

# Certificate of Appropriateness

702 Paris Street, Castroville, TX 78009

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January 13, 2025

Castroville Catholic Middle & High School  
Representative: Brook Rothe  
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RE: 702 Paris Street –Alteration - Signage

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. 1900
THC 1969 Survey	X	Architectural Style	
THC 2002 Resource	X	Center Passage Residential	
Other Historical Designation			

Please provide a comment response letter with subsequent submittals.

## 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

#### **SIGNAGE**

1. Per the Castroville Design Guidelines, Section II, Signage (p. 59), signs should never overpower the visual environment. Because the historic area of Castroville is a pedestrian environment through which cars should drive slowly, the signs can be small enough to be read at walking speed. But they need to be large enough and numerous enough to signify a small commercial area.
  - a. Paris Street Sign - The applicant is proposing a sign measuring 6 feet wide by 3 feet tall on Paris Street. These dimensions refer to the sign face only and do not include poles or other accessory elements. Based on discussions with the applicant, the overall sign structure is expected to measure approximately 6½ feet wide by 7 feet tall. Given that this area of Paris Street is narrow, lacks sidewalks, and is surrounded by institutional uses—conditions that naturally slow traffic—it is recommended that the sign have a lower profile closer to the ground to minimize visual impact and avoid detracting from the historic structure.
  - b. HWY 90 Signs - The applicant is also proposing two signs along HWY 90, each measuring 8 feet wide by 4 feet tall, with one located at the intersection of London Street and the other at Naples Street. These dimensions reflect the sign faces only. The overall sign structures are anticipated to be approximately 9 feet wide by 9 feet tall.
    - i. HWY 90 and London Street - It is recommended that the sign at this location have a lower profile, preferably below the height of the historic masonry walls at the entryway. Additionally, it is recommended that the sign be relocated to the opposite side of the gate/entry to avoid potential conflicts with the nearby stop sign.
    - ii. HWY 90 and Naples Street - For this location, it is recommended that the sign be shorter in height and generally consistent with the modified London Street sign described above.
2. Per the Castroville Design Guidelines, Section II, Signage (p. 60), only one building identification sign is typically permitted. The applicant, however, is proposing three signs located at different entrances to the property. Given that the property spans two full blocks and has multiple points of access, consideration of multiple building identification signs is reasonable.
3. The signage must comply with the City's Sign and Signage Ordinance.

**January 13, 2026 / Letter of  
Recommendation**  
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702 Paris Street

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,

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