

# Certificate of Appropriateness

1101 Alamo Street, Castroville, TX 78009

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December 06, 2025

Jeffrey & Sara Tondre  
1101 Alamo Street  
Castroville, TX 78009  
210.852.6219  
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RE: 1101 Alamo Street – Alteration 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. 1969
THC 1969 Survey		Architectural Style	
THC 2002 Resource		Styled Ranch – Colonial Revival 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.

## 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.

### Alteration Comments

1. 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.* A six-foot fence in the side and rear yards of a property is acceptable.
2. The applicant proposes to remove the existing wood columns and arched beam and replace them with new wood columns and beams that are simpler in design and do not replicate the original detailing. The new porch elements are proposed to be stained. *It is recommended that the new wood porch columns and beam be painted to match the color of the existing home's trim, shutters, and fascia. This same recommendation applies to the new columns, beam, and fascia on the rear porch.*

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