

# Certificate of Appropriateness

905 Lisbon Street, Castroville, TX 78009

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January 14, 2026

Collin and Erin Braden  
321 Private Road 4324  
Hondo, TX 78861  
830.426.0048  
erin@harzheimproperties.com

RE: 905 Lisbon Street – Alteration - AMENDMENT

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	1870
THC 1969 Survey	X	Architectural Style	
THC 2022 Resource	X	Alsatian	
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. Please submit the following items:

## 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.

### Alterations Comments

#### **SIDING AND WALL SURFACES**

1. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 23), removal and/or covering of historic material and architectural features contribute to a significant character loss for a building, minimize its historic integrity and diminish its appeal. On the southwest façade, the applicant is proposing to remove the windows on the saltbox section of the home. *It is recommended that the addition be added to the back of the home to avoid losing these features.* Note that the applicant has presented the proposed design to avoid removing the large tree at the back of the home and to incorporate the well into the floor plan.

#### **ROOFS, GUTTERS, SKYLIGHTS, DORMERS**

2. Per the Castroville Design Guidelines, Section II, Roofs, Gutters, Skylights, Dormers (pg. 31 and 32), the roof form of an addition should be compatible with the roof form of the primary structure, in terms of its pitch and orientation. An addition should not interrupt the original ridgeline when possible. *It is recommended that the roof detailing of the proposed addition be consistent with that of the existing structure.*

#### **LANDSCAPING, WALKWAYS AND DRIVEWAYS**

3. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 38), *many landmark properties have large old trees that should be conserved where possible. In particular, live oaks and pecan trees should be protected and preserved.* Note that the applicant has presented the proposed design to avoid removing the large tree at the back of the home and to incorporate the well into the floor plan.
4. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 39), scattered throughout the historic district are miscellaneous details such as *wells*, water cisterns, windmills, barns or outhouses. The Commission encourages you to preserve these details. You will need approval from the Commission if you wish to construct, replace, remove or modify them. Note that the applicant has presented the proposed design to avoid removing the large tree at the back of the home and to incorporate the well into the floor plan.

## GENERAL COMMENTS

5. The applicant is proposing to relocate the addition to comply with the required zoning setbacks. The overall design of the alteration will remain the same, with minor adjustments to the roofline, well, and the tie-in location of the addition. This request would amend the previous approval by allowing the addition to be set back further. *Approval of this amendment would supplement the prior approval,* and all other conditions and elements of the original approval would remain in effect.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at [breana.soto@castroville.tx.gov](mailto:breana.soto@castroville.tx.gov) if you have any further questions.

Regards,

A handwritten signature in blue ink that reads "Selina Angel". The signature is written in a cursive, flowing style.

Selina Angel | City of Castroville Historic Preservation Officer | Work5hop