



Agenda Report

Agenda of: January 20, 2026
Department: Community Development Director
Subject: Certificate of Appropriateness for 312 Petersburg.

Property Address: 312 Petersburg St.
Applicant/Owner: Sylvia Binford
Zoning / Overlay: Historic Overlay (HE)

RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for exterior alterations at 312 Petersburg Street, subject to staff's recommendations.

REQUEST

Approval of a Certificate of Appropriateness (COA) to allow exterior alterations consisting of new interior and exterior fencing, including gates, at 312 Petersburg Street.

PROPERTY & PROJECT SUMMARY

The subject property is located within the City's Historic Overlay District and is identified in historic surveys, including the THC 1969 Survey and THC 2022 Resource Inventory.

The applicant proposes installation of:

- **Interior perimeter fencing** constructed of welded square tubing with hog panel infill, approximately **4 feet in height**, painted black;
- **Exterior privacy fencing** approximately 6 feet in height, constructed of square tubing with stained/weathered horizontal boards; and
- **Custom metal gates** designed to match the fencing materials, height, and color.

Fence locations, materials, and gate placements are illustrated on the submitted site plan and supporting photographs.

HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **Alterations:** The proposed fencing and gates constitute exterior alterations subject to Historic Landmark Commission review.
- **Design Consistency:** The materials, design, height, and placement of the proposed fences and gates are **consistent with the Castroville Design Guidelines**.
- **Recommendation:** Approval of the proposed project is recommended.

STAFF ANALYSIS

The proposed fencing improvements are compatible with the historic character of the property and surrounding district. The scale, materials, and design are appropriate for both interior and exterior yard areas and meet adopted historic design standards.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness, subject to conditions.