

AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, February 3, 2020
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: January 6, 2020

Documents:

[2020-01-06 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-080 (1619 Postoffice/Avenue E) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Window And Door Changes. Property Is Legally Described As M.B. Menard Survey, Lot 3, Block 436, In The City And County Of Galveston, Texas. Applicant: Richard Alvarez Property Owner: Brent And Jacque Redus

Documents:

[19LC-080 STF PKT.PDF](#)

- B. 20LC-002 (1701 Avenue M 1/2) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Window Replacement. Property Is Legally Described As M.B. Menard Survey, North Portion Of Lots 6 And 7, Southwest Block 20, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Hector Ventura Property Owner: Hector And Teresa Ventura

Documents:

[20LC-002 STF PKT.PDF](#)

- C. 20LC-003 (2017 Avenue N 1/2) Request For A Certificate Of Appropriateness For Modifications To The Structure Including The Addition Of Shutters On Three (3) Windows. Property Is Legally Described As M.B. Menard Survey, Lot 4, Southwest Block 44, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owner: Jeffrey Brown

Documents:

[20LC-003 PKT.PDF](#)

- D. 20LC-008 (1828 Avenue L) Request For A Certificate Of Appropriateness For Alterations

To The Structure Including The Extension Of An Existing Canopy, As Well As Modifications To A Previous Landmark Commission Approval For Alterations To The Structure Including New Windows On The Addition (Case 19LC-010). Property Is Legally Described As M.B. Menard Survey, Part Of Lot 1, JSW Subdivision, In The City And County Of Galveston, Texas. Applicant And Property Owner: Sandra Miller

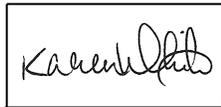
Documents:

[20LC-008 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 30, 2020 at 5:00 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 – January 6, 2020

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, Wood, Collins (Ex-Officio)

Members Absent: None

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Janice Norman, CFM, Planning Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 16, 2019 minutes were approved as presented.

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

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 19LC-074. Applicant Alex Gonzalez and property owners Terry and Stephanie Myrick presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 19LC-074 with staff's conditions and the following change:

- Strike condition 1.b.

Sarah Moore Click seconded.

Vice-Chairperson Joanne Griffin proposed the following amendment:

- Require that existing curb cut shall be filled in.

Constance Patterson amended her motion to include the following change:

- Condition 1.b. The ~~garage under the elevated structure with wood doors and~~ relocated curb cut shall be omitted.

Sarah Moore Click accepted the amendment, and the following votes were cast:

In favor: Click, Griffin, Huddleston, McLean, Patterson, Lang
Opposed: Gonzalez
Non-voting participant(s): Wood (Alt), Heatley (Alt), Collins (Ex-Officio)

The motion passed.

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

Staff presented the staff report and noted that of twenty-one (21) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 19LC-075. Applicant Michael J. Mejia 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 approve case 19LC-075 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report and noted that of eight (8) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 19LC-076. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Sarah Moore Click made a motion to deny case 19LC-076 per staff's recommendation. Chairperson Fred Huddleston seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report and noted that of thirteen (13) notices of public hearing sent, five (5) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 19LC-077. Applicant Demas Caravageli and representative of the property owner Joe Rozier presented to the Commission. For additional 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.

Doug McLean made a motion to approve case 19LC-077 with staff's recommended conditions as the item is in good condition, there is no practical alternative to the placement of the item, the obstruction is minimized, and the item enhances the feature. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report and noted that of seven (7) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 19LC-078. Applicant Brax Easterwood presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 19LC-078 with staff's recommendations and the following change:

- Condition 1.a. The ~~dentil molding~~, decorative panels, and clear story windows shall be omitted from the cupola design;

Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

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.

Staff presented the staff report and noted that of seven (7) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 19LC-079. Applicant David Watson 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 approve case 19LC-079 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 5:46 PM





19LC-080

STAFF REPORT

ADDRESS:

1619 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 3, Block 436, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Richard Alvarez

PROPERTY OWNER:

Brent and Jacque Redus

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including window and door changes

STAFF RECOMMENDATION:

Approval with Findings and Conditions

EXHIBITS:

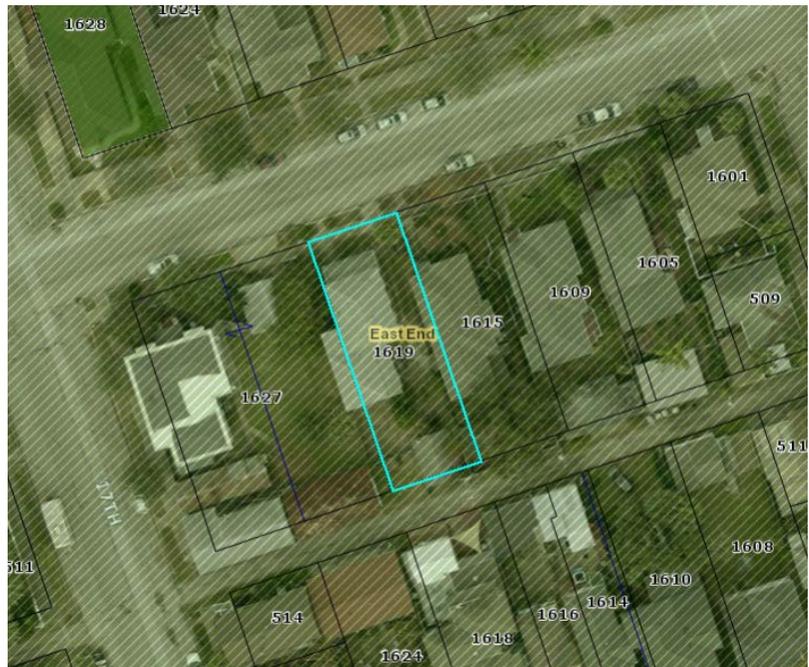
A – Applicant’s Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	Ca. 1880
Style	National Folk
Condition	Good
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	Rear addition; roof material replaced

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including:

- The removal of the rear door;
- The removal of an aluminum window on the southwest corner of the house; and
- The enclosure of both openings with cedar lap siding.

The applicant is in the process of remodeling the structure and intends to reconfigure the internal layout as seen in Attachment A.

Design Standards for Historic Properties

The following Design Standards are applicable to the 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. 2.20 Enhance the energy efficiency of an existing historic window, rather than replace it.
- *Appropriate*
- Add weather stripping and caulking around the window frame
- Install a storm window or insulated window shade
- Use clear UV films

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.

Historic Additions

In some cases, a previously constructed addition may have taken on historic significance of its own. One constructed in a manner compatible with the original building and associated with the period of significance may merit preservation in its own right. These existing additions should be evaluated for potential re-use. In contrast, more recent additions may detract from the character of the building and could be considered for modification or removal.

2.43 Preserve an older addition that has achieved historic significance in its own right.

Appropriate

- For example, a kitchen wing located on a residential building may have been added in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

Historic Wood

Lap siding has always been the primary wood building material in Galveston. It was used historically for exterior siding, trim and ornamental details. Most houses have a horizontal 6' bevel siding that is applied in an overlap fashion (4 1/2" of the siding exposed). Vertical board and batten siding is also used. Early woodwork should be retained, and, if necessary repaired. When properly maintained, original wood has a long lifespan.

Historic Residential Windows

Windows in older Galveston buildings are important character defining features. Most windows are wooden, double-hung sash. This means that they have two balanced sashes, one sliding over the other vertically. Each sash is divided into panes, also called "lights." Also see "Storm-Safety Features on Historic Buildings" on page 47.

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.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards.

Door

While the Design Standards discourage both the enclosure of transoms and alterations to the original size and shape of a historic door, the rear door 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.

Window

The Design Standards discourage the enclosure of historic window openings. The side window is located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration.

Staff finds that the alterations are appropriate due to the positions of the rear door and side window.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 19LC-080:

- 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,

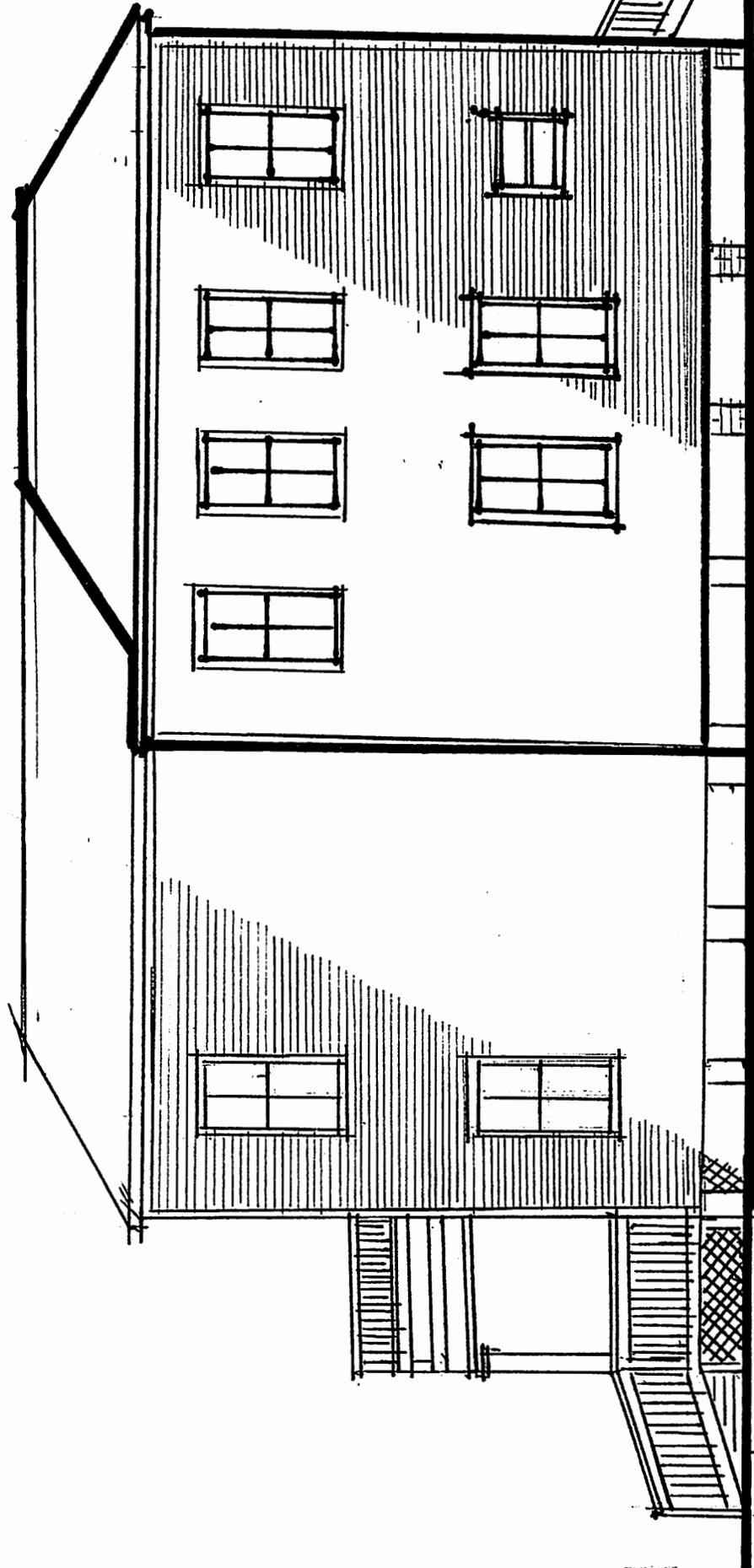


Catherine Gorman, AICP
Assistant Director/HPO

1/27/2020

Date

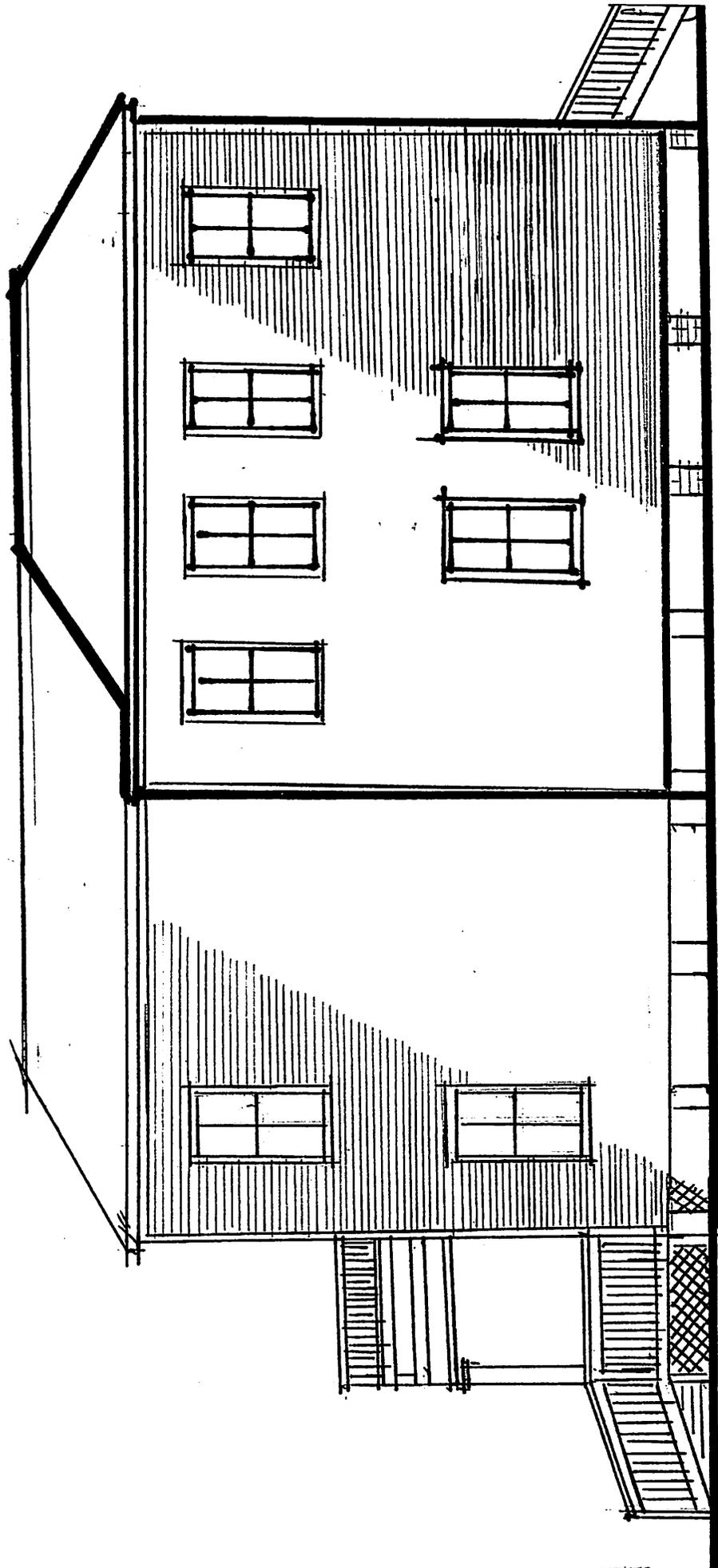
Exhibit A



West Elevation
 EXISTING 12/22/19
 18" = 1:00

1619 Post Office

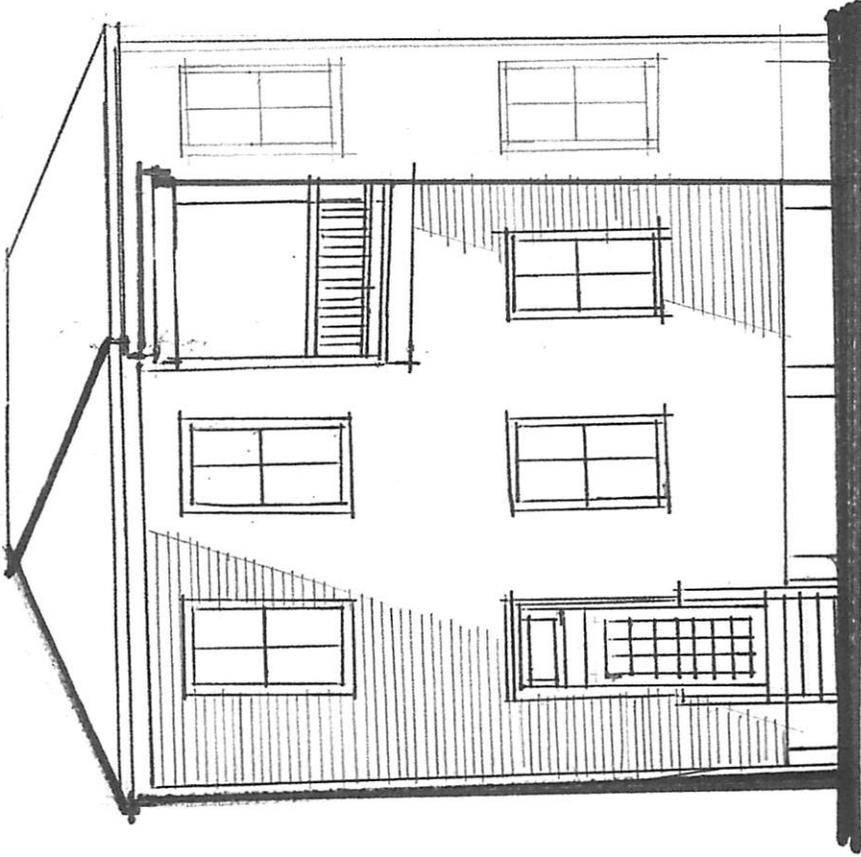
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West FLEXATION
Proposed 1/11/01
12/22/19

1619 Post Office

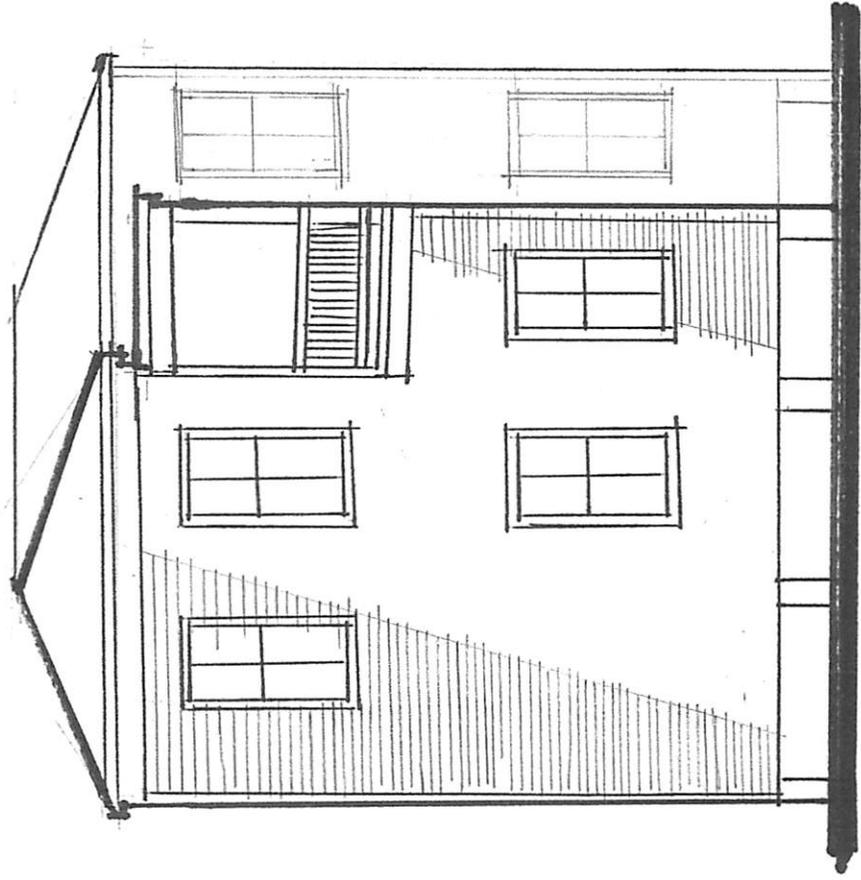
0 25 5 10



EXISTING SOUTH ELEVATION

1619 Post Office

12/23/19

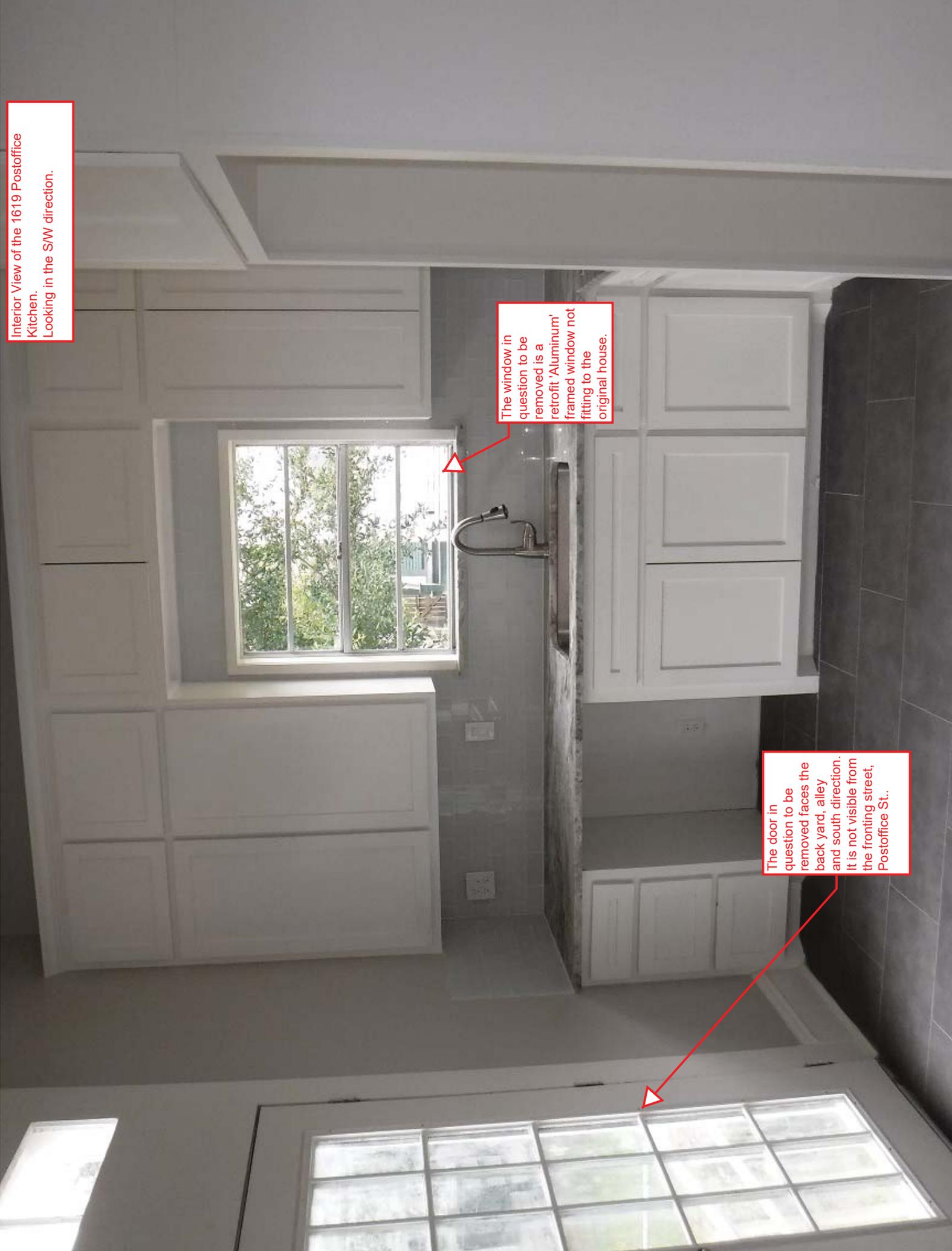


PROPOSED SOUTH ELEVATION

Interior View of the 1619 Postoffice Kitchen.
Looking in the S/W direction.

The window in question to be removed is a retrofit 'Aluminum' framed window not fitting to the original house.

The door in question to be removed faces the back yard, alley and south direction. It is not visible from the fronting street, Postoffice St..

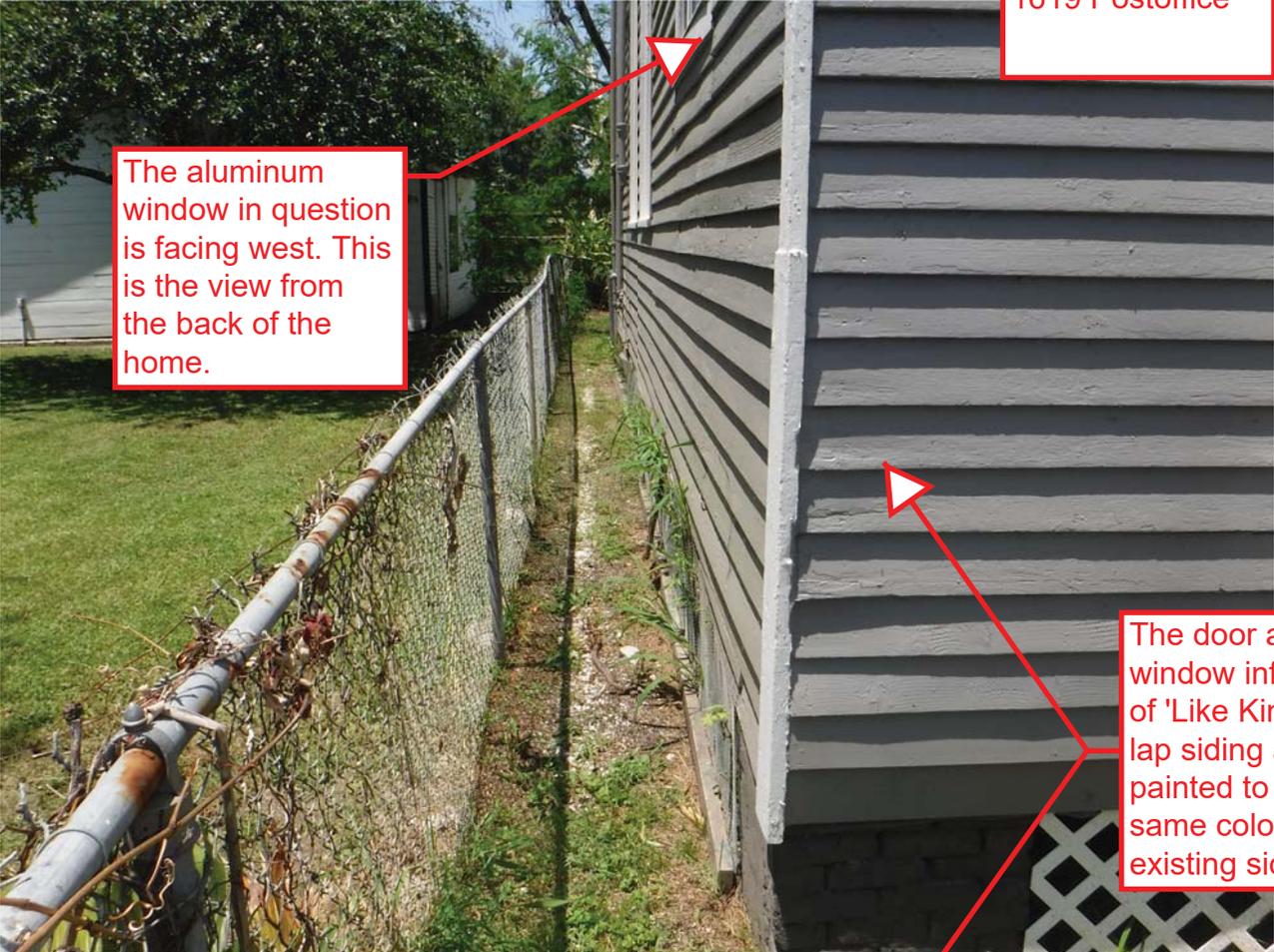


1619 Postoffice -
North view of the home,
looking south from the
fronting street, Postoffice.

The aluminum window facing
the East wall is not visible
from the fronting street,
Postoffice. This view is
from the front yard looking
south and the window in
question is behind the tree
further back along the east
wall.
NOTE: The back door in
question to be removed is
not visible as well.

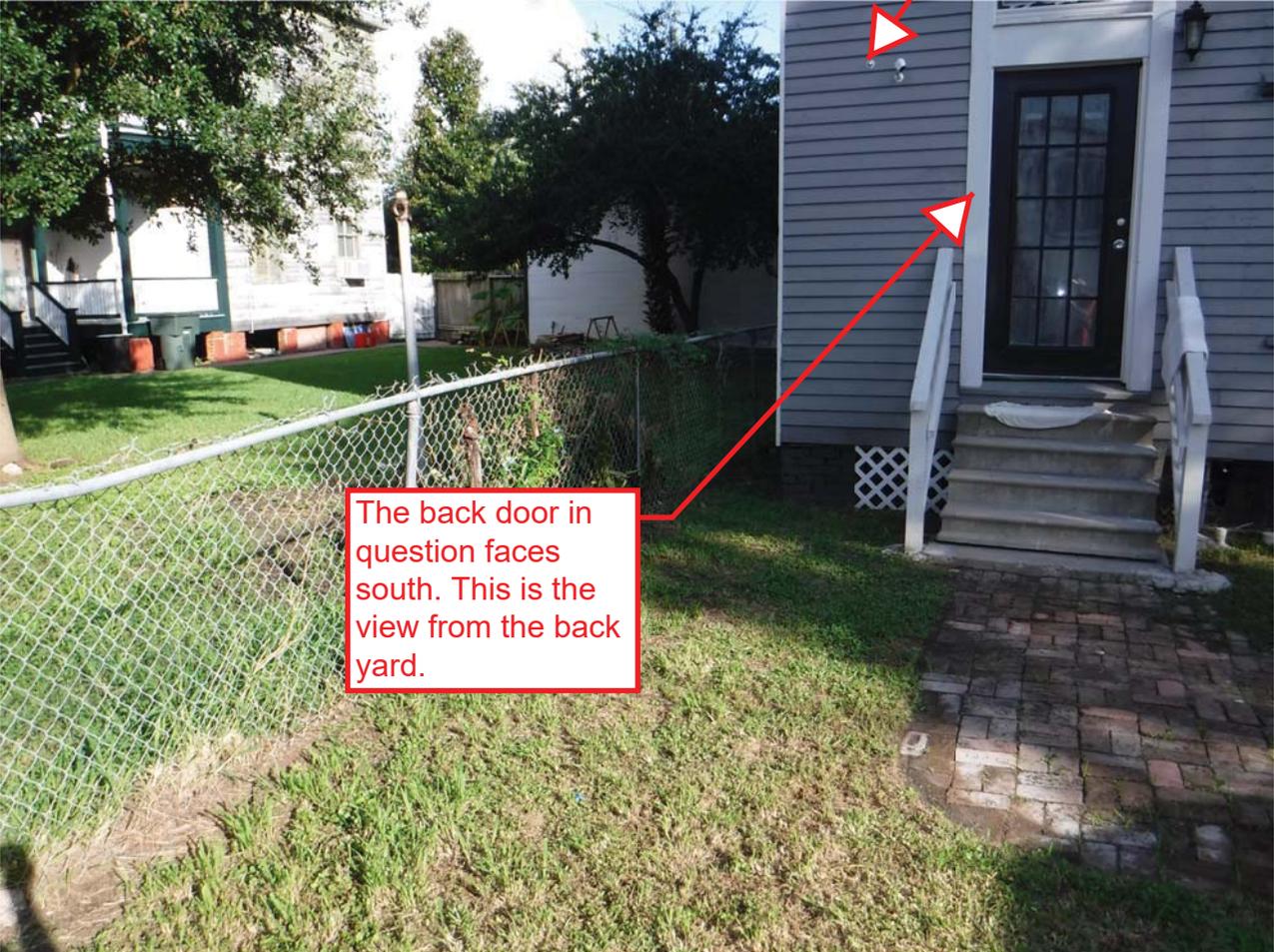


1619 Postoffice



The aluminum window in question is facing west. This is the view from the back of the home.

The door and window infill will be of 'Like Kind' Cedar lap siding and painted to match same color as existing siding.



The back door in question faces south. This is the view from the back yard.



20LC-002

STAFF REPORT

ADDRESS:

1701 Avenue M ½

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, North Portion of Lots 6 and 7, Southwest Block 20, Galveston Outlots, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Hector Ventura

PROPERTY OWNER:

Hector and Teresa Ventura

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including window replacement

STAFF RECOMMENDATION:

Denial

EXHIBITS:

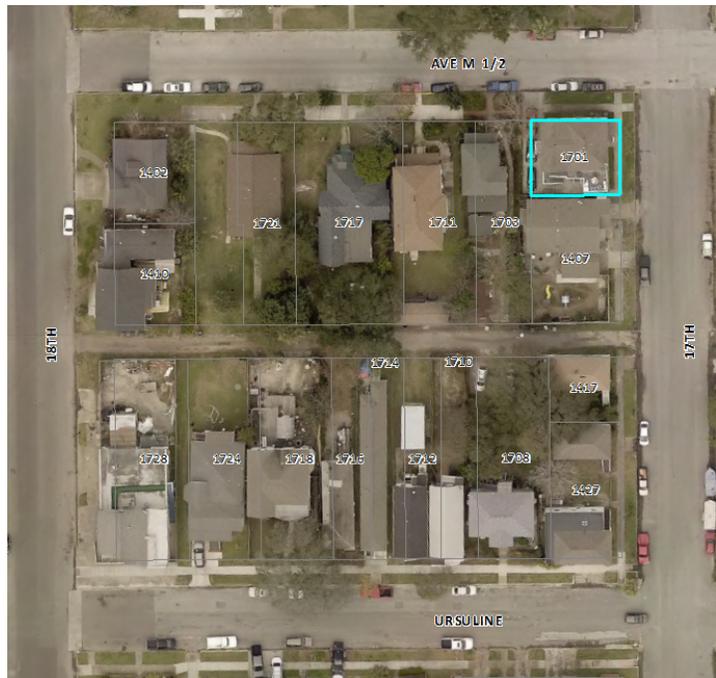
- A – Photographs from the Historic District Survey, 2015
- B – Current Photographs
- C – Applicant’s Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



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)	Residential

Historical and/or Architectural Significance

Date	1904
Style	National Folk
Condition	Excellent
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	Window and door alterations

Executive Summary

The applicant is requesting a Certificate of Appropriateness to retain new windows. This work occurred without permits and a red tag was issued. Photos of the house before and after the work are included in Attachments A and B of the staff report. The new windows are vinyl with a one-over-one light configuration. The applicant is requesting to retain the windows and to install shutters to mask them.

In addition to the windows indicated in the application, Staff's site visit has determined that additional unpermitted work has been performed:

East Elevation:

- Second floor window – replaced and resized;
- Second floor railing – modified;
- First floor door – transom and trim removed.

North Elevation:

- Three second floor windows – replaced and resized;
- One first floor window – removed;
- One first floor window – replaced and resized;
- One first floor window – replaced.

West Elevation:

- Two windows – replaced with simulated divided lights.

South Elevation:

- One window – replaced with simulated divided lights;
- Second floor railing – modified.

**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, 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.

3.16 If necessary, replace damaged porch railing 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 vinyl windows not be used; that any new windows should match the design of the original windows; and not to reduce the size of the opening to accommodate a smaller window. The Design Standards also state that, when necessary, replacement railings should match the design of existing railings.

Staff Recommendation

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

1. The all windows, transoms, and railings be replaced to match the design, materials, and placement indicated in Attachment A 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:

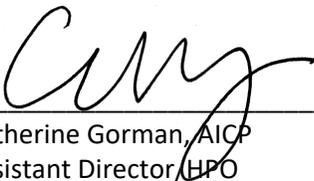
Specific Conditions:

1. The applicant shall conform to the design, material, and placement shown in Attachments B and C 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,



Catherine Gorman, AICP
Assistant Director, HPO

1/22/2020

Date

Pictures from the Historic District Survey, 2015



East and North Elevations



East Elevation

Photographs taken by Staff January 22, 2020



East and South Elevation



East Elevation



North Elevation



West Elevation

X House in the Area
Around the corner
Planning to add shutters
Similar to this one



1315



House in the area



1701 M 1/2
Current Condition



A photograph of a window with dark blue shutters on a light green house. The shutters are closed and have a horizontal slat design. The house has horizontal siding. There are four hinges visible on the shutters. Some vines are visible at the bottom right.

House in
the area.



7/21/2008



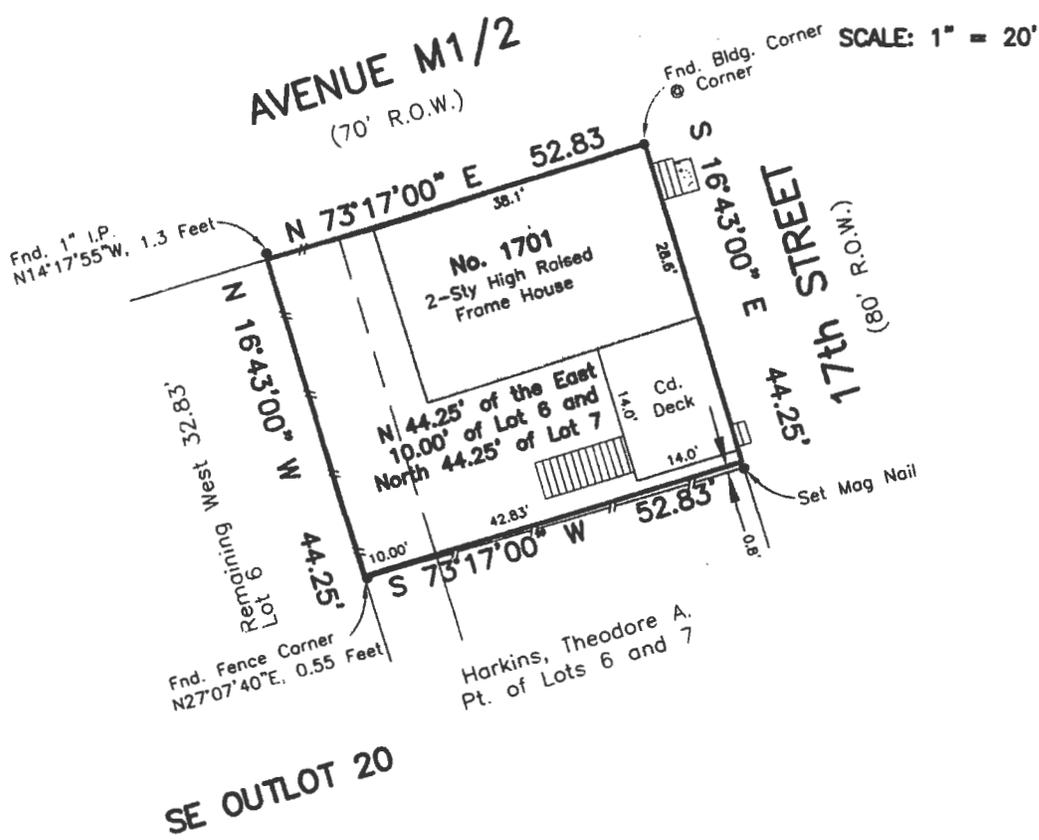
7/21/2008



7/22/2008



7/22/2008



Survey of The North 44 feet 3 inches of the East 10 feet of Lot (6), and the North 44 feet 3 inches of Lot Seven (7), in the Southeast Block of Outlot Twenty (20), in the City of Galveston, in Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
 Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856



COASTAL SURVEYING OF TEXAS, INC.

Survey Date: June 22, 2007
File No.: 3510-0020-3006-002
Drafter: DRD
Job No.: 07-0495

GALVESTON OFFICE
 8017 HARBORSIDE DRIVE (physical)
 P.O. BOX 877 (mailing)
 GALVESTON, TX 77553
 ph (409) 740-1517 fx (409) 740-0377

CRYSTAL BEACH OFFICE
 975 LAZY LANE WEST
 P.O. BOX 2742 (mailing)
 CRYSTAL BEACH, TX 77650
 ph (409) 684-6400 fx (409) 684-6112

WWW.SURVEYGALVESTON.COM

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to Zoning Ordinances by the City of Galveston and to any restrictions of record.
- 3) Bearings based on Monumentation of South R.O.W. line of M1/2
- 4) Insured: Sonia M. Alfaro and Teresa Ventura
 Stewart Title File No
 07208259



House in the Area
around the corner

HOUSE IN THE
AREA AROUND THE
CORNER



Previous Condition
1701 R1/2



Previous condition
1701 M¹/₂





20LC-003

STAFF REPORT

ADDRESS:

2017 Avenue N 1/2

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 4, Southwest Block 44, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood, AIA

PROPERTY OWNER:

Jeffrey Brown

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Certificate of Appropriateness in order to add shutters on three (3) windows

STAFF RECOMMENDATION:

Approval with standard conditions

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
6				



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	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	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	Circa 1870
Style	Greek Revival
Condition	Excellent

Executive Summary

The applicant is requesting a Certificate of Appropriateness to add shutters to three (3) windows. These windows are on the northeast (front) corner of the house and open into a remodeled bathroom. The shutters will be placed as shown in Attachment A.

The materials will be as follows:

Shutters

Traditional horizontal louvres, wood construction

Design Standards for Historic Properties**Historic Shutters**

Wood shutters are common to Galveston buildings and have been used since the 19th century. Shutters provide protection from the heat and provide some protection from storms. Louvered or slatted shutters, also known as blinds, were placed on most window openings and many door openings. The louvers were usually operable.

2.22 Replace shutters where they previously existed.*Appropriate*

- Use replacement shutters that match the size and scale of the original shutters.
- Match the width of new or replacement shutters to the width of the associated window or opening.
- Use replacement shutters that appear to be operable (even if they are not).

- Use replacement shutters that match the size of the window openings.

Inappropriate

- Do not use metal or vinyl storm shutters on windows that are visible from the street.
- Do not install shutters that are narrower than the associated window or opening.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. While shutters do not exist on any other part of the house, the proposed shutters do match the overall character of the house and the proposed style and dimension are appropriate. The shutters do not significantly alter the appearance and character of the house, and are easily removed later if desired. Finally, the shutters do serve to provide privacy to the upstairs bathroom the applicant intends to add, while retaining the existing larger windows.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

1. The exterior modifications shall conform to the design, materials, and placement 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 Division, 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,

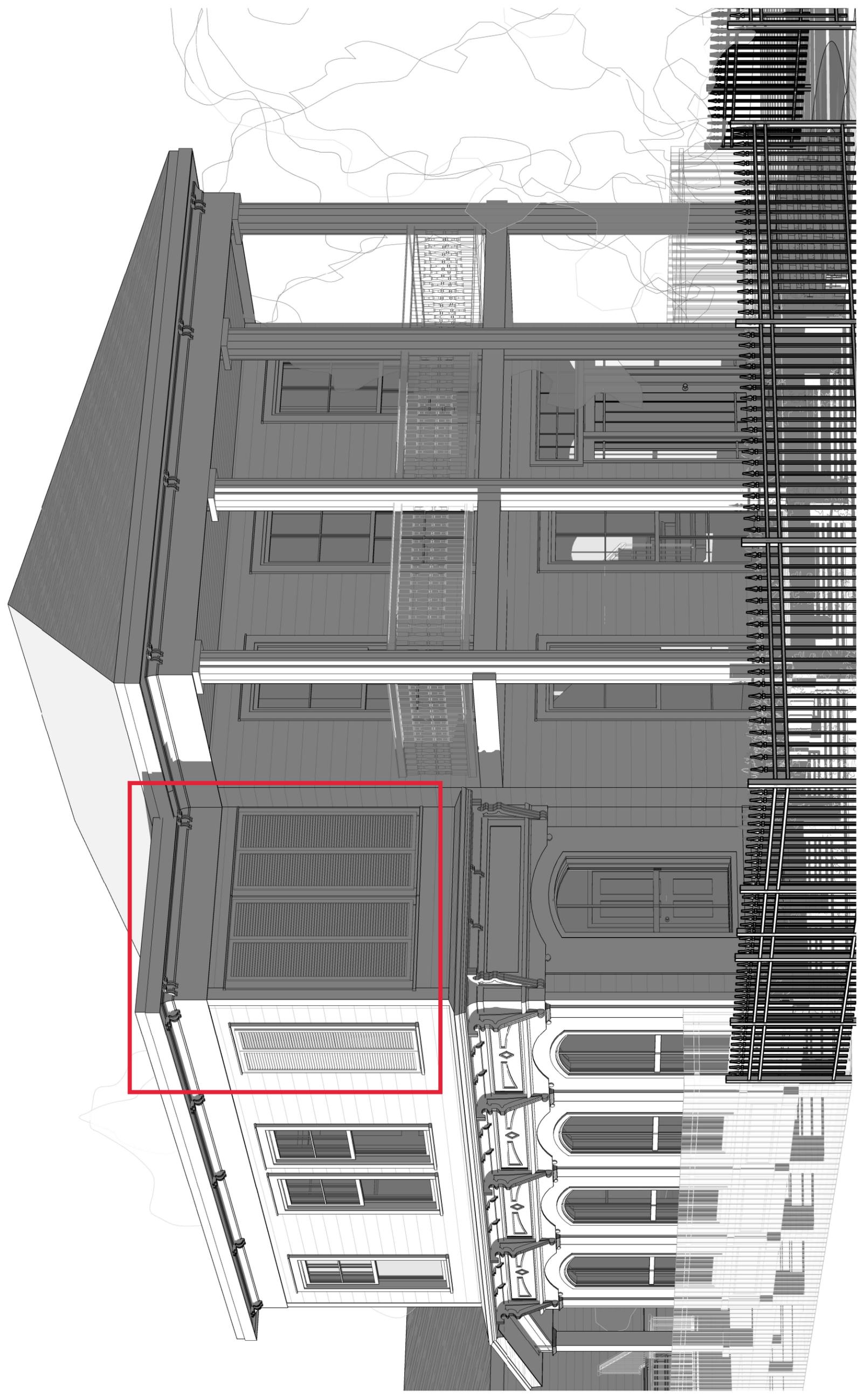


Daniel Lunsford
Planner

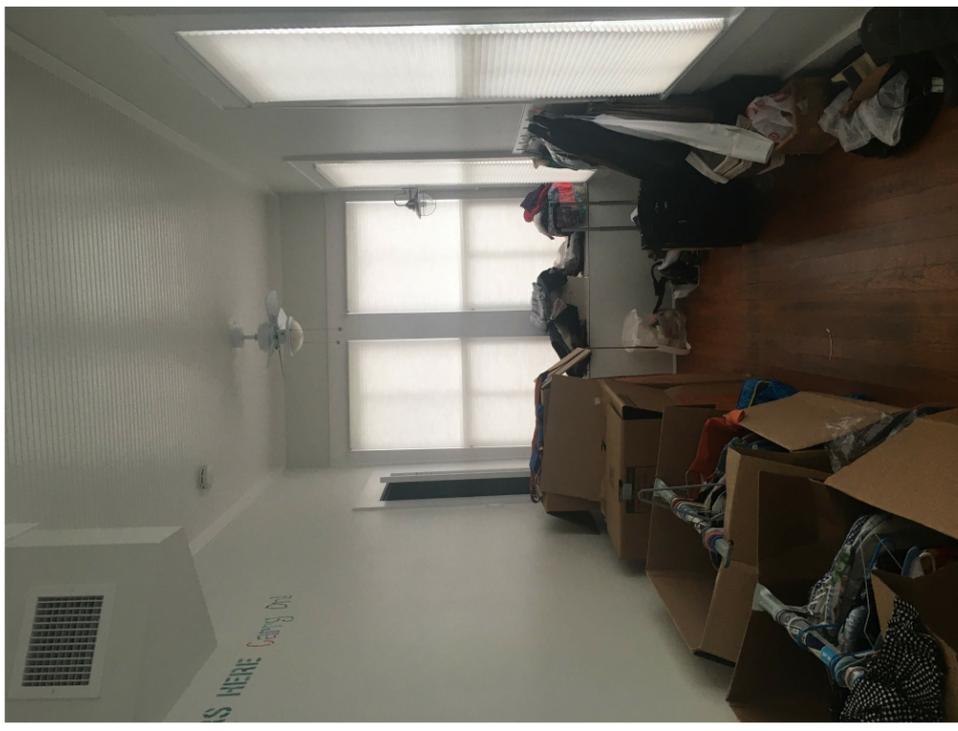
February 3, 2020

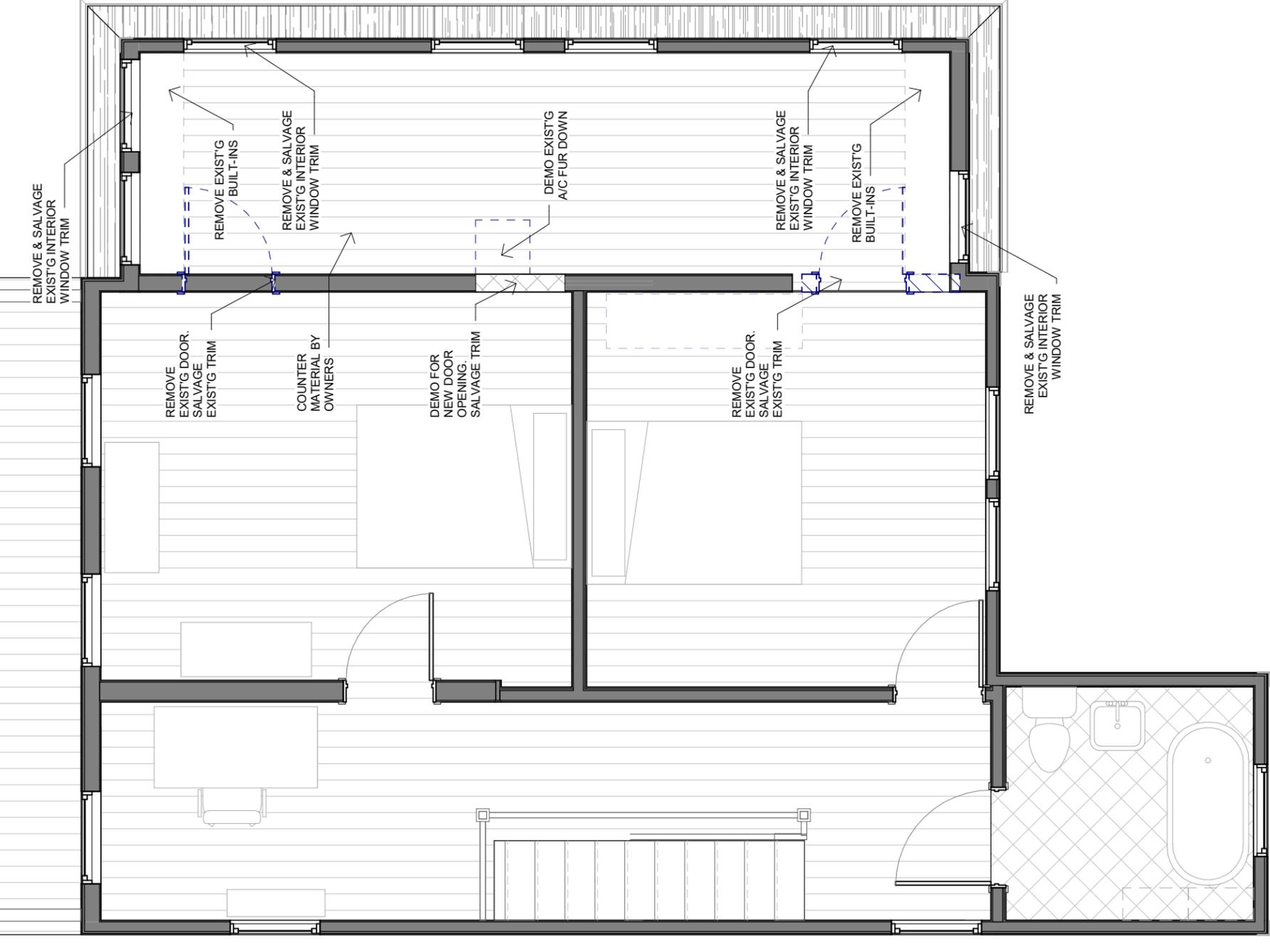
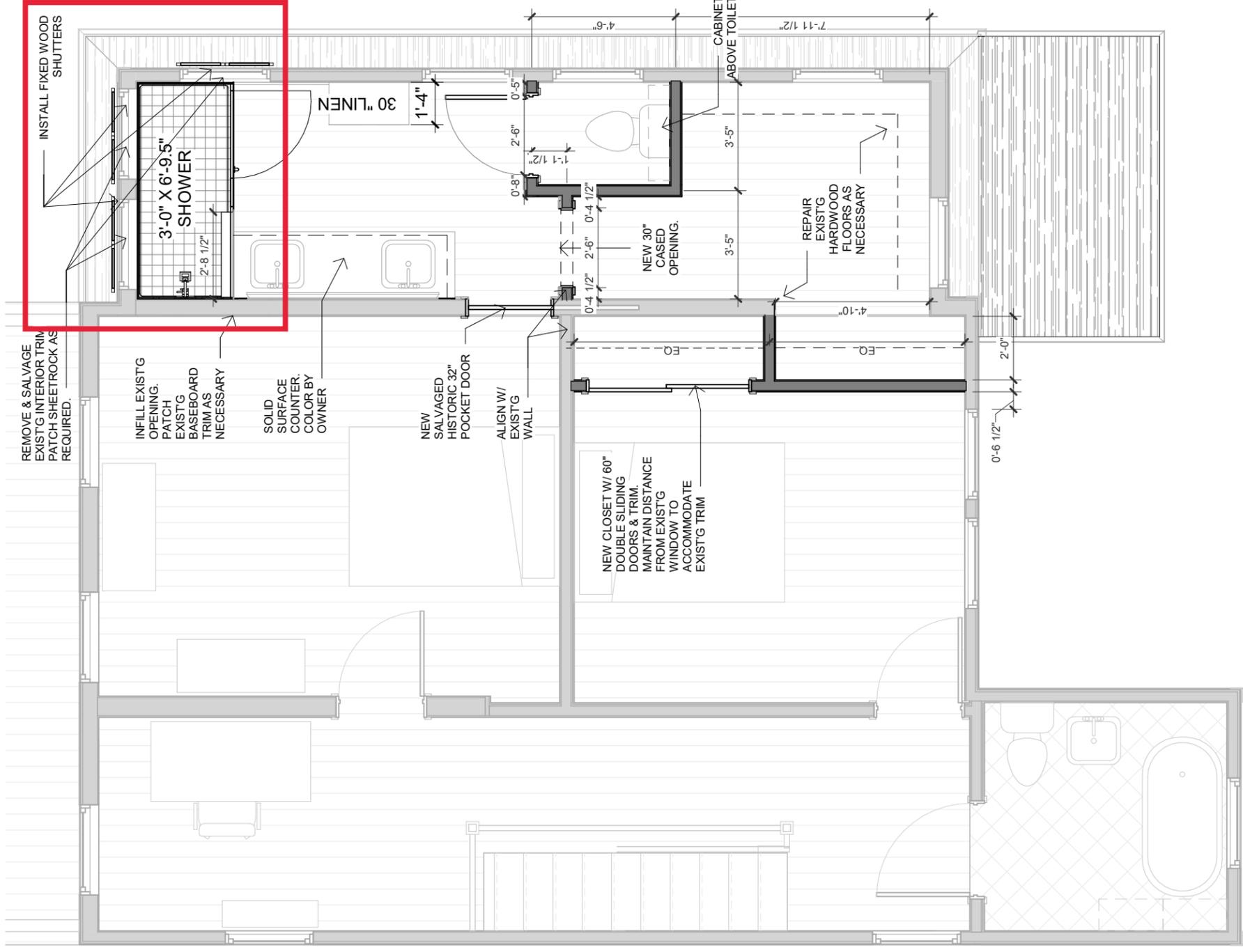
Date

ATTACHMENT A



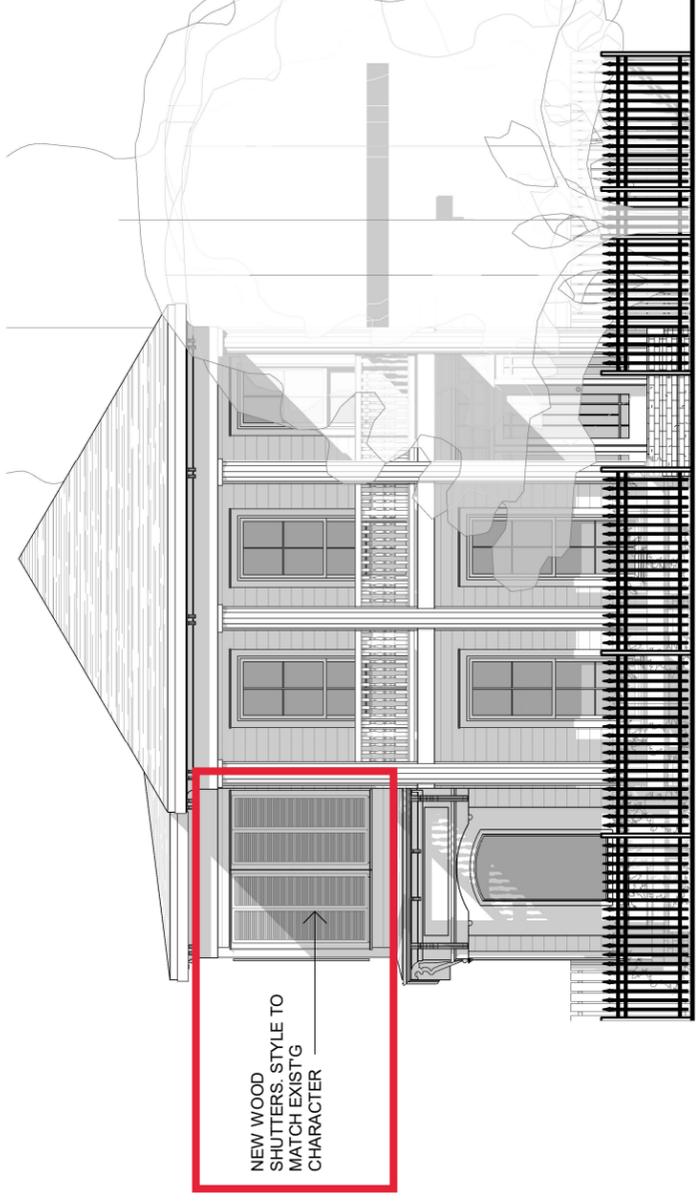
1 Front Elevation.



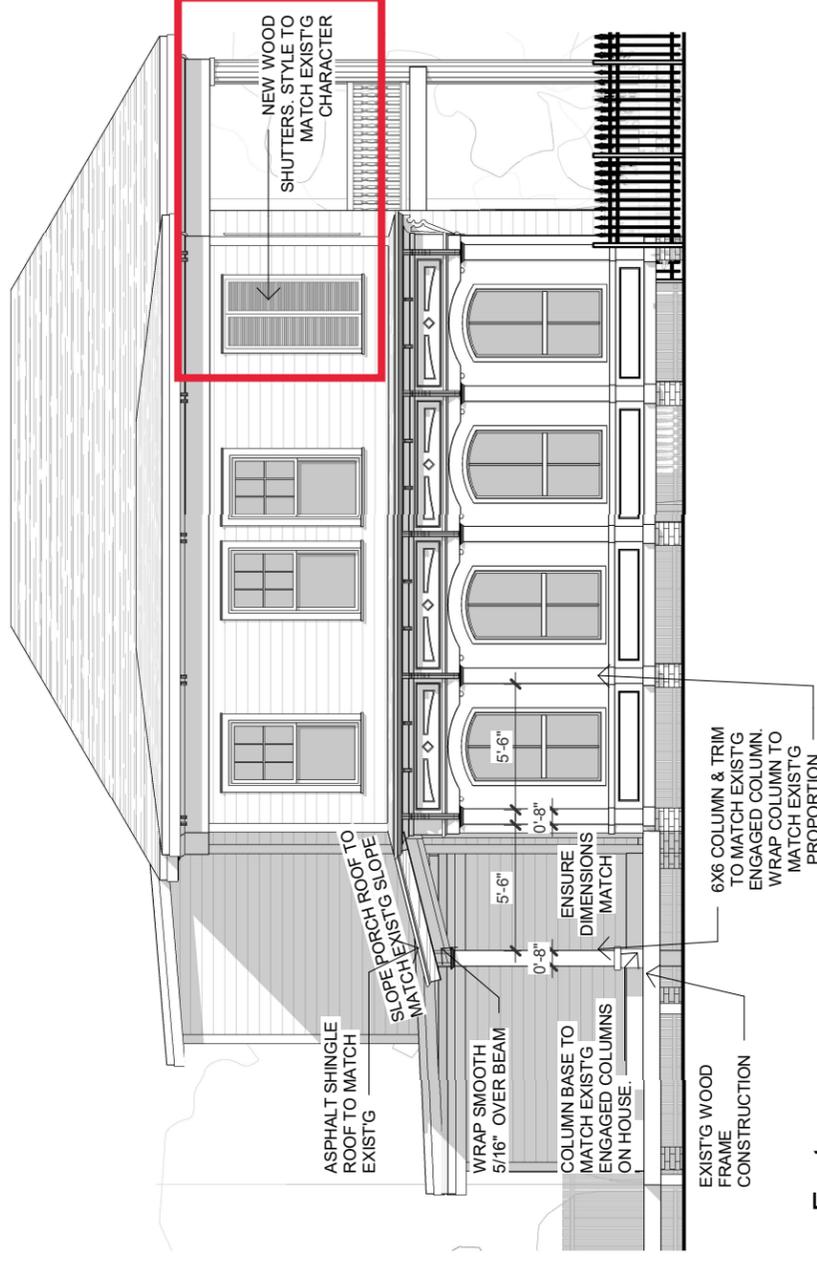


2 PROPOSED SECOND FLOOR
1/4" = 1'-0"

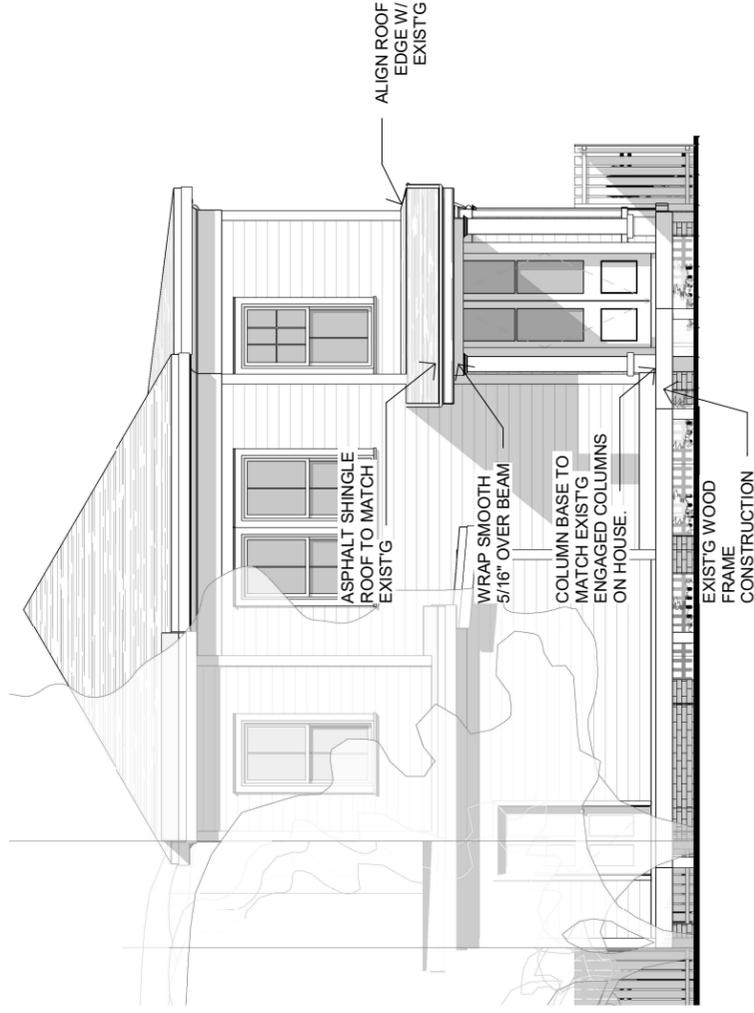
1 EXISTING SECOND FLOOR
1/4" = 1'-0"



3 North
1/8" = 1'-0"



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



2 South
1/8" = 1'-0"



20LC-008

STAFF REPORT

ADDRESS:

1828 Avenue L (also known as 1126 19th Street)

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Part of Lot 1, JSW Subdivision, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Sandra Miller

PROPERTY OWNER:

Sandra Miller

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Certificate of appropriateness in order to extend a canopy and reconfigure windows that were previously approved by the Landmark Commission.

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

- A – Applicant’s Submittal
- C – Case 19LC-010

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family – Historic (R-3-H)	Residential
North	Residential, Single-Family – Historic (R-3-H)	Residential
South	Residential, Single-Family – Historic (R-3-H)	Commercial
East	Residential, Single-Family – Historic (R-3-H)	Residential
West	Urban Neighborhood, San Jacinto NCD (UN-NCD-1)	School

Historical and/or Architectural Significance

Date	1886
Style	National Folk
Condition	Excellent
Evaluation	“Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.

Background

On February 4, 2019, the Landmark Commission granted a Certificate of Appropriateness for alterations to the structure including the installation of an accessible ramp, a rear deck, and the enlargement of an existing rear addition (case 19LC-010).

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including:

- The installation of a six (6) foot canopy on the 19th Street façade; and
- The reconfiguration of previously approved windows on the rear addition.

The proposed canopy will match the existing canopy in material and design, but there will be a gap between the two in order to allow light into the first-floor window. The previous approval allowed for four (4) windows on the 19th Street façade of the rear addition. The applicant is now requesting only two windows which will be vertically aligned and centered on the façade. See Attachment A for more details.

Design Standards for Historic Properties**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.

Additions to Historic Residential Structures

A new addition, if appropriately designed, can be made to a historic building without compromising its historic character. When making an addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district, it is important to consider the relationship with the surrounding historic context and the scale, placement and materials of the addition.

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

Inappropriate

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

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

Appropriate

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

Commercial Canopies

Traditionally, canopies were noteworthy in the commercial areas of Galveston. They provided a continuous, shaded walkway that protected pedestrians from the elements. Canopies also provided an extension of the interior space that helped cool the building. Their continued use is encouraged. See Chapter 2 for design standards regarding awnings.

4.27 Consider reconstructing a commercial canopy that existed historically.

Appropriate

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

4.28 Minimize impacts to historic buildings and canopies when adding new balcony railings balustrades or barriers.

Appropriate

- Use both design and materials to differentiate a new railing or barrier from historic balcony designs.
- Design a new railing or barrier to be simple and compatible with the architecture of the building.
- Ensure that the railing or barrier is as transparent as possible while still adhering to the City's adopted building code.
- Install a railing or barrier so that it may be removed in the future without impairing the essential form and integrity of the historic building and canopy.

Inappropriate

- Do not obscure character-defining features of the building with a barrier or railing.
- Do not replicate existing building features that can create a false sense of historical development.
- Do not destroy or damage character-defining features of the historic building or canopy when installing a railing or barrier.

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

- Design a new canopy to follow the historical precedent of the district.
- Mount an awning or canopy to accentuate character-defining features.
- Fit the awning or canopy with the opening of the building.
- Design an awning to be a subordinate feature on the façade.
- Use colors that are compatible with the overall color scheme of the façade. Solid colors are encouraged.
- Use simple shed shapes for rectangular openings.
- Use metal canopy columns that are relatively slender in diameter, typically four to six inches (4" to 6"), and have little or no ornamentation.
- Design a canopy with a relatively narrow fascia he — no more than 8-12".
- Locate the face of a canopy a minimum of 24" from the curb.

Inappropriate

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

- Do not internally illuminate an awning.

Conformance with the Design Standards

Staff finds that the request conforms to the Design Standards.

Canopy

While the existing canopy is not original, canopies were typical features of commercial areas and their continued use is encouraged. The proposed canopy, which will be placed over an opening on the primary façade, will match the existing canopy in material and design. Staff finds the placement and simple design appropriate. The new canopy can be added to an existing License to Use associated with the property.

Windows

The proposed windows are located on a new, rear addition. The Design Standards do encourage the preservation of the position, number, and arrangement of historic windows, and the proposed configuration more closely matches the original configuration than what was previously approved. Staff finds the arrangement appropriate. The applicant has committed to using windows that are either wood with true divided lights and muntins or existing historic windows salvaged from an earlier renovation.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

1. The exterior modifications shall conform to the design, materials, and placement in Attachment A of the staff report;
2. The applicant shall obtain an updated License to Use prior to beginning construction of the canopy;

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. The applicant shall obtain a building permit prior to beginning construction;
5. Any additional work will require a separate building permit from the Building Division, 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 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,
7. 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

1-27-2020

Date

Catherine Gorman, AICP
Assistant Director/HPO

Date

LOT 1 OF THE JSW SUBDIVISION, A SUBDIVISION IN THE CITY AND COUNTY OF GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 36 OF THE MAP RECORDS OF GALVESTON COUNTY, TX

Site Inspection: The General Contractor must inspect the site before beginning work and identify conflicts or inconsistencies between the contract documents and existing conditions.

Temporary Facilities: The General Contractor shall provide dumpster, portable toilet and other required facilities, temporary water and electricity for the duration of the construction.

Trash Removal: The General Contractor must comply with the rules of the City of Galveston regarding access to the project site and trash removal. General Contractor shall haul all unused excavated dirt, debris, vegetation, trash and unused materials from property. Coordinate with Owner reuse and relocation procedures.

Stored Materials: General Contractor shall provide a secure construction staging area for materials, tools and equipment used in the work.

Site Grading: Contractor shall uniformly grade the existing grade to slope away from the building. Minimum 2% slope.

Layout: Contractor shall verify all utility locations, setbacks, building lines and easements. No construction except sidewalks, overhangs, decks and fences in any easements, building lines or setbacks. Coordinate with electrical service provider. Verify location of incoming electrical.

Landscaping: Where grass was removed or damaged, Contractor is to loosen remaining soil, add 2" of topsoil, lightly fertilize with Triple 13, gently water soil and sod completely with palettes of St. Augustine grass.

Address Number: Contractor shall provide 6" tall reflective address numbers on street side of house as required by Fire Department.

Grading and Compaction: Excavation of building site, placement of select fill, final grading of site.

Sidewalks, flatwork: Concrete paving on prepared sub-base, steel reinforced, 3,000 psi concrete. Asphalt parking lot.



This document shall be used in accordance with the provisions of the City of Galveston Land Use Ordinance. Do not use for any other regulatory approval or construction.

Not For Construction

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This document is the property of Michael D. Gorman & Architects. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the express written consent of Michael D. Gorman & Architects.

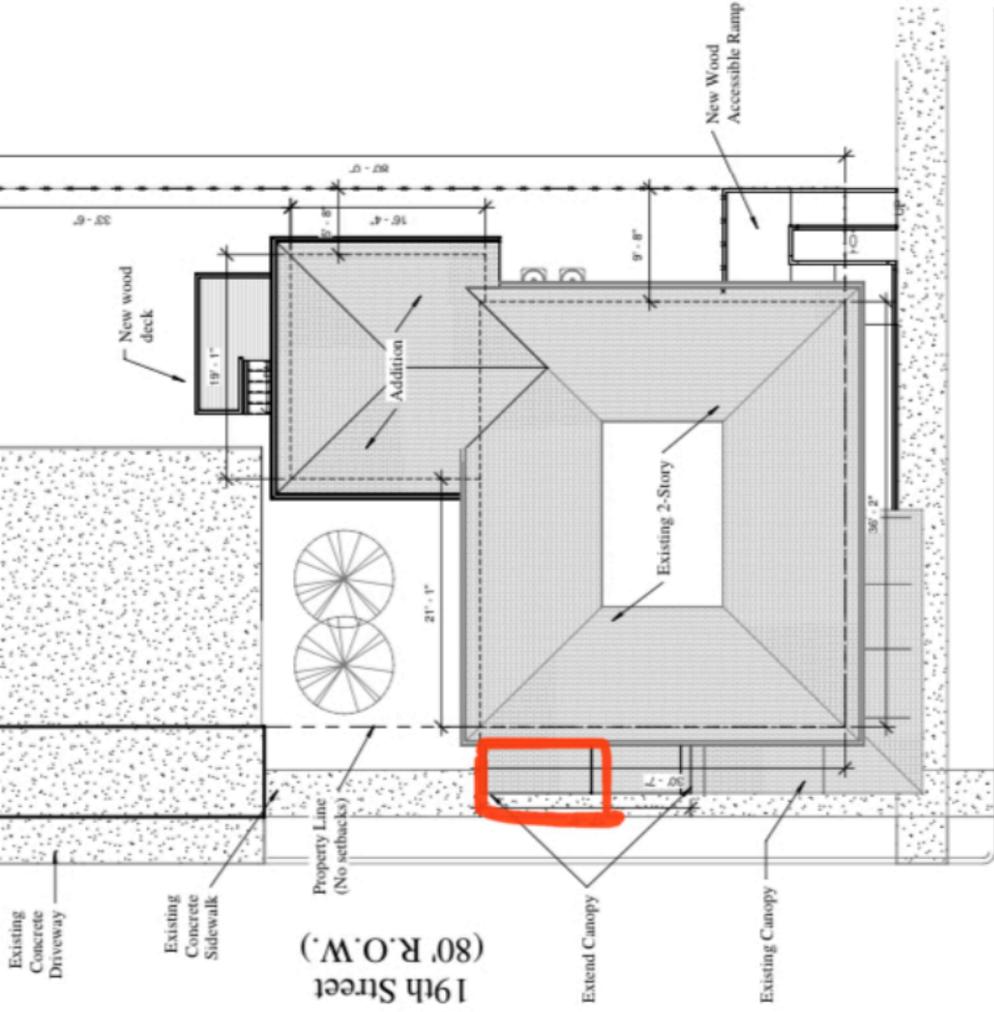
PROJECT NUMBER
018.112

PROJECT NAME
Accessible Ramp and Addition

PROJECT ADDRESS
1126 19th St.
Galveston, TX 77550

OWNER
Sandra Miller

REVISED
No. Date Description



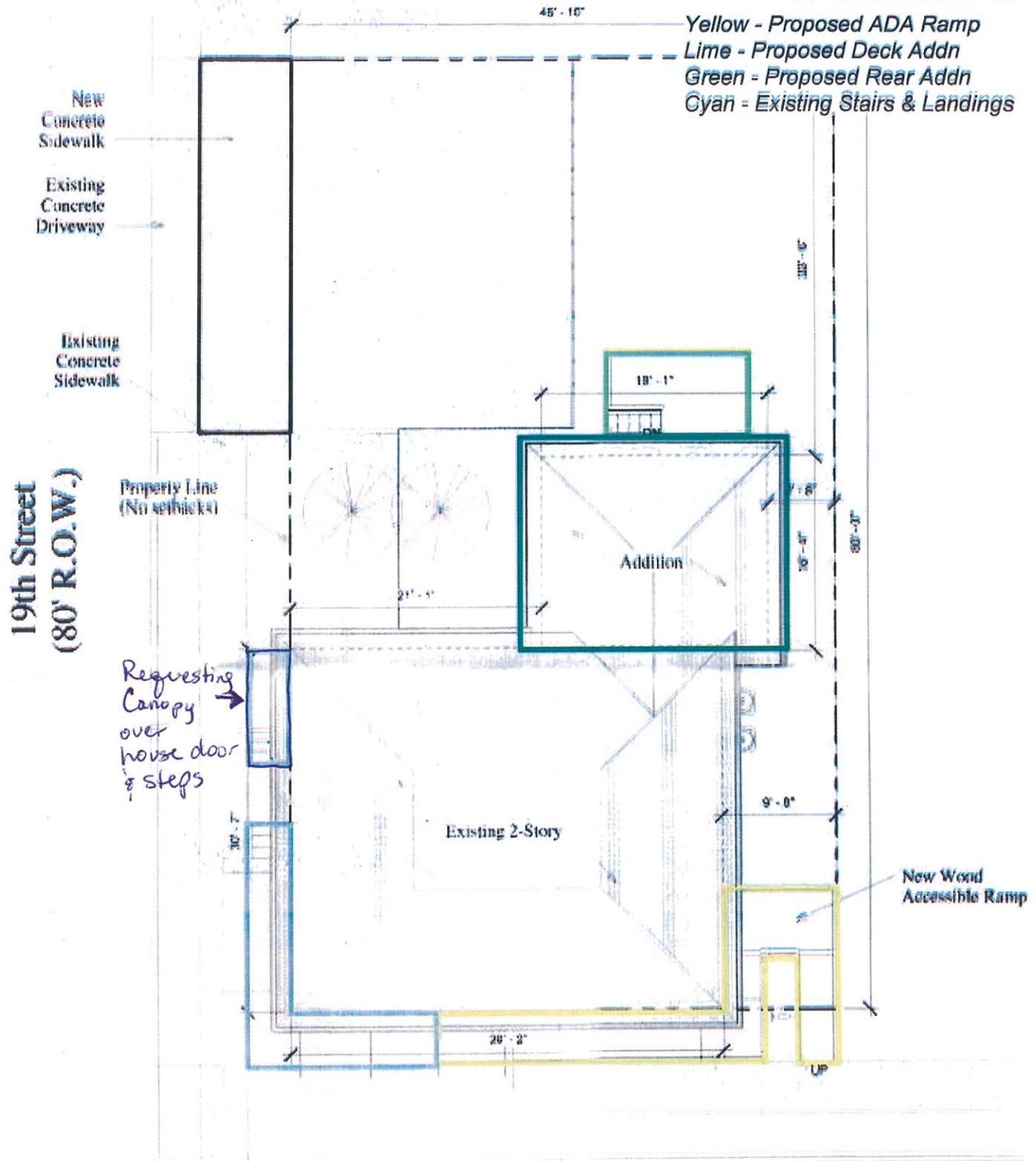
19th Street
(80' R.O.W.)

Change to one window, centered in addition



leave break in use of canopy to let natural light in this window. Just a small canopy (to match type above shop doors) as covering at house entrance 6ft. in length.

ATTACHMENT A



19th Street
(80' R.O.W.)

Avenue L
(70' R.O.W.)



19LC-010 STAFF REPORT

ADDRESS:
 1828 Avenue L

LEGAL DESCRIPTION:
 Property is legally described as M.B. Menard Survey, Part of Lot 1, JSW Subdivision, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:
 Mike Gaertner, AIA

PROPERTY OWNER:
 Sandra Miller

ZONING DISTRICT:
 Residential, Single-Family, Historic (R-3-H)

HISTORIC DISTRICT:
 Lost Bayou

REQUEST:
 Certificate of Appropriateness in order to add an accessible ramp, rear deck, and to enlarge the existing rear addition

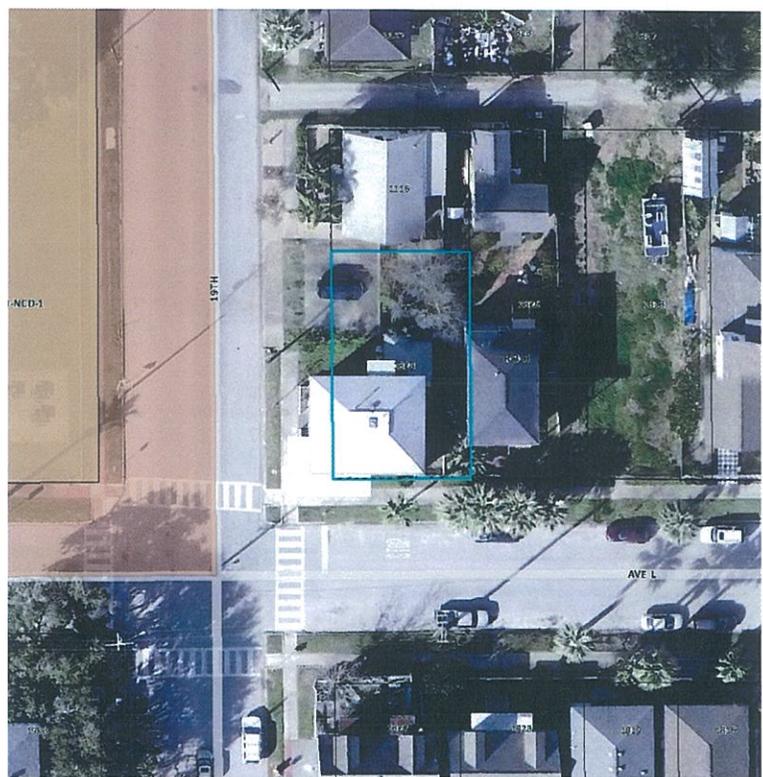
STAFF RECOMMENDATION:
 Approval with conditions

ATTACHMENTS:
 A – Plans
 B – Standard Handrail Design
 C – Historic Inventory Sheet

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
26				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic (R-3-H)	Residential
North	Residential, Single-Family, Historic (R-3-H)	Residential
South	Residential, Single-Family, Historic (R-3-H)	Commercial
East	Residential, Single-Family, Historic (R-3-H)	Residential
West	Urban Neighborhood, San Jacinto NCD (UN-NCD-1)	School

Historical and/or Architectural Significance

Date	1886
Style	National Folk
Condition	Excellent
Evaluation	“Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure, including adding an accessible ramp, new rear deck, and to enlarge the rear addition. The materials will be as follows:

Siding and Trim

Salvaged wood siding to match existing

Windows, First Floor

Existing historic windows shall be re-used

Windows, Second Floor Addition

New wood windows to match existing

Doors

Existing historic doors shall be reused

Roof

The roof material will be composition shingle to match existing

Accessible Ramp

The accessible ramp shall be wood-framed, with handrails in a simple, square design

Design Standards for Historic Properties

Design Standards for Historic Residential Buildings

These Design Standards apply to the design of additions to existing structures. These include garages, garage apartments, garden sheds, and alley houses.

2.6 Protect wood features from deterioration.

Appropriate

- Maintain paint on wood surfaces
- Provide proper drainage and ventilation to minimize decay
- Maintain protective coatings to retard deterioration and ultraviolet damage

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 panels.
- 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.

2.16 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 windows, especially on character-defining walls
- 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 reflective or metallic window glazing.

Historic Roofs

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

2.32 Use new roof materials that convey a scale and texture similar to those used traditionally.

Appropriate

- Consider the architectural style of the structure when choosing roof replacement materials.
 - Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof.
 - Use a color similar to the original, or of the material in weathered condition.
- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures.
 - Use a ribbed roof or one with a standing metal seam to break up the surface.
 - Use metal with a matte, non-reflective finish.
 - Install the roof to have low profile seams.
 - Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle, use a matching replacement material.
 - Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photo voltaic systems, use a dark color.

Inappropriate

- Do not use rolled roofing material except on flat roofs.

The Design Standards state the following regarding building materials for new construction:

3.34 Use building materials that are compatible with the surrounding context.

Appropriate

- Use wood siding with a weather-protective, painted finish, or masonry (brick, stone or genuine stucco) as the primary exterior building material (preferred approach).
- Consider using alternative materials that are similar to traditional materials in scale, proportion, texture if they have proven durability in the local climate (i.e., cementitious fiber board with a smooth finish).

Inappropriate

- Do not use highly reflective materials such as glass or polished metal as a primary building material.

3.35 When using horizontal lap siding, ensure that it is applied in a manner similar to that seen historically.

Appropriate

- Use new siding that is similar to the lap exposure, texture and finish of traditional wood siding.
- When using cementitious fiber board, use the Artisan product line by the James Hardie Company, or similar product.
- When possible, use trim boards that show depth and typify high-quality construction.

Inappropriate

- Do not use a finish that is out of character, such as a raised grain, or rusticated surface.

The Design Standards state the following regarding standards for additions and new construction:

Additions to Historic Residential Structures

A new addition, if appropriately designed, can be made to a historic building without compromising its historic character. When making an addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district, it is important to consider the relationship with the surrounding historic context and the scale, placement and materials of the addition.

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

Appropriate

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

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

Inappropriate

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

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

Appropriate

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

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. The applicant proposes to use reclaimed wood siding to match existing siding for the rear addition. The proposed windows will either be wood, with true divided lights and muntins, or existing historic windows salvaged from an earlier renovation. The accessible ramp and rear deck will be of wood framing, with handrails in a simple, square design as shown in Attachment B. Finally, the roof for the new second-story addition will be composition, of a style and color to match the existing roof.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

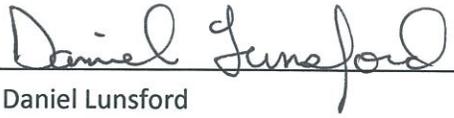
Specific Conditions:

1. The exterior modifications shall conform to the design, materials, and placement 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 Division, 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

01/30/19
Date

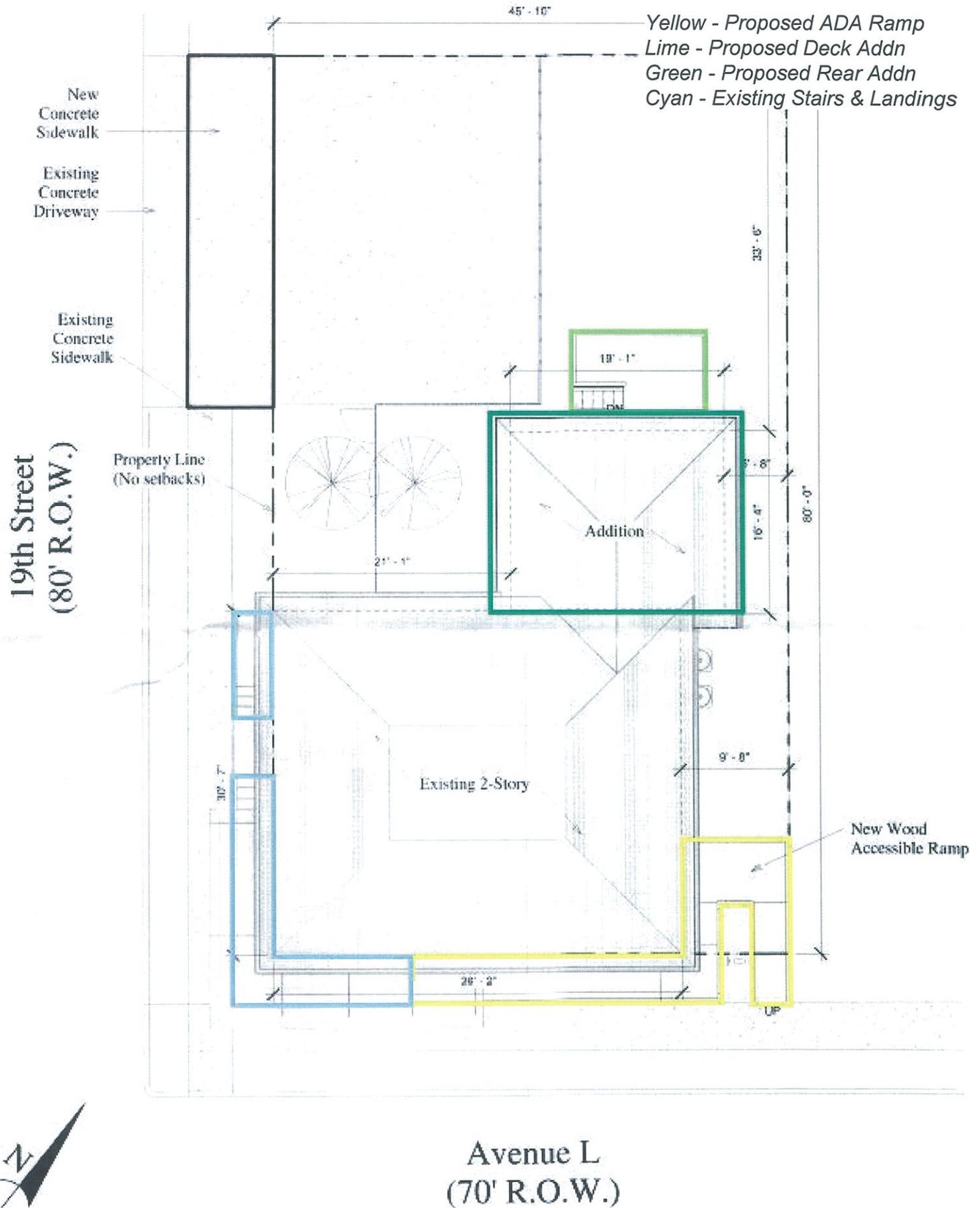


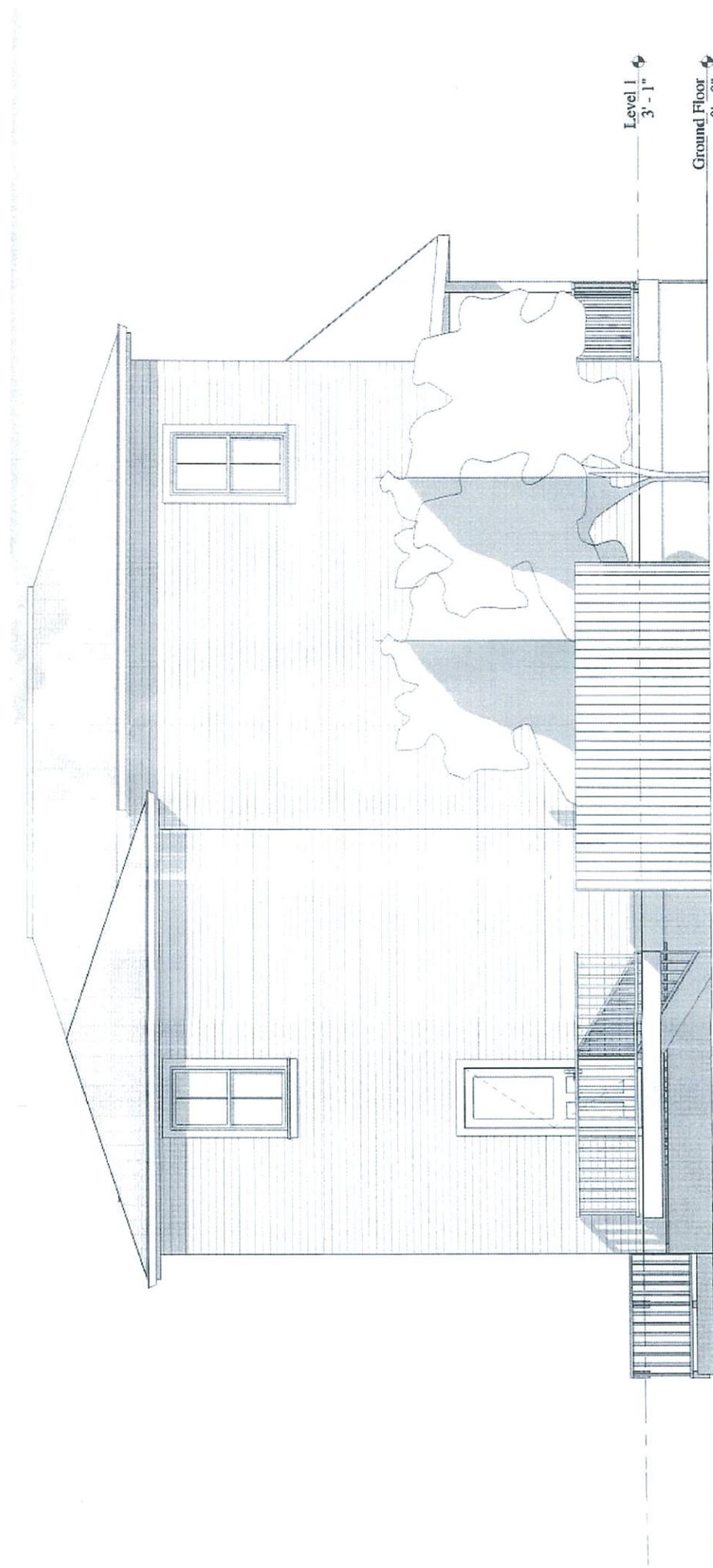
Catherine Gorman,
Assistant Director, HPO, AICP

1-30-19
Date

ATTACHMENT A

- Yellow - Proposed ADA Ramp
- Lime - Proposed Deck Addn
- Green - Proposed Rear Addn
- Cyan - Existing Stairs & Landings

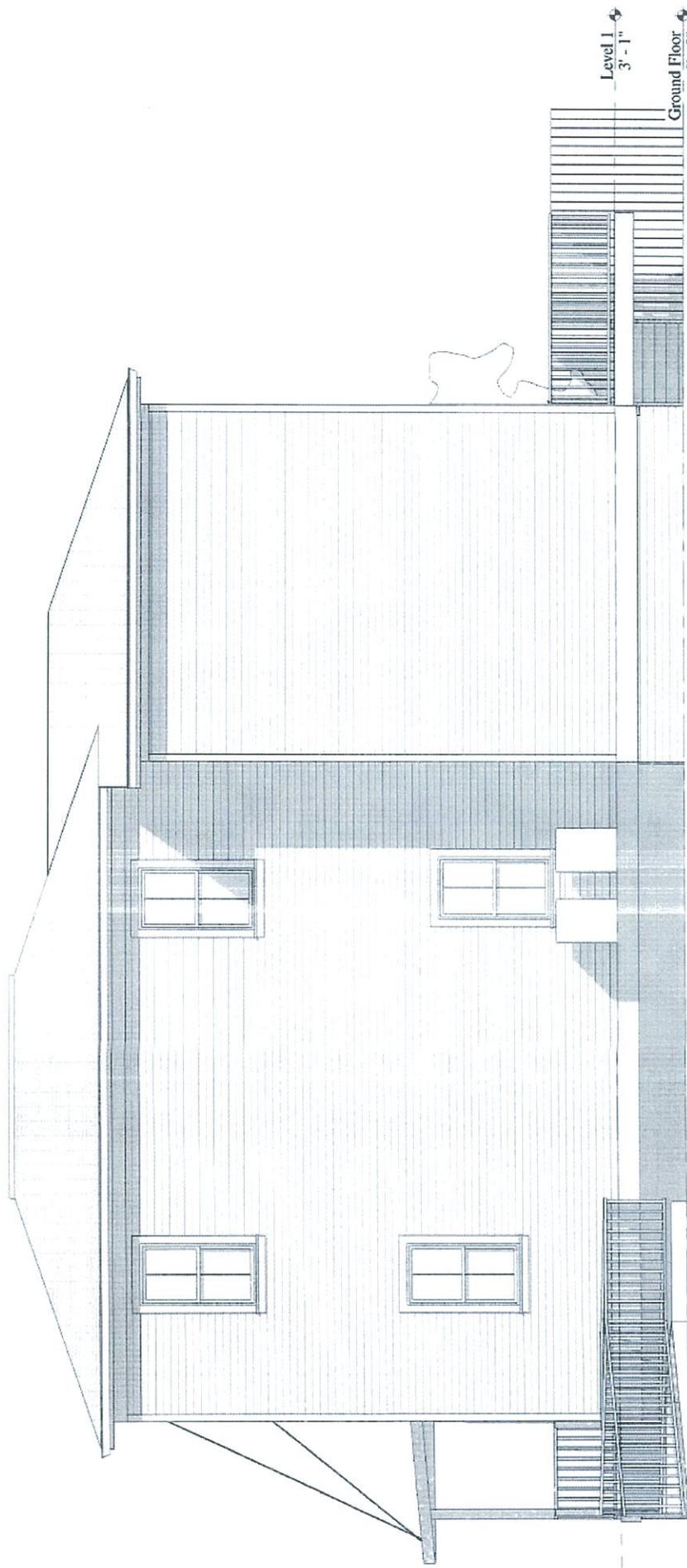




2 North
A301 SCALE: 1/4" = 1'-0"

Level 1
3'-1"

Ground Floor
0'-0"

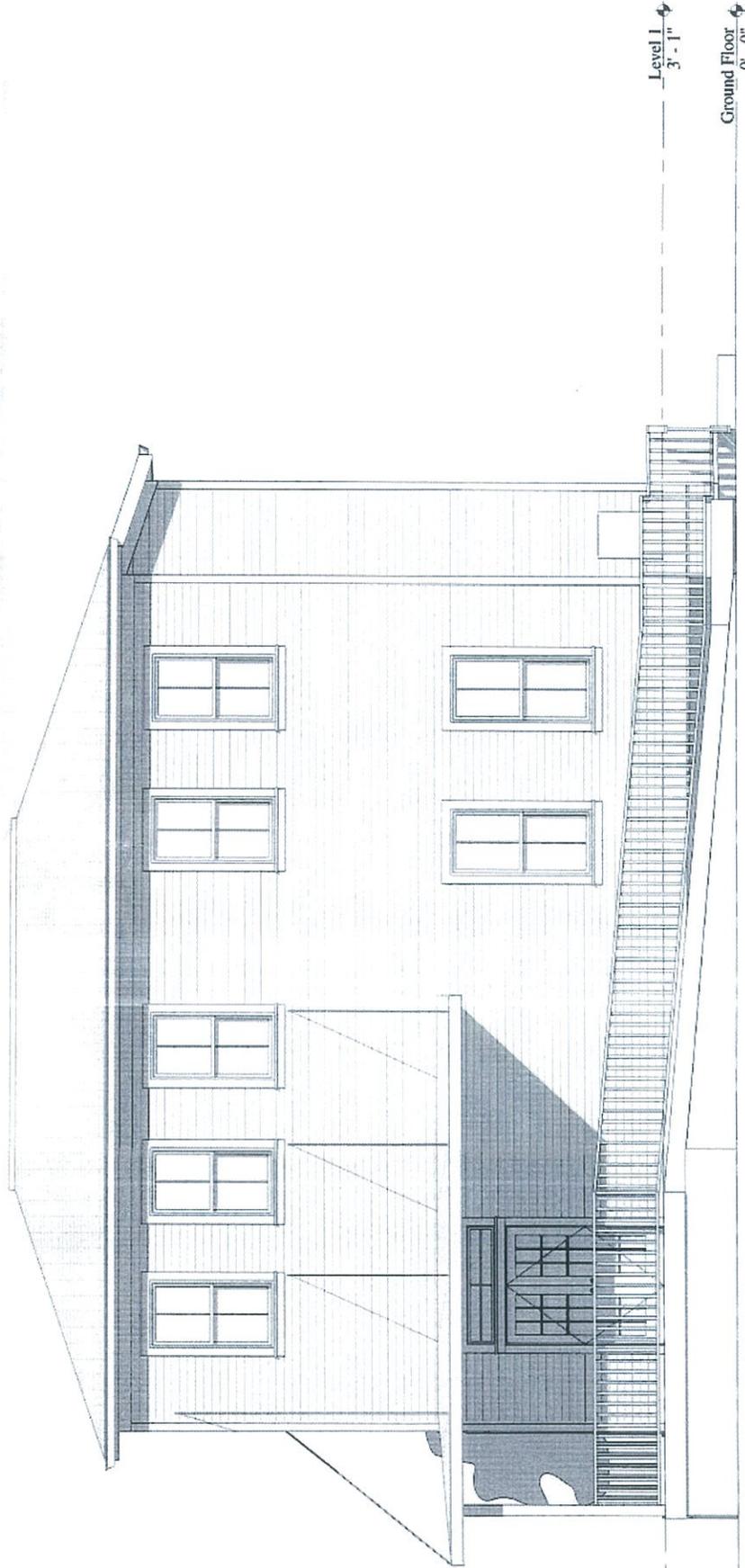


1 East

A201 / SCALE: 1/4" = 1'-0"

Level 1
3'-1"

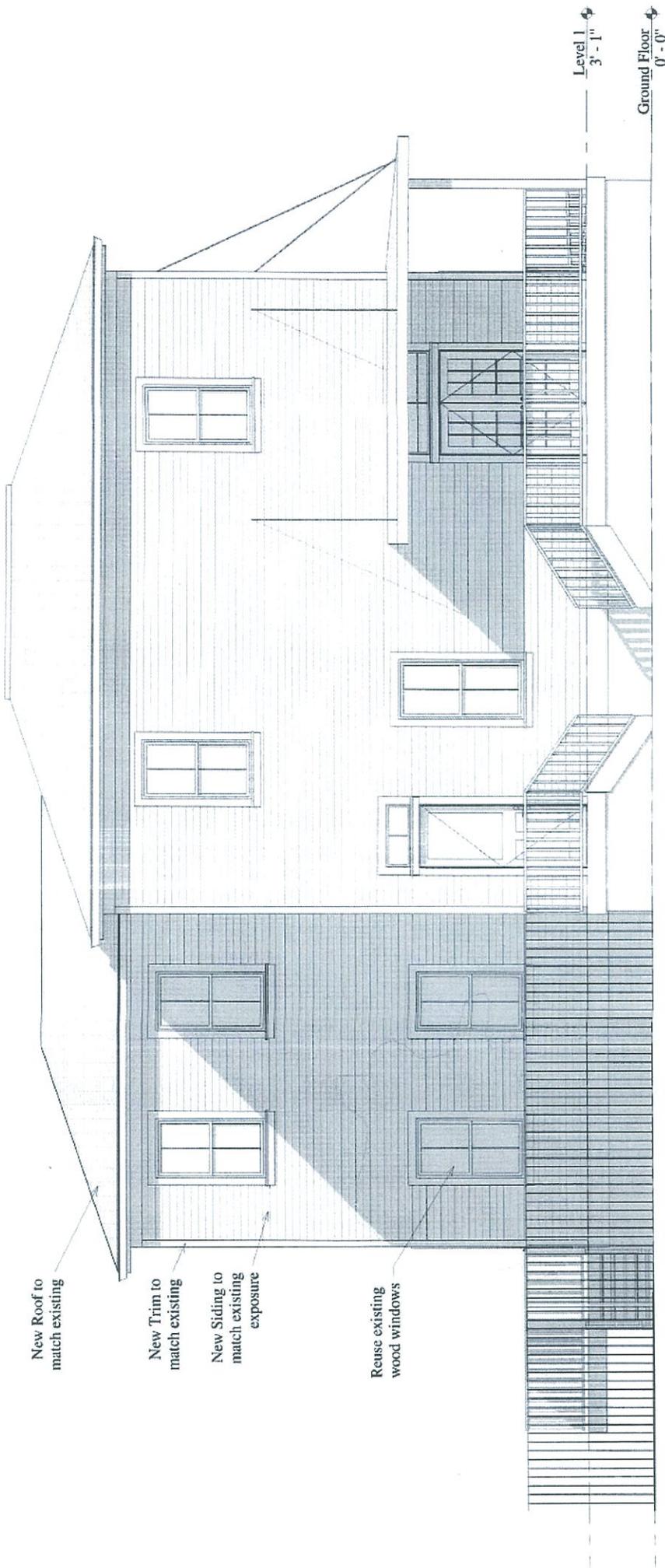
Ground Floor
0'-0"



Level 1
3' - 1"

Ground Floor
0' - 0"

2 South
SCALE: 1/4" = 1'-0"



New Roof to match existing

New Trim to match existing

New Siding to match existing exposure

Reuse existing wood windows

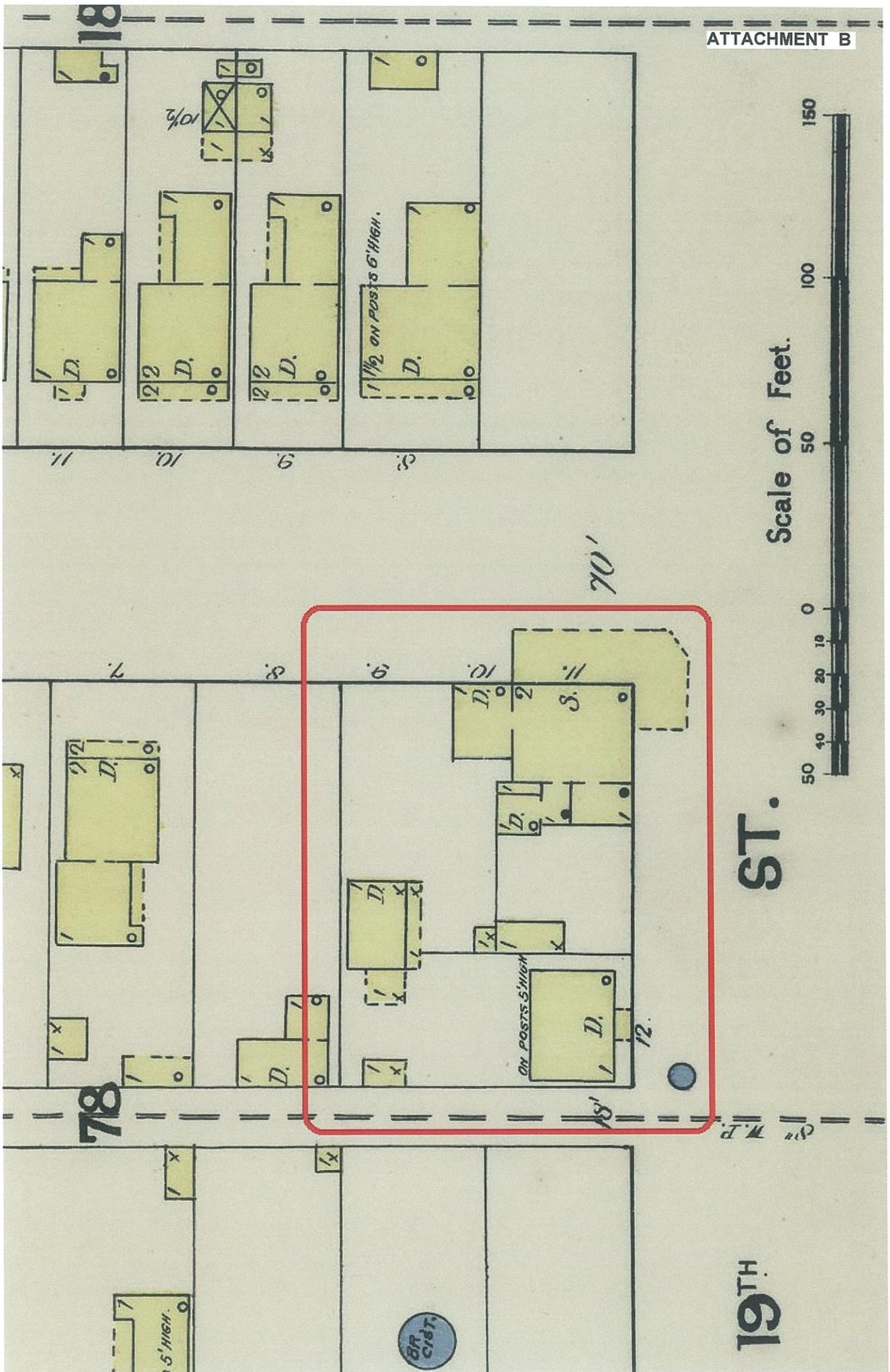
Level 1
3'-1"

Ground Floor
0'-0"

1 West

SCALE: 1/4" = 1'-0"

A200



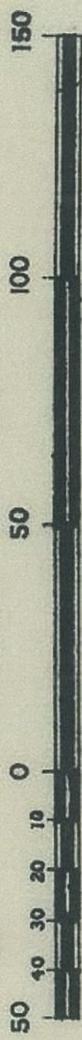
78

70

ST.

19TH

Scale of Feet.



BR C/ST.

ON POSTS 5' HIGH

1 1/2 ON POSTS 6' HIGH.

70'

18'

12'

17

22

22

1 1/2

11

10

6

5

7

8

9

10

11

1

2

3

4

5

6

7

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Gas Meter.JPG



Rail & Guard.JPG



Existing Addtion.JPG



First Floor Window.JPG



South Elevation.JPG



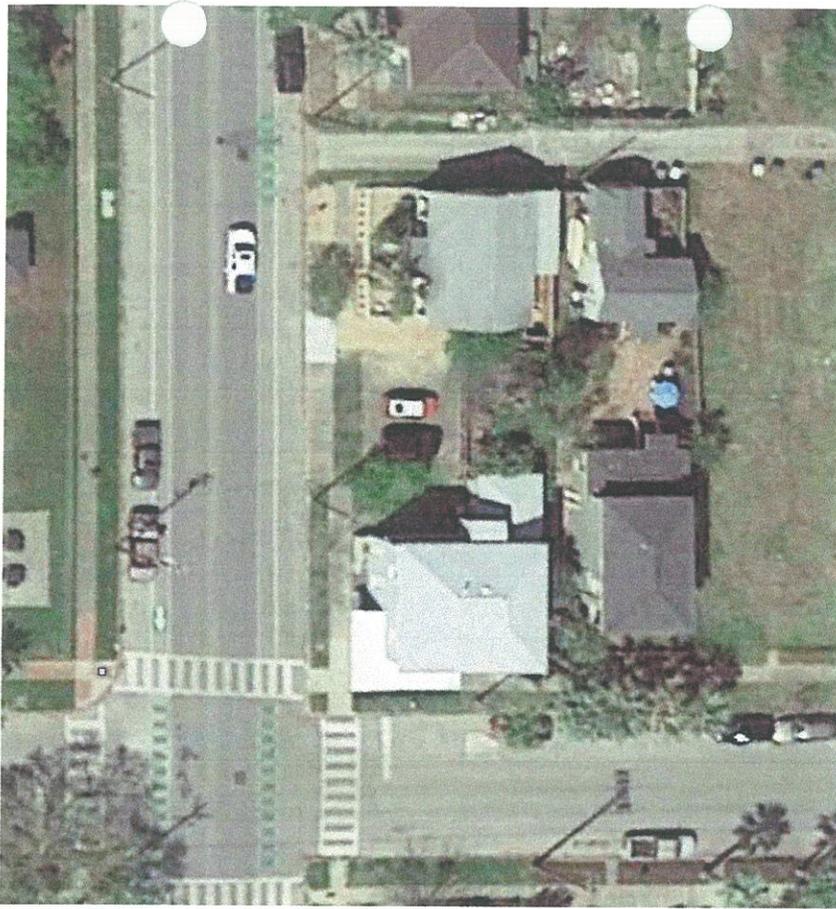
West Elevation.JPG



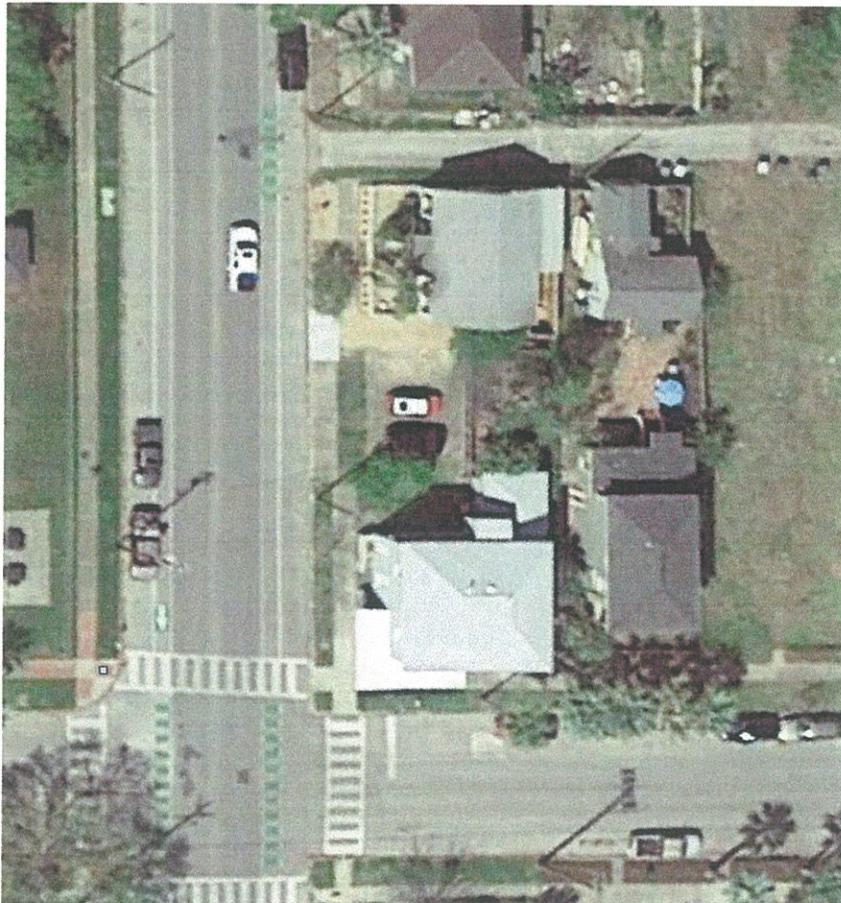
Corner View copy.jpg



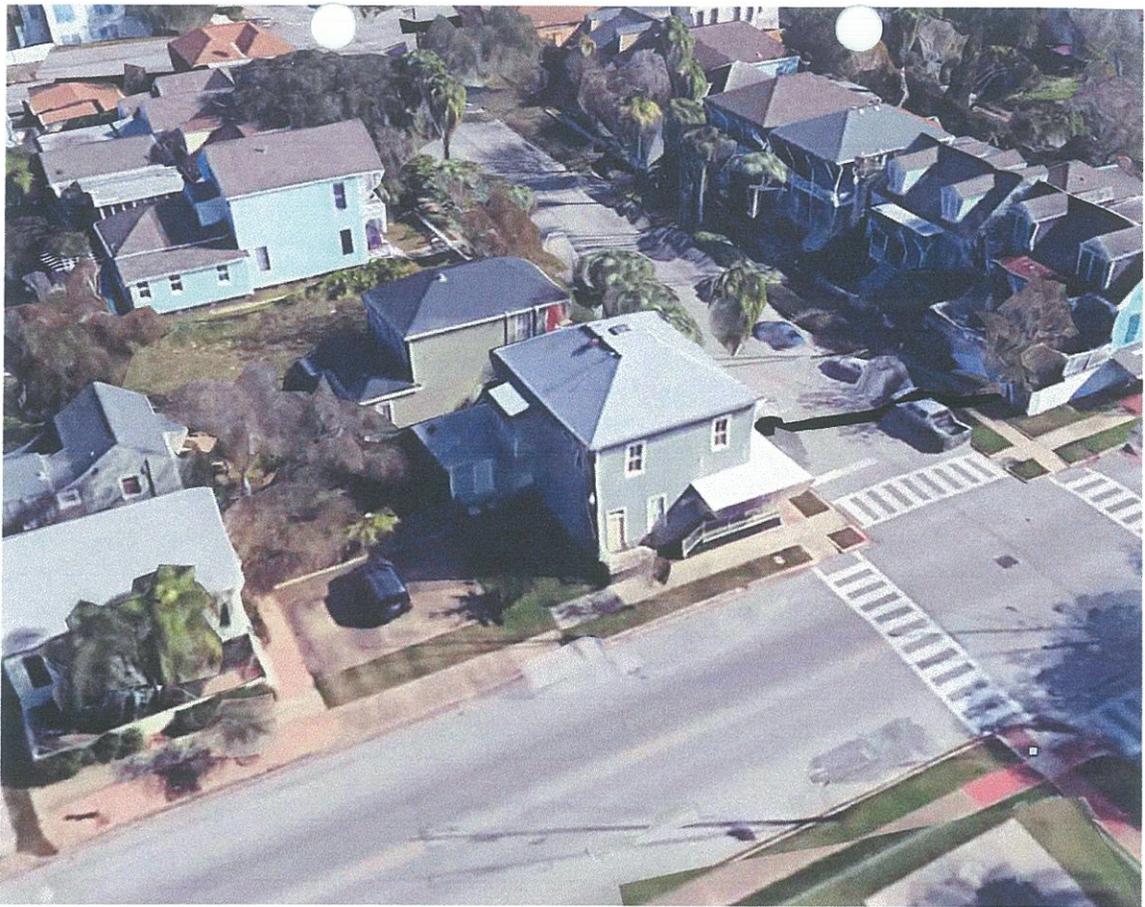
Corner View.jpg



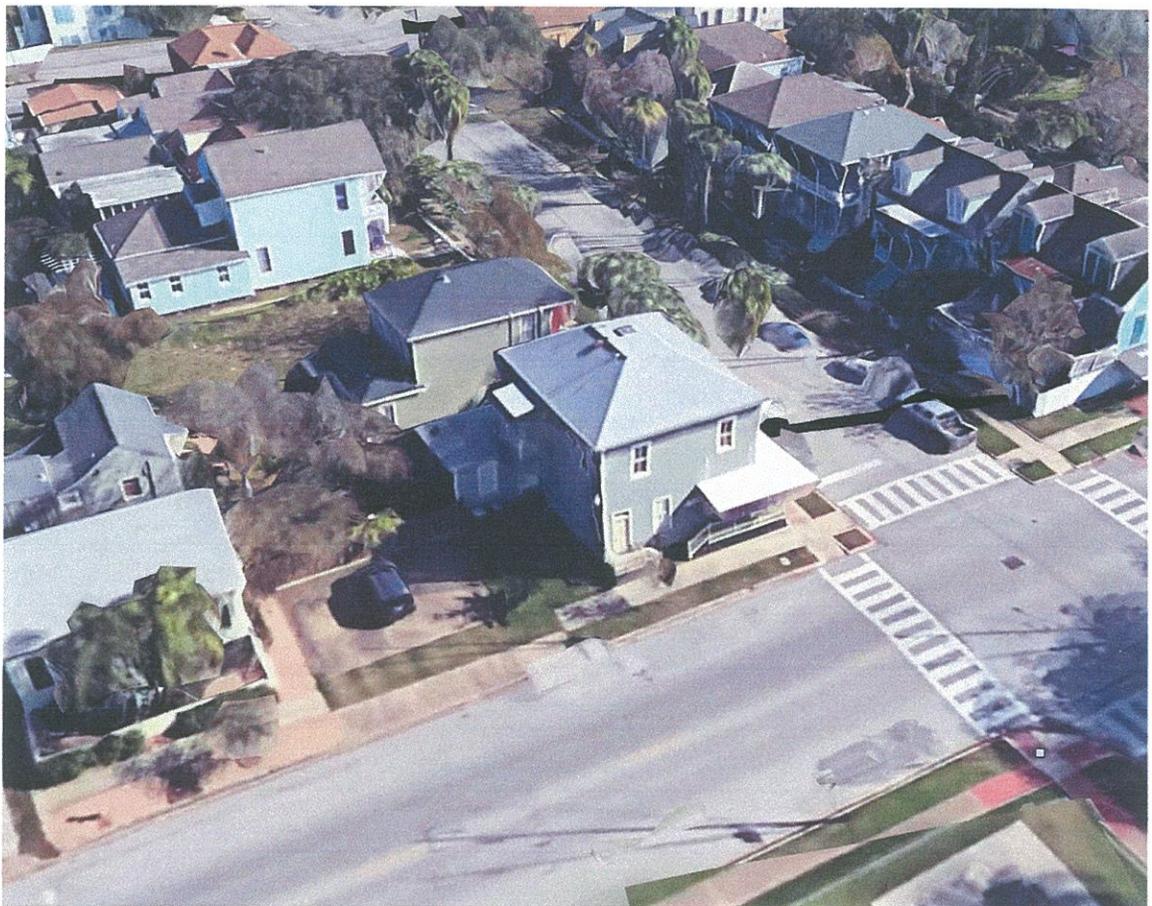
Aerial Site copy.jpg



Aerial Site.jpg



Aerial Angle copy.jpg



Aerial Angle.jpg

Materials List

Accessible Ramp & Addition
1126 19th Street
Galveston TX 77550

Sidewalk, footings: 3,000 psi concrete, light broom finish on walking surfaces

Exterior wood (framing, railings, decking): preservative treated No. 1 Southern Yellow Pine.

Siding and Trim: salvaged historic wood siding to match existing.

Door: re-use existing door.

Windows, first floor: existing historic windows salvaged from previous renovations

Windows, second floor: new to match existing.

Nails and framing clips: hot dipped galvanized steel.

Paint: to match existing colors.

Roofing: windstorm rated composition shingles to match existing color and pattern.

Gutters: metal to match existing.

1828 AVE L, GALVESTON, TX 77550

HHM-12499

Parcel ID 689326
 District Lost Bayou Historic District
 Building Faces S

Year Built 1886
 Priority Rating Medium
 Current Uses Commercial

High = Individually Eligible/Listed; Contributing
 Medium = Contributing
 Low = Non-Contributing

DESCRIPTION

Type Single-Family House
 Massed Plan
 Stylistic Influences National Folk
 Stories 2
 Exterior Wall Materials Horizontal wood board
 Foundation Type Raised basement, Pier-and-beam
 Landscape Features Concrete curb

ROOF

Roof Shape Hipped
 Roof Materials Asphalt composition shingles
 Roof Features Wide eaves, Box eaves

WINDOWS & DOORS

Window Types Double-hung
 Window Frame Materials Wood
 Window Light Configuration 2/2
 Door Materials Wood
 Door Types Double door primary entrance
 Door Features Transom light

CHIMNEYS

PORCH

Porch Type One story, Wrap-around, Entry
 Porch Location Front, Side
 Porch Roof Flat
 No. of Porch Bays 2
 Porch Support Type Square posts
 Porch Features Squared wood balusters
 Porch Notes Porch awning attached to side with cables

INTEGRITY

Condition Excellent
 Alterations Exterior wall material replaced, Door replaced, Roof material replaced, Window pattern altered, Porch materials replaced



TX_GalvestonCounty_1828_Ave_L_1.jpg