

Certificate of Appropriateness

1207 Angelo Street, Castroville, TX 78009

Date: March 10, 2025

Christus Health
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Irving, TX 75039
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RE: 1207 Angelo Street – Demolition, Restoration, Alteration, & New Construction

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	
Historic Zoning (HE/CG)	x
THC 1969 Survey	x
THC 2002 Resource	x
Other Historical Designation	Recorded Texas Historic Landmark (RTHL)

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 NOT met all COA application requirements. Please submit the following items:

1. Photographs of all elevations of the structure or property and details pertaining to the proposed work. *Please include photos of the existing garage and apartment.*



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2. Any other information which the Historic Landmark Commission or staff deems reasonably necessary to visualize and evaluate the proposed work – *please provide existing and demolition plans.*

GENERAL COMMENTS

Please note that this property that has a Recorded Texas Historic Landmark (RTHL) designation which means that it must also be reviewed by the Texas Historical Commission (THC). You can find the application for this process below:

[https://www.thc.texas.gov/public/upload/forms/interactive DOA RTHL application_02_20.pdf](https://www.thc.texas.gov/public/upload/forms/interactive_DOA_RTHL_application_02_20.pdf)

More information on Recorded Texas Historic Landmark designations can be found here:

<https://thc.texas.gov/review/state-project-review/recorded-texas-historic-landmark-review>

DEMOLITION & RESTORATION

Per Castroville's CZO Article IV, Section 2 (A)(II)(6) a demolition means an act or process that destroys or razes in whole, or in part, a building, object, site, or structure, including the permanent impairment of structural integrity. This includes demolition by neglect, which is defined as inaction or series of inaction that result in the destruction or irredeemable deterioration of a landmark building.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), demolition or relocation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Demolition & Restoration Comments

1. Per the CZO, Article IV, Section 2 (A)(VIII) the demolition or removal of a historic structure constitutes an irreplaceable loss to the quality of and character of the city. The addition to the original 1847 home appears in both the 1969 and 2002 Historical Resource Surveys. THC records notate that the two-story building was joined in restoration prior to 1969, however does not give a date. Typically, per the Secretary of the Interior's Standards for the Treatment of Historic Properties, the property is over 50 years old and has acquired historical significance in its own right, (page 83 of the City of Castroville Design Guidelines) therefore preservation of this structure would be recommended. However, the applicant is proposing to facilitate a restoration of the original home. Per the CZO, Article IV, Section 2 (A)(II)(9) a restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. In this case, *the demolition of the addition may be allowed, IF true restoration is considered as a treatment, per the Secretary of*

the Interior's Standards for the Treatment of Historic Properties, AND the RTHI application is approved by the Texas Historical Commission (THC). Secretary of the Interior's Standards for Restoration:

- o the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods
 - o when there is substantial physical and documentary evidence for the work
 - o when contemporary alterations and additions are not planned
2. According to the Medina County Appraisal District, the garage was built in 1983, therefore is not historic.
 3. Please provide photos of the apartment that is being proposed to be demolished and clarify the location on the existing site plan.

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

4. Sheet A-100 states to refer to landscape documents for all work related to site, however this document was not provided in the submission packet. Please provide landscape drawings to verify the compatibility of the pathways and walls with the historic district.
5. Sheet A-100 notates a 6ft fence on the property line. It is unapparent where the proposed fence begins and ends. Currently the plans depict that it runs the perimeter of the parcel, along the property line. Please verify the placement of the six-foot fence and submit materials to be used.
6. Per the Castroville Design Guidelines, Section II, Windows (pg. 16), replace the window with wood of the same dimension and profile if all or most of the window is

beyond repair. Sheet A-200 shows typical single hung windows on the front of the "House". Sheet M-1 shows six-over-six windows. Please update plans to show correct windows that will be used.

7. Per the Castroville Design Guidelines, Section II, Doors (pg. 19), retain and repair deteriorated entrance doors and screen doors. Replace a missing or unrepairable damaged screen door with a new wooden screen of appropriate dimensions. The new door being proposed on the East Elevation does not reflect historical photos. Note that a screen door is also depicted in the 1969 THC photo below.



8. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 21), avoid Portland cement plaster as mortar or stucco material. Reinstall a soft limestone plaster if the majority of the building is plastered and/ or the stone is soft.
9. Per the Castroville Design Guidelines, Section II, Roofs (pg. 31), new gutters/downspouts should not block important architectural features, such as the columns on the porches, especially on the front of the original house.
10. Per the Castroville Design Guidelines, Section II, Porches (pg. 35), preserve an original porch when feasible. If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever possible.
11. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), preserve historic fences where they survive, such as the existing gate and posts along London Street. Unique elements such as wrought iron fences add charm and enhance the value of a property.
12. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 36), consider a fence height of three feet or less for the front yard. The four-foot fences common today were not typical historically.
13. Per the Castroville Design Guidelines, Section II, Landscaping, Walkways and Driveways (pg. 38), locate off-street parking, as much as possible, to the rear of

your property, such as the proposed parking bulb outs at the front of the property.

14. Per the Castroville Design Guidelines, Section II, Landscaping, Walkways and Driveways (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.

NEW CONSTRUCTION

Per Castroville's Comprehensive Zoning Ordinance, Article IV, Section II (22)(b)(iii), the Historic Landmark Commission is the reviewing authority for applications regarding new construction on real property which is located in an area designated or pending designation as a historic landmark or district or on land necessary for access to and use of a structure designated or pending designation as a historic landmark or district.

New Construction Comments

15. Per the Castroville Design Guidelines, Section III, New Construction on Historic Lots (pg 45, 46, 52, and 55), designs that seek to contrast with the existing historic context simply for the sake of being different are discouraged. This does not mean, however, that new buildings must look old. In fact, imitating historic styles is generally discouraged; historians prefer to be able to "read" the evolution of the street, discerning the apparent age of each building by its style and method of construction. It is not merely an accumulation of borrowed features that achieves a successful relationship between old and new; the greatest chance of success comes from an assessment of the essential characteristics of the historic resources on the lot. Building materials of new structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. It is recommended that some use of the dominant materials of the original home should be used in the proposed visitor's center for a cohesive look.

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