

**AGENDA**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**  
**4:00 p.m. Monday, January 6, 2020**  
**City Council Chambers, 2<sup>nd</sup> Floor of City Hall**  
**823 Rosenberg, Galveston, Texas**

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: December 16, 2019

Documents:

[2019-12-16 LC MINUTES.PDF](#)

5. Request To Address Commission On Agenda Items Without Public Hearings And Non-Agenda Items (Three-Minute Maximum Per Speaker. If Speaking Through A Translator, Six-Minute Maximum Per Speaker)
6. New Business And Associated Public Hearings

- A. 19LC-074 (1001 Postoffice/Avenue E) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Installation Of A New Garage And Curb Cut Under The Main Structure And Rear Porch Addition. Property Is Legally Described As Part Of Lots 7, Block 430, In The City And County Of Galveston, Texas. Applicant: Alex Gonzalez Property Owner: SAKM Investments

Documents:

[19LC-074 STF PKT.PDF](#)

- B. 19LC-075 (2104 Strand/Avenue B) Request For A Certificate Of Appropriateness For The Placement Of An Item Which Will Obscure An Architectural Feature. Property Is Legally Described As The M. B. Menard Survey, Lot 8, Block 681, In The City And County Of Galveston, Texas. Applicant: Michael J. Mejia Property Owner: Naya Investments, LLC

Documents:

[19LC-075 STF PKT.PDF](#)

- C. 19LC-076 (1128 Postoffice / Avenue E) Request For A Certificate Of Appropriateness In Order To Retain Decorative Rail And Brackets. Property Is Legally Described As M.B. Menard Survey, Lot 14 And West 24-1.5 Feet Of Lot 13, Block 491, In The City And County Of Galveston, Texas. Applicants And Property Owners: James And Patricia Hood

Documents:

[19LC-076 PKT.PDF](#)

- D. 19LC-077 (2225 Strand / Avenue B) Request For A Certificate Of Appropriateness For

The Placement Of An Item Which Will Obscure An Architectural Feature. Property Is Legally Described As M.B. Menard Survey, Lots 1 Through 5, Block 622, In The City And County Of Galveston, Texas. Applicant: Demas Caravageli Property Owner: Mitchell Historic Properties

Documents:

[19LC-077 PKT.PDF](#)

- E. 19LC-078 (1118 Sealy/ Avenue I) Request For A Certificate Of Appropriateness For Alterations To The Main Structure Including Window And Door Modifications, The Reconstruction Of A Cupola, And The Addition Of Three Dormers; And Modifications To The Rear Garage Apartment Including Adding Windows, Garage Doors, And Stairs. Property Is Legally Described As Lot 12 And The West One-Half Of Lot 11, Block 251, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owners: Chris And Rachel Lankford

Documents:

[19LC-078 STF PKT.PDF](#)

- F. 19LC-079 (2201 Market/Avenue D) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Replacement Of Aluminum Storefronts With Cast Iron Storefronts And Installation Of Additional Cast Iron Storefronts. Property Is Legally Described As M. B. Menard Survey, Lots 6 And 7, Block 502, In The City And County Of Galveston, Texas. Applicant: David Watson, AIA Property Owner: Hadar Goldman, 2201 Market LTD.

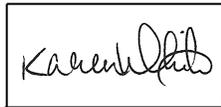
Documents:

[19LC-079 STF PKT.PDF](#)

7. Discussion And Action Items

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on January 3, 2020 at 1:30 P.M.



Prepared by: Karen White, Planning Technician

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 SECRETARIES OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

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



# City of Galveston

## MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – December 16, 2019

### CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

### ATTENDANCE

Members Present: Click, Gonzalez, Griffin, Heatley (ALT), Huddleston, Lang (ALT), McLean, Patterson, Collins (Ex-Officio)

Members Absent: None

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Daniel Lunsford, Planner; Donna Fairweather, Assistant City Attorney

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The December 2, 2019 minutes were approved as presented.

### REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

### CONSENT AGENDA

**19LC-067 (2201 Market / Avenue D)** Request for Certification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M.B. Menard Survey, Lots 6 and 7, Block 502, in the City and County of Galveston, Texas.

Applicant: Brent Farley, Kennedy Sutherland LLP.

Property Owner: 2201 Market, Ltd.

Staff presented the staff report.

Constance Patterson made a motion to approve case 19LC-067 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

In favor: Click, Gonzalez, Griffin, Huddleston, McLean, Patterson, Wood  
Opposed: None  
Non-voting participant: CM Collins (Ex-Officio), Heatley (Alternate), Lang (Alternate)

**The motion passed.**

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

**19LC-073 (2201 Market / Avenue D)** Request for a recommendation regarding a License to Use in order to place fire escape stairs in the City of Galveston right-of-way. Property is legally described as M.B. Menard Survey, Lots 6 & 7, Block 502, in the City and County of Galveston, Texas.

Applicant: David Watson, AIA

Adjacent Easement Holder: City of Galveston

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 19LC-073. Applicant David Watson, AIA presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to recommend approval of case 19LC-073 with staff's recommendations. Gonzalo Gonzalez seconded, and the following votes were cast:

In favor: Click, Gonzalez, Griffin, Huddleston, McLean, Patterson, Wood  
Opposed: None  
Non-voting participant: CM Collins (Ex-Officio), Heatley (Alternate), Lang (Alternate)

**The motion passed.**

**19PA-056** Request to amend the Financial Incentives for Historic Properties Program.  
Applicant: City of Galveston

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 19PA-056. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to recommend approval of case 19PA-056 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

In favor: Click, Gonzalez, Griffin, Huddleston, McLean, Patterson, Wood  
Opposed: None  
Non-voting participant: CM Collins (Ex-Officio), Heatley (Alternate), Lang (Alternate)

**The motion passed.**

**19PA-057** Request to amend the Design Standards for Historic Properties to include additional information regarding murals.  
Applicant: City of Galveston

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 19PA-057. For presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to continue case 19PA-057 until the regular meeting of February 3, 2020. Gonzalo Gonzalez seconded, and the following votes were cast:

In favor: Click, Gonzalez, Griffin, Huddleston, McLean, Patterson, Wood  
Opposed: None  
Non-voting participant: CM Collins (Ex-Officio), Heatley (Alternate), Lang (Alternate)

**The motion passed.**

## **DISCUSSION AND ACTION ITEMS**

- Compliance Update (Staff)

**THE MEETING ADJOURNED AT 5:05 PM**





# 19LC-074

# STAFF REPORT

**ADDRESS:**

1001 Postoffice/ Avenue E

**LEGAL DESCRIPTION:**

Property is legally described as Part of Lots 7, Block 430, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Alex Gonzalez

**PROPERTY OWNER:**

SAKM Investments

**ZONING DISTRICT:**

Residential, Single-Family, Historic District (R-3-H)

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including the installation of new garage and curb cut on the east side of the house and extend the back porch by two-feet.

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

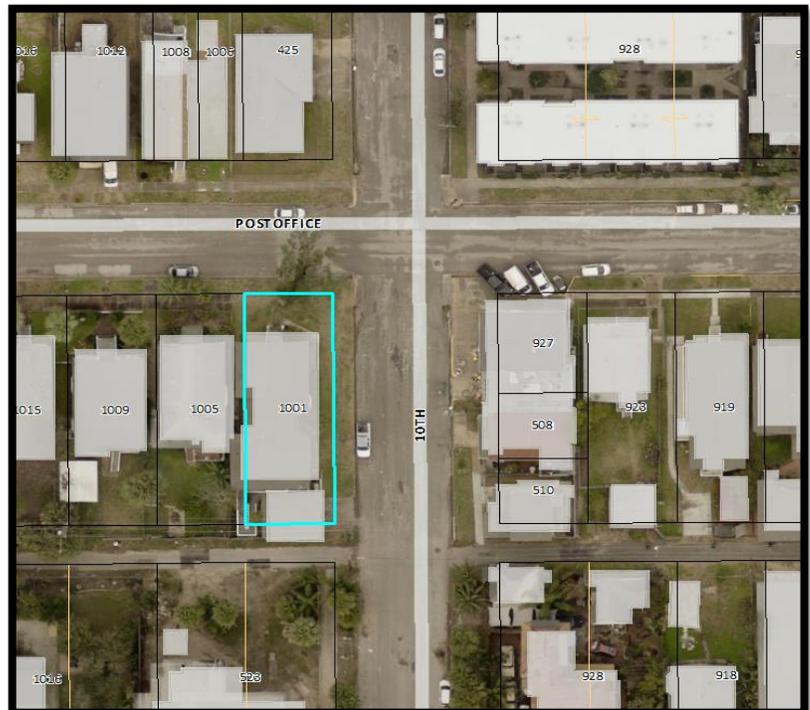
A – Applicants Submittal

**STAFF:**

Janice Norman  
 Planning Manager  
 409-797-3670  
 jnorman@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Urban Neighborhood (UN)	Commercial /Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1915
Style	Craftsman
Condition	Good
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Rear Addition

**Background**

The Landmark Commission at their regular meeting on February 18, 2019, approved case 19LC-005, to elevate the structure three feet with board and batten skirting and to reconfigure the front stairs.

The Landmark Commission at their regular meeting on November 4, 2019, voted to approve the request for modifications to the rear garage and metal roof on the main structure and garage, but denied the garage under the house with metal garage doors and a curb cut. They also denied new windows on either side of the garage.

Staff discovered a photo showing an existing chimney on the structure. According to the photo, the chimney appears to have been broken or is just a partial chimney on the roof. The applicant stated that when the house was elevated the chimney fell and they were unable to reconstruct it.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to install, under the newly raised structure, a new two-car garage with wood garage doors. The applicant will also, eliminate the current curb cut that serves the free standing garage and add a new curb cut to access the garage under the structure.

The applicant is replacing six faux divided light aluminum windows located on the rear addition with five casement windows. The applicant is also requesting approval of six new vinyl windows to be installed on the skirting. There will be two windows on the east side, two on the west side and two on the north side of the structure to the left and right of the staircase.

Additionally, the applicant has increased the size of the rear porch by approximately two feet and is requesting approval for this addition.

The applicant stated that when the house was being raised the chimney fell and was deteriorated beyond repair. The applicant is proposing to use the bricks in the house as a decorative feature.

Lastly, the applicant is proposing to install a wood louvered fence design in the south and on the west sides of the property.

## **Design Standards for Historic Properties.**

The following Design Standards are applicable to the project:

### **Historic Residential Garage Doors**

#### **3.13 Use a wooden garage door to match the historic architectural style where possible.**

##### *Appropriate*

- Keep details simple on a replacement wooden door.
- Paint a wooden garage door to help maintain its condition.
- Consider replacing a garage door on the primary façade with a metal door that has an appropriate look and finish if a wood door can't be found to meet storm-safety requirements.

##### *Inappropriate*

- Do not use a metal garage door on the primary façade of a building.

### **Parking and Driveways.**

Driveways placed in the city right-of-way must adhere to the requirements for sidewalks as prescribed by the City Code. The proper permits must also be obtained.

#### **3.7 Minimize the visual impact of parking.**

##### *Appropriate*

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen parking areas.
- Keep paved areas and curbs cuts for driveways to a minimum width.
- Maintain historic strip driveways. These driveways, from the 1920s and 1930s, allow for better drainage and permit grass to grow between the concrete strips.

##### *Inappropriate*

- Paving the front yard for parking is not permitted.
- New driveways and garages that open onto a primary street are not permitted.
- A new semi-circular drive in a front yard is not permitted unless there is evidence of its previous existence.

### **Elevating a Residential Foundation**

The Landmark Commission will consider requests to raise a structure to meet flood elevation requirements if the overall change in height is compatible with the building type and context.

#### **3.17 Locate the foundation height of a structure to be compatible with the building type and surrounding historic context.**

##### *Appropriate:*

- Ensure that the foundation height of an elevated structure is in scale with historic structures on the block face.
- Ensure that the foundation height is compatible with the character of the elevated structure.

*Inappropriate:*

- Do not raise a structure to install a street-facing garage door beneath the first floor.

**3.12 When replacing a window, match the original design and pane configuration.**

*Appropriate*

- Use wood frames and sashes for windows on a primary façade (preferred approach).
- Consider using clad wood windows on a primary façade (may be appropriate if consistent with the approach described in “Interpreting the Design Standards” on page 16).
- Maintain the wood window trim if metal or vinyl windows are installed (non-primary façade only).
- Reinstall windows and doors in previously enclosed openings. City staff will field verify all evidence of the feature’s previous existence prior to approval.
- Use clear replacement panes.

*Inappropriate*

- Vinyl windows are not permitted on primary façades
- Tinted glass is not permitted.
- Do not change the size or position of a window opening.
- The addition of large picture windows on the main façade is not permitted.
- Do not use dark window screens.
- Do not use unpainted metal sashes with a raw metal color.

**Historic Residential Porches and Decks**

Porches and galleries are, and always have been, the focal point of Galveston houses. They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman-style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches may be important architectural features, especially for buildings that are located on corner lots, and their preservation is encouraged (although these may also be appropriate locations for new additions.)

Also see “Extending Porch Stairs to Access an Elevated Foundation” on page 82 for guidance on extending porch stairs to raised residential foundations.

**3.14 Maintain an original porch or gallery on a house.**

*Appropriate*

- Maintain the height and shape of the porch roof.
- Re-open an enclosed rear porch.
- Consider removing a non-historic rear access stair.

*Inappropriate*

- Do not enclose or screen a front porch.

**3.15 If necessary, replace damaged porch elements.**

*Appropriate*

- Use materials that are similar to the historic building materials.
- An alternative material may be considered for a porch in a secondary location, when the appearance is similar to that of the original. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

**Historic Roofs**

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

**Repair and maintain original roof materials wherever possible.**

*Appropriate*

- Avoid removing historic roofing material that is in good condition.
- Patch and replace damaged areas of existing roof.
- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

*Inappropriate*

- Do not remove original roofing that can be repaired.

**Page 17 of the Design Standards states:**

Installation or removal of vent hoods. Removal of damaged or unstable secondary chimneys can be administratively reviewed. A secondary chimney must be behind the roof peak. However, if it is a primary chimney it requires Landmark Commission approval for removal.

**3.6 Design a new fence to be compatible with the architectural style of the house and existing fences in the neighborhood.**

*Appropriate*

- Install a painted wood picket fence (this is the preferred option in most historic residential areas, and is often the easiest to install).
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house and does not exceed 48” in height.
- Install a cast-iron or other metal fence not exceeding 48” in height if located in the front yard.
- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components. See “Using Alternative Materials on a Historic Structure” on page 31 and the table on page 17 for more information (may be appropriate if consistent with the approach described in “Interpreting the Design Standards” on page 16).

*Appropriate for a Non-Corner Side or Rear Yard Fence*

- Install a fence that uses alternative materials with proven durability, matte finish and an accurate scale and proportion of components.

- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house (may exceed 48" in height if compatible).

*Inappropriate*

- Do not install chain link fencing.
- Do not mix wooden and metal fence styles.
- Do not use heavy brick fence posts unless there is historic documentation of their use.

**Conformance with the Design Standards**

The applicant has modified his original request by changing the garage doors from metal to a stained wood garage door. However, the Design Standards state that it is inappropriate to elevate a structure and install a street-facing garage. Additionally, staff has concerns regarding relocating the driveway because the proposed location does not have enough room to park a car outside the garage without blocking the City right of way.

The rear deck addition is located in Location C: Less Visible Secondary Wall, preservation is still preferred but additional flexibility exists for compatible replacement or alteration. Staff finds the deck addition of approximately two-feet and the replacement of the aluminum windows on the porch to casement windows to be in conformance with the Design Standards.

Staff finds the addition of new windows on the skirting on the east and north sides of the structure not to be in conformance with the Design Standards, since these are visible from the right of way. However, the windows on the south and west sides are not visible and more flexibility can be considered.

The fence is proposed on the rear and west sides of the house. These sides are not visible from the street, which is an appropriate location for an unusual fence design.

Staff finds the removal of the nonfunctional chimney to be in conformance with the Design Standards since there is evidence of the chimney being broken and in disrepair prior to the raising of the structure.

**Staff Recommendation**

Staff recommends Case 19LC-074, request regarding a Certificate of Appropriateness be approved with the following conditions:

*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A with the following modifications:
  - a. Due to non-conformance with the Design Standards, the windows on the skirting along the east and north sides of the structure shall be omitted;
  - b. The garage under the elevated structure with wood doors and relocated curb cut shall be omitted;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;

3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, 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 Development Services Department by the next respective deadline date.

Respectfully Submitted,

  
\_\_\_\_\_  
Janice Norman, Planning Manager

12/31/19  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

1002 Postoffice Street  
Landmark Commission Request

We are requesting that you allow us to do a curb cut to allow home owners to have a garage under the home that was raised. We are not taking away street parking, we are simply replacing the existing garage curb cut and moving it to allow for new curb cut for garage under home. Attached are pictures of the proposed garage doors that will be used for the garage under home. We are also requesting to install new garage door at alley entrance to existing garage.

Chimney: Upon raising the house, the chimney collapsed due to the deterioration of the mortar. However, the brick was saved to use in the interior of the home.

Rear of home: Replace back door with Neuma vinyl impact double French door system 65 dp rating. Also install new Neuma vinyl impact double French door system 65 dp rating to Master bedroom back porch.

We are requesting the following for approval at address stated above:

- A. Add curb cut to allow garage under home.
- B. Eliminate curb cut to existing garage entrance.
- C. Install 8' louvered fence at back and side yard (not visible from street) See site plan
- D. Replace aluminum porch windows to casement full lite impact rated windows to back of home.
- E. Replace back doors with Impact rated Nuema double French door.
- F. Cut out in garage at back yard (not visible from street) for T.V and storage area.
- G. Extend back porch to come to existing garage (all engineered).
- H. Add windows at skirting (6) windows, 2 on east side, 2 at west side and 2 at front side of home to left and right of stair case. These windows are 36"x60" impact rated windows 2 over 2.

ADD 5'0" x 8'0" IMPACT NEUMA  
DOUBLE DOORS  
DP 65

EXISTING 32" x 60"  
window

36" x 72" ADD  
CASEMENT  
VIEW  
IMPACT  
WINDOW

5'0" x 8'0"

ADD  
NEUMA-IMPACT  
DP 65  
DOUBLE  
DOORS

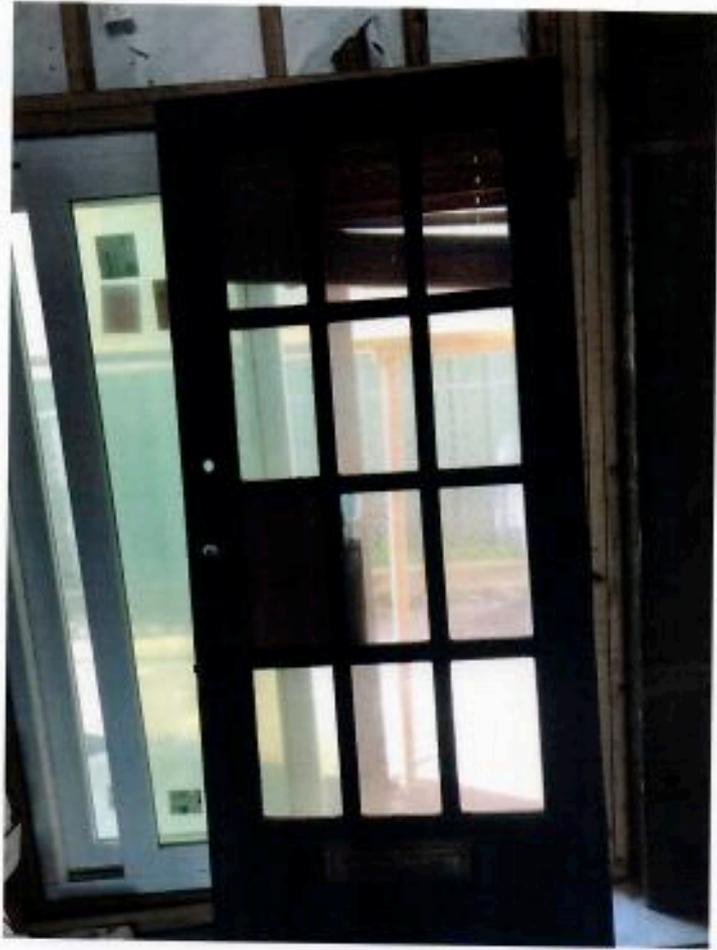
REAR OF HOME



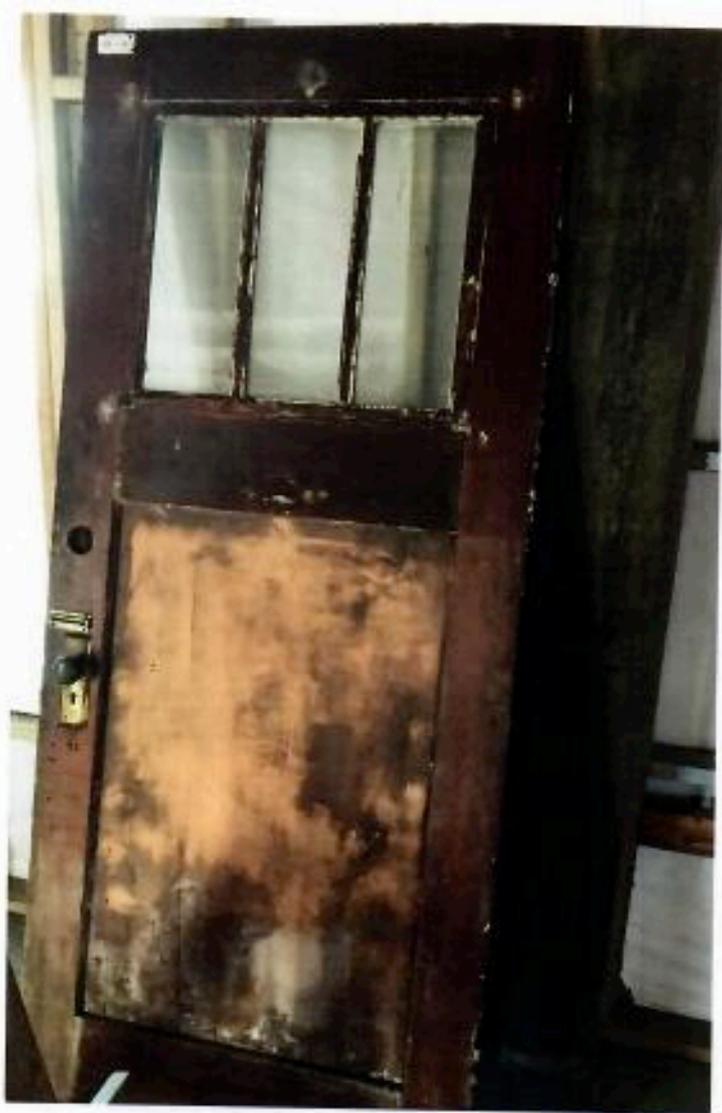
Alley







Front Door  
1001 Postoffice



REAR DOOR  
1001 Postoffice

FENCE  
Request

6x6 POST 5/4" X 6" TREATED SLATS





1002  
Postoffice

UNDER  
HOME  
Garage

DOOR  
Proposed

First  
choice

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# 19LC-075

# STAFF REPORT

**ADDRESS:**

2104 Strand/Avenue B

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lot 8, Block 681, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Michael J. Mejia

**PROPERTY OWNER:**

Naya Investments, LLC

**ZONING DISTRICT:**

Central Business, Historic District, Galveston Landmark (CB-H)

**HISTORIC DISTRICT:**

Strand/Mechanic

**REQUEST:**

Request for a Certificate of Appropriateness for the placement of items which will obscure an architectural feature

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

A – Applicant’s Submittal

**STAFF:**

Catherine Gorman, AICP  
 Assistant Director/HPO  
 409-797-3665  
 cgorman@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
21				



**Historical and/or  
Architectural  
Significance**

Date	1890 (Clayton), 1921
Style	Noe-Renaissance with Commercial Style alterations
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note(s)	The “Adoue and Lobit Building” was designated a Galveston Landmark in 2016 alongside other Nicholas Clayton buildings

**Background**

In September of 2019, the City Council adopted Ordinance 19-051 amending Chapter 23 of the Code of the City of Galveston which prohibits the obstruction of any architectural feature by any means. Enforcement of the regulations is now underway. The ordinance allows the Landmark Commission to grant a Certificate of Appropriateness for obscuring architectural features.

**Executive Summary**

The applicant is requesting approval of a Certificate of Appropriateness for the placement of items which will obscure architectural features. The proposed items are:

- Ivy.

**Code of the City of  
Galveston, Chapter 23,  
Article VII, Section 23-  
114 – Review by the  
Landmark Commission**

The Code of the City states the following:

- a. An owner or occupant of a premises covered by this Article may request a Certificate of Appropriateness for the placement of any item which will obscure an architectural feature of the premises.
- b. Applications for a Certificate of Appropriateness will be filed with the Department of Development Services on a form prescribed by the department.
- c. The Landmark Commission will approve the application for the placement of an item which will obscure an architectural feature upon a finding that:
  - i. There is no practical alternative to the placement of the item,
  - ii. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
  - iii. The placement of the item enhances the appearance of the architectural feature.

Architectural feature is defined as:

*Architectural feature* means the interior or exterior surface of a door along with its hinges and hardware; features on the exterior of the building such as name and or date plates; brick surfaces, cast iron columns; porticos; transoms, entablatures, cornices, escutcheon plates; cast stone, cast-crete, terra cotta, cornerstones, wood framed windows, window hoods of brick, cast iron, sheet metal, wood, or stone; or keystones on any premises within the Strand/Mechanic Historic District.

Obscure is defined as:

*Obscure* means to conceal or prevent from being seen partially or completely.

**Conformance with the Design Standards**

Staff finds that the request conforms to the City Code requirements. In order to approve, the Landmark Commission has to find that **all** of the following conditions have been met:

- i. There is no practical alternative to the placement of the item,
- ii. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
- iii. The placement of the item enhances the appearance of the architectural feature.

In enforcing the new regulations, Staff has taken a very conservative approach and considers the placement of any item on the exterior of a building to be obscuring architectural features. In this case, Staff has identified the architectural feature to be two front windows, which are part of a modified storefront that is not original to the structure. The proposed items are contained within existing, attached planters in two bays and do not interfere with pedestrian traffic, ingress/egress, or the original cast-iron columns. The proposed items obscure architectural features that are not historic in design and add greenery to the streetscape.

Staff finds that the City Code requirements are being met:

- 1. There is no practical alternative for the placement of the ivy,
- 2. The placement minimizes the obstruction of the non-historic architectural features; and
- 3. The placement enhances the appearance of the non-historic architectural features.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

*Specific Conditions:*

- 1. The exterior modifications shall conform to the design, material and placement as shown in Attachment A of the staff report;
- 2. The vegetation shall be kept in a healthy, growing, neat and orderly condition, at all times, replacing it when necessary and keeping it free from refuse and debris;

*Standard Conditions:*

- 3. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
- 4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
- 5. The Landmark Commission approval shall expire after 2 years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a

project; and,

6. In accordance with Section 23-114(d) of the Code of the City of Galveston, should the applicant be aggrieved by the decision of the Landmark Commission, an appeal may be made to the Zoning Board of Adjustment. In order to appeal, 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 Development Services Department by the next respective deadline date.

Respectfully Submitted:



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

\_\_\_\_\_  
01/02/20

Date

Exhibit A





MUST BE 18  
WASH STATE

OPEN  
Sold Here!  
A&P

WASH STATE



JOJOJO

1A & UP

Sik-Hun Trun!  
The Backyard  
CIRCC

SHEN YU

FM



DA  
U

Customer Feedback  
STAR  5 SYSTEM  
 4 CAN. ENG. CAN. ENG.  
STUBE  VORTEX  STUBE  
CAUTION  
PACKAGING WATER  
BE... WH...  
ITS S... UTE





# 19LC-076

# STAFF REPORT

**ADDRESS:**

1128 Postoffice / Avenue E

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lot 14 and West 24-1.5 Feet of Lot 13, Block 491 in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

James and Patricia Hood

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

Residential, Single-Family, Historic District (R-3-H)

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness for modification of structure including decorative drop rails and brackets

**STAFF RECOMMENDATION:**

Denial

**EXHIBITS:**

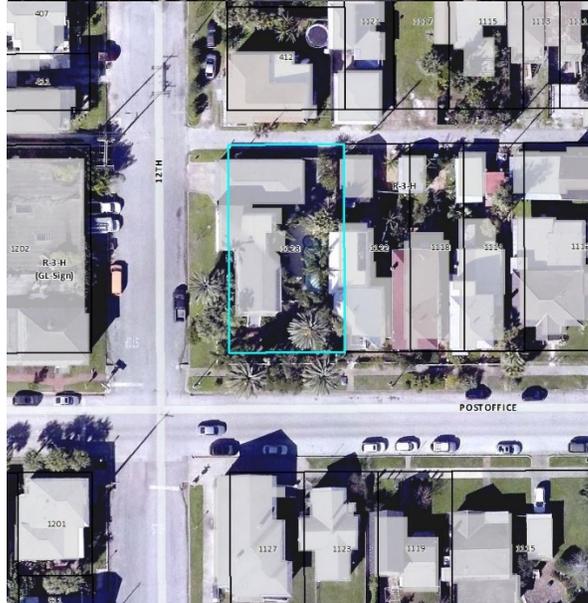
A – Applicants Submittal

**STAFF:**

Daniel Lunsford  
 Planner  
 409-797-3659  
 dlunsford@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
8				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H), Galveston Landmark	Residential

**Historical and/or Architectural Significance**

Date	1860
Style	Greek Revival
Condition	Excellent
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	Historic garage

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to retain decorative drop rails and supporting brackets installed along the upper and lower front porches. This work occurred without permit, and a red tag was issued. Photos of the house before and after the work are included in Attachment A of the staff report.

**Design Standards for Historic Properties.**

The following Design Standards are applicable to the project:

**Historic Residential Porches and Decks**

Porches and galleries are, and always have been, the focal point of Galveston houses.

They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman-style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches also may be important architectural features, especially for buildings that are located on corner lots, and their preservation is encouraged (although these may also be appropriate locations for new additions.)

**2.37 If repair is impossible, replace an architectural feature accurately.**

*Appropriate*

- Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building’s history.
- Use the same kind of material as the original detail when feasible. However, an alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.
- If reconstructing an architectural detail is impossible, design a compatible interpretation by using a new feature that is similar to comparable features in general size, shape, texture, material and finish. The replacement must match the original in material, composition, design, color, texture and other visual qualities.

*Inappropriate*

- Avoid adding architectural details that were not part of the original structure. For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

**3.16 If necessary, replace damaged porch railings and steps.**

*Appropriate*

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

*Inappropriate*

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

**Conformance with the Design Standards**

Staff finds that the request does not conform to the Design Standards. The Design Standards specifically state that adding architectural details not common to a particular architectural style without evidence of such is inappropriate. In this case, the ornate and complex drop rails and brackets installed are appropriate for a Victorian or Queen Anne style, but inappropriate for the much more simple and unadorned Greek Revival style that the house exhibits. The Galveston Architecture Guidebook specifically notes the “plainness of the gable-fronted veranda” as evidence of its age.

**Staff Recommendation**

Due to non-conformance with the Design Standards, Staff recommends that the request be denied with the following conditions:

1. The decorative elements shall be removed within six months of the Landmark Commission decision; and
2. In accordance with Section 10.110 of the Land Development Regulations, 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 Development Services Department by the next respective deadline date

However, if the Landmark Commission finds that the request does conform to the Design Standards, the following conditions may be appropriate:

*Specific Conditions:*

1. The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;

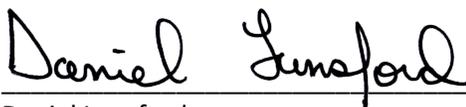
3. The applicant shall obtain a building permit prior to beginning construction;

4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;

5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,

6. In accordance with Section 10.110 of the Land Development Regulations, 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 Development Services Department by the next respective deadline date.

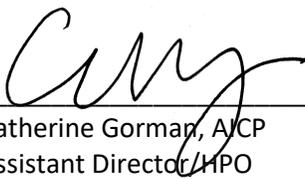
Respectfully Submitted,



Daniel Lunsford  
Planner

01/03/20

Date



Catherine Gorman, AICP  
Assistant Director/HPO

01/03/20

Date

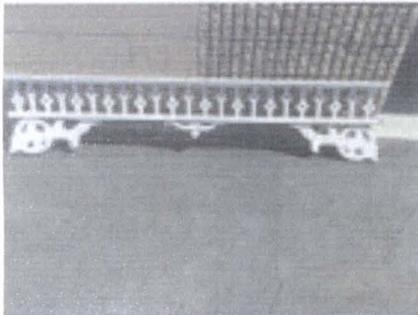




PURCHASED THIS MATERIAL  
FROM EBAY OFF A HOUSE DEMOLISHED  
IN CONNECTICUT IT IS EXPENSIVE  
MATERIAL AND PERIOD CORRECT  
WE THEN STRIPPED & REFINISHED  
HOUSE SPINDERS AND REPAINTED  
WE HAD NOT CHANGED THE HOUSE  
STRUCTURALLY ONLY ENHANCED  
ITS APPEARANCE WHAT WAS  
ONCE BLAND IS NOW PRETTY  
WE HAVE RECEIVED NOTHING BUT  
COMPLIMENTS ON THE APPEARANCE

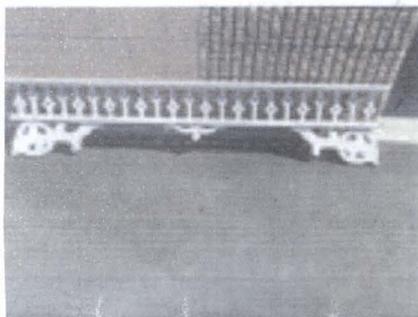
PEOPLE STOP TO COMPLIMENT  
US ON HOW MUCH BETTER IT  
LOOKS WE WERE NOT INFORMED  
WHEN THIS HOUSE WAS PURCHASED  
WE COULD NOT DO IMPROVEMENTS  
I SEARCHED MY CLOSING PAPERS  
AND FOUND NOTHING THAT  
REFERENCES THIS MANY HOURS OF  
LABOR WERE INVOLVED IN REFINISHING  
THIS WOOD WORK

Ordered on NOV 17, 2018



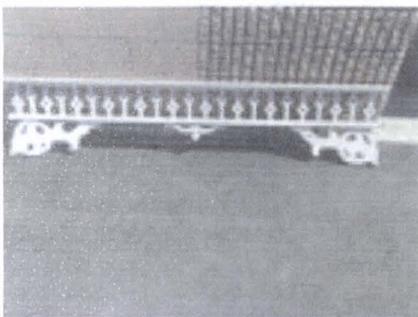
c1880 VICTORIAN  
GINGERBREAD porch  
spandrel FRETWORK...  
**\$645.00**

Ordered on Oct 5, 2018



c1880 VICTORIAN  
GINGERBREAD porch  
spandrel FRETWORK...  
**\$645.00**

Ordered on Jul 29, 2018



c1880 VICTORIAN  
GINGERBREAD porch  
spandrel FRETWORK...  
**\$1,075.00**

Ordered on Jul 17, 2018



LARGE PIECE OF  
VICTORIAN SPINDLED  
FRETWORK 88"w  
**\$550.00**

Ordered on Jul 15, 2018



# 19LC-077

# STAFF REPORT

**ADDRESS:**

2225 Strand/Avenue B

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lots 1 - 5, Block 622, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Demas Caravageli

**PROPERTY OWNER:**

Mitchell Historic Properties

**ZONING DISTRICT:**

Central Business, Historic District (CB-H)

**HISTORIC DISTRICT:**

Strand/Mechanic

**REQUEST:**

Request for a Certificate of Appropriateness for the placement of items which will obscure an architectural feature

**STAFF RECOMMENDATION:**

Denial

**EXHIBITS:**

A – Applicant’s Submittal

**STAFF:**

Daniel Lunsford  
 Planner  
 409-797-3659  
 dlunsford@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
13				



**Historical and/or Architectural Significance**

Date	1871
Style	Commercial Vernacular
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	

**Background**

In September of 2019, the City Council adopted Ordinance 19-051 amending Chapter 23 of the Code of the City of Galveston, which prohibits the obstruction of any architectural feature by any means. Enforcement of the regulations is now underway. The ordinance allows the Landmark Commission to grant a Certificate of Appropriateness for obscuring architectural features. This is the second such request, the first being 19LC-070 presented to landmark Commission on December 2, 2019. That request, for ornamental wreaths, was denied.

**Executive Summary**

The applicant is requesting approval of a Certificate of Appropriateness for the placement of items that will obscure architectural features. The proposed items are:

- Truffles, a large stuffed teddy bear that serves as mascot for the applicant’s retail operations and typically wears an apron with the applicant’s business logo. Truffles sits on a city-owned public bench in front of the building.

**Code of the City of Galveston, Chapter 23, Article VII, Section 23-114 – Review by the Landmark Commission**

The Code of the City states the following:

- a. An owner of occupant of a premises covered by this Article may request a Certificate of Appropriateness for the placement of any item which will obscure an architectural feature of the premises.
- b. Applications for a Certificate of Appropriateness will be filed with the Department of Development Services on a form prescribed by the department.
- c. The Landmark Commission will approve the application for the placement of an item with will obscure an architectural feature upon a finding that:
  - i. There is no practical alternative to the placement of the item,
  - ii. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
  - iii. The placement of the item enhances the appearance of the architectural feature.

Architectural feature is defined as:

*Architectural feature* means the interior or exterior surface of a door along with its hinges and hardware; features on the exterior of the building such as name and or date plates; brick surfaces, cast iron columns; porticos; transoms, entablatures, cornices, escutcheon plates; cast stone, cast-crete, terra cotta, cornerstones, wood framed windows, window hoods of brick, cast iron, sheet metal, wood, or stone; or keystones on any premises within the Strand/Mechanic Historic District.

Obscure is defined as:

*Obscure* means to conceal or prevent from being seen partially or completely.

**Conformance with the Design Standards**

Staff finds that the request does not conform to the City Code requirements. In order to approve, the Landmark Commission has to find that **all** of the following conditions have been met:

- i. There is no practical alternative to the placement of the item,
- ii. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
- iii. The placement of the item enhances the appearance of the architectural feature.

In enforcing the new regulations, Staff has taken a very conservative approach and considers the placement of any item on the exterior of a building to be obscuring architectural features. In this case, Staff has identified the architectural feature to be the historic doors and intermittent pilasters behind the bench that Truffles typically occupies. The proposed item does not enhance the appearance of the architectural feature. In addition, as Truffles typically wears an apron with the applicant's business logo on it, the item is placed in the right-of-way for private gain (advertising).

**Staff Recommendation**

Staff recommends denial of the request with the following condition:

- 1. In accordance with Section 23-114(d) of the Code of the City of Galveston, should the applicant be aggrieved by the decision of the Landmark Commission, an appeal may be made to the Zoning Board of Adjustment. In order to appeal, 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 Development Services Department by the next respective deadline date.

However, should the Landmark Commission find that the request conforms to the City Code requirements, the following conditions may be appropriate:

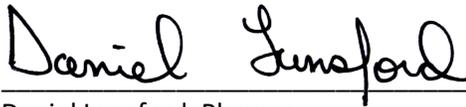
*Specific Conditions:*

- 1. The exterior modifications shall conform to the design, material and placement as shown in Attachment A of the staff report;
- 2. The stuffed teddy bear shall not be allowed to become faded, discolored, dirty, and/or deteriorated;
- 3. The business logo shall be removed from the apron that Truffles wears, as that allows Truffles to function as unpermitted advertising for private gain;

*Standard Conditions:*

4. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
5. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
6. The Landmark Commission approval shall expire after 2 years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
7. In accordance with Section 23-114(d) of the Code of the City of Galveston, should the applicant be aggrieved by the decision of the Landmark Commission, an appeal may be made to the Zoning Board of Adjustment. In order to appeal, 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 Development Services Department by the next respective deadline date.

Respectfully Submitted:



Daniel Lunsford, Planner

12/31/2019

Date



Catherine Gorman, AICP, Assistant Director/HPO

12/31/2019

Date

From: Demas Caravageli  
Subject:  
Date: December 2, 2019 at 9:27 AM  
To: Demas Caravageli



Sent from my iPhone

From: **Demas Caravagi**  
Subject:  
Date: **December 2, 2019 at 9:26 AM**  
To: **Demas Caravagi**



Sent from my iPhone

Dear Members of the Galveston Landmark Commission,

Since Rocky Mountain Chocolate Factory opened on the Strand in 1993, Truffles the bear has sat outside our door. The bear himself has become a landmark and an attraction that passers by love to take pictures with whether not they become customers for our store. We are always amazed at the number of people that tell us that they take a picture with our bear every year when they come to Galveston thus becoming a family tradition for many.

If one searches Rocky Mountain Chocolate Factory Galveston on websites like Trip Advisor or Yelp you will always see pictures posted of the bear outside. Truffles the bear has been outside our store on the bench since our opening, making him the landmark customers look for when trying to locate our store. Having Truffles the bear inside would not be a practical alternative since it greatly diminishes customer's ability to locate our store.

As depicted in the pictures submitted, Truffles has been placed on an existing bench. The only additional area that the bear blocks from plain view that the bench is not already blocking is a little over one square foot. The bear and bench are not flush with building façade so that neither fully blocks any part of the building as to not obscure any part of the buildings architectural features. Truffles enhances the appearance of the building by providing a warm welcoming feeling that simply cannot be created by the building itself.

Rocky Mountain Chocolate Factory Galveston is on its 26<sup>th</sup> year of doing business on the Strand. During that time we have seen many businesses come and go. We know that our success is due to the sum of many factors, one of which that is very important, is Truffles the bear sitting outside on the bench serving as a landmark, greeter, and a attraction for all passers by. Without the business on the Strand that pay rent and taxes, the beautiful architecture of our historic district would not be maintained or visited.

Thanks for your consideration,

Demas Caravageli  
Owner Rocky Mountain Chocolate Factory Galveston



# Mitchell Historic Properties



Hotel Galvez & Spa

The Tremont House

Harbor House Hotel & Marina



**MBP Corp.**

Pier 21®

Armour & Co. Building

Beach Central Park

Berlocher Row

Butterowe Building

Dargan & Tobyn Building

Davidson Building

Hendley Building

Hunter Building

Hutchings-Sealy Building

Marine Building

Old Galveston Square

Rosenberg Building

Saengerfest Park

T. Jefferson League Building

Thompson & Co. Building

Washington Building

2100 Market Street Parking Garage



**Montgomery, Texas**

Cooks Branch, Ltd.



**North Carolina**

Bald Head Island, Ltd.



2228 MECHANIC, SUITE 204

GALVESTON, TEXAS 77550

TEL 409.763.5806

FAX 409.762.3203

[www.mitchellhistoricproperties.com](http://www.mitchellhistoricproperties.com)

Joseph B. Rozier  
General Manager – Real Estate Operations

December 2, 2019

To Whom It May Concern:

Mitchell Historic Properties (MHP) is in favor of allowing Rocky Mountain Chocolate Factory to display the Rocky Mountain Chocolate Factory Logo & Bear in front of the retail shop in our Old Galveston Square building at 2225 Stand Suite 103. MHP feels that the Bear sitting on the park bench outside the store will not obscure any architectural features of our building. MHP asks that the City of Galveston's Landmark Commission and the City's Planning Department approve a certificate of appropriateness for the placement of this item in the public right of way.

Sincerely,

**Joseph B. Rozier**

**General Manager – Real Estate Operations.**



# 19LC-078

# STAFF REPORT

**ADDRESS:**

1118 Sealy/Avenue I

**LEGAL DESCRIPTION:**

Property is legally described as Lot 12 and the West one-half of Lot 11, Block 251, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood, AIA

**PROPERTY OWNER:**

Chris and Rachel Lankford

**ZONING DISTRICT:**

Residential, Single-Family, Historic District (R-3-H)

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the main structure including reconstructing a cupola, adding dormers and moving a door and alterations to the garage apartment including adding windows, reconfiguring the stairs, adding three new windows and relocating the overhead garage to face the patio.

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

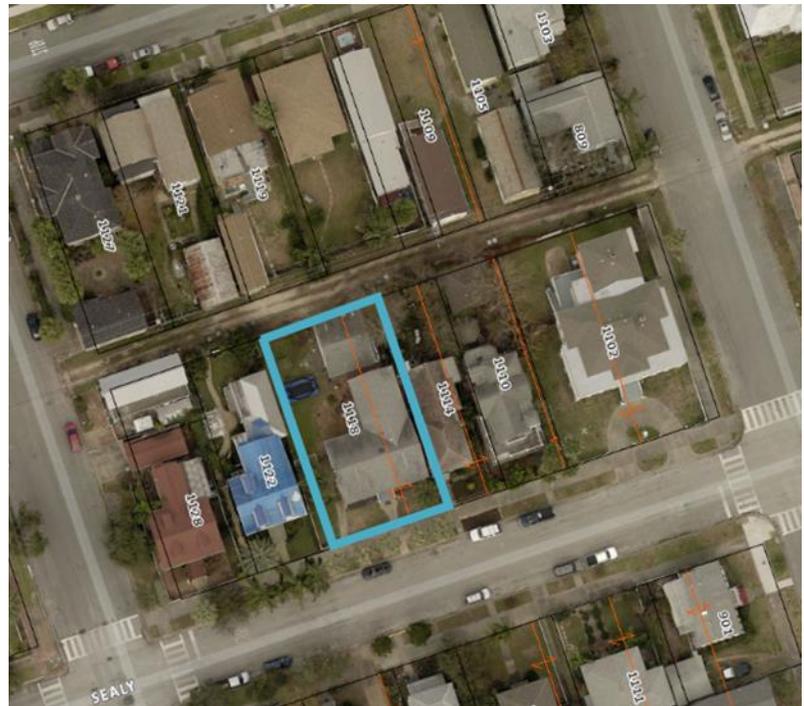
A – Applicants Submittal

**STAFF:**

Janice Norman, Planning Manager  
 409-797-3670  
 jnorman@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



① South  
 1/8" = 1'-0"

**Zoning and Land Use**

<b>Location</b>	<b>Zoning</b>	<b>Land Use</b>
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1875
Style	Greek Revival
Condition	Excellent
Evaluation High	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Alexander Allen House

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for alterations to the second floor of the structure including the following modifications:

**Main House –**

- The cupola will be the only modification visible from Sealy Street.
- No changes are proposed on the first floor.
- For details, please reference Exhibit A.

**South Side**

- The applicant submitted a Sanborn Map from 1889 showing the cupola on the roof of the structure. According to the applicant, there was some structural evidence of the existence of the cupola on the roof.
- Rebuild the Cupola in previous footprint. Cupola will have a total of 12 wood windows with three per side that are in a four over one light configuration. Decorative panels on the bottom with composition shingles to match the existing roof with clerestory windows below the decorative panels. Dentil molding and decorative columns on either side of the windows.

**East Side**

- A new dormer with permanently closed shutters will be added to the east facade.
- There are three (3) windows on the second story in the rear of the structure that will be permanently closed with shutters. The window trim will remain to give the appearance of a functional window.

**North Elevation**

- A window on the north-facing porch is proposed to be removed and a door will be installed in place of the window.
- A dormer will be added to match the front dormers with functional windows.

- One window on the north facade of the structure will be permanently closed with wood shutters. The window trim will remain to give the appearance of a window.

**Northwest shown as West Elevation**

- Enclose a door opening on the second floor porch and cover with siding to match existing siding.
- Relocate and install a new wood window on the north side of the upper porch and align it with the downstairs window.
- A dormer will face this elevation with functional windows to match the front dormers.

**Garage Apartment -**

- Remove the garage door on the northwest side and install the overhead door on the west side adjacent to the patio.
- Add two new salvaged wood windows to the west side to match existing.
- Add one new salvaged wood window on the east side to match existing.
- Add a salvaged wood door to the first floor on the east side.
- Relocate the existing stairs from the east side to the south side.

**Design Standards for Historic Properties.**

**The following Design Standards are applicable to this project:**

**Historic Windows**

The character-defining features of a historic window should be preserved. Historic windows can be repaired by re-glazing and patching and splicing wood elements such as muntins, frame, sill and casing. Repair and weatherization is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, new replacement windows should be in character with the historic building.

**2.13 Preserve the functional and decorative features of a historic window.**

*Appropriate*

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

**2.14 Maintain original window proportions and components.**

*Appropriate*

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

*Inappropriate*

- Do not enclose a historic window opening or add a new opening.
- Do not significantly increase the amount of glass on a primary façade as it will negatively affect the integrity of the structure.

### **2.15 Preserve the proportions of historic window openings.**

*Appropriate*

- Restore altered window openings on primary façades to their original configuration, when feasible.

*Inappropriate*

- Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

### **2.16 Match replacement window design to the original.**

*Appropriate*

- If the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung.
- Give special attention to matching the original design on a key character-defining façade.

### **2.17 Use materials that appear similar to the original when replacing a window.**

*Appropriate*

- Use the same material as the original window, especially on character-defining walls (preferred approach).
- Consider an alternative material only if the appearance of the window components will match those of the original in dimension, profile and finish.
- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).

*Inappropriate*

- Do not use vinyl and unfinished metals as window materials.
- Do not use metallic or reflective window glazing.

### **2.18 Match the profile of the sash and its components to that of the original window.**

*Appropriate*

- Maintain the profile depth of the sash, which steps back to the plane of the glass in several increments.

### **2.19 Convey the character of historic sash divisions.**

*Appropriate*

- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

*Inappropriate*

- Do not use strips of material located between panes of glass to simulate muntins.

### **Historic Doors**

There are many different types and styles of front doors on historic Galveston buildings. Most common are single doors with wood panels, wooden doors with glass lights, or wooden doors with sidelights and/or transoms.

The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

### **2.25 Preserve the decorative and functional features of a primary entrance door.**

#### *Appropriate*

- Repair locks and other hardware if feasible.
- Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights

#### *Inappropriate*

- Do not change the historic position of doors on primary façades.
- Do not add additional doors on primary façades.
- Do not enclose transoms or sidelights.

### **2.26 Maintain the original position and proportions of a historically significant door.**

#### *Inappropriate*

- Do not alter the original size and shape of a historic door.

### **3.11 Preserve the original roof form of a historic residential structure.**

#### *Appropriate*

- Maintain and repair the original size and shape of dormers.
- Avoid altering the angle of a historic roof.
- Installing a new dormer on a secondary roof plane may be considered when it will remain subordinate in scale and character to the roof itself. Proposals for new dormers on secondary façades require Landmark Commission approval.

#### *Inappropriate*

- Do not introduce new dormers on a visible street façade. Do not introduce skylights, vents or attic ventilators on street-facing roof slopes.
- New roofing systems that permanently damage or alter the existing historic roof are not permitted.

### **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.

### **Historic Residential Garage Doors**

#### **3.13 Use a wooden garage door to match the historic architectural style where possible.**

**Conformance with the Design Standards**

*Appropriate*

- Keep details simple on a replacement wooden door.
- Paint a wooden garage door to help maintain its condition.
- Consider replacing a garage door on the primary façade with a metal door that has an appropriate look and finish if a wood door can't be found to meet storm-safety requirements.

*Inappropriate*

- Do not use a metal garage door on the primary façade of a building.

**Main House:**

**East Façade**

**Location C:** Less Visible Secondary Wall: Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. Primary Façades are the priority. There are three windows being permanently closed with shutters. The window trim will remain on the exterior to give the impression of a window. The new dormer will also be permanently closed with shutters on this façade. Staff finds the proposed modifications conform to the Design Standards, since they are located in Location C: Less visible secondary wall.

**North Façade**

**Location D:** Not Typically Visible Rear Façade: More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. There is one dormer on this façade with windows to match the front dormers. A door will be relocated to this north façade in alignment with the downstairs window. The door is relocated from the west side of the upper back porch. Staff finds the modifications in this location to be in conformance with the Design Standards since they are in location D.

**Interior Northwest Façade**

**Location D.** Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. The west façade is in Location D on the rear of the structure but this side faces west in the interior of the lot. A door opening will be closed and siding to match the house will be added to cover the opening. A window is being installed on the second floor in alignment with the downstairs window. There is more flexibility in this location. Staff finds enclosing of a door opening and the installation of a wood window and a new dormer to be in conformance with the Design Standards in this location.

**Cupola:**

Part of the cupola is located in Location A: Primary Façade, preservation and repair of features in place is the priority. This is especially important at the street level and in locations where the feature is highly visible. The applicant stated that the cupola is being rebuilt, but there is no evidence of what the original cupola looked like. Staff finds that since there is no evidence of what the cupola looked like the design should be simple to avoid creating a false sense of history. The decorative panels, clerestory windows and dentil molding should be omitted since the cupola is highly visible.

**Garage Apartment -**

Staff finds the proposed changes to the garage apartment to be in conformance with the Design Standards since the accessory structure is located in Location D: Not

Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.

**Staff Recommendation**

Staff recommends approval with the following conditions:

*Specific Conditions:*

1. The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with the following modifications:
  - a. The dentil molding, decorative panels and clear story windows shall be omitted from the cupola design;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, 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 Development Services Department by the next respective deadline date.

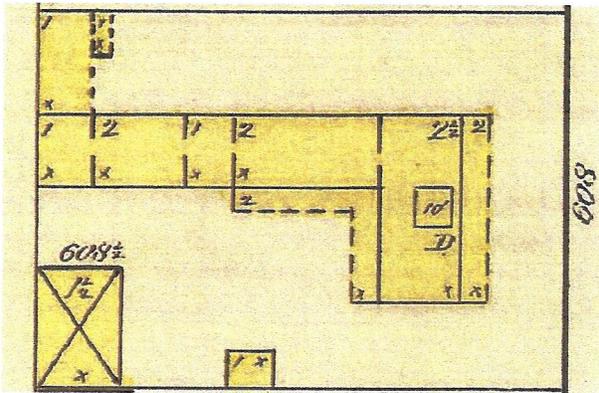
Respectfully Submitted,

  
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Janice Norman, Planning Manager

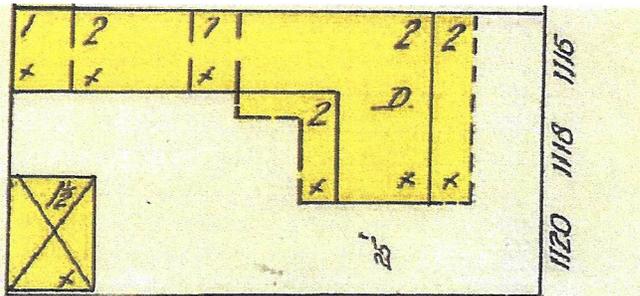
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Date

Comparisons of Sanborn Map footprints for 1118 Sealy

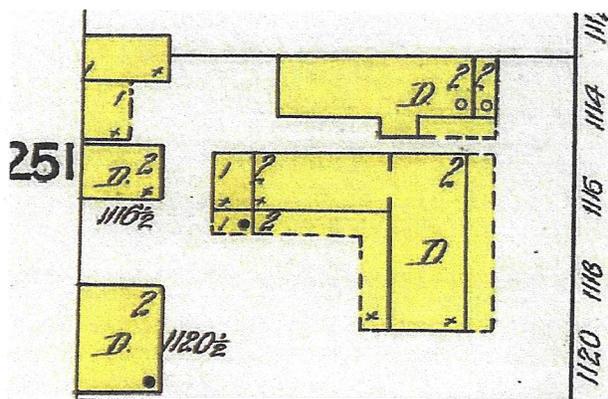
1889

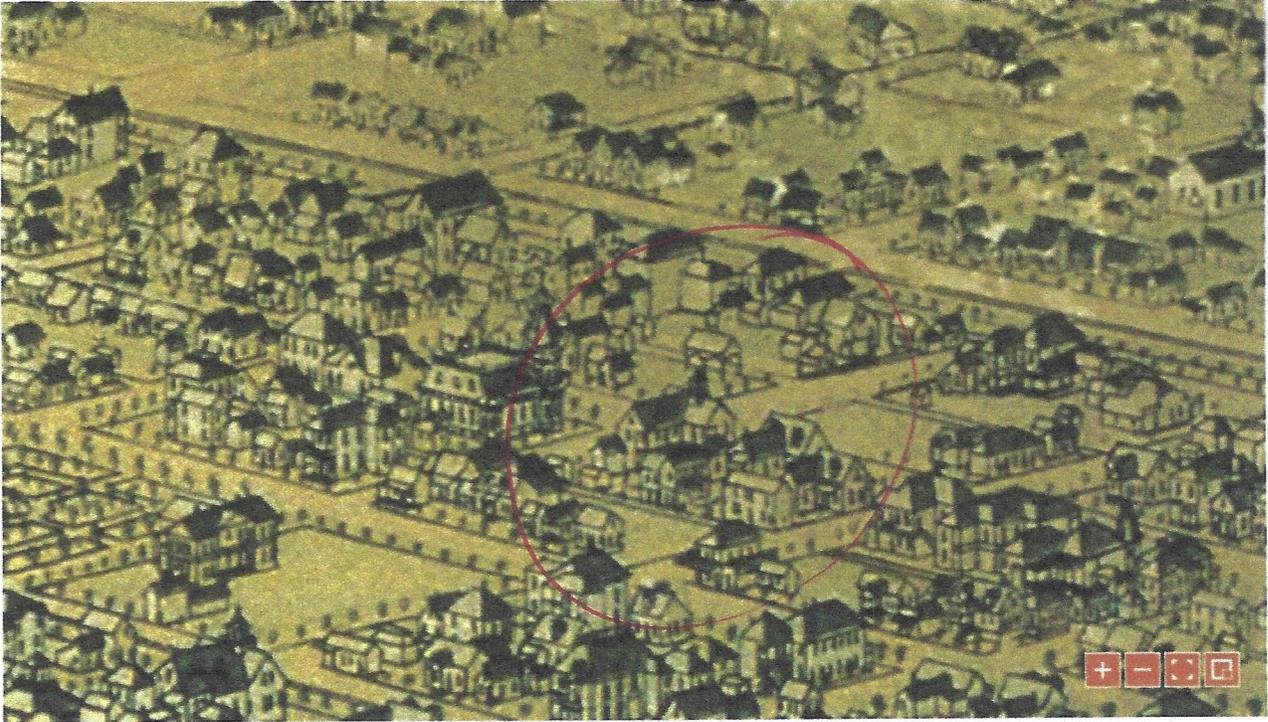


1899



1912





## Galveston in 1885

Augustus Koch's view of Galveston in 1885 reveals how much the city had grown in the fourteen years since Camille M. Drie depicted it in 1871. Shown from the northwest, both views focus on the downtown commercial district and the port facilities on Galveston Bay, the narrow strip of water between the mainland and the island. Galveston was the largest city in the state and the third largest cotton market in the country in 1885. Reaching its height as a commercial port, Galveston handled 62 percent of the Texas crop and 12 percent of the nation's.[1] Koch acknowledges the importance of the cotton trade by identifying a number of cotton presses, mainly near the wharves and along the railroad lines, and by pointing out the Cotton Exchange, a three-story building on Mechanic Street (7 on map).

Already experiencing competition from Houston, a group of Galveston investors in 1873 organized the Gulf, Colorado and Santa Fe Railway Company to build a railroad from Galveston around Houston and through the interior of Texas. By 1885, the company operated nearly 700 miles of track. But interior railroads also permitted farmers and brokers to send their cotton north and east to avoid paying what they considered to be the exorbitant fees of the Galveston Wharf Company (called "the Octopus" by some), which had a virtual monopoly over Galveston shipping. When Houston developed its deepwater port in the mid-1890s, the Galveston Wharf Company lost additional business.[2]

In many ways, Koch's view is a tribute to the architecture of Nicholas J. Clayton, arguably the most outstanding architect in the state at the time. Many of Clayton's buildings—such as Trinity Chapel (14), St. Mary's University (34), St. Patrick's Church (16), Harmony Hall (6), the Masonic Temple (5), and the General Offices of the Gulf, Colorado and Santa Fe Railroad (10)—are detailed in the print. Other of Clayton's buildings are singled out for vignettes at the top, including the Leon and H. Blum Dry Goods Store (A, now the Tremont House), Wallis, Landes and Company Building (M), and the George Schneider and Company Building (C). By 1885 developers had also begun to pay attention to the beach on the gulf side of the island in an effort to develop tourism and increase riders on the passenger trains and trolleys. Led by Col. William H. Sinclair, president of the streetcar company, a public subscription financed the construction nearby of the \$260,000 Beach Hotel (37). Clayton designed the hotel, which was three stories high with 200 rooms and 18-foot-wide verandas.[3]



① Street Perspective



② Backyard Perspective



Lankford Master Bath  
1118 Sealy

Project Number: R19-004.01

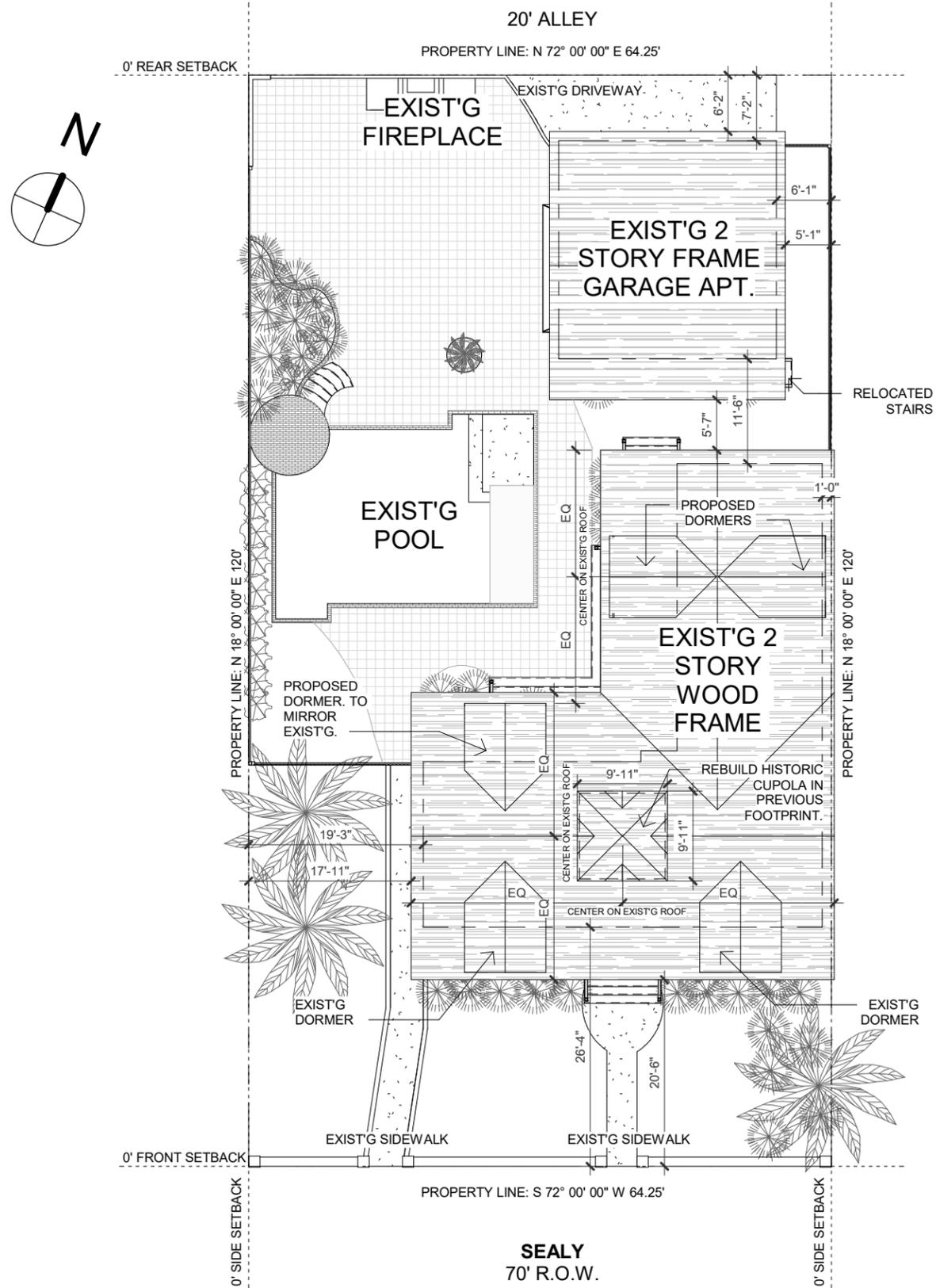
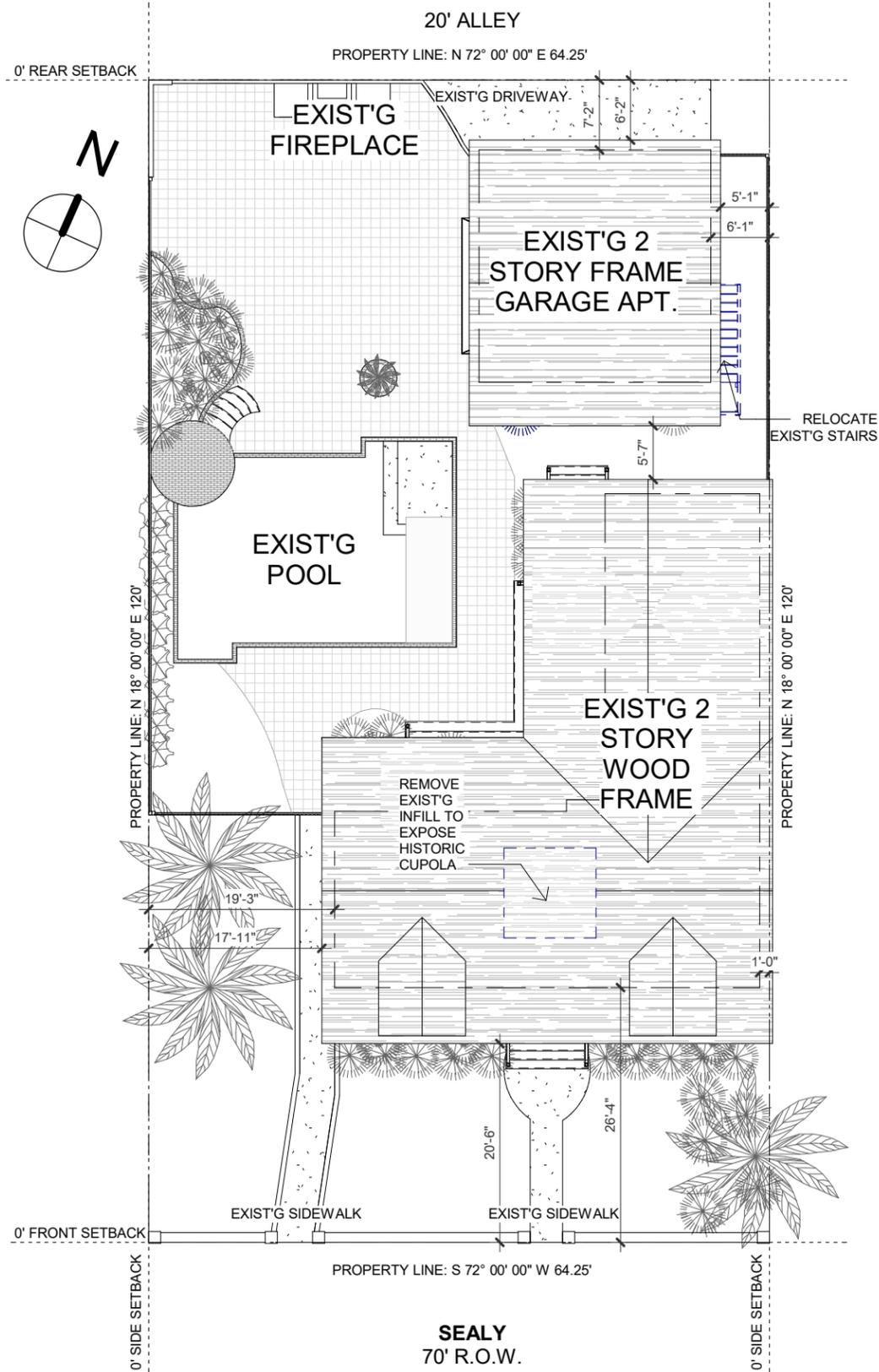
**eas** easterwood  
ARCHITECTS STUDIO

2627 Avenue K  
Galveston TX 77550

409.354.8976  
contact@beaia.com

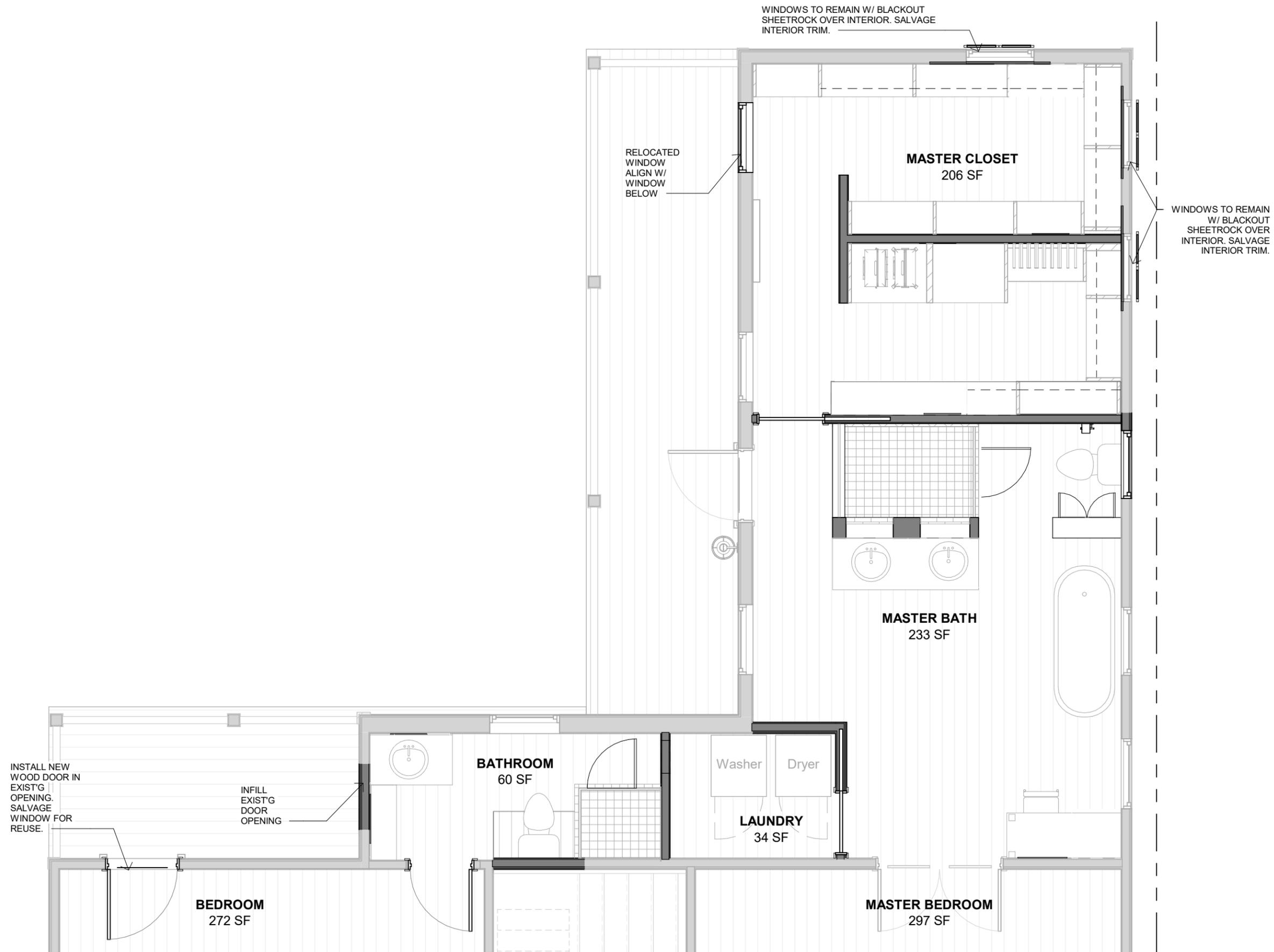
A0.2  
Photos

Issue Date: 12/04/19



1 0- Site Plan Existing/Demo  
 1/16" = 1'-0"

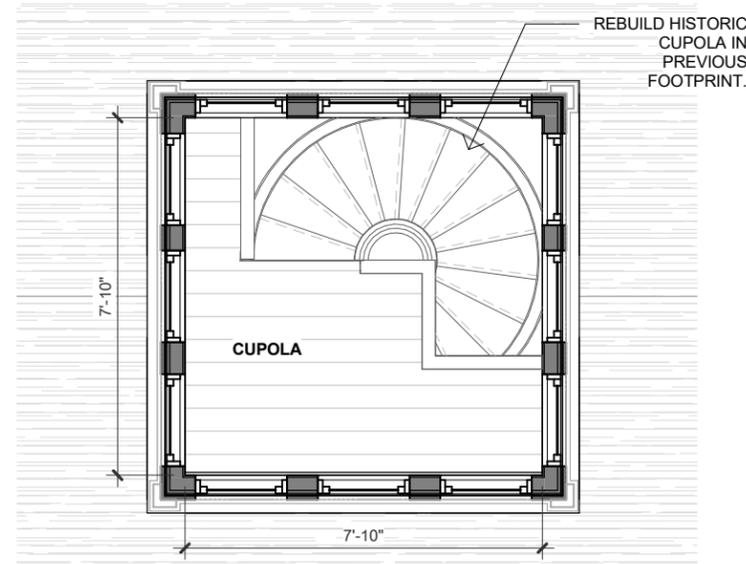
2 0- Site Plan New/Proposed  
 1/16" = 1'-0"



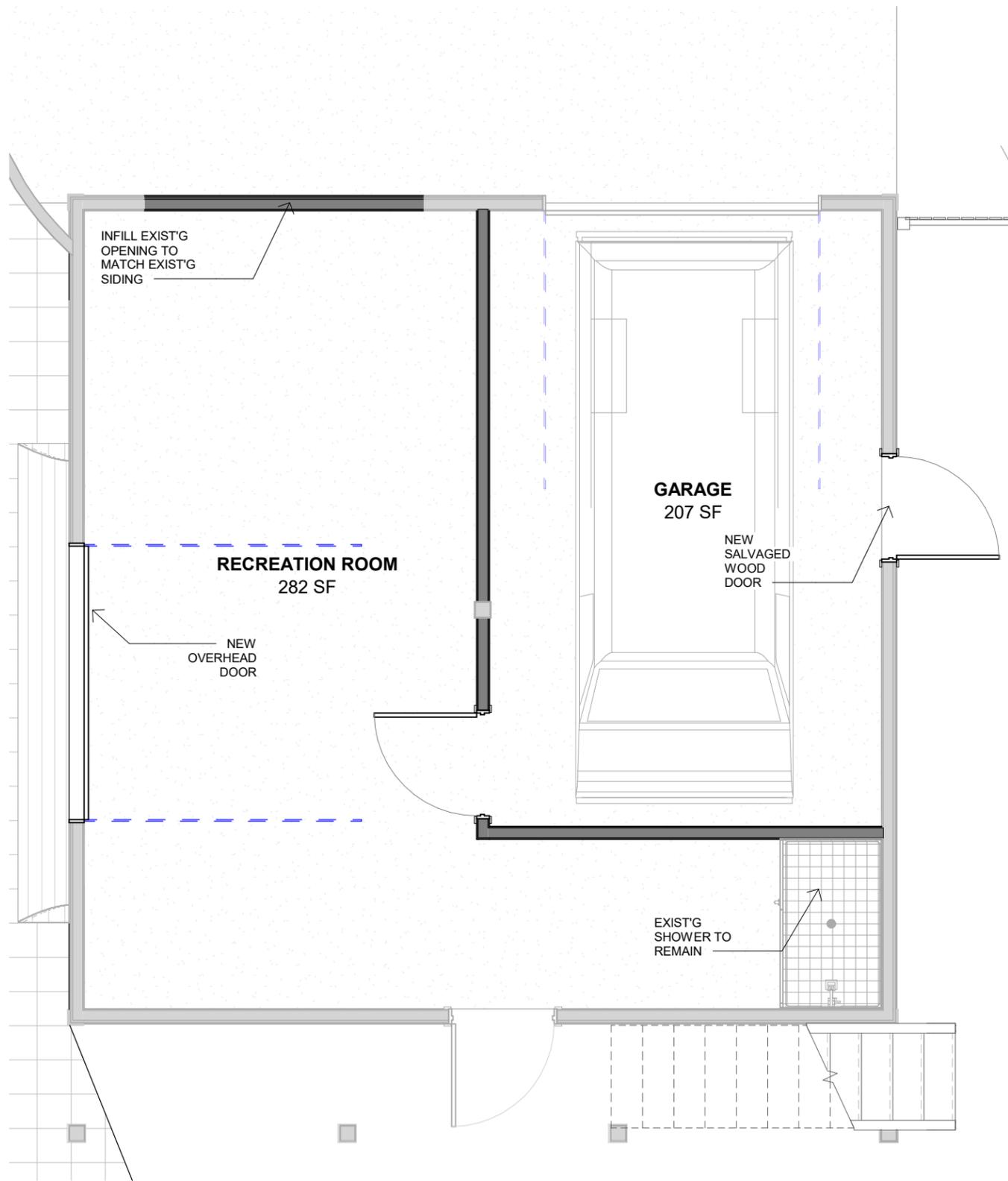
1 PROPOSED SECOND FLOOR  
1/4" = 1'-0"



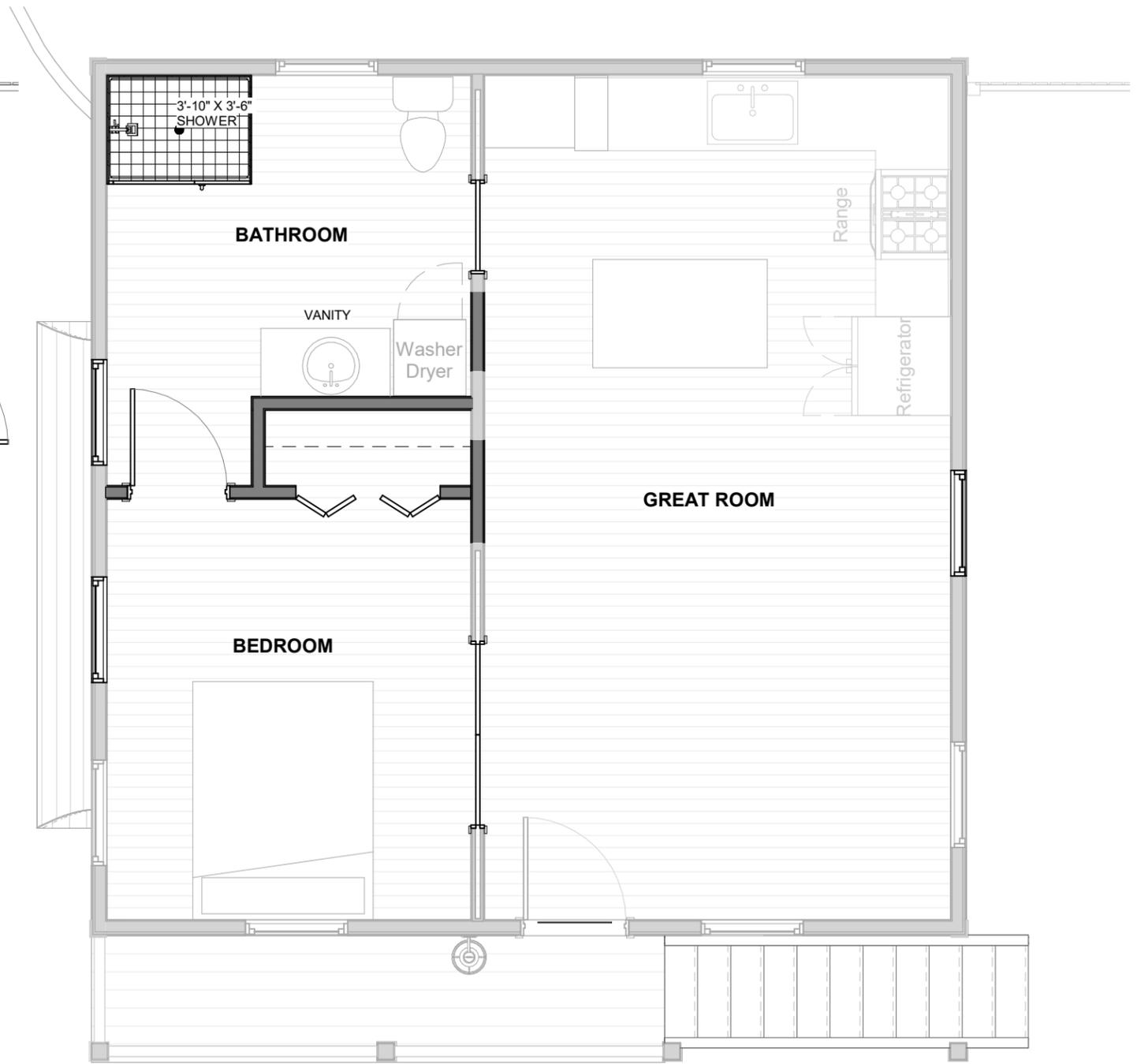
1 3- Attic New/Proposed.  
1/8" = 1'-0"



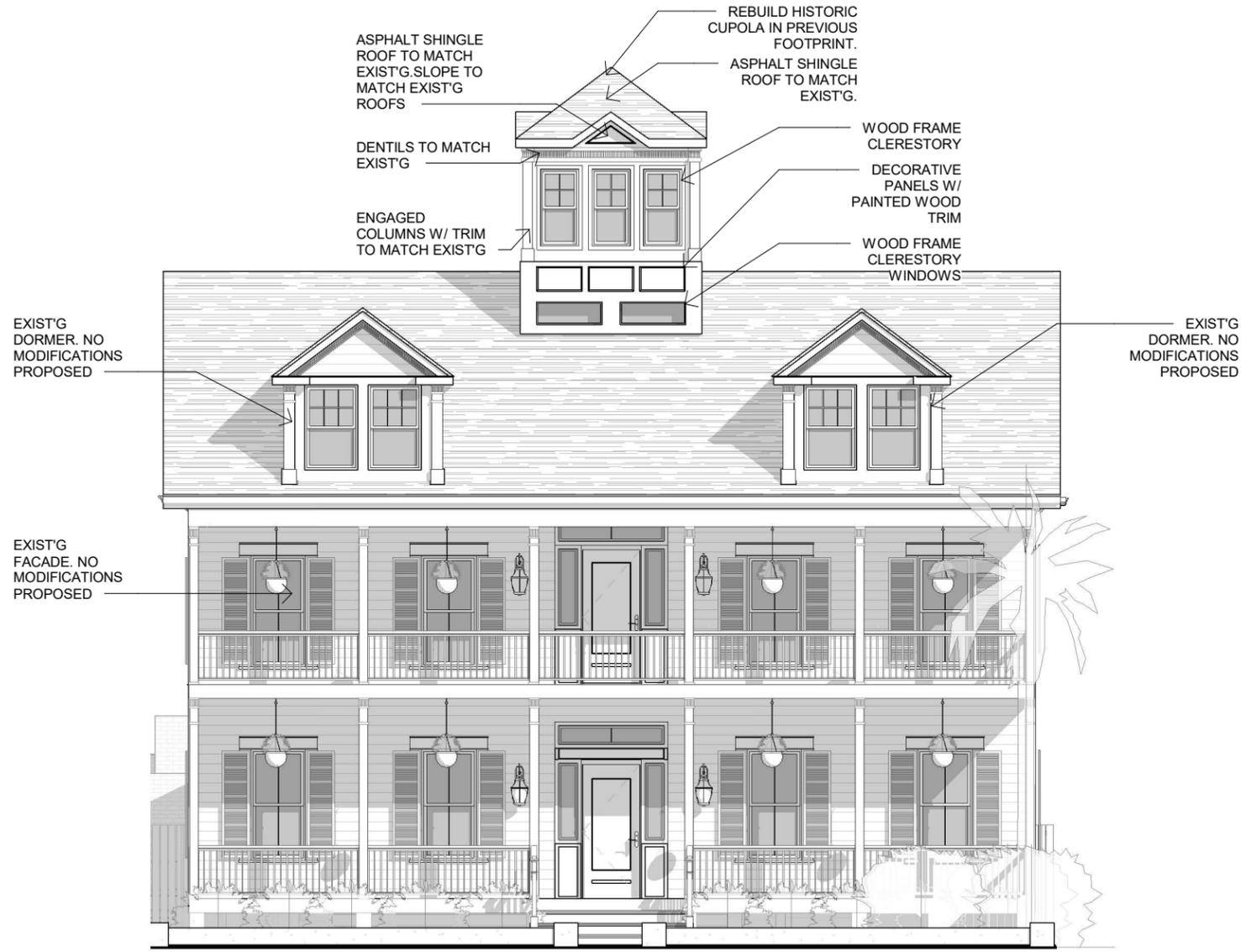
2 4- Cupola New/Proposed.  
1/4" = 1'-0"



① 1- Garage New/Proposed  
1/4" = 1'-0"



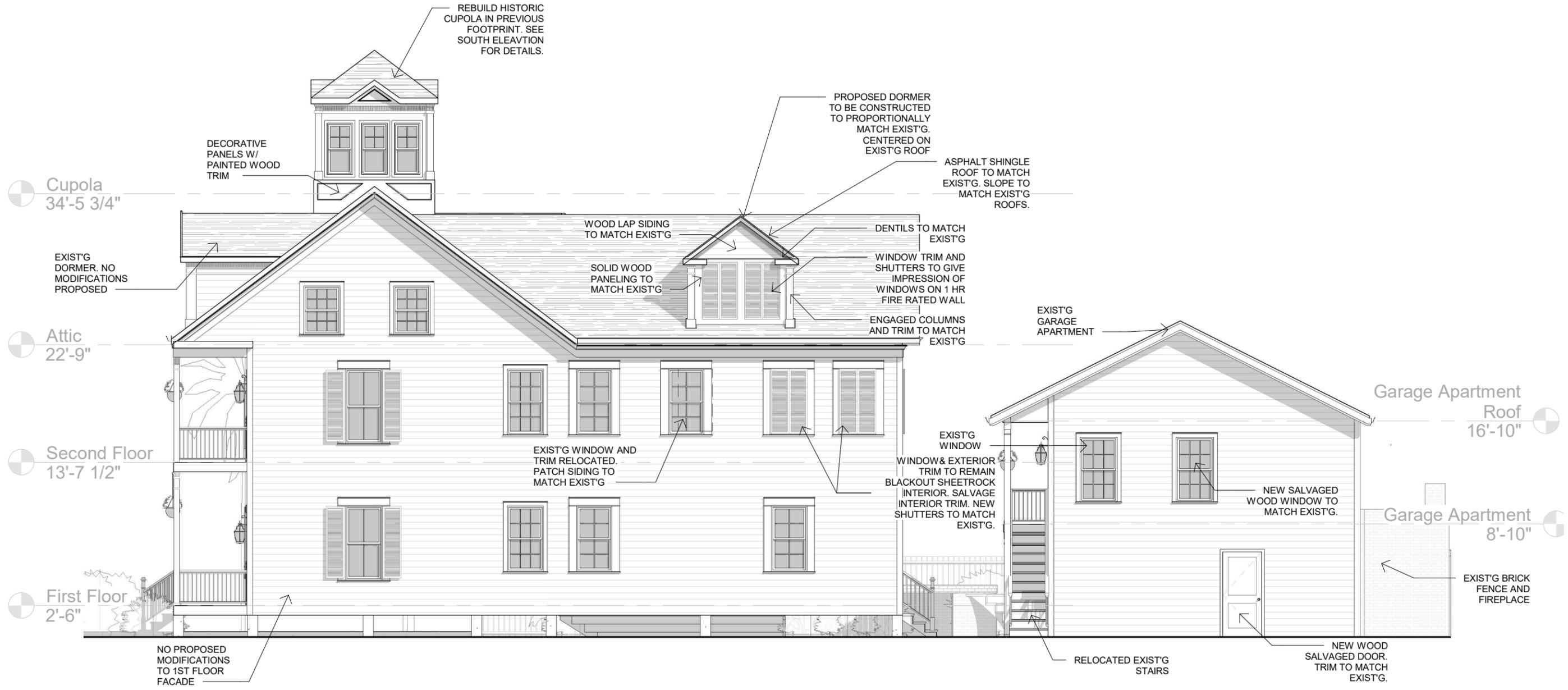
② 2- Garage Apartment New/Proposed  
1/4" = 1'-0"



① South  
1/8" = 1'-0"



② South 2 (Garage Apartment)  
1/8" = 1'-0"



Cupola  
34'-5 3/4"

Attic  
22'-9"

Second Floor  
13'-7 1/2"

First Floor  
2'-6"

1 East  
1/8" = 1'-0"

REBUILD HISTORIC CUPOLA IN PREVIOUS FOOTPRINT. SEE SOUTH ELEVATION FOR DETAILS.

DECORATIVE PANELS W/ PAINTED WOOD TRIM

EXIST'G DORMER. NO MODIFICATIONS PROPOSED

WOOD LAP SIDING TO MATCH EXIST'G

SOLID WOOD PANELING TO MATCH EXIST'G

PROPOSED DORMER TO BE CONSTRUCTED TO PROPORTIONALLY MATCH EXIST'G. CENTERED ON EXIST'G ROOF

ASPHALT SHINGLE ROOF TO MATCH EXIST'G. SLOPE TO MATCH EXIST'G ROOFS.

DENTILS TO MATCH EXIST'G

WINDOW TRIM AND SHUTTERS TO GIVE IMPRESSION OF WINDOWS ON 1 HR FIRE RATED WALL

ENGAGED COLUMNS AND TRIM TO MATCH EXIST'G

EXIST'G GARAGE APARTMENT

Garage Apartment Roof  
16'-10"

EXIST'G WINDOW AND TRIM RELOCATED. PATCH SIDING TO MATCH EXIST'G

EXIST'G WINDOW

WINDOW & EXTERIOR TRIM TO REMAIN. BLACKOUT SHEETROCK INTERIOR. SALVAGE INTERIOR TRIM. NEW SHUTTERS TO MATCH EXIST'G.

NEW SALVAGED WOOD WINDOW TO MATCH EXIST'G.

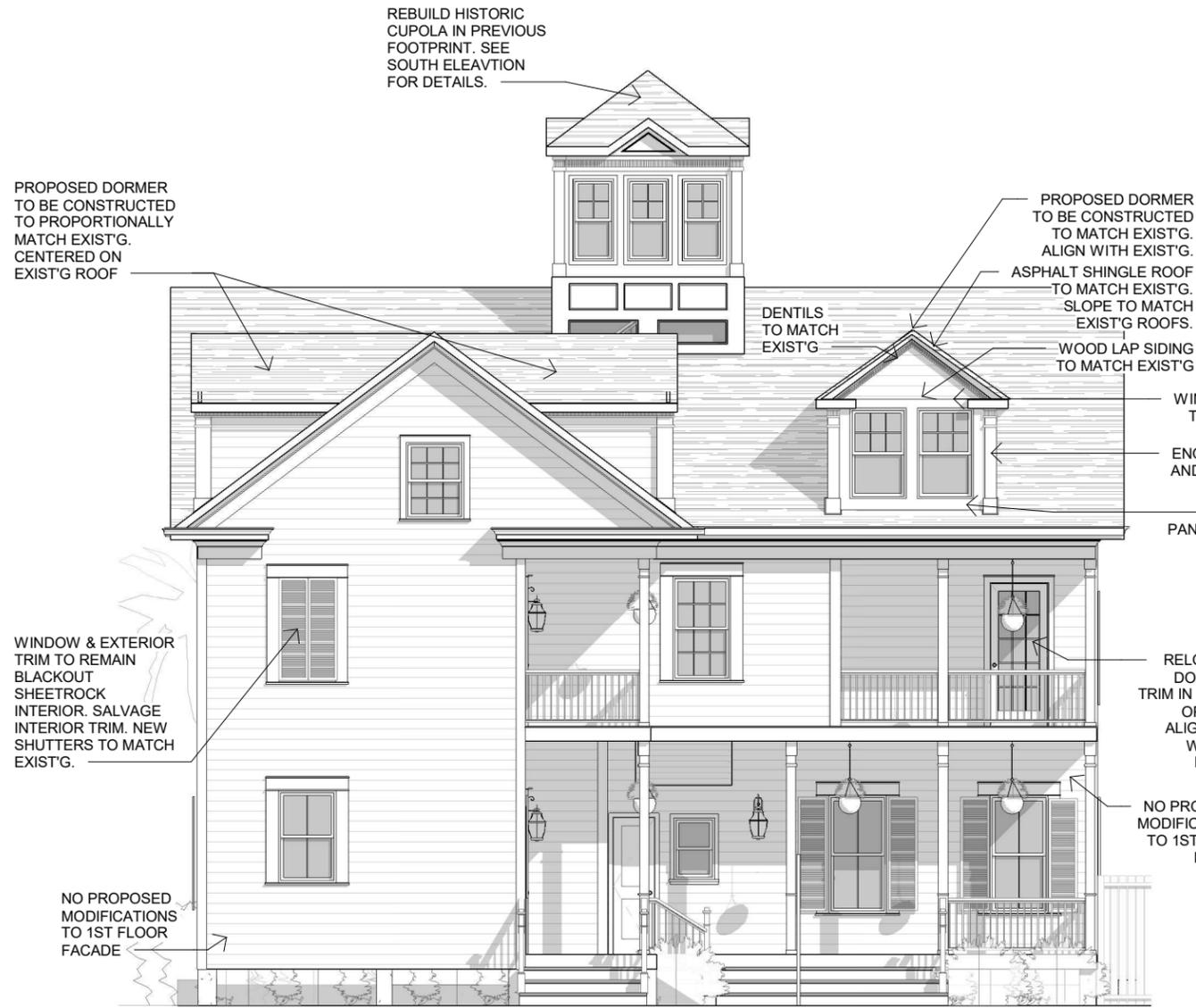
Garage Apartment  
8'-10"

EXIST'G BRICK FENCE AND FIREPLACE

NO PROPOSED MODIFICATIONS TO 1ST FLOOR FACADE

RELOCATED EXIST'G STAIRS

NEW WOOD SALVAGED DOOR. TRIM TO MATCH EXIST'G.

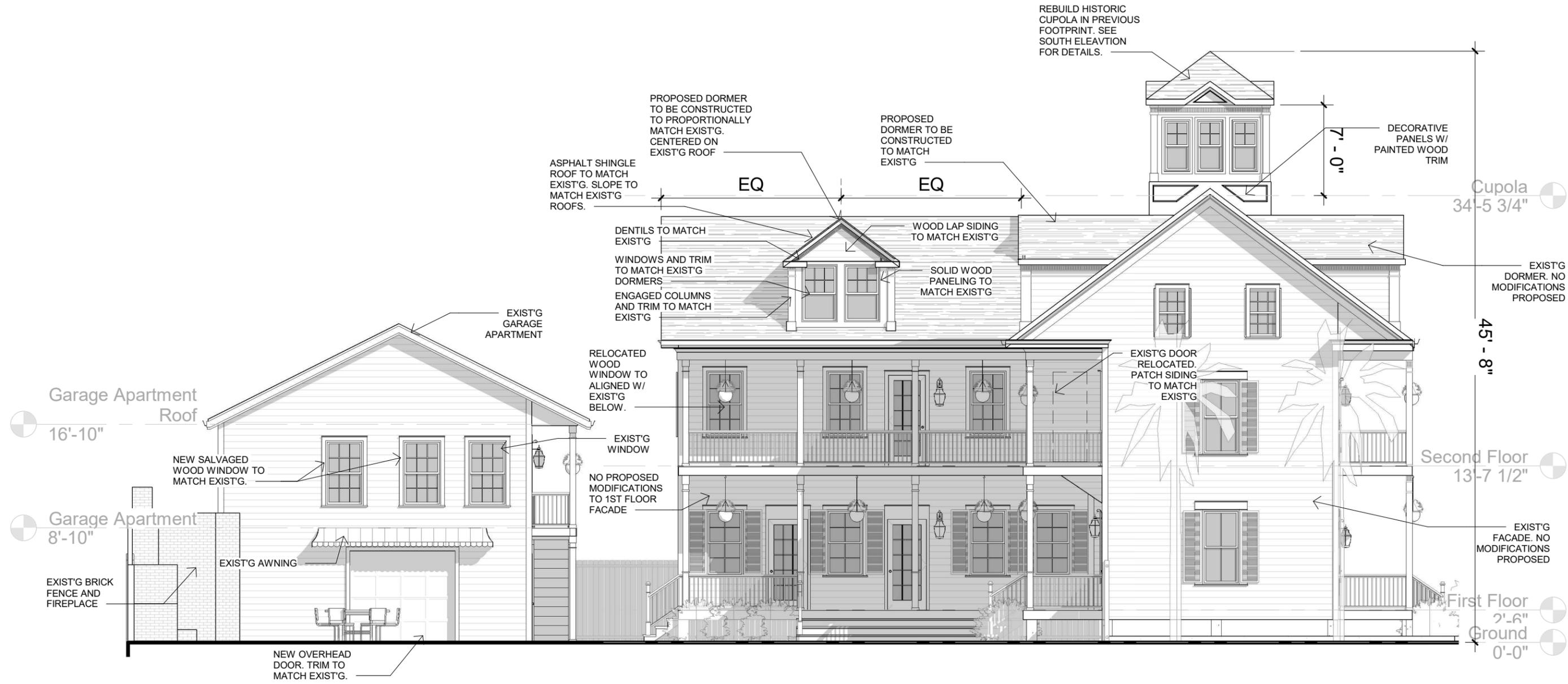


① North  
1/8" = 1'-0"



② North 2 (Garage Apartment)  
1/8" = 1'-0"

1 West  
1/8" = 1'-0"





# 19LC-079

# STAFF REPORT

**ADDRESS:**

2201 Market/Avenue D

**LEGAL DESCRIPTION:**

Property is legally described as M. B. Menard Survey, Lot 11, Block 317, in the City and County of Galveston, Texas.

**APPLICANTS/REPRESENTATIVES:**

David Watson

**PROPERTY OWNERS:**

2201 Market, Ltd. c/o Hadar Goldman

**ZONING:**

Central Business, Galveston Landmark (CB-H)

**REQUEST:**

Certificate of Appropriateness

**STAFF RECOMMENDATION:**

Approval based on findings and conditions.

**EXHIBITS:**

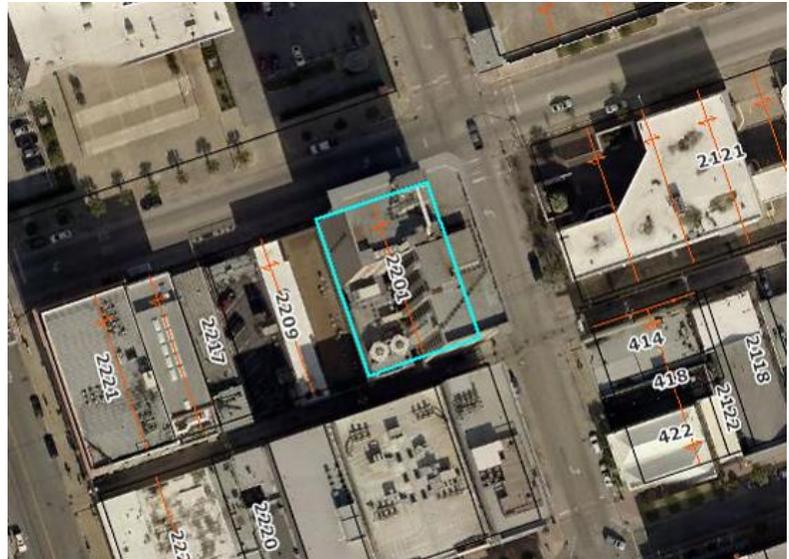
- A – Elevation Drawings
- B – Site Plan

**STAFF:**

Karen White  
 Planning Technician  
 (409) 797-3608  
 kwhite@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Central Business, Galveston Landmark (CB-H)	Commercial/Residential
North	Central Business	Commercial
South	Central Business (CB) and Central Business, Galveston Landmark (CB-H)	Commercial/Residential
East	Central Business	Commercial
West	Central Business	Residential

**Historical and/or Architectural Significance**

Date	1923
Style	Italian Renaissance
Condition	Excellent
Note(s)	Alfred C. Blossom, Architect

**Background**

The United States National Bank Building was designated a Galveston Landmark by City Council on October 17, 2019. The 12-story building, designed by New York City architect and engineer Alfred C. Blossom, was constructed between 1923 and 1925. According to the applicant, in the 1970s, the aluminum storefronts along Market/Avenue D and Kempner/22<sup>nd</sup> Street were installed and the ground floor of the Market/Avenue D façade was clad in granite. Around 1990, one storefront along the Market/Avenue D façade and two storefronts along the Kempner/22<sup>nd</sup> Street façade were replaced with cast iron replications. At this time, four aluminum windows in the alley were also replaced with cast iron replications. The building is currently being converted from offices to residential units on the upper floors.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to replace existing aluminum storefronts with cast iron replications and to install additional cast iron storefronts along the Market/Avenue D and Kempner/22<sup>nd</sup> Street facades, as shown in Attachment A. The proposed changes include the:

- Replacement of four (4) existing aluminum entryways and three (3) windows with cast iron replications to match those previously replaced;
- Restoration of three (3) openings along the Market/Avenue D façade; and
- Installation of two (2) cast iron entryways and one (1) cast iron window along the Market/Avenue D façade.

One previously existing storefront along the Market/Avenue D façade will not be reopened as, per the applicant, that space is now an elevator shaft.

**Design Standards for Historic Properties**

The following Design Standards are applicable to the project:

## **Materials and Finishes**

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy. Primary historic building materials found in Galveston include wood, stone, brick, metal, stucco, plaster and concrete. Such materials should be preserved and rehabilitated whenever possible.

### **2.2 Preserve the visibility of original historic materials.**

#### *Appropriate*

- Consider removing later covering materials that have not achieved historic significance.
- Once a non-historic siding is removed, repair the original, underlying material.
- Carefully remove a later stucco finish if the process does not damage the underlying original building material.

#### *Inappropriate*

- Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
- Do not cover or obscure original building materials.
- Do not add another layer of new material if a property already has a non-historic building material covering the original, as doing so would further obscure the original.

### **2.3 Use original materials to replace damaged materials on primary surfaces.**

#### *Appropriate*

- Use original materials to replace damaged building materials on a primary façade. If the original material is wood clapboard, for example, then the replacement material should be wood that matches the original in finish, size and the amount of exposed lap.
- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- Consider using an alternative material if a wood porch or deck floor needs replacement because of significant deterioration.

#### *Inappropriate*

- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials.

*May be Considered on a Case-by-Case Basis by the Landmark Commission*

- The Commission may consider alternative materials located on a residential accessory building, addition or rear façade.
- The Commission may consider alternative or imitation materials that match the style and detail of the original material to replace materials located above the pedestrian-level of a commercial building. For example, alternative materials may be considered for replacement of cornice elements.
- See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

### **Architectural Details**

Architectural details contribute to the character of a structure and some details are associated with specific architectural styles. Those details that are key character-defining features should be preserved. The method that requires the least intervention is preferred.

#### **2.34 Preserve significant stylistic and architectural features.**

##### *Appropriate*

- Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Minimize damage to historic architectural details when repairs are necessary.
- Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- Stabilize or fix isolated areas of damage using consolidants.
- Epoxies and resins may be considered for wood repair.
- Protect significant features that are adjacent to the area being worked on.

##### *Inappropriate*

- Do not remove or alter distinctive architectural features that are in good condition and can be repaired. This includes cast iron storefronts, columns, windows, molding and trim, and cornices.

#### **2.37 If repair is impossible, replace an architectural feature accurately.**

##### *Appropriate*

- Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building’s history.
- Use the same kind of material as the original detail when feasible. However, an alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.

- If reconstructing an architectural detail is impossible, design a compatible interpretation by using a new feature that is similar to comparable features in general size, shape, texture, material and finish. The replacement must match the original in material, composition, design, color, texture and other visual qualities.

*Inappropriate*

- Avoid adding architectural details that were not part of the original structure. For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

**Historic Commercial Facades**

Historic commercial façades in Galveston typically have a number of character-defining features that convey the historic significance of the property and also promote visual interest. Such features should not be altered, obscured or removed.

**4.22 Preserve the character-defining elements of a historic commercial façade.**

*Appropriate Features to Preserve*

- **Cornice molding:** A decorative band at the top of the building.
- **Upper-story windows:** Windows located above the street level often have a vertical orientation.
- **Mid-belt cornice:** A decorative band at the top of the first floor.
- **Sign band:** A flat band running above the transoms to allow for the placement of signs.
- **Transom:** The upper portion of the display window, separated by a frame.
- **Display windows:** The main portion of glass on the storefront, where goods and services are displayed.
- **Entry:** Usually set back from the sidewalk in a protected recess.
- **Kickplate:** Found beneath the display window.

**4.23 Repair an altered storefront to its original design.**

*Appropriate*

- Use historic photographs when determining the original character of a storefront design.
- Consider alternative designs that are contemporary interpretations of traditional storefronts where the historic façade is missing and no evidence of it exists (the new design should continue to convey the character of typical storefronts).

**4.26 Retain the original shape of the transom in a historic storefront.**

*Appropriate*

- Do not remove or enclose a transom (the upper glass band of traditional storefronts which introduce light into the depths of the building and save on light costs).
- Preserve the historic transom shape and configuration.

- Use new glass if the original glass is missing. However, if the transom must be blocked out, be certain to retain the original proportions. One option is to use it as a sign panel or decorative band.

**Conformance with the Design Standards**

Staff finds that the request conforms to the Design Standards for Historic Properties. Photographic evidence verifies the existence of ground level openings along both primary facades. Though the exact configuration, design, and materials of the openings are unclear, commercial cast iron storefronts are typical features of the nearby Strand/Mechanic Historic District, and the Design Standards encourage contemporary interpretations of traditional storefronts where the historic façade is missing or evidence is lacking.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

*Specific Conditions to Case 19LC-079:*

- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report;

*Standard Conditions:*

- 2) Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
- 3) The applicant shall obtain a building permit prior to beginning construction;
- 4) Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
- 5) The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
- 6) In accordance with Section 10.110 of the Land Development Regulations, 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 Development Services Department by the next respective deadline date.

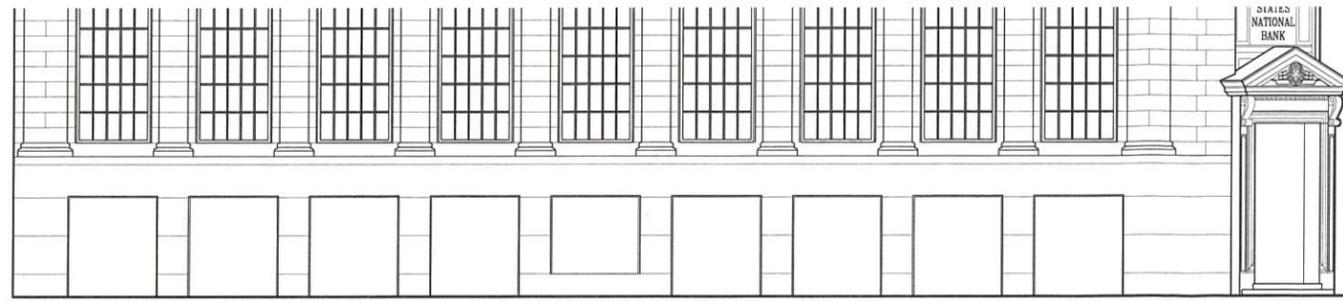
Respectfully Submitted:

  
 \_\_\_\_\_  
 Karen White, Planning Technician

12-31-19  
 \_\_\_\_\_  
 Date

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

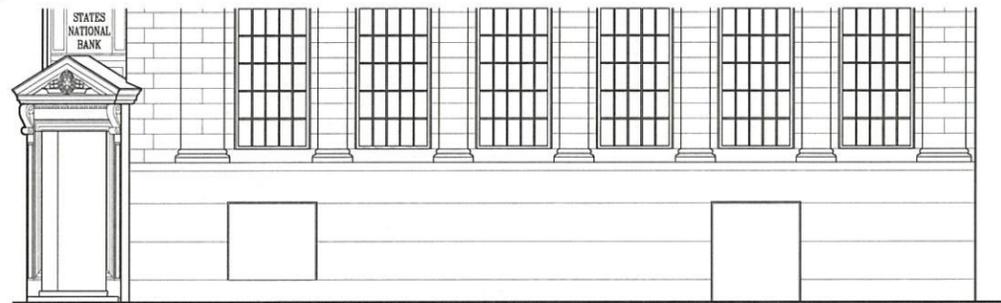
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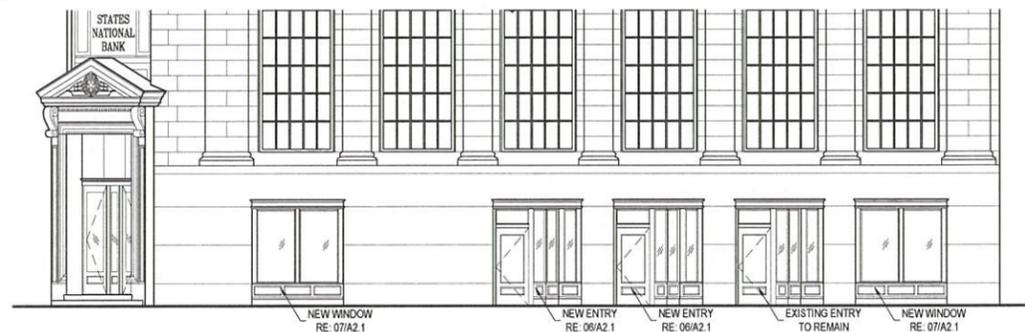
01 1ST FLOOR EXISTING EAST ELEVATION (22ND STREET)  
SCALE : 1/16" = 1'-0"



02 1ST FLOOR PROPOSED EAST ELEVATION (22ND STREET)  
SCALE : 1/16" = 1'-0"



03 1ST FLOOR EXISTING NORTH ELEVATION (MARKET STREET)  
SCALE : 1/16" = 1'-0"



04 1ST FLOOR PROPOSED NORTH ELEVATION (MARKET STREET)  
SCALE : 1/16" = 1'-0"



05 CIRCA 1970 ALUMINUM STOREFRONT ENTRY  
SCALE : N.T.S.



06 CIRCA 1990 REPLICATION OF CAST IRON ENTRY  
SCALE : N.T.S. MATERIAL | MAHOGANY WOOD, PAINTED BLACK



07 CIRCA 1990 REPLICATION OF ALLEY SIDE WINDOWS  
SCALE : N.T.S. MATERIAL | MAHOGANY WOOD, PAINTED BLACK

DAVID WATSON,  
ARCHITECT &  
ASSOCIATES  
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409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

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BUILDING  
FIRST FLOOR  
RENOVATION  
2201 MARKET STREET  
Galveston, Texas 77550

**DBR**  
5590 Richmond Avenue  
South Building, Suite 300  
Houston, Texas 77042  
713.914.0888 p 713.914.0886 f  
TBPE Firm Registration No. 2234

DBR Project Number 180290.000

FOR PRELIMINARY  
PRICING ONLY

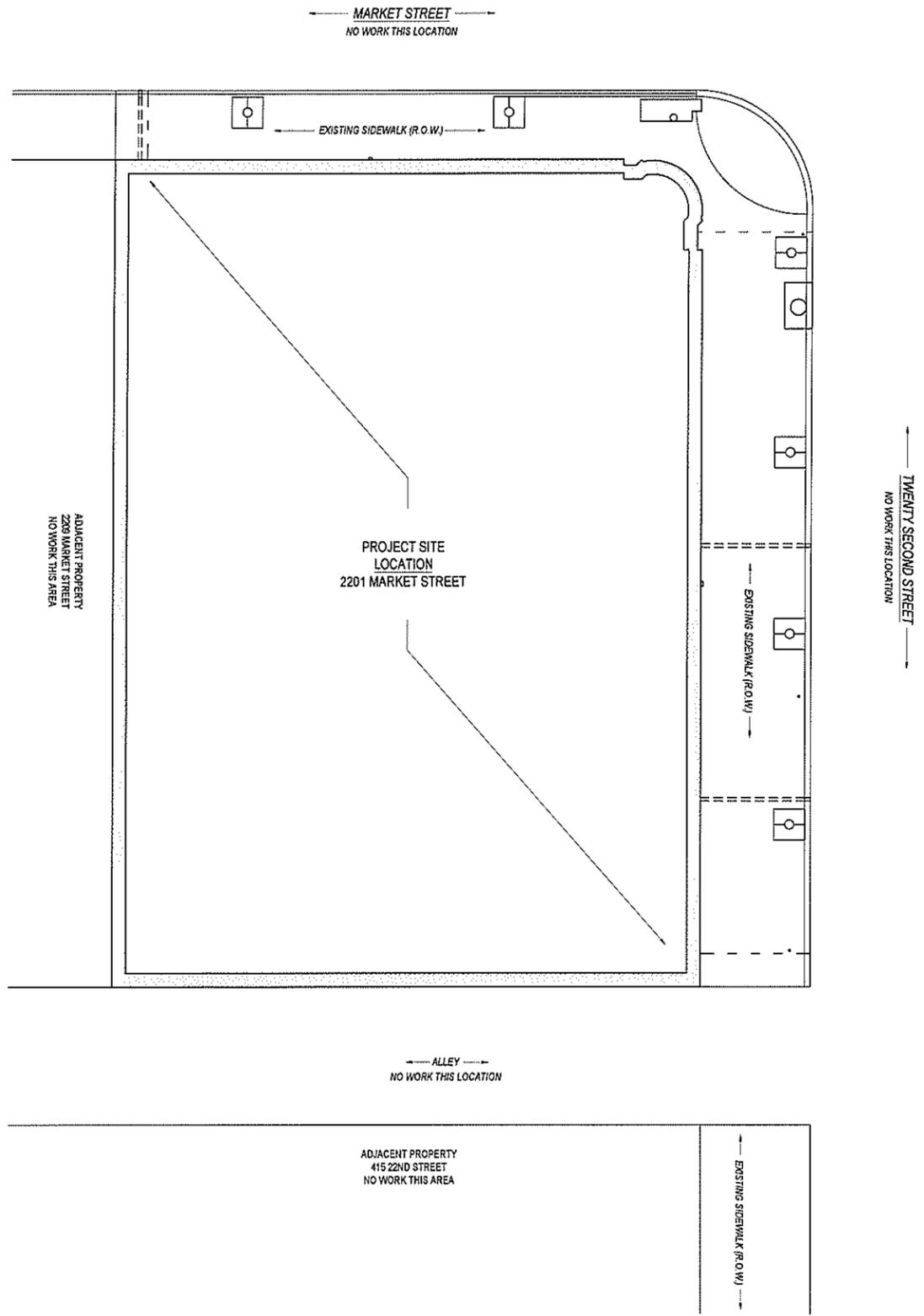
REVISIONS

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	NOV 26, 2019	

SHEET NUMBER

EXTERIOR  
ELEVATIONS  
[LANDMARK  
COMMISSION]

A2.1



01 SITE PLAN  
SCALE : N.T.S.

NORTH

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DBR Project Number 180290.000

FOR PRELIMINARY  
PRICING ONLY

REVISIONS

MARK	DATE	DESCRIPTION
	NOV 26, 2019	

SHEET NUMBER

C1.0