

**AGENDA**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**  
**4:00 p.m. Monday, February 17, 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: February 3, 2020

Documents:

[2020-02-03 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. Consent Agenda

- A. 20LC-009 (1212 19th Street) Request For Verification As A Participant In The Substantial Rehabilitation For Historic Properties Tax Exemption Program. Property Is Legally Described As The South 47 Feet Of Lot 1 (1-1), Block 18, In The City And County Of Galveston, Texas. Applicant: Barbara Canetti, Carios LLC Property Owner: Same

Documents:

[20LC-009 STF PKT.PDF](#)  
[20LC-009 SUPPORTING DOCUMENTATION.PDF](#)

- B. 20LC-010 (1209 Winnie/Avenue G) Request For A Certificate Of Appropriateness For Modifications To The Rear Of The Structure Including Constructing A New Landing, Stairs And Railing, Extending The Existing Awning And Relocating A Window. Property Is Legally Described As Lot 5, Block 312, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owner: Kenneth Ronald And Ester Bingman

Documents:

[20LC-010 PKT.PDF](#)

- C. 20LC-012 (2323 Avenue L) Request For A Certificate Of Appropriateness In Order To Remove The Screened From Two Upper Porches In The Rear Of The Structure And Install Posts And Railing To Match The Existing. Property Is Legally Described As Lots 1 And 2, Block 23, In The City And County Of Galveston, Texas. Applicant And Property Owner: Donald Dressler And Renee LeBlanc

Documents:

[20LC-012 PKT.PDF](#)

- D. 20LC-011 (1827 Avenue M) Request For A Certificate Of Appropriateness For Modifications To The Structure Including The Removal And Relocation Of The Side Staircase And The Replacement Of The Existing Door With A Window And Infill Of A Rear Door. Property Is Legally Described As The North 54-Feet Of Lot 1 (1-3), In The Northwest Block 20, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owner: Mary Elizabeth Pennington

Documents:

[20LC-011 PKT.PDF](#)

7. New Business And Associated Public Hearings

- A. 20LC-016 (Adjacent To 1827 Avenue M) Request For A Recommendation Regarding A License To Use In Order To Relocate An Existing Entry Staircase, Landing, Awning And Railing In The Right Of Way. Adjacent Property Is Legally Described As The North 54-Feet Of Lot 1 (1-3) In The Northwest Block 20, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Adjacent Property Owners: Mary Elizabeth Pennington Easement Holder: City Of Galveston

Documents:

[20LC-016 PKT.PDF](#)

- B. 20LC-004 (1714 Market/Avenue D) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Installation Of Solar Panels. Property Is Legally Described As Lot 11, Block 557, In The City And County Of Galveston, Texas. Applicant: Dominique Johnson Property Owners: Alicia Boyer

Documents:

[20LC-004 PKT.PDF](#)

- C. 20LC-005 (1911 Avenue M) Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including The Installation Of Replacement Windows And A Fence Of An Alternative Design. Property Is Legally Described As M.B. Menard Survey, Lot 5, Northeast Block 19, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant And Property Owner: Lori Mitchell

Documents:

[20LC-005 PKT.PDF](#)

- D. 20LC-006 (1915 Avenue M) Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including A Change Of Roofing Materials And Fence Of An Alternative Design. Property Is Legally Described As M.B. Menard Survey, Lot 4 And 10.9 Feet Of Lot 3, Northeast Block 19, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant And Property Owner: Lori Mitchell

Documents:

[20LC-006 PKT.PDF](#)

- E. 20LC-013 (1914 Avenue M) The Applicant Is Requesting A Certificate Of Appropriateness In Order To Add A New Landing And Stairs To An Existing Walkout Door. Property Is Legally Described As M.B. Menard Survey, Lot 10 And East One-Half Of Lot 11 Block 19, In The City And County Of Galveston, Texas. Applicant: Brian Root

Property Owner: Derek And Theresa Stonecipher

Documents:

[20LC-013 MEMO TO DEFER - 02-13-2020.PDF](#)

- F. 20LC-014 (1724 Market / Avenue D) Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including The Installation Of New Doors, Windows, And Openings In The Front Facade. Property Is Legally Described As M.B. Menard Survey, West One-Half Of Lot 13 (13-2), Block 557, In The City And County Of Galveston, Texas. Applicant And Property Owner: TDP Holdings, LLC, Dan Powell

Documents:

[20LC-014 PKT.PDF](#)

- G. 20LC-007 (4824 Austin Drive) Request For Designation As A Galveston Landmark. Property Is Legally Described As Lot 8, Palm Gardens, A Subdivision, In The City And County Of Galveston, Texas. Applicant And Property Owner: Dr. Calvin E. Buckley

Documents:

[20LC-007 PKT.PDF](#)

#### 8. Discussion And Action Items

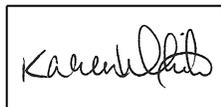
- 20PA-004 (1227 Ball/Avenue H) Review of fencing application per Section 10.106 (D) of the Land Development Regulations.

Documents:

[20PA-004 MEMO - FINAL.PDF](#)

#### 9. 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 February 13, 2020 at 12:00 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 – February 3, 2020

### CALL MEETING TO ORDER

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

### ATTENDANCE

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

Members Absent: None

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

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The January 6, 2020 minutes were approved with the following changes:

- Under case 19LC-074, modify Condition 1.b. to read: "Once relocated, the existing curb cut shall be filled in."

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

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

**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

Staff presented the staff report and noted that of eight (8) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston opened the public hearing on case 19LC-080. 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-080 with staff's recommendations. Chairperson Fred Huddleston seconded, and the following votes were cast:

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

**The motion passed.**

**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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-002. Applicant and property owner Hector Ventura 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 deny case 20LC-002 per staff's recommendation. Stephanie Lang seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood

Opposed: None

Non-voting participant(s): CM Collins (Ex-Officio), Heatley (ALT)

**The motion passed.**

**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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, three (3) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-003. Applicant Brax Easterwood, 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 approve case 20LC-003 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood

Opposed: None

Non-voting participant(s): CM Collins (Ex-Officio), Heatley (ALT)

**The motion passed.**

**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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-008. Applicant and property owner Sandra Miller presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-008 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

**The motion passed.**

**DISCUSSION AND ACTION ITEMS**

**THE MEETING ADJOURNED AT 4:30 PM**





## 20LC-009

## STAFF REPORT

**ADDRESS:**

1212 19<sup>th</sup> Street

**LEGAL DESCRIPTION:**

Property is legally described as the South 47 Feet of Lot 1 (1-1), Block 18, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Barbara Canetti, Carios LLC

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption Program

**STAFF RECOMMENDATION:**

Approval

**EXHIBITS:**

- A – Itemized List of Costs
- B – Photos of Completed Work

**STAFF:**

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



**Analysis**

In April 2018, the applicant submitted for Eligibility (then called Certification) for renovation work done at 1212 19<sup>th</sup> Street (Case 18LC-025). Since then, the applicant has exceeded the minimum threshold for participation, and is requesting verification that the requirements of the program have been met. The applicant has submitted documentation that supports a total expenditure of \$38,669.

The City Council has the final authority on the Substantial Rehabilitation for Historic Properties Tax Exemption Program. The tax exemption will freeze the City portion of the property tax for a period of 10 years at the pre-improvement value of \$61,990.

**Other Reviews**

City Council will review the request at the March 26, 2020 meeting.

**Staff Recommendation**

Staff recommends to the City Council that the applicant has successfully completed the requirements of the Substantial Rehabilitation for Historic Properties Tax Exemption Program, and that the City Council grant the tax exemption.

Respectfully Submitted,



Karen White  
Planning Technician

2/11/2020

Date



Catherine Gorman, AICP  
Assistant Planning Director / HPO

2/11/2020

Date

# Attachment A

## 1212 19th Street

<b>Item</b>	<b>Receipts Total</b>
Foundation Leveling	19,500
HVAC	7,124
Electrical	3,860
Plumbing	7,270
Cabinets	454.66
Flooring	460.73
<b>Total</b>	<b>38,669.39</b>
<b>Threshold</b>	<b>30,995</b>

Attachment B







galvestonspeakeasy.com

**1212 19th Street**

<b>Item</b>	<b>Receipts Total</b>
Foundation Leveling	19,500
HVAC	7,124
Electrical	3,860
Plumbing	7,270
Cabinets	454.66
Flooring	460.73
<b>Total</b>	<b>38,669.39</b>
<b>Threshold</b>	<b>30,995</b>

OFFICE:  
281-447-3507



CELL:  
936-648-6845  
FAX:  
409-632-7662

**CONTRACTOR AGREEMENT**

THIS AGREEMENT made on the 17 day of Oct 202018 by and between M.L.MURLEY, hereinafter called the CONTRACTOR and Carlos Rios the OWNER for the consideration named agrees as follows.

The Contractor shall furnish all materials and labor necessary to perform the work as described below, as it pertains to said work, requested by Owner and is to be performed on the property located at: 12-12 19TH in TALV Texas, Zip Code 77550.

CONTRACTOR IS NOT RESPONSIBLE FOR CLEANING THE LOT UNLESS OTHERWISE STIPULATED.

- The Contractor agrees to do the following:
- (1) Level foundation
  - (2) Repair Bottom Sills
  - (3) Replace Rotten Post
  - (4) BRACE POST
  - (5) \_\_\_\_\_
  - (6) \_\_\_\_\_
  - (7) \_\_\_\_\_
  - (8) \_\_\_\_\_
  - (9) \_\_\_\_\_

Contractor will NOT replace any rotten sill(s) or floor joist unless first requested by Owner in writing. Accordingly, rotten sill(s) or floor joist will be replaced at the additional charge of \$ \_\_\_\_\_ per foot, per sill or floor joist. If the cost is over and above the amount due quoted, sill or floor joist replacement cost will be DUE IN FULL UPON COMPLETION of said work. Additionally, Contractor shall NOT be held responsible for ANY other work/duties, and/or defaults (interior or exterior) which may naturally occur as a result of the leveling or raising job to include, but not limited to cracked sheet rock (drywall), cracked windows, any pipes that may break or damage to siding, etc. unless specified in writing below:

Owner agrees to pay Contractor the sum of \$ 19,500 dollars, with a down payment of \$ 9500 dollars which is due immediately upon signing the Contract. The Owner additionally agrees to pay the Contractor

BAI Due \$10,000 PAID IN FULL Contractor shall NOT be held liable for any delay due to circumstances beyond his control such as Acts of God, casualty of general unavailability of required materials, and is Not responsible for ANY work which is not listed in Article 1. No other terms or conditions shall apply other than written in this Contract regarding PAYMENT DUE IN FULL upon start of work described in this Contract. Additionally, failure by Owner to pay the entire amount due on time will result in a late charge fee of \$ \_\_\_\_\_ dollars per day until the entire amount due has been PAID IN FULL.

In the event legal action is necessary to collect the money due to the Contractor by this Contract. The Owner agrees to assume all attorney's fees, court costs, recording fees and all legal fees derived from such actions. Both parties agree that legal action shall be conducted in an appropriate office in WALVESTA County.

- Owner agrees to: (1) \_\_\_\_\_ (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_
- (5) \_\_\_\_\_ (6) \_\_\_\_\_

(7) If Owner cancels job after all permits are received, owner is obligated to reimburse Contractor for permit cost, elevation certificate and engineer drawing plus a 20% service charge.

Owner \_\_\_\_\_ Contractor [Signature]

Signature by Owner/Contractor denotes that all work was COMPLETED by the Contractor on \_\_\_\_\_ day of \_\_\_\_\_

Owner: \_\_\_\_\_ Contractor: [Signature]  
Address: 1823 Ave 4  
Phone #: \_\_\_\_\_

# Invoice Details

Pay \$7,124.00



## INVOICE

Invoice #: 1174  
 Invoice date: Feb 22, 2019  
 Due date: Feb 22, 2019

### S.D.W. Services, L.L.C.

Spencer Williams  
 306 Quitman st  
 Houston, TX 77009  
 United States

Amount due:  
**\$7,124.00**

Phone: 281-204-3246  
 williamssdw@yahoo.com  
 spencer@sdw-services.com  
 TDLR License #TACLB47534E

### Bill To:

Barbra & Don Rios  
 1860 White Oak #351  
 Houston, TX 77009  
 United States

barbara.canetti@gmail.com  
 +1 713-817-0006

Description	Quantity	Price	Amount
1212 19th st 1.Installed Bryant 3.5 ton horizontal electric system with 15kw heat. 2.Anchored condensing unit to platform and wrap freon pipe with uv protection wrap. 3.Installed locking freon caps. 4.Installed R-8 flex duct to every room. 5.Vented dryer out floor and exhaust fans out roof. Original bid not included the following: 6.Permit 250.00 7.Equipment 7 percent price increase 178.00 8.Heater from 10 kw to 15 kw 80.00 9.Two 80 cfm bath fans and one 50 cfm bath fan 190.00 10.Installing roof jack 180.00	1	\$7,124.00	\$7,124.00
		Subtotal	\$7,124.00
		Shipping	\$0.00
		<b>Total</b>	<b>\$7,124.00 USD</b>

2018/12/20



**City Of Galveston**

823 Rosenberg  
Galveston, TX 77550

**Invoice**

**PublicWorks / Fees / Water or Sewer Tap**  
Permit#: **WST2018-00362**

Applicant:

Parcel: **1212 19th Street, Galveston, TX 77550**

Invoice	Trans.Date	Period	Fee Descr.	Fund	Account	Amount
97883	12/20/2018	FINAL	3/4" Water Tap	4010	348110	650.00
97883	12/20/2018	FINAL	4" Sewer Tap	4210	348110	500.00
97883	12/20/2018	FINAL	Water Tap Fee	4010	348110	10.00
97883	12/20/2018	FINAL	Sewer Tap Fee	4210	348110	10.00
<b>Total Fee:</b>						<b>1170.00</b>

**Total Payments: 0.00**

**Balance: 1170.00**

---

City Of Galveston

20-DEC-2018 10:33:19

City of Galveston  
Miscellaneous Receipt 501900

PAGE 1  
TGRMISC

CASHIER: VWEBB9

DEBIT CODE	CREDIT CODE	DESCRIPTION	DEBIT AMT	CREDIT AMT
CARD		VISA/BARBARA CANETTI	\$660.00	
	GEN	INVOICE 97883		\$10.00
	GEN	INVOICE 97883		\$650.00
			<hr/>	<hr/>
			\$660.00	\$660.00

CASHIER: VWEBB9

DEBIT CODE	CREDIT CODE	DESCRIPTION	DEBIT AMT	CREDIT AMT
CARD		VISA/BARBARA CANETTI	\$510.00	
	GEN	INVOICE 97883		\$10.00
	GEN	INVOICE 97883		\$500.00
			<hr/>	<hr/>
			\$510.00	\$510.00

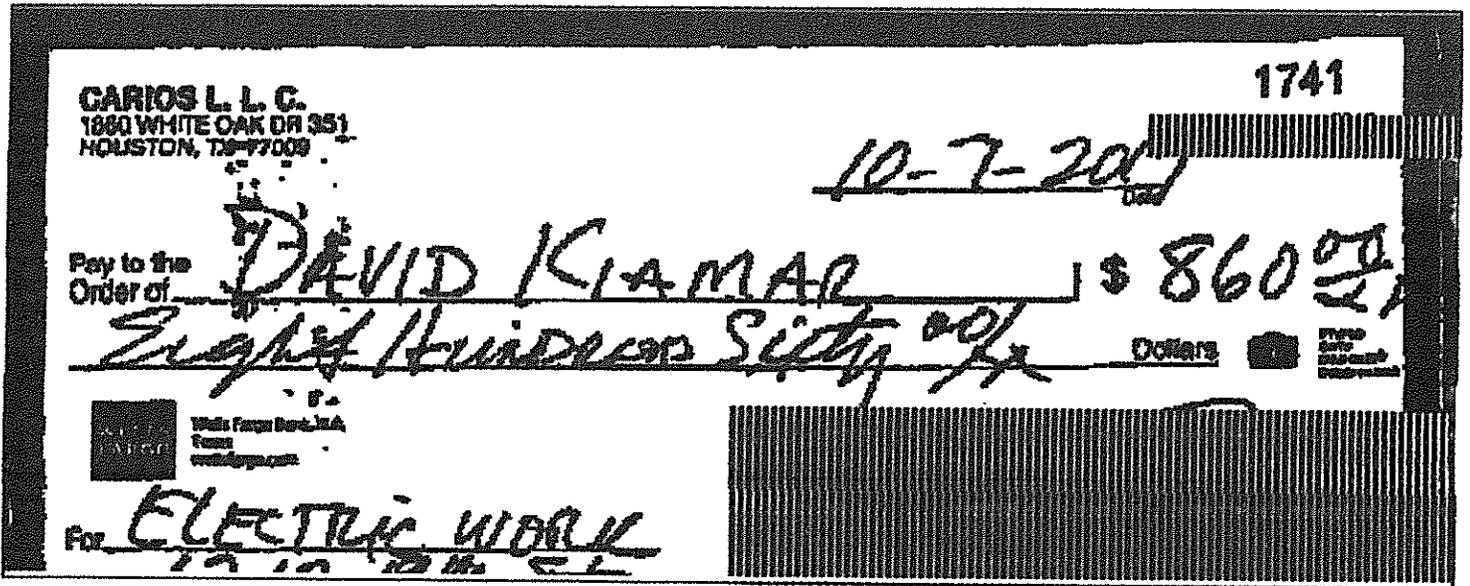




# WELLS FARGO

## Check Details

Check Number	1741
Date Posted	10/16/19
Check Amount	\$860.00



For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images. You can see full or partial fronts and backs of the images by using the link at the top of the window.

Equal Housing Lender



BARBARA CAWETTI  
CARLOS RIOS  
1823 AVENUE L  
GALVESTON, TX 77550

Fidelity® Cash Management Account

1008

80-588/1012

March 9 2019



Pay to the  
Order of

DAVID KRAMAR  
Three thousand 00/1000

3000 00

FOR ELECTRIC 1212-1914

Barbara Cawetti

⑆ 10120568 ⑆ 1008 ⑆ 7710569974048 ⑆

10/2010



Ray Flores Plumbing  
 409-256-0305 M36084  
 rayfloresplumbing@yahoo.com  
 www.rayfloresplumbing.com



# Estimate

Date	Estimate #
01/19/2018	2114Q

Name / Address
Carlos Rios 713-906-9817 doncarlos.rios@gmail.com  Project Address: 1212 19th Street Galveston, TX 77550

Description	Total
<p>This bid is for plumbing remodel of all electric 2 bath home with no gas piping.            Bathroom #1 Includes one shower, one commode, and one vanity sink.            Bathroom # 2 consists of one commode, one lavatory sink, and one tub and shower combo. The kitchen will have an island sink and there will also be a standard washing machine plumbing set-up installed as well. The location of the water heater is yet to be determined.            This bid also includes 2 outside hose-bibs which will be located per owner's request.            All drains and vents will be composed of schedule 40 PVC and installed per code. Venting will be required and any roof penetrations Ray Flores Plumbing must make to facilitate vent piping is to be flashed and sealed by others hired by homeowner/contractor. All potable water lines installed will be Grade A PEX piping with copper stub-outs.</p> <p>Ray Flores Plumbing will supply all piping, fittings, and other materials as well as all plumbing labor. Ray Flores Plumbing will obtain all required plumbing permits as well as schedule the necessary plumbing inspections. This bid does not include the cost of any fixtures (ie: commodes, faucets, showers, water heaters, etc. ) but does include their installation and the materials required to do so. Upon the acceptance of this bid the pay schedule is to be as follows:</p> <p>Down payment to be made in order for materials to be purchased, permits to be obtained and work to begin: \$3675.00            Amount due at rough-in green tag: \$1895.00            Amount due at beginning of fixture set: \$1000.00            Final balance due at final plumbing green tag: \$400.00</p>	\$6,970.00
<p>***If you'd like to get this project on the schedule, please let us know as soon as possible!            Thank you for choosing Ray Flores Plumbing!</p>	<b>Total</b> \$6970.00

Ray Flores Plumbing  
 409-256-0305 M36084  
 rayfloresplumbing@yahoo.com  
 www.rayfloresplumbing.com



Estimate

Date	Estimate #
01/19/2018	2114Q

Name / Address
Carlos Rios 713-906-9817 doncarlos.rios@gmail.com
Project Address: 1212 19th Street Galveston, TX 77550

Description	Total
<p>This bid is for plumbing remodel of all electric 2 bath home with no gas piping.            Bathroom #1 Includes one shower, one commode, and one vanity sink.            Bathroom # 2 consists of one commode, one lavatory sink, and one tub and shower combo. The kitchen will have an island sink and there will also be a standard washing machine plumbing set-up installed as well. The location of the water heater is yet to be determined.            This bid also includes 2 outside hose-bibs which will be located per owner's request.            All drains and vents will be composed of schedule 40 PVC and installed per code. Venting will be required and any roof penetrations Ray Flores Plumbing must make to facilitate vent piping is to be flashed and sealed by others hired by homeowner/contractor. All potable water lines installed will be Grade A PEX piping with copper stub-outs.</p> <p>Ray Flores Plumbing will supply all piping, fittings, and other materials as well as all plumbing labor. Ray Flores Plumbing will obtain all required plumbing permits as well as schedule the necessary plumbing inspections. This bid does not include the cost of any fixtures (ie: commodes, faucets, showers, water heaters, etc. ) but does include their installation and the materials required to do so. Upon the acceptance of this bid the pay schedule is to be as follows:</p> <p>Down payment to be made in order for materials to be purchased, permits to be obtained and work to begin: \$3675.00            Amount due at rough-in green tag: \$1895.00            Amount due at beginning of fixture set: \$1000.00            Final balance due at final plumbing green tag: \$400.00</p>	<p>\$6,970.00</p> <p>3675            1000            6970</p>

CARIOS L.L.C.  
 1960 WHITE OAK DR 351  
 HOUSTON, TX 77009

Date: 1/23/19

1691  
 37-65/1119 7819

Pay to the Order of: Ray Flores Plumbing \$ 3675.00

Three thousand six hundred seventy five Dollars

For: 1212 19th deposit Sabrina Lanette

WELLS FARGO  
 Wells Fargo Bank, N.A.  
 Texas  
 wells.fargo.com

⑆ 111900659⑆ 2000037591027⑈01691

300

\$6970.00

\*\*\*  
 That  
 Texa  
 http://

CARIOS L. L. C.  
1680 WHITE OAK DR 351  
HOUSTON, TX 77008

Pay to the  
Order of

*Ray Flores* *6/5/19* DATE

1722

374921110 7818



Well Fargo Bank, N.A.  
FDIC  
WellFargo.com

*One thousand 00/100* DOLLARS \$ *1000.00*

For *12/12/19*



⑆ 11900659⑆ 200003759⑆ 02710⑆ 722

*Suhmalanida*

J

BARBARA CANETTI  
CARLOS RIOS  
1823 AVENUE L  
GALVESTON, TX 77550

Fidelity® Cash Management Account

1011  
80-252/1012

Pay to the  
Order of

*Ray Flores*  
*Three hundred and*

*3/21/19*

*300<sup>00</sup>*

CHECK NUMBER

*1212 19th plumbing Barbara Canetti*

⑆ 10120568 ⑆ ⑆ 1016 ⑆ 7710569974048 ⑆

NEW YORK

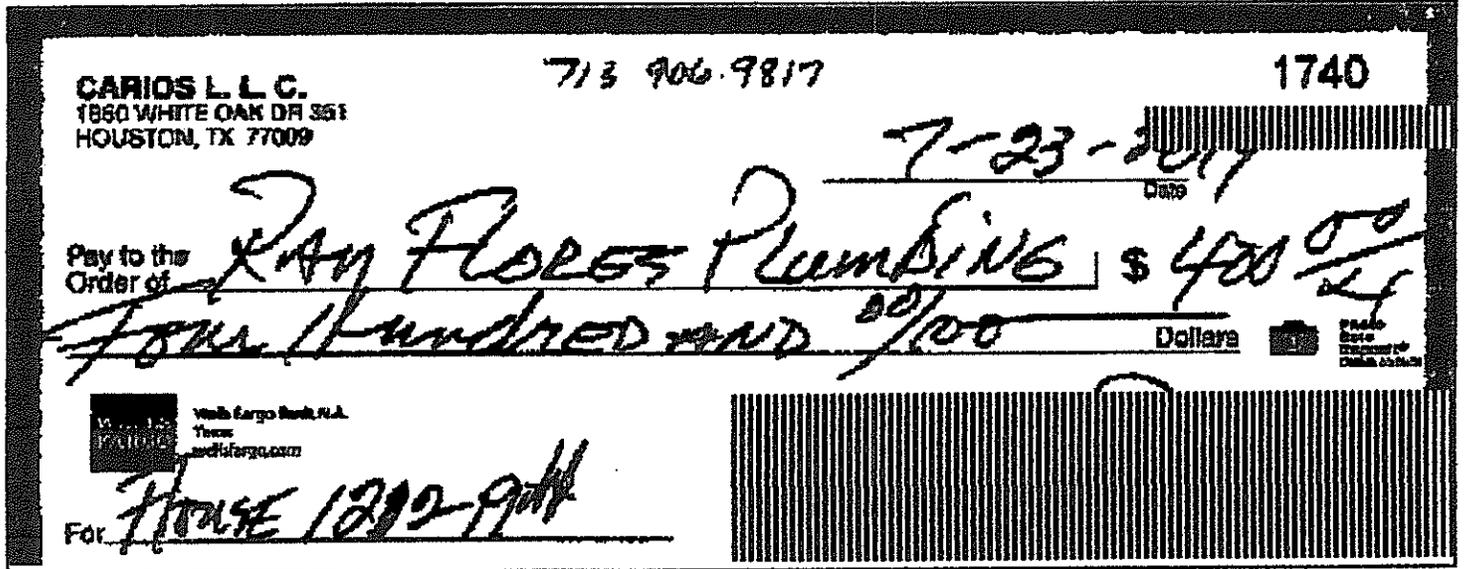
✓



# WELLS FARGO

## Check Details

Check Number	1740
Date Posted	07/23/19
Check Amount	\$400.00



For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images. You can see full or partial fronts and backs of the images by using the link at the top of the window.

Equal Housing Lender

# Surplus Warehouse

**Build More. Spend Less.**

[www.surplus-warehouse.com](http://www.surplus-warehouse.com)

**Invoice Address**  
CASH SALES

**SURPLUS WAREHOUSE PASADENA**

6802 Spencer Highway  
Pasadena, TX 77505-1757  
Phone: (281) 991-1744  
swpasadena@ecbarton.com

## Cash Sale Invoice

**4645267**

Invoice No  
Invoice Date  
Terms  
Customer Acct  
Customer Ref  
Order #  
Taken By  
Sales Rep

03/11/2019  
Cash Sale  
CASHS  
5841742  
Marisol  
House Sales



Contact: rios carlos 713-906-9817

Special Instructions	Notes

Line	Description	Quantity	Reg Price	Disc%	Your Price	Per	Total
1	customer mist the sale day mari 5008345 - CABINET OAK UNFINISHED SB36	1 EA	124.00	3%	120.28	EA	120.28
2	5008150 - CABINET OAK UNFINISHED B24B	1 EA	117.00	3%	113.49	EA	113.49
3	5008135 - CABINET OAK UNFINISHED B18	1 EA	96.00	3%	93.12	EA	93.12
4	5008592 - CABINET OAK UNFINISHED DWEPLH (BEP3) CABINET OAK UNF DWEPLH (BEP3)	1 EA	32.00	3%	31.04	EA	31.04
5	8037290 - LAV PED BASIN CHESAPEAKE WHITE PEDESTAL SINK BASIN	1 EA	64.00	3%	62.08	EA	62.08
<b>Total Savings: \$12.99</b>							

*Carlos Rios*  
Customer Signature

Payment Method	Amount Received	Total Amount	
5625-Visa 5416065	\$454.66		\$420.01
Merchant #	542191	Tax 8.250 %	\$34.65
Account #	*****0310	Invoice Total	\$454.66
Authorization #	07150D		

SURPLUS WAREHOUSE WILL NOT BE RESPONSIBLE FOR MERCHANDISE LEFT ON THE PREMISES FOR OVER 30 DAYS.

**RETURN / REFUND POLICY**

For all refunds or exchanges, please keep your original receipt. Any return within 90 days of purchase and with a valid sales receipt will be exchanged or refunded in cash, to your credit card account, or with store credit. Products must be in like-new condition and in their original packaging in order to receive a refund. Cash and check purchases exceeding \$200 may be refunded as a mailed check or applied to store credit. Checks are mailed from our E.C. Barton corporate office and should arrive within 10 business days of the transaction date. All sales of special orders, damaged items, clearance items, and cut goods (carpet, vinyl, etc.) are final.



**For Refund Use**



Floor & Decor  
11542 Gulf Fwy  
Houston, TX 77034  
(713) 944-1989

Floor & Decor  
11542 Gulf Fwy  
Houston, TX 77034  
(713) 944-1989

Date 05/17/2019 Time 3:02 PM

Transaction Number 1010701586201418  
Store 107 Register 1  
Associate 43238 Precious

SALE

Retail  
CER 2X8 BRIGHT BLACK POL 70.20  
100566207 180 @ 0.39  
POR HEXGN WHT/BLK MOS II 18.47  
100104694 33 @ 3.59

Retail Subtotal 188.67  
Sales Tax 15.57  
Retail Total 204.24

Grand Total 204.24

Visa 204.24

XXXXXXXXXXXX0310

Auth. #: 001810

Invoice Number: 12C3J1J030322895

Entry: Chip  
Mode: Issuer  
AID: A0000000031010  
TVR: 0080008000  
IAD: 06021203A02002  
TSI: E800  
ARC: 00

Customer barbara canetti  
Customer ID 105068725

Low Prices, Everyday



\*X1010701586201418\*

**Floor & Decor Return Policy**  
F&D reserves the right to limit or deny returns. Used or opened tools, if verified to be defective, can be exchanged within 90 days of purchase. Please see <https://www.flooranddecor.com/policies/returns.html>

**Installed Merchandise Policy**  
Thoroughly inspect and measure all products before installation as use will constitute acceptance. Installed flooring

Date 05/26/2019 Time 11:30 AM

Transaction Number 1010703586299154  
Store 107 Register 3  
Associate 50624 Adalene

SALE

Retail  
POR HEXGN WHT/BLK MOS II 236.94  
100104694 66 @ 3.59

Retail Subtotal 236.94  
Sales Tax 19.55  
Retail Total 256.49

Grand Total 256.49

Visa 256.49

XXXXXXXXXXXX0310

Auth. #: 034120

Invoice Number: 12C5J5A113056694

Entry: Chip  
Mode: Issuer  
AID: A0000000031010  
TVR: 0080008000  
IAD: 06021203A02002  
TSI: E800  
ARC: 00

Customer barbara canetti  
Customer ID 105068725

Low Prices, Everyday



\*X1010703586299154\*

**Floor & Decor Return Policy**  
F&D reserves the right to limit or deny returns. Used or opened tools, if verified to be defective, can be exchanged within 90 days of purchase. Please see <https://www.flooranddecor.com/policies/returns.html>

**Installed Merchandise Policy**  
Thoroughly inspect and measure all products before installation as use will constitute acceptance. Installed flooring cannot be exchanged or returned for any



# 20LC-010

# STAFF REPORT

**ADDRESS:**

1209 Winnie/Avenue G

**LEGAL DESCRIPTION:**

Property is legally described as Lot 5, Block 312, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood, AIA

**PROPERTY OWNER:**

Kenneth Ronald and Ester Bingman  
 % Connie Patterson

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Certificate of Appropriateness to extend the rear awning and construct new stairs, landing and railing and to relocate a historic window to a previously enclosed window opening.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

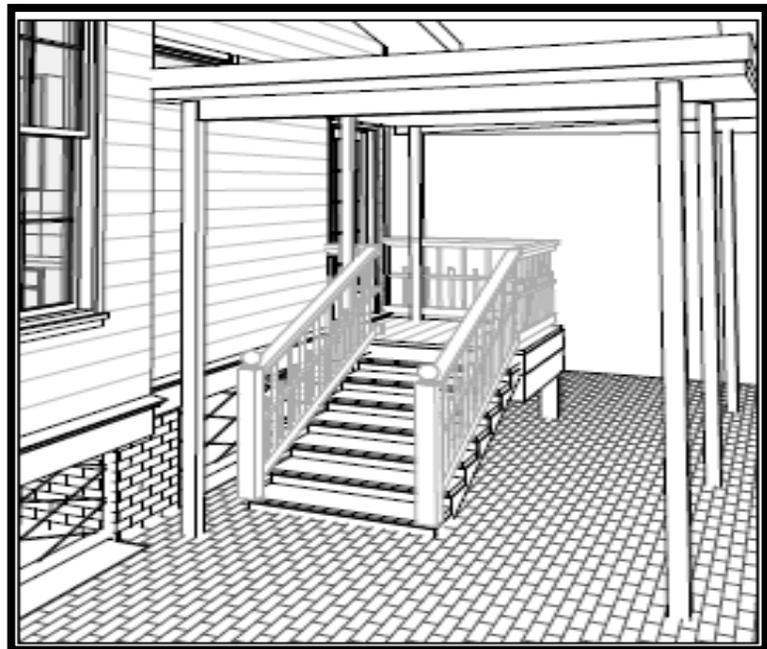
A – Applicants submittal

**STAFF:**

Janice Norman  
 Planning Manager, CFM  
 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 Overlay (R-3-H)	Residential
North	Residential, Single Family, Historic Overlay (R-3-H)	Residential
South	Residential, Single Family, Historic Overlay (R-3-H)	Residential
East	Residential, Single Family, Historic Overlay (R-3-H)	Residential
West	Residential, Single Family, Historic Overlay (R-3-H)	Residential

## Historical and/or Architectural Significance

Date	1882
Style	Folk Victorian
Condition	Excellent
Evaluation	High: Individually Eligible/Listed Contributing
Notes	Rear addition

## Executive Summary

The applicant is proposing to construct a new landing, stairs and railing and to extend an existing awning in the rear of the structure. A salvaged wood and glass divided light door will be installed in the door opening. The additional columns on the awning will be simple square to match the existing. The stair railing will match the existing railing on the structure.

Additionally, the applicant is proposing to relocate an existing historic window to a previously infilled location on the west side of the structure. The window matches the existing bay windows with diamond shaped panes. The relocated window will be centered on the west wall and installed the same height as the existing windows. Please reference Exhibit B for more details.

## Design Standards

### 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.

### 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.

## **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.

## **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.

**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.

**Conformance**

The modifications to the awning, stairs, railing and the door replacement are 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 finds these modifications do conform to the Design Standards.

The window is located in Location C: Less Visible Secondary Wall- Preservation is preferred but additional flexibility exists for compatible replacement or alteration. Staff finds this modification to be in conformance with the Design Standards.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

*Specific to Case 20LC-010:*

1. The applicant shall conform to the design, materials and placement indicated in Exhibit A, in 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; and,

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 Manger

2/10/20  
Date

Exhibit A



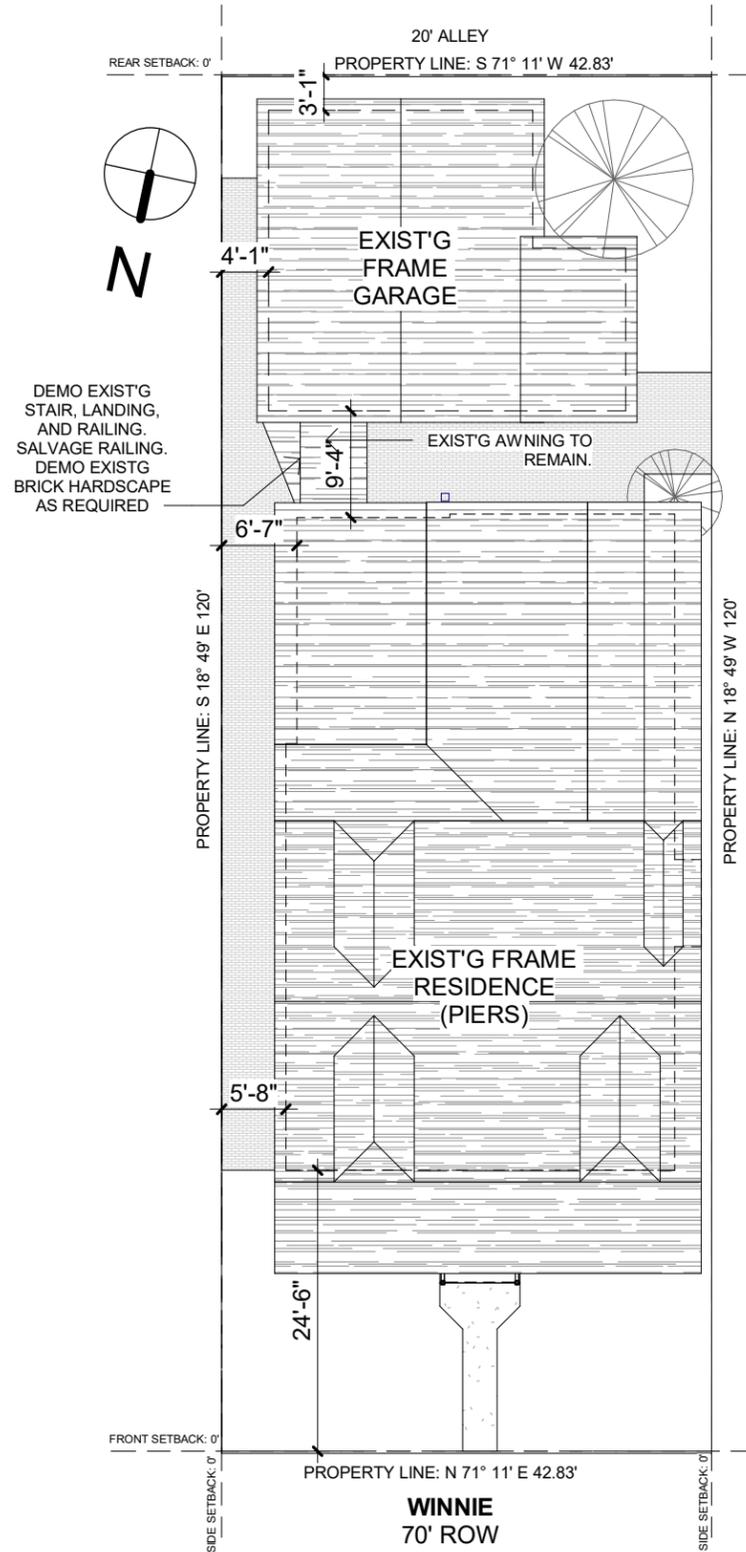
WINDOW TO BE RELOCATED



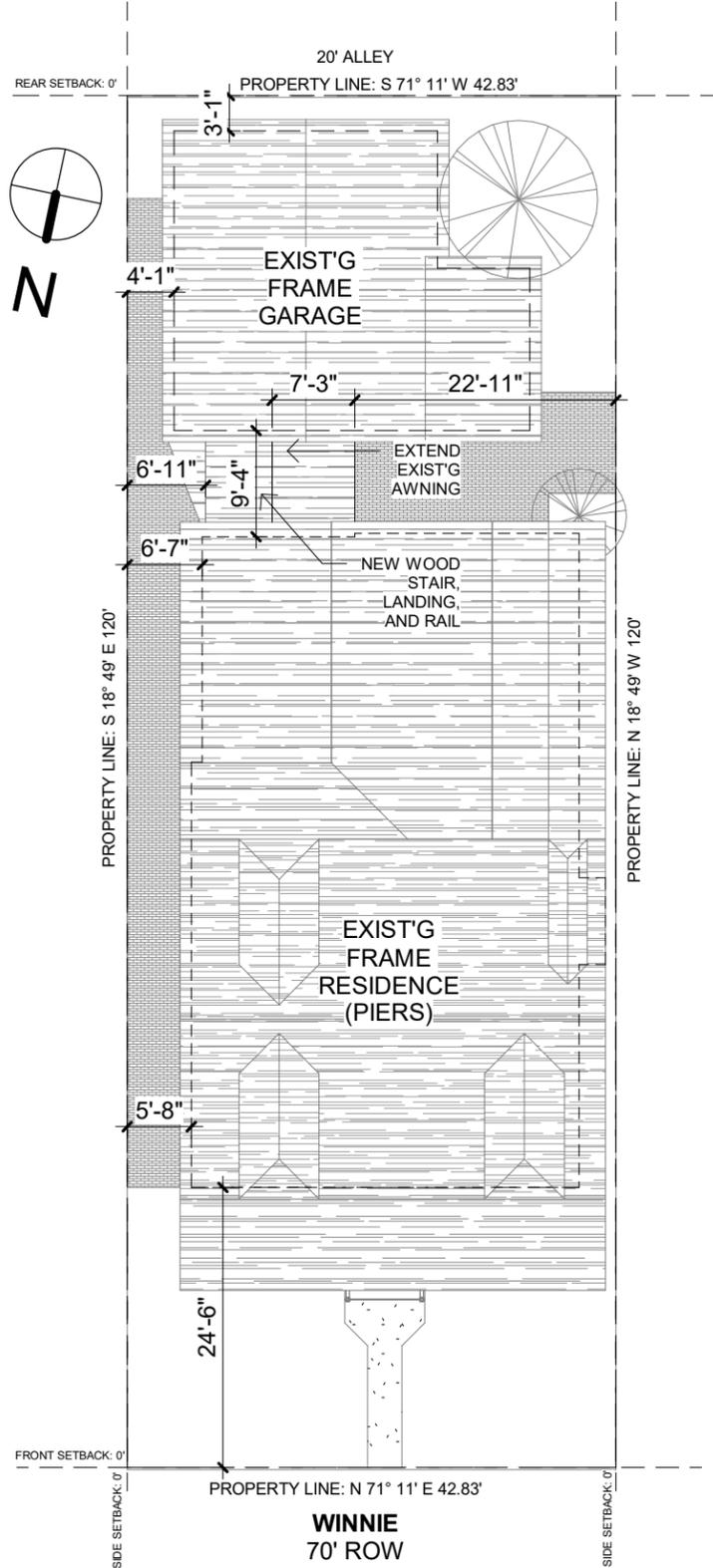
EXIST'G BAY WINDOWS W/ SAME PATTERN. WINDOWS FACE WEST.



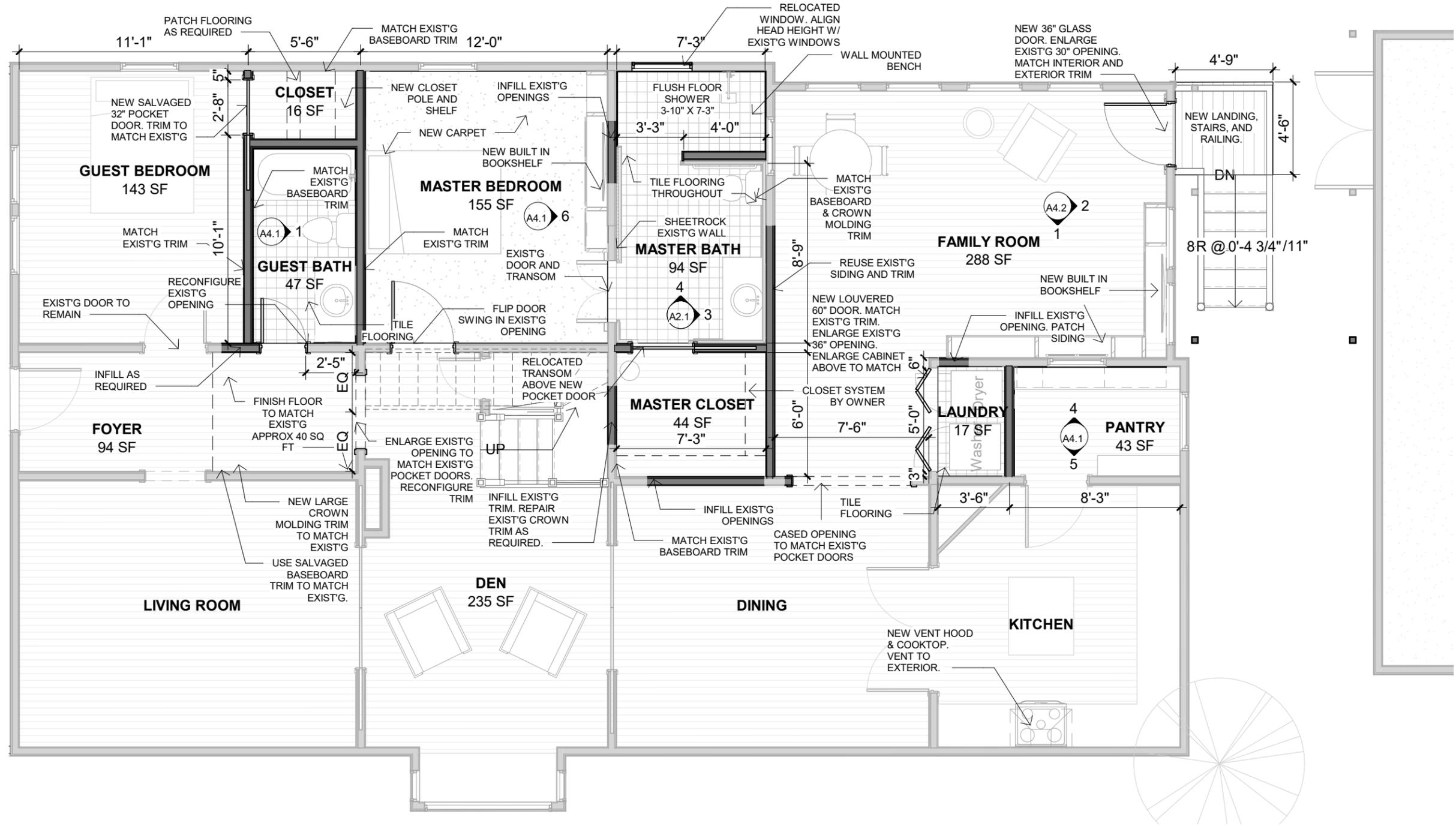
EXIST'G  
INFILLED  
OPENING



1 EXISTING SITE PLAN  
1/16" = 1'-0"



2 PROPOSED SITE PLAN  
1/16" = 1'-0"



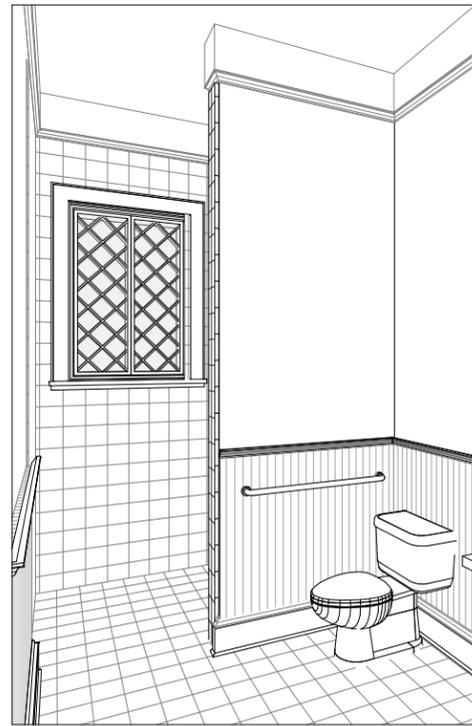
1 PROPOSED FIRST FLOOR  
3/16" = 1'-0"



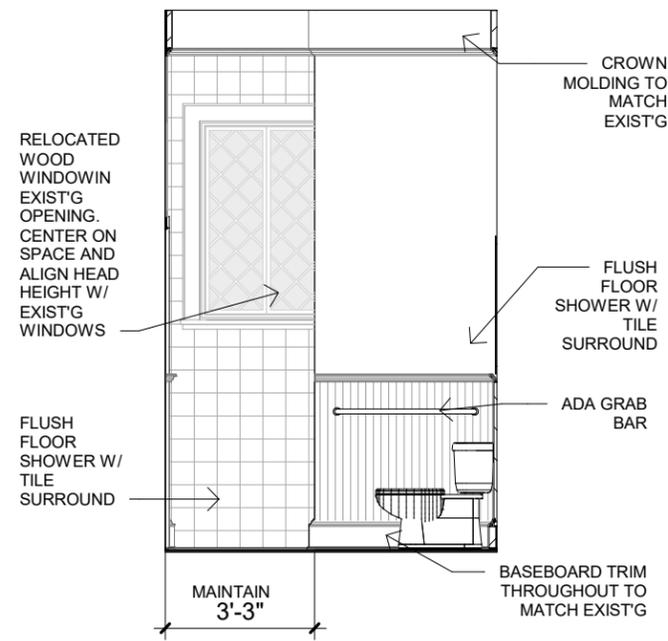
1 East  
1/4" = 1'-0"



2 North  
1/4" = 1'-0"



3 Master Bath 1.



4 Master Bath- Shower.  
1/4" = 1'-0"



5 Landing.





# 20LC-012

# STAFF REPORT

**ADDRESS:**

2323 Avenue L

**LEGAL DESCRIPTION:**

Property is legally described as Lots 1 and 2, Block 23, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Donald Dressler and Renee LeBlanc

**PROPERTY OWNER:**

Donald Dressler and Renee LeBlanc

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Silk Stocking

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness in order to open two screened in second-floor rear porches by removing the screen and wood enclosure and adding railing, posts and decorative details to match the existing.

**STAFF RECOMMENDATION:**

Approval with conditions

**ATTACHMENTS:**

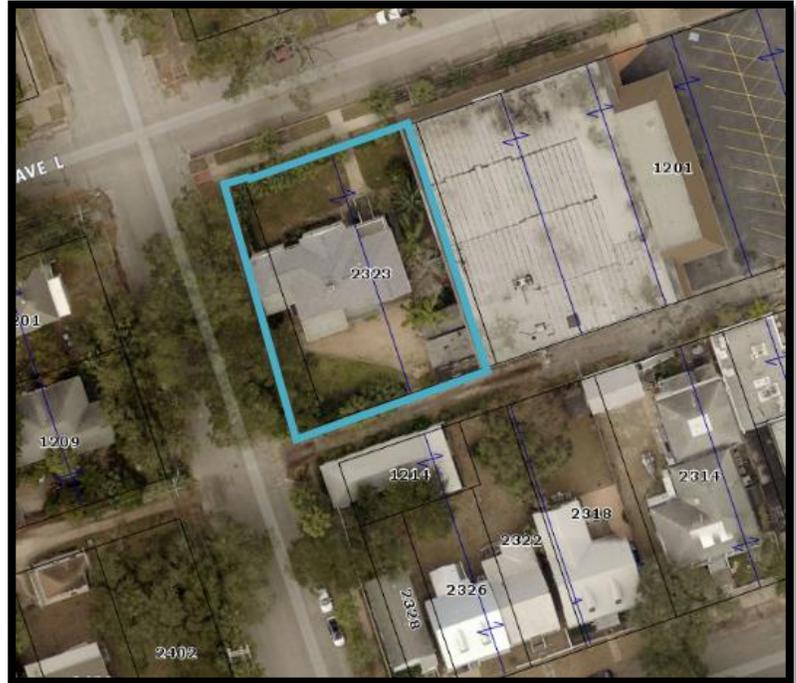
- A –Proposed Design
- B – Photo

**STAFF:**

Janice Norman  
 Planning Manager  
 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 (R-3-H)	Residential
North	Residential, Single-Family, Historic (R-3-H)	Residential
South	Residential, Single-Family, Historic (R-3-H)	Residential
East	Commercial, Neighborhood Conservation, One (C-NCD-1)	Carnes Funeral Home
West	Residential, Single-Family, Historic (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1890
Style	Victorian
Condition	Fair
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 in order to open two screened in, second-floor, rear porches by removing the screen and wood enclosure and adding railing, posts and decorative details to match the existing. Please reference Exhibit A.

**Design Standards for Historic Properties****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.)

**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.

**3.16 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**

Although this house is on a corner, the porches are not highly visible from 24<sup>th</sup> Street due to mature trees growing along 24<sup>th</sup> Street. The modifications are located in Location D: Not Typically Visible Rear Façade, more flexibility in treatment may be considered. Staff finds the removal of the screen and the installation of the railing and decorative posts to match the downstairs porch is in conformance with the Design Standards.

**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,

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

\_\_\_\_\_  
2/11/20  
Date

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

\_\_\_\_\_  
2/11/20  
Date











# 20LC-011

# STAFF REPORT

**ADDRESS:**

1827 Avenue M

**LEGAL DESCRIPTION:**

Property is legally described as the North 54-feet of Lot 1 (1-3), in the Northwest Block 20, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood, AIA

**PROPERTY OWNER:**

Mary Elizabeth Pennington

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

The applicant is requesting approval of a Certificate of Appropriateness in order to move the existing door with an awning, stairs and railing south to the existing rear porch and replace the door opening with a wood window. Additionally, a rear door will be filled in and siding installed over the opening to match the existing siding.

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

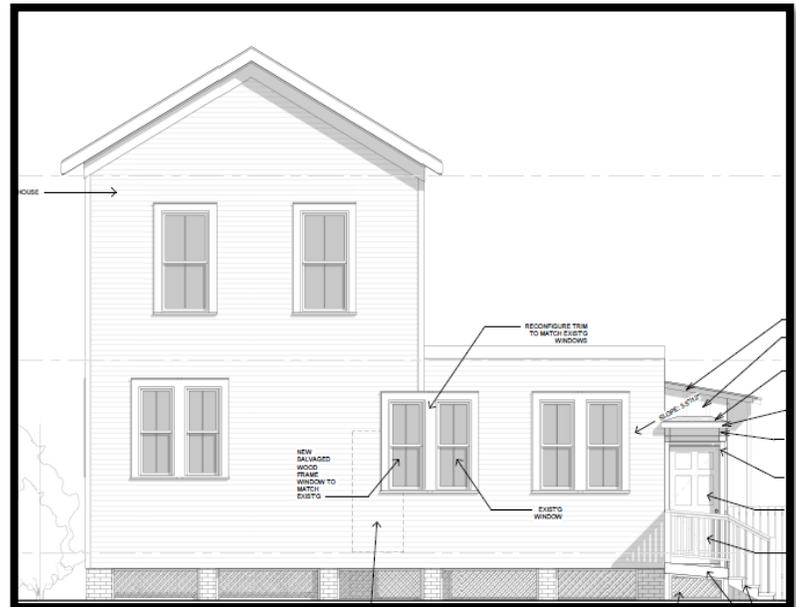
- A – Applicants Submittal
- B – Galveston Historic Sites Survey

**STAFF:**

Janice Norman, Planning Manager  
 409-797-3670  
 jnorman@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	1886
Style	No Style
Condition	Poor
Evaluation	Medium: Contributing
Note	Rear Addition

**Background**

The original stairs and awning are located in the right of way and the relocated stairs and awning will also be constructed in the right of way. The applicant has submitted a License to Use application for the relocated stairs and awning under cases 20LC-016 and 20P-004.

**Executive Summary**

The applicant is remodeling the structure and is requesting the door, stairs, and awning along 19<sup>th</sup> Street, be relocated south to the rear of the structure. The existing door opening will be modified to accommodate a new salvaged wood window. The new stair railing will be in a simple square design and the new awning is a shed roof with asphalt shingles and board and batten siding above the awning.

A door on the rear porch is proposed to be removed and covered with siding to match the house. Please reference Exhibit A for details.

**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, 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.

**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.

**Awnings**

Awnings are appropriate for traditional locations such as over windows and doors or attached to porches. Awnings should only be applied when evidence suggests that they are appropriate. Evidence could include photographic documentation, physical evidence on the house, or identical houses with evidence. However, not all houses with awnings today had awnings historically. Thus, they are not always appropriate.

**2.23 Use material for awnings that is durable and weather resistant.**

*Appropriate*

- Use canvas or a similar woven material (preferred approach).
- Use awning colors that blend with colors of the structure.
- Consider using wood slat awnings if there is evidence that this awning type was used historically.

*Inappropriate*

- Do not use awning materials without proven durability or that have a gloss finish. See “Using Alternative Materials on a Historic Structure” on page 31 for more information on choosing appropriate materials.

**Install an awning to fit the opening.**

*Appropriate*

- Use a shed type awning for a rectangular window or door opening.
- Use curved or rounded awning forms over arched windows to match the curve of the opening.

*Inappropriate*

- Do not install a bubble or curved form awning on a rectangular opening.
- Do not install awnings that cover or conceal significant architectural details such as the window hood molding.
- Do not install awnings so that they cover transom lights or decorative millwork.

### **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.

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

The changes to the stairs and awning are in Location C: Less Visible Secondary Wall where preservation is preferred but flexibility exists for compatible replacement. These changes are visible from the street but are toward the back of the structure. According to the Galveston Historic Sites Survey Sheet, there have been many alterations made to the structure through the years, including roof material replaced, orientation altered, most window and door openings altered and the original entrance is gone. Based on the location of the changes and the modifications that were previously made to this structure through the years staff finds the request conforms.

The infill of the door is in Location D: Not Typically Visible Rear Façade, in this location more flexibility in treatment may be considered for compatible replacement or alteration that is not visible from the street. Staff finds the removal of the door conforms due to the location in the rear of the structure.

### **Staff Recommendation**

Staff recommends case 20LC-011, request regarding a Certificate of Appropriateness be approved 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;

#### *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;

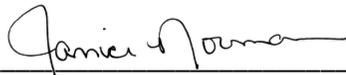
3. The applicant shall obtain a building permit prior to beginning construction;

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,

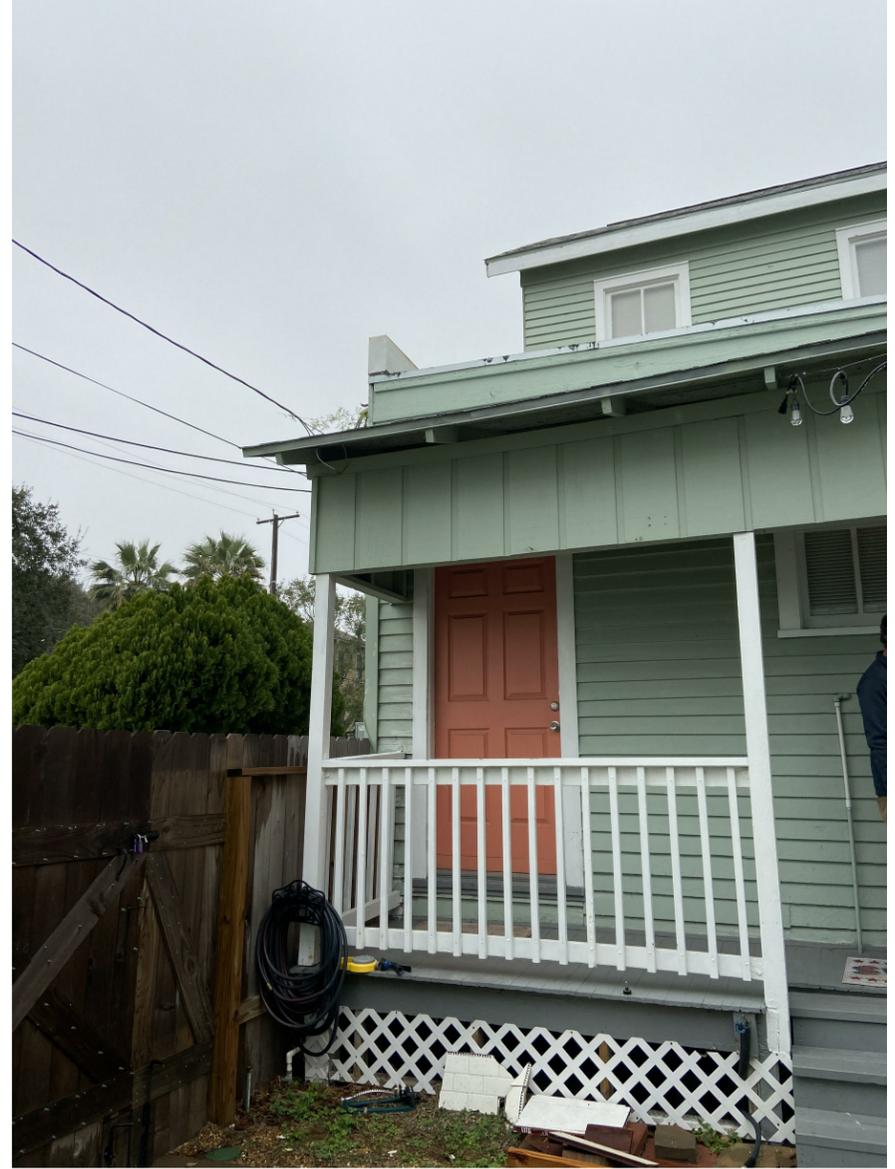


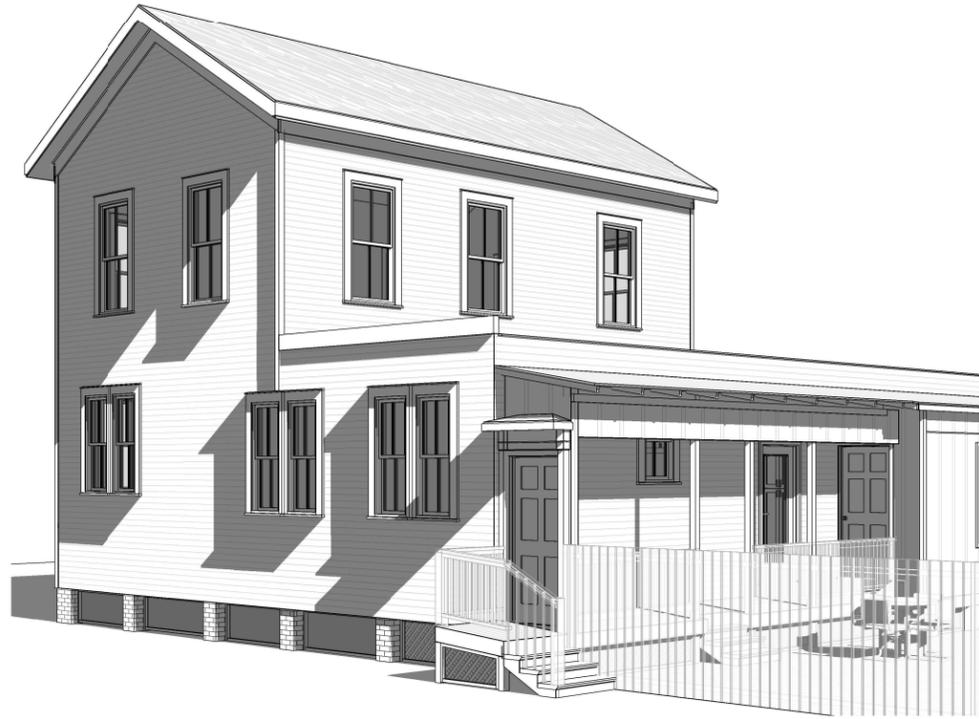
Janice Norman, Planning Manger

2/10/20

Date

Exhibit A





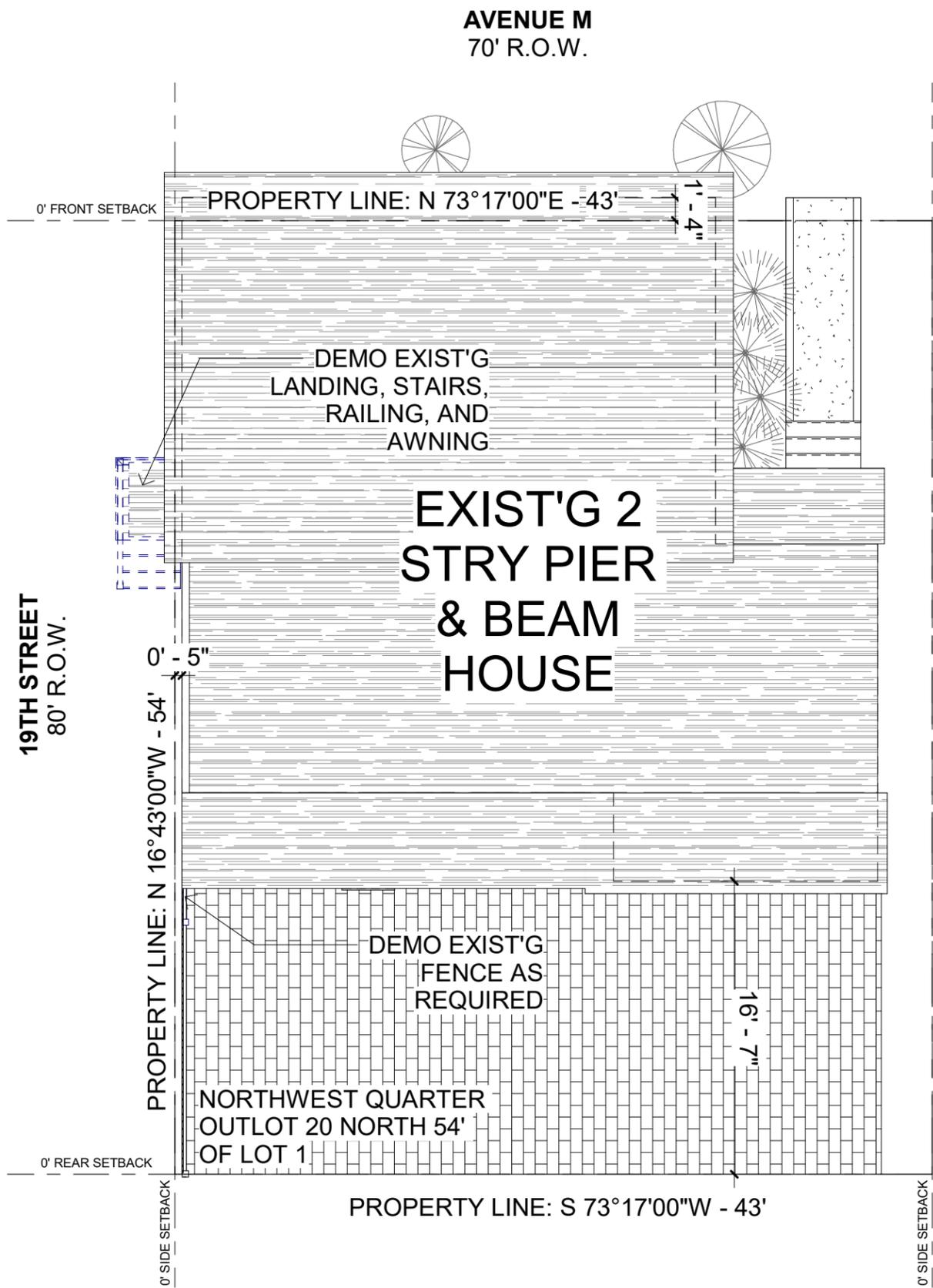
① View from 18th Option 1



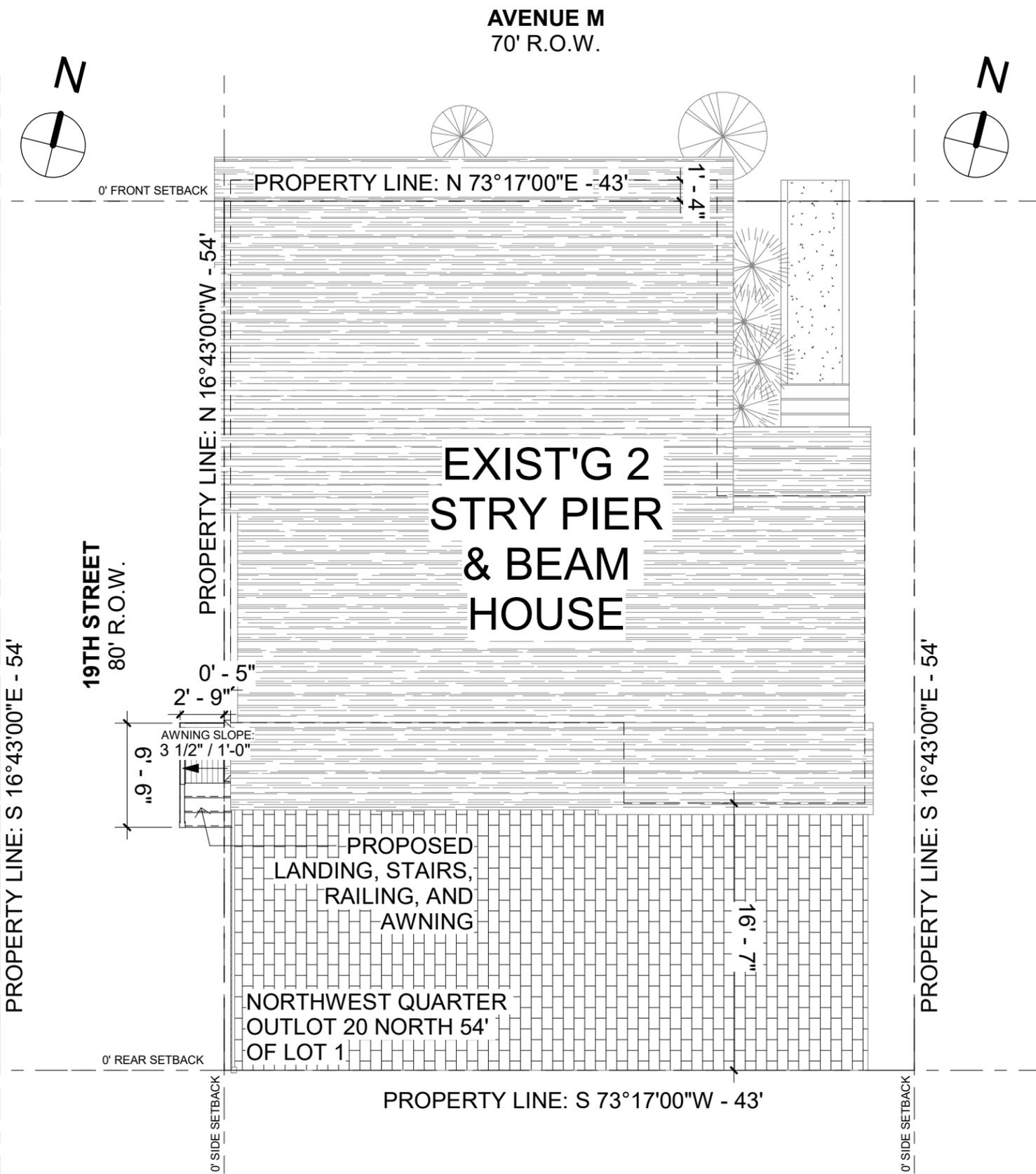
② View from corner of 18th & M Option 1



③ View from M



① EXISTING SITE PLAN  
1/8" = 1'-0"



② PROPOSED SITE PLAN  
1/8" = 1'-0"

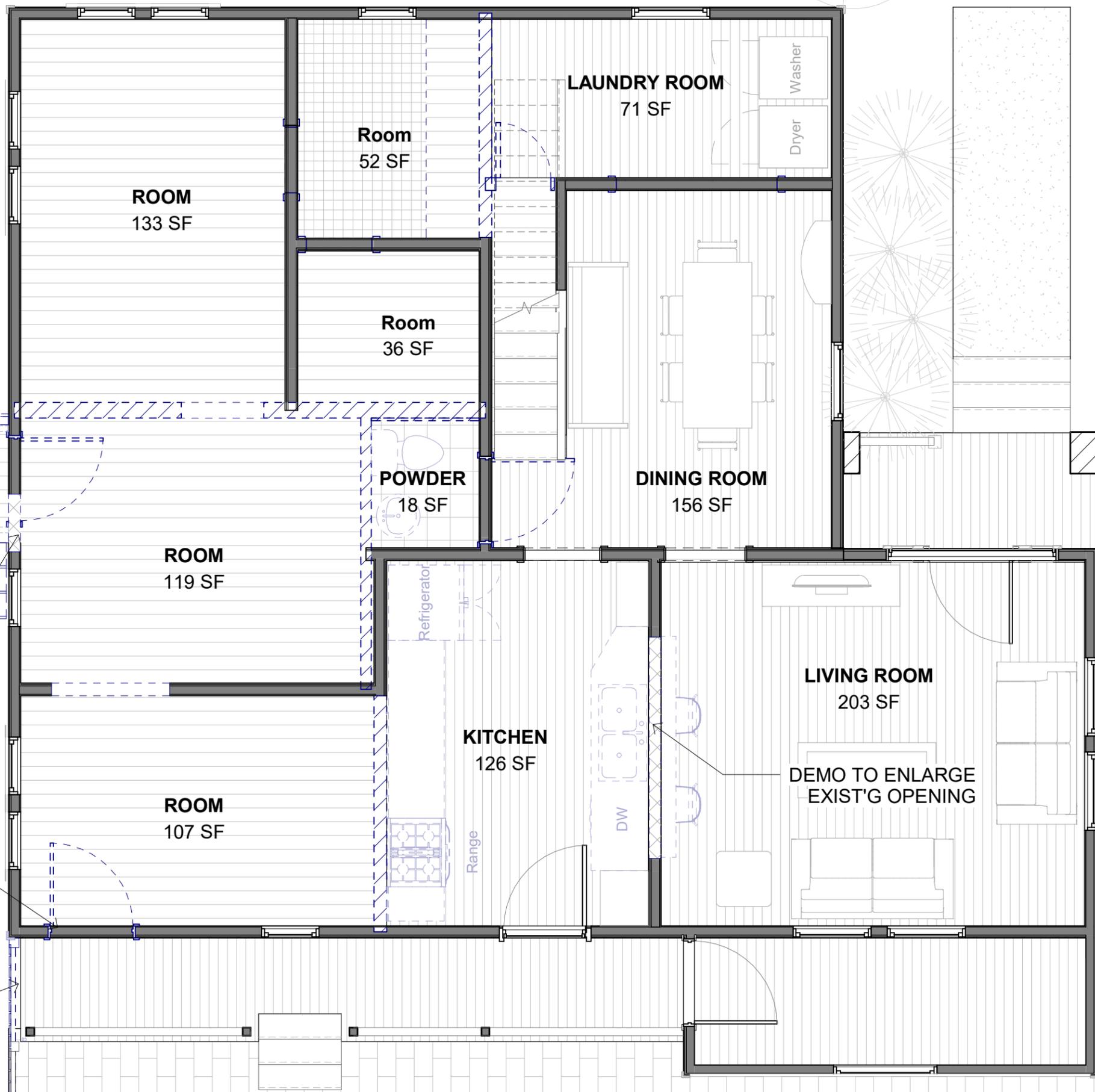
NOTE: DASHED LINES INDICATE DEMOLITION. SALVAGE ALL HISTORIC WOOD TRIM, DOORS, AND WINDOWS.

DEMO EXIST'G LANDING, RAILING, AND AWNING. REMOVE DOOR

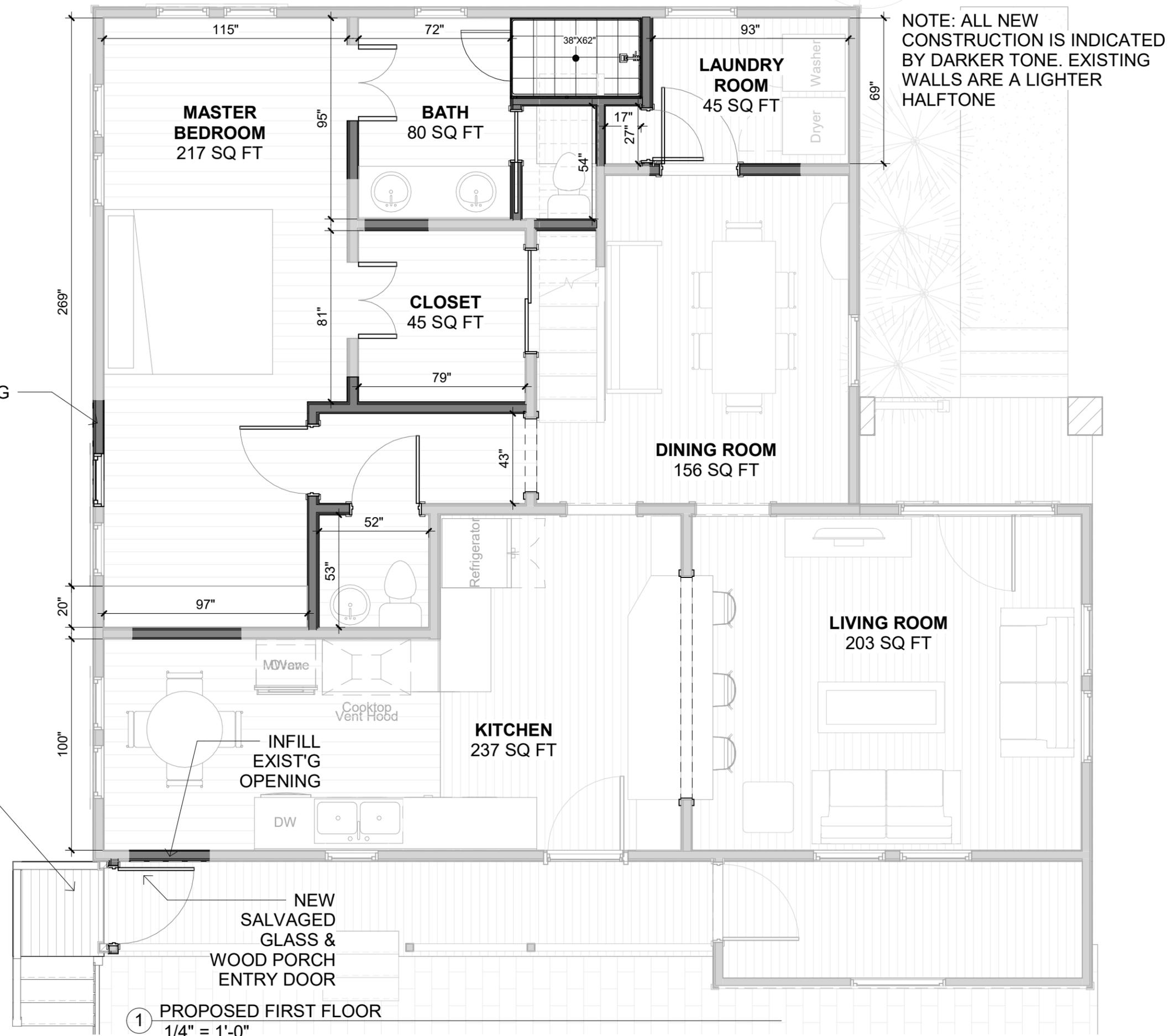
DEMO AS REQUIRED FOR NEW OPENING

REMOVE DOOR & EXIST'G THRESHOLD

DEMO RAILING & FENCE AS REQUIRED



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



NOTE: ALL NEW CONSTRUCTION IS INDICATED BY DARKER TONE. EXISTING WALLS ARE A LIGHTER HALFTONE

INFILL EXIST'G OPENING

NEW TRTD WOOD LANDING, STAIRS, AND RAILING

NEW SALVAGED GLASS & WOOD PORCH ENTRY DOOR

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



1 North  
1/4" = 1'-0"

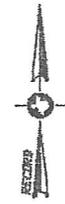


1 West  
1/4" = 1'-0"

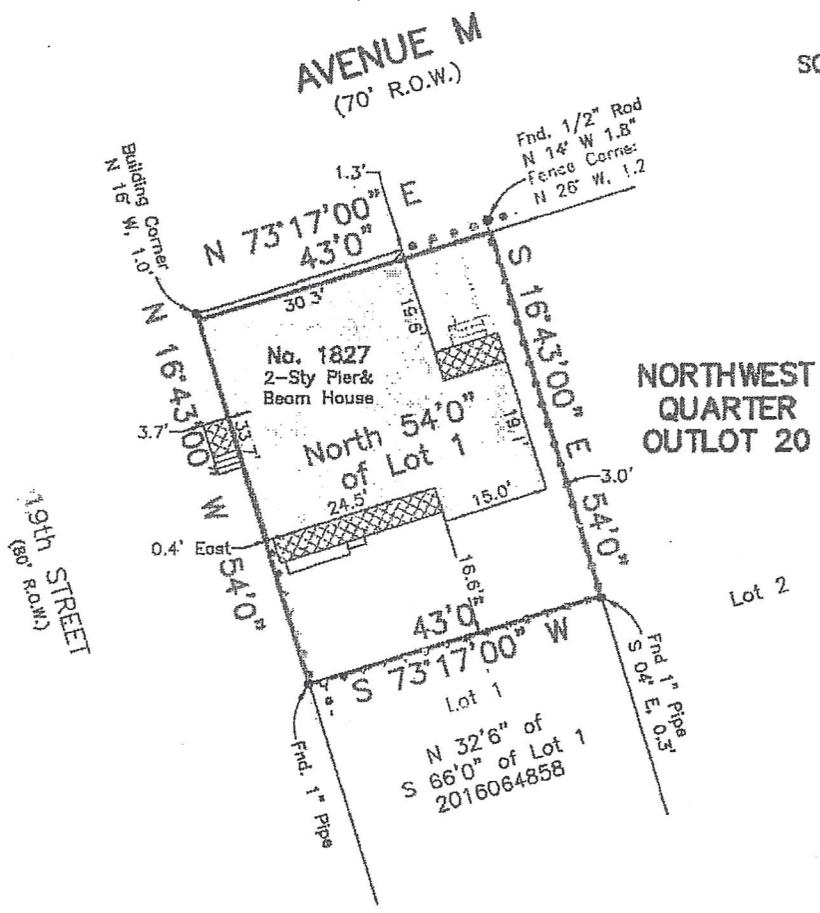


1 South  
1/4" = 1'-0"

Signature X Mary Elizabeth Pennington



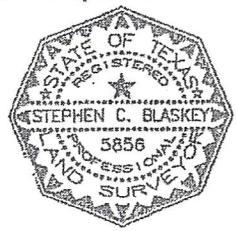
SCALE: 1" = 20'



Survey of the North Fifty-four feet (54'0") of Lot One (1), of the Northwest Quarter (1/4) of Outlot Twenty (20), in the City and County of Galveston, Texas, according to the map or plat thereof in common use.

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



8017 HARBORSIDE DRIVE  
 P.O. BOX 1814Z (mailing)  
 GALVESTON, TX 77552  
 ph (409) 740-1817  
 Registration Number: 20193855  
 www.hightidelandsurveying.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 any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
  - 3) Bearings based on found Monumentation, being a found "X" at the Northwest corner of Lot 6, and a found 1 Inch Pipe at the Southwest corner of the North 54 feet of Lot 1.
  - 4) Southland Title  
 Insured: Mettlich Enterprises, Inc.  
 G.F. No.: GV1753062

SURVEY DATE:	JUNE 2, 2017
FILE No.:	3510-0020-0001-003
DRAFTING:	BSH
JOB No.:	17-0528



# 20LC-016

# STAFF REPORT

**ADDRESS:**

Adjacent to 1827 Avenue M

**LEGAL DESCRIPTION:**

Adjacent property is legally described as the North 54-feet of Lot 1 (1-3) in the Northwest Block 20, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood, AIA

**ADJACENT PROPERTY OWNER:**

Mary Elizabeth Pennington

**ZONING:**

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

**REQUEST:**

License to Use

**HISTORIC DISTRICT:**

Lost Bayou

**APPLICABLE ZONING LAND USE**

**REGULATIONS:**

Section 32-5 of the City Code of Ordinances

**STAFF RECOMMENDATION:**

Approval

**EXHIBITS:**

- A – Applicant’s Drawings
- B – Existing Survey

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
34				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

**City Department Notification: No Objections**



**Executive Summary**

The applicant is remodeling the structure and is moving an existing landing and staircase that is in the right of way, toward the south end of the structure along 19<sup>th</sup> Street. As the stairs are currently constructed, they would qualify for a right of way exemption per Article 3, 3.303, Front Yard Standards, C. Exemption for Stairways and Porches in Certain Situations, but since the stairs are being relocated, they will need a License to Use to be reconstructed in the right of way.

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

**Site Details** The surrounding properties are residential, single-family structures in the Lost Bayou Historic District. When looking at an aerial there is a pattern of stairs and porches over the front property line along 19<sup>th</sup> Street. The stairs and awning have been in the right of way for many years.

**Impact on Transportation System** There is a sidewalk along 19<sup>th</sup> Street and the existing and new proposed stairs and awning will not block the sidewalk or cause pedestrian access to be obstructed. The right of way is approximately 10-feet in width. The newly constructed stairs and awning will be 2-feet 9-inches into the existing 10-foot right of way.

**Impact on Public Utilities and Services** There were no objections from any Public or Private utilities. Texas Gas had a comment that they maintain an easement along the right of way and requested that before construction the applicant call and have the lines located.

**Staff Recommendation** Staff recommends Case 20LC-016, request regarding a Permanent License to Use the City right-of-Way for stairs, be approved with the following conditions:

*Specific to Case 20LC-016 :*

1. The applicant shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the stairs and awning and should the right-of-way be damaged in any way, the applicant shall repair the area;
2. The applicant shall adhere to the site plan in Exhibit A, for the placement of the stairs and awning;
3. The applicant call and locate utility lines prior to construction;

*Standard LTU conditions*

4. The Licensee shall adhere to all comments/conditions received from City departments and/or private utility companies. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the

- Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;
5. The Licensee shall be responsible for repairing any damage to the right-of-way area caused by the installation and maintenance of the requested items. Such repairs shall be made promptly and in conjunction with applicable City departments;
  6. The cleaning of the debris from the site shall be the responsibility of the Licensee;
  7. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
  8. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
  9. **LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT;**
  10. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period; and
  11. Annual renewal permit fees shall be ten dollars (\$10.00) for the first ten (10) linear feet or fraction thereof plus one dollar (\$1.00) for each additional linear foot or fraction thereof. Any renewal fee less than fifty dollars (\$50.00) shall be automatically waived, by the director of planning. The licensee for a permit or extension of a permit shall not be entitled to a refund of any portion of the permit fees in the event the permit application or application for extension is rejected, or in the event the permit is revoked. This section shall not apply to renewal fees for canopies and tree sculptures.

Respectfully Submitted,

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

2/10/20

\_\_\_\_\_  
Date

Exhibit A





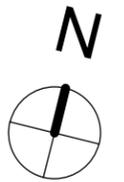
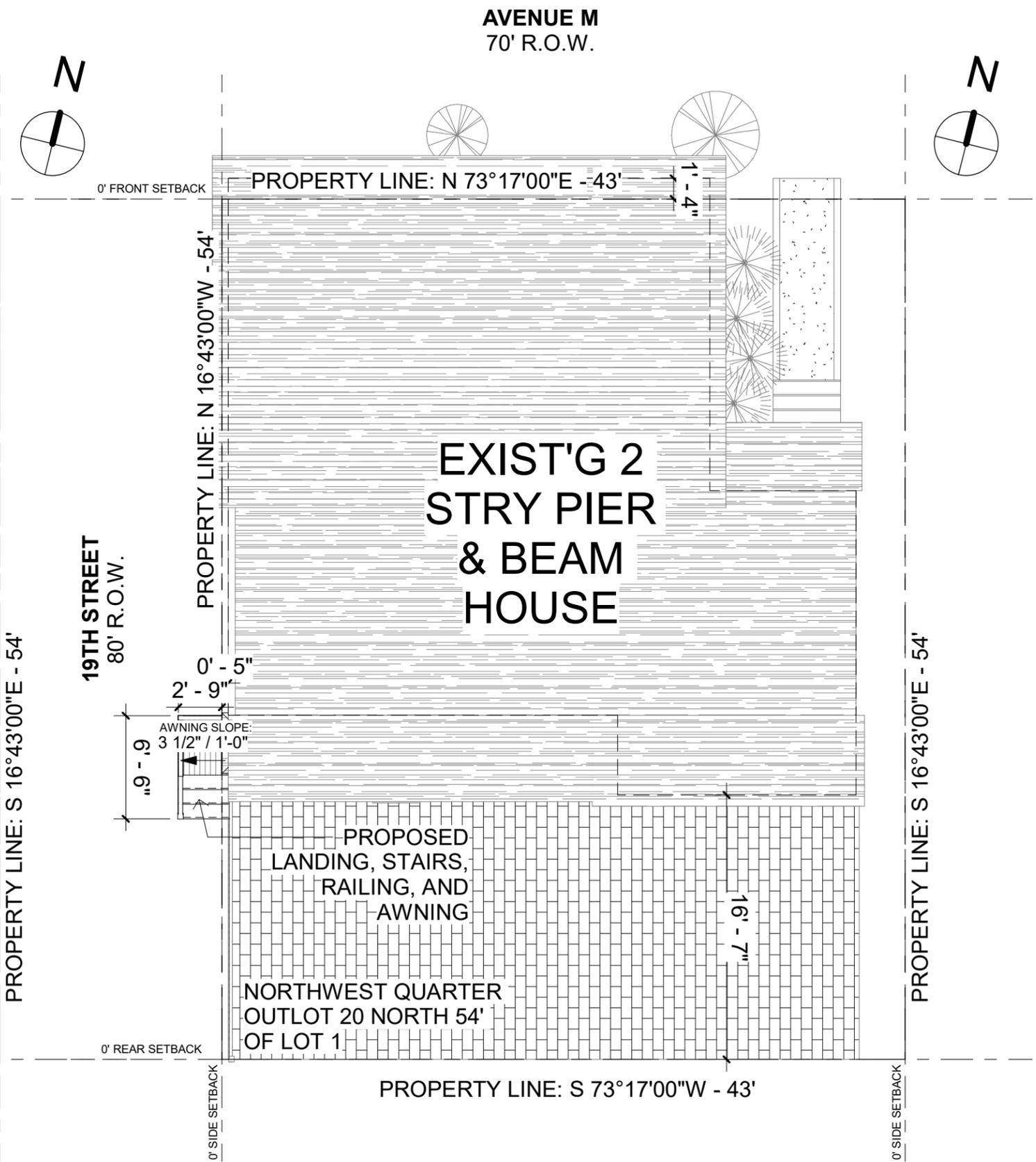
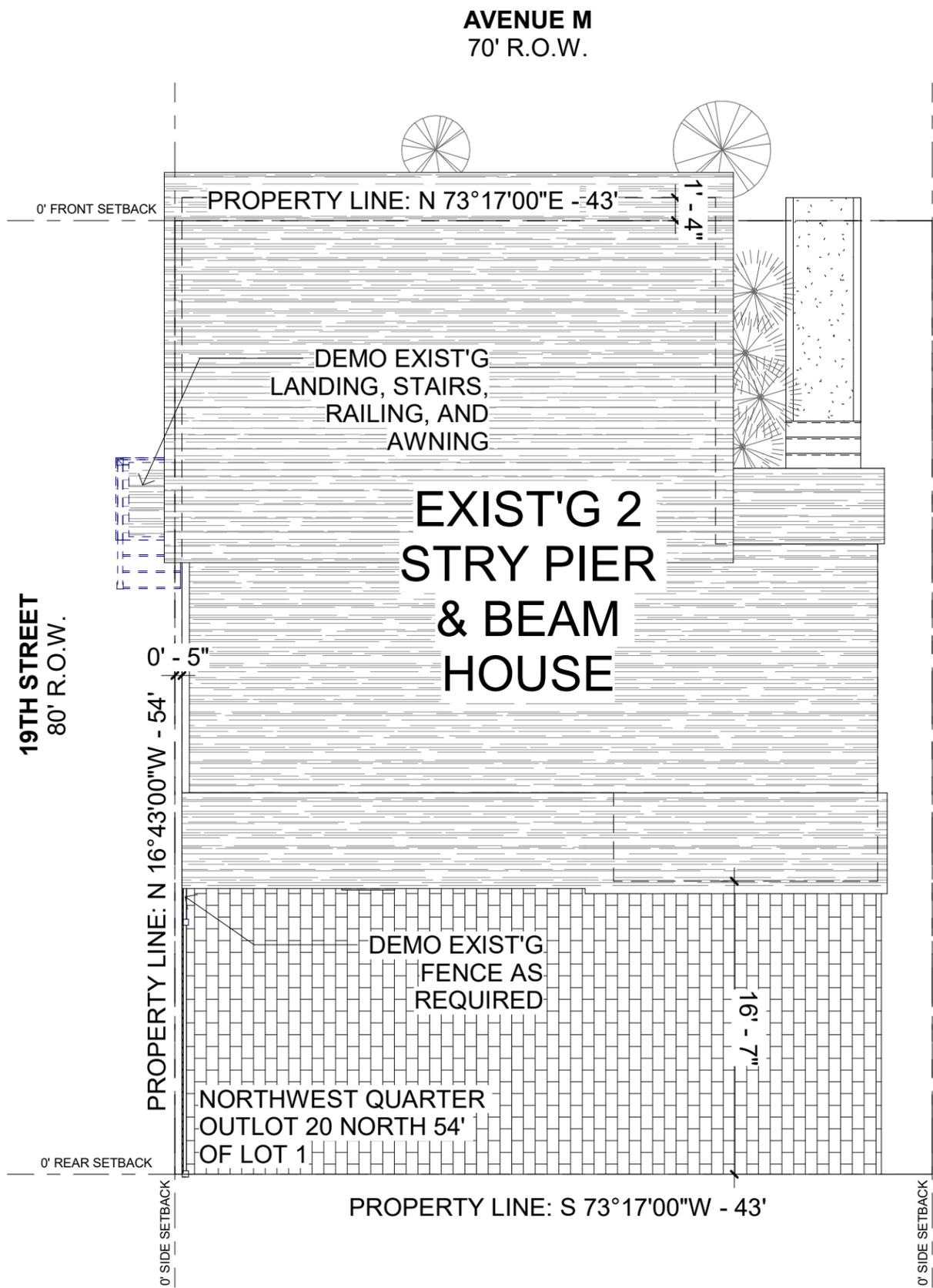
① View from 18th Option 1



② View from corner of 18th & M Option 1



③ View from M



① EXISTING SITE PLAN  
1/8" = 1'-0"

② PROPOSED SITE PLAN  
1/8" = 1'-0"

AVENUE M  
70' R.O.W.

AVENUE M  
70' R.O.W.

19TH STREET  
80' R.O.W.

19TH STREET  
80' R.O.W.

EXIST'G 2  
STRY PIER  
& BEAM  
HOUSE

EXIST'G 2  
STRY PIER  
& BEAM  
HOUSE

NORTHWEST QUARTER  
OUTLOT 20 NORTH 54'  
OF LOT 1

NORTHWEST QUARTER  
OUTLOT 20 NORTH 54'  
OF LOT 1

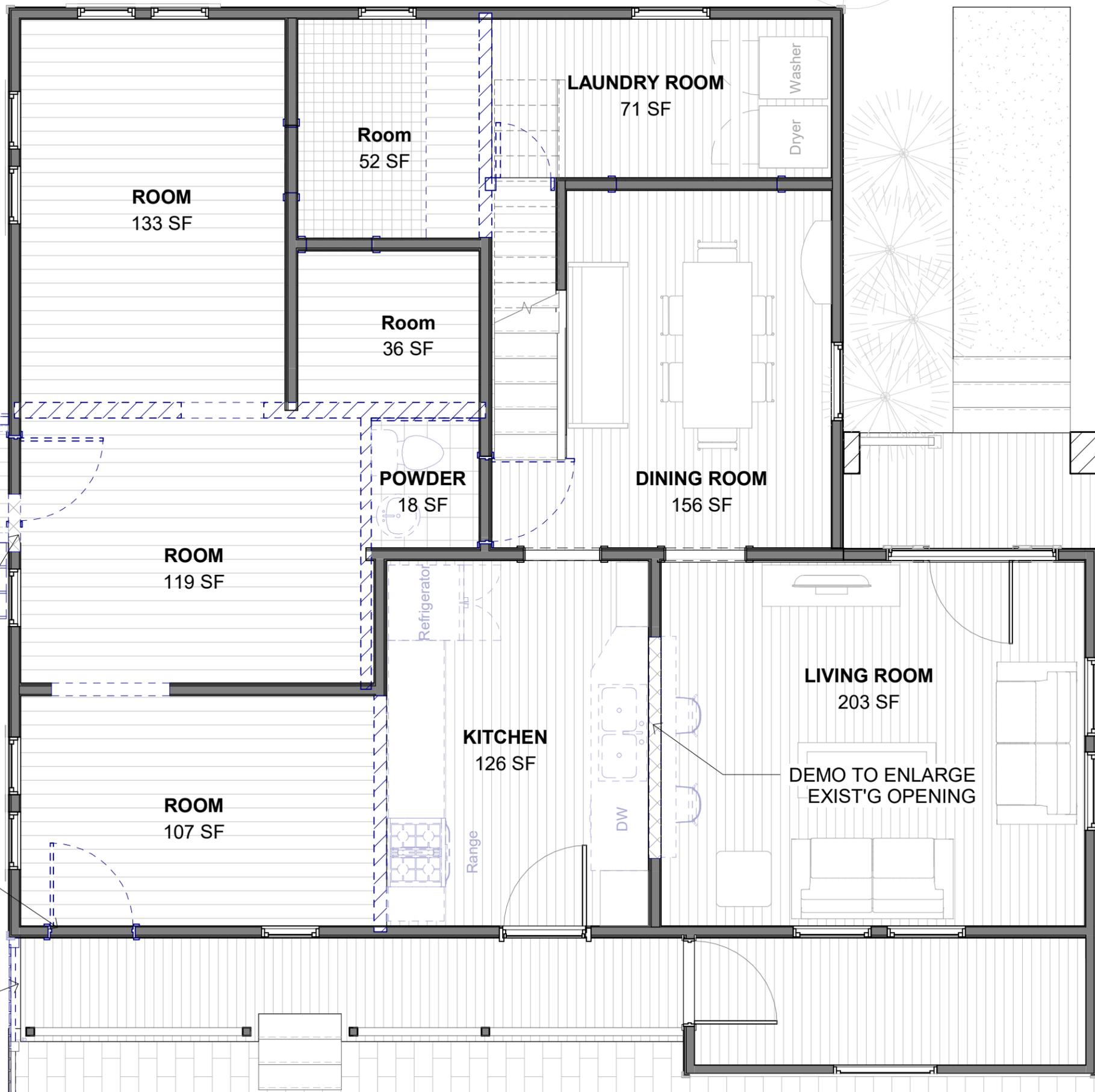
NOTE: DASHED LINES INDICATE DEMOLITION. SALVAGE ALL HISTORIC WOOD TRIM, DOORS, AND WINDOWS.

DEMO EXIST'G LANDING, RAILING, AND AWNING. REMOVE DOOR

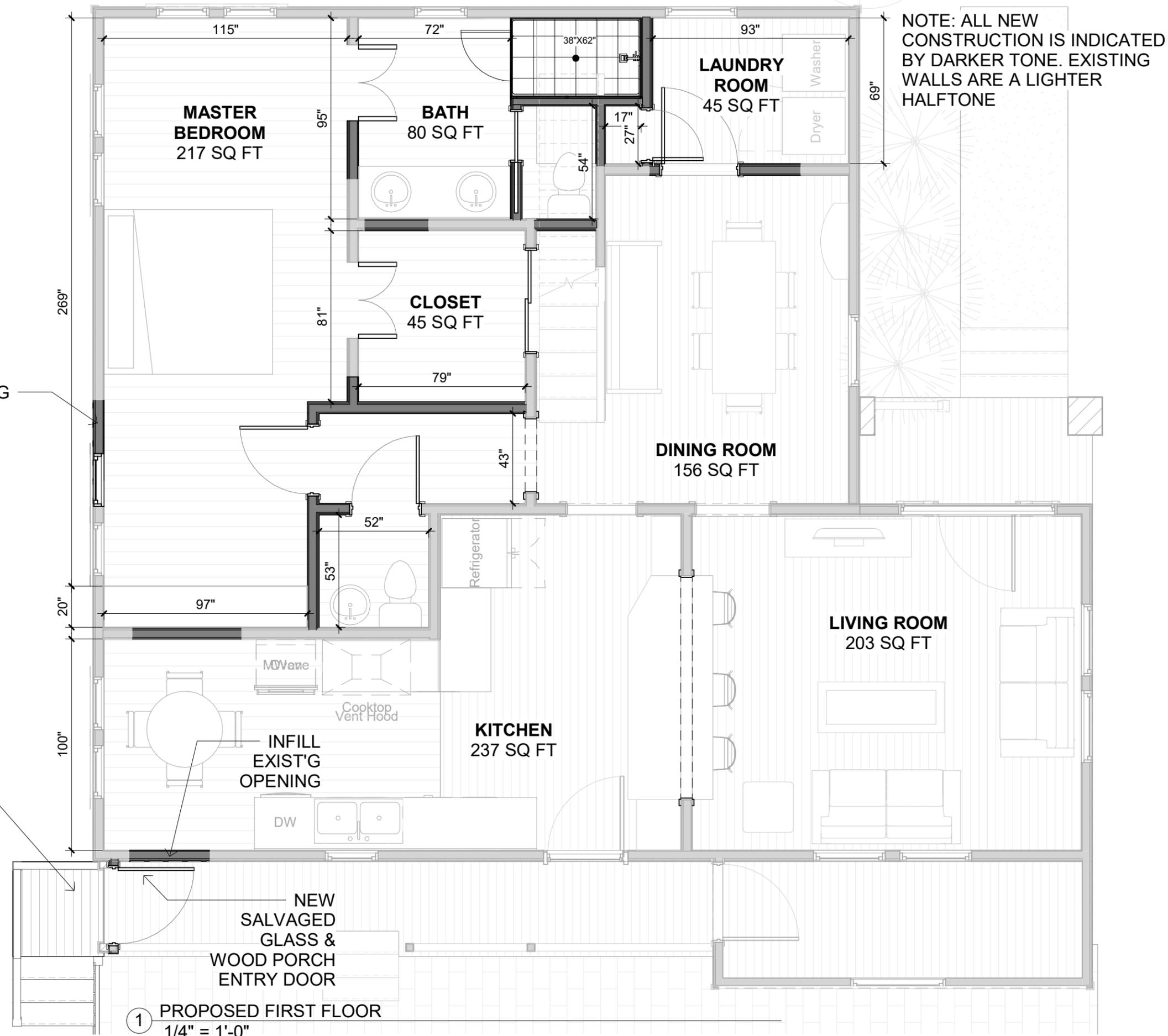
DEMO AS REQUIRED FOR NEW OPENING

REMOVE DOOR & EXIST'G THRESHOLD

DEMO RAILING & FENCE AS REQUIRED



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



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

NOTE: ALL NEW CONSTRUCTION IS INDICATED BY DARKER TONE. EXISTING WALLS ARE A LIGHTER HALFTONE

INFILL EXIST'G OPENING

NEW TRTD WOOD LANDING, STAIRS, AND RAILING

NEW SALVAGED GLASS & WOOD PORCH ENTRY DOOR

269"

20"

100"

MASTER BEDROOM  
217 SQ FT

BATH  
80 SQ FT

CLOSET  
45 SQ FT

LAUNDRY ROOM  
45 SQ FT

DINING ROOM  
156 SQ FT

LIVING ROOM  
203 SQ FT

KITCHEN  
237 SQ FT

97"

53"

52"

43"

79"

81"

95"

115"

72"

93"

69"

38"X62"

54"

27"

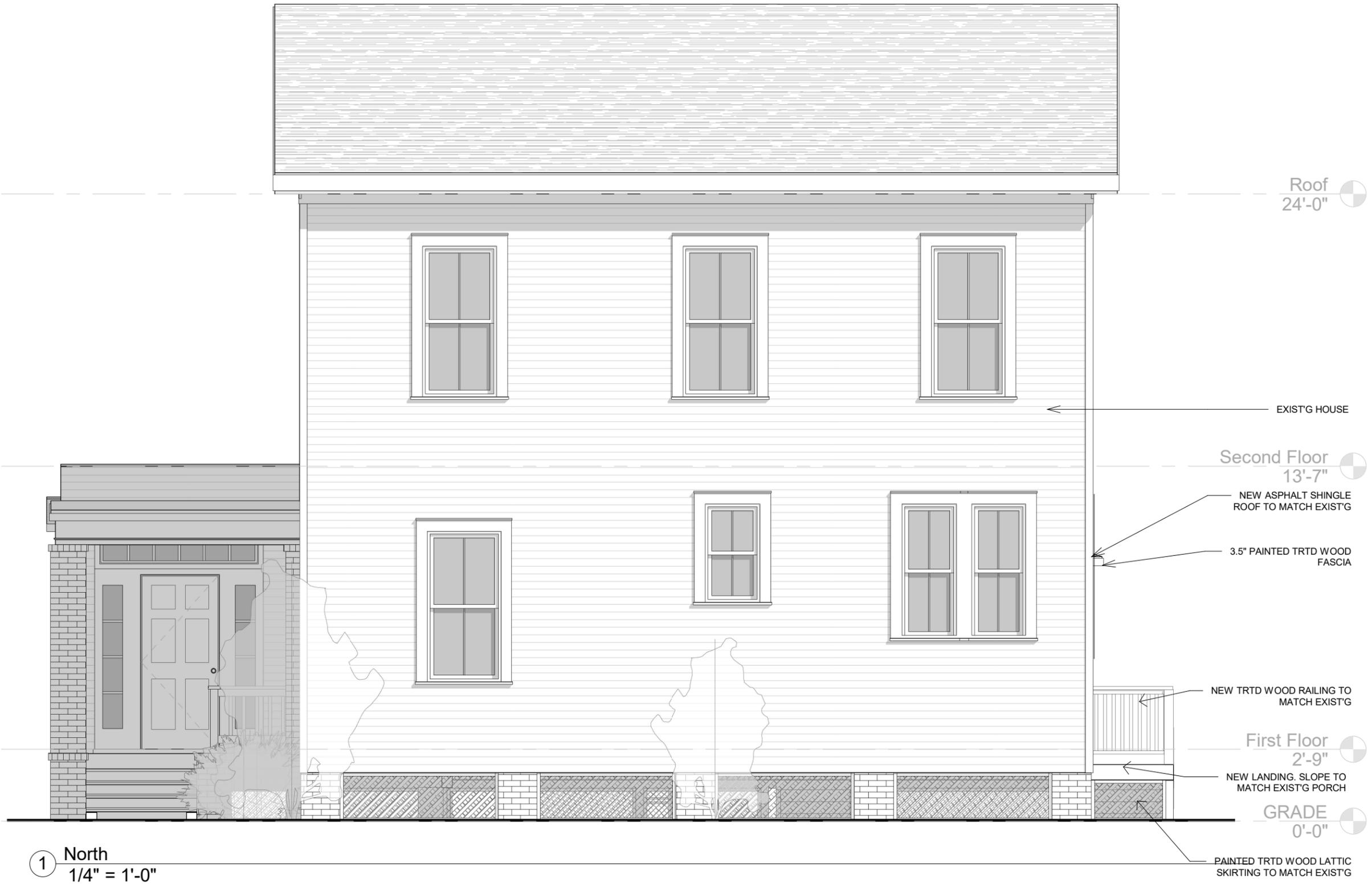
17"

Refrigerator

Cooktop  
Vent Hood

DW

Washer  
Dryer



1 North  
1/4" = 1'-0"



1 West  
1/4" = 1'-0"



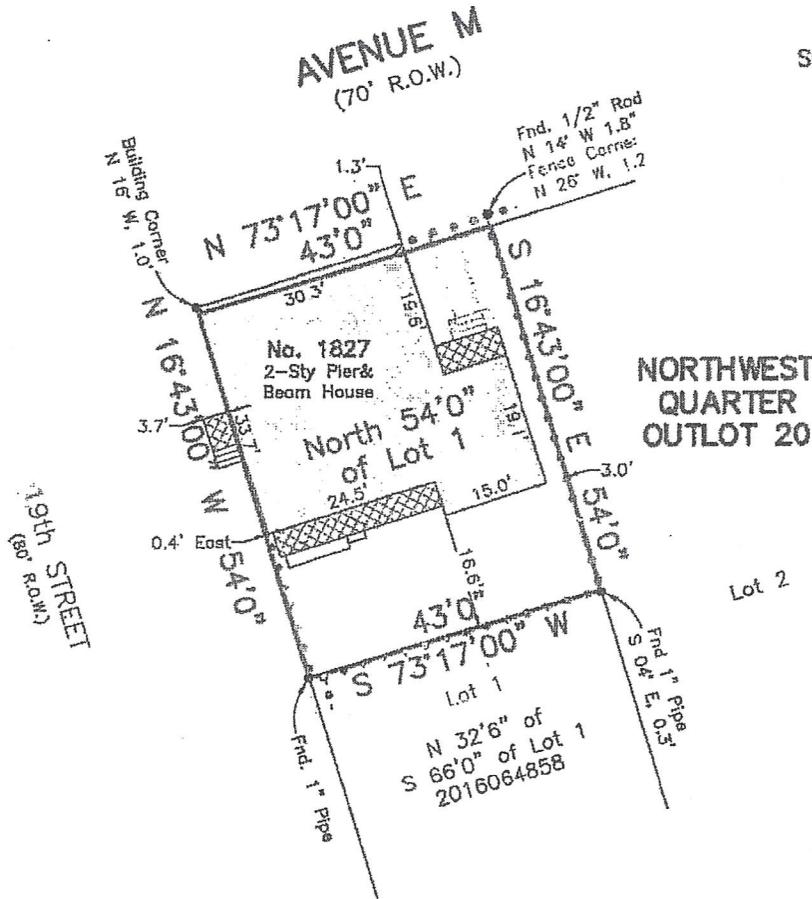
1 South  
1/4" = 1'-0"

Signature X

*Mary Elizabeth Pennington*



SCALE: 1" = 20'

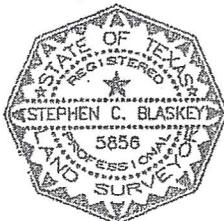


Survey of the North Fifty-four feet (54'0") of Lot One (1), of the Northwest Quarter (1/4) of Outlot Twenty (20), in the City and County of Galveston, Texas, according to the map or plat thereof in common use.

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

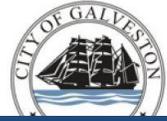


8017 HARBORSIDE DRIVE  
P.O. BOX 18142 (mailing)  
GALVESTON, TX 77552  
ph (409) 740-1817  
Registration Number: 20193855  
www.hightidelandsurveying.com

SURVEY DATE:	JUNE 2, 2017
FILE No.:	3510-0020-0001-003
DRAFTING:	BSH
JOB No.:	17-0528

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 any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 3) Bearings based on found Monumentation, being a found "X" at the Northwest corner of Lot 6, and a found 1 Inch Pipe at the Southwest corner of the North 54 feet of Lot 1.
- 4) Southland Title  
Insured: Mettlich Enterprises, Inc.  
G.F. No.: GV1753062



# 20LC-004

# STAFF REPORT

**ADDRESS:**

1714 Market/Avenue D

**LEGAL DESCRIPTION:**

Property is legally described as Lot 11, Block 557, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Dominique Johnson

**PROPERTY OWNER:**

Alicia Boyer

**ZONING DISTRICT:**

Residential, Single Family, with a Historic Overlay (R-3-H)

**HISTORIC DISTRICT:**

East End Historic District

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including the installation of solar panels.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

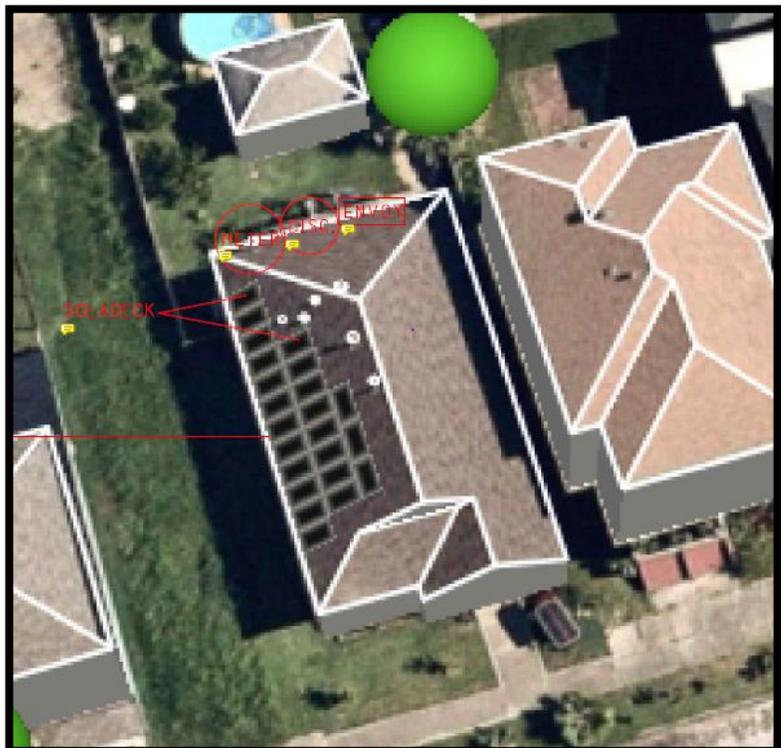
A –Applicants Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
4				



**Zoning and Land Use**

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

**Historical and/or Architectural Significance**

Date	1915
Style	Craftsman Bungalow
Condition	Good
Evaluation	Medium: "Contributing" – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.
Notes	Roof Shape: Front-gabled

**Executive Summary**

The applicant is proposing to install solar panels on the roof of the structure. For maximum efficiency, 23 solar panels will be placed on the west side of the roof.

**Design Standards****Using Energy-Generating Technologies**

When integrating modern energy technology into a historic structure, maintain the resource's historic integrity and the ability to interpret its historic significance. Use of energy-generating technologies should be the final option considered in an efficiency rehabilitation project. Utilize strategies to reduce energy consumption prior to undertaking an energy generation project. Consider the overall project goals and energy strategies when determining if a specific technology is appropriate for your project.

As new technologies are tried and tested, it is important that they leave no permanent negative impacts to historic structures. The reversibility of their application will be a key consideration when determining appropriateness.

**2.54 Locate energy- generating technology to minimize impacts to the historic character of the site and structure.***Appropriate*

- Locate technology where it will not damage, obscure or cause removal of significant features or materials.
- Maintain the ability to interpret the historic character of the building.

**Solar Collectors**

Solar collectors should be designed, sized and located to minimize their effect on the character of a historic building.

**2.56 Minimize adverse effects from solar collectors on the character of a historic building.**

*Appropriate*

- Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.
- Size collector arrays to remain subordinate to the historic structure.
- Mount collectors flush below the ridgeline on a sloping roof. This will not cause a significant decrease in the device’s solar gain capabilities.
- Install collectors on an addition or secondary structure.
- Minimize visual impacts by locating collectors back from the front façade.
- Ensure that exposed hardware, frames and piping have a matte finish, and are consistent with the color scheme of the primary structure.

**2.57 Use the least invasive method feasible to attach solar collectors to a historic roof.**

*Appropriate*

- Avoid damage to significant features.
- Install a collector in such a way that it can be removed and the original character easily restored.

*Inappropriate*

- Do not threaten the structural integrity of the building with collector arrays.

**2.58 Consider using building - integrated photovoltaic technology where the use of new building material is appropriate.**

*Appropriate*

- Plan installation of integrated photovoltaic systems so they will not hinder the ability to interpret the historic significance of the structure. For example, installation of solar shingles on a rear or secondary roof façade where the original roof material is missing or significantly damaged would be appropriate.

**Conformance**

The roof style is Front Gable, so the solar panels will be set back on the west side of the roof making the solar panels less visible. The solar panels will be as far back on the roof as possible to minimize visibility as much as possible. The installation of the solar panels will be mounted flush below the ridgeline with brackets and mounting rails. There was no indication of the finish of the solar panels but the Design Standards encourage them to be in a matte black finish. Staff finds the installation of solar panels to be in conformance with the Design Standards with conditions.

**Staff Recommendation**

Staff recommends case 20LC-004, request regarding a Certificate of Appropriateness be approved with the following conditions:

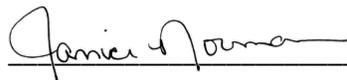
***Specific to Case 20LC-004:***

1. The applicant shall conform to the design, materials and placement indicated in Exhibit A, in the Staff report with the following clarifications:
  - a. The solar panels shall be installed flush below the ridgeline;
  - b. The solar panel finish shall be matte black;
  - c. The solar panels shall be moved toward the back of the roof as much as possible;

**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; and,
5. Construction must begin within six (6) months of Landmark Commission approval and be completed within one (1) year of receiving a building permit.
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 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 Manger

2/13/20

Date



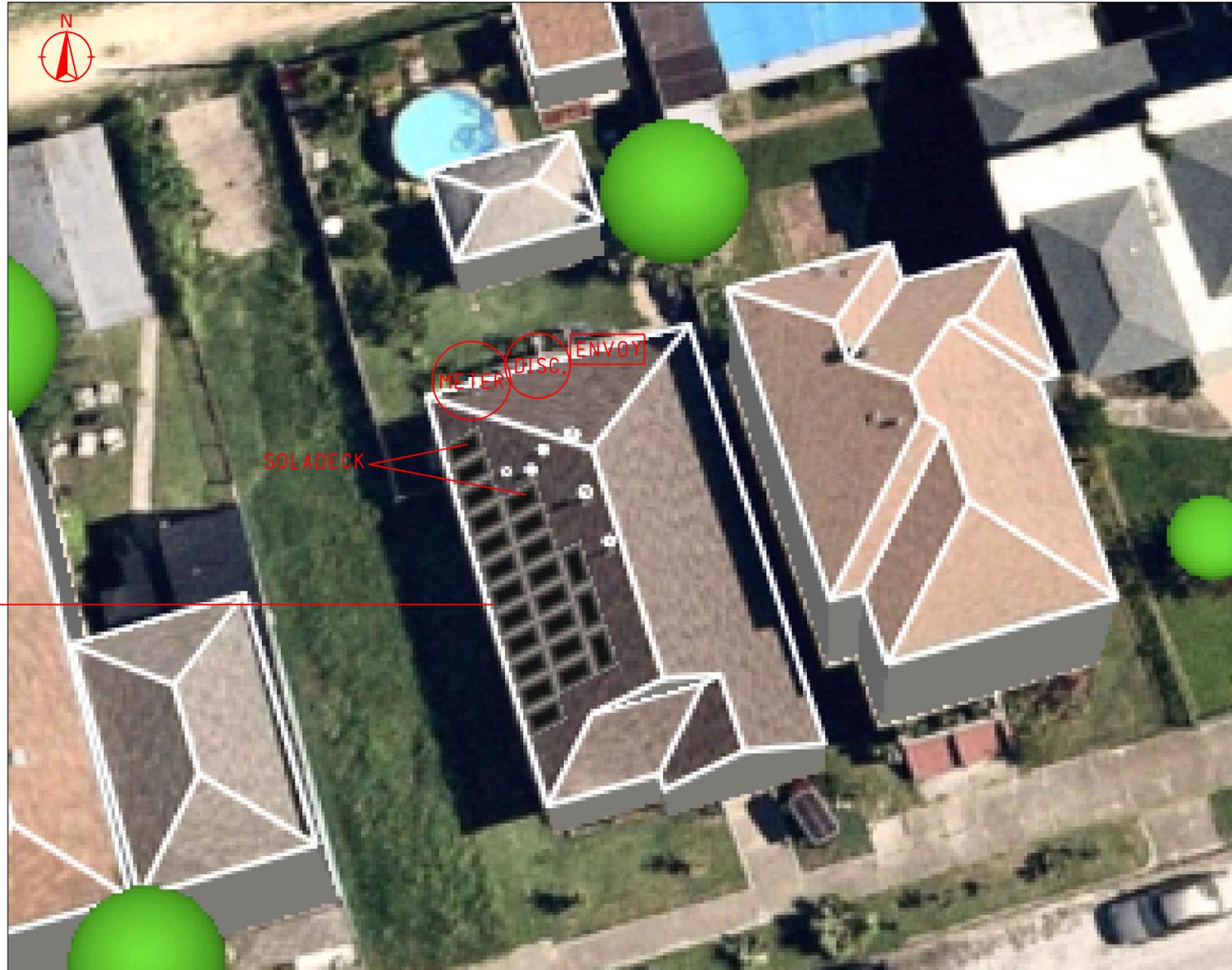
Catherine Gorman, AICP  
Assistant Director/HPO

2/13/20

Date

# Install Map - Michel Boyer

Quantity: 23  
 Panel: LG 335  
 Inverter: Enphase iQ7



ARRAY : 7.71 kW  
 AZIMUTH : 253  
 PITCH : 31

**MARCJONES**  
**CONSTRUCTION**  
 residential · commercial · solar

**SUNPRO**  
 SOLAR HOME SPECIALISTS

1714 Market Street, Galveston, TX 77550

Install:	7.71 kW Solar Panel System		
Jurisdiction:	City of Galveston		
Utility:	Centerpoint		
Designer:	T. Oghlenian		
Date:	12.05.19	REV: 1	Sheet: 1 of 1

## Mechanical Properties

Cells	6 x 10
Cell Vendor	LG
Cell Type	Monocrystalline / N-type
Cell Dimensions	161.7 x 161.7 mm / 6 inches
# of Busbar	12 (Multi Wire Busbar)
Dimensions (L x W x H)	1686 x 1016 x 40 mm 66.38 x 40 x 1.57 inch
Front Load	6000Pa
Rear Load	5400Pa
Weight	18 kg
Connector Type	MC4
Junction Box	IP68 with 3 Bypass Diodes
Cables	1000 mm x 2 ea
Glass	High Transmission Tempered Glass
Frame	Anodized Aluminium

## Certifications and Warranty

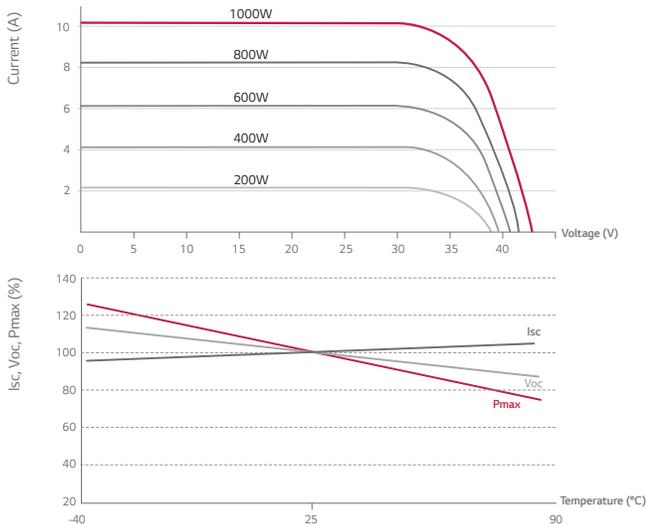
Certifications	IEC 61215, IEC 61730-1/-2 UL 1703 IEC 61701 (Salt mist corrosion test) IEC 62716 (Ammonia corrosion test) ISO 9001
Module Fire Performance (USA)	Type 1
Fire Rating (CANADA)	Class C (ULC / ORD C1703)
Product Warranty	12 years
Output Warranty of Pmax	Linear warranty**

\*\* 1) 1st year : 98%, 2) After 2nd year : 0.55% annual degradation, 3) 25 years : 84.8%

## Temperature Characteristics

NOCT	45 ± 3 °C
Pmpp	-0.37%/°C
Voc	-0.27%/°C
Isc	0.03 %/°C

## Characteristic Curves



## Electrical Properties (STC \*)

Module	LG335N1C-A5	LG330N1C-A5	LG325N1C-A5
Maximum Power (Pmax)	335	330	325
MPP Voltage (Vmpp)	34.1	33.7	33.3
MPP Current (Impp)	9.83	9.8	9.77
Open Circuit Voltage (Voc)	41.0	40.9	40.8
Short Circuit Current (Isc)	10.49	10.45	10.41
Module Efficiency	19.6	19.3	19.0
Operating Temperature	-40 ~ +90		
Maximum System Voltage	1,000		
Maximum Series Fuse Rating	20		
Power Tolerance (%)	0 ~ +3		

\* STC (Standard Test Condition): Irradiance 1,000 W/m<sup>2</sup>, Ambient Temperature 25 °C, AM 1.5

\* The nameplate power output is measured and determined by LG Electronics at its sole and absolute discretion.

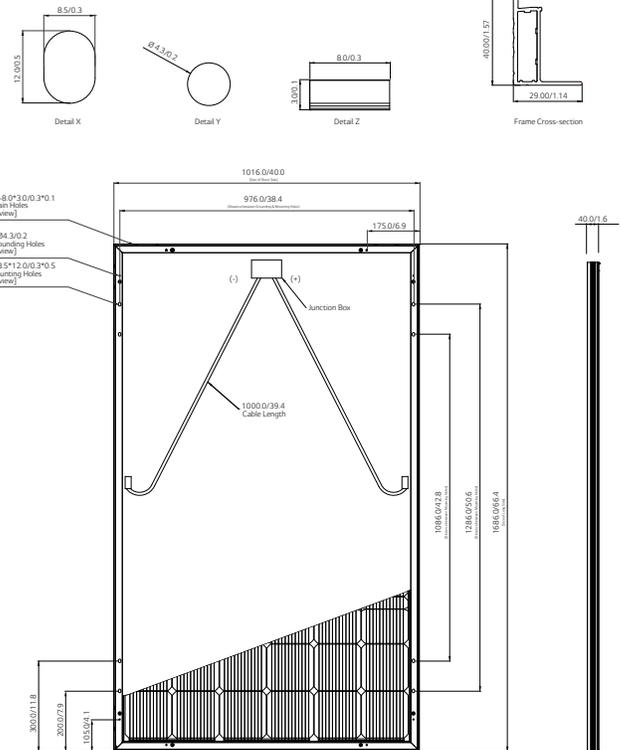
\* The Typical change in module efficiency at 200W/m<sup>2</sup> in relation to 1000W/m<sup>2</sup> is -2.0%.

## Electrical Properties (NOCT\*)

Module	LG335N1C-A5	LG330N1C-A5	LG325N1C-A5
Maximum Power (Pmax)	247	243	240
MPP Voltage (Vmpp)	31.5	31.2	30.8
MPP Current (Impp)	7.83	7.81	7.78
Open Circuit Voltage (Voc)	38.2	38.1	38.0
Short Circuit Current (Isc)	8.44	8.41	8.38

\* NOCT (Nominal Operating Cell Temperature): Irradiance 800W/m<sup>2</sup>, ambient temperature 20 °C, wind speed 1m/s

## Dimensions (mm/in)



North America Solar Business Team  
LG Electronics U.S.A. Inc  
1000 Sylvan Ave, Englewood Cliffs, NJ 07632

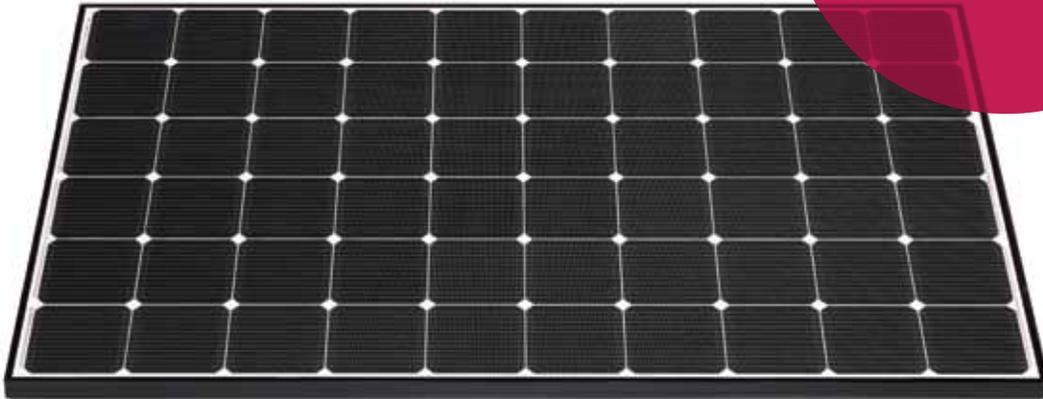
Contact: lg.solar@lge.com  
www.lgsolarusa.com

Product specifications are subject to change without notice.

Copyright © 2017 LG Electronics. All rights reserved.  
01/01/2017

Innovation for a Better Life





## LG NeON™ 2

LG335N1C-A5

LG330N1C-A5

LG325N1C-A5

### 60 cell

LG's new module, LG NeON™ 2, adopts Cello technology. Cello technology replaces 3 busbars with 12 thin wires to enhance power output and reliability. LG NeON™ 2 demonstrates LG's efforts to increase customer's values beyond efficiency. It features enhanced warranty, durability, performance under real environment, and aesthetic design suitable for roofs.



#### Enhanced Performance Warranty

LG NeON™ 2 has an enhanced performance warranty. The annual degradation has fallen from -0.6%/yr to -0.55%/yr. Even after 25 years, the cell guarantees 1.2% more output than the previous LG NeON™ 2 modules.



#### High Power Output

Compared with previous models, the LG NeON™ 2 has been designed to significantly enhance its output efficiency, thereby making it efficient even in limited space.



#### Aesthetic Roof

LG NeON™ 2 has been designed with aesthetics in mind; thinner wires that appear all black at a distance. The product may help increase the value of a property with its modern design.



#### Outstanding Durability

With its newly reinforced frame design, LG has extended the warranty of the LG NeON™ 2 for an additional 2 years. Additionally, LG NeON™ 2 can endure a front load up to 6000 Pa, and a rear load up to 5400 Pa.



#### Better Performance on a Sunny Day

LG NeON™ 2 now performs better on sunny days thanks to its improved temperature coefficient.



#### Double-Sided Cell Structure

The rear of the cell used in LG NeON™ 2 will contribute to generation, just like the front; the light beam reflected from the rear of the module is reabsorbed to generate a great amount of additional power.

#### About LG Electronics

LG Electronics is a global player who has been committed to expanding its capacity, based on solar energy business as its future growth engine. We embarked on a solar energy source research program in 1985, supported by LG Group's rich experience in semi-conductor, LCD, chemistry, and materials industry. We successfully released the first Mono X® series to the market in 2010, which were exported to 32 countries in the following 2 years, thereafter. In 2013, LG NeON™ (previously known as Mono X® NeON) won "Intersolar Award", which proved LG is the leader of innovation in the industry.

# Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate seamlessly with the Enphase IQ Envoy™, Enphase Q Aggregator™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



## Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

## Productive and Reliable

- Optimized for high powered 60-cell and 72-cell\* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

## Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

\* The IQ 7+ Micro is required to support 72-cell modules.



# Enphase IQ 7 and IQ 7+ Microinverters

<b>INPUT DATA (DC)</b>	<b>IQ7-60-2-US</b>		<b>IQ7PLUS-72-2-US</b>	
Commonly used module pairings <sup>1</sup>	235 W - 350 W +		235 W - 440 W +	
Module compatibility	60-cell PV modules only		60-cell and 72-cell PV modules	
Maximum input DC voltage	48 V		60 V	
Peak power tracking voltage	27 V - 37 V		27 V - 45 V	
Operating range	16 V - 48 V		16 V - 60 V	
Min/Max start voltage	22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module I <sub>sc</sub> )	15 A		15 A	
Overvoltage class DC port	II		II	
DC port backfeed current	0 A		0 A	
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit			
<b>OUTPUT DATA (AC)</b>	<b>IQ 7 Microinverter</b>		<b>IQ 7+ Microinverter</b>	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range <sup>2</sup>	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A	1.15 A	1.21 A	1.39 A
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit <sup>3</sup>	16 (240 VAC) 13 (208 VAC)		13 (240 VAC) 11 (208 VAC)	
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.7 leading ... 0.7 lagging		0.7 leading ... 0.7 lagging	
<b>EFFICIENCY</b>	<b>@240 V</b>	<b>@208 V</b>	<b>@240 V</b>	<b>@208 V</b>
Peak CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %
<b>MECHANICAL DATA</b>	<b>IQ 7 Microinverter</b>			
Ambient temperature range	-40°C to +65°C			
Relative humidity range	4% to 100% (condensing)			
Connector type	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)			
Weight	1.08 kg (2.38 lbs)			
Cooling	Natural convection - No fans			
Approved for wet locations	Yes			
Pollution degree	PD3			
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating	NEMA Type 6 / outdoor			
<b>FEATURES</b>				
Communication	Power Line Communication (PLC)			
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.

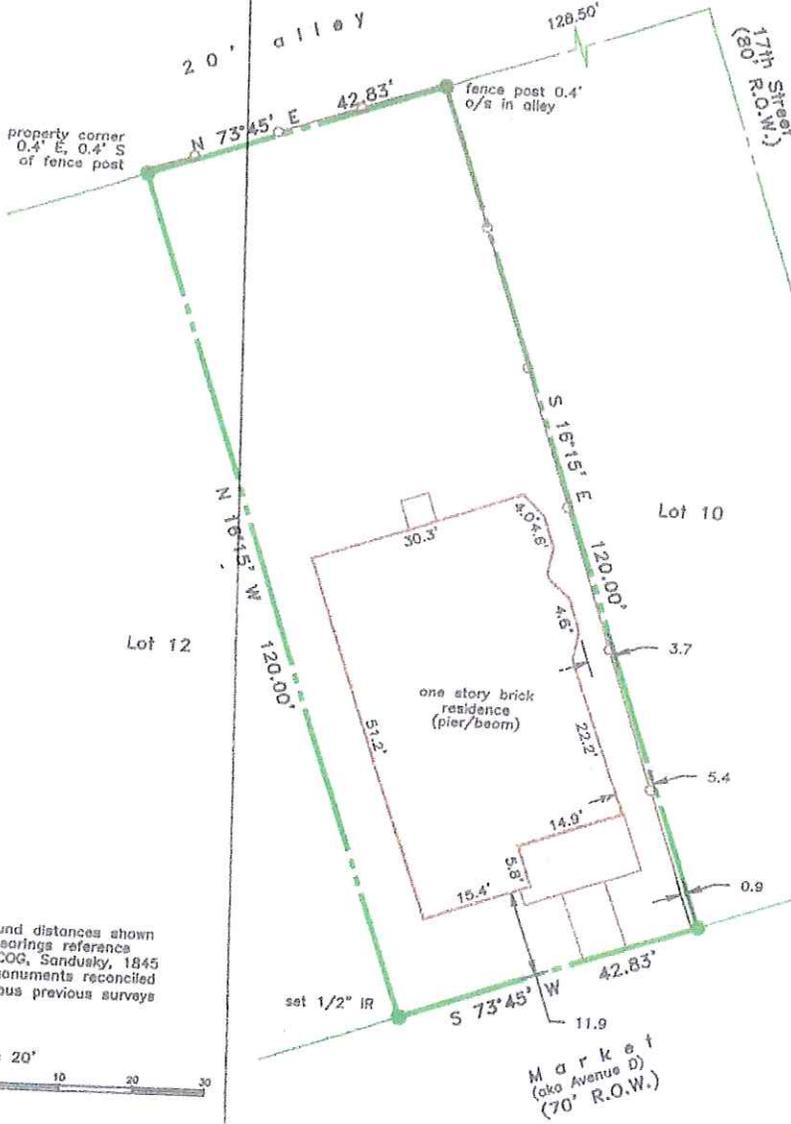
2. Nominal voltage range can be extended beyond nominal if required by the utility.

3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit [enphase.com](https://enphase.com)



NATIONAL FLOOD INSURANCE PROGRAM  
 FIRM Zone AE  
 Panel 0028-E  
 Community #485469  
 December 8, 2002



NOTES:  
 - True ground distances shown  
 - Plat & bearings reference  
 - Plan of COG, Sandusky, 1845  
 - Survey monuments reconciled  
 w/numerous previous surveys

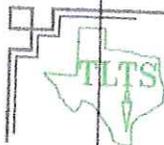
Scale: 1" = 20'  
 10 Feet 0 10 20 30

LAND TITLE SURVEY OF A TRACT OF LAND  
 being Lot 11, In Block 557, in the City  
 and County of Galveston, Texas.

Subject property: 1714 Market  
 Galveston County, Texas  
 To Randy Folta, Moody National Bank  
 and Stewart Title Co., GF #1316739429;  
 I hereby certify that this survey was made on the  
 ground under my direct supervision and that this plat  
 correctly represents the facts found at the time of  
 the survey.



Laurence C. Wall  
 RPLS #4814  
 July 23, 2013



TLTS, Inc.  
 TEXAS LAND TITLE SURVEYORS  
 1801 Moody Avenue  
 Galveston, Texas 77660  
 (409) 765-8883



# 19LC-005

# STAFF REPORT

**ADDRESS:**

1911 Avenue M

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lot 5, Northeast Block 19, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Lori Mitchell

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Request for a Certificate of Appropriateness in order to replace windows and add a fence of an alternative design, and to change roofing materials.

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s submittal
- B – Historic Site Survey

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Background**

According to the Galveston Historic Sites Inventory, using information from the Galveston Central Appraisal District (GCAD), the ranch-style house located at 1911 Avenue M was built circa 1965. The 1947 Sanborn insurance map shows a much different footprint than the current structure, indicating that the existing house was built sometime after 1947.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to replace the existing windows with older, more decorative salvaged windows. The applicant is also proposing a fence of an alternative design, and to replace the existing composition roofing with metal roofing. All of these items are depicted in Attachment A of the staff report.

## 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	1965 per GCAD
Style	Ranch
Condition	Good
Evaluation	Low: does not contribute to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	None

## Design Standards

The following Design Standards are applicable to the project:

### Historic Roofs

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

#### 2.31 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.

### Historic Residential Roofs

Most roofs on older residential buildings have one of the following shapes: gable, hipped, pyramidal or a combination of a gable and hipped roof. Typical 19th and early 20th century roofing materials were slate, metal, wood shingles, asbestos tiles or composition materials.

When replacing a roof, select a material and a pattern that is historically appropriate to the house. If documentation of the original roof exists or an early roof on the house, use a comparable roofing material, similar in size, shape, texture, and color. If documentation is not available, precedents on similar buildings may be considered. Look at the roofing on building types that are similar to your house.

### **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.

### **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.”

### **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.

### **Fences and Walls**

Fences and low walls have defined Galveston front yards since the 19th century. Wood picket and cast-iron fences were the most common historic fence materials. Some more elaborate fences have an unusual combination of cast and wrought-iron materials. Low walls that followed the sidewalk line were masonry and frequently stuccoed brick. Front yards were not enclosed with high walls; these were confined to rear yard areas.

### **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**

#### **Fence**

The Design Standards note that fences and low walls are an important visual feature of the city’s historic districts. The Design Standards call for picket fences as a standard when no historical examples are known otherwise; this standard applies to non-contributing houses as well in order to provide a sense of cohesiveness to historic neighborhoods which may otherwise feature a range of architectural styles. For this reason, Staff finds both the proposed fence designs to be nonconforming with the Design Standards and recommends against approving these

#### **Roofing**

Staff finds that the proposed standing seam metal roof conforms to the Design Standards. Metal roofing is relatively common as a replacement material in the historic districts due to its performance and aesthetic appeal, and the subject structure is not contributing and so has a greater flexibility in design choices.

## **Windows**

The proposed windows are not historically accurate to this particular architectural style of house, a more contemporary ranch-style house. However, the Design Standards do not specifically prohibit using historic, “antique” windows in a non-contributing structure. In addition, it is reasonable to assume that the typical person with a typical knowledge of architecture will recognize the proposed windows are a later addition to the otherwise contemporary house. Staff finds the proposed windows to be in conformance with the Design Standards.

## **Staff Recommendation**

Staff recommends Case 20LC-005, request regarding a Certificate of Appropriateness, be approved subject to the following conditions:

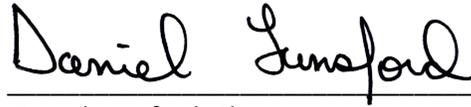
### *Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications :
  - a. The proposed fence designs 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,



Daniel Lunsford, Planner

02/05/2020

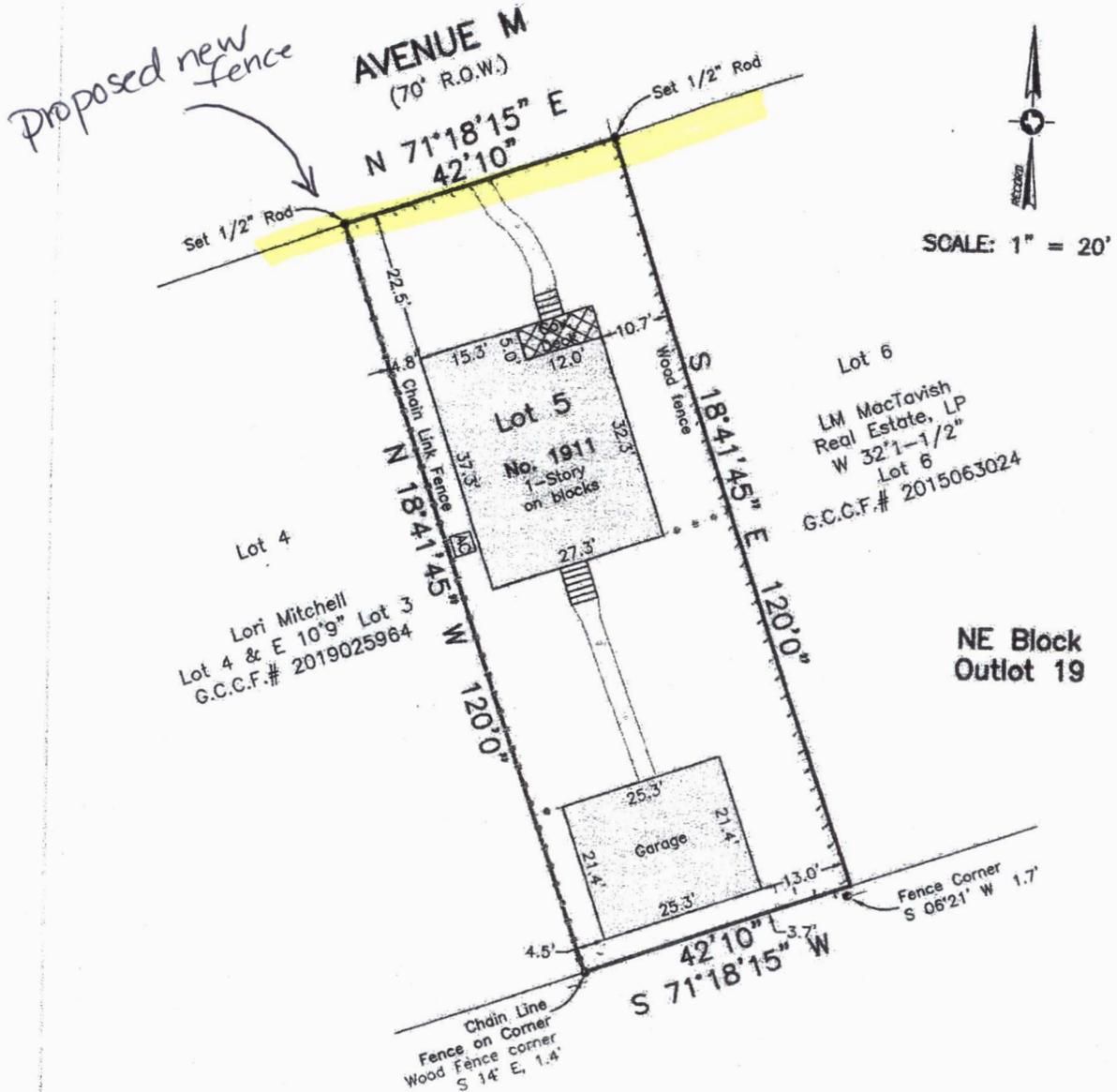
Date



Catherine Gorman, Assistant Director,  
HPO, AICP

02/05/2020

Date



Survey of Lot Five (5), of the Northeast Block of Outlot Nine-teen (19), in the City and County of Galveston, according to the map in common use.

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.

*Brian S. House*  
 Brian S. House  
 Registered Professional  
 Land Surveyor No. 6520



**GALVESTON OFFICE**

Registration Number: 10193855  
 (409) 740-1517 www.hightidelandsurveying.com  
 8017 HARBORSIDE DRIVE | GALVESTON, TX 77554  
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE:	NOVEMBER 18, 2019
FILE No.:	3510-0019-1005-000
DRAFTING:	AM
JOB No.:	19-0889

**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 any restrictions of record as established by the City, Plot, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on Monumentation of 19th Street R.O.W. being a found Mark at the Centerline of 19th Street on the Seawall, and the East line of 19th Street at Block 558.
- 4) First American Title.  
 Insured: Lori Sheridan Mitchell  
 CF No.: 80618-GAT81  
 Issue Date: November 14, 2019

*Lori Sheridan Mitchell*



needs new roof badly

shingles missing

proposed window replacement

60" H

plastic  
faux  
shutters  
to be  
removed

cracked  
panes

71" W

1911

Several  
cracked  
panes



Preferred  
2 Identical for Living Rm - Option A

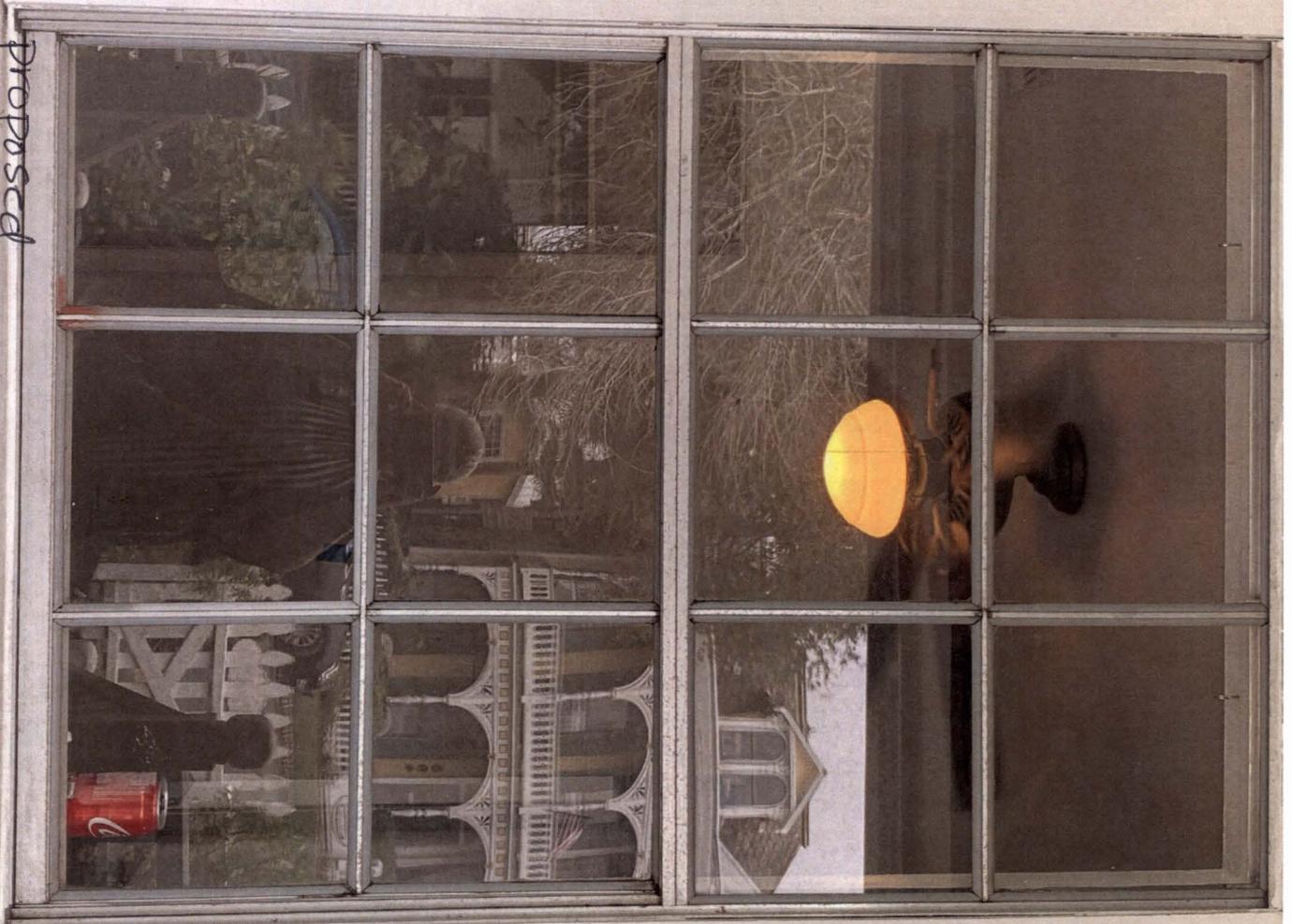


← 71" →

↑ 60 1/4" ↓



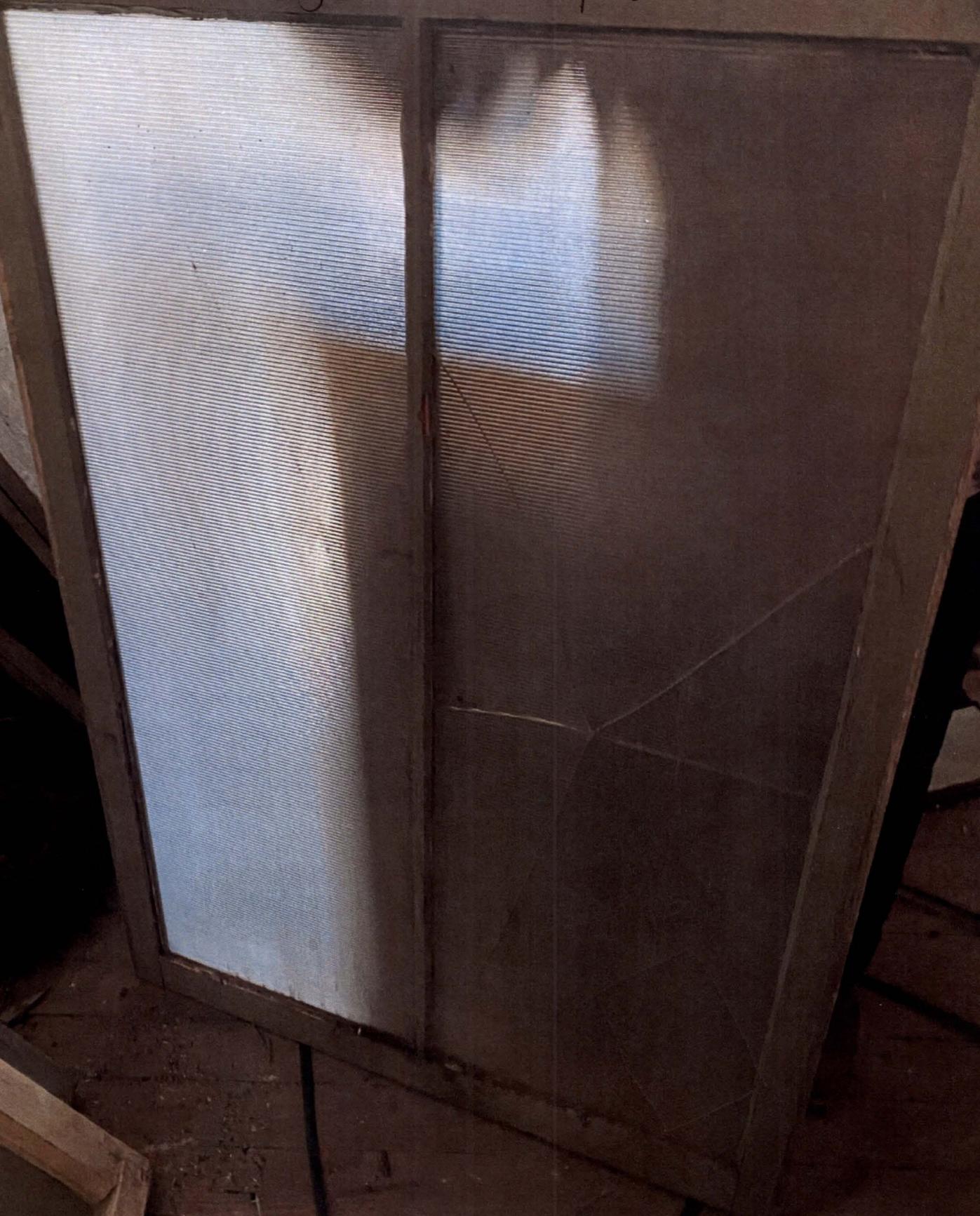
1911 Avenue M - Living Rm - option B



Proposed

Bedrm 1 window replacement - see attached  
Option A + B

Bedrm 1 - Single window - Option A





Bed 1 - option B





Proposed roof for 1911+1915 Avenue M  
Aluminum, standing seam, color: charcoal grey

...decorative-fence-panel-ubgk1070.html?piid=3904695



Preferred option A for 1911 + 1915 Avenue M  
 Powder coated galvalume



48"

Option B for 1911 + 1915 Avenue M  
(looks very similar to railing)

4' H



1911 AVE M, GALVESTON, TX 77550

HHM-10449

Parcel ID 688139

Year Built 1965 per CAD

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

District Lost Bayou Historic District

Priority Rating Low

Building Faces N

## DESCRIPTION

Type Residential  
Single-Family House

Stylistic Influences No style

Stories 1

Exterior Wall Materials Horizontal wood board

Foundation Type Pier-and-beam

Fence Type Picket fence

Outbuildings Historic garage

Outbuilding Condition Good

## ROOF

Roof Shape Cross-gabled

Roof Materials Asphalt composition shingles

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Aluminum

Window Light Configuration 6/6

Door Materials Metal

Door Types Single door primary entrance

## CHIMNEYS

## PORCH

Porch Type Partial width

Porch Location Front

Porch Roof Shed

No. of Porch Bays 1

Porch Support Type Classical columns

## INTEGRITY

Condition Good

Alterations Porch material altered



TX\_GalvestonCounty\_1911\_Ave\_M\_1.jpg



## 20LC-006

## STAFF REPORT

**ADDRESS:**

1915 Avenue M

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lot 4 and East 10.9 Feet of Lot 3, Northeast Block 19, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Lori Mitchell

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Request for a Certificate of Appropriateness in order to add a fence of an alternative design, and to change roofing materials.

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s submittal
- B – Historic Site Survey

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Background**

According to the Galveston Historic Sites Inventory, the Folk Victorian center-passage house located at 1915 Avenue M was built circa 1886. The inventory notes that the roof was been replaced in the past.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for a front yard fence of an alternative design, and to replace the existing composition roofing with metal roofing. All of these items are depicted in Attachment A of the staff report.

**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	1886
Style	Folk Victorian
Condition	Excellent
Evaluation	High: contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Roof material replaced

**Design Standards**

The following Design Standards are applicable to the project:

**Historic Roofs**

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

**2.31 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.

**Historic Residential Roofs**

Most roofs on older residential buildings have one of the following shapes: gable, hipped, pyramidal or a combination of a gable and hipped roof. Typical 19th and early 20th century roofing materials were slate, metal, wood shingles, asbestos tiles or composition materials.

When replacing a roof, select a material and a pattern that is historically appropriate to the house. If documentation of the original roof exists or an early roof on the house, use a comparable roofing material, similar in size, shape, texture, and color. If documentation is not available, precedents on similar buildings may be considered. Look at the roofing on building types that are similar to your house.

### **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.

### **Fences and Walls**

Fences and low walls have defined Galveston front yards since the 19th century. Wood picket and cast-iron fences were the most common historic fence materials. Some more elaborate fences have an unusual combination of cast and wrought-iron materials. Low walls that followed the sidewalk line were masonry and frequently stuccoed brick. Front yards were not enclosed with high walls; these were confined to rear yard areas.

### **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**

**Fence**

The Design Standards note that fences and low walls are an important visual feature of the city’s historic districts. The Design Standards call for picket fences as a standard when no historical examples are known otherwise; this standard applies to non-contributing houses as well in order to provide a sense of cohesiveness to historic neighborhoods that may otherwise feature a range of architectural styles. For this reason, Staff finds both the proposed fence designs to be nonconforming with the Design Standards and recommends against approving these

**Roofing**

Staff finds that the proposed standing seam metal roof conforms to the Design Standards. Metal roofing is relatively common as a replacement material in the historic districts due to its performance and aesthetic appeal, and the current composition roof is certainly not original to the house.

**Staff Recommendation**

Staff recommends Case 20LC-006, request regarding a Certificate of Appropriateness, be approved subject to the following conditions:

*Specific Conditions:*

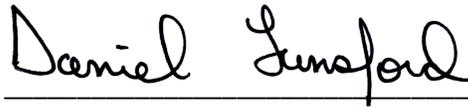
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications :
  - a. The fence designs shall be omitted;

*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,



Daniel Lunsford, Planner

02/05/2020

Date



Catherine Gorman, Assistant Director,  
HPO, AICP

02/05/2020

Date

1915 Avenue M - proposed work - New metal roof (charcoal) + fence Painted, Pavers, etc.



1915 Avenue M -

Many Missing / rotten boards  
Fence in bad shape. Would  
really prefer maintenance free

galv  
June



Preferred option A for 1911 + 1915 Avenue M  
Powder coated galvalume

Option B for 1911 + 1915 Avenue H  
Looks very similar to railings

4" H





Proposed roof for 1911+1915 Avenue M  
Aluminum, standing seam, color: charcoal grey

1915 AVE M, GALVESTON, TX 77550

HHM-10442

Parcel ID 688138

Year Built 1886 per CAD

High = Individually Eligible/Listed; Contributing

District Lost Bayou Historic District

Priority Rating High

Medium = Contributing

Building Faces N

Low = Non-Contributing

## DESCRIPTION

Type Single-Family House  
Center Passage

Stylistic Influences Folk Victorian

Stories 1

Exterior Wall Materials Horizontal wood board

Foundation Type Pier-and-beam

Fence Type Picket fence

## ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Frieze

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/4, 2/2

Window Features Wood shutters

Door Materials Wood

Door Types Double door primary entrance

## CHIMNEYS

No. of Chimneys 1

Chimney Material Concrete

Chimney Placement Internal, Rear

## PORCH

Porch Type One-story full width

Porch Location Front

Porch Roof Inset

No. of Porch Bays 5

Porch Support Type Chamfered posts

## INTEGRITY

Condition Excellent

Additions Rear addition

Alterations Roof material replaced



TX\_GalvestonCounty\_1915\_Ave\_M\_1.jpg



**20LC-013**

**MEMORANDUM**

**TO:** Fred Huddleston, Landmark Commission Chair and Landmark Commission

**FROM:** Daniel Lunsford - Planner  
Development Services Department

**DATE:** February 13, 2020

**RE:** **20LC-013 (1914 Avenue M)** The applicant is requesting a Certificate of Appropriateness in order to add a new landing and stairs to an existing walkout door. Property is legally described as M.B. Menard Survey, Lot 10 and East One-Half of Lot 11 Block 19, in the City and County of Galveston, Texas.  
Applicant: Brian Root  
Property Owner: Derek and Theresa Stonecipher

---

Staff is requesting this case be continued until the March 2, 2020, regular Landmark Commission meeting in order for the applicant to provide additional information requested by staff.

This is the first continuance of this case and there are no costs associated with the request.



## 20LC-014

## STAFF REPORT

**ADDRESS:**

1724 Market / Avenue D

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, West One-Half of Lot 13 (13-2), Block 557, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Dan Powell, TDP Holdings, LLC.

**PROPERTY OWNER:**

TDP Holdings, LLC.

**HISTORIC DISTRICT:**

East End Historic District

**REQUEST:**

Request for a Certificate of Appropriateness regarding modifications to the property including the installation of new windows, new doors, enclosing a door opening, new rear deck, new fence, and rebuilt front porch, balcony, and handrails.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

- A – Applicant’s Submittal
- B – Staff Photos
- C – Sanborn Insurance Maps

**STAFF:**

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



## **Background**

The current owners purchased the property in May 2018 with the intention of renovating the property. They contracted with a builder to do the work; however, it was discovered that the builder had not pulled permits nor approached the Landmark Commission for review. As a result, red tags were issued and construction stopped pending resolution.

## **Executive Summary**

The applicant is requesting approval of a Certificate of Appropriateness in order to retain the work done without permit. These changes include:

- Replaced non-historic aluminum windows with Ply-Gem 5100 Series vinyl windows in a 6-over-6 configuration with simulated divided lights, “Colonial White” color (see Attachment A). Note that according to the Galveston Historic Sites Inventory Sheet, Attachment B, the original windows were replaced in the past.
- Relocated upper-story front door in order to accommodate interior floor plan changes and replaced existing non-historic door. The upper door installed is a Therma Tru fiberglass exterior French door with 15-pane light in “Colonial White” color (see Attachment A);
- Removed rear door and replaced with Therma Tru fiberglass exterior door as shown in Attachment A;
- Removed second downstairs front door during duplex to single-family conversion and framed in the opening;
- Replaced remaining downstairs door with a Therma Tru fiberglass exterior door with Craftsman-style light (see Attachment A). Note that according to the Galveston Historic Sites Inventory Sheet, Attachment B, the original doors were replaced previously;
- Replaced rotted siding with cedar siding to match existing, including closing up the second downstairs door from when the house was an up-down duplex;
- Rebuilt and replaced front porch, stairs, and balcony columns and handrails with wood in a simple, square design. Note that according to the Galveston Historic Sites Inventory Sheet, Attachment B, the original porch was replaced previously; and
- Added a low, uncovered rear wood deck with handrails in a simple, square design as shown in Attachment A.

Note that while the roofing was also replaced in December 2018, records show this was properly permitted and does not require review, as there was no change in materials and the original roof was replaced long ago. According to historic Sanborn insurance maps, the front porch roof may have been converted into a balcony sometime between 1912 and 1947 (Attachment C).

## 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)	Church / Religious
East	Residential Single-Family, Historic (R-3-H)	Residential
West	Residential Single-Family, Historic (R-3-H)	Commercial

## Historical and/or Architectural Significance

Date	ca. 1890
Style	National Folk
Conditions	Fair
Evaluation	Medium/Contributing – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.
Note	Door replaced, windows replaced, porch materials replaced

## 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.

#### *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.

## **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 Craftsmanstyle 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.)

## **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.

## **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

### Windows

Staff finds that the work performed generally does not conform to the Design Standards. Using the “Locating Façade Improvements” chart on page 29 of the Design Standards, Staff finds the windows in Location A: Primary Façade are the priority. There are also windows on the west side of the house, Location B: Highly Visible Secondary Wall, that are clearly visible from both Market Street and 18th Street. The windows in Locations C and D are of a lower priority and are appropriate locations for flexibility. Therefore, Staff recommends that the windows on the front (south) and left (west) façades be replaced with wood windows with a two-over-two true divided light.

### Doors

Because the two front doors are fiberglass, not wood, and feature a style that is historically incorrect for the architectural style and age of the house, staff finds that both the lower front door and upper front door do not conform to Design Standards. The Historic Preservation Officer can assist the applicants in identifying doors that are stylistically more appropriate.

### Porch, Columns, Stairs, Handrails

The front porch columns, stairs, handrails, and balcony rails above and the rear deck generally conform to Design Standards. The construction is all wood, the handrails are of a simple, square design, and the rear deck is well below eye level and also features handrails of a simple, square design. In addition, more flexibility is allowed in Location D: Not Typically Visible Rear Façade; for this reason, staff finds the rear door may remain in place as well.

## Staff Recommendation

Staff recommends the request be approved with the following conditions:

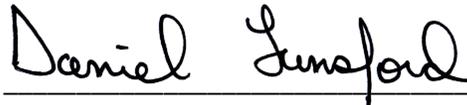
### *Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A with the following modifications:
  - a. The windows on the front (south) and left (west) façades shall be replaced with wood windows in a two-over-two, true divided light configuration;
  - b. The front doors shall be replaced with stylistically appropriate wood doors as approved by the Historic Preservation Officer;
  - c. Building permits shall be obtained for all work completed and for work required by Landmark Commission;
  - d. The required changes shall take place within six months of the Landmark Commission decision;

*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 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 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 Planning Department by the next respective deadline date.

Respectfully submitted,



Daniel Lunsford, Planner

February 7, 2020

Date



Catherine Gorman, AICP  
Assistant Director/HPO

February 7, 2020

Date



**Lower Front Door**



**Upper Front Door**



**Rear Door**

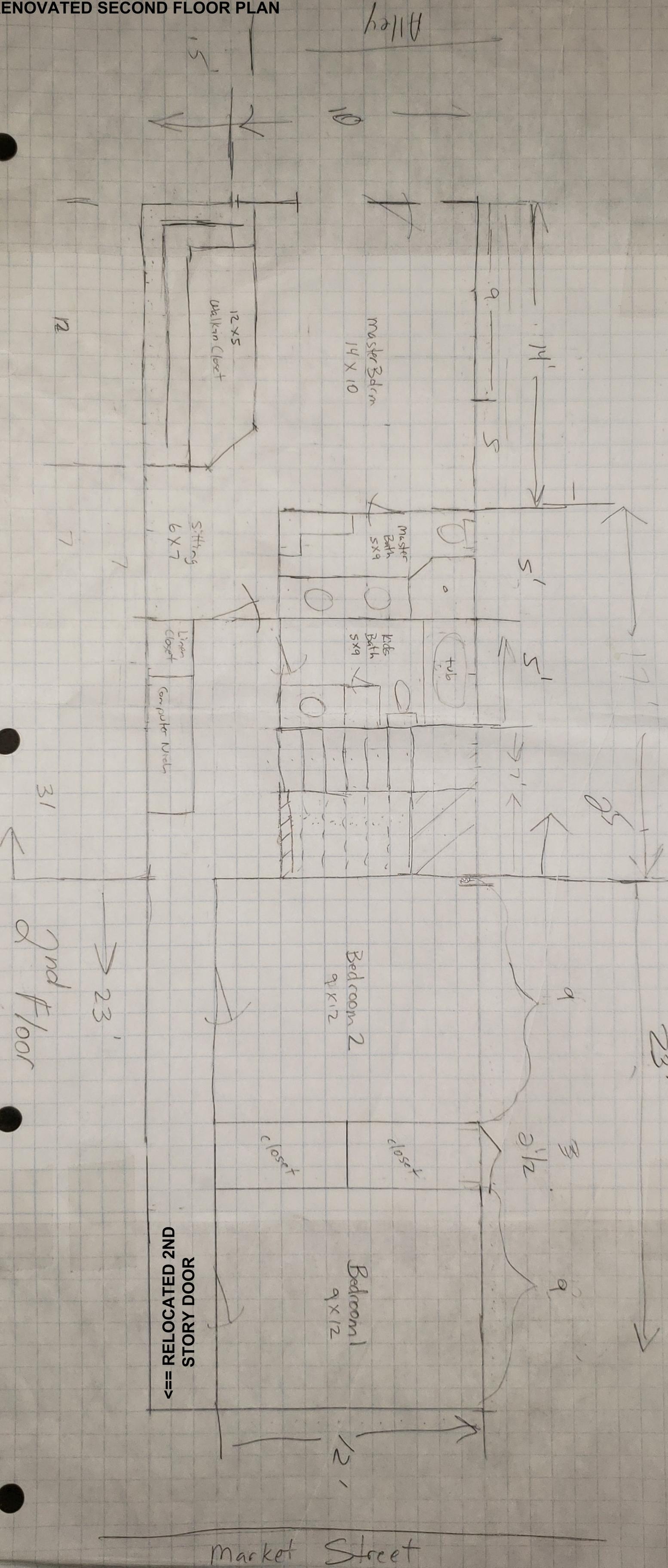


**Windows**





RENOVATED SECOND FLOOR PLAN



Alley

Master Bdr'm  
14 X 10

Master Bath  
5 X 9

Kids Bath  
5 X 9

Bedroom 2  
9 X 12

Bedroom 1  
9 X 12

12 X 5  
Walk-in Closet

Sitting  
6 X 7

Linen Closet

Computer Nook

closet

closet

=== RELOCATED 2ND STORY DOOR ===>

Market Street

2nd Floor

**From:** [TDP Homes](#)  
**To:** [Daniel Lunsford](#)  
**Subject:** Re: 1724 Market Questions  
**Date:** Sunday, January 26, 2020 1:53:01 PM  
**Attachments:** [image001.png](#)

---

Hello Mr. Lunsford.

Thank you for your time Friday to discuss our property at 1724 Market and the red tag that was placed there earlier this week. From our conversation, I understand the issue to be the movement of the upstairs door approximately 3 feet to the left. As we discussed, here is the narrative that explains how this work came to be completed without receiving approval from landmark in advance of the work being performed.

We began rehabilitating this property from a very poor condition in late May 2018. We engaged a contractor we knew from the Houston area who went through the process of becoming permitted to work in Galveston. During this permitting process, he was advised of the type of work that required permitting. I also personally advised him of the need to receive permits at the beginning of our contract. We believed this requirement had been understood by the contractor and several permits were subsequently received for various work.

The property was purchased as a duplex and information received from the Rosenberg Library indicates it had been a duplex since the 1960s. We desired to keep the property a duplex and planned to make it available primarily to fill a need for lodging for UTMB medical students. When our contractor attempted to pull a permit to construct a new deck in the rear, the permit was denied. This is when we learned that we were not able to keep the property a duplex, and the conversation between you and I commenced, ending with your assurance that, after speaking with Ms. Gorman, "there won't be a possibility of restoring the duplex / multifamily status. The house will have to revert to and become one of the permitted by right (P) or limited uses (L) listed in Table 2.201 of our LDR". We had spent \$25,000 rehabilitating the property as a duplex and an additional cost of \$5,000 to demolish the work that had been done.

The conversion of the property back to single-family residence necessitated modifications that impacted the front of the property. We moved the upper door approximately three feet to the side of the property to accommodate the floor plan and consistent with the other properties in the immediate vicinity, having lower doors to one side of the dwelling, with the upper door directly above. See the attached floor plan sketch showing the single-family residence interior. The existing duplex stairs providing access to the upper floor had to be demolished and that area of the dwelling made into a hallway. This requirement drove the design of the interior which, in turn, required the movement of the upstairs door.

We believed that the first contractor was receiving permission for any work requiring approval. It was never our intent to complete work without approval, and we regret that this

was the outcome. The contractor was fired at the end of 2018 and we engaged a local contractor to complete the conversion of the property to a single-family residence. When the new contractor was engaged, the door had already been relocated, none of the city inspectors that have visited the property mentioned it, and it fell through the cracks.

The property is under contract for sale and our buyer is threatening to cancel the contract, so any guidance you can provide to resolve the issue quickly is much appreciated.

Thanks

Daniel and Tracey Powell  
tdp Holdings, LLC

---

**From:** TDP Homes  
**Sent:** Friday, September 7, 2018 1:32 PM  
**To:** Daniel Lunsford <dlunsford@galvestontx.gov>  
**Subject:** Re: 1724 Market Questions

Thanks, Daniel.

We appreciate any consideration you can give since the extenuating circumstance of the previous owner's death is the only reason use as a multi-family was paused.

Please let us know if we can help in any way.

Dan and Tracey Powell

Get [Outlook for Android](#)

---

**From:** Daniel Lunsford <DLunsford@GalvestonTX.Gov>  
**Sent:** Friday, September 7, 2018 11:48:20 AM  
**To:** TDP Homes  
**Subject:** 1724 Market Questions

Hello,

I'm happy to assist in setting up a meeting regarding the subject address if necessary (see below). Per our phone conversation and past experience I have with the project, it is my understanding that:

- The property was being rented as a duplex since 1965, long before our current Land Development Regulations (LDR) went into effect;
- New multifamily is not allowed in historic districts per the 2015 LDR, but existing multifamily could continue to operate so long as that land use did not stop for more than one year;

- Multifamily rental of 1724 Market ceased over a year ago, so normally this would cause the grandfathered land use to expire;
- However, that property was in probate during that time, and could not be legally used or occupied by any means;

However, I did speak with our Assistant Development Services Director and Historic Preservation Officer Catherine Gorman, and she directed me to the following section of our land Development Regulations, Article 11.301 regarding nonconforming (grandfathered) land uses:

### **SEC. 11.301 TERMINATION, REMOVAL, AND RESTORATION**

A. **Generally.** This Section sets out the standards for when nonconforming use must be terminated or removed and when it is allowed to be restored after temporary cessation, damage, or destruction.

B. **Nonconforming Uses.** *If a nonconforming use is discontinued for a period of 365 consecutive days, for any reason, it shall not be resumed except for Section C(1) and C(2).* (italics added for emphasis)

C. **Nonconforming Buildings, Structures, and Elements of Buildings or Structures.**

1. If a nonconforming building or structure, or nonconforming element thereof, is damaged or destroyed by any means or is declared unsafe by the City to an extent that repairs would constitute a "substantial improvement," meaning that the reconstruction cost or area of reconstruction is greater than 50 percent of the cost of replacement or floor area of the building, respectively, the building shall only be reconstructed if in conformity with these regulations. a. If a nonconforming element is damaged or destroyed by any natural disaster, the building may be reconstructed to its original design at the point the building or structure was damaged by a natural disaster. The original nonconformity may not be enlarged, increased, or extended. An extension for a building permit(s) may be granted within 365 days of the date the insurance claims are finalized and funded.

2. If the reconstruction cost or area of reconstruction, whichever is less, is less than or equal to 50 percent of the cost of replacement or floor area of the building, respectively, then the structure may be strengthened or restored to a safe condition provided that:

a. The original nonconformity is not enlarged, increased, or extended;

Building permits are obtained for repairs within 365 days of the date the building was damaged or if no date can be reasonably established for the damage, the date that the City determines that the building is unsafe; and

c. The construction is commenced within 365 days after obtaining the required building permits.

3. Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. The market cost or market value of the structure shall be determined as follows:

a. Insurance Report;

b. Construction cost estimates; and

c. Certified appraisal.

If either C1 or C2 apply to the property, and to my understanding I'm not sure they do, then there won't be a possibility of restoring the duplex / multifamily status. The house will have to revert to and become one of the permitted by right (P) or limited uses (L) listed in Table 2.201 of our LDR, which I have included as well for your reference.

<http://www.cityofgalveston.org/DocumentCenter/View/3324/City-of-Galveston-LDR-Final---Updated-April-2018>

I am happy to facilitate a meeting with Mr. Tietjens regarding the issue, but I fear that his response will be the same as I don't believe that even he has the authority to deviate from the LDR.

Regards,

Daniel Lunsford, Planner  
Planning and Development Division  
Development Services Department  
City of Galveston  
Phone: (409) 797-3659  
Fax: (409) 797-3604



1724 MARKET, GALVESTON, TX 77550

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

HHM-11775

Parcel ID 690876

Year Built ca. 1890

District East End Historic District

Priority Rating Medium

Building Faces S

## DESCRIPTION

Type Single-Family House  
Linear

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Wood

Foundation Type Raised basement, Pier-and-beam

Fence Type Chain link fence

## ROOF

Roof Shape Front-gabled

Roof Materials Asphalt composition shingles

Roof Features No eaves

Gable End Treatment Same as wall treatment

Gable End Features Vent

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Aluminum

Window Light Configuration 6/6

Door Materials Wood, Metal

Door Types Single door primary entrance, Multiple entrances

## CHIMNEYS

## PORCH

Porch Type Full width, Two story

Porch Location Front

Porch Roof Flat

No. of Porch Bays 2

Porch Support Type Chamfered posts

## INTEGRITY

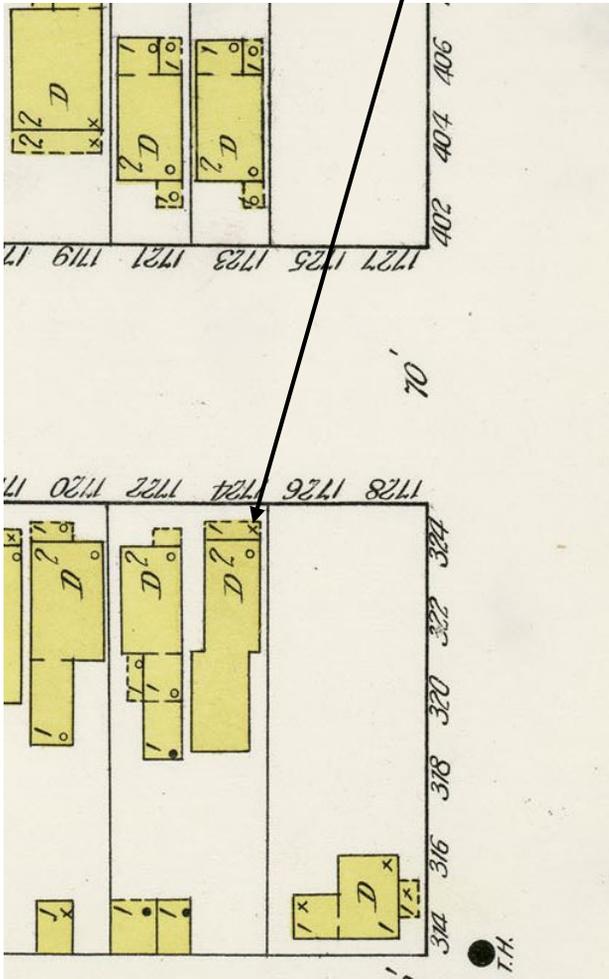
Condition Fair

Alterations Door replaced, Window replaced, Porch materials replaced



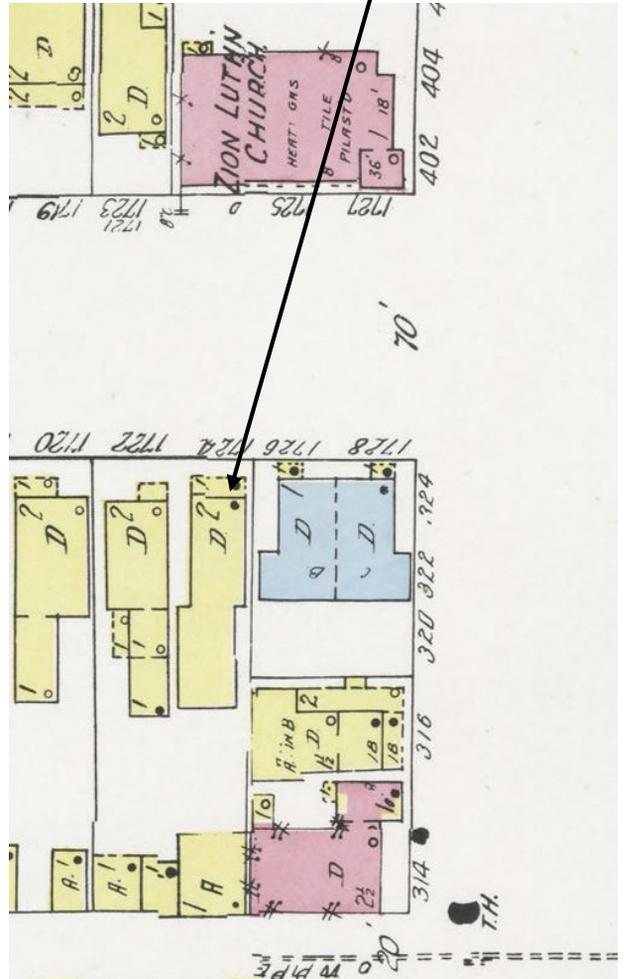
TX\_GalvestonCounty\_1724\_Market\_1.jpg





"x" indicates shingle roof on front porch

1912 Sanborn Map



"x" not noted on porch roof

1947 Sanborn Map



# 20LC-007

# STAFF REPORT

**ADDRESS:**

4824 Austin Drive

**LEGAL DESCRIPTION:**

Property is legally described as Lot 8, Palm Gardens, a Subdivision, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Dr. Calvin E. Buckley

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

Residential, Single-Family (R-1)

**HISTORIC DISTRICT:**

N/A

**REQUEST:**

Request for designation as a Galveston Landmark

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s Submittal
- B – Supplemental Research

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
30				



## Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1)	Residential
North	Residential, Single-Family (R-1)	Residential
South	Residential, Single-Family (R-1)	Residential
East	Residential, Single-Family (R-1)	Residential
West	Residential, Single-Family (R-1)	Residential

## Executive Summary

The applicants are requesting designation of the above referenced address, as a Galveston Landmark.

## Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

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

The history of the Palm Gardens neighborhood is associated with the adjacent Cedar Lawn Neighborhood Conservation District. According to the Cedar Lawn Association, W.L. Moody III founded the Cedar Lawn Development Company in 1926 with partner Clark W. Thompson. Moody's house at 5115 Avenue T is currently a Galveston landmark. Shortly thereafter, the Cedar Lawn Development Company added eight blocks west of Cedar Lawn between Avenue L and Avenue N 1/2 to the project, calling this area Palm Gardens. As noted in the Galveston Architectural Guidebook, the small lots of the subdivision indicate it was meant for homeowners of more modest means.

**2. Representative of an established and familiar visual feature of a neighborhood, community, or city.**

Insurance records provided by the applicant show that the house at 4824 Austin Drive was built in 1928 for Robert J. Bonn Sr. and wife Lydia M. Taylor Bonn. The record notes the house contained five rooms, including a kitchenette, bathroom, and "back room". In 1943 the Bonns sold the house to Mabel Holman Williamson; she and husband Frank owned the house until 1985, longer than any other single owner.

The Robert and Lydia Bonn house is a brick Craftsman bungalow style common to the Palm Gardens neighborhood and seen in other parts of the city as well, such as along Avenue O. This particular style of bungalow is characterized primarily by the use of brick to describe architectural details such as handrails, arches, columns, and lintels and by the low roof pitches more common to Prairie- or later Ranch-style houses. Altogether, these houses exhibit a unique style that does not readily fit into any other category.

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

Robert J. "Bob" Bonn Sr. was born on September 8, 1893 in Galveston; his obituary notes him as a "lifelong Galvestonian" though he may have also lived in La Marque for some time after 1947. Mr. Bonn was a veteran of World War I, worked for Kelso Marine for a time, and was a retiree from Model Laundry after 32 years there. He

was also a bailiff for the county court, and was commander of the Galveston American Legion post.

Lydia M. Taylor Bonn was born on November 11, 1899 in Galveston; her obituary notes she resided in Galveston until 1947, sixteen years before her passing. She was member and past president of several civic organizations, including the Maco Stewart Auxiliary Post #29, the Bay Area 40 & 8 Club, and La Marque Home Demonstration Club. Together Robert and Lydia had several children and numerous grandchildren.

**4. Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.**

The Robert and Lydia Bonn House retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association. It is a prime example of the unique Craftsman- style variation of domestic architecture seen throughout Galveston and especially in the Palm Gardens neighborhood.

**Financial Incentives for Historic Properties**

The property is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

**Other Reviews**

The Planning Commission will hear this request at the February 18, 2020, meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of March 26, 2020.

---

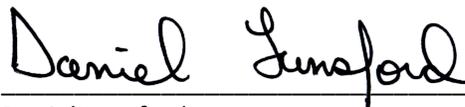
**Staff Recommendation**

Staff recommends approval with the following condition:

*Standard Condition:*

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

Respectfully Submitted:



Daniel Lunsford

February 11, 2020

Date



Catherine Gorman, AICP  
Assistant Director/HPO

February 11, 2020

Date

**4824 Austin Dr.  
Palm Gardens  
Galveston, Texas 77551**

The Cedar Lawn Association began to build the Cedar Lawn Neighborhood and then developed the next neighborhood over, Palm Gardens. Although many have thought that Palm Gardens was built for the domestic help serving the families and homes in Cedar Lawn, that is untrue. Surprisingly, the deed restrictions of both areas are quite similar and vary only slightly. The houses in Cedar Lawn were required to cost \$7,000.00 and up, where Palm Gardens had two sections: one where Palm Gardens' minimum home value was \$3,000.00 and another with no less a value than \$5,000.00. The land was auctioned and a great deal of original properties from the 1930's, 1940's and later still exist as they were originally constructed.

The property at 4824 Austin Dr. was constructed in 1928, as proven by a DESCRIPTION AND ESTIMATE of the Present Cash Value, (copy) provided by the Rosenberg Library Historical Archives.....the original owner was J. Bohn. The property was purchased and sold many times over the last 92 years and the interior has been totally updated, but the exterior structure remains as it was originally constructed. Palm Gardens was known as 'A front porch' neighborhood and the neighborhood still reflects the intent of the Original Deed Restrictions.

The Palm Gardens Neighborhood boundaries INCLUDE THE AREA BETWEEN AVE. L AND AVENUE N 1/2 - FROM 48th to 50th STREETS. A Neighborhood Association was formed to protect the integrity of the properties within its' boundaries. 4824 Austin Dr. is exemplary of Arts & Crafts architecture.

Westmoor subdivision, occupying the area from 45<sup>th</sup> to 47<sup>th</sup> from T to U, which was inaugurated by Dr. Willard R. Cooke and other enterprising local physicians, and later added to by Brantly Harris and Jules Damiahi. This subdivision was started in October 1925, when the north half was laid out and the south half added to in October 1927. Later five additional blocks surrounding the first section were laid out, making a total of nine blocks in the Westmoor addition.

---

#### *Cedar Lawn*

The Cedar Lawn Development Company, with W. L. Moody III and Clark W. Thompson started the development of Cedar Lawn in July 1926, in the area between L and N, 45<sup>th</sup> and 48<sup>th</sup>.

This comprises nine blocks and is probably the best developed of any subdivision as yet. Practically all of the lots have been sold and the majority has pretentious homes erected thereon.

Later, January, 1927 (unreadable), the Cedar Lawn Development Company added eight additional blocks adjacent to Cedar Lawn and called it Palm Gardens. This includes the area between Avenue L and N1/2 - from 48<sup>th</sup> to 50<sup>th</sup> streets and is also well settled.

---

Palm  
Gardens

CEDA

CEDAR  LAWN  
Established 1927

All of these subdivisions have public utilities, lots are graded and curbed and driveways have been laid out and in some instances asphalt topped. ...

### DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the one story Asbestos Shingle roofed B.V. building  
 Situated on Lot No. 8 in Block No. D.R. 33 No. 4824 Austin Drive Street  
 in the City of Galveston, owned by R. J. Bohn Mabel Holman

Occupancy: {  
 Basement none for .....  
 First Floor by Tenant for Dwelling  
 Second Floor by ..... for .....  
 Third Floor by ..... for .....

### DESCRIPTION

When built? Aug. '28 Last repaired or painted? .....  
 Is it on leased grounds? no When does lease expire? .....  
 What is used for lighting? elec Is gasoline used? .....  
 Size of building? See div 20x34, 13x30, 14x20 - 1350 S.F.  
 Plastered .....  
 Number of rooms 5 Rough ceiled and papered Kitchenette Halls 1 small Bath room 1  
 Ceiled and painted .....  
 Number closets? 3 Porches? 1 Mantels and grates? no  
 Number of flues and construction thereof? 1 brick to grd  
 Is public Fire Hydrant within 500 feet? yes Within 1000 feet? 1350 e. 18<sup>th</sup>

The above described building would cost, at present value of materials and labor ..... \$ 25,111

Robert J. Bohn and wife to Mabel Holman lot 8 of Palm Gardens and improvements; \$10 etc. (United States revenue stamps indicate transaction up to \$7000).  
 Mabel Holman, widow, to Frank Williamson and wife, lot 8 of Palm Gardens and improvements; \$10, etc. (revenue stamp).

10-15-43 ..... \$ .....  
10-26-45 age, use or location ..... 25 per cent ..... \$ 6250

Making the present Cash Valuation ..... \$ 18750

### OTHER IMPROVEMENTS

10/17/28 ..... \$ 15000  
 ..... \$ .....  
 ..... \$ .....  
 ..... \$ .....  
 ..... \$ .....  
 ..... \$ .....

Deduct for depreciation from age, use or location ..... per cent \$ .....  
 Making the present Cash Value ..... \$ .....

REMARKS: .....

Reproduced From  
 The Holdings of the  
 Rosenberg Library, Galveston, Texas

INSPECTOR

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the One story Asbestos shingle roofed Brick veneer building
Situatd on Lot No. 8 in Block No. Sub. Div. D. R. 33 No. 4822-24 Austin Drive Street
in the City of Galveston, owned by J. Bohn

Occupancy: Basement for
First Floor by Owner for Dwelling
Second Floor by for
Third Floor by for

DESCRIPTION

When built? Aug 1928 Last repaired or painted?
Is it on leased grounds? No When does lease expire?
What is used for lighting? Elec Is gasoline used?
Size of building? See Dia.

Plastered
Number of rooms Rough celled and papered 5 kitchenette & breakfast nook 1 small Bath room 1
Celled and painted

Number closets? 3 Porches? 1 Mantels and grates? none

Number of flues and construction thereof? 1 brick to ground

Is public Fire Hydrant within 500 feet? Yes Within 1000 feet?

The above described building would cost, at present value of materials and labor \$ \$

\$ \$

Deduct for depreciation from age, use or location per cent \$

Making the present Cash Valuation \$

OTHER IMPROVEMENTS

\$ \$

\$ \$

\$ \$

\$ \$

\$ \$

Deduct for depreciation from age, use or location per cent \$ \$

Making the present Cash Value \$

REMARKS:

Reproduced From
The Holdings of the
Rosenberg Library, Galveston, Texas

INSPECTOR

Galveston, Texas, day of 192

ORDER NO.: HT075198

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CUSTOMER SERVICE DEPARTMENT

777 POST OAK BLVD.

SUITE 100

HOUSTON, TX 77056

713-626-9220

86 YEARS CHAIN OF TITLE REPORT

RE: 4824 AUSTIN DR, GALVESTON, TX

REQUESTED BY: ALI PALACIOS

LEGAL DESCRIPTION:

Lot Eight (8) of Palm Gardens, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 417, Page 265, in the Office of the County Clerk of Galveston County, Texas, together with an Eight (8) foot sidewalk abandoned by the City of Galveston, by certified copy of Ordinance of record in Volume 611, Page 374, in the Office of the County Clerk of Galveston County, Texas.

INSTRUMENTS FILED:

Deed dated February 11, 1928, filed for record on February 11, 1928, by and between The Cedar Lawn Company, a corporation to B. Wittjen, recorded under Volume 417, Page 310 of the Deed Records of Galveston County, Texas.

Deed dated September 28, 1928, filed for record on October 18, 1928, by and between B. Wittjen to Robert J. Bohn and wife, Lydia M. Bohn, recorded under Volume 425, Page 352 of the Deed Records of Galveston County, Texas.

Deed dated October 11, 1943, filed for record on October 14, 1943, by and between Robert J. Bohn and wife, Lydia M. Bohn to Mabel Holman, recorded under Volume 671, Page 337 of the Deed Records of Galveston County, Texas.

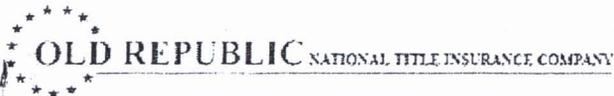
Deed dated May 4, 1945, filed for record on October 26, 1945, by and between Mabel Holman to Frank M. Williamson and wife, Mabel Holman Williamson, recorded under Volume 709, Page 48 of the Deed Records of Galveston County, Texas.

Warranty Deed dated December 6, 1985, filed for record on December 6, 1985, by and between Mabel E. Williamson to Edward H. Williamson, recorded under Galveston County Clerk's File No. 8549526.

General Warranty Deed dated May 30, 1991, filed for record on May 31, 1991, by and between Edward H. Williamson to Harry T. Crockett and wife, Judy W. Crockett, recorded under Galveston County Clerk's File No. 9118402.

General Warranty Deed With Vendor's Lien dated March 14, 2000, filed for record on March 15, 2000, by and between Harry T. Crockett and wife, Judy W. Crockett to Toby L. Smith and Darlene A. Smith, recorded under Galveston County Clerk's File No. 2000012169.

Warranty Deed With Vendor's Lien dated January 31, 2000, filed for record on February 1, 2008, by and between Toby L. Smith and wife, Darlene A. Smith to Billy R. Graff and wife, Dawn Graff, recorded under Galveston County Clerk's File No. 2008005775.



# INVOICE 7504

Invoice Date: 7/1/2014  
File Number: HT075198

**To:**

ALI PALACIOS  
21019 BLUE TOPAZ  
RICHMOND, TX 77406

**From:**

Old Republic National Title Insurance Company  
777 Post Oak Blvd.  
Suite 100  
Houston, TX 77056

Buyer:  
Seller:  
Reference:  
Property Address: 4824 AUSTIN DR GALVESTON TX 77551  
Brief Legal: Lot 8 in PALM GARDENS, a subdivision in Galveston County, Texas.  
Loan Amount: Sales Amount:

Description	Amount	Qty	Total
86 YEARS CHAIN OF TITLE REPORT	\$250.00	1	\$250.00

Subtotal	\$250.00
Tax @ 8.25 %	\$20.63
Non Taxable Amt.	\$0.00
Credits	\$0.00
<b>Grand Total</b>	<b>\$270.63</b>

Please Remit To:  
Old Republic National Title Insurance Company  
ATTN: Accounting  
777 Post Oak Blvd.  
Houston, TX 77056  
713-626-9220

*Thank you!*

Warranty Deed With Third Party Lien dated August 6, 2010, filed for record on August 9, 2010, by and between Billy R. Graff and wife, Dawn Graff to Edward R Davidson and Veronica T. Davidson, recorded under Galveston County Clerk's File No. 2010039294.

SEARCH COMPLETED THROUGH: June 26, 2014

NOTICE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DISCLAIMS ANY WARRANTIES, EXPRESSED OR IMPLIED CONCERNING THIS INFORMATION. THIS INFORMATION IS SOLELY FOR THE USE OF THE PARTY REQUESTING IT AND NO ONE ELSE. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S LIABILITY FOR ERRORS AND/OR OMISSIONS IN THIS INFORMATION SHALL BE LIMITED TO THE AMOUNT PAID FOR THIS REPORT. BY ACCEPTING THIS FORM, THE PARTY REQUESTING THE INFORMATION AGREES THAT THE DISCLAIMER OF WARRANTIES AND LIABILITY LIMITATION CONTAINED IN THIS PARAGRAPH IS A PART OF ITS CONTRACT WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SHALL COVER ALL ACTIONS WHETHER ARISING HEREUNDER BY STATUTE, IN CONTRACT, OR IN TORT.

PREPARED BY:

  
JESSE ARRIAZOLA

To the State of Texas }  
County of Galveston } Know all men by these presents:

That the Cedar Grove Co., a corporation, has and lawfully adopted and declares this to be the Cedar Grove Co. Map of Restricted Residential Homesites in the City and County of Galveston, Texas, including the streets, avenues and alleys covered by it by the City of Galveston by deed of record in Book 4177, Page 266 of the Public Records of Galveston County, Texas, and subject to the rights therein granted to said City and property to be hereinafter known as "Palm Gardens" and has and does hereby dedicate and donate to the public use the streets or drives shown hereon.

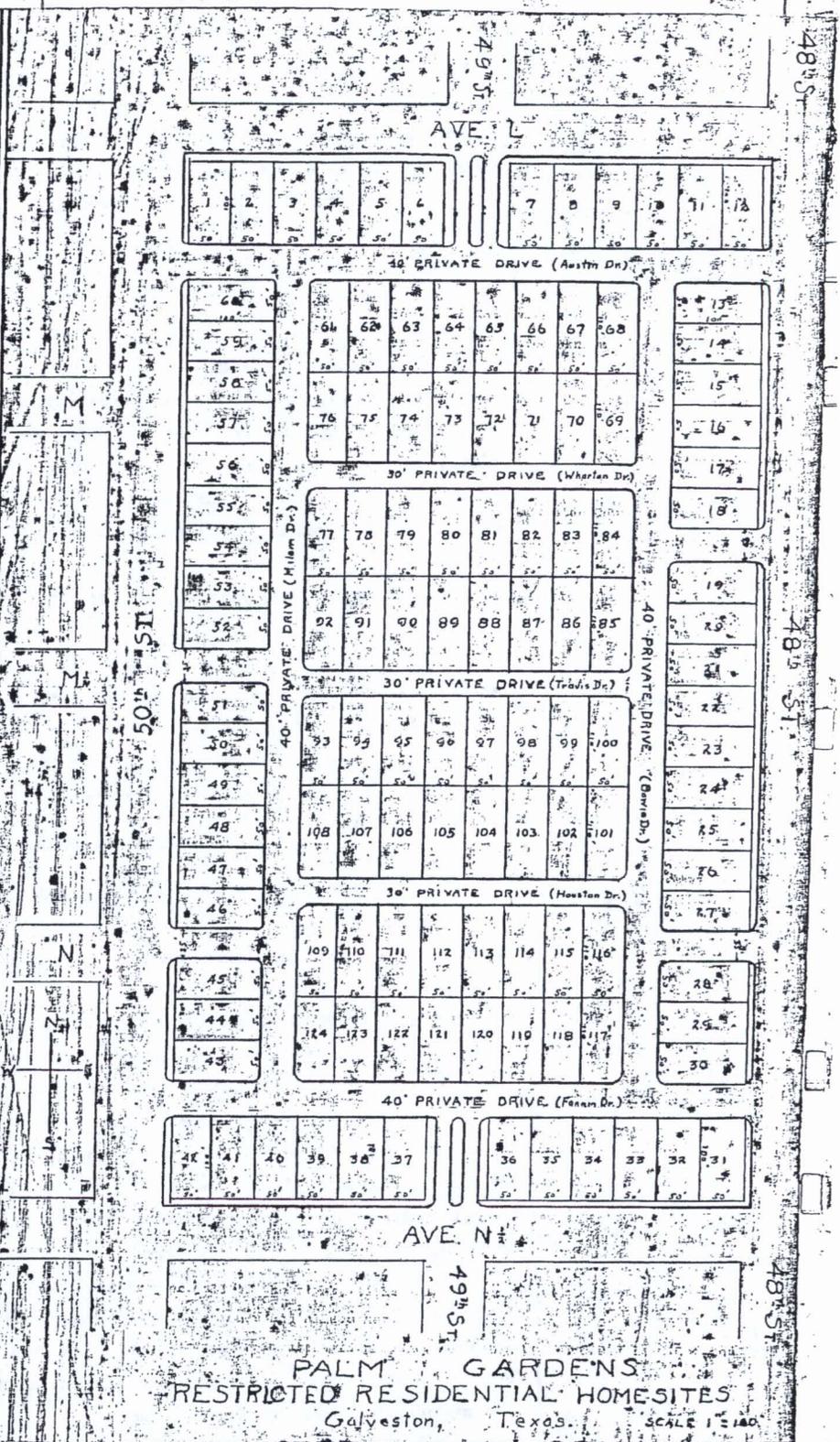
In testimony whereof the Cedar Grove Co. has caused these presents to be signed by its officers and has caused its common seal to be hereunto affixed. Witness my hand and seal this thirtieth day of January A.D. 1928.

The Cedar Grove Company  
By W. B. Woodruff  
President  
Chas. W. Thompson  
Secretary

To the State of Texas }  
County of Galveston }

I, the undersigned authority, a Notary Public in and for Galveston County, Texas, on this day personally appeared W. B. Woodruff and Chas. W. Thompson, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the respective capacities therein stated.

Given under my hand and seal of office this thirtieth day of January A.D. 1928.  
A. B. Brown  
Notary Public in and for Galveston County, Texas



PALM GARDENS  
RESTRICTED RESIDENTIAL HOMESITES  
Galveston, Texas. SCALE 1"=100'

Parents: George Leonard Bohn and Julia Emma Ernestine Oehring.

Widower of Lydia Mathilda Taylor.

The Galveston News, Monday, April 12, 1971.

ROBERT JOHN BOHN SR., 77, a life long Galvestonian, died Sunday morning after an apparent heart attack. Funeral services will be held at 9:45 a.m. Tuesday at the J. Levy & Bro. Funeral Home followed by a Mass at St. Patrick's Church, the Rev. Leo Wleczyk officiating. Burial will be in Grace Memorial Park Cemetery, Alta Loma. A Rosary will be recited at 7:30 p.m. Monday at the funeral Home. Bohn was born Sept. 8, 1893, in Galveston. He was a veteran of World War I and, at the time of his death, was commander of the Galveston American Legion Post. Bohn was a retired employee of the Model Laundry, where he was employed for 32 years and Kelso Marine. In recent years he had been a county grand jury bailiff. Bohn lived at 3218 Ave. Q-1/2. Survivors include a son, Robert J. Bohn, Jr. of Galveston; two brothers, G. A. Bohn, of Houston; and N. L. Bohn, of Belton; nine grandchildren and two great-grandchildren. Pallbearers will be Charles E. Blakeman, R. Jack Harris, Bernard E. Ott, Robert Jack Bohn, Paul Michael Bohn and David Patrick Bohn. Honorary pallbearers will be members of the American Legion Post and the St. Patrick's Men's Club. Friends may call at the funeral home after 10 a.m. Monday.

Buried, 4/13/1971, in Grace Memorial Cemetery and Chapel, Garden of Devotion, Alta Loma, Galveston Co., TX; Lot 51, Space 8.

Source: [www.findagrave.com/Galveston County Daily News](http://www.findagrave.com/Galveston County Daily News)

Parents: Thomas S. Taylor and Agnes Schroeder.

Wife of Robert John "Bob" Bohn, Sr.

The Galveston News, Saturday, July 13, 1963.

MRS. ROBERT J. (LYDIA TAYLOR) BOHN, 63, resident of La Marque, died in St. Mary's Infirmary, at 4:10 a.m. Friday. She was born Nov. 11, 1899 in Galveston and was a resident here until 16 years ago when she moved to La Marque. She was a member of the Trinity Lutheran Church in La Marque, member and past president of Maco Stewart Auxiliary Post No. 29, past president of the Bay Area \* & 40, and a member of the La Marque Home Demonstration Club. Mrs. Bohn is survived by her husband, Robert J. (Bob) Bohn Sr. of La Marque; a son, Robert J. Bohn Jr. of Galveston; eight grandchildren, nieces, nephews and other relatives. Funeral services will be held at 1 p.m. Saturday at J. Levy & Bro. Funeral Home, the Rev. Paul G. Wilson officiating. Interment will be in Grace Memorial Park in Alta Loma. Pallbearers will be R. J. Harris, J. D. Carney, C. E. Blakeman, T. L. McClelland, L. L. Boatright and T. E. Holt.

Buried, July 13, 1963, in Grace Memorial Cemetery, Garden of Devotion, Alta Loma, Galveston Co., TX; Lot 51, Space 7.



**20PA-004**

**MEMORANDUM**

**TO:** Fred Huddleston, Vice-Chairperson and Landmark Commissioners

**FROM:** Catherine Gorman, AICP, Assistant Director/HPO  
Development Services Department

**DATE:** February 12, 2020

**RE:** **20PA-004 (1227 Ball/Avenue H)** Review of fencing application per Section 10.106 (D) of the Land Development Regulations.

---

The applicant has submitted the attached fence design for approval through a fence permit. Please note, portions of the fence have been erected and a red-tag has been issued. While front yard fences are eligible for administrative approval, the Land Development Regulations state:

Administrative Review by Historic Preservation Officer (HPO). The Officer may act on applications that are eligible for administrative approval and shall approve an application only after finding that the proposed activity is in compliance with the Historic Design Standards. The Officer, at his sole discretion, may refer any application eligible for administrative approval to the Commission for review and decision.

In this case, the HPO finds that the fence is not in conformance with the Design Standards for Historic properties due to its unusual design and incompatibility with the house and has referred the application to the Landmark Commission for review and decision.

The Design Standards for Historic Properties state the following regarding fencing:

**Fences and Walls**

Fences and low walls have defined Galveston front yards since the 19th century. Wood picket and cast-iron fences were the most common historic fence materials. Some more elaborate fences have an unusual combination of cast and wrought-iron materials. Low walls that followed the sidewalk line were masonry and frequently stuccoed brick. Front yards were not enclosed with high walls; these were confined to rear yard areas.

Fences may be placed on the property line, but may not extend into the City right-of-way, without a License to Use Agreement with the City.

**3.5 Maintain historically significant fences and masonry site walls.**

- Maintain historically significant wooden picket or cast iron fences.
- Maintain historically significant stuccoed brick or concrete masonry site walls.

**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.

**Commission Action:**

The Landmark Commission is to review the proposed fence for conformance with the Design Standards.

The Commission actions can include:

- Approval as submitted,
- Approval with modifications, or
- Denial.



Planning and Development Division  
823 Rosenberg, 4th Floor, Room 401, Galveston, TX 77550

FENCE PERMIT APPLICATION  
DEVELOPMENT SERVICES DEPARTMENT

409/797-3660

planningcounter@galvestontx.gov  
www.galvestontx.gov

I. PROPERTY INFORMATION

1227 Ball Street  
Street Address/Location, or

Legal Description (Lot Number, Block Number, Subdivision)

II. APPLICANT INFORMATION

OWNERSHIP (Check One):  Individual  Corporation  Partnership  Trust

If ownership is a trust or corporation, list the partners or principal, their address and positions on a separate attachment

Howard "Chip" Hossok Jr  
Property Owner Name

Telephone

1227 Ball Street  
Mailing Address

E-mail Address

Same as Above  
Applicant/Representative Name

Telephone

Mailing Address

E-mail Address

Is the fence located in a Historic District or is it a Historic Landmark? Yes  No

Is the fence located in Cedar Lawn Neighborhood Conservation District? Yes  No

Is this fence within 1000-feet of the Mean High Tide? Yes  No

(IF YES, PLEASE EMAIL A SITE PLAN TO THE COASTAL DIVISION [COASTALRESOURCES@GALVESTONTX.GOV](mailto:COASTALRESOURCES@GALVESTONTX.GOV))

III. NEW FENCE DESCRIPTION

Residential  Commercial

Value of the Fence including labor and materials: 3000<sup>00</sup>

Total Fence Height: 46" Fence Material: FRON

Will Barbed Wire or Razor Wire be used: Yes  No

Explain the reason for using Barbed or Razor Wire:

\_\_\_\_\_

Prohibited Fencing Materials.
When a fence or wall is visible from a public street, the following materials shall not be used:
a. Scrap lumber, plywood, sheet metal, corrugated metal, plastic, or fiberglass sheets;
b. Barbed or razor wire, except as provided in subsection 2.600. C.2., or welded wire or chicken wire; and
c. Glass, spikes, nails, or other sharp point or instrument on the top or sides of fences.

2. Security Considerations. Barbed or razor wire may be placed on top of fences enclosing public utility buildings, protective care facilities, correctional facilities, industrial properties, and in other situations as required by federal or state law.

**SWIMMING POOL BARRIER REQUIREMENTS:**

**BARRIERS FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS SHALL COMPLY WITH APPENDIX G, SECTION AG105 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AND COMMERCIAL POOLS, SECTION 3109 OF THE 2012 INTERNATIONAL BUILDING CODE. INSPECTIONS MUST BE CONDUCTED AND PASSED BEFORE PUTTING WATER IN POOL.**

**ATTEST:** I hereby certify that the above information is true and correct, and further that the permission of the owner and authorized lessee (if any) of the premises has been obtained for the subject fence. Additionally, the fence does not violate any applicable deed restrictions or other restrictions on the premises. Having read the restrictions and requirements of the Article 2, Section 2.601 and 2.602, of the Land Development Regulations, the fence is being erected and maintained in compliance with the ordinance.

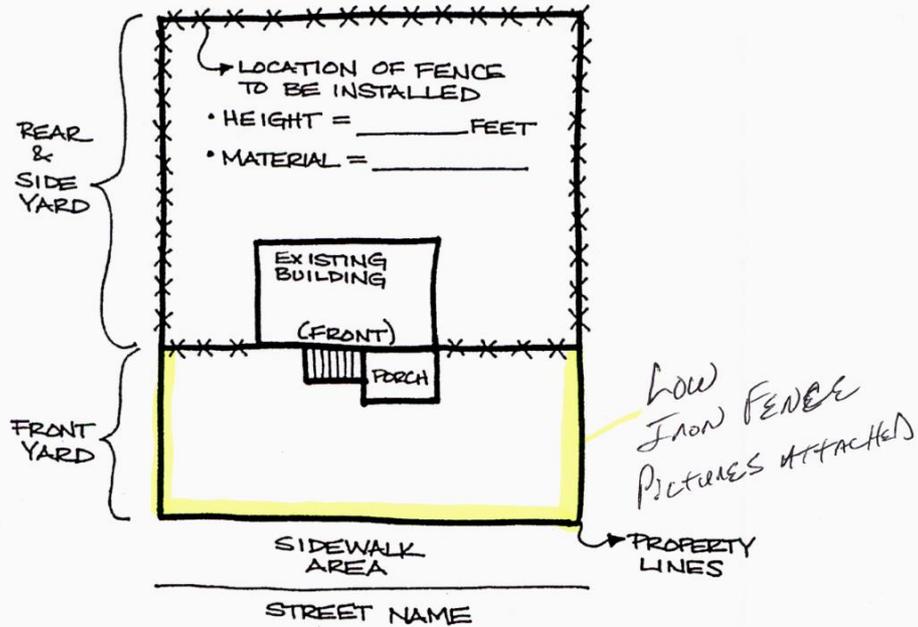
*[Signature]*  
\_\_\_\_\_  
Signature of Applicant

*11-26-19*  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Signature of Property Owner

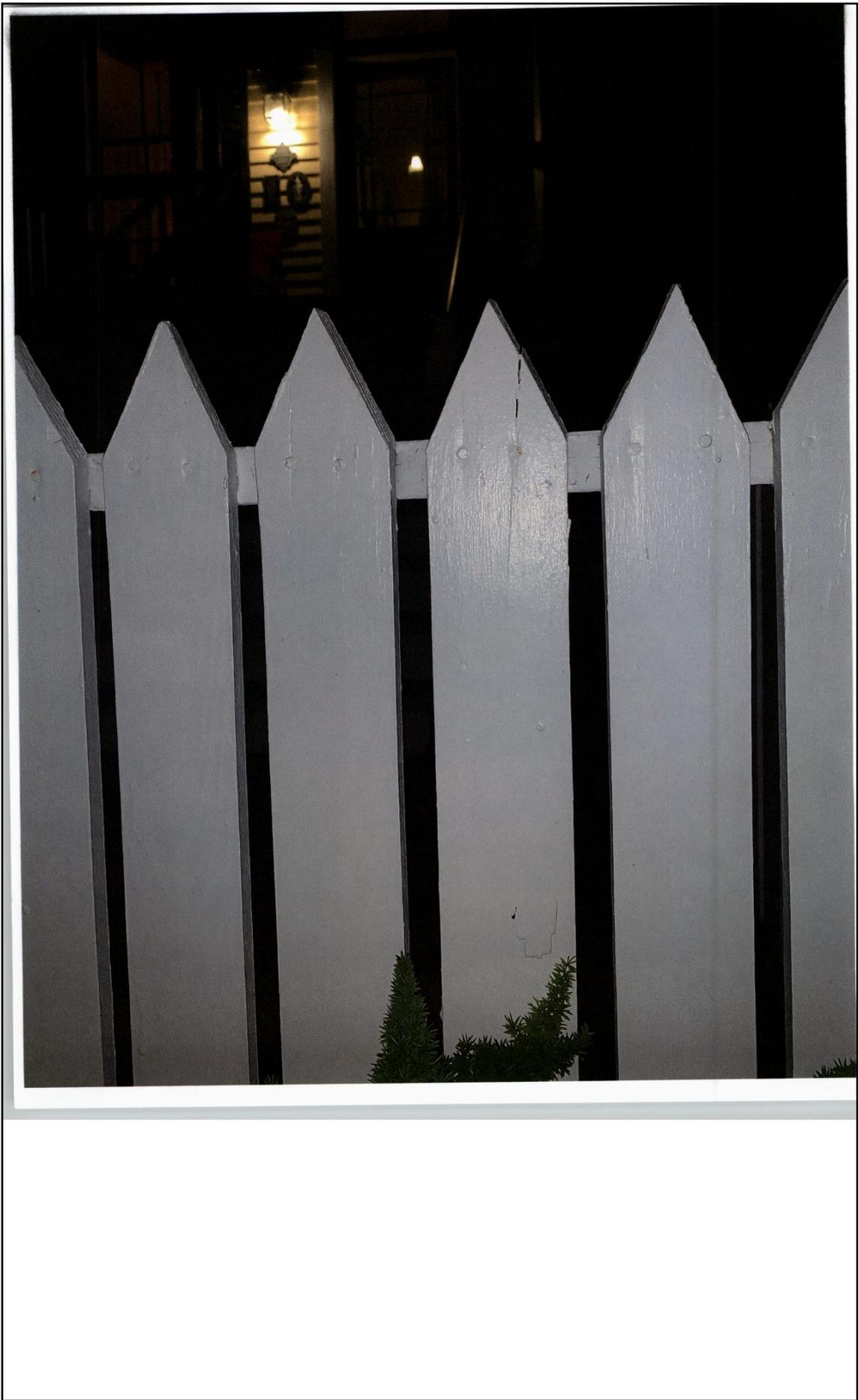
*11-26-19*  
\_\_\_\_\_  
Date

\*SAMPLE SITE PLAN\* \*COMMERCIAL FENCE MAY NOT USE THIS SITE PLAN\*  
\*COMMERCIAL PROPERTIES USE SURVEY INDICATING FENCE LOCATION\*









6:05

LTE

Done

5 of 6

