

AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, March 16, 2020
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

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

Documents:

[2020-03-02 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. Old Business And Associated Public Hearings
 - A. 20LC-017 (1518 Rosenberg/25th Street) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Front-Porch Railing. Property Is Legally Described As The Lot 10, Northwest Block 42, Galveston Outlots Special Subdivision, In The City And County Of Galveston, Texas. Applicants: David Hyde And Donald Stewart
Property Owner: David Hyde

Documents:

[20LC-017 STF PKT.PDF](#)

7. New Business And Associated Public Hearings
 - A. 20LC-019 (2021 Strand/Avenue B) Request For A Certificate Of Appropriateness For The Placement Of An Item That Will Obscure An Architectural Feature. Property Is Legally Described As The M. B. Menard Survey, East 37-6.25 Feet Of Lot 2 (2-1), Block 620, In The City And County Of Galveston, Texas. Applicant: Cathy Catching
Property Owner: Dale Olson, Galveston Trolley Station & Inn, LLP

Documents:

[20LC-019 PKT.PDF](#)

- B. 20LC-020 (1811 Church / Avenue F) Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including A Change To The Roof Structure. Property Is Legally Described As M.B. Menard Survey, Lot 5, Block 378, In The City And County Of Galveston, Texas. Applicant And Property Owner: Robert Kneppler Jr. And Susan Kneppler

Documents:

[20LC-020 PKT.PDF](#)

- C. 20LC-021 (1021 Sealy / Avenue I) Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including The Installation Of Replacement Front Porch Rails, Columns, Balusters, Siding, Trim, Replacement Doors And Windows, And Decorative Scrollwork. Property Is Legally Described As M.B. Menard Survey, East 28-10 Of Lot 2 (2-1), Block 190, In The City And County Of Galveston, Texas. Applicant And Property Owner: RNC Real Estate Holdings, LLC., Paul Church

Documents:

[20LC-021 STF PKT.PDF](#)

- D. 20LC-023 (3601 Avenue P) Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including Abandoning Two Below-Ground Cisterns. Property Is Legally Described As M.B. Menard Survey, Lots 5, 6, 7, And East 37-6 Feet Of Lot 4, Northwest Block 86, Galveston Outlots, And West 14 Feet Of Adjacent 36th Street. Block 378, In The City And County Of Galveston, Texas. Applicant: John McNatt, McNatt Contracting, Inc. Property Owners: Mariano And Leah Garcia-Blanco

Documents:

[20LC-023 PKT.PDF](#)

- E. 20LC-024 (1521 Broadway/Avenue J) Request For Designation As A Galveston Landmark. Property Is Legally Described As The East 25 Feet And 10 Inches Of Lot 2 And West 28 Feet And Seven Inches Of Lot 3 (2-1), Block 135, In The City And County Of Galveston, Texas. Applicant: Susan Cutaia Property Owners: Louis And Susan Cutaia, 1521 Broadway, LLC.

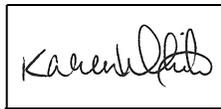
Documents:

[20LC-024 STF PKT.PDF](#)

8. Discussion And Action Items

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 March 12, 2020 at 3:00 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 – March 2, 2020

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Griffin, Patterson

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 17, 2020 minutes were approved as presented.

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

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Chairperson Fred Huddleston opened the public hearing on case 20LC-013. Applicant Brian Root 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-013 with staff's recommendations. Doug McLean seconded, and the following votes were cast:

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

The motion passed.

20LC-017 (1518 Rosenberg/25th Street) Request for a Certificate of Appropriateness for modifications to the structure including front-porch railing. Property is legally described as the Lot 10, Northwest Block 42, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.

Applicants: David Hyde and Donald Stewart

Property Owner: David Hyde

Staff presented a memorandum requesting that case 20LC-017 be deferred until the regular meeting of March 16, 2020 in order for the applicant to provide additional information requested by staff.

Chairperson Fred Huddleston opened the public hearing on case 20LC-017. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to continue case 20LC-017 per staff's request. Stephanie Lang seconded, and the following votes were cast:

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

The motion passed.

20LC-018 (210/212 Kempner/22nd Street) Request for a Certificate of Appropriateness for the placement of planters, which will obscure architectural features. Property is legally described as the Part of Lots 1 and 2 (1-1), Block 621, in the City and County of Galveston, Texas.

Applicant: Brittney Maynard

Property Owner: John and Catherine Buegler

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 20LC-018. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Doug McLean made a motion to approve case 20LC-018 in accordance with Chapter 23, Article VII, Section 23-114 of the Code of the City of Galveston. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

- Reminder regarding Ex-Parte Communication (Staff)

THE MEETING ADJOURNED AT 4:13 PM





20LC-017

STAFF REPORT

ADDRESS:

1518 Rosenberg/25th Street

LEGAL DESCRIPTION:

Property is legally described as the Lot 10, Northwest Block 42, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:

David Hyde and Donald Stewart

PROPERTY OWNERS:

David Hyde and Donald Stewart

ZONING:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including the installation of new front-porch railing.

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

- A – Elevation Drawings
- B – Applicants’ Submittal
- C – Survey Sheet

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
7				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	ca. 1915
Style	Single-Family House Bungalow
Condition	Good
Evaluation	Low = Non-Contributing
Note(s)	Large rear addition, door and window replaced, garage at bottom

Executive Summary

The applicants are requesting a Certificate of Appropriateness for modifications to the structure including removal of existing metal railing and installation of new wood railing on the front porch and stairs.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Historic Residential Porches and Decks

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

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

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

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.

Porches and Entries

A street-oriented front porch and entry is a distinctive characteristic of most historic houses in Galveston, and should be incorporated into new construction.

3.32 Design a front entry to be compatible with the historic context.

Appropriate

- Orient a front porch towards the street and sidewalk.
- Proportion a front porch to be compatible with the architectural style of the building and surrounding historic context.

3.33 Design a porch to be compatible with the historic context.

Appropriate

- Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were most common.
- Use sufficiently substantial porch posts and columns so that the porch does not appear to float above the entry.

Inappropriate

- Do not visually overwhelm the primary façade

Building Materials

Use building materials that appear similar to those used traditionally in Galveston. Building materials of a new structure should be compatible with adjacent historic

houses. They should appear similar to those seen traditionally to establish a sense of visual continuity.

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

Appropriate

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

Inappropriate

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

Conformance with the Design Standards

Staff finds that the request conforms to the Design Standards for Historic Properties.

The existing decorative metal railing is not original to the structure, and the Design Standards discourage railings that are too elaborate.

The applicant intends to imitate the simple, wood railing of a neighboring property. According to the applicant, there will be no change in the railing's scale or positioning. Since the Design Standards encourage the use of original materials, including wood balustrades, staff finds that the proposed design is more appropriate than the existing one.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-017:

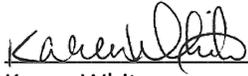
- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report.

Standard Conditions:

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

- 6) In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted:



Karen White
Planning Technician

3/10/2020

Date



Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

3/11/2020

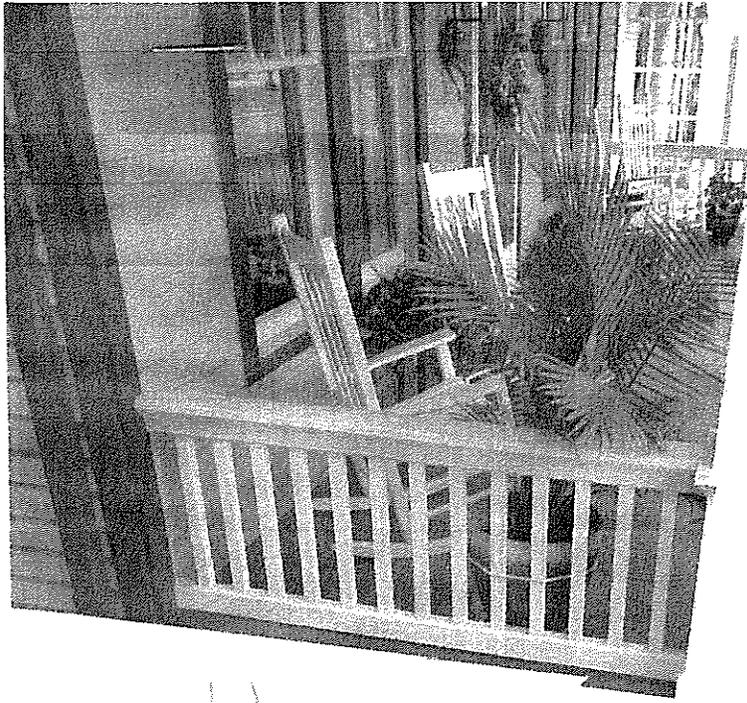
Date



1518 25 TR

Replace Metal Rails
With Wood

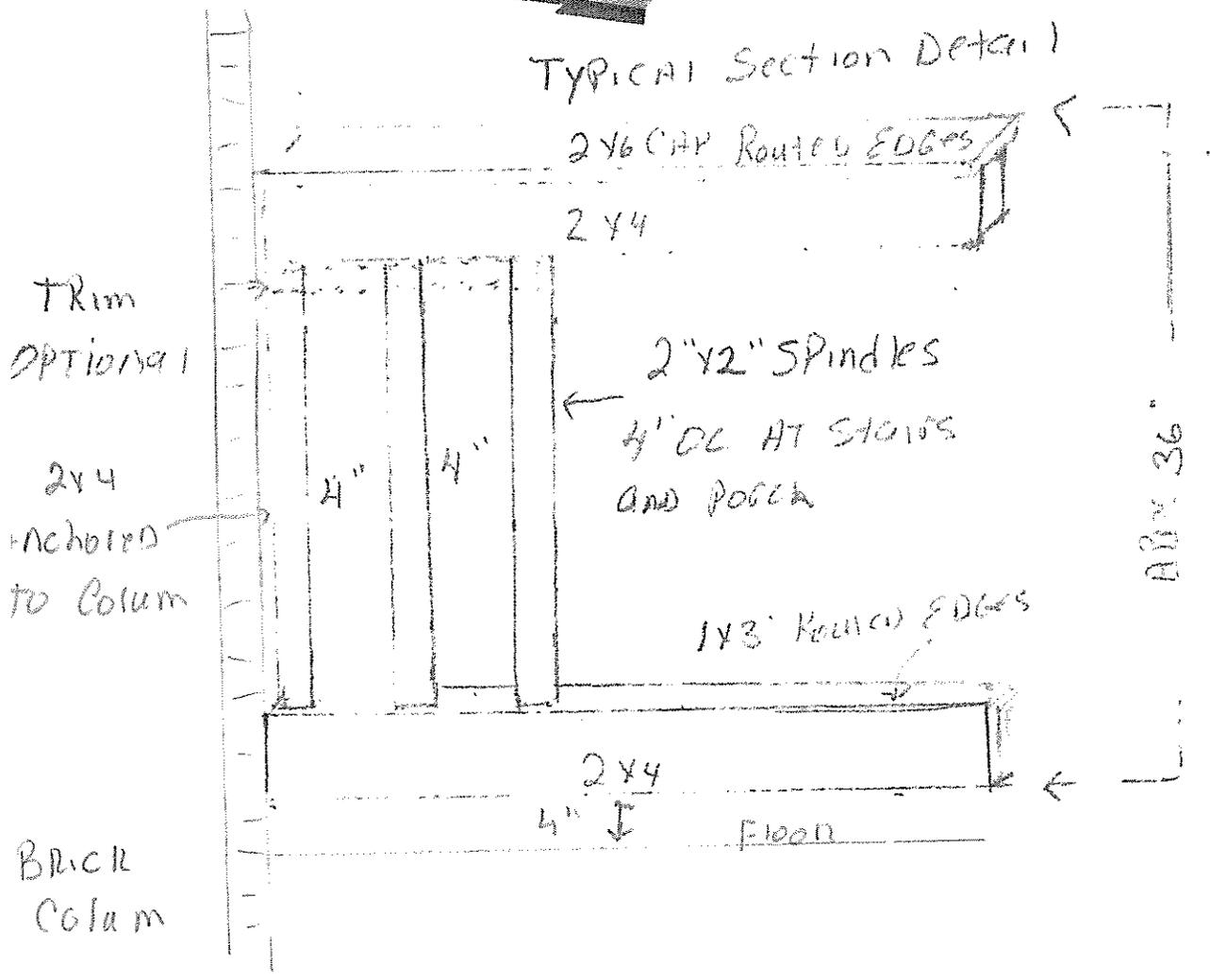
Case # 2020-017



Catherine Gorman

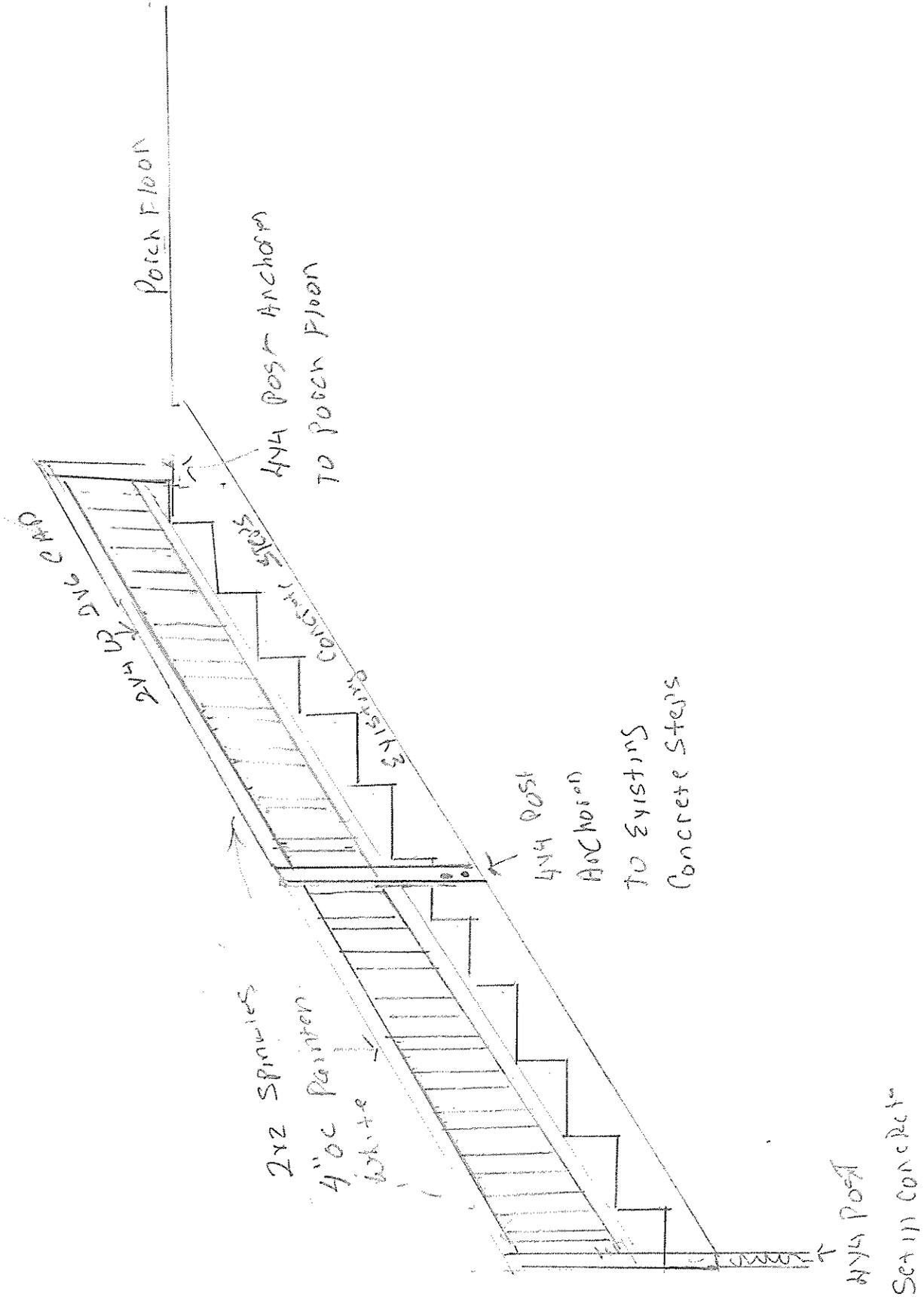
PZ
Hyde Firehouse Builders
Galveston TX
409-698-7124

TYPICAL Section Detail



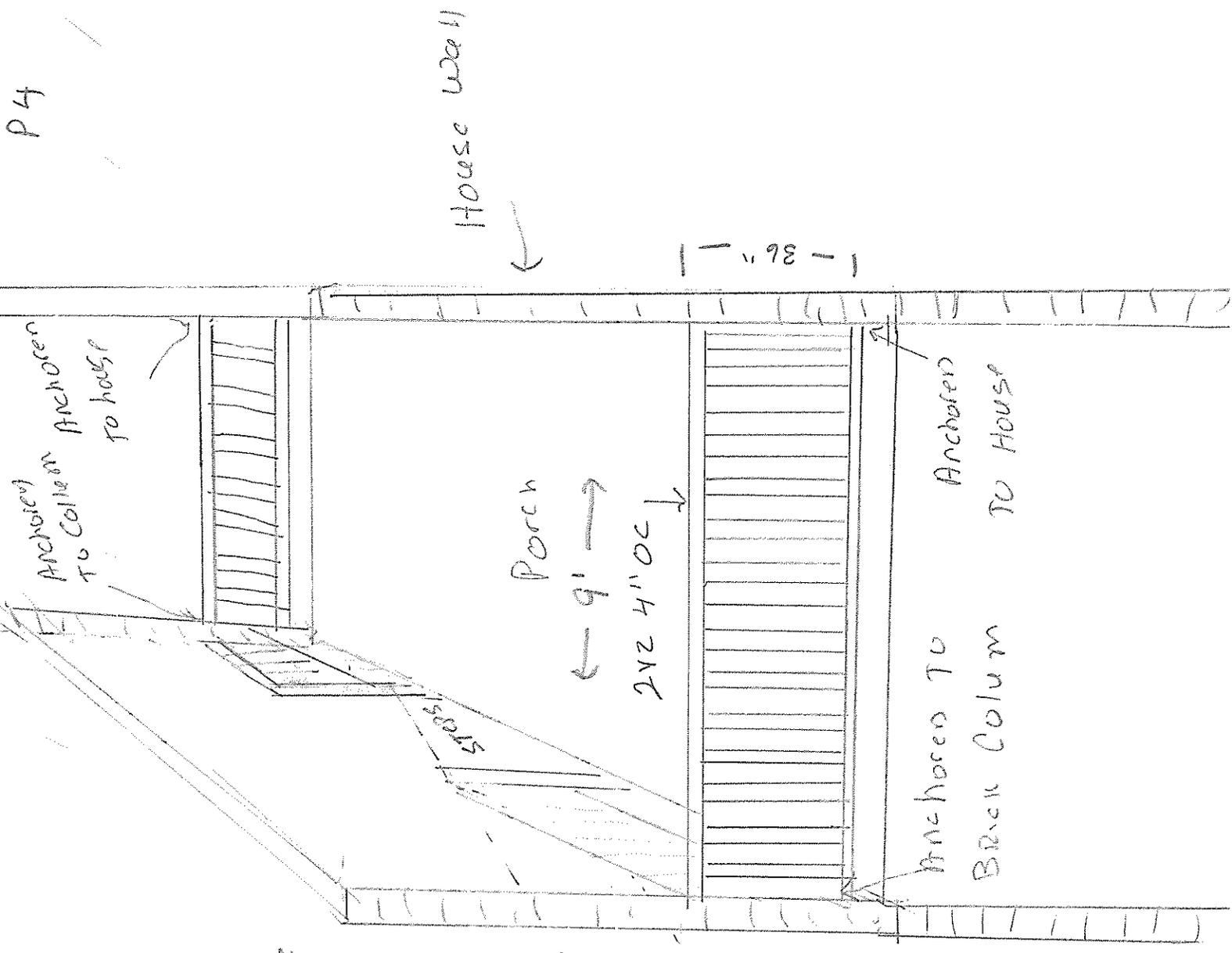
940 867-1601

Side view of Steps



END VIEW

P4



Notes:

- All Rails & Spindles Painted White
- Rails Attached to Brick with 1/4 x 3" Simpson Straps
- The Zinc plated Sleeve Anchors
- Post Attached to Straps with 1/2 x 2" Simpson Straps
- The Zinc plated Wedge Anchors
- Post will be Attached to Porch-Surface with Simpson Strong-Tie ABA Zmax Galvanized Post Base
- Finish height 36"
- Spindel Spacing 4" O.C.



1518



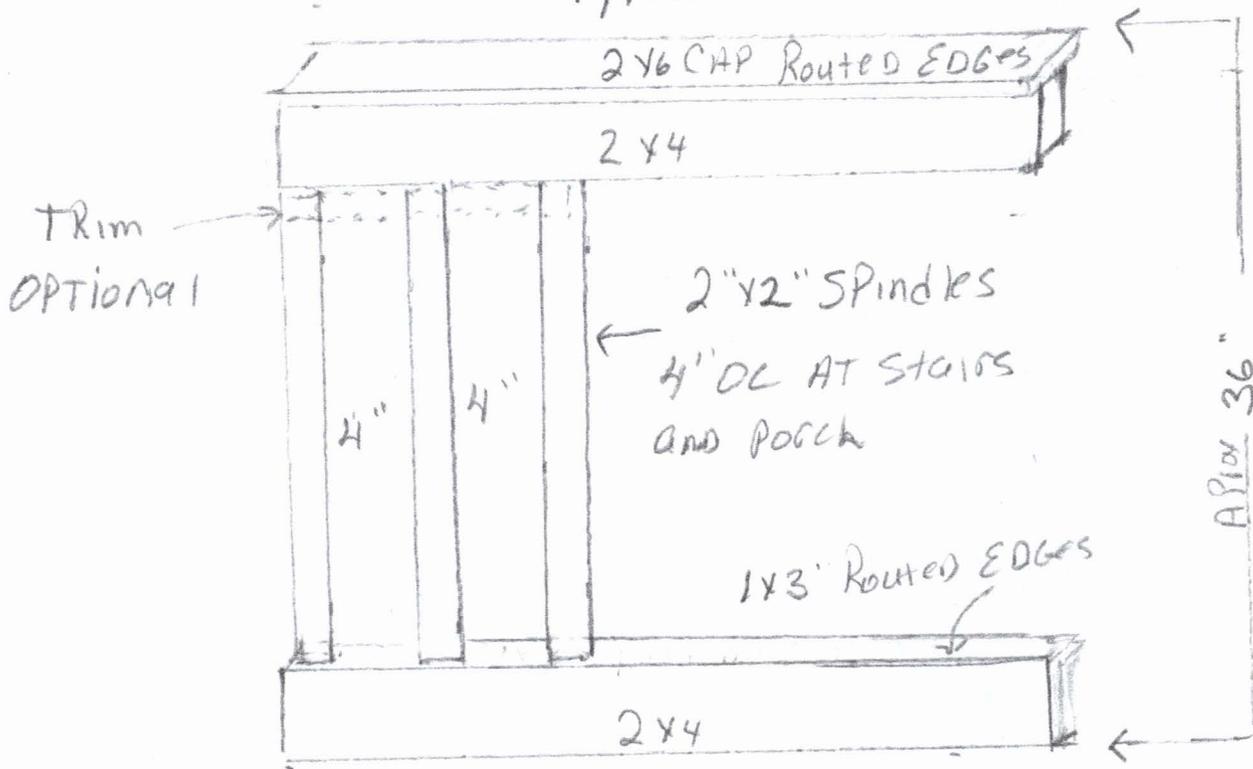


1520

Firehouse Builder
Galveston TX
409-698-7124



TYPICAL Section Detail



1518 ROSENBERG, GALVESTON, TX 77550

HHM-10119

Parcel ID 688377

Year Built ca. 1915

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

District Silk Stocking Historic District

Priority Rating Low

Building Faces W

DESCRIPTION

Type Single-Family House Bungalow
Stylistic Influences No style
Stories 1
Exterior Wall Materials Vinyl, Horizontal wood board, Vertical wood board
Foundation Type High-raised

ROOF

Roof Shape Hipped with gable
Roof Materials Asphalt composition shingles

WINDOWS & DOORS

Window Types Double-hung
Window Frame Materials Wood
Window Light Configuration 1/1
Window Features Decorative screenwork
Door Materials Wood
Door Types Single door primary entrance
Door Features Screens, Sidelights, Transom light

CHIMNEYS

No. of Chimneys 2
Chimney Material Brick
Chimney Placement Internal, End and at addition

PORCH

Porch Type One-story full width
Porch Location Front
Porch Roof Inset
No. of Porch Bays 3
Porch Support Type Brick piers

INTEGRITY

Condition Good
Additions Large rear addition
Alterations Door replaced, Window replaced, Garage at bottom, New porch railing



TX_GalvestonCounty_1518_Rosenberg_1.jpg



20LC-019

STAFF REPORT

ADDRESS:

2021 Strand/Avenue B

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, East 37-6.25 Feet of Lot 2 (2-1), Block 620, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Cathy Catching

PROPERTY OWNER:

Dale Olson, Galveston Trolley Station & Inn, LLP

ZONING DISTRICT:

Central Business, Historic District (CB-H)

HISTORIC DISTRICT:

Strand/Mechanic

REQUEST:

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

EXHIBITS:

A – Applicant’s Narrative

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Historical and/or Architectural Significance

Date	1860
Style	Commercial Vernacular
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.

Background

In September of 2019, the City Council adopted Ordinance 19-051 amending Chapter 23 of the Code of the City of Galveston which prohibits the obstruction of any architectural feature by any means. Enforcement of the regulations is now underway; however, Landmark Commission is currently considering modifying the ordinance to allow for seasonal and special event decorations. The current ordinance allows the Landmark Commission to grant a Certificate of Appropriateness for obscuring architectural features. The applicant previously made a similar request that was denied; however, the applicant has amended the request for fewer potted plants and added specific dates to the request to hang seasonal decorations (see Attachment A).

Executive Summary

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

- Seasonal wreaths to be displayed underneath the four light fixtures and attached to the fixtures; and
- Potted plants to be placed on the ground in the sidewalk area.

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

The Code of the City states the following:

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

Architectural feature is defined as:

Architectural feature means the interior or exterior surface of a door along with its hinges and hardware; features on the exterior of the building such as name and or date plates; brick surfaces, cast iron columns; porticos; transoms, entablatures, cornices, escutcheon plates; cast stone, cast-crete, terra cotta, cornerstones, wood framed

windows, window hoods of brick, cast iron, sheet metal, wood, or stone; or keystones on any premises within the Strand/Mechanic Historic District.

Obscure is defined as:

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

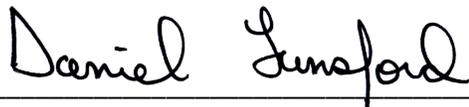
Conformance with the City Code Requirements

In order to approve, the Landmark Commission has to find that **all** of the following conditions have been met:

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

When making a motion for approval, the Landmark Commission must articulate how each of the above conditions have been met. When making a motion for approval, the Landmark Commission must articulate how any of the conditions are not being met.

Respectfully Submitted:



Daniel Lunsford, Planner

03/11/2020

Date



Catherine Gorman, AICP, Assistant Director/HPO

03/11/2020

Date

February 7, 2020

Certificate of Appropriateness
Landmark Commission
March 16th Meeting

Re: Mysticatz at 2021 Strand #1

Part IV.

A. DECORATIVE WREATHS

I would like to display artificial flower wreaths underneath the 4 light fixtures with zip ties that are on the front of the building as follows:

1. Christmas wreaths during the holiday season
2. Mardi Gras wreaths during the holiday season
3. Spring/Summer/Fall wreaths for the rest of the year (generally neutral wreaths)

I have in the past and will continue to maintain and freshen up with new flowers/decorations when they become faded, etc. They provide a warm and inviting atmosphere to an otherwise plain building that is located near the end of the Strand.

B. POTTED PLANTS

I would like to display potted plants in front of the building to also promote a warm and inviting atmosphere as follows:

1. Two small palms in black pots of about 16" in diameter to flank the entrance to Mysticatz with a small spray of artificial flowers and one small "Welcome Flag".
2. Two smaller variegated "airplane plants" in black pots of about 12" located on the outside of each palm to provide color.
3. Two medium size palms in square "lion's head" concrete planters of about 18" across that flank a separate entrance to the building. These planters are owned by my landlords.

I have in the past and will continue to maintain these plants.

**This block does not have the foot traffic that the rest of the Strand has so it is important to attract customers in a tasteful manner.

** I have reduced the number of plants from my previous application from the December 2, 2019 meeting

February 7, 2020

Cathy Catching
Mysticatz
2021 Strand #1
Galveston, TX 77550
409/789-7881 cell
ccatching@comcast.net

- Key:
-  Planter
 -  Concrete planter
 -  Decorative wreath
 -  Permanent light fixture

Exhibit A

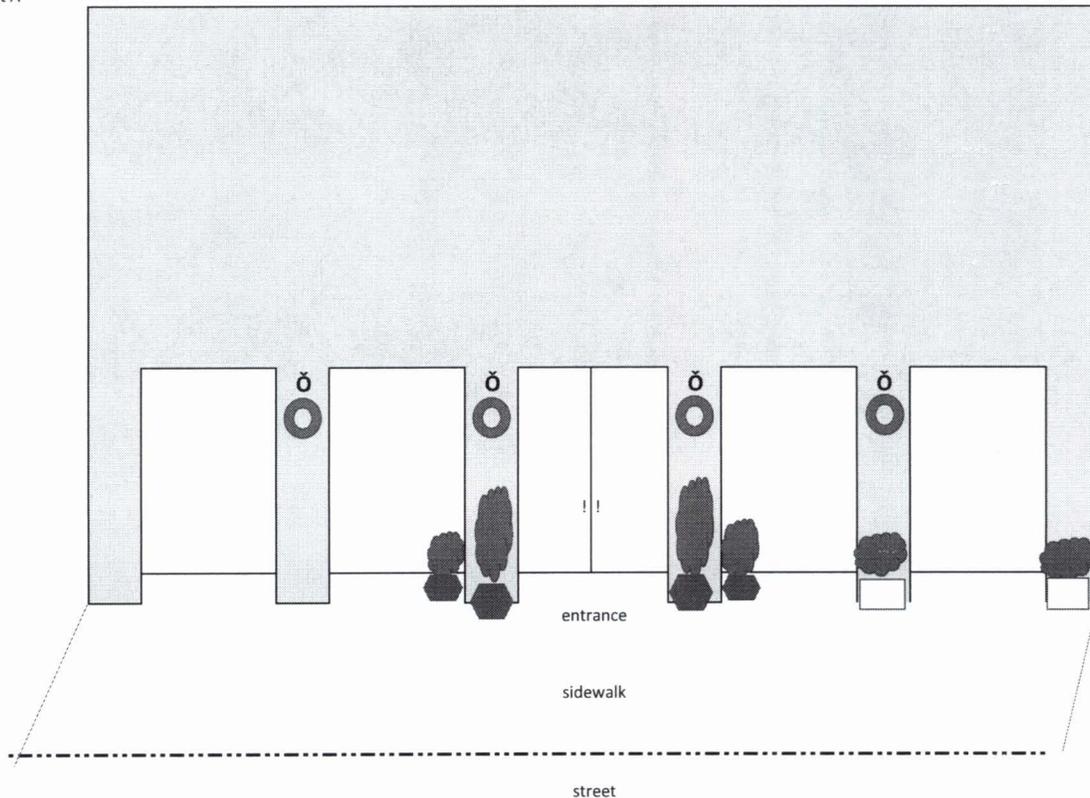
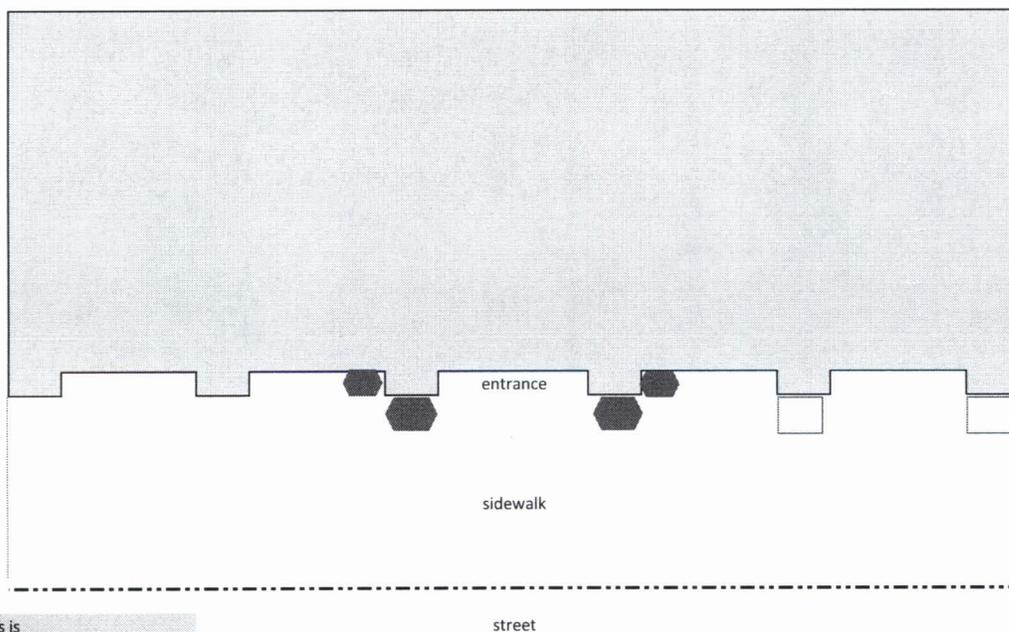


Exhibit B



* Mailing address is
2501 Pilgrim Estates Drive
Texas City, TX 77590









20LC-020

STAFF REPORT

ADDRESS:

1811 Church / Avenue F

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 5, Block 378, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert Knepler, Jr.

PROPERTY OWNER:

Robert Knepler, Jr. and Susan Knepler

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Certificate of Appropriateness in order to modify a rear roof

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

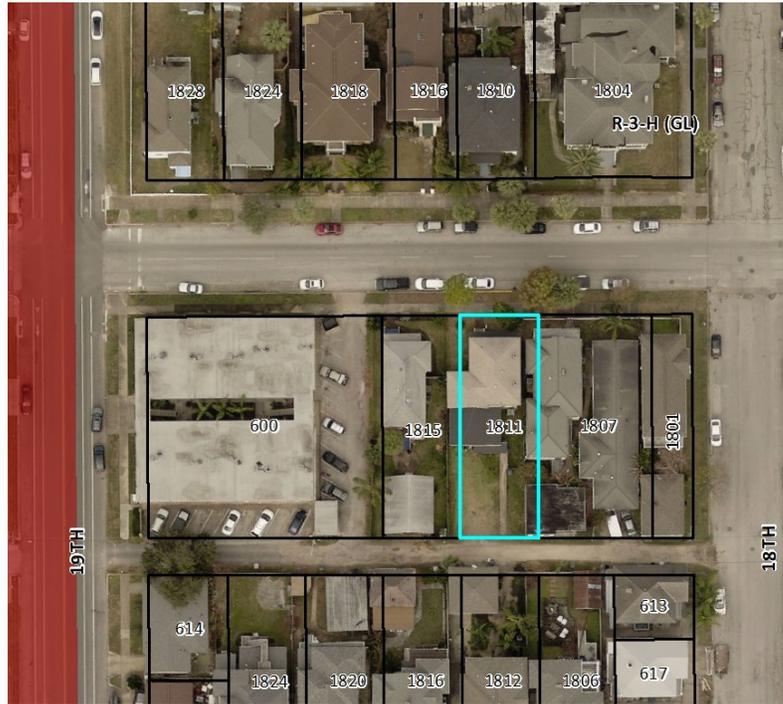
- A – Applicant’s Submittal
- B – Historic Sites Inventory Entry
- C – Sanborn Insurance maps

STAFF:

Daniel Lunsford
 Planner
 409-797-3659
 dlunsford@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, 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	1880
Style	Italianate
Condition	Excellent

Executive Summary

The applicant is requesting a Certificate of Appropriateness to modify the rear roof in order to improve runoff. The previously installed rear roof was not sloped sufficiently, creating a valley, which retained water at the junction of the roof and the rear wall of the house. Increasing the roof pitch solved the problem; however, this work was done without permit or Landmark Commission review. Photos of the roof and water damage are included in Attachment A of the staff report.

Design Standards for Historic Properties**Historic Roofs**

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

2.29 Preserve the original roof form of a historic structure .*Appropriate*

- Maintain the perceived line and orientation of the roof as seen from the street.

Inappropriate

- Avoid altering the angle of a historic roof.

2.30 Preserve the original eave depth of a roof.*Appropriate*

- Maintain traditional overhangs because they contribute to the perception of the building 's historic scale.

Inappropriate

- Do not cut back roof rafters and soffits.

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.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. The modified roof is located in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. The previously existing roof was also a shed-type design with a shallow slope, which the current design mimics. The new roof also overframes and encloses an existing rear pergola; this structure is a much later addition and not historic. Sanborn insurance maps included in Attachment C indicate that the current rear addition was added sometime after 1947, and is not original to the house.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

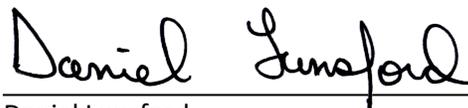
Specific Conditions:

1. The 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 if required by the City of Galveston Building Department;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Daniel Lunsford
Planner

March 11, 2020

Date



Catherine Gorman, AICP
Assistant Planning Director/HPO

March 11, 2020

Date







HUNDRED ACRE
2016

BY APPOINTMENT
SEE THROUGH

1811 CHURCH, GALVESTON, TX 77550

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

HHM-12083

Parcel ID 690277

Year Built ca. 1880

District East End Historic District

Priority Rating High

Building Faces N

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences Italianate

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Landscape Features Brick curb

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Flared eaves, Box eaves, Frieze

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Door Materials Metal

Door Types Single door primary entrance

CHIMNEYS

No. of Chimneys 1

Chimney Material Stucco

Chimney Placement Internal, Side, Front

Chimney Features Corbelling, Chimney cap

PORCH

Porch Type Full width, One story

Porch Location Front

Porch Roof Flat

No. of Porch Bays 3

Porch Support Type Square posts

Porch Features Squared wood balusters

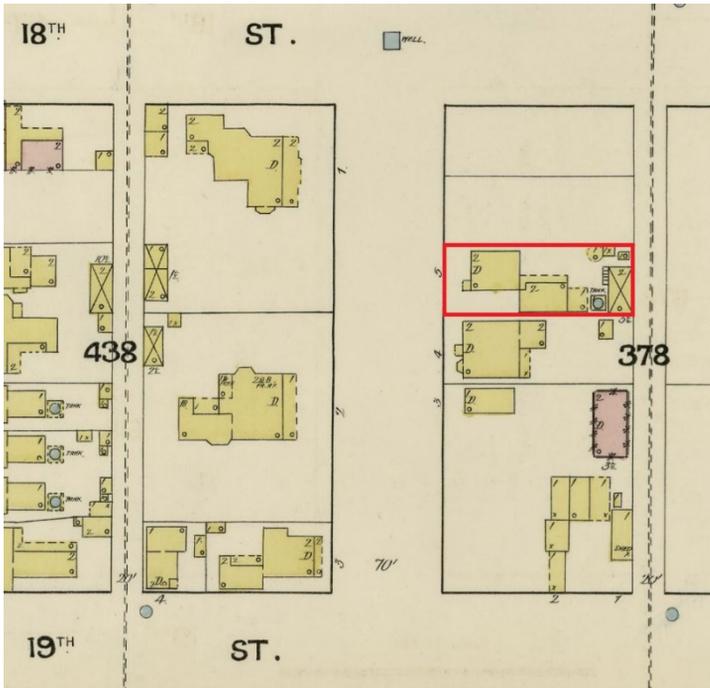
INTEGRITY

Condition Excellent

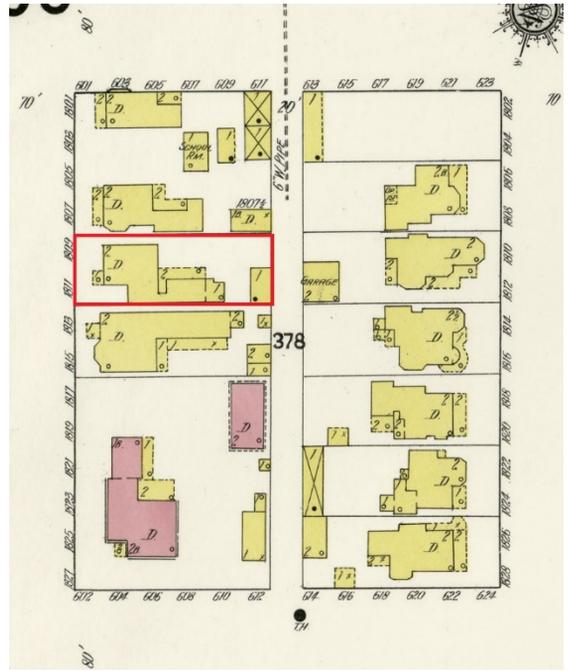
Alterations Exterior wall material replaced, Door replaced, Roof material replaced, Porch materials replaced, Infilled and partially infilled door



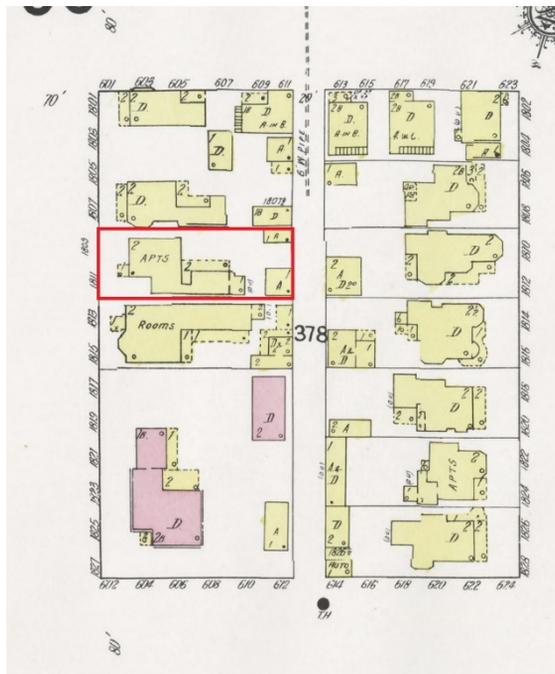
TX_GalvestonCounty_1811_Church_1.jpg



1899 Sanborn Map



1912 Sanborn Map



1947 Sanborn Map



20LC-021

STAFF REPORT

ADDRESS:

1021 Sealy/Avenue I

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, East 28-10 Feet of Lot 2 (2-1), Block 190, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

RNC Real Estate Holdings, LLC., Paul Church

PROPERTY OWNER:

RNC Real Estate Holdings, LLC., Paul Church

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including the installation of replacement front porch rails, columns, balusters, siding, trim, replacement doors and windows; and to relocate the rear accessory structure.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

- A – Applicant’s Submittal
- B – Photographs of the Rear Accessory Structure

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



oning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single Family, Historic District (R-3-H)	Residential
North	Residential, Single Family, Historic District (R-3-H)	Residential
South	Urban Neighborhood (UN)	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	1890
Style	National Folk
Condition	Fair
Priority Rating	Medium / Contributing

Executive Summary

The applicant is rehabilitating the house and requesting a Certificate of Appropriateness to remove the upstairs porch enclosure and construct a new double gallery. Staff research has confirmed that 1021 Sealy and the two houses to the west – 1025 and 1027 Sealy – were built at the same time by the same owner. Houses built in such a manner were commonly used for rental property and are now referred to as “sister houses” or “twins” or “triplets”. The applicant is not proposing to add the decorative porch trim to mimic the two sister houses and is proposing to leave the trim simple. The modifications to the front are as follows:

- Add new wood siding on the porch to match the rest of the house.
- Add new wood balustrades and railing in a simple squared design on the stairs and on the upstairs porch.
- Add new wood turned columns to match the downstairs.
- Install a wood walk through window in a two-over-two light configuration above the front door.
- Install two wood windows one downstairs and one above the down stairs window both in a two over two light configuration.

The applicant is also requesting to relocate the accessory structure on the lot and connect it to the main structure with an elevated walkway.

Design Standards for Historic Properties

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

Historic Residential Porches and Decks

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

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

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

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

3.14 Maintain an original porch or gallery on a house.

Appropriate

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

Inappropriate

- Do not enclose or screen a front porch.

3.15 If necessary, replace damaged porch elements.

Appropriate

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

Historic Windows

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

2.14 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.

Standards for New Secondary Buildings on Residential Properties

3.37 Design a secondary structure to be subordinate in scale to that of the primary building.

Appropriate

If a proposed secondary building is to be wider than one lot, break up the mass into smaller modules that reflect traditional secondary structures.

3.38 Locate a secondary structure to be in line with others in the district.

- Traditionally, these are located along an alley edge.

Conformance with the Design Standards

Staff finds the proposed changes to the main structure generally conform to the Design Standards for Historic Properties. Evidence supports the construction of a double gallery on the front façade. Due to the fact that this is a modern reconstruction, it is appropriate to eliminate the decorative details found on the porches of the sister houses so as not to present a false sense of history.

Staff finds that the proposed relocation of the rear accessory structure does not conform to the Design Standards. The Design Standards specifically state that secondary structures should be located along the alley edge.

Staff Recommendation

Staff recommends Case 20LC-021, be approved with the following conditions:

Specific Conditions:

1. The applicant shall conform to the design, materials and placement indicated in Attachment A in the staff report with the following modifications:
 - a. The relocation of the rear accessory structure 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 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.

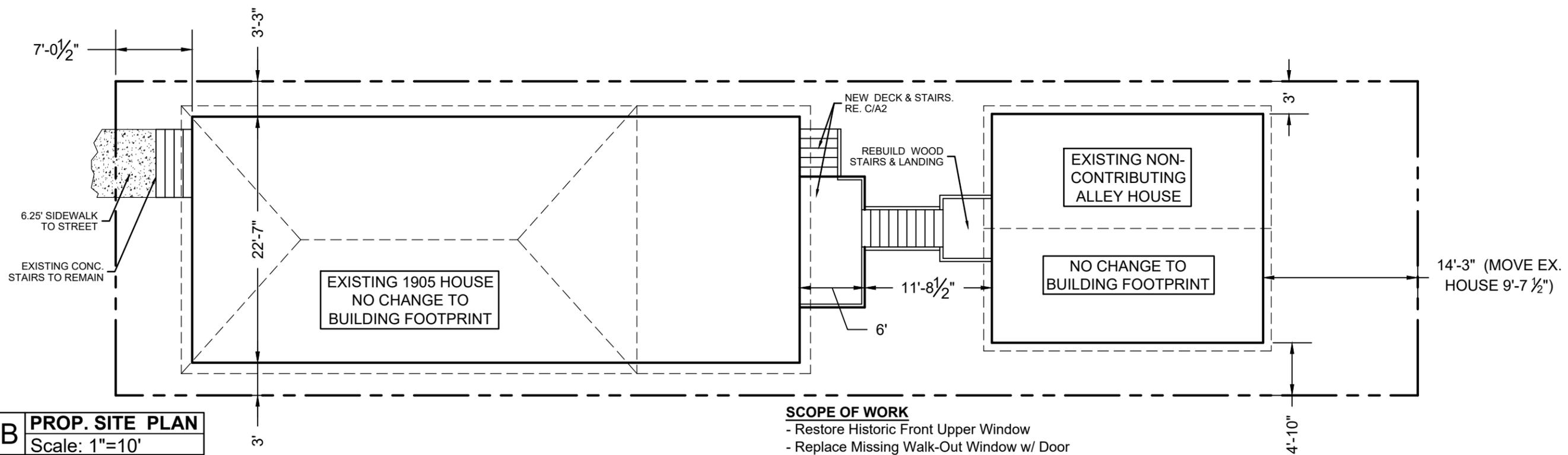
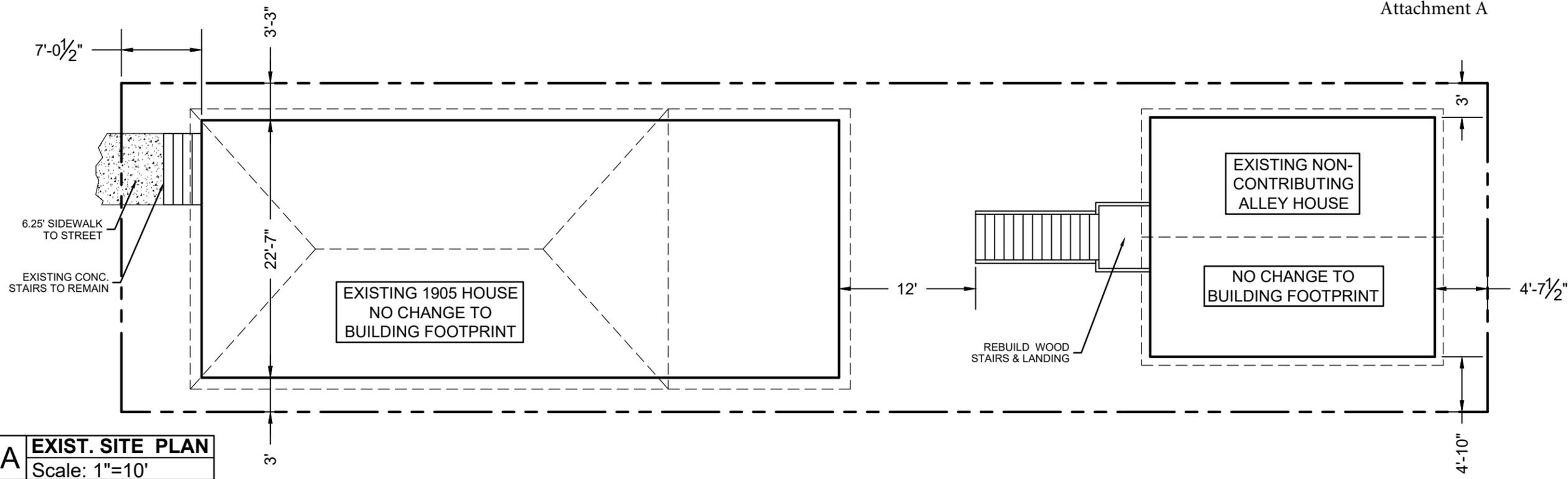
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

03/11/2020

Date



CODE REVIEW

Situs Address: 1021 Avenue I (Sealy) Galveston 77550
 Legal Description: Abstract 628 M.B. Menard Survey East 28'-10" of Lot 2 (2-1) Block 190 PID 101560
 Zoning: Residential Single Family (R-3) East End Historic District, Contributing (Medium)

- Applicable Codes:
- 2018 International Residential Code
 - 2018 International Fire Code
 - 2018 International Fuel and Gas Code
 - 2018 International Mechanical Code
 - 2017 National Electrical Code w/ Local Ordinances (Re: Code of Ordinances Ch. 12)
 - 2018 International Plumbing Code
 - 2012 International Energy Code
 - City of Galveston Land Development Regulations of 2015, January 2020 Revisions.

NOTE: All Permitting By Others.

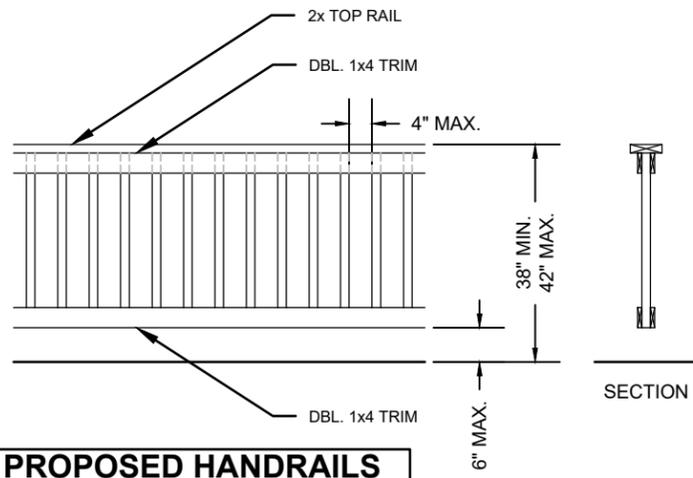
SCOPE OF WORK

- Restore Historic Front Upper Window
- Replace Missing Walk-Out Window w/ Door
- Replace Missing Upper Window with Salvaged Wood Window w/ 2-Over-2 Configuration and True Divided Lights and Muntins
- Replace Non-Historic Front Door
- Rebuild Existing Historic Windows on North, East, and West Facades
- Replace Upper and Lower Porch Columns, Handrails, and Decorative Scrollwork to Match that of "Sister" Houses at 1025 and 1027 Sealy (Re: Sheet A2)
- Rebuild Existing Stairs at Ex. Rear House
- Add New Deck at Rear of Front House
- Move Ex. Rear House 10' to North

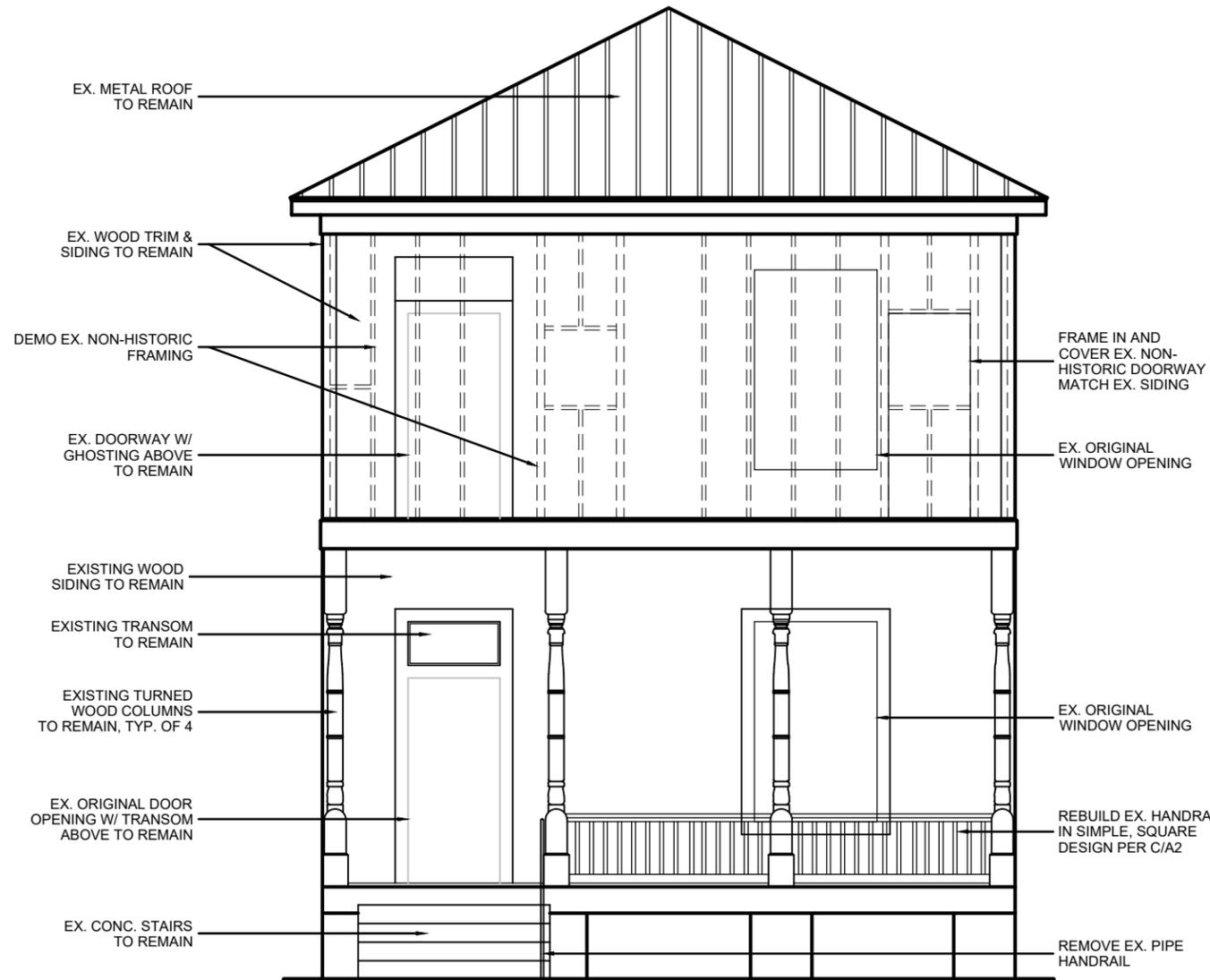
SHEET INDEX

- A1 Existing Site Plan
Proposed Site Plan
Code Review
- A2 Existing Front Elevation
Proposed Front Elevation

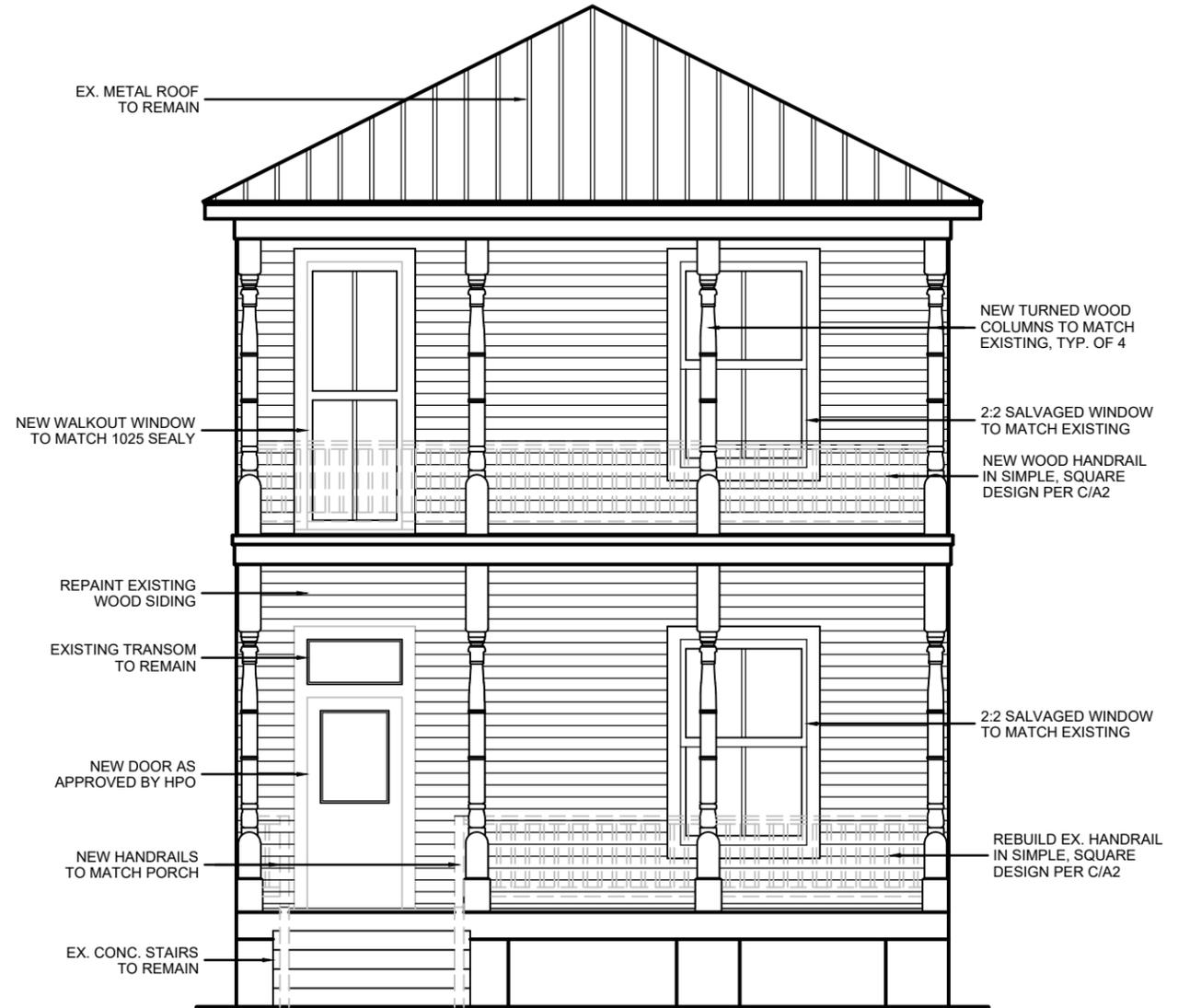
RNC Real Estate Holdings
 (732) 483-1111 / avdgroup@hotmail.com
 A Historic Renovation of
 1021 SEALY



C PROPOSED HANDRAILS
Scale: Not to Scale



A EX. FRONT ELEVATION
Scale: 3/16" = 1'-0"



B PROP. FRONT ELEVATION
Scale: 3/16" = 1'-0"





20LC-023

STAFF REPORT

ADDRESS:

3601 Avenue P

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lots 5, 6, 7, and East 37'-6" of Lot 4, Northwest Block 86 Galveston Outlots, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

McNatt Contracting Services, Inc.
 John McNatt

PROPERTY OWNER:

Mariano A. and Leah P. Garcia-Blanco

ZONING DISTRICT:

Urban Neighborhood,
 Galveston Landmark (UN-H)

HISTORIC DISTRICT:

Galveston Landmark

REQUEST:

Certificate of Appropriateness in order to modify and backfill two underground cisterns.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

A – Photos

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
12				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood, Galveston Landmark (UN-H)	Residential
North	Urban Neighborhood (UN)	Residential
South	Urban Neighborhood (UN)	Residential
East	Urban Neighborhood (UN)	Residential
West	Urban Neighborhood (UN)	Residential

Historical and/or Architectural Significance

Date	Circa 1839
Style	Cape Cod and Creole Plantation
Condition	Excellent

Executive Summary

The applicant is requesting a Certificate of Appropriateness to reduce the height by 18 inches and fill in two underground brick rainwater cisterns under the house. Photos of the cisterns are provided in Attachment A. The age of the cisterns is unknown. The cisterns are not visible from the public right-of-way. The applicant wishes to infill the cisterns with sand to prevent water accumulating below the house and creating potential foundation issues and health hazards.

Design Standards for Historic Properties**Historic Masonry**

Brick, stone, terra cotta, stucco and concrete are the primary historic masonry building materials in Galveston. They are used as building walls, site walls, steps, and walkways. Historic masonry and concrete should be repaired and preserved whenever possible.

2.7 Preserve original masonry materials.*Appropriate*

- Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.

Inappropriate

- Avoid rebuilding a major portion of exterior masonry walls that could be repaired.

Architectural Details

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

2.35 Preserve historic site features.

Appropriate

- Preserve carriage step blocks
- Preserve hitching posts
- Preserve wooden water towers and cisterns in rear yards

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. While the Design Standards encourage the preservation of site features such as cisterns, the cisterns in question are beneath the house and not visible from the right-of-way. Due to their location, the standing water therein serves as a breeding ground for mosquitoes and presents a potential health hazard. Water leaking from the cisterns could potentially destabilize the surrounding foundation. Filling the cisterns with sand is an acceptable way to preserve the cisterns and mitigate these problems.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

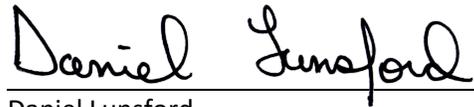
Specific Conditions:

1. The modifications shall conform to the design, materials, and placement in Attachment A of the staff report;
 - a. The cisterns shall remain in place and be filled with construction-grade sand;

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 if required by the City of Galveston Building Department;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Daniel Lunsford
Planner

March 11, 2020

Date



Catherine Gorman, AICP
Assistant Planning Director/HPO

March 11, 2020

Date











20LC-024

STAFF REPORT

ADDRESS:

1521 Broadway/Avenue J

LEGAL DESCRIPTION:

Property is legally described as the east 25 feet and 10 inches of Lot 2 and west 28 feet and seven inches of Lot 3 (2-1), Block 135, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:

Louis and Susan Cutaia

PROPERTY OWNERS:

Same

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Applicant’s Submittal
- B – Supplemental Research
- C – Survey Sheet

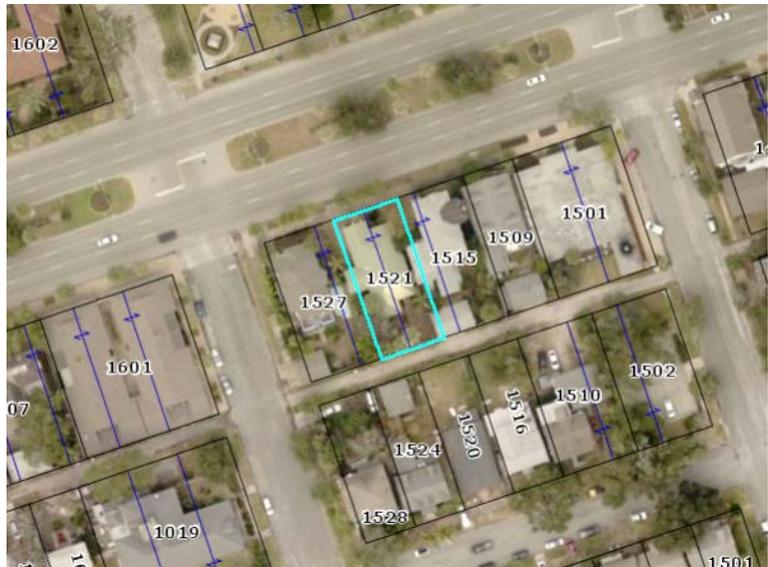
STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
16				

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.



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)	Vacant
South	Urban Neighborhood, San Jacinto Neighborhood Conservation District (UN-NCD-1)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

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 Peter M. Gengler House was built in 1925 and designed by architect R. R. Rapp. The house was owned by grocery company executive Peter M. Gengler until his death in 1945, then by his widow, Leoni Pauline Gengler until her death in 1968. The home was subsequently used as an office for a local contractor until it was purchased by its current owners in 1996. The current owners began restoring the property in 2002 (Jane Chapin, "On Candlelight Tour: Peter Gengler Home 1521 Broadway").

The home is a brick-veneer bungalow with National Folk and Craftsman stylistic influences, and it features an arched entry with brick piers. According to the *Galveston Architecture Guidebook* (Stephen Fox and Ellen Beasley), during the late 19th century, Broadway was "the most valuable real estate in town not only because it fronted on the city's major east-west thoroughfare but also because it was on some of the highest ground that Galveston Island had to offer." The East End neighborhood attracted Galveston's most notable residents.

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

The Peter M. Gengler House has been an established visual feature of the community since its construction in 1925. The house was featured on the Galveston Historical Foundation's Home Tour in 2006.

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

According to his obituary, Peter M. Gengler was born on February 17, 1868 to “pioneer Galvestonians” John and Margaret Gengler. John Gengler and his brother, Peter Gengler, had founded the Gengler Store in 1851. According to a write-up in The Daily News, Gengler’s began as a fruit and vegetable cart and went on to become “one of the oldest groceries in the United States operated by the same family and in the same city” before shutting its doors in 1946.

In 1914, Peter M. and his brother, James Gengler, bought George D. Morgan’s shares in Peter Gengler Co. In 1916, Joseph L. Gengler, a descendent of the elder Peter, also sold his shares to Peter M., who then served as the president of the firm until his death in 1945.

Peter M. was known for taking care of his employees and the Galveston community. He allowed employees to earn a commission on top of their salary and quietly donated bread and cake to the Galveston Orphans’ Home and holiday food baskets to various community organizations including John Sealy Hospital, St. Mary’s Infirmary, Ursuline Convent, and the Rosenberg Woman’s Home (Casey Edward Greene, “Gengler’s known for quality products good service”).

Peter M. and his then-wife, Theresa Schulte, commissioned R. R. Rapp to design the two-bedroom, brick-veneer bungalow in 1925. According to an article provided by the applicants, the firm of R. R. Rapp was founded in 1921 and is one of the oldest architectural firms in Texas.

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 Peter M. Gengler House retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling, and association. According to a script from 32nd Annual Galveston Historic Home Tour, original features include the oak floors, beveled glass in the entry door, living room fireplace, glass-fronted cabinets, picture molding, and kitchen vent hood.

Financial Incentives for Historic Properties

Due to the fact that it is located within the East End Historic District, the property is not eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the March 17, 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 April 30, 2020.

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:



Karen White
Planning Technician

3/10/2020

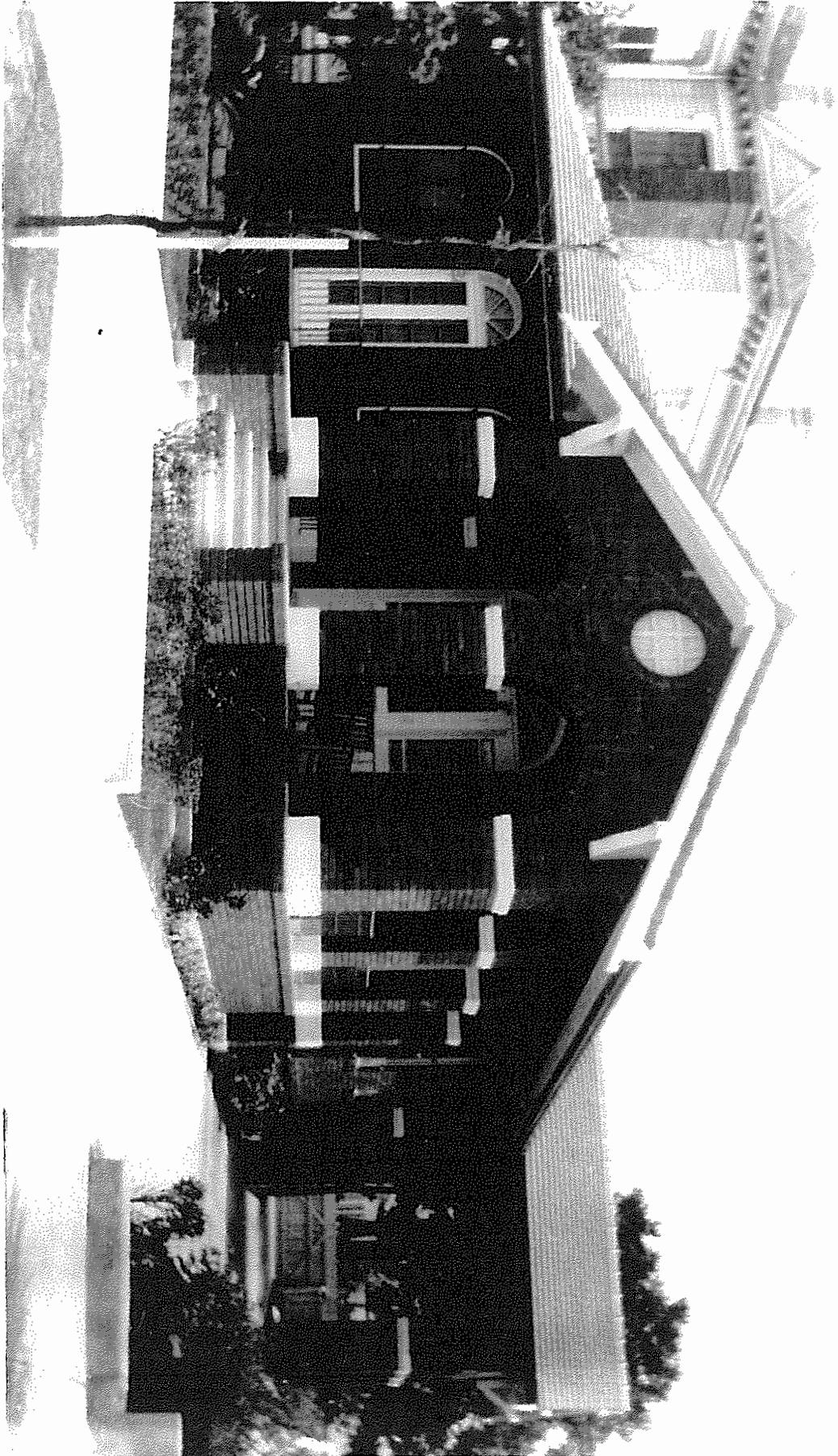
Date



Catherine Gorman, AICP
Assistant Director/HPO

3/11/2020

Date



REPORT
Prepared for the
... 1952

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East End Historical District Association

Vol 29 No.12 Donald Peak, Editor

www.eastendhistoricgalveston.org Dec. 2003

DECEMBER EVENTS & MEETINGS

EAST END HISTORICAL DISTRICT BOARD OF DIRECTORS MEETING

Thursday, Dec. 4th, 2003

Meeting at our Cottage

1501 Postoffice

7:30PM

Reception 7:00PM

Everyone welcome!

UNIVERSITY AREA ROUNDTABLE

5:30 .PM, Monday, Dec: 16, 427 Market Street
University Episcopal Center. Program to be
announced, call 762-8641 for details.

ART WALK

SATURDAY , 6-9PM JANUARY 24th
DOWNTOWN BOUTIQUES, GALLERIES
FREE FOOD, MUSIC, DRINKS. START
YOUR NEW YEARS BY CELEBRATING
THE WORLD OF ART.

DECEMBER 5TH CANDLELIGHT HOME TOUR

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[See Peter Gengler Home story on Page 2 by
Jane Chapin]

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ON CANDLELIGHT TOUR: PETER GENGLER HOME 1521 BROADWAY

By Jane Chapin

In 1925 lifelong Galvestonian Peter M. Gengler commissioned architect Raymond R. Rapp to design the two bedroom brick bungalow at 1521 Broadway. Notice the arched windows, fanlight above the door and sidelights. Gengler's obituary printed in the Galveston News, 3 December, 1945, states he "was born February 17, 1868, the son of John and Margaret Gengler, pioneer Galvestonians. His father, with his brother, Peter Gengler, the elder, were original founders of the Gengler Store, which served the city continuously for the past 94 years. Peter, at age 12, gave up his schooling at St. Mary's University, to seek a job. His first job was at \$8 per month as office boy, which allowed him time to play around his uncle's store. After the death of his uncle he and his brother James bought out the interest of George Morgan, secretary of the Gengler Store. Peter then became secretary of the firm. In 1916 Joseph L. Gengler, President of the company sold his interest to his cousins, Peter and James and Peter became President, a position he retained until his death." The Gengler Store was noted for extending credit, and had a large delivery service. Peter Gengler's widow, Leoni, remained owner of the bungalow until her death in 1968. The house was sold to a local contractor, Steve Malkin who used the home as office space. The current owners purchased the property in 2002 and began restoration.

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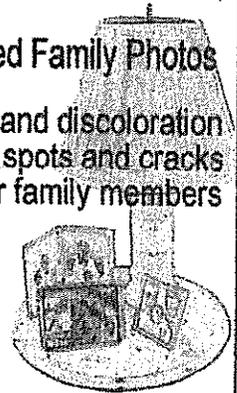


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The evolution of architecture and planning is equally as dramatic as that of transportation and communication.

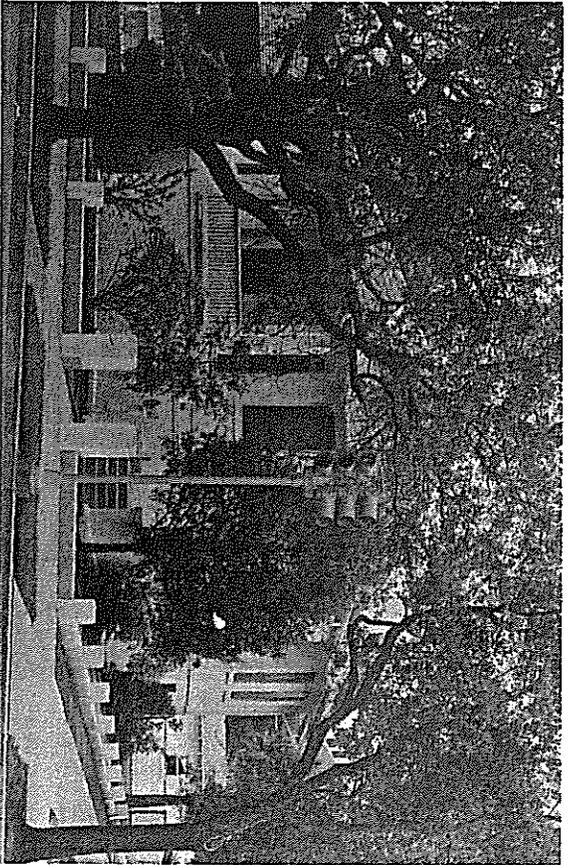
Clients expect more now than they did a half century ago. Expertise in management of the construction dollar is probably the top priority. Design sophistication follows closely in a technically oriented and concerned society.

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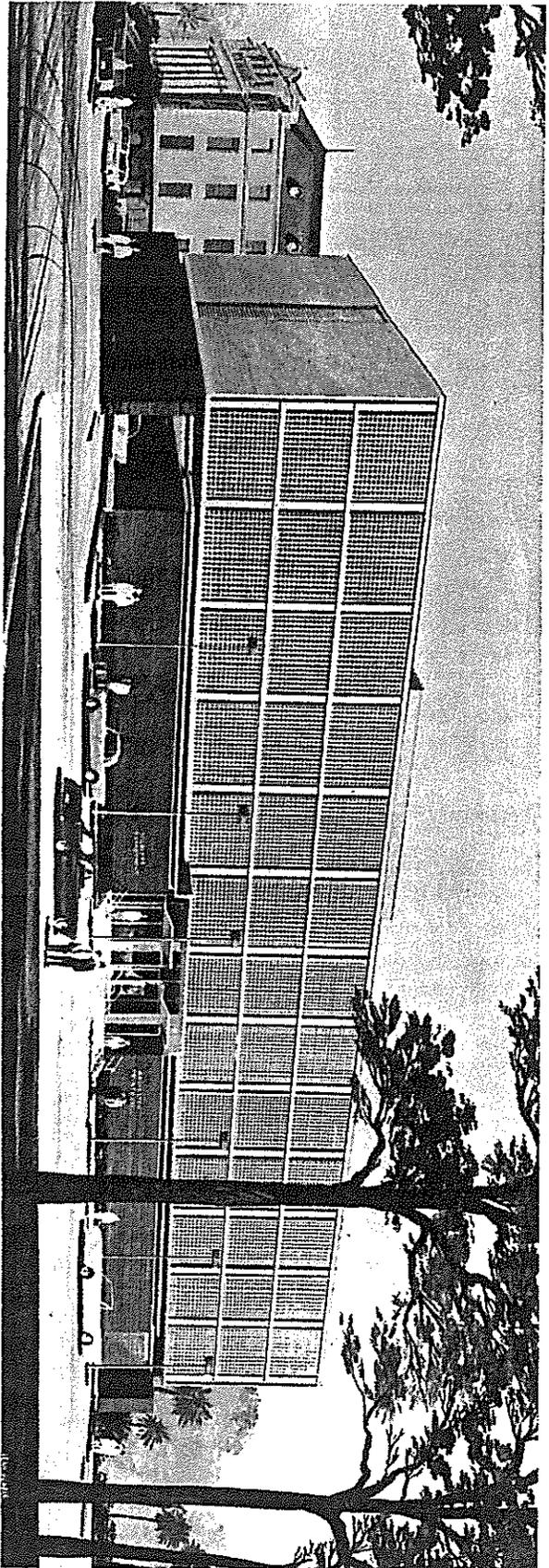
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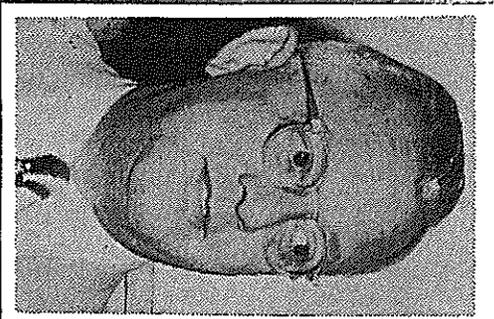
Each successfully completed project should draw its attractiveness from utility as well as appearance and thus be a small step in improving man's environment.



*Residence for Jules Dumiani, Galveston
Commission No. 1, 1921*



County Jail, Galveston, 1961 - 1962



R. R. RAPP, SR.
Founder
1896-1959

THE GENGLER HOME

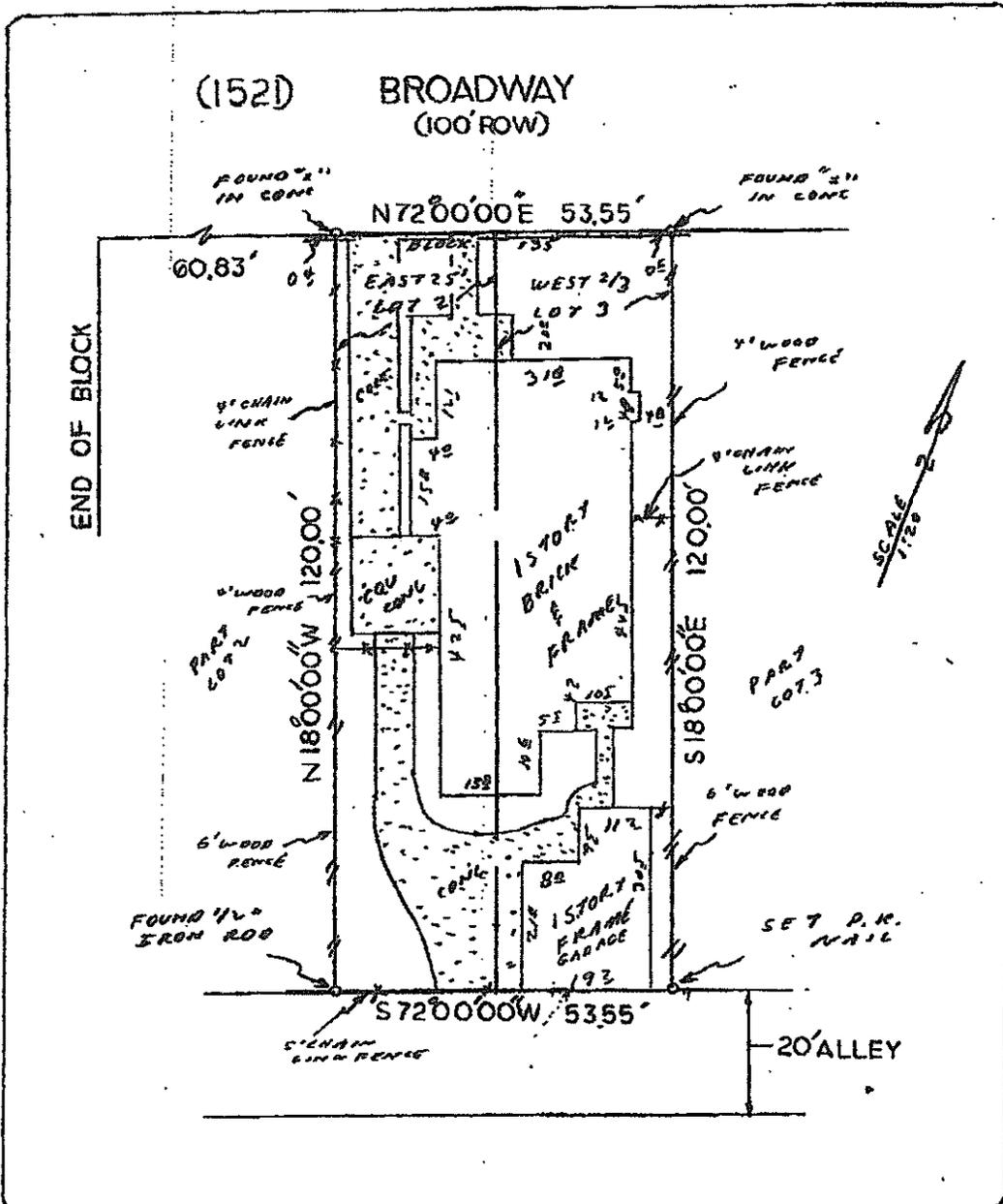
1521 BROADWAY

This two bedroom Bungalow was built for Mr. and Mrs. P. M. Gengler in March 1925 by Architect Raymond R. Rapp, which at the time was one of the most complete architectural firms to be found in this section of the State. At the time Mr. Gengler contracted this house to be built he was the owner of the state's oldest and most famous grocery store located here in Galveston. The store was originally built by his grandfather, Peter Gengler in 1851. It developed to such an extent that it was ranked as one of the best stocked and equipped food emporiums in the United States by the 1880's.

Grandson and the original owner of this house Peter Gengler, was born here in Galveston in February, 1868, one of several children of John and Margaret Gengler.

His father was one of the joint owners of the original Gengler store, but left this business during the Civil War, becoming a successful ship captain and blockade runner. Financial difficulties came to the Gengler family and at the age of 12 Peter gave up his schooling to go into the family business and later took complete control of the store.

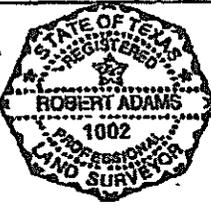
Mrs. Peter Gengler lived in this house until the late 1960's long after Mr. Gengler's death. In 1996 the current owner Louis Cutaia purchased the house and in August 2002 started the restoration process with the help of Felipe Valencia. With only a few modern touches in the Kitchen and Bath the house was returned to its original look.



BUYER Louis Cutaia and wife, Charlene Cutaia 1521 Broadway

DESCRIBED PROPERTY
 The East 25 feet of Lot 2 and the West 2/3rds of Lot 3, Block 135 located in the City and County of Galveston, Texas.

T.L.C. Inc.
 P.O. Box 1687
 Pearland, TX 77588
 897-1585
 G.F. 93205541
 Date: 7-20-95
 Inv. # 11079
 JOB# 7-127-95



I do hereby certify that this survey was this day made on the ground of the property legally described herein, (or on the attached sheet), and is correct, and there are no encroachments unless shown, and was done by me or under my supervision, and conforms in or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

Note: There are no natural drainage courses on this property.
 Note: This property does sit in a flood hazard zone according to HUD/ F.I.A. 485464 00260 8-15-83 ZONE A12

Robert Adams

CB
 LB
 RL

Script
32nd Annual Galveston Historic Home Tour
May 6, 7, 13 & 14, 2006

1925 Peter M. Gengler Home
1521 Broadway

Front Porch:

- Peter M. Gengler was born in Galveston in 1868 to John and Margaret Schreiber Gengler. He would attend private schools, however, it seems that he left school at the age of 12 to get a job. Starting out as an office boy for the law firm of Wheeler and Rhodes, Gengler would eventually take over the family business, a well-known and profitable venture that his father and uncle, also named Peter, had founded.
- In 1914, Peter and his cousin James acquired controlling interest in the Gengler grocery store. Peter held the position of president until his death, and the Gengler store continued to expand, offering customers credit and building a large and efficient delivery service.
- Gengler served as district chairman of the “Liberty Loan Drives” and was a member of the American Defense Society during World War I. He would later serve as the president of the Galveston Merchants Association.
- Gengler commissioned Galveston architect Raymond R. Rapp to build his home at 1521 Broadway in 1925.
- His widow, Leoni Pauline Gengler remained in the bungalow until her death in 1968.

Please watch your step and enjoy the tour inside.

Entry Foyer:

- The Current homeowners purchased the home in 1995.
- The Oak floors are original.
- The beveled glass in the entry door is original.
- The wood on the closet door is rare Tiger Pine.
- The chairs are antique “king” and “queen” chairs from c. 1800. They were purchased at an estate auction.
- The watercolor on the wall was done by local artist, Carlotta Barker.
- The ornate coral vase on the table was purchased in Mexico in 1937.
- The icon on the wall by the door is from the Vatican.

Living Room:

- The fireplace is original and is in working condition
- The glass-fronted cabinets are original.
- Here and throughout the house, the picture molding is original.
- The table and chairs is made from recycled teak from Indonesia.
- The curio table holds a collection of toy soldiers.

Please watch your step and continue through the butler's pantry to the kitchen

- The wine closet was originally a closed-in closet.
- The butlers' pantry was originally the food pantry for the kitchen.

Kitchen:

- The vent hood is original to the house.
- The rest of the kitchen has been re-modeled, including enlarging the doorway from the breakfast room.
- The pelicans were painted by the next door neighbor.
- The homeowners' sister did the glass painting.
- The utility room was originally a screened porch. The current owners had it enclosed.

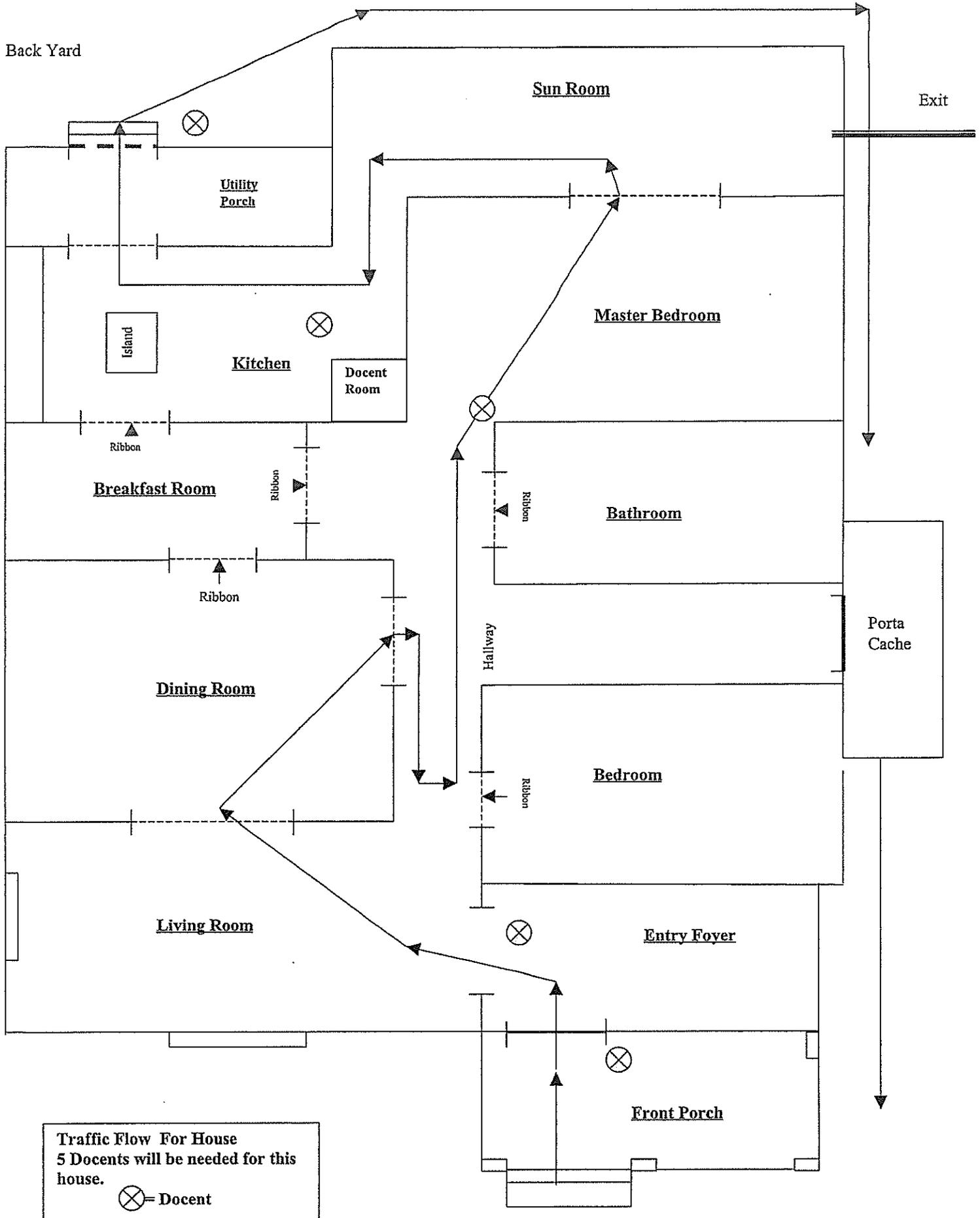
Please watch your step and exit to the backyard

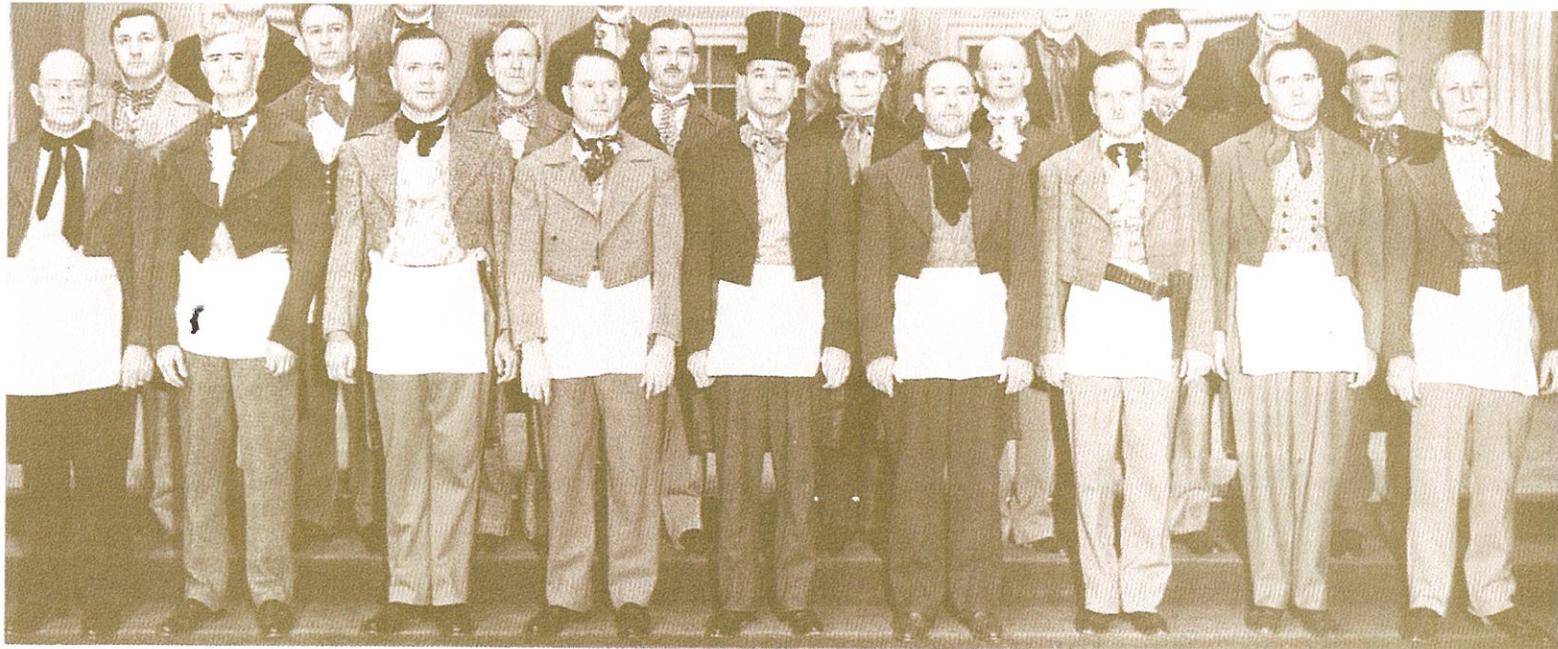
Backyard:

- When the current owners purchased the house, there was a garage in the backyard. The building was removed and the lovely deck was built on its foundation.
- The columns are made from pinion clay from Mexico.
- The landscaping was done by the homeowners
- The fountain was purchased in Houston.

Please exit to the front of the house.

Enjoy the rest of your tour.

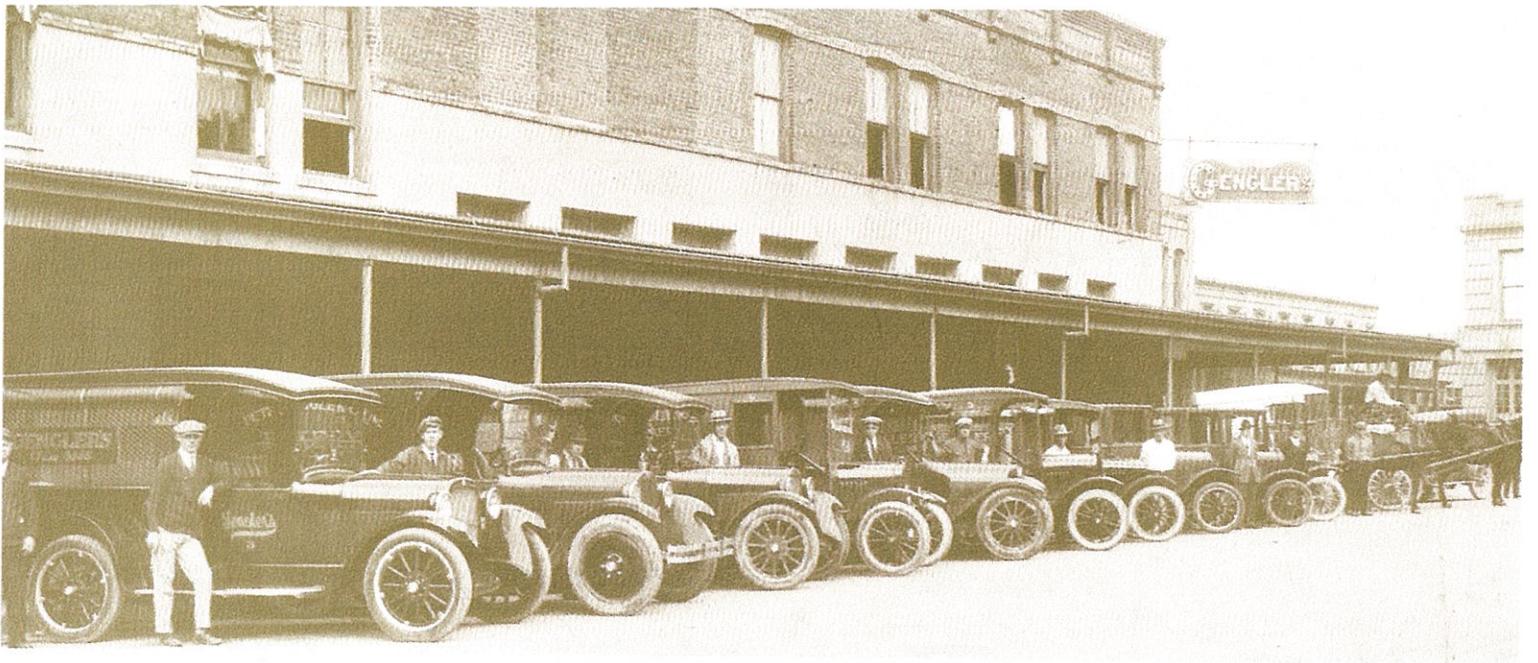




1940. Scottish Rite Temple Centennial. Names listed on Page 14

1926. Louis C. Van Name, Gengler's secretary-treasurer, in his office.





1922. Gengler's delivery force. The store delivered and extended credit.

1924. Interior of Gengler's, then the state's oldest and most famous grocery store.



1885 Peter Gengler Home
1428 Market ✓

By Jane Chapin

With compilations from History of Galveston and
Galveston Daily News, June 16, 1923

Galveston County Tax Assessors Records show that the property located at 1428 Market (lots 13,14 and West ½ 12) was owned by Peter Gengler from 1880 although he was not taxed for any structures on these lots. In 1886 Peter Gengler was taxed for an improvement valued at \$6050. Research finds Peter Gengler engaged Nicholas J. Clayton in 1885 to design a home for his family at a cost of \$8000. The Galveston Insurance Board Records show the house was built in the summer of 1885.

Peter and John Gengler immigrated from Bohlendorff, Germany and began their grocery business from a horse-drawn wagon. By 1851 they opened a wooden store which developed "to such an extent that it should rank as one of the best stocked and equipped food emporiums in the United States" by the 1880's.

Peter Gengler died in Boerne, Texas, in October, 1887, leaving his wife and four sons to carry on the business. His sons, Matt, Charles and Joseph managed the store after their father's death. In 1898, the company incorporated and this organization remained until 1914 when his nephews, Peter M. and James C. Gengler, bought controlling interest.

"Peter M. Gengler was born in Galveston, February, 1868, one of several children of John and Margaret (Schreiber) Gengler. His father was one of the joint owners of the original Gengler store, but left this business during the Civil War, becoming a successful ship captain and blockade runner." Financial difficulties came to the Gengler families and at age 12 Peter gave up his schooling to go into the family business. *and*

Peter's brother..."James, who by this time was already attending high school, found himself obliged to seek employment. His first job was as an office boy for Wheeler and Rhodes, a prominent law firm of that period...In 1888, he secured his first position in the District Clerk's office...in 1906, he ran for the first time and was successfully elected as District Clerk of Galveston County."

Gengler's known for quality products good service

By Casey Edward Greene

Jun 21, 2010

GALVESTON — Customer loyalty may seem quaint and old fashioned today during the current recession when millions of employees have lost their jobs. Yet Peter M. Gengler Co. which operated in Galveston for almost a century (1851-1946) built its reputation and clientele on the basis of quality selection and excellent customer service.

Gengler's was one of the oldest groceries in the United States operated by the same family and in the same city. Historical sources preserved in the Rosenberg Library's Galveston and Texas History Center attest to the firm's excellence.

In 1851 Peter and John Gengler sold fruits and vegetables from a horse cart relying on word-of-mouth advertising. They were immigrants sons of Nicholas Gengler who arrived at Galveston in 1843 with his family from Prussia.

The brothers moved their business to a frame building at the northeast corner of 20th and Market streets in 1854. By the Civil War the firm was well known throughout Texas.

John Gengler left the business at that time to become a ship's captain and a successful blockade runner. After the war he returned to the grocery business working until paralysis set in several years before his death in 1897. Peter Gengler remained with his firm until his death in Boerne in 1887.

His sons Matthew Charles and Joe Gengler then took charge. The grocery was now called "Peter Gengler Dealer in Staple and Fancy Groceries Wines etc." according to an advertisement in The Daily News in January 1888.

The brothers opened a new two-story brick building in August 1893 at the original location. Their watchword was "business as usual" according to an advertisement in The Daily News: "The sons left on deck by their father are faithful to the charge and vie with each other to sustain the reputation achieved by him."

Before the advent of telephones employees visited households and took orders for groceries. Telephone service began in Galveston in 1878. The technology ultimately enabled linking customers' needs with business products and services. The telephone would prove essential

to Gengler's success.

In 1893 Gengler's built a new two-story brick building on the site of the original store. The new grocery featured attractive window displays.

The firm incorporated May 23 1898 under the name Peter Gengler Co. with \$35000 in capital stock. Its officers were Joseph L. Gengler George D. Morgan and J.P. Alvey. It resumed operations quickly after the 1900 Storm for its downtown location had protected the business from destruction.

In 1908 Peter Gengler Co. opened a bakery. The firm advertised in 1914 that it was "the largest finest wholesale and retail grocery in Texas if not the entire South." It boasted the ability to deliver 500 to 600 orders daily and 800 to 900 orders on Saturdays. The grocery now owned 12 delivery wagons and two cars.

In 1916 Joseph L. Gengler sold his share in the firm to Peter M. Gengler who became president and served in this capacity until his death almost three decades later.

Born in Galveston in 1868 Peter M. Gengler was a nephew of the original Peter Gengler. He entered business at a young age. In 1914 he and his brother James purchased George D. Morgan's share of the business. Its motto was now "Galveston's Greatest Grocery."

The trade magazine Progressive Grocer March 1924 (preserved in the Galveston and Texas History Center) highlighted Peter M. Gengler Co. The article note the firm grossed more than \$750000 it relied on the telephone to conduct 65 percent of its transactions and that it refused to engage in cost-cutting.

Peter Gengler Co. celebrated its 75th anniversary June 16 1926. The Daily News honored the firm with a special edition. Gengler's took out a full-page advertisement touting its "square and fair dealing" with the public and provision of fine products and superior customer service.

By its 75th anniversary Gengler's had refined customer service to an art. Three clerks called customers to take orders which they assembled in the shipping room. Clerks carefully reviewed orders before they were shipped. Delivery trucks each one assigned to a particular district shipped out orders. Gengler's reserved several delivery trucks for the sole purpose of handling rush orders.

The firm's bakery could produce 700 loaves of bread every 30 minutes. The cake department was an example of fine customer service. A customer phoned in his or her order the day before then awaited a van which delivered the cake.

Peter M. Gengler looked after his employees. Many worked there for decades an expression of their loyalty. The president allowed them to earn a percentage commission on sales above their regular salary.

Gengler's gave quietly to the local community. It donated bread and cake annually to the Galveston Ophans' Home. It provided food baskets every Thanksgiving and Christmas to community organizations including John Sealy Hospital St. Mary's Infirmary Ursuline Convent and the Rosenberg Woman's Home.

However the grocery business nationally was changing. The supermarket arose during the Great Depression as a means of providing customers with convenience and lower prices under one roof. The first supermarket in the United States King Kullen appeared in New York City in 1930.

Its Galveston competitors now included multiple locations operated by A.&P. Food Stores and Piggly Wiggly (the latter chain founded by Galveston resident C.P. Evans). Continuing to portray itself as a venerable and dependable institution served to isolate Gengler's from thrifty shoppers who were demanding self-service convenience value and savings.

After World War II supermarkets continued to grow in popularity with the advent of suburbia. Peter M. Gengler died in December 1945 at age 77 and left no heirs. Gengler's lasted until the end of September 1946.

An editorial in The Daily News Dec. 9 1945 provided a fitting epitaph for both the man and his business:

"The career of Peter M. Gengler was all the more notable because he was a self-made man and it stands as an inspiration for all. His rise to a position of esteem and respect in the community not only paralleled but was a part of the rise and growth of Galveston itself."

Casey Edward Greene is head of special collections at Rosenberg Library.

 (0) comments

1521 BROADWAY, GALVESTON, TX 77550

HHM-12666

Parcel ID 689508

Year Built 1925

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating High

Medium = Contributing

Building Faces N

Architect R.R. Rapp

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences National Folk, Craftsman

Stories 1

Exterior Wall Materials Brick

Foundation Type Raised basement, Brick

Landscape Features Concrete curb, Concrete wall

Description Notes Porte Cochere attached

ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Spanish tile

Roof Features Exposed rafters, Wide eaves

Gable End Treatment Same as wall treatment

Gable End Openings Windows

Gable End Features Decorative brackets

WINDOWS & DOORS

Window Types Double-hung, Jalousie

Window Frame Materials Wood

Window Light Configuration 6/6, 5

Window Features Wood shutters, Transoms

Door Materials Wood

Door Types Single door primary entrance

Door Features Sidelights, Transom light

CHIMNEYS

No. of Chimneys 1

Chimney Material Brick

Chimney Placement External, Central

Chimney Features Chimney cap

PORCH

Porch Type Partial width, One story, Wrap-around

Porch Location Front

Porch Roof Front gable

No. of Porch Bays 5

Porch Support Type Brick piers

Porch Features Metal balustrade

Porch Notes Arched entry

INTEGRITY

Condition Good



TX_GalvestonCounty_1521_Broadway_1.jpg