existing Livable Space	947 sf
Additional Livable Space	1209 sf
Total Livable Space	2156 sf
Patio Space	177 sf
Covered Patio SF	289 sf

Window & Door Schedule

D1	36x80 Exterior Door	2 ea
D2	48x80 Exterior Door	1 ea
D3	30x80 Interior Door	7 ea
D4	30x80 Pocket Door	2 ea
D5	36x80 Interior Door	1 ea
D6	48x80 Interior Door	1 ea
W1	2050 Window	3 ea
W2	2050 Window Double	1 ea
W3	Custom Window	4 ea
W4	3050 Window	1 ea
W5	18"x18" Window	4 ea



FLOOR PLAN & DIMENSIONS

SCALE: 1/4" = 1'-0"



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NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION AND IS USING THE INFORMATION PROVIDED TO PREPARE THIS LANDSCAPE PLAN TO MEET CITY ORDINANCE REQUIREMENTS.

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Floor Plan & Dimensions
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