

Certificate of Appropriateness

509 US Highway 90, Castroville, TX 78009

January 6, 2026

Eden & Eunice Properties LLC
5514 Lone Star Parkway, Suite 103

San Antonio, TX 78253
210.890.8009
eusbey@yahoo.com

RE: 509 US Highway 90 – 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	
<i>Historic Zoning (HE/CG)</i>	<i>x - CG</i>	<i>Build Date</i>	<i>Approx. 1928</i>
<i>THC 1969 Survey</i>		<i>Architectural Style</i>	
<i>THC 2022 Resource</i>		<i>Influences of Two-Part Commercial</i>	
<i>Other Historical Designation</i>			

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, Signage (pg. 60), approval for only one building identification sign will be permitted. The applicant is proposing two signs on each side of the property. Consider the following:
 - a. Place the proposed signage on the front of the building



- b. If the signage is to be located on the east side of the property, center the sign between the two second story windows.



APPLICANT PROPOSED PLACEMENT

HPO PROPOSED PLACEMENT

- c. Consider a monument sign on the west end of the property.
2. The signage must comply with the City's Sign and Signage Ordinance.

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