



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025020
Submittal Date: 01/28/2025
office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information

Project Address: 312 Petersburg Street Castroville, Texas 78009	Zoning: HE Historical
Legal Description: Lot 5 & 6 Block 3 Range 8	Subdivision
Landmark Name:	

Owner Information

Owner Name: Binford Family Ventures, LLC		
Mailing Address: 312 Petersburg Street Castroville, Texas 78009		
Phone: 210-452-0120	Fax:	Email: cbinford@mphlegal.com

Project Description

The proposal is for a 820 square foot addition to the rear of an existing single story stucco residence. The existing house is 1690 square feet, has two bedrooms, two baths, a kitchen, and a sitting room.

The addition will provide an additional bedroom, a powder room, a living room, and a exterior screened in porch. The screen porch is not part of the 820 proposed square feet.

The intent of the design is to minimize the visual impact on the existing structure and limit the demolition to a small portion of the rear facade.

A living room will be added to the southeast of the existing kitchen and the kitchen will act as a link connecting the public spaces of the home. The additional bedroom and screened porch will be accessible from the new living room.

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant: _____

Date: _____

1-28-2025

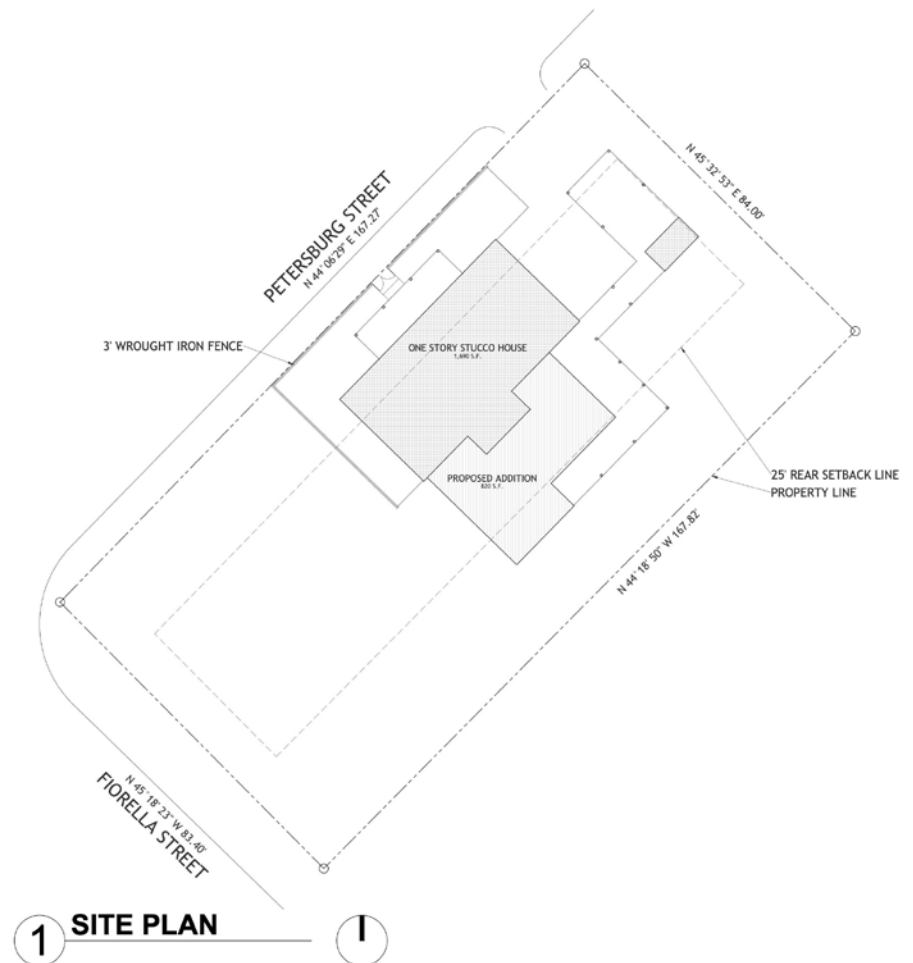
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Historic Rationale

Preserving the character of the existing house was one of primary concerns throughout the design process. The addition is located on the rear of the house and is set back from the side of the original facade to ensure, a clear deliniation of esiting and new. In other words it will feel appropriate but not look historic. Placing the addition to the rear allows the existing house to maintain its original historic character from the street. Also, the roofs of the addition are lower than that of the existing structure to further emphasize the primacy of the historic house. The materials selected for the project are intended to blend with the existing structure. Stucco is the main material, to match the original material of the existing house.

Site Plan



Existing Conditions



Northwest Facade (Unaltered)



Southwest Facade (Unaltered)

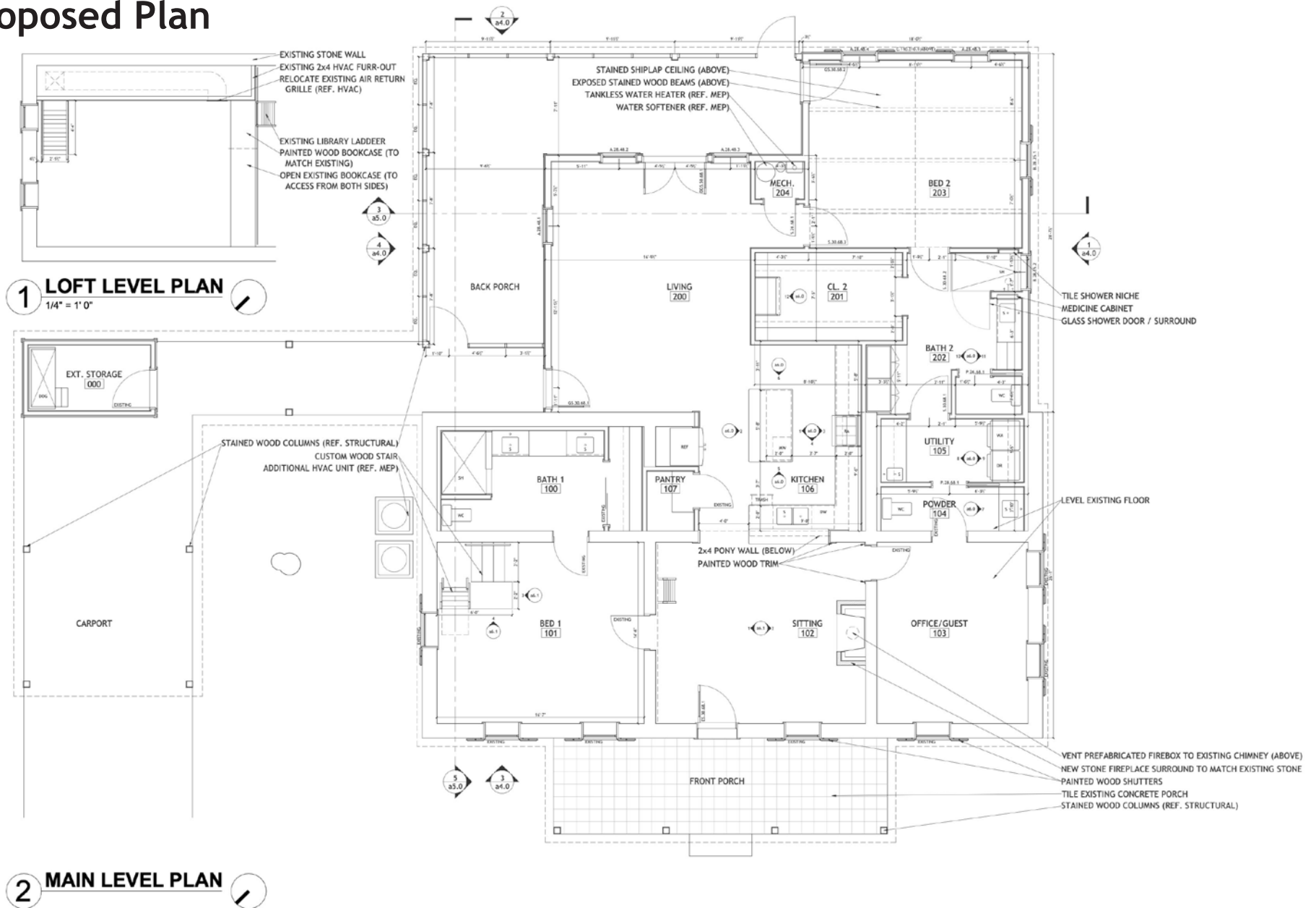


Southeast Facade (Alterations proposed)

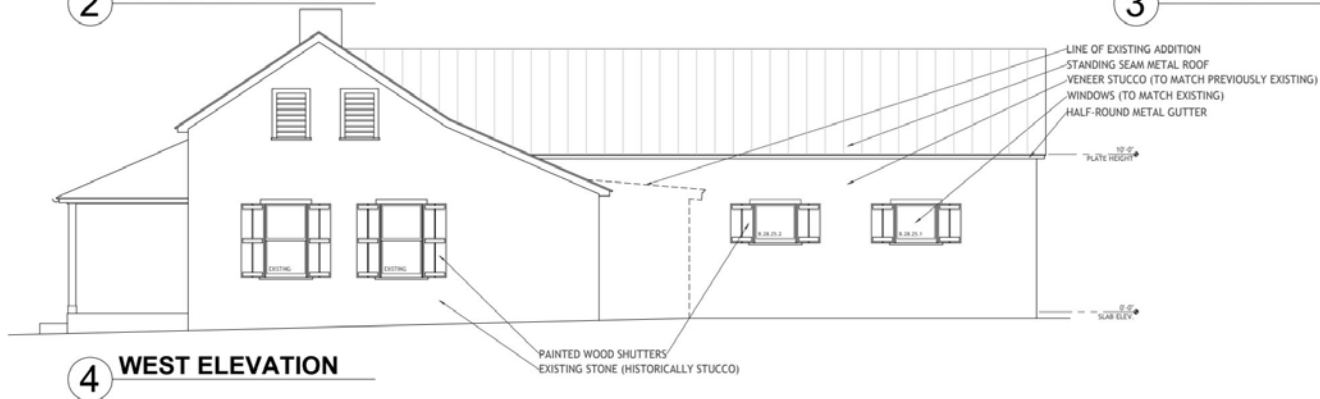
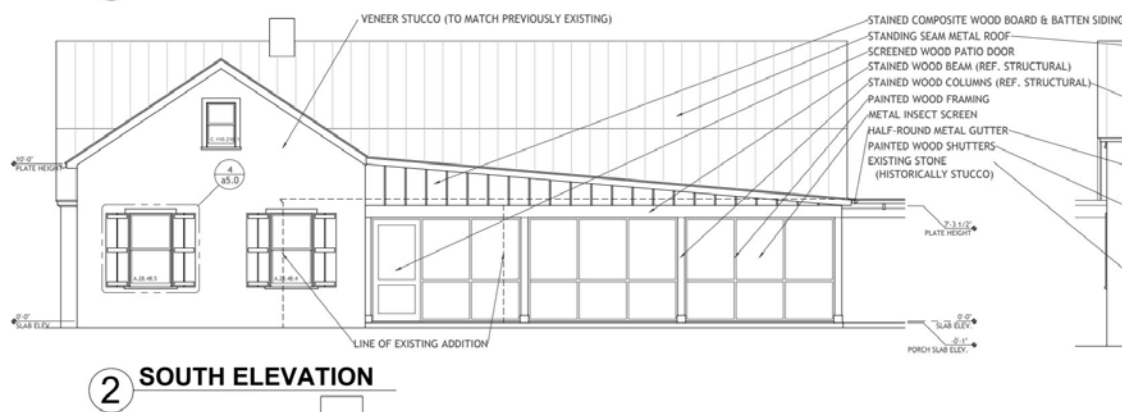


Northeast Facade (Unaltered)

Proposed Plan



Proposed Elevations



Proposed Materials



New roof to match that of existing home



Current existing condition



Stucco of addition to match that of the original home



Stained wood to match color of existing

Encompass by Pella[®] VINYL



Competitively priced, easy-care vinyl

Double-Hung



EXCLUSIVE WEATHER PROTECTION SYSTEM

Protect your home with our exclusive weather repel system on single and double-hung windows. It has three points of protection to channel water away from the home — including triple weatherstripping.

HIGH-GRADE VINYL FRAMES

The multi-chambered, fully welded sash and frame improves the strength and thermal performance of our windows. Our precision welding process makes a strong and more durable product that resists warping and twisting.

ENERGY EFFICIENT

Encompass by Pella products offer energy-efficient options that will meet or exceed ENERGY STAR[®] guidelines in all 50 states.* Optional foam-insulated frame and sash are available on double-hung, single-hung and sliding windows to further increase energy efficiency.

LOW-MAINTENANCE, QUALITY VINYL

The solid color throughout keeps minor dings and scratches virtually invisible and means no more painting. Our true glide balance system ensures years of smooth operation for single- and double-hung windows.

STYLES AND OPTIONS FOR EVERY BUDGET

Encompass by Pella products have options to fit every budget. They feature the most popular styles and options including White, Almond and Fossil colors.

CONVENIENCE AND PRIVACY OPTIONS

Protected from dust and damage, permanently sealed between-the-glass blinds and grilles never need cleaning.*

LIMITED LIFETIME WARRANTY

Pella products are backed by some of the strongest warranties in the business.*

TESTING BEYOND REQUIREMENTS

At Pella, our product is one tested beyond requirements to help ensure they have long-lasting performance and reduce callbacks for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES¹:



¹Fixed and operable glass divisions also available.

²See facts cover for details.

Pella windows to match existing windows



Authorization to submit application

Binford Family Ventures, LLC
312 Petersburg
Castroville, Texas 78009

January 13, 2025

To whom it may concern:

I am the managing member of Binford Family Ventures, LLC, the owner of the house located at 312 Petersburg. We have engaged HiWorks as architects for the planned renovation and expansion of the home and other improvements located at this address. Representatives of HiWorks, including Brantley Hightower and Austin Kernodle, are authorized to act on behalf of Binford Family Ventures, LLC in connection with planning and zoning, permitting, historical commission, and any other design submission and approvals needed to proceed with this project (including submission of a Certificate of Appropriateness application).

Please refer any questions or comments to myself (210.710.8890) or my wife, Krista Binford (another managing member of Binford Family Ventures, LLC), at 210.364.5568.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Binford".

Clay Binford

Binford Family Ventures, LLC

312 Petersburg
Castroville, Texas 78009

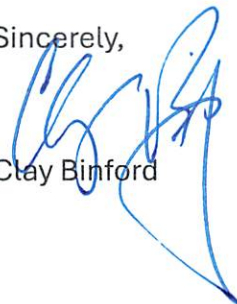
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Clay Binford

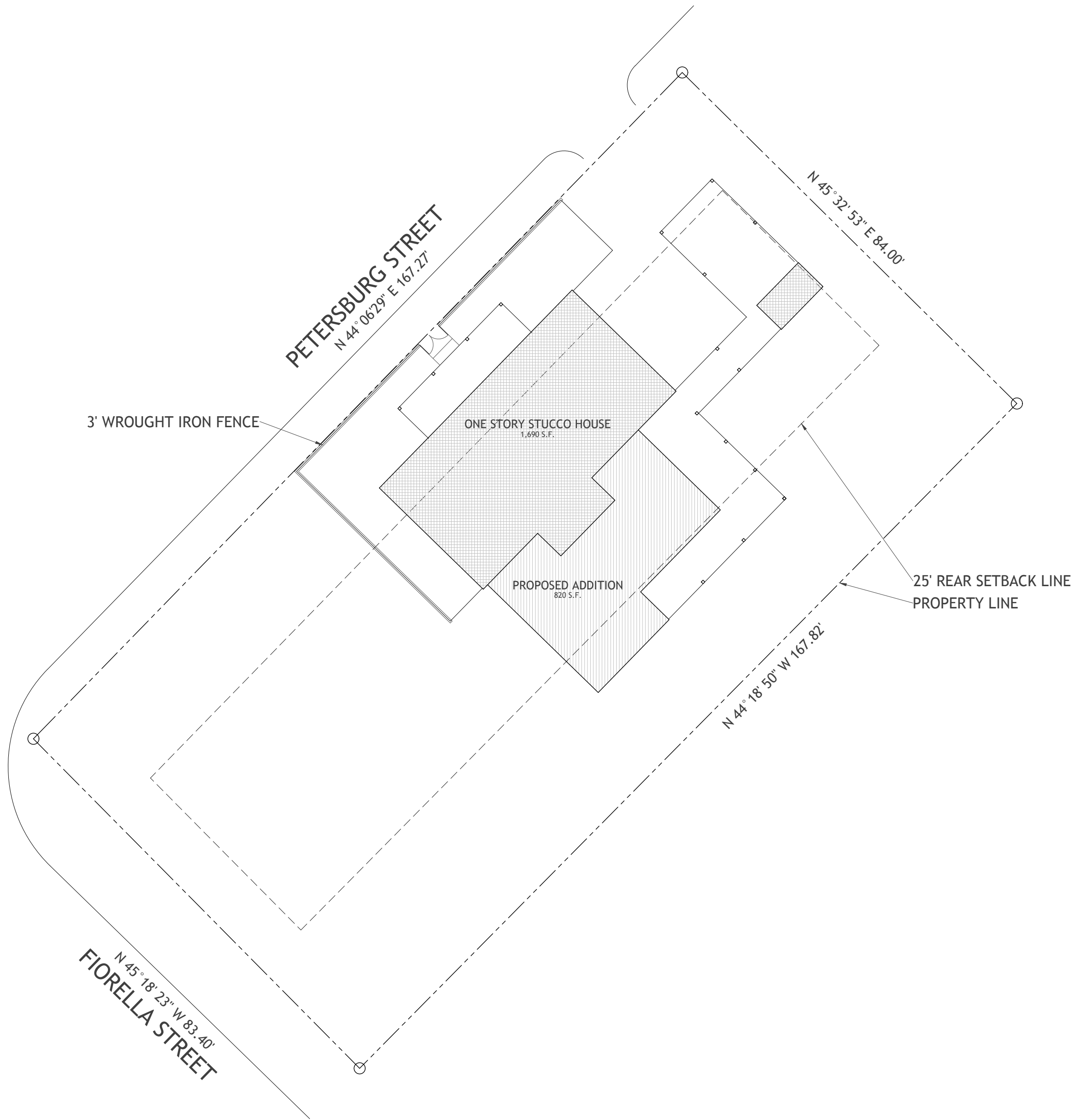
NOT FOR
REGULATORY
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CONSTRUCTION

PETERSBURG
HOUSE
ADDITION

312 PETERSBURG STREET
CASTROVILLE, TEXAS 78009

KRISTA & CLAY BINFORD
312 PETERSBURG STREET
CASTROVILLE, TEXAS 78009
210.452.0120
owner

HIWORKS
8546 BROADWAY, # 232
SAN ANTONIO, TX 78217
210.390.3930
architect



1 SITE PLAN
1/16" = 1' 0"

2408
project number

PERMIT SET
JANUARY 29, 2025
progress

a1.0
SITE PLAN

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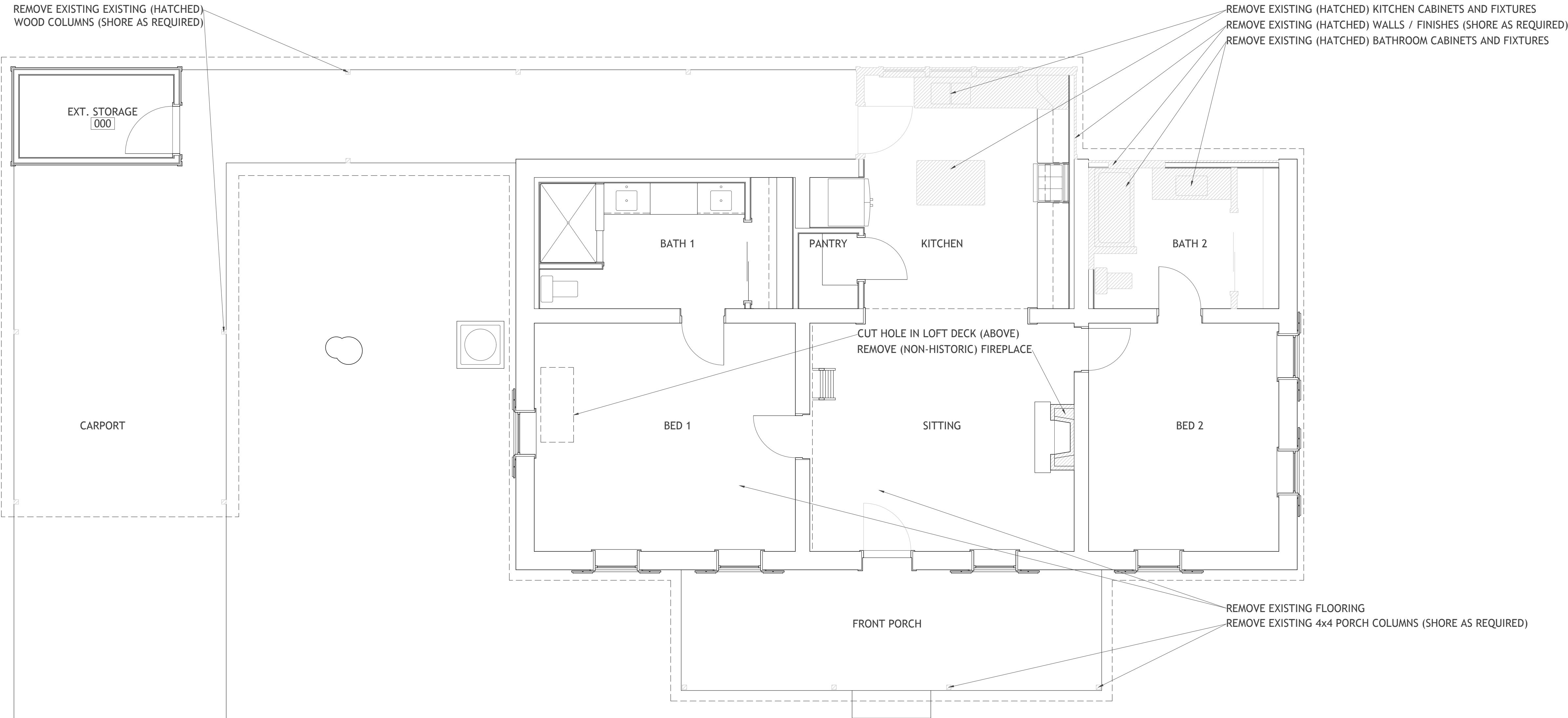
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a2.0
PLANS

- NOTES:
- DO NOT SCALE FROM DRAWINGS
 - VERIFY ALL DIMENSIONS IN FIELD
 - ALL DIMENSIONS ROUNDED TO THE NEAREST HALF-INCH
 - ALL DIMENSIONS TO FACE OF (EXISTING) FINISH OR FACE OF STUD (NEW)
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 - REUSE EXISTING ELECTRICAL FIXTURES WHEN POSSIBLE (NEW / RELOCATED FIXTURES IDENTIFIED IN PROPOSED PLAN)
 - SHORE AS NEEDED PRIOR TO DEMOLITION
 - A LICENSED STRUCTURAL ENGINEER SHOULD BE CONSULTED



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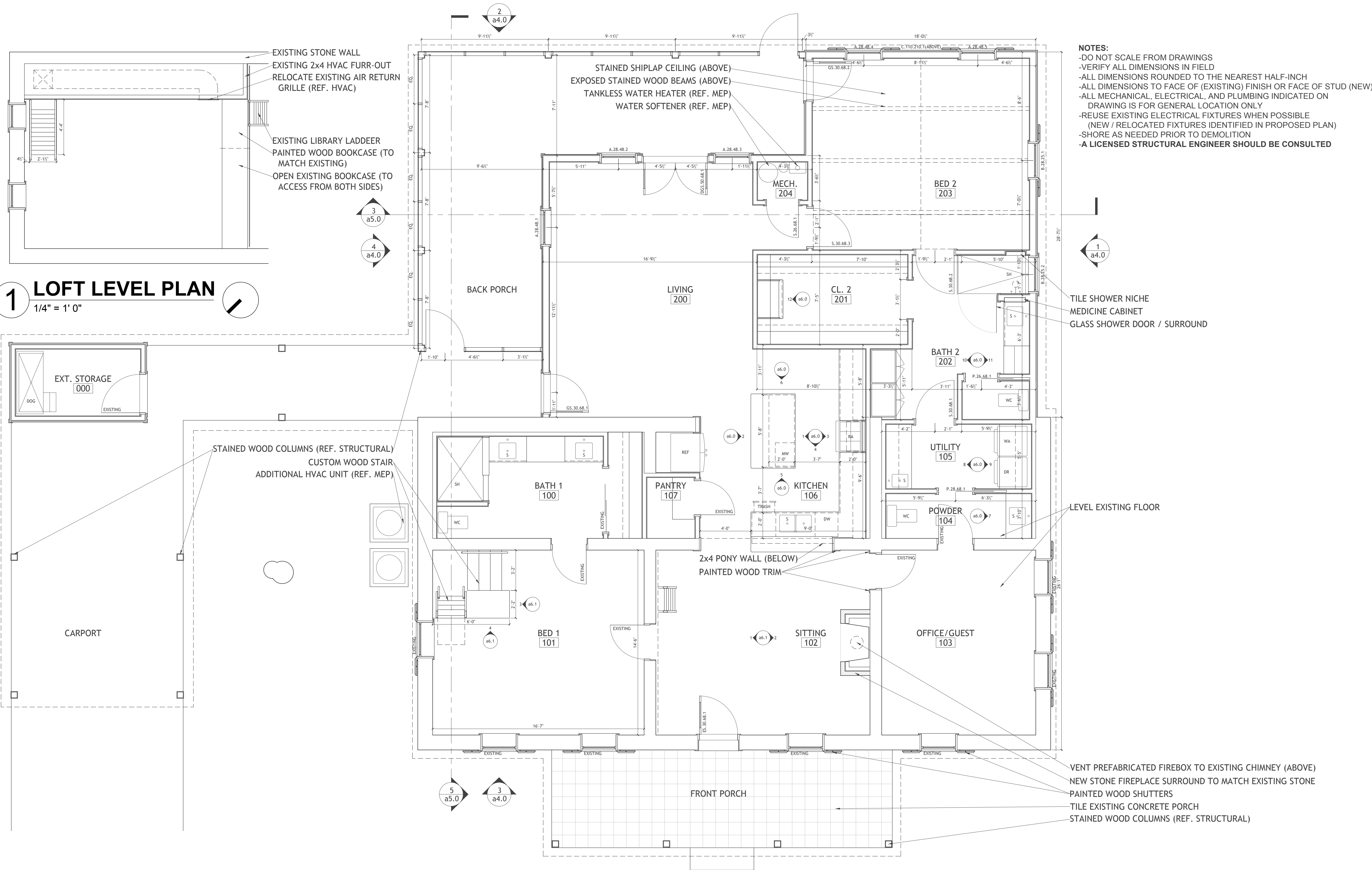
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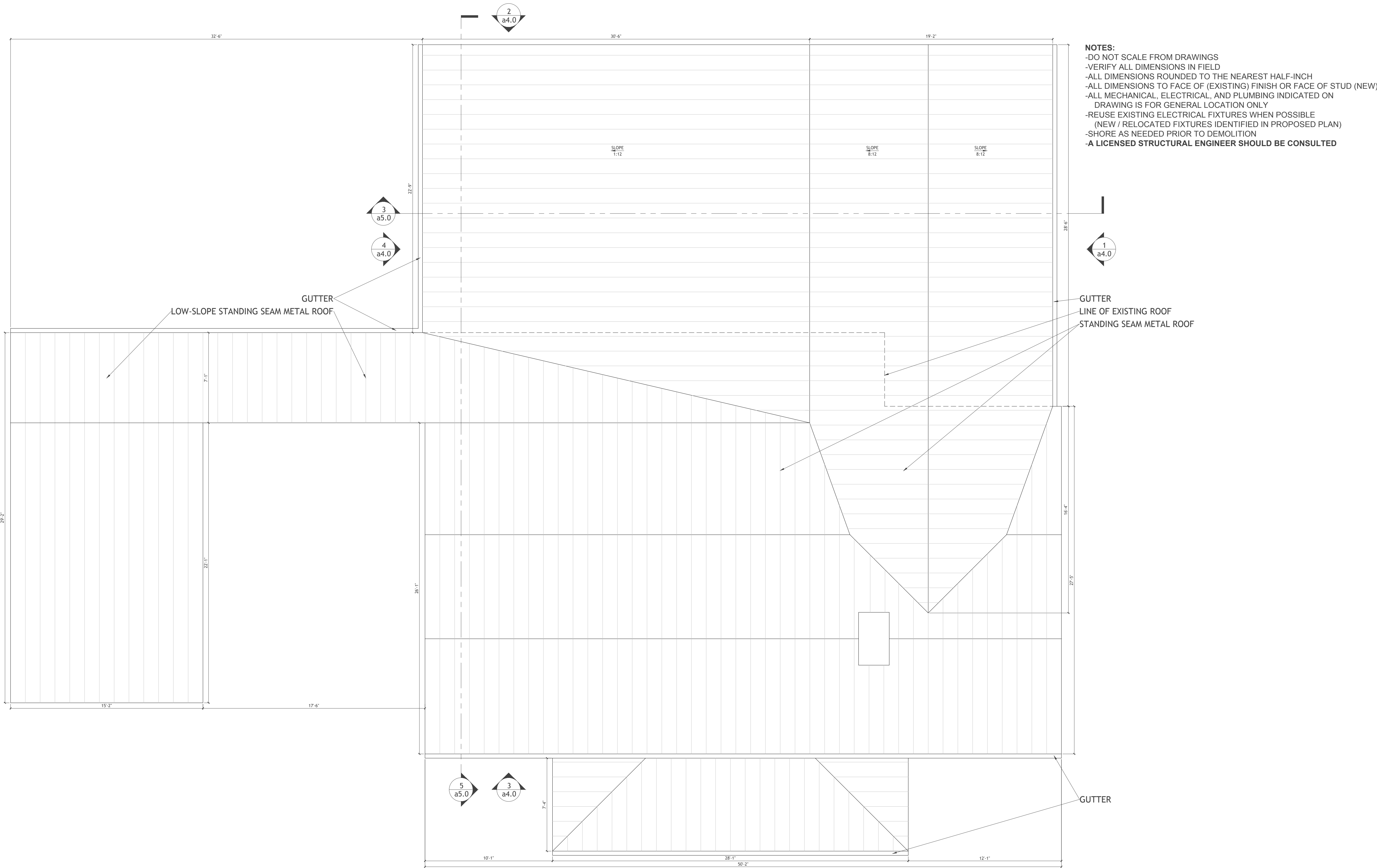
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1 ROOF PLAN
1/4" = 1' 0"

2408
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a2.2
PLANS

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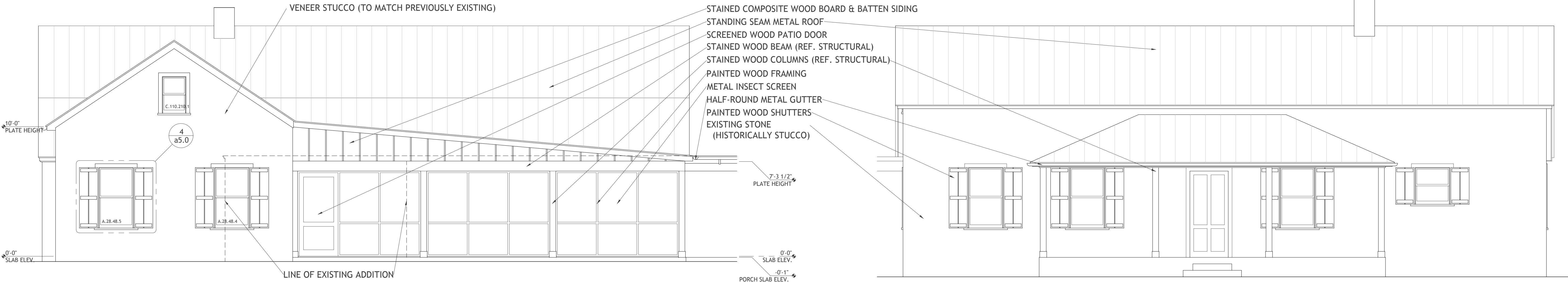
PERMIT SET
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progress

a4.0
ELEVATIONS

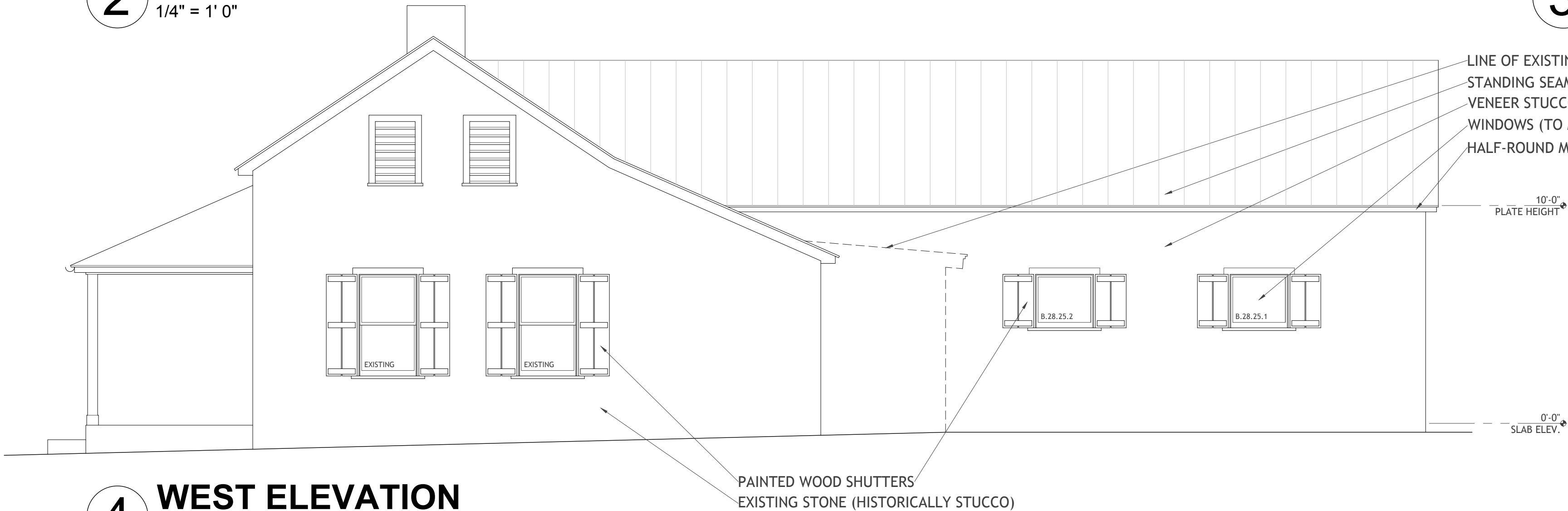


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1 EAST ELEVATION
1/4" = 1' 0"



3 SOUTH ELEVATION
1/4" = 1' 0"



4 WEST ELEVATION
1/4" = 1' 0"

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1 DOOR SCHEDULE

NO SCALE

2 WINDOW SCHEDULE

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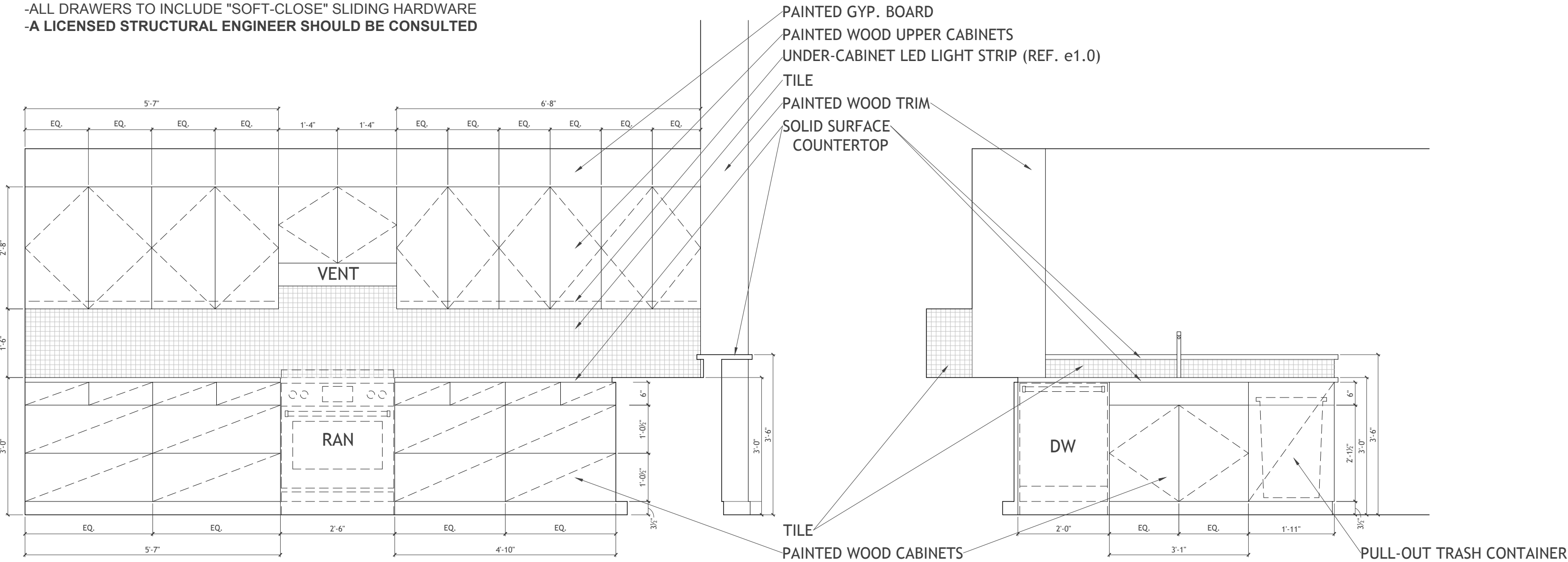
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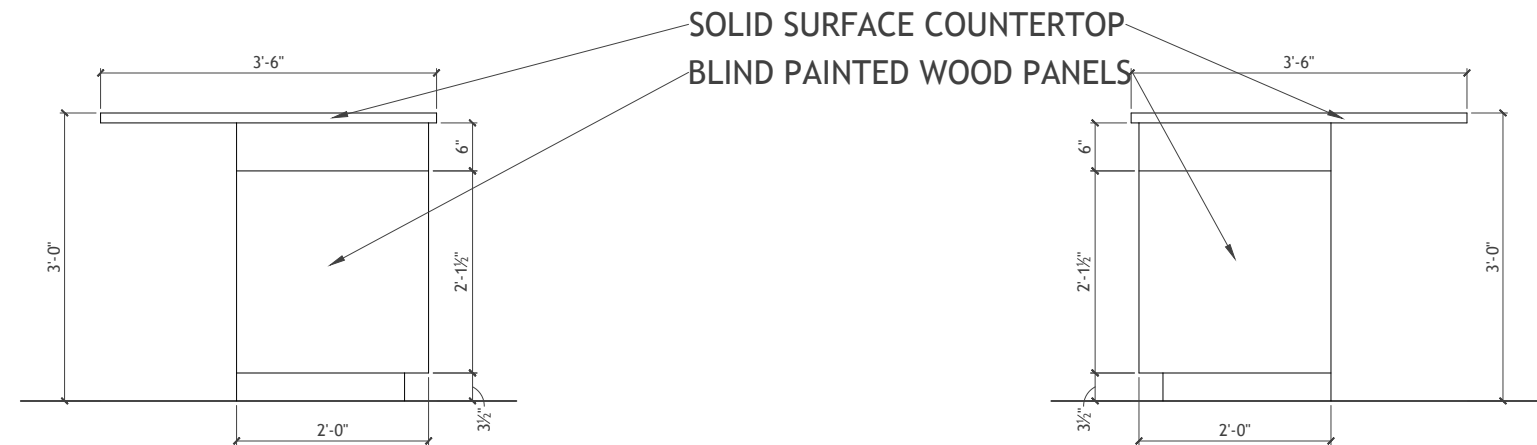


3 KITCHEN - WEST
1/2" = 1' 0"

4 KITCHEN - WEST
1/2" = 1' 0"

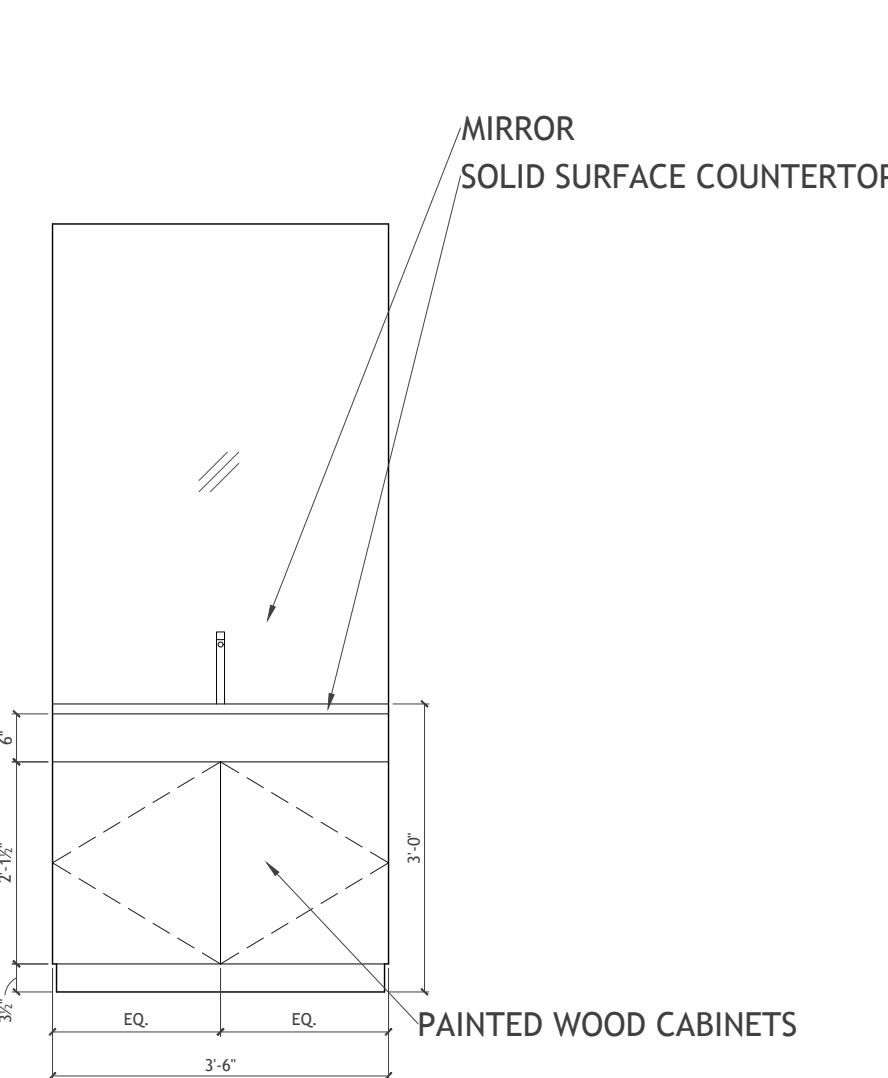
1 ISLAND - WEST
1/2" = 1' 0"

2 ISLAND - EAST
1/2" = 1' 0"

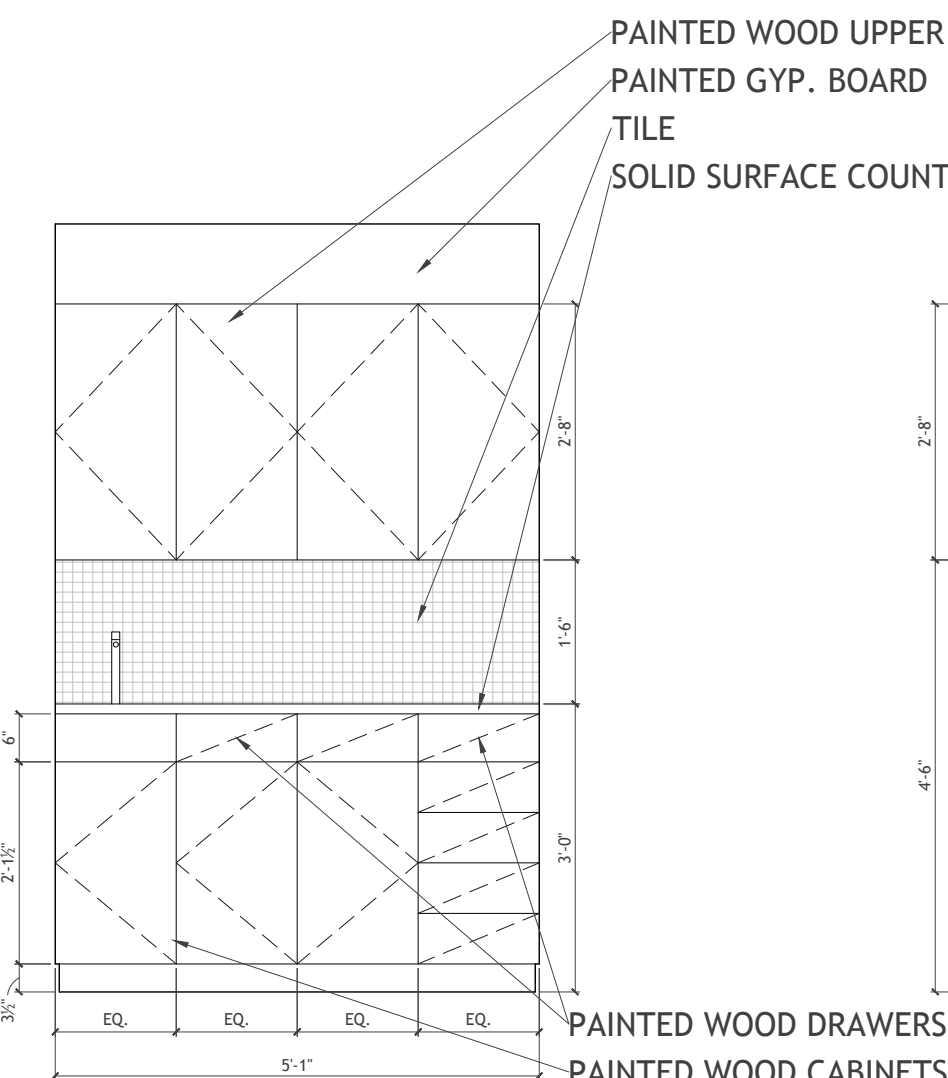


5 ISLAND - NORTH
1/2" = 1' 0"

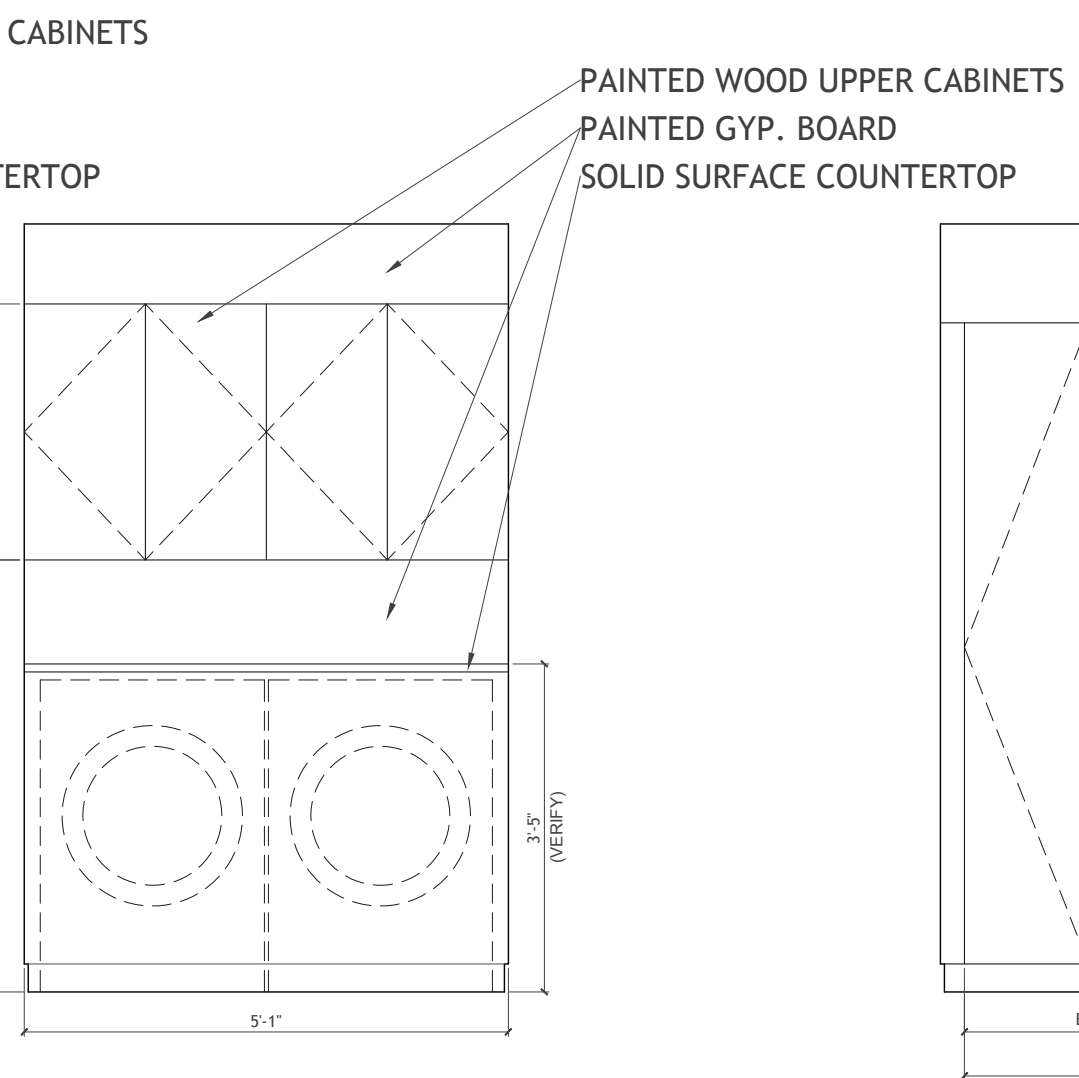
6 ISLAND - SOUTH
1/2" = 1' 0"



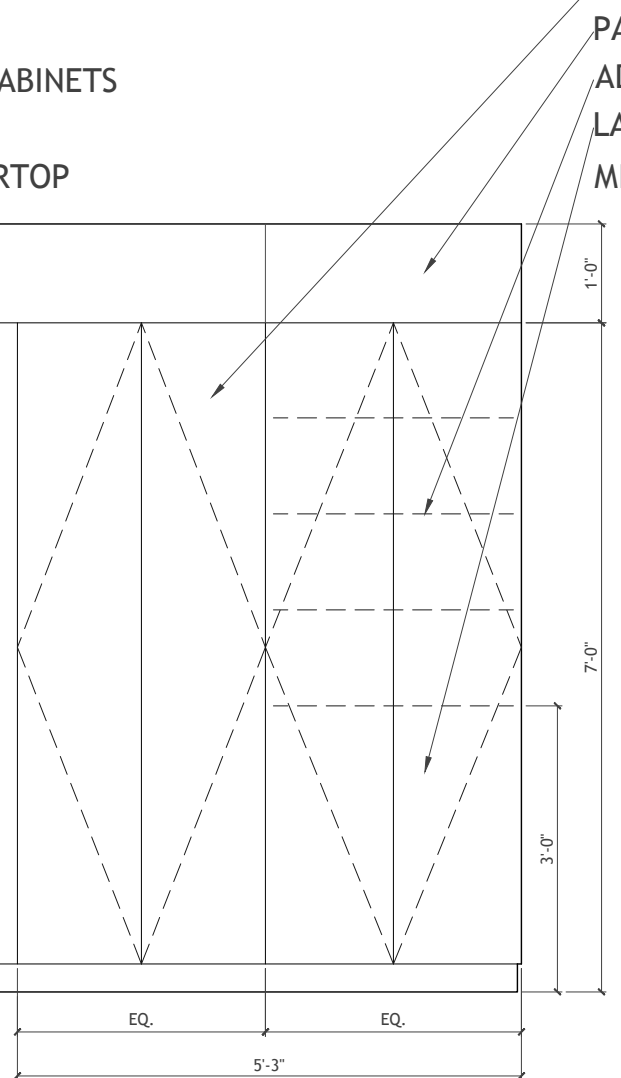
7 POWDER - WEST
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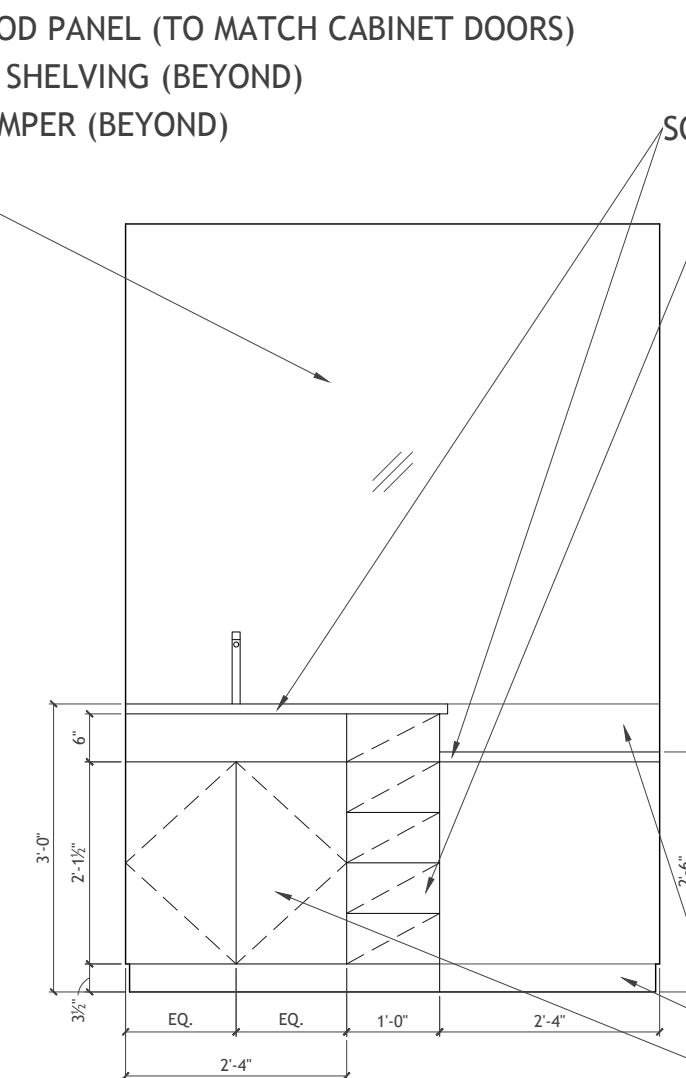
8 UTILITY - EAST
1/2" = 1' 0"



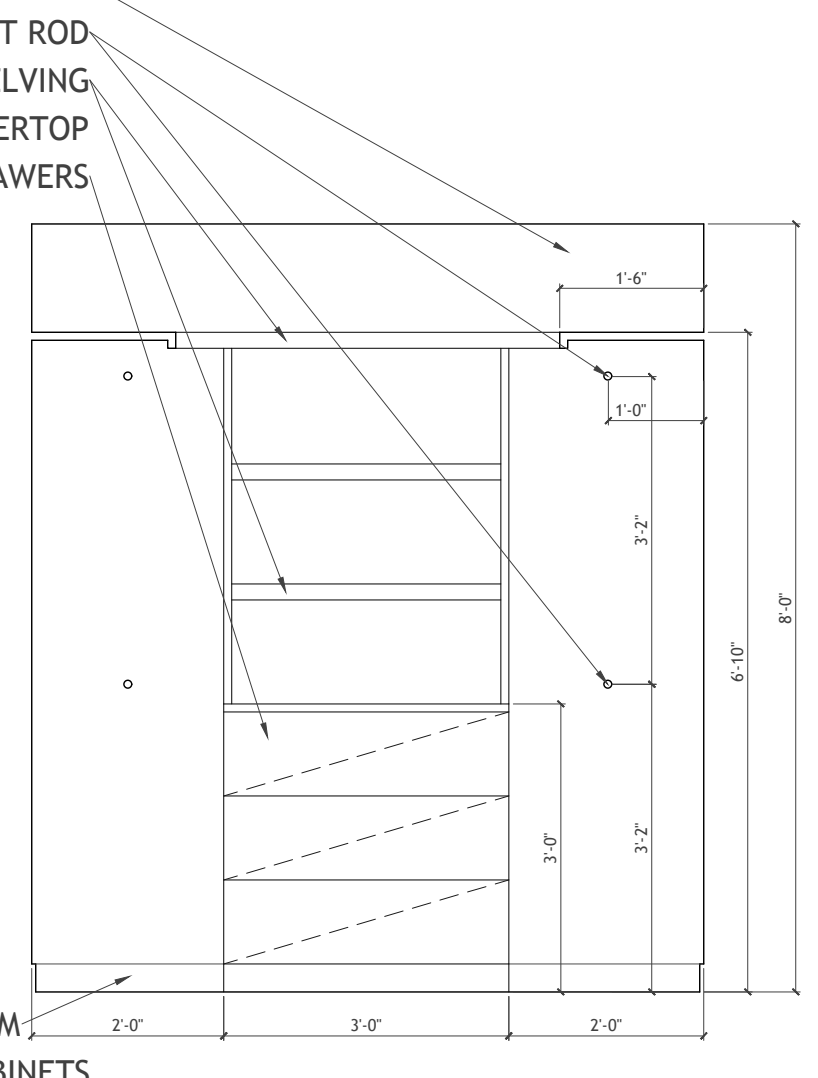
9 UTILITY - EAST
1/2" = 1' 0"



10 BATH 2 - EAST
1/2" = 1' 0"



11 BATH 2 - WEST
1/2" = 1' 0"



12 CL.2 - EAST
1/2" = 1' 0"

2408
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PERMIT SET
JANUARY 29, 2025
progress

a6.0
INTERIOR ELEVATIONS

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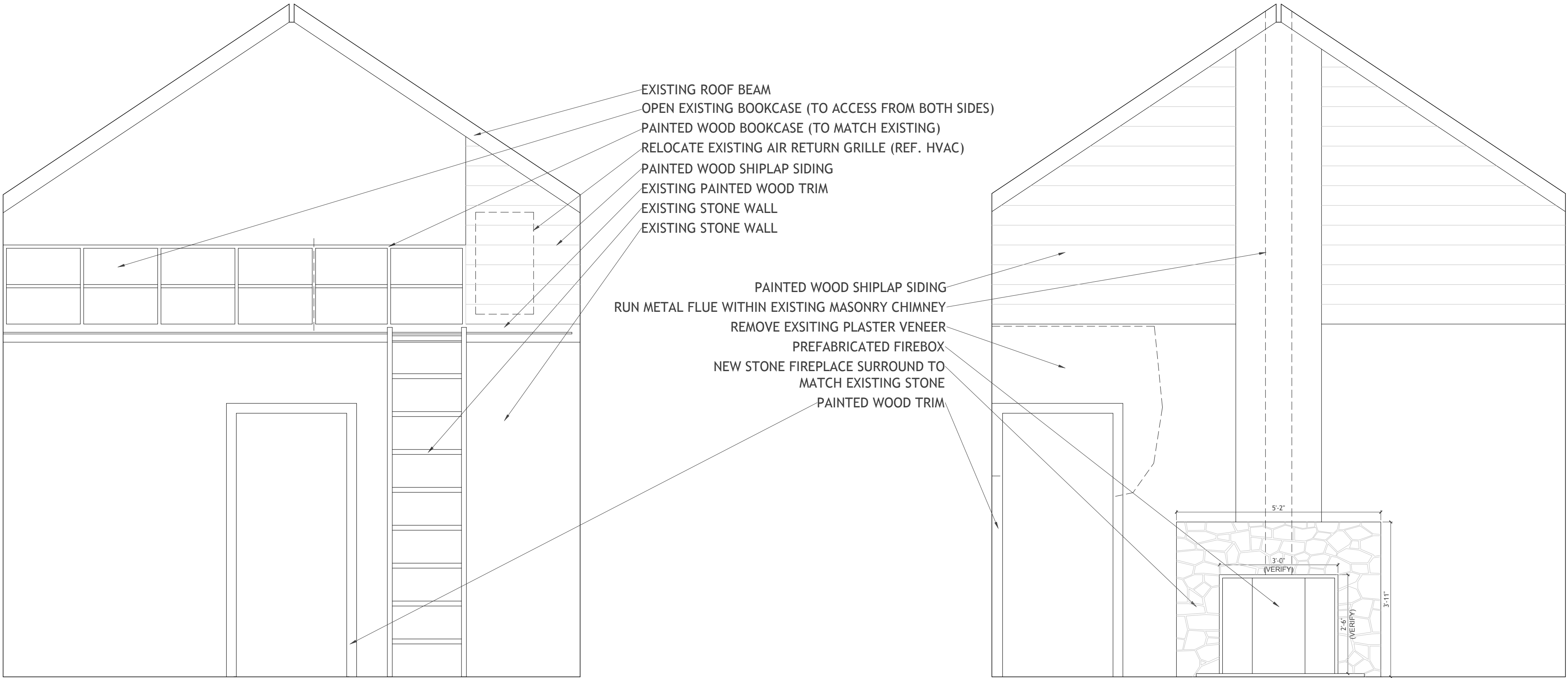
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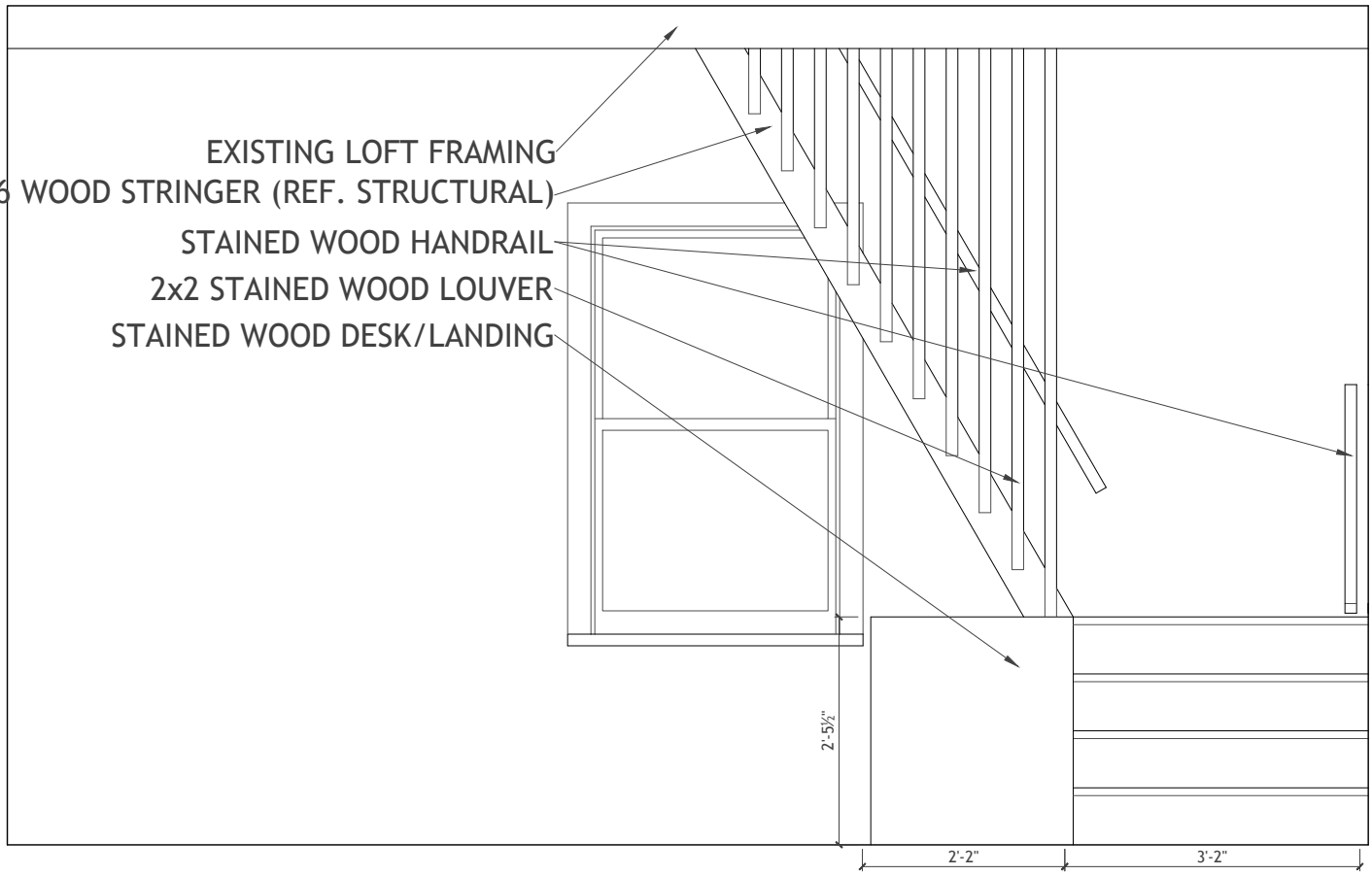
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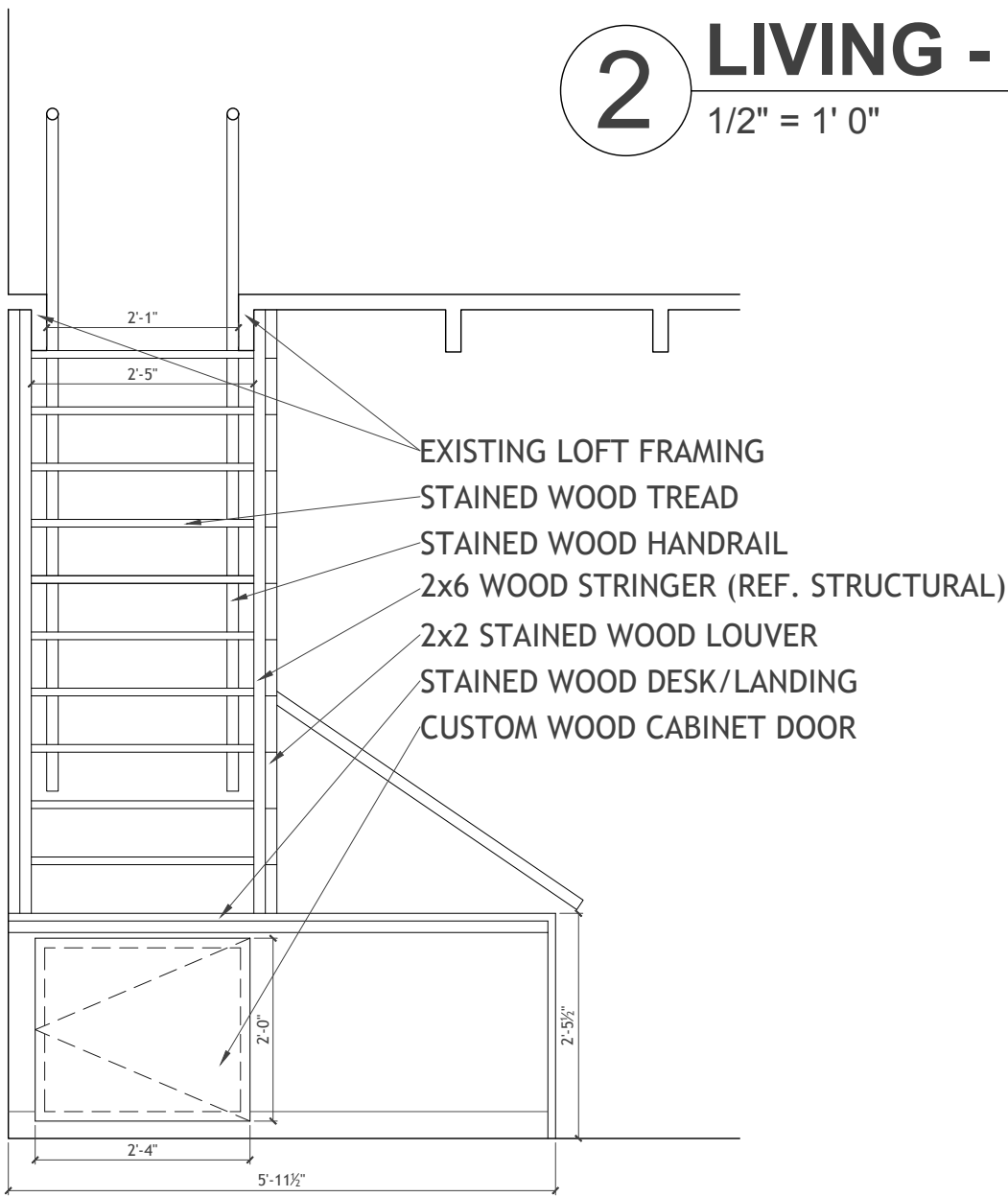


1 LIVING - NORTH
1/2" = 1' 0"

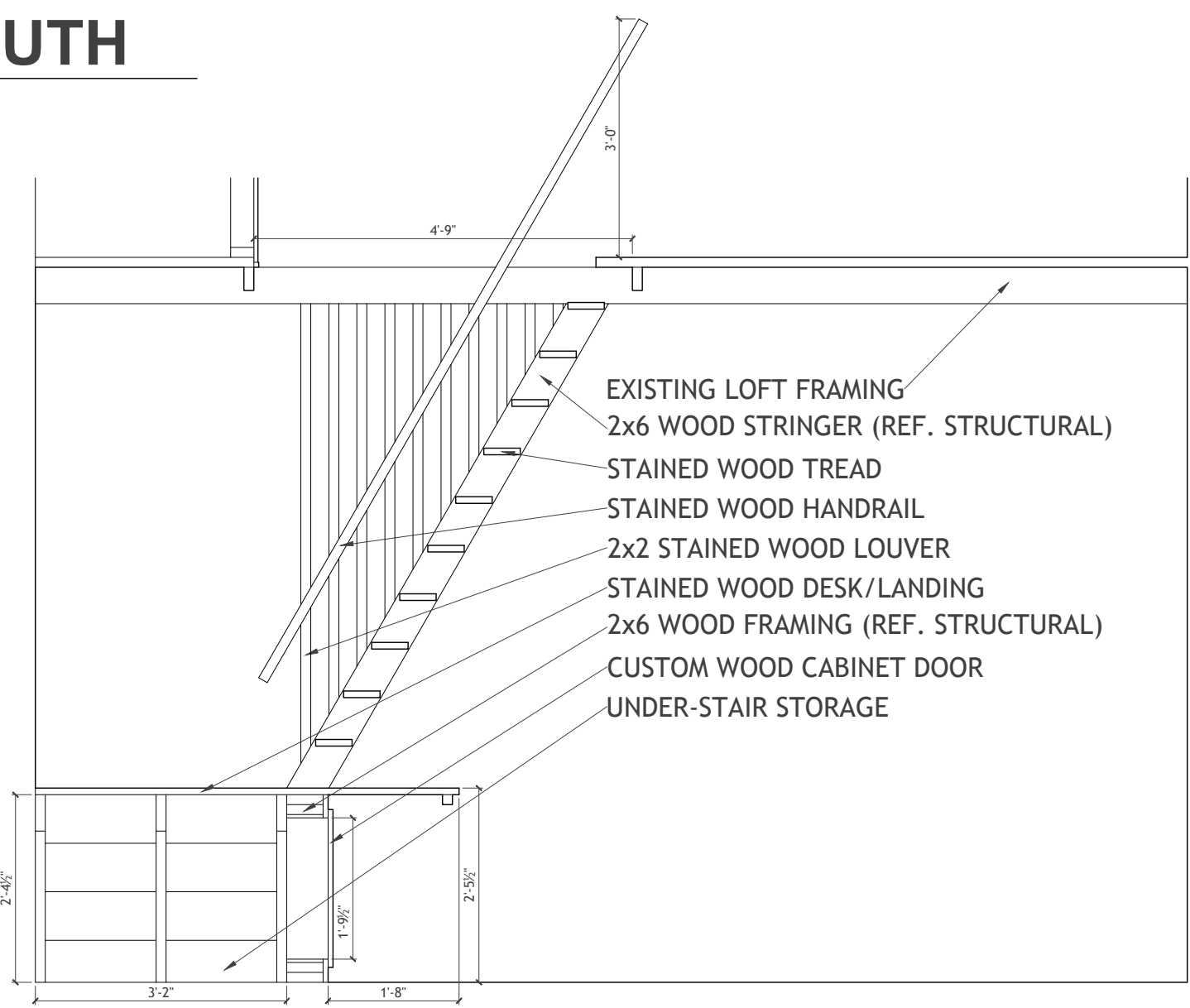


3 STAIR - NORTH
1/2" = 1' 0"

2 LIVING - SOUTH
1/2" = 1' 0"



4 STAIR - WEST
1/2" = 1' 0"



5 STAIR - SECTION
1/2" = 1' 0"

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a6.1
INTERIOR ELEVATIONS

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e1.0
ELECTRICAL

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-ELECTRICAL SYMBOL KEY:
- CEILING FAN
 - WALL SCONCE FIXTURE
 - PENDANT FIXTURE
 - ROUND RECESSED LED FIXTURE
 - VENT FAN
 - LINEAR LED FIXTURE
 - SINGLE SWITCH / 3-POLE SWITCH
 - 110-VOLT / 110-VOLT USB / 220-VOLT DUPLEX RECEPTACLE
 - GROUND-FAULT INTERRUPT 110-VOLT DUPLEX RECEPTACLE
 - WATERPROOF GROUND-FAULT INTERRUPT 110-VOLT DUPLEX RECEPTACLE
 - UNDER-CABINET LINEAR LED STRIP
 - DATA / GAS / WATER CONNECTION
 - FLUSH FLOOR 110-VOLT DUPLEX RECEPTACLE

