

# City of Galveston



## Department of Planning and Community Development

P. O. Box 779 / Galveston, Texas 77553-0779 / Ph (409) 797-3660 / Fax (409) 797-3661

### AGENDA

#### LANDMARK COMMISSION

#### Regular Meeting

4:00 p.m., Monday, February 18, 2013

City Council Chambers, 2<sup>nd</sup> Floor of City Hall

823 Rosenberg, Galveston, Texas

A. Attendance

B. Conflict of Interest

C. Approval of Minutes: January 7, 2013  
February 4, 2013

D. Old Business and associated Public Hearing:

**13PA-10 (1121 9<sup>th</sup> Street)** Building Standards Commission Review. Property is legally described as the South half of Lot 8, Block 69, in the City and County of Galveston, Texas.

Property Owner: Pearlie Woods

E. New Business

**13LC-07 (1302 Broadway)** Request for a Certificate of Appropriateness for the construction of a new parking lot including landscaping and lighting. Property is legally described as Block 193, in the City and County of Galveston, Texas.

Applicant: Robert Standridge

Property Owner: Diocese of Galveston-Houston

**13LC-08 (215 (211) 22<sup>nd</sup> Street/Kempner)** Request for a Certificate of Appropriateness for the construction of a canopy. Property is legally described as north 69 feet of Lots 8 and 9 (8-1), Block 622, in the City and County of Galveston, Texas.

Applicant: Ray Cowart

Property Owner: Irish Investments, Inc., % Edward Finnerty

**13LC-09 (811 Broadway/Avenue J)** Request for designation as a Galveston Landmark. Property is legally described as Lot 5, Block 128, in the City and County of Galveston, Texas.

Applicant and Property Owner: Matt Farragher, Galveston Historical Foundation

**13LC-10 (1601 Ave K)** Request for a Certificate of Appropriateness for a deck addition to the rear of the structure. Property is legally described as the North 73 feet of Lot 7 (7-2), Block 76, in the City and County of Galveston, Texas.

Applicant: Earth Creations c/o Dianna Esparza


Property Owner: Klaus and Hazel Ahrens

F. Discussion and Action Items, including Public Comment:

1. Landmark Commission Annual Project (Culpepper)
2. 2013 Landmark Commission Goals and Objectives (Culpepper)
3. Historic Preservation Officer vacancy (Culpepper)
4. Update on the February 12, 2013 LDR workshop with the Planning Commission (Culpepper)
5. Review of rules and procedures for Landmark Commission

G. Adjournment

Prepared By:

  
Athena Petty, Planning Staff Assistant  
Date Prepared: February 12, 2013

**Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 10 days of the rendition of the Commission's decision.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING**

S:\Planning\Planning Division\LC\Agendas\Agendas 13021813.docx

POSTED  
FEB 13 2013

CITY SECRETARY'S  
OFFICE

RB  
9:30 AM

**13LC-07 (1302 Broadway)** Request for a Certificate of Appropriateness for the construction of a new parking lot including landscaping and lighting. Property is legally described as Block 193, in the City and County of Galveston, Texas.

Applicant: Robert Standridge

Property Owner: Diocese of Galveston-Houston

**Existing Zoning and Land Use:**

Zoning	General Residence, Historic District (GR-H) and Historical (HIST)
Land Use	Church

**Surrounding Zoning and Land Use:**

	North	South	East	West
Zoning	Historical (HIST)	General Residence, Historic District (GR-H)	General Residence, Historic District (GR-H) and Historical (HIST)	General Residence, Historic District (GR-H) and Historical (HIST)
Land Use	Residential	Residential	Residential	Residential

**Property Owner Notification as of February 18, 2013:**

Sent	Returned	In Favor	In Opposition	No Comment
24				

Advertisement Date: Not required

City Department Notifications:

Airport:	No Objection
Building Department:	No Objection with the following comments: <i>Must obtain necessary permits and comply with all city codes.</i>
Fire Chief:	Pending
Fire Marshal:	Pending
Police Department:	Pending
Public Works:	No Objection with the following comments: <i>New asphaltic parking area is approximately 43,600 sq-ft or nearly one acre. Public Works policy is to provide underground drainage system for parking lots over 15,000 feet. We recommend making a direct pipe connection to each of these inlets from an on-site drainage inlet located on the northwest and northeast corners of new parking lot. One-fourth of the site can drain to the N.W., one-fourth to the N.E., one-fourth to the S.E down the driveway, and one-fourth to the S.W down driveway.</i>

Private Utility Notifications:

AT&T:	Pending
CenterPoint Energy:	Pending
Comcast:	Pending
Texas Gas Service:	Pending

Historical and/or Architectural Significance:

The 1969 Historic District survey for Sacred Heart Church notes that the church was constructed in 1900 with the dome being added in 1914. The church is considered to be of “unique” style and “exceptional” character with no deterioration and minor alteration. The church is considered an asset to the character of the district.

**BACKGROUND**

At the special Landmark Commission meeting of August 27, 2012, the commission granted the applicant permission to demolish buildings that were designed and used for school purposes (12LC-55). The buildings had been vacant for several years prior to their demolition in September. Constructed in two phases, the buildings were built in 1954 and 1959.

**ANALYSIS**

The applicant is requesting a Certificate of Appropriateness for the installation of a parking lot located to the north of the existing church building. Now vacant, that area was previously the site of the recently demolished school buildings. The *Design Standards for Historic Properties of Galveston, Texas* provides the following specific standards regarding parking for non-residential sites:

***Parking***

*The visual impact of surface parking should be minimized. On-site parking should be subordinate to other uses and the front of the lot should be screened.*

***4.1 Minimize the visual impact of on-site surface parking.******Appropriate***

- *Locate a parking area to the rear or to the interior of a block whenever possible. This is especially important on corner properties. Corner properties are generally more visible than interior lots, serve as landmarks and provide a sense of enclosure to an intersection.*

***Inappropriate***

- *Do not use the front setback of a property for parking.*

The request generally conforms to the above stated *Design Standards*. The *Design Standards* state that parking should be in the rear of the property and not in the side yard. Visually, with the entrance of the church fronting 14<sup>th</sup> Street, the parking lot will appear to be situated on the side of the church. However, based on the address of the church, 1302 Broadway, the parking area is proposed to be placed at the rear of the property which is the northern portion of the block, adjacent to Sealy Street and away from Broadway. The northern portion of the property is the only space available for parking. The entire block is one parcel owned by the Diocese of Galveston-Houston.

Staff has concerns about the use of asphalt paving material and recommends the use of concrete. While the Design Standards do not specify an appropriate paving material for new parking lots, asphalt is noted as being inappropriate for sidewalks. In general, concrete provides a more durable and finished surface that is in keeping with the importance of the site, directly adjacent to the Sacred Heart Catholic Church. Also, the use of concrete will help reduce the heat island effect of a large parking lot. The lighter surface color of concrete reflects heat and does not absorb it like the darker surface of asphalt. One of the goals of the Preservation Plan is to 'promote environmental sustainability.'

## **LANDSCAPING**

The *Design Standards for Historic Properties of Galveston, Texas* provides the following specific standards regarding landscaping for non-residential sites:

### ***Landscaping***

*When site development, such as parking, storage and equipment areas, creates an unavoidable negative visual impact on abutting properties or to the public way, it should be mitigated with landscaping or a wall to buffer or screen it.*

#### ***4.5 Provide a visual buffer for a parking lot or service area.***

##### *Appropriate*

- *Provide a landscape buffer or screen wall at the edge of a parking lot.*
- *Provide a landscape buffer or screen wall for ground mounted mechanical equipment, service and/or storage areas.*
- *Plant all trees buffering a parking lot or service areas in the ground rather than in planter boxes or containers.*

The Applicant's submittal, Attachment "E", includes a landscape plan for the proposed parking area. The applicant has chosen to screen the parking area from the right-of-way using landscape elements as specified in the "Site Landscape Plan – L2-1". The Legend includes a variety of blooming species of plants adaptive to the Gulf Coast climate region. Additionally, the applicant is proposing to install interior parking lot landscaping designed so that no parking space is located more than six (6) spaces away from a landscape island containing a tree, consistent with Section 29-67(e). There is one mature tree on the site, located at the northwest corner, along Sealy. Staff recommends the retention of this tree.

## **LIGHTING**

The *Design Standards for Historic Properties of Galveston, Texas* provides the following specific standards regarding lighting for non-residential sites:

### ***Site Lighting***

*The light level at the property line is a key design consideration. This is affected by the number of fixtures, their mounting height, and the lumens emitted per fixture. It is also affected by the screening and design of the fixture. Light spill onto adjacent properties and into the night sky should be minimized.*

#### ***4.6 Shield lighting to prevent off-site glare.***

##### *Appropriate*

- *Incorporate cut-off shields into fixtures to direct light downward.*
- *Shield fixtures to minimize light spill onto adjacent properties and into the night sky.*

*Inappropriate*

- *Ensure that luminaires (lamps) are not visible from adjacent streets or properties.*

**4.8 Ensure that light fixtures are in character with the setting.***Appropriate*

- *Use fixtures that are compatible with architectural and site design elements.*
- *Maintain existing spacing patterns for light fixtures.*
- *Use incandescent light or "warm" light sources.*

All newly installed lighting must conform to Section 29-106(c): Regulations of Outdoor Lighting, of the Galveston Zoning Standards. The installation of parking lot lighting must conform to the shielding and maximum illuminance levels in 29-106(c)(4) and (5). Additionally, the maximum height limit for lighting mounted to poles shall not exceed a mounting height of 40 percent of the horizontal distance from the property line, or a maximum height of 38-feet for parking areas. The subject property is within Light Zone: LZ3, considered a "medium" light zone generally applied to the Island core or the areas located east of 8-Mile Rd. Please reference the applicant's submittal, sheet L2.1, for details of the proposed lighting placement and the attached spec sheet, ALED2TZ8, for specifics regarding the proposed light fixture design.

**DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS**

Per Section 29-67(e) of the Galveston Zoning Standards the newly installed parking area must conform to the Design Standards and Improvement Requirements with regard to Parking area Dimensions, Paving Standards, Marking, Encroachment and Maintenance.

**STAFF RECOMMENDATION**

Staff recommends approval of this request with the following conditions:

*Specific to 13LC-07:*

1. The design, landscaping, and layout of the parking lot shall conform to that shown in Attachment 'E' with the following modifications:
  - a. The paving material shall be concrete rather than asphalt; and
  - b. The mature tree at the northwest corner along Sealy shall be retained;
2. The design, landscaping, and layout of the parking lot shall conform to all requirements of Section 29-67 of the Galveston Zoning Standards;
3. All newly installed lighting shall conform to all requirements of Section 29-106(c) of the Galveston Zoning Standards;
4. The applicant shall conform to all comments received from the Public Works Department. Any work in the right-of-way will require a Right-of-Way permit from the Public Works Department;

*Standard Conditions:*

5. The applicant shall conform to all comments received from public and private utility providers, and city departments. In the event that private utilities have not provided comments prior to review by the Landmark Commission, the applicant remains subject to any conditions

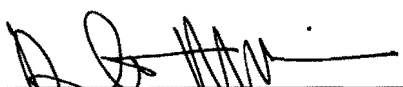
required by the utility company. Please note, conditions imposed by the private utilities may require a revised site plan and additional review by the Landmark Commission;

- 6. No significant alterations in the approved design shall be permitted without additional review by the Landmark Commission and/or the Historic Preservation Officer,
- 7. The applicant shall obtain a building permit, prior to starting construction;
- 8. Construction must begin within six (6) months of Landmark Commission approval and be completed within one (1) year of receiving a building permit; and,
- 9. In accordance with Section 29-80 of the Zoning Standards, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Department of Planning and Community Development by the next respective deadline date.

**ATTACHMENTS**

- "A" – Zoning Map
- "B" – Aerial Map
- "C" – Sanborn Map
- "D" – Historic District Surveys
- "E" – Applicant’s Submittal (14 pages)


**Respectfully Submitted,**

  
 \_\_\_\_\_  
 Pete Milburn, Urban Planner II

2-15-13  
 Date

  
 \_\_\_\_\_  
 Catherine Gorman, AICP, Assistant Director of Planning/HPO

2-15-13  
 Date

  
 \_\_\_\_\_  
 Rick Vasquez, Director

2-15-13  
 Date

**13LC-08 (215 (211) 22<sup>nd</sup> Street/Kempner)** Request for a Certificate of Appropriateness for the construction of a canopy. Property is legally described as north 69 feet of Lots 8 and 9 (8-1), Block 622, in the City and County of Galveston, Texas.

Applicant: Ray Cowart

Property Owner: Irish Investments, Inc., % Edward Finnerty

**Existing Zoning and Land Use:**

Zoning	Central Business, Historic District, Galveston Landmark (CB-H)
Land Use	Retail / Residential

**Surrounding Zoning and Land Use:**

	North	South	East	West
Zoning	Central Business, Historic District (CB-H)	Central Business (CB)	Central Business, Historic District (CB-H)	Central Business, Historic District (CB-H)
Land Use	Retail	Bank	Commercial	Retail

**Property Owner Notification as of February 18, 2013:**

Sent	Returned	In Favor	In Opposition	No Comment
7				

Advertisement: Not required

Public Utility Notifications:

Airport: No Objection  
 Building Department: No Objection: *Must obtain necessary permits and comply with the 2009 I.B.C.*  
 Fire Department: Pending  
 Fire Marshal: Pending  
 Police Department: Pending  
 Public Works: Pending

Private Utility Notifications:

A.T. & T.: Pending  
 CenterPoint Energy: Pending  
 Comcast Communications: Pending  
 Texas Gas Service: Pending

**Historical and/or Architectural Significance**

The 1988 Strand/Mechanic Street Historic District Survey describes 209-215 22<sup>nd</sup> Street as a one-story, commercial building constructed of brick with a stucco finish. According to the survey, the structure was constructed c. 1940 and the architectural style "Vernacular". The survey states that the structure has had "minor" alterations from the original design and is in good condition. The building has been determined to be "Non-contributing" to the Strand/Mechanic Historic District.

“Non-contributing” is defined as neither adds to nor detracts from the sense of time and place and historical development of the district.

### **BACKGROUND**

The most recent Landmark Commission review relating to the subject property was in December of 2011 at which the Landmark Commission approved the applicants request for appropriateness to install signage to the top portion of the north and east façades of the building (11LC-72). The sign design included a series of shamrocks and two owner identification logos with “Murphy’s Pub”, painted to cover approximately 40% of the top wall area. A previous approval was granted for design project review for renovations of the building in 1994.

The applicant has recently performed improvements to the subject right-of-way by repairing sidewalk and curb damage, and has also obtained administrative approval for the placement of table and chairs in the right-of-way.

### **ANALYSIS**

The applicant is proposing to construct a canopy along the 22<sup>nd</sup> Street facade of the building. The pole supported canopy will be constructed of galvanized steel with a concrete deck. The applicant is not proposing to paint the canopy and has described the proposal as matching the design of the adjacent canopy to the south, shown in the applicant’s photos. The applicant has informed staff to remove the handrails from this request.

The Design Standards for canopies on commercial buildings are listed below:

### **DESIGN STANDARDS**

#### **4.27 Consider reconstructing a commercial canopy that existed historically.**

##### *Appropriate*

- Accurately reconstruct a missing historic canopy based on sufficient documentation.
- Position a canopy to be consistent with historically-established canopy heights. When the original height is not known, use a height level with the second floor or that of other canopies on the block.
- Do not use architecturally salvaged canopy poles unless adequate documentation and historical research support their use.

#### **4.29 Design a new canopy or awning to be in character with the building and streetscape.**

##### *Appropriate*

- Design a new canopy to follow the historical precedent of the district.
- Mount an awning or canopy to accentuate character-defining features.
- Fit the awning or canopy with the opening of the building.
- Design an awning to be a subordinate feature on the façade.
- Use colors that are compatible with the overall color scheme of the façade. Solid colors are encouraged.
- Use simple shed shapes for rectangular openings.

- Use metal canopy columns that are relatively slender in diameter, typically four to six inches (4" to 6"), and have little or no ornamentation.
- Design a canopy with a relatively narrow fascia height —no more than 8-12".
- Locate the face of a canopy a minimum of 24" from the curb.

*Inappropriate*

- Do not install a canopy when utility easements exist in the city right-of-way.
- Do not impede pedestrian movement with a canopy.
- Do not place the support poles for a canopy in the middle of a sidewalk. Poles must be placed as close to the curb as allowed (24").
- Do not use canopy poles that are highly decorative.
- Do not use odd shapes, bull nose awnings and bubble awnings.
- Avoid placing signage on balconies and awnings. In unusual circumstances where signage is allowed on awnings, the square footage of that sign shall count toward the total square footage allowed for the subject building. "Awning or Under Canopy Signs" on page 118 for more information.
- Do not internally illuminate an awning.

Based on the above listed Design Standards, Staff has concerns about the unpainted rails, ceiling treatment and the pole placement. The applicant has indicated that the columns will not be painted and will be left as galvanized steel. The ceiling of the canopy will be exposed concrete. As proposed, the canopy will be supported by two sets of column poles. One set located adjacent to the building façade and one set located close to the curb. The applicant has noted the adjacent canopy at 2208 Mechanic as an example of how the canopy will appear when it is complete.

Staff has reviewed the canopies in the Strand/Mechanic Historic District. The canopies at 2208 Mechanic and *Tola Market* are the only canopies that are supported with two sets of poles. There are three canopies with exposed concrete ceilings, 2208 Mechanic, *Tola Market* and 214 25<sup>th</sup> Street. In order to be more in keeping with the majority of canopies in the Strand/Mechanic Historic District, the canopy should have one set of pole supports located close to the curb, the ceiling should be clad in painted wood, and the poles should be painted. Staff recommends black or dark green for the poles.

#### **ADMINISTRATIVE LICENSE TO USE**

This request is for the design of the canopy only. Should this request be approved, the applicant may pursue the administrative process for the License to Use the right-of-way. For the administrative review by the Planning Department, the canopy must conform to the following criteria:

#### **Canopies**

1. A vertical pedestrian clearance of at least eight (8) feet from the sidewalk or right-of-way surface shall be provided;

2. The canopy poles shall be located at least two (2) feet back from the right-of-way curb. A minimum of five (5) feet of unobstructed pedestrian access within the subject City right-of-way shall be provided;
3. The base plate and nuts of the anchor bolts of the canopy columns shall remain below or flush with the top of the sidewalk elevation; and
4. A sidewalk shall be installed along adjacent streets. The width of the sidewalk underneath the canopy shall extend the full width of the right-of-way. Sidewalk areas not located underneath the canopy shall be five feet in width. The sidewalk shall be installed concurrent with the construction of the canopy. This condition may be waived, if the City Engineer determines that the condition of any existing sidewalks are acceptable.

### **STAFF RECOMMENDATION**

Staff recommends Case 13LC-08, request for a Certificate of Appropriateness for alterations to the building, be approved with the following conditions:

#### *Specific to Case 13LC-08:*

1. The applicant shall adhere to the design as shown in Attachment "E" with the following conditions:
  - a. The canopy should have one set of pole supports located close to the curb;
  - b. The ceiling should be clad in painted wood; and
  - c. The poles should be painted black or dark green for the railings and poles;
2. The applicant shall apply for and receive a license to use the City right-of-way from the Planning Department or Planning Commission prior to the issuance of a building permit, for the installation of the canopy;

#### *Standard Conditions:*

3. The applicant shall adhere to all comments/conditions received from City departments and/or private utility companies. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Landmark Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this Certificate of Appropriateness;
4. All renovations to the subject structure shall be in keeping with the *Design Standards for Historic Properties of Galveston, Texas*, and shall not alter the original design of the structure, unless first approved by the Landmark Commission;
5. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
6. The applicant shall obtain a building permit prior to beginning construction;
7. Construction must begin within six (6) months of Landmark Commission approval and be completed within one (1) year of receiving a building permit; and
8. In accordance with Section 29-80 of the Zoning Standards, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Department of Planning and Community Development by the next respective deadline date.

**ATTACHMENTS**

- "A" – Zoning Map
- "B" – Aerial Map
- "C" – Sanborn Insurance Map
- "D" – Historic District Surveys
- "E" – Applicant's Submittal (Elevation photos and Construction drawings)


Respectfully submitted,

  
\_\_\_\_\_  
Pete Milburn, Urban Planner II

2-15-13  
Date

  
\_\_\_\_\_  
Catherine Gorman, AICP, Assistant Director of Planning/HPO

2-15-13  
Date

  
\_\_\_\_\_  
Rick Vasquez, Director

2/15/13  
Date

**13LC-09 (811 Broadway/Avenue J)** Request for designation as a Galveston Landmark. Property is legally described as Lot 5, Block 128, in the City and County of Galveston, Texas. Applicant and Property Owner: Matt Farragher, Galveston Historical Foundation

**Existing Zoning and Land Use:**

Zoning	Buffer, Neighborhood Conservation District (BUF-NCD-1)
Land Use	Residential

**Surrounding Zoning and Land Use:**

	North	South	East	West
Zoning	Buffer (BUF)	Multi-Family One, Neighborhood Conservation District (MF-1-NCD-1)	Buffer, Neighborhood Conservation District (BUF-NCD-1)	Buffer, Neighborhood Conservation District (BUF-NCD-1)
Land Use	Residential	Residential	Residential	Residential

**Property Owner Notification as of February 18, 2013:**

Sent	Returned	In Favor	In Opposition	No Comment
15				

Advertisement Date: February 8, 2013

City Department Notifications:

Airport: Pending  
 Building Department: Pending  
 Fire Chief: Pending  
 Fire Marshal: Pending  
 Police Department: Pending  
 Public Works Department: Pending

Private Utility Notifications:

AT&T: Pending  
 Center Point Energy: Pending  
 Comcast: Pending  
 Texas Gas Service: Pending

**BACKGROUND**

On March 1, 2010, the Landmark Commission approved the relocation of the alley house from 1117 Market/Avenue D to 811 Broadway. Due to the fact that the ally house was being removed from the East End Historic District, one of the conditions of approval was that the applicant apply for a Galveston Landmark designation at the destination site. The Galveston Landmark designation ensures that the house will retain the same level of protection that it was afforded by the historic district inclusion.

**ANALYSIS**

As per the Landmark Ordinance, the following criteria should be considered during the Landmark Designation review process:

- 1. A structure, object, site or building being considered for designation as a historic landmark must be at least 50 years old.**

The house was constructed circa 1880, making it 133 years old in 2013.

**2. The character, interest, or value of the structure as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.**

The structure is a valuable part of the City of Galveston's development. It is a typical example of the two-room alley house that has been prevalent in Galveston since the 1840s. Alley houses, and the related alley culture, is an important element of Galveston's cultural heritage, as documented in Ellen Beasley's book, *The Alleys and Back Building of Galveston: An Architectural and Social History*.

**3. Recognition of the structure as a Recorded Texas Historic Landmark, National Historic Landmark, or entered into the National Register of Historic Places.**

The house does not have any additional designations.

**4. Association, of the structure, with events that have made significant contribution to the broad patterns of local, regional, state or national history.**

Galveston Island's original surveyor, John D. Groesbeck, designed the city in a grid pattern of rectangular blocks, running primarily from the east to west, with lots measuring 42 feet 10 inches by 120 feet. This block layout was subdivided by 20 feet wide alley ways. These abnormally wide alleyways, and the alley houses that were constructed there, became an important aspect of the Island's cultural heritage. As Ellen Beasley's *The Alleys and Back Buildings of Galveston: An Architectural and Social History* states, "there was another whole world on the alleys", a world "created not only by people but also by the compactness and density of the buildings and spaced they occupied." This "other world", continued Beasley, "was as integral to the evolution and history of the city as the larger structures on the front streets" Galveston Island's unique historic character is in large part due to the role played by alley houses and back building like the one located at 811 Broadway.

**5. Association, of the structure, with the lives of people significant in the city, region, state or national past.**

As noted above, the alley house is associated with the culture of alley living that is significant for the city's past.

**6. Distinctive characteristics, of the structure, of a period or method of construction, architecture; representative of the work of a master designer, builder or craftsmen.**

The side-gabled, wood sided building is a plain vernacular design. GHF has been unable to identify any architect involved with the project and believe the property is builder-designed due to its simple construction. GHF has maintained the original six-over-six wood sashes and four-panel solid wood door, in keeping with the original late nineteenth century two-room alley house design.

**7. The structure's representation of an established and familiar visual feature of a neighborhood, community or city.**

The house has been an established feature of the city since its construction in the 1880s. The relocation of the structure to 811 Broadway has increased its visibility.

**RELEVANT EXTERIOR ALTERATIONS**

This two-room, circa 1880 ally house, formerly at the rear of 1117 Market , was knocked off its foundation by the storm surge of Hurricane Ike in September 2008 and donated to GHF to be

moved of the lot. After being moved to its new location at 811 Broadway, the alley house was raised on piers and placed back to its original height of eight feet.

**PLANNING COMMISSION**

The Planning Commission will hear the Landmark Designation request at the regular meeting of February 19, 2012.

**CITY COUNCIL**

City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of March 14, 2013.

**STAFF RECOMMENDATION**

Staff recommends Case 13LC-09, request for designation of as a Galveston Landmark, be approved with the following condition:

*Standard Condition:*

1. As with all properties containing a Historic Overlay Designation, including all Landmark Designations, alterations to the property would be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

**ATTACHMENTS**

- “A” – Zoning Map
- “B” – Aerial Photograph
- “C” – Applicant’s Narrative

Respectfully submitted,

  
 \_\_\_\_\_  
 Catherine Gorman AICP, Assistant Director/HPO

2-12-13  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Richard M. Vasquez, Director

2/12/13  
 \_\_\_\_\_  
 Date

**13LC-10 (1601 Avenue K)** Request for a Certificate of Appropriateness for a deck addition to the rear of the structure. Property is legally described as the North 73 feet of Lot 7 (7-2), Block 76, in the City and County of Galveston, Texas.

Applicant: Earth Creations c/o Dianna Esparza

Property Owner: Klaus and Hazel Ahrens

**Existing Zoning and Land Use:**

Zoning	General Residence, Historic District (GR-H)
Land Use	Residential

**Surrounding Zoning and Land Use:**

	North	South	East	West
Zoning	Neighborhood Services, Historic District (NS-H)	General Residence, Historic District (GR-H)	General Residence, Historic District (GR-H)	General Residence, Historic District (GR-H)
Land Use	Residential	Residential	Residential	Residential

**Property Owner Notification as of February 18, 2013:**

Sent	Returned	In Favor	In Opposition	No Comment
5				

Advertisement Date: Not Required

City Department Notifications:

Airport: Pending  
 Building Department: Pending  
 Fire Chief: Pending  
 Fire Marshal: Pending  
 Police Department: Pending  
 Public Works Department: Pending

Private Utility Notifications:

AT&T: Pending  
 Center Point Energy: Pending  
 Comcast: Pending  
 Texas Gas Service: Pending

**HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE**

The 1994 Galveston Residential Historic District Survey describes the subject property as a one-story, frame, "Vernacular Cottage" style structure, constructed circa pre-1900. At the time the survey was conducted, there were "Major" alterations, and the structure was listed in "Moderate" condition. The structure is rated as "Contributing" to the historical significance of the district, through location, design, setting, materials workmanship, feeling, and/or association.

**Background**

The applicant has made several improvements to the home, including the addition of lattice skirting around the foundation, replacement of a chain-link fence with a wood picket fence, and removal of metal storm shutters. The Landmark Commission has also recently approved a

Certificate of Appropriateness to install new decorative wood shutters on the windows located on the front, side, and rear façades (case 12LC-75).

### **ANALYSIS**

The applicant is requesting approval of a Certificate of Appropriateness to construct a deck addition to the rear of the home, topped with a pergola. The home is on a corner lot, and the addition will be visible from the 16<sup>th</sup> Street right-of-way, therefore the project requires review from the Landmark Commission.

### **Design Standards**

The 2012 *Design Standards for Historic Properties* state the following regarding deck additions:

#### **3.40 Design an addition to a historic residential structure to be clearly differentiated from the original structure.**

##### *Appropriate*

- Use a lower-scale connecting element to join an addition to a historic residential structure.
- Differentiate an addition from the historic original using changes in material, color and/or wall plane

#### **3.41 Keep an addition to a historic residential structure simple in size, shape, materials, color and detail.**

##### *Inappropriate*

- Do not try to make an addition appear older than it is. This creates a false sense of history and is not permitted.
- Do not disturb the street sides of existing buildings whenever possible.

#### **3.42 Design an addition to a historic residential structure to be subordinate to the primary structure.**

##### *Appropriate*

- Place an addition to the side or the rear.
- Vertical additions must be placed in the rear so they are not visible from the street or right-of-way.

### **Conformance with the Design Standards**

The proposed deck addition generally conforms to the *Design Standards*. The design is simple, and the proposed materials are appropriate. Installation of the deck will not obstruct any significant architectural features, and its installation or removal will not permanently alter or damage the main structure.

### **STAFF RECOMMENDATION**

Staff recommends Case 13LC-10 be approved with the following conditions:

#### *Specific to Case 13LC-10:*

1. The deck and pergola shall conform to the design, materials and placement presented in Attachment "D" and "E";

Standard conditions:

2. Any alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. All renovations to the subject structure shall be in keeping with the *Design Standards for Historic Properties in Galveston* and shall not alter the original design of the structure, unless first approved by the Landmark Commission;
4. The applicant shall adhere to all comments/conditions received from City departments and/or private utility companies. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Landmark Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this Certificate of Appropriateness;
5. A building permit must be obtained prior to construction. Photographs of the existing building façades must be submitted in conjunction with the building permit request;
6. Any additional work will require a separate building permit from the Department of Planning and Community Development, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
7. Construction must start within six (6) months of Landmark Commission approval and be completed within one (1) year of building permit approval; and,
8. In accordance with Section 29-80 of the Zoning Standards, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Department of Planning and Community Development by the next respective deadline date.

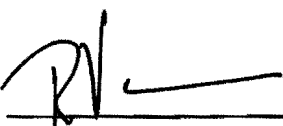
**ATTACHMENTS**

- "A" – Aerial Map
- "B" – Site Plan
- "C" – Photo of Rear of Home
- "D" – Photo of Deck Addition Example
- "E" – Deck Detail Graphic

Respectfully submitted,

  
 \_\_\_\_\_  
 Dustin Henry AICP, Urban Planner II, Planning GIS Analyst

2013/02/12  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Richard Vasquez, Director of Planning

2/12/13  
 \_\_\_\_\_  
 Date