



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025057

Submittal Date: 03/07/2025

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: 1207 Angelo St.

Zoning: Historic Residential

Legal Description: Lot 4

Block 5

Range 6

Subdivision

Range

Landmark Name: Dubuis House

Owner Information

Owner Name: CHRISTUS Health

Mailing Address: 5101 N. O' Connor Blvd., Irving, Tx. 75039

Phone:
903-606-6090

Fax:

Email: g.saenz@christushealth.org

Project Description

This project consists of the demolition of the non-historic addition to the Dubuis House and the construction of a new visitor's center.

Also a interior remodel to it's original state and a refinishing of the exterior of the house. In addition a parking lot is to be added and and new landscape for the entire site.

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: 3-7-25



March 3, 2025

City of Castroville – Community Development Department
703 Paris St.
Castroville, Tx. 78009
Telephone: 830-931-4040
Email: permits@castrovilletx.gov

Re: 2405A1 Dubuis House Rehabilitation

Dear City of Castroville – Community Development Department:

I, Gabriela Saenz, hereby authorize Alex Martinez of Fisher Heck Architects to act on behalf of CHRISTUS Health in regards to the proposed renovation of the Dubuis House site located at 1207 Angelo St.

Sincerely,

A handwritten signature in blue ink that reads "Gabriela Saenz". The signature is fluid and cursive.

Gabrieal Saenz
Senior Vice President, Corporate Services at CHRISTUS Health

Cc:
File

Lot 4, Block 5, Range 6, Castroville, Texas as
recorded in Volume 1 on page 124 of the
Plat Records of Medina County, Texas.

0 60'

1" = 30' (U. S. Survey Feet)

Record Courses, shown in RED, refer to Volume 1, page 124.
All "SET" corners are marked with a red plastic cap stamped "CAREY 4454."
Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.
Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741, Ph. 512.440.7723

THIS PLAT IS THE PROPERTY OF MEDINA VALLEY SURVEYS, INC. AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF MEDINA VALLEY SURVEYS, INC.

UNLESS DIGITALLY SIGNED, THIS PLAT, AS PREPARED, HAS MY SIGNATURE, IN RED, AND IS EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT DISPLAY THESE TWO ITEMS IT IS A COPY AND IT MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR INFORMATION CONVEYED ON SUCH COPIES.

MEDINA VALLEY SURVEYS, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.

ALL RIGHTS RESERVED. COPYRIGHT 2022, MEDINA VALLEY SURVEYS, INC. ©

WARNING: ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS
REGISTERED FROM AN ACTUAL SURVEY MADE ON THE
GROUND BY ME AND THAT THERE ARE NO VISIBLE
ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

Paul T. Carey, Registered Professional Land Surveyor
Licensed State Land Surveyor, Texas Registration Number 44

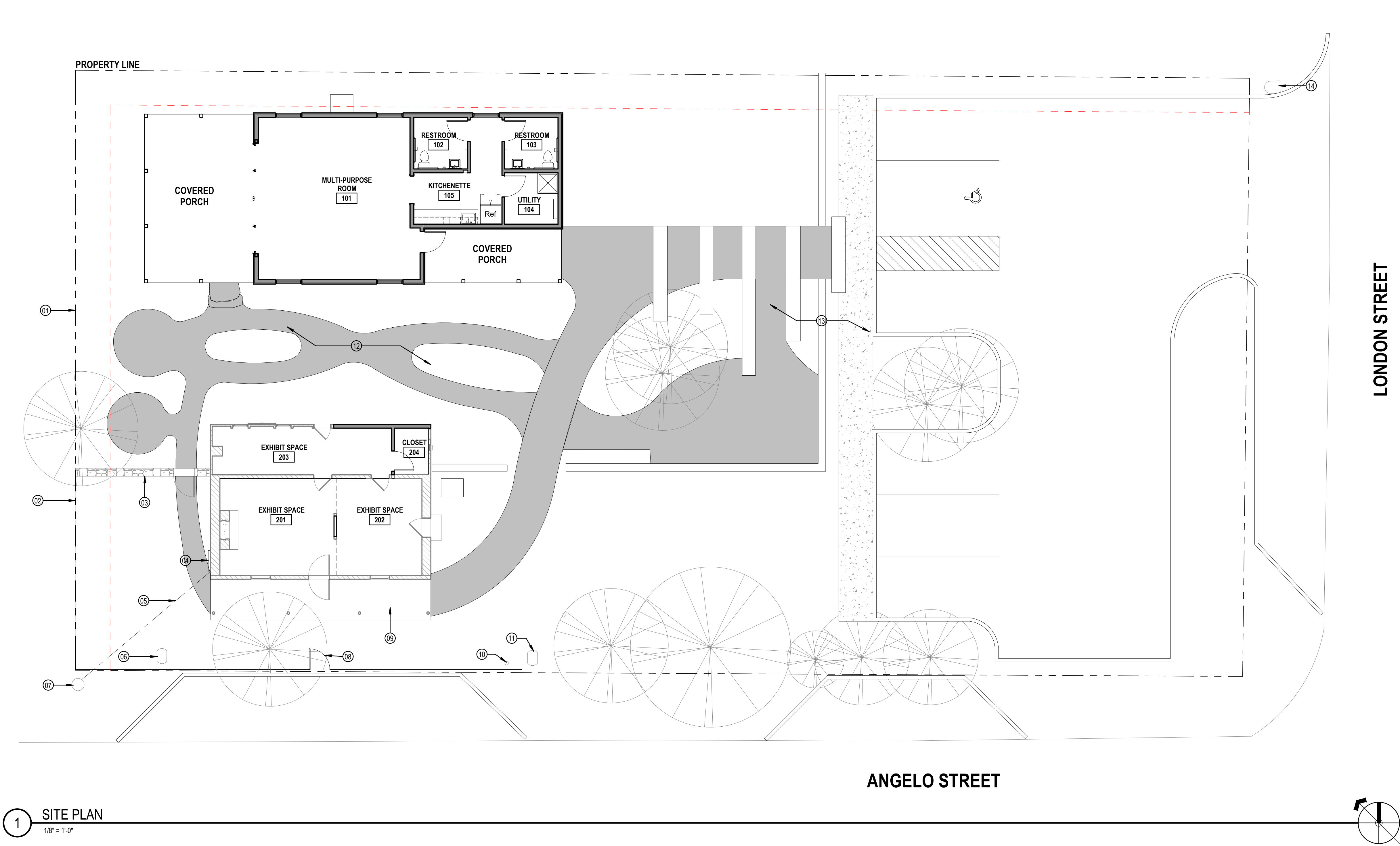
Detailed description of proposed work for the historic Dubuis House:

Initially the addition to the house that was added in the 1960's will be demolished along with the garage and apartment just north of the house. The existing fence on the north and west of the property will be removed and replaced with a new one. The existing low fence on the south and east of the property will be removed along with the existing gate. Some of the smaller trees will be removed to allow for a new landscape layout. There will be a new garden, outdoor sitting areas and new walkways to the Dubuis house and the new Visitor's center. Also, there will be a new parking lot on the site for visitors and some new curbside parking. A new visitor's center will be built just north of the existing house. The visitors center will include a multi-purpose room, a kitchenette, restrooms and a large covered porch that can be screened in.

Rationale for why the proposed change is compatible with designation as a historic landmark or property within a historic district:

The historic Dubuis house will be restored to its original condition. The site will be renovated to allow for public parking and outdoor areas for visitors to enjoy the outdoor environment of the site. The new visitor's center is designed to reflect the existing historic context and aesthetics of the surrounding neighborhood.

2/28/2025 2:27:42 PM



GENERAL NOTES

- CONTRACTOR TO REFER TO CIVIL AND LANDSCAPE DOCUMENTS FOR ALL WORK RELATED TO THE SITE. CONTACT OWNER FOR THESE DOCUMENTS.

KEYNOTES

- 6FT. FENCE
- 4FT. METAL FENCE
- EXISTING LOW STONE FENCE
- EXISTING ELECTRICAL METER AND PANEL
- BURIED ELECTRICAL LINE
- EXISTING WATER METER
- EXISTING ELECTRICAL POLE
- RESTORED METAL GATE
- CONCRETE PORCH
- THG SIGN
- GAS LINE CONNECTION
- PRAYER GARDEN
- REFER TO LANDSCAPE DRAWINGS
- EXISTING TELECOM SERVICE



8 VAYA FURNITURE

C1, C2 & C3 - PHOTO REFERENCE



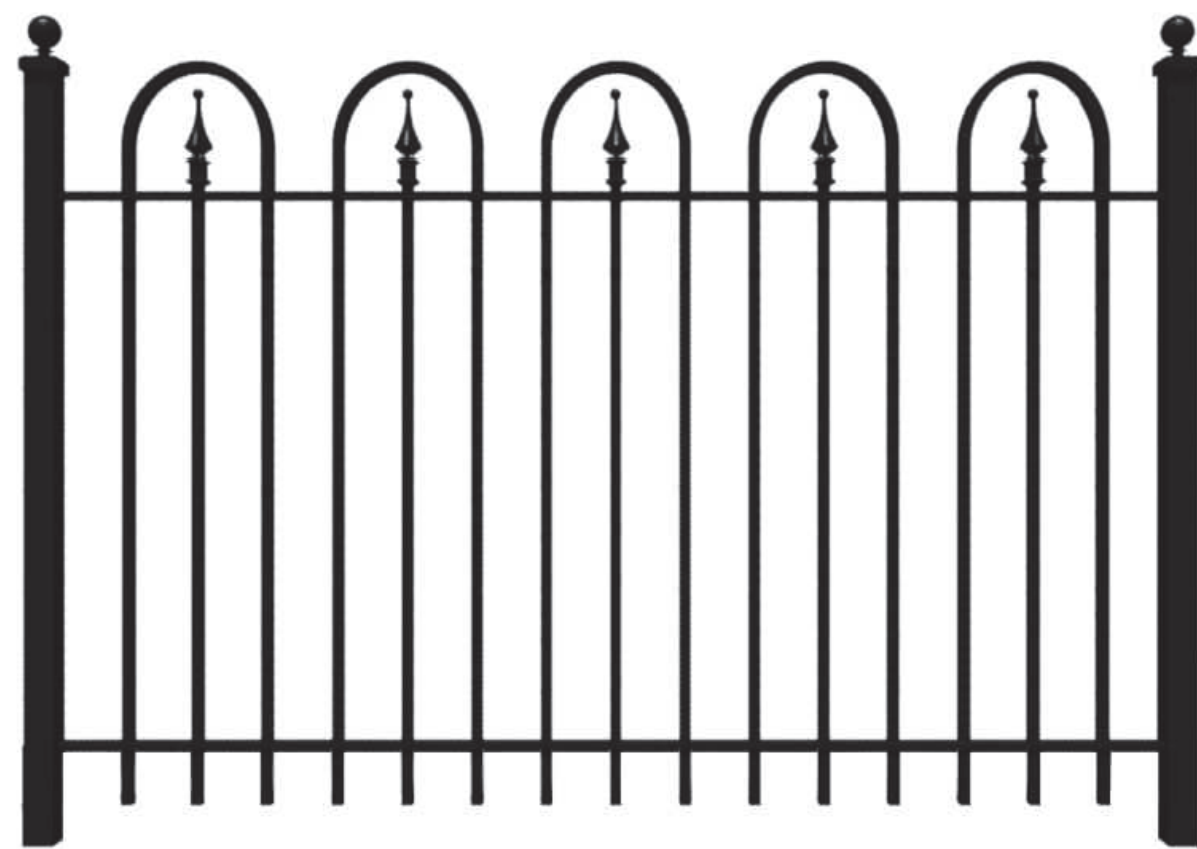
7 INSET LETTERS

S3 - PHOTO REFERENCE



6 EXISITNG LOW MASONRY WALL

M1 - PHOTO REFERENCE



5 ORNAMENTAL FENCE & GATE

S1 & S2 - PHOTO REFERENCE



4 LIMESTONE FINES

F5 - PHOTO REFERENCE



3 MEXICAN CREAM PATIO FLAGSTONE

F4 - PHOTO REFERENCE



2 WESTWOOD BROWN COLORED CONC.

F3 - PHOTO REFERENCE



1 DECOMPOSED GRANITE

F1 - PHOTO REFERENCE

Fisher Heck
ARCHITECTS

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #23326

02/27/2025



LANDSCAPE ARCHITECTURE +
URBAN DESIGN
1432 S ST MARY'S ST, SAN ANTONIO,
TX 78210
O: (210) 963-7447
CORAL-STUDIO.COM

FOR REVIEW ONLY.
Not for regulatory approval,
permitting or construction.

02/27/2025

PROJECT:
DUBUIS HOUSE REHABILITATION

SHEET TITLE:
MATERIAL IMAGERY

PROJECT NO: 2405A1

△ REVISIONS DATE

SHEET NO:

LC 1.2

REFINISHED AND REPAINTED
WALL SCONCES

REFINISHED AND REPAINTED
WOOD COLUMNS



DEMO EXISTING METAL ROOF
AND DECKING AND REPLACE
WITH NEW ROOF DECKING AND
STANDING SEAM METAL ROOF

DEMO EXISTING STUCCO,
PREPARE WALLS FOR NEW
STUCCO.

DEMO EXISTING PORCH AND
REPLACE



REFINISHED AND REPAINTED
WOOD FASCIA

REFINISHED AND REPAINTED
WINDOW SASH AND TRIM

REFINISHED AND REPAINTED
WOOD VALANCE

REFINISHED AND REPAINTED
DOOR, FRAME AND TRIM

REFINISHED AND REPAINTED
WINDOW SASH AND TRIM

DEMO NON-ORIGINAL ADDITION
AND FOUNDATION



DEMO NON-ORIGINAL ADDITION
AND FOUNDATION

DEMO LIGHT POLE



DEMO EXISTING METAL ROOF
AND DECKING AND REPLACE
WITH NEW ROOF DECKING AND
STANDING SEAM METAL ROOF

DEMO EXISTING METAL
GUTTERS AND DOWNSPOUTS

REFINISHED AND REPAINTED
WINDOW SASH AND TRIM

DEMO EXISTING STUCCO,
PREPARE WALLS FOR NEW
STUCCO.



STONE CAP TO BE REPLACED

REPLASTERED CHIMNEY

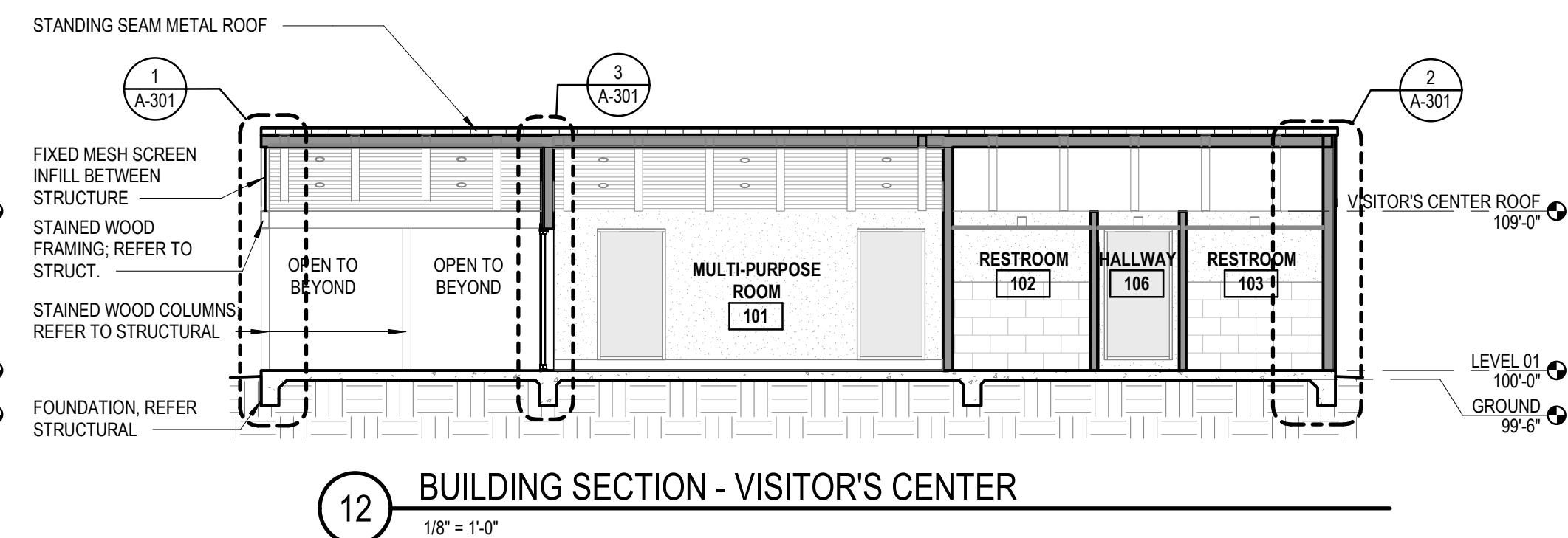
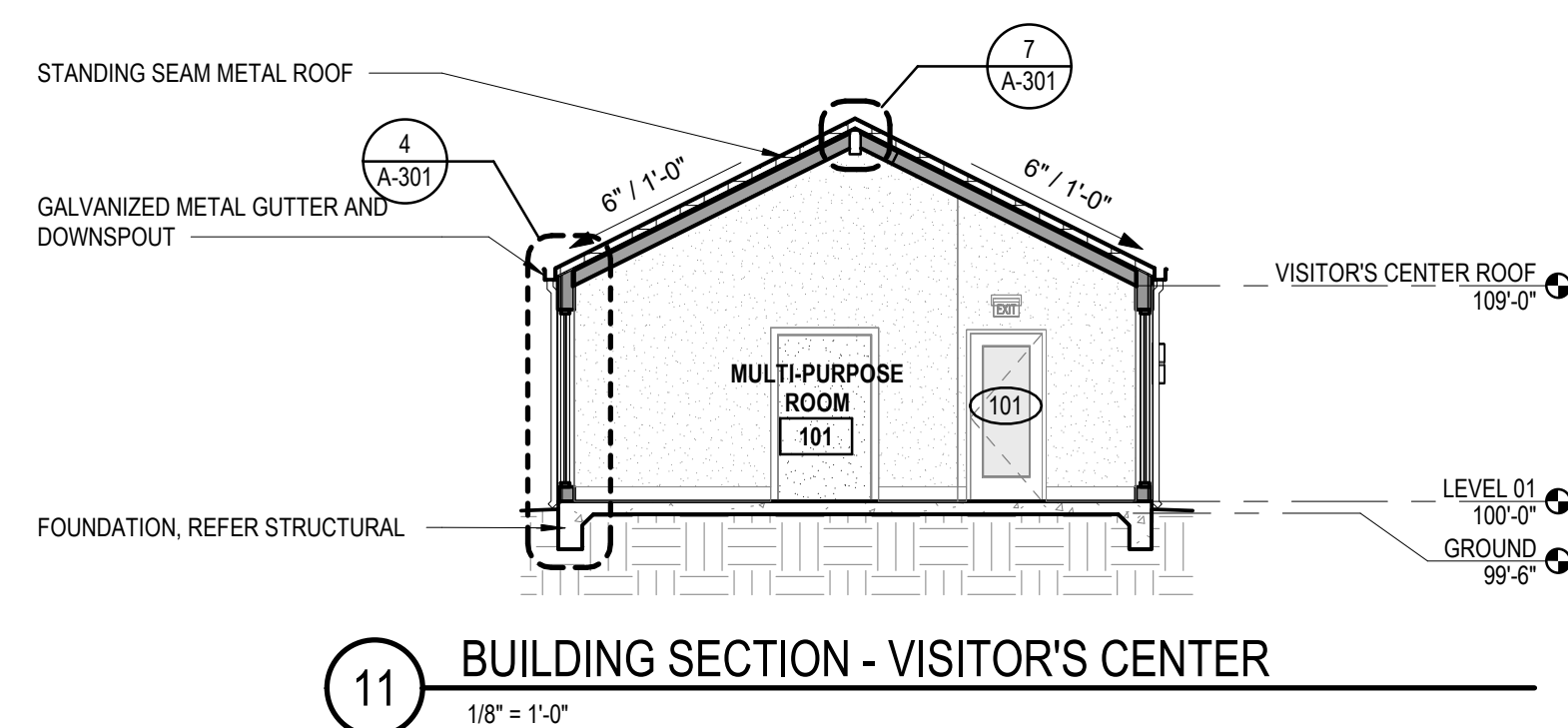
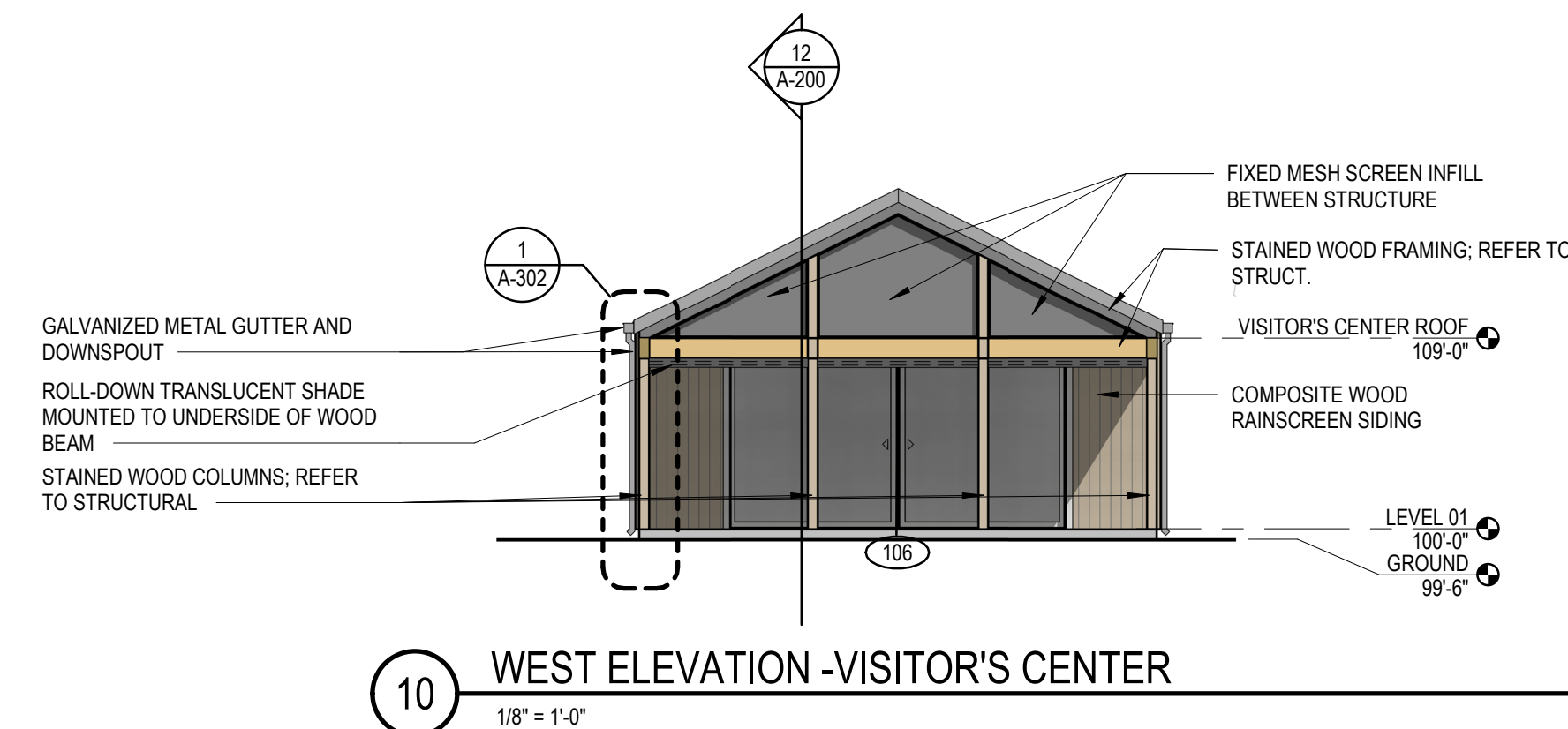
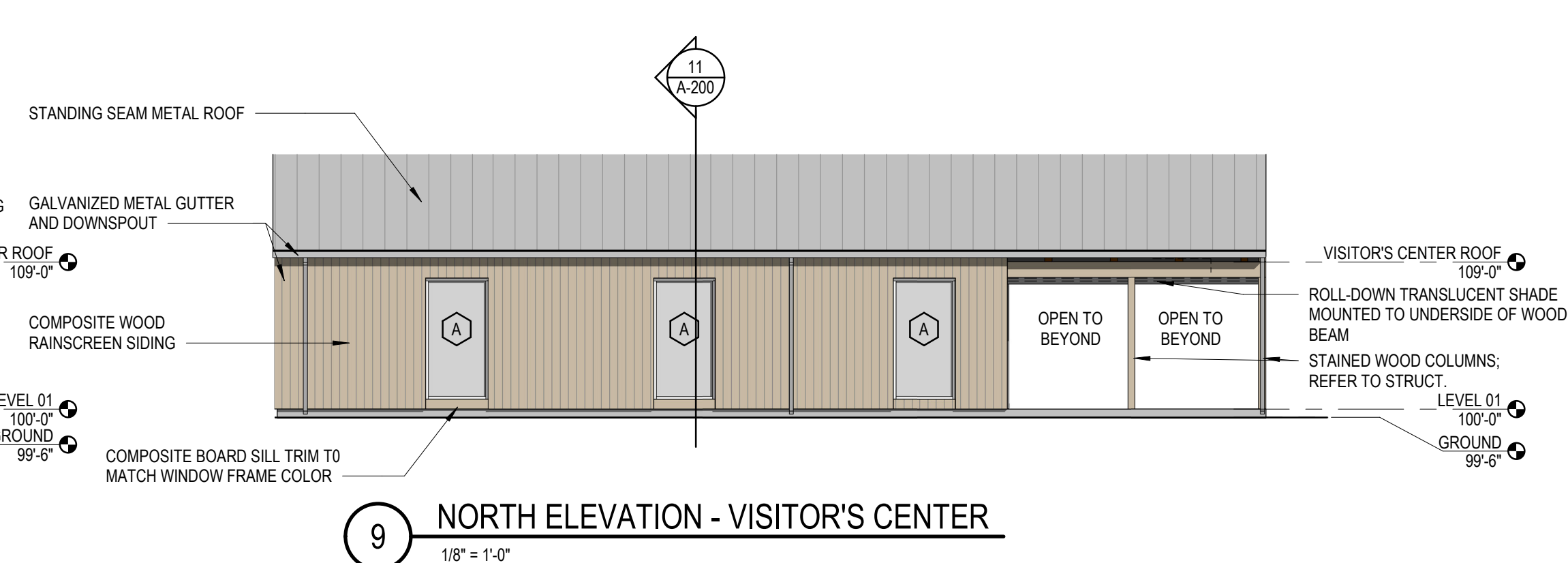
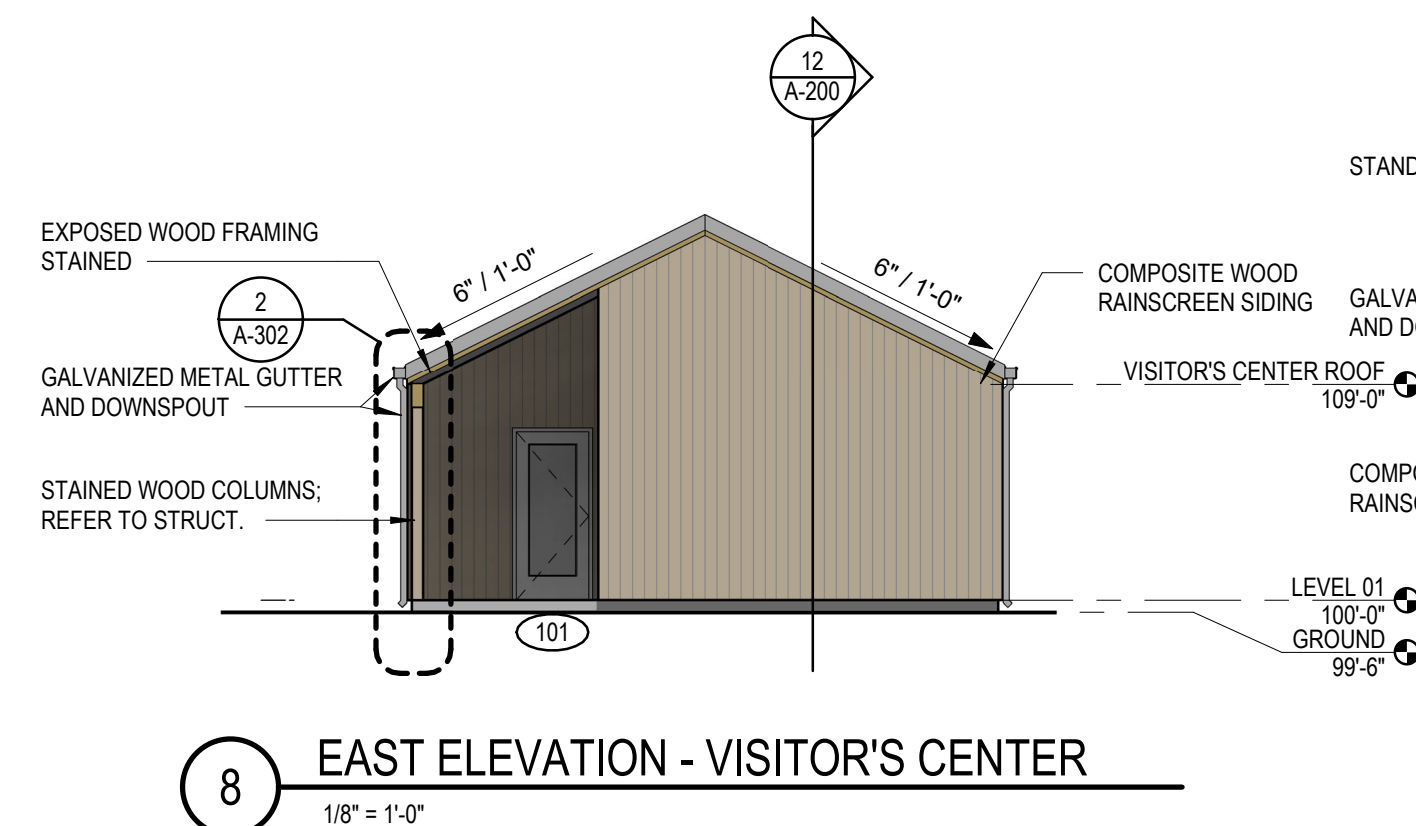
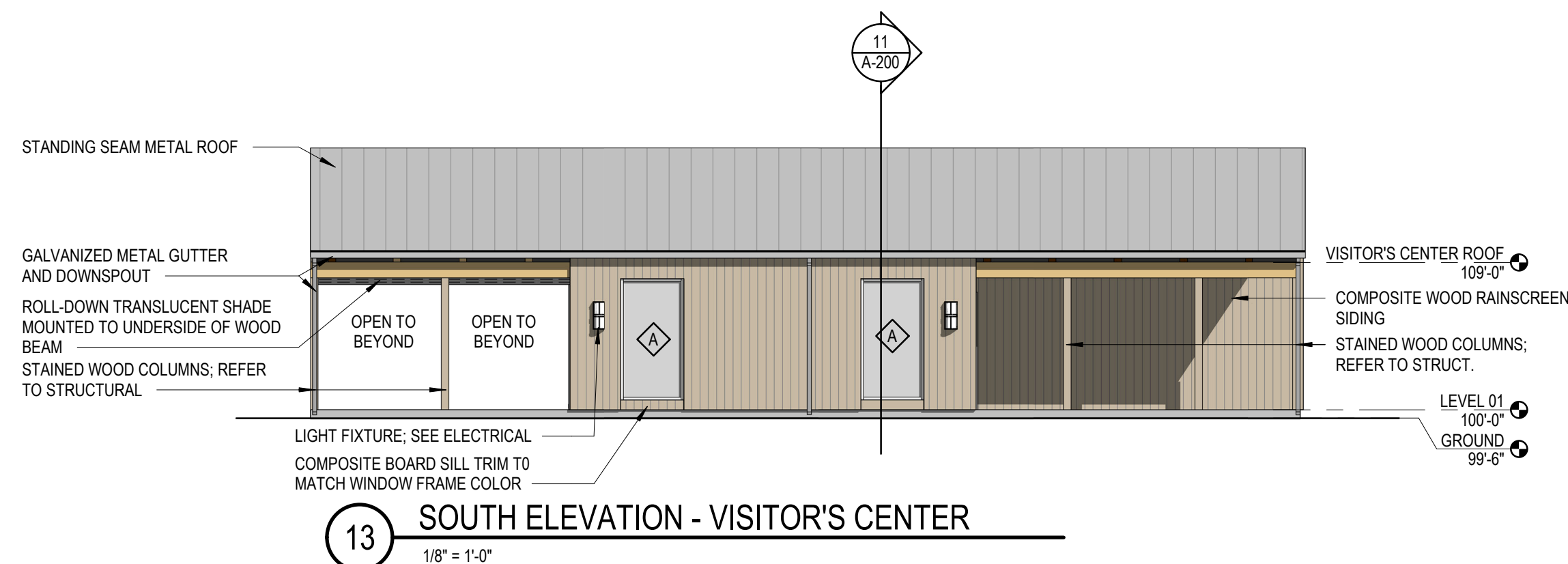
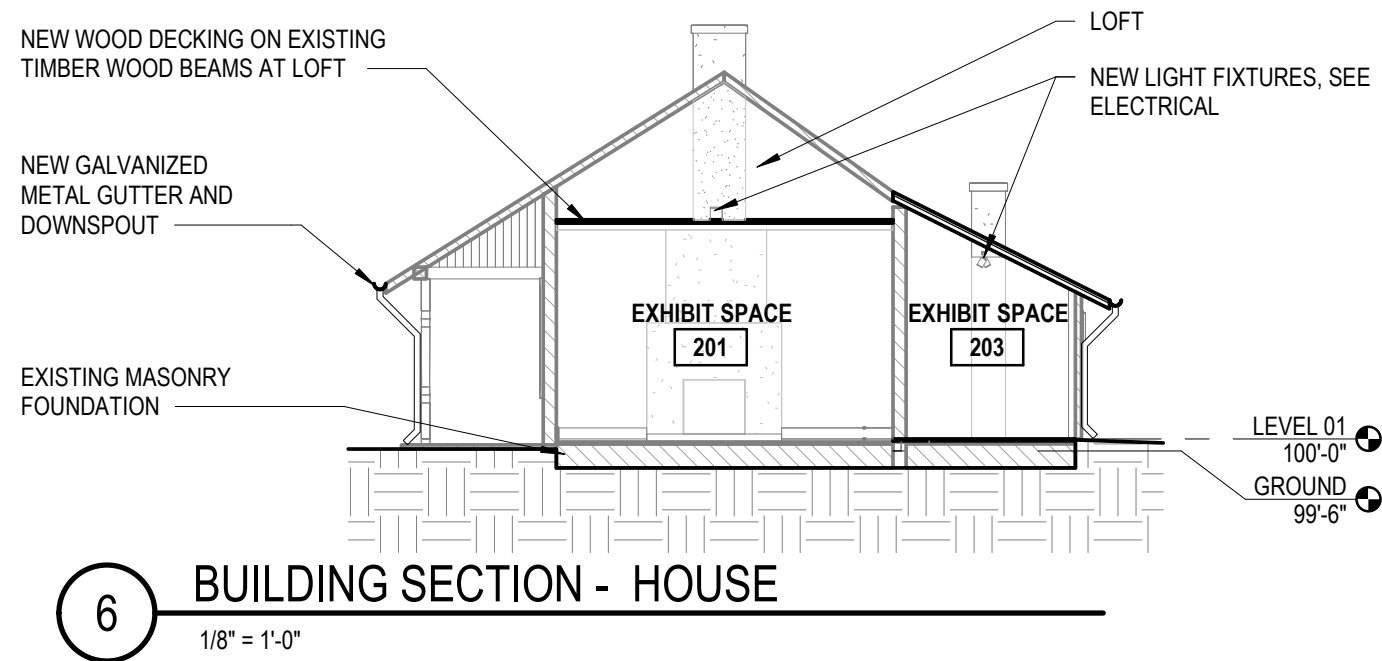
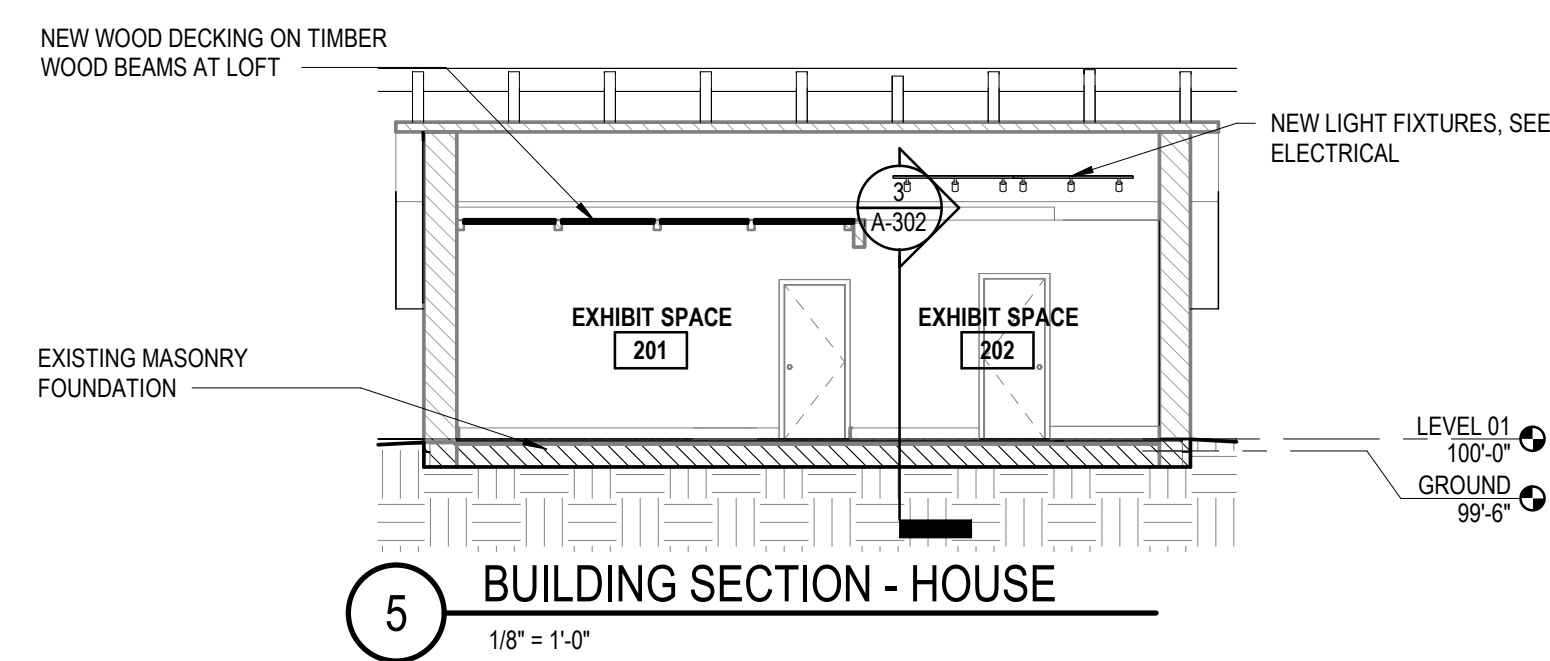
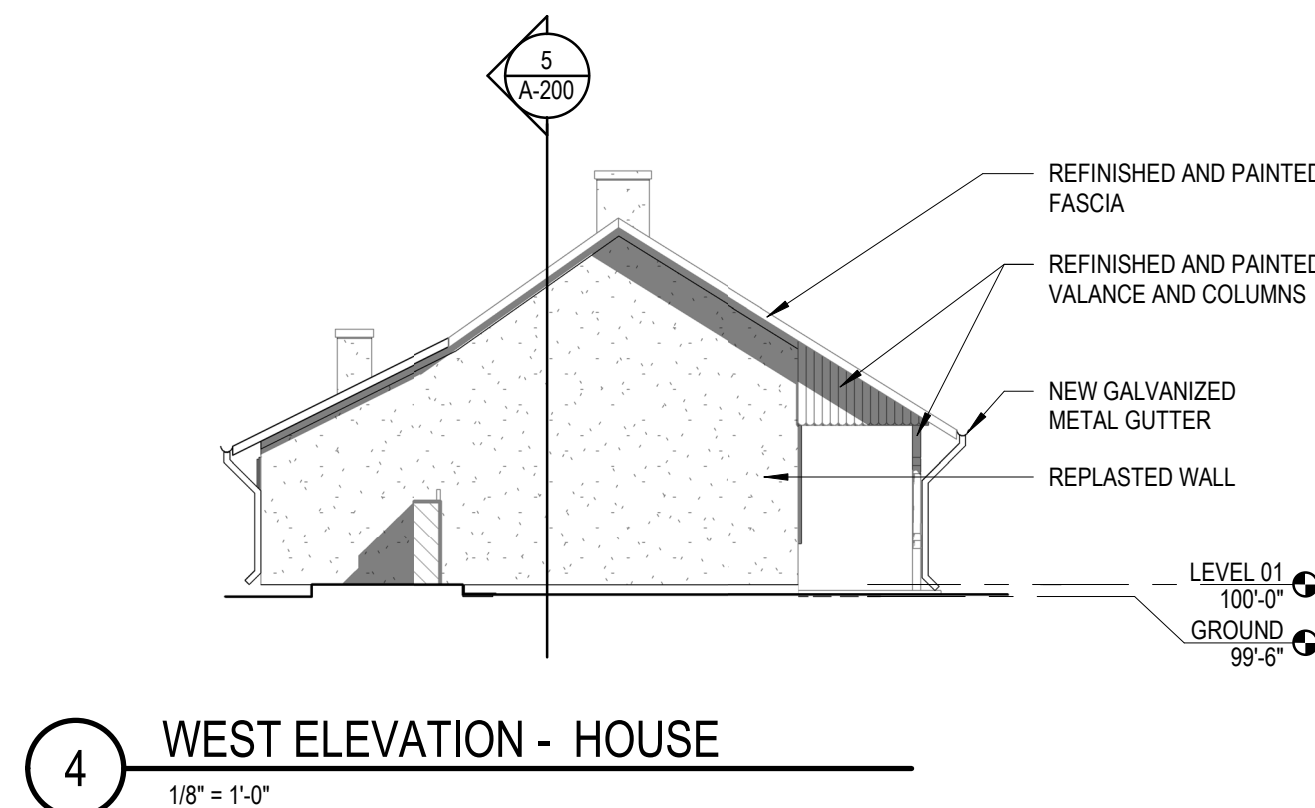
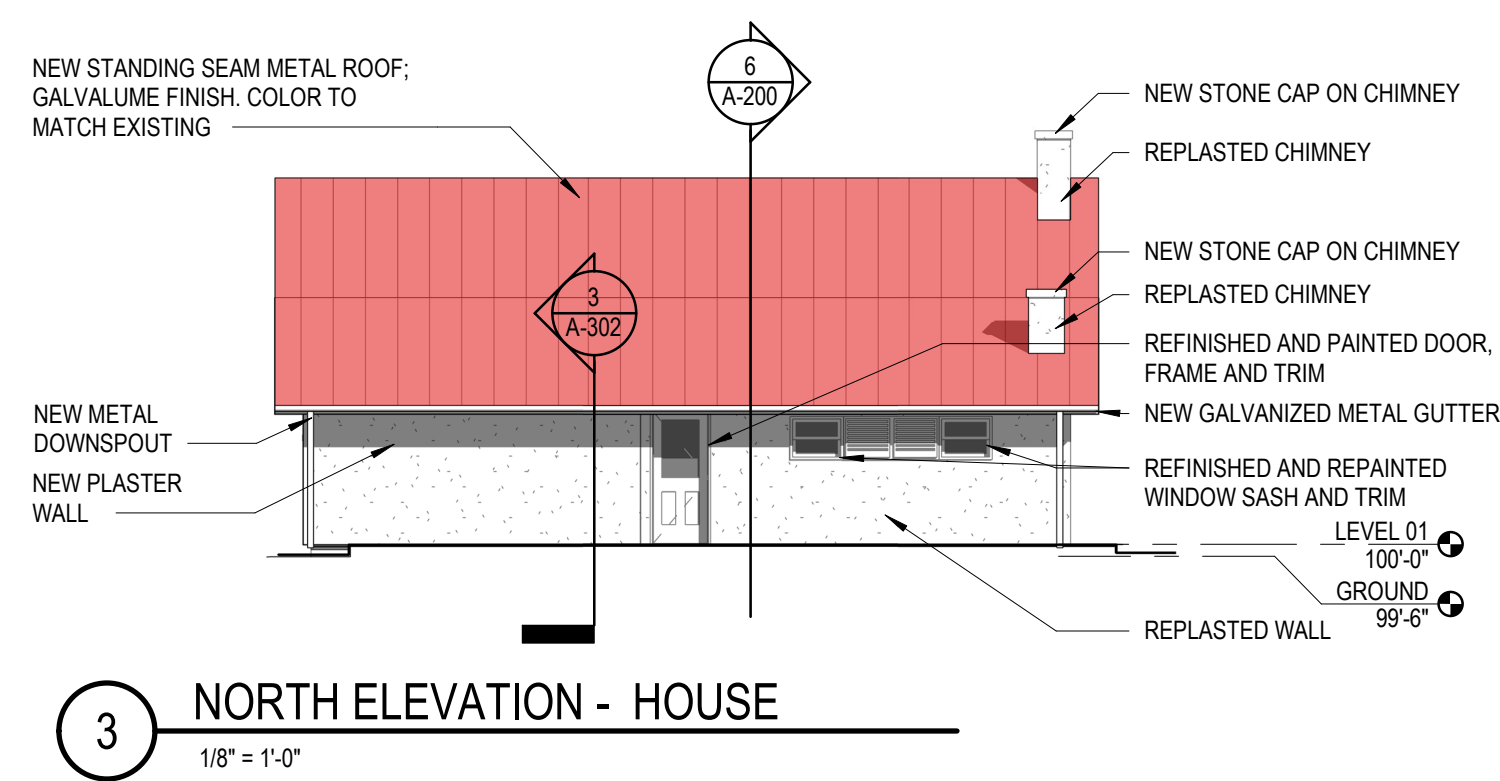
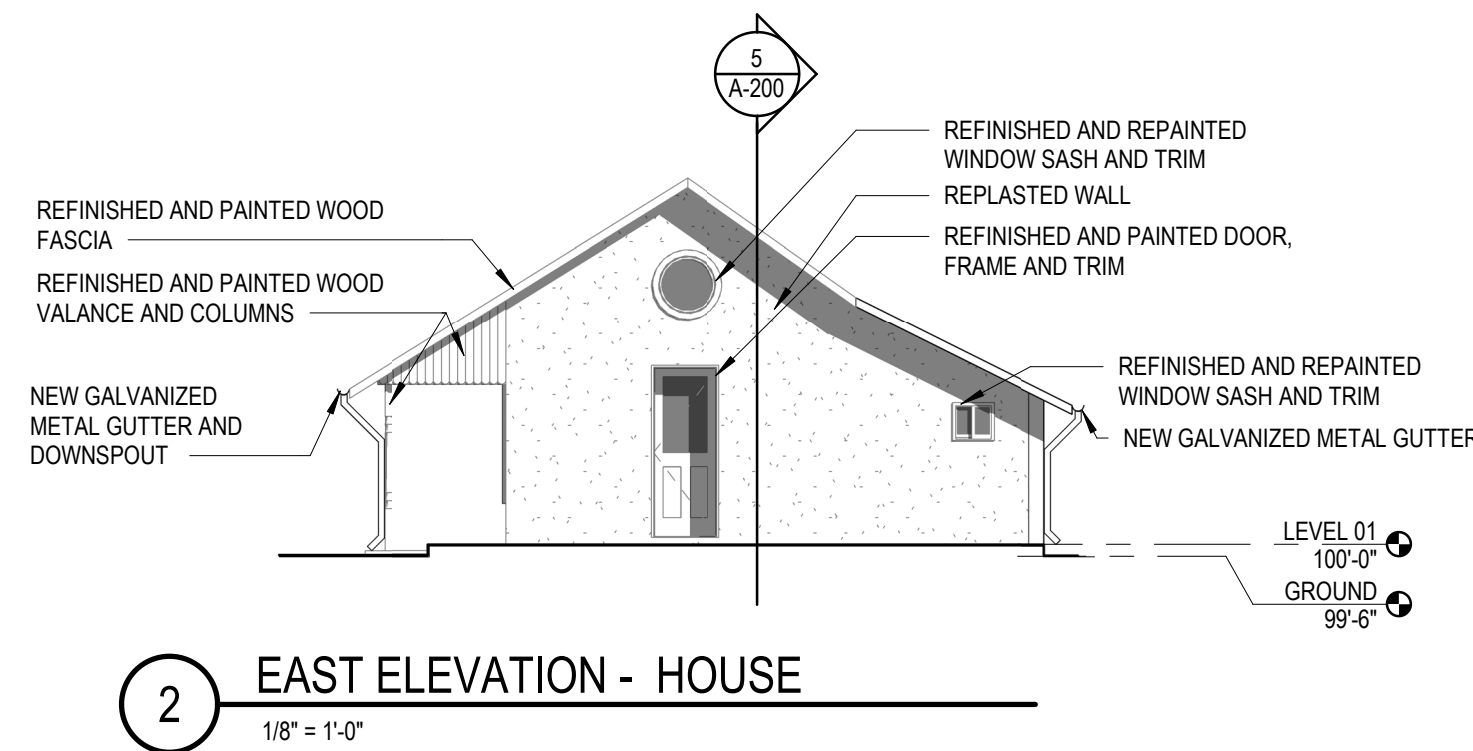
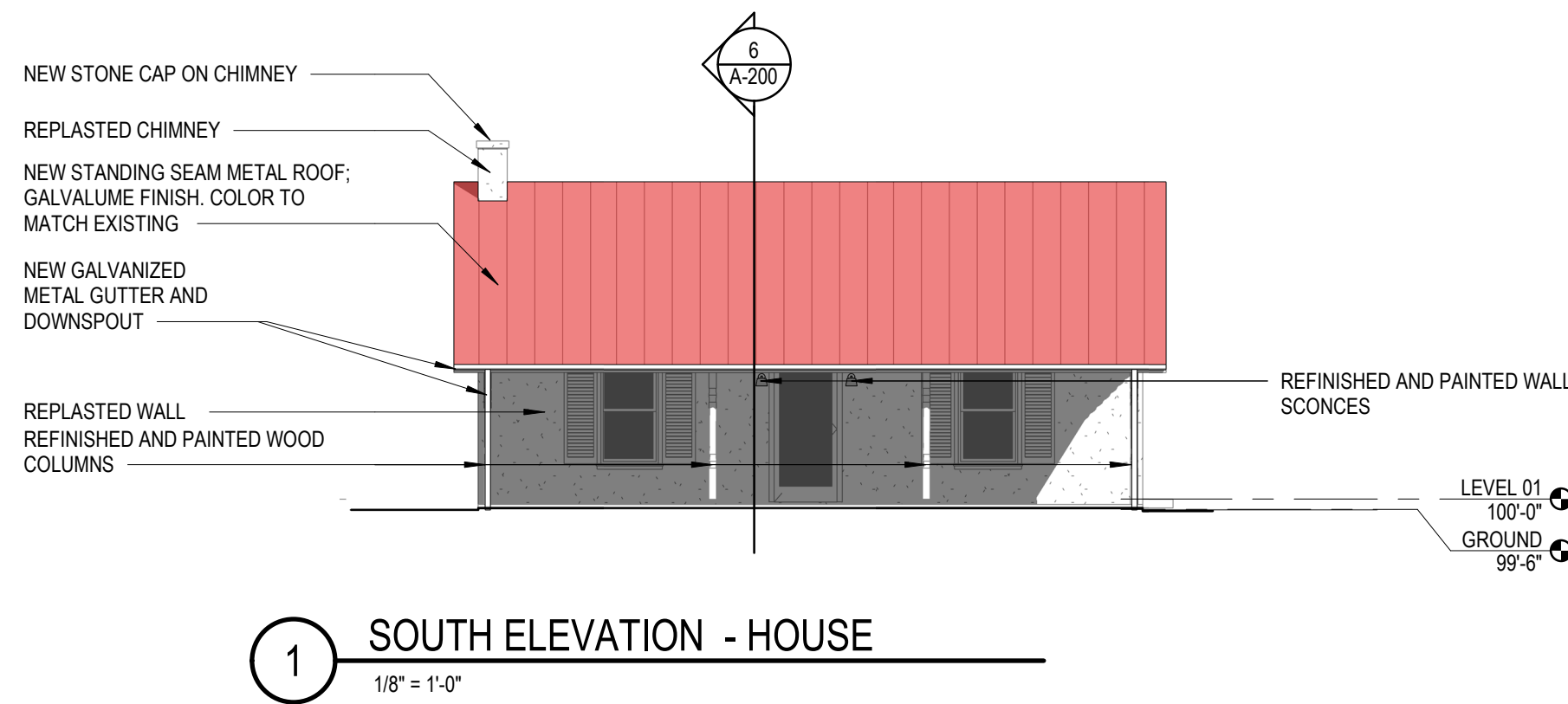
DEMO REFRIGERANT PIPING
AND ENCLOSURE

DEMO AC UNIT AND CONCRETE
PAD

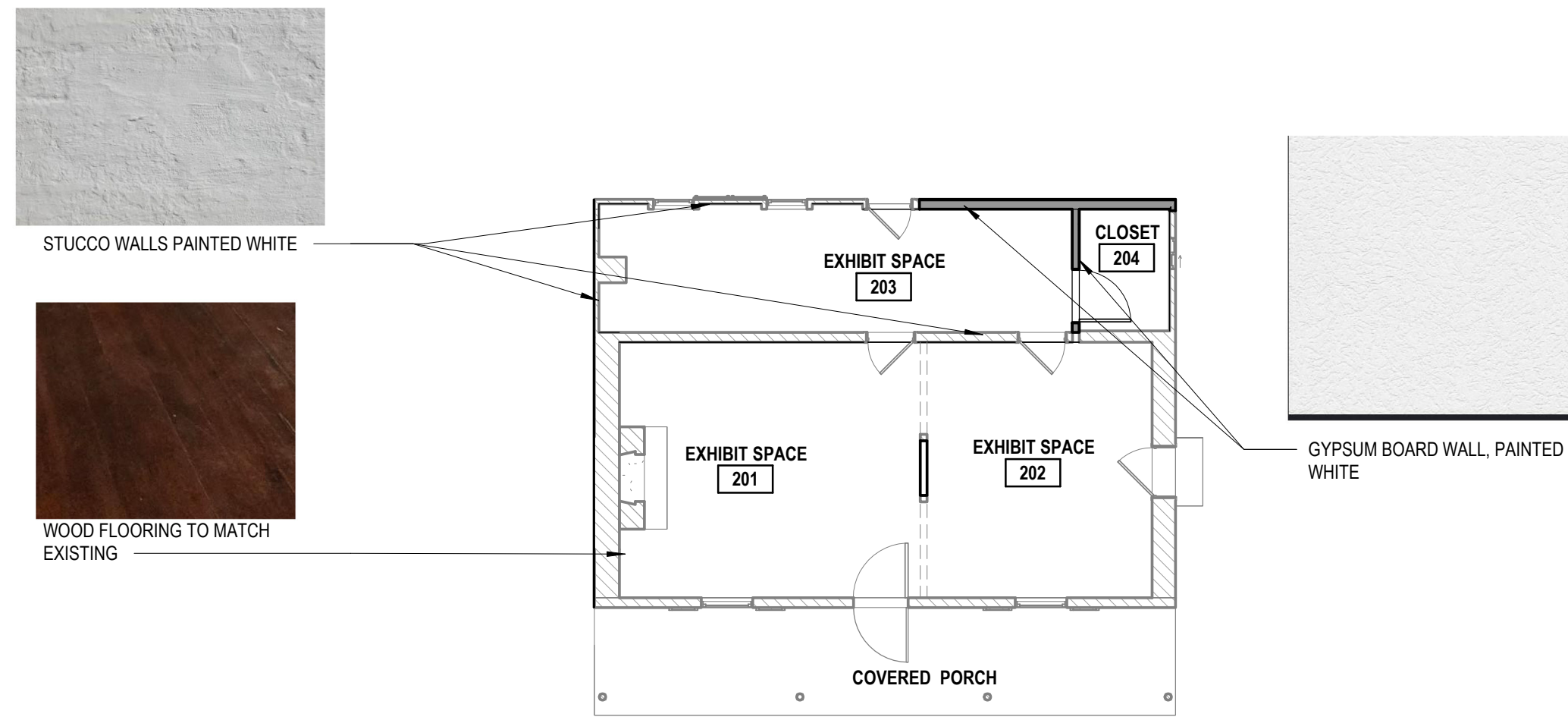
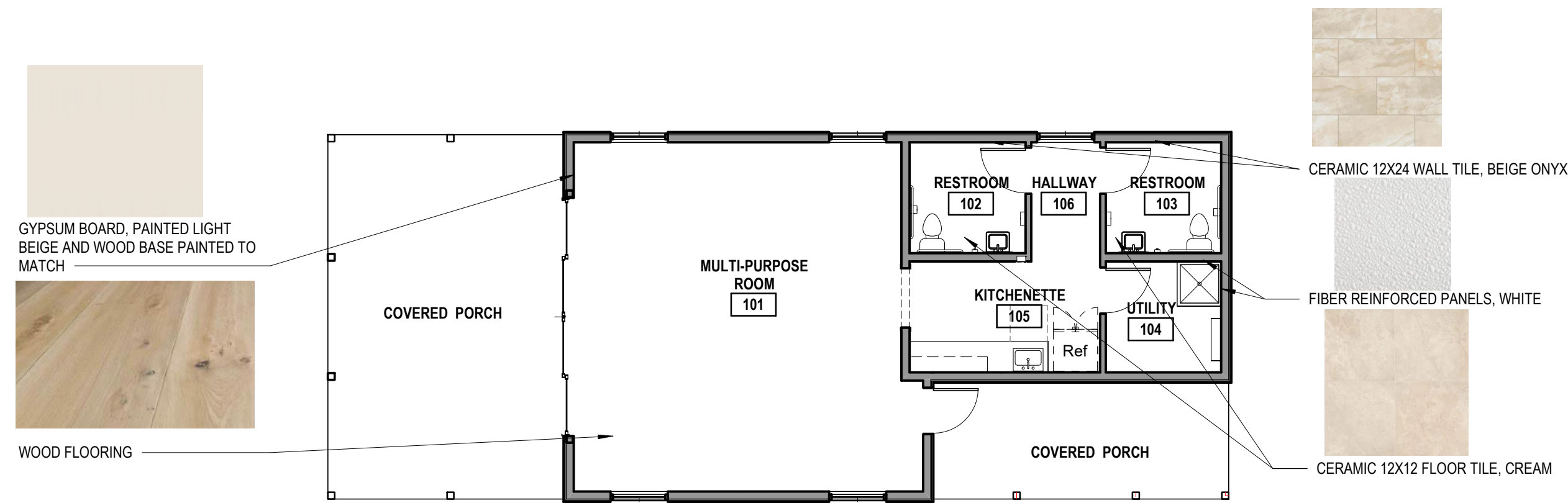


REMOVE AND SALVAGE
EXISTING GATE AND POSTS

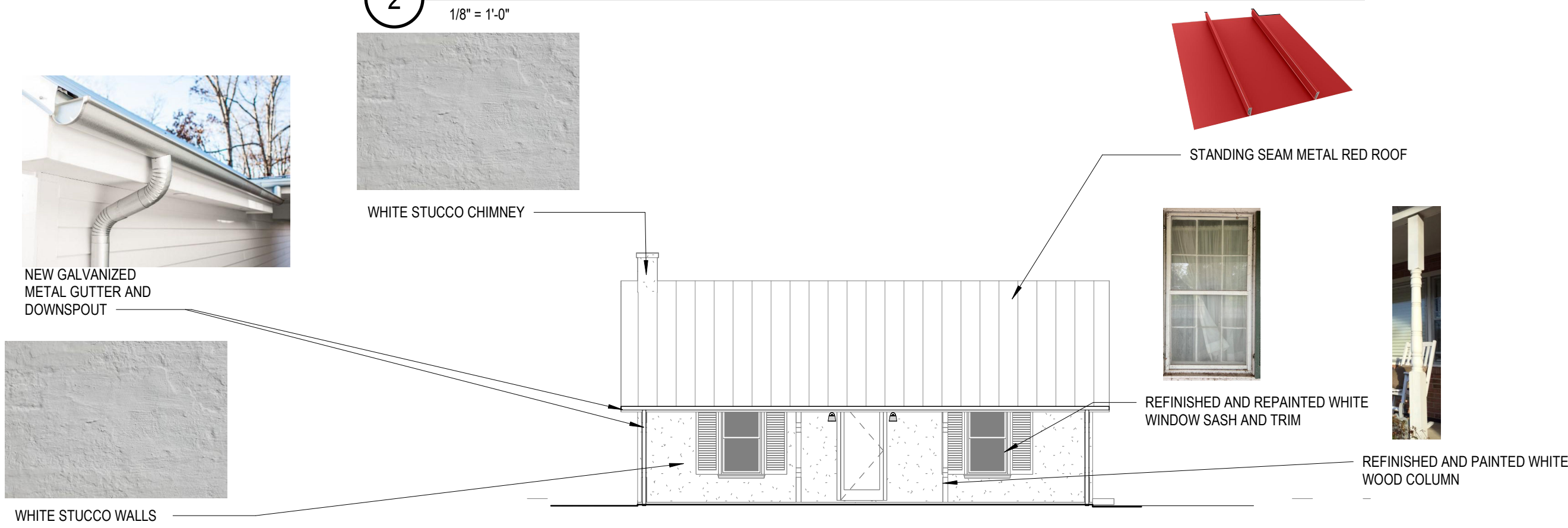




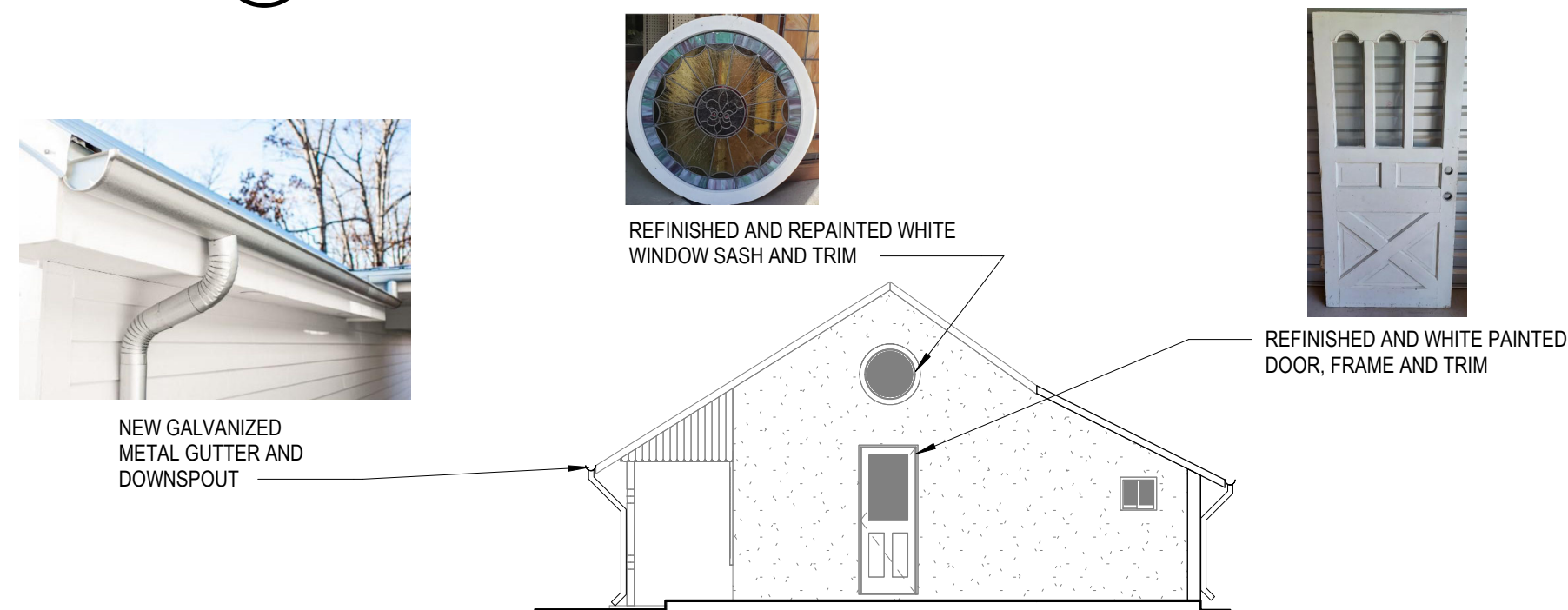
3/5/2025 9:41:22 AM



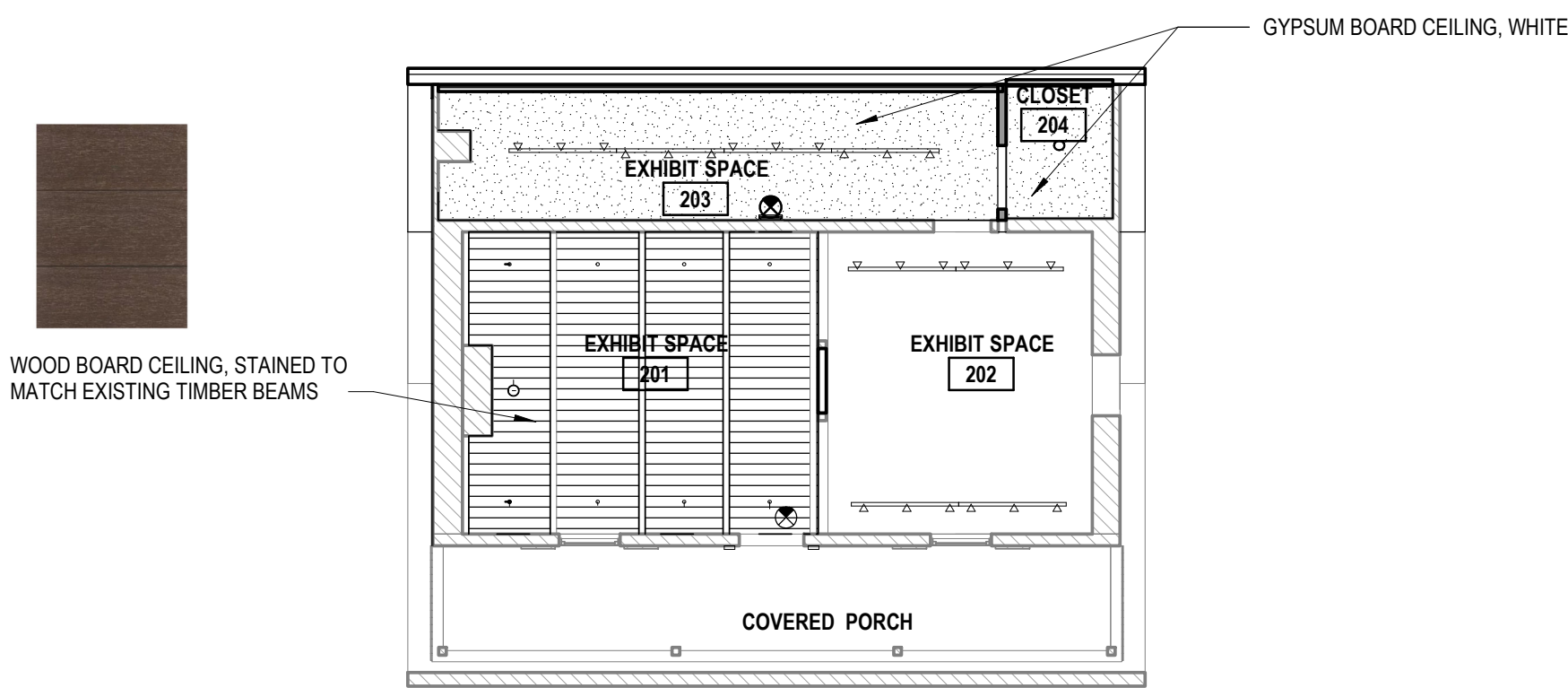
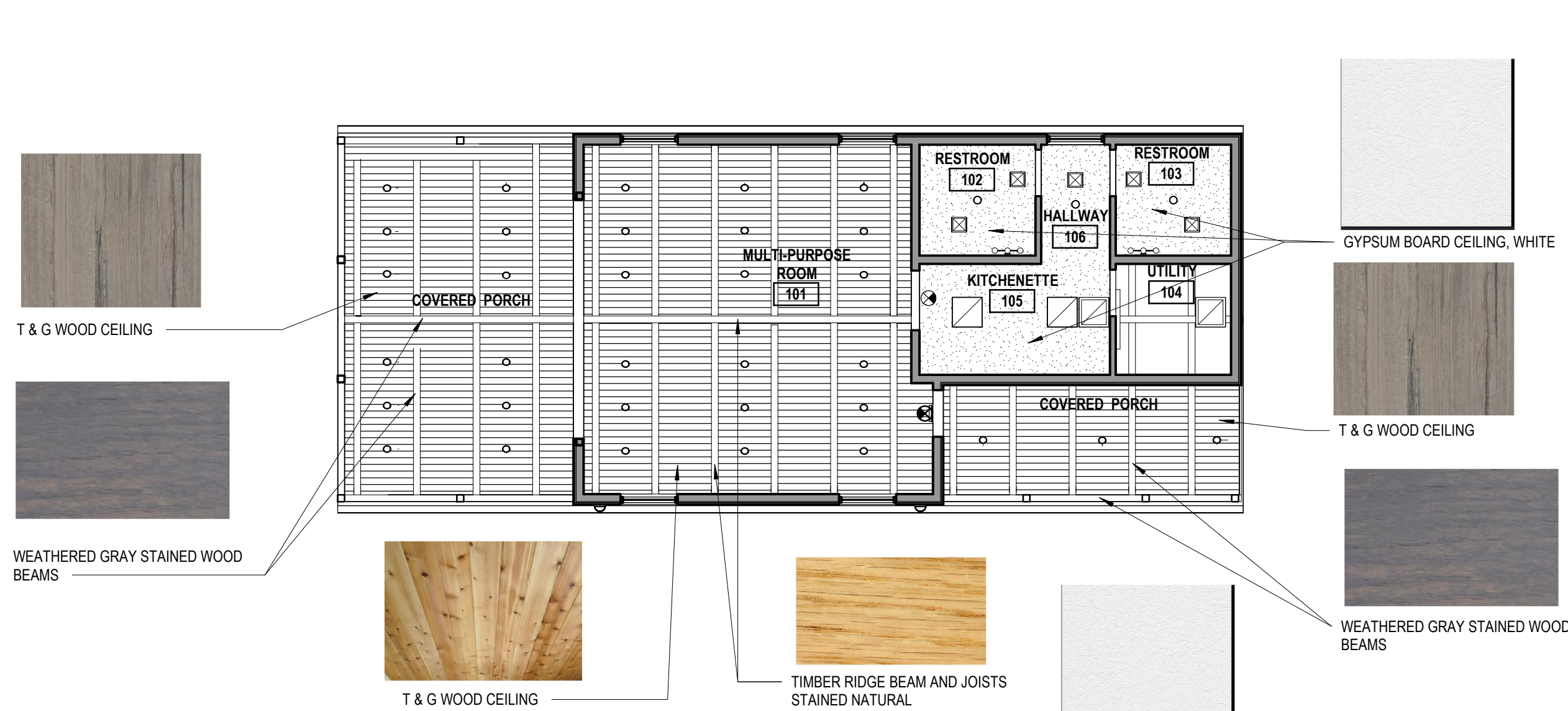
2 FLOOR PLAN
1/8" = 1'-0"



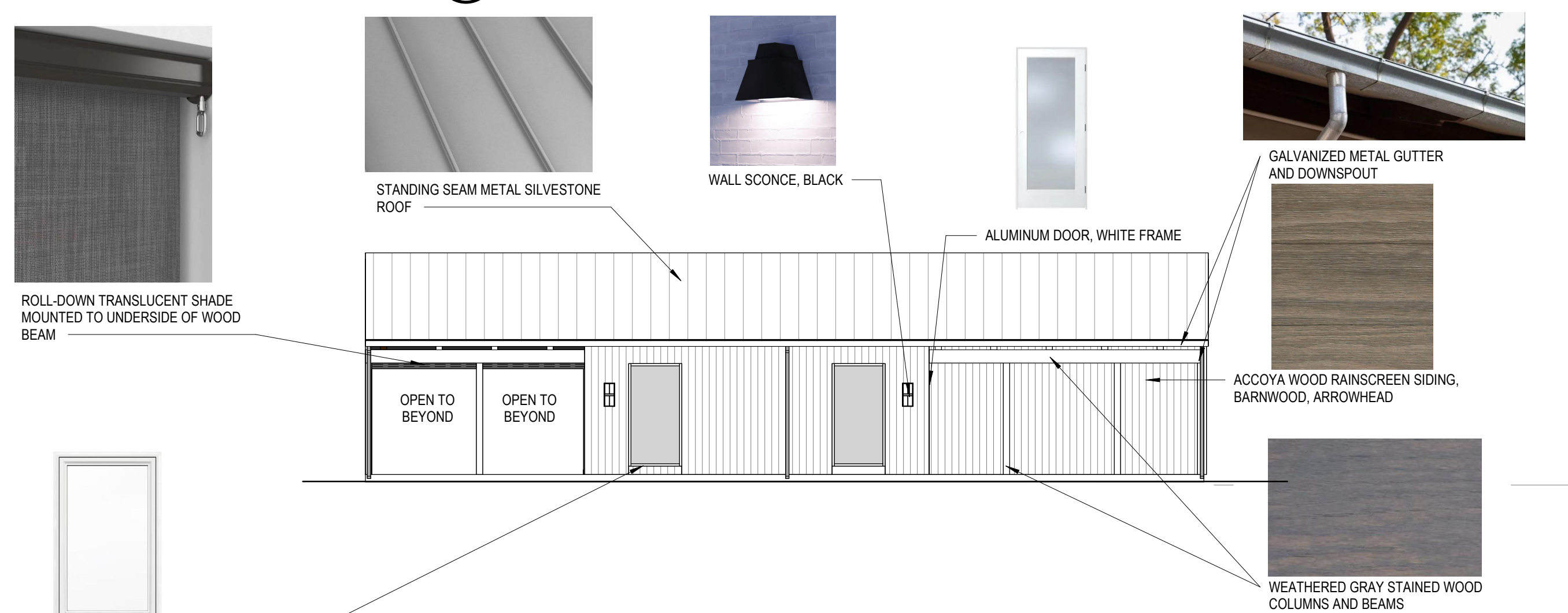
3 SOUTH ELEVATION - HOUSE
1/8" = 1'-0"



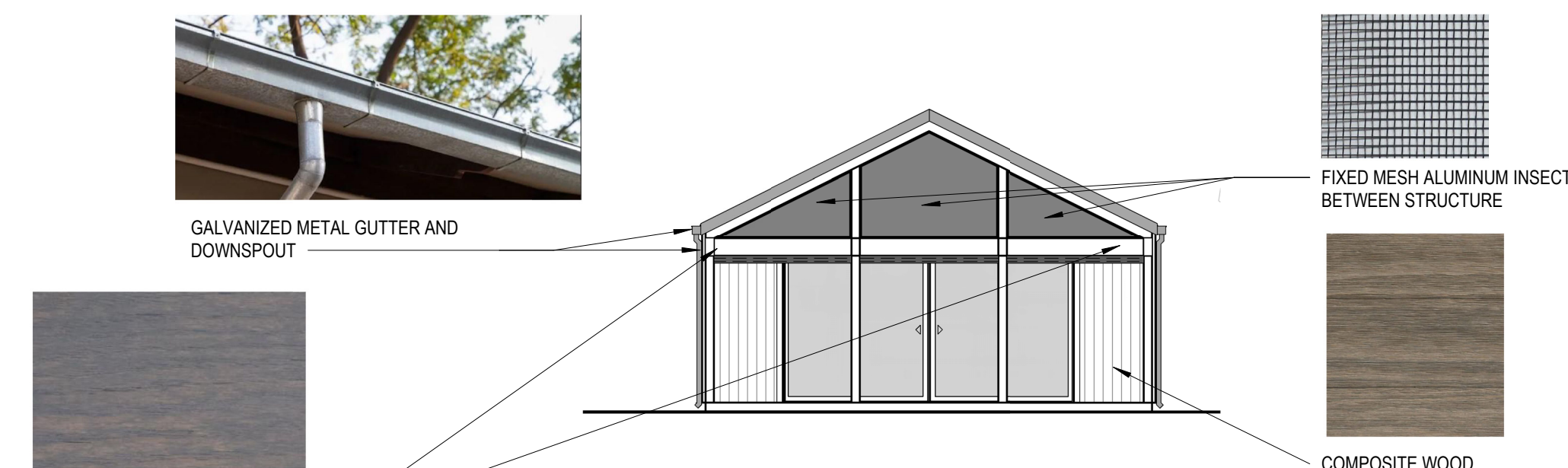
4 EAST ELEVATION - HOUSE
1/8" = 1'-0"



1 REFLECTED CEILING PLAN
1/8" = 1'-0"



5 SOUTH ELEVATION - VISITOR'S CENTER
1/8" = 1'-0"



6 WEST ELEVATION - VISITOR'S CENTER
1/8" = 1'-0"