



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 702 Florence St.

Property Address: 702 Florence St.
Applicant/Owner: Priscilla Garrett
Zoning / Overlay: Historic Overlay (HE)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for exterior alterations at 702 Florence Street, subject to staff's recommendations.

REQUEST

Approval of a Certificate of Appropriateness (COA) to allow exterior alterations at 702 Florence Street consisting of the replacement and enclosure of an existing rear patio cover.

PROPERTY & PROJECT SUMMARY

The subject property is a residential structure constructed circa 1949 and identified as having Alsatian architectural influences. The property is located within the City's Historic Overlay District.

The applicant proposes to cover the existing wood trellis-style patio cover located at the rear of the house and extend roofing to tie into the existing carport/shop structure. The proposed patio cover will utilize tin roofing to match the existing carport roof and will be compatible with the slope and angle of the existing structure. The improvements are located to the rear of the residence and are not visible from the public right-of-way.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Alterations:** The proposed patio cover constitutes an exterior alteration subject to HLC review.
- **Recommendation:** The proposed scope of work is consistent with Castroville's Historic Design Guidelines, and approval of the project is recommended.

STAFF ANALYSIS

The proposed alterations are limited in scope, located at the rear of the property, and designed to match existing accessory structures. The improvements do not negatively impact the historic character of the residence or the surrounding district and are consistent with adopted design guidelines.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness.