

**AGENDA  
LANDMARK COMMISSION  
REGULAR MEETING  
1:30 p.m. Monday, April 20, 2020  
City Council Chambers, 2<sup>nd</sup> Floor of City Hall  
823 Rosenberg, Galveston, Texas**

In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), the meeting will be held by videoconference and there will be no public access to the location described above.

Public Comment can be submitted on-line: <https://forms.galvestontx.gov/Forms/PublicComment> or by calling 409-797-3665.

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. COVID-19 Update (Staff)
6. Meeting Format (Staff)
7. Public Comment

Members of the public may submit a public comment using the web link below. All comments submitted prior to the meeting will be provided to the Landmark Commission.

[HTTPS://FORMS.GALVESTONTX.GOV/FORMS/PUBLICCOMMENT](https://forms.galvestontx.gov/forms/publiccomment)

- a. Agenda Items
- b. Non-Agenda Items

8. Consent Agenda
  - 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](#)

- 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 Knepler Jr. And Susan Knepler

Documents:

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

- C. 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](#)

- D. 20LC-029 (902 16th Street) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Repairing A Second-Floor Porch And Column Bases, Removing Side Additions To The Main Entry Porch, And Replacing Wood Lattice With Concrete Blocks On An Existing Wall. Property Is Legally Described As The M. B. Menard Survey, Lots 1 And 2, Block 195, In The City And County Of Galveston, Texas. Applicant: David Watson Property Owners: Michael Sheetz And Linda Kenney

Documents:

[20LC-029 STF PKT.PDF](#)

- E. 20LC-033 (1813 24th Street) Request For A Certificate Of Appropriateness For Alterations And Addition To Secondary Structure In Rear Yard. Property Is Legally Described As Lot 5, Eanes Subdivision (2013), In The City And County Of Galveston, Texas. Applicant: David Watson, Architect And Associates Property Owner: John Eanes

Documents:

[20LC-033 - STF PKT.PDF](#)

9. 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-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](#)

- C. 20LC-025 (2226 Mechanic/Avenue C) 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, Lots 12-14, Block 622, In The City And County Of Galveston, Texas. Applicant: Steven Creitz, Mitchell Historic Properties Property Owner: Mitchell Historic Properties

Documents:

[20LC-025 PKT.PDF](#)

- D. 20LC-026 (2101 Mechanic/Avenue C) 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, Lots 6,7, And ½ Of Adjacent Alley, Block 561, In The City And County Of Galveston, Texas. Applicant: Steven Creitz, Mitchell Historic Properties Property Owner: Mitchell Historic Properties

Documents:

[20LC-026 PKT.PDF](#)

- E. 20LC-027 (112 Tremont/22nd Street) 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, Lots 1-3, Block 682, In The City And County Of Galveston, Texas. Applicant: Steven Creitz, Mitchell Historic Properties Property Owner: Mitchell Historic Properties

Documents:

[20LC-027 PKT.PDF](#)

- F. 20LC-028 (2300 Mechanic/Avenue C) 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, Lots 11-14 And Part Of Lots 9 And 10 , Block 623, In The City And County Of Galveston, Texas. Applicant: Steven Creitz, Mitchell Historic Properties Property Owner: Mitchell Historic Properties

Documents:

[20LC-028 PKT.PDF](#)

- G. 20LC-030 (1823 Avenue K) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Construction Of A Garage Apartment. Property Is Legally Described As The M. B. Menard Survey, Lot 2, Block 78, In The City And County Of Galveston, Texas. Applicant: CDC Capital, LLC Property Owner: Katie Cline

Documents:

[20LC-030 STF PKT.PDF](#)

- H. 20LC-032 (1703/1705 Avenue M 1/2) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Window And Door Replacement. Property Is Legally Described As The West 32.10 Feet Of Lot 6 (3006-1), Southeast Block 20, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant And Property Owner: Vanette Reita Johnson

Documents:

[20LC-032 MEMO TO DEFER.PDF](#)

- I. 20LC-037 (1801 Avenue L) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Painting Exterior Masonry, Replacing Exterior Doors, And Removing Exterior Shutters. Property Is Legally Described As M. B. Menard Survey, North 67-8 Feet Of Lot 7 (7-1), Block 18, In The City And County Of Galveston, Texas. Applicant: Becky Jolin Property Owner: Sam And Becky Jolin

Documents:

[20LC-037 MEMO TO DEFER.PDF](#)

- J. 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](#)

- K. 20LC-031 (Adjacent To 1928 Avenue K) Request For A License To Use In Order To Place HVAC Equipment And A Screening Fence In The Right-Of-Way. Adjacent Property Is Legally Described As M.B. Menard Survey, South 80 Feet Of Lot 14 (14-1), Block 139, In The City And County Of Galveston, Texas. Applicant: Brian Broesche Adjacent Property Owner: Brian Broesche Easement Holder: City Of Galveston

Documents:

[20LC-031 STF PKT.PDF](#)

- L. 20LC-035 (1002 12th Street) Request For Recommendation For A Variance From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Addendum, For The Single Family, Residential R-3, With A Historic District Overlay (R-3-H) Zoning District, To Reduce The Lot Area. Property Is Legally Described As M.B. Menard Survey, Lot 1, Block 131, In The City And County Of Galveston, Texas. Applicant: David Watson Property Owner: Floyd Pollock

Documents:

[20LC-035 STF PKT.PDF](#)

10. Discussion And Action Items

11. 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 April 17, 2020 at 1:00 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/25<sup>th</sup> 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/22<sup>nd</sup> 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/25<sup>th</sup> 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:*

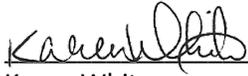
- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report.

#### *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 20 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



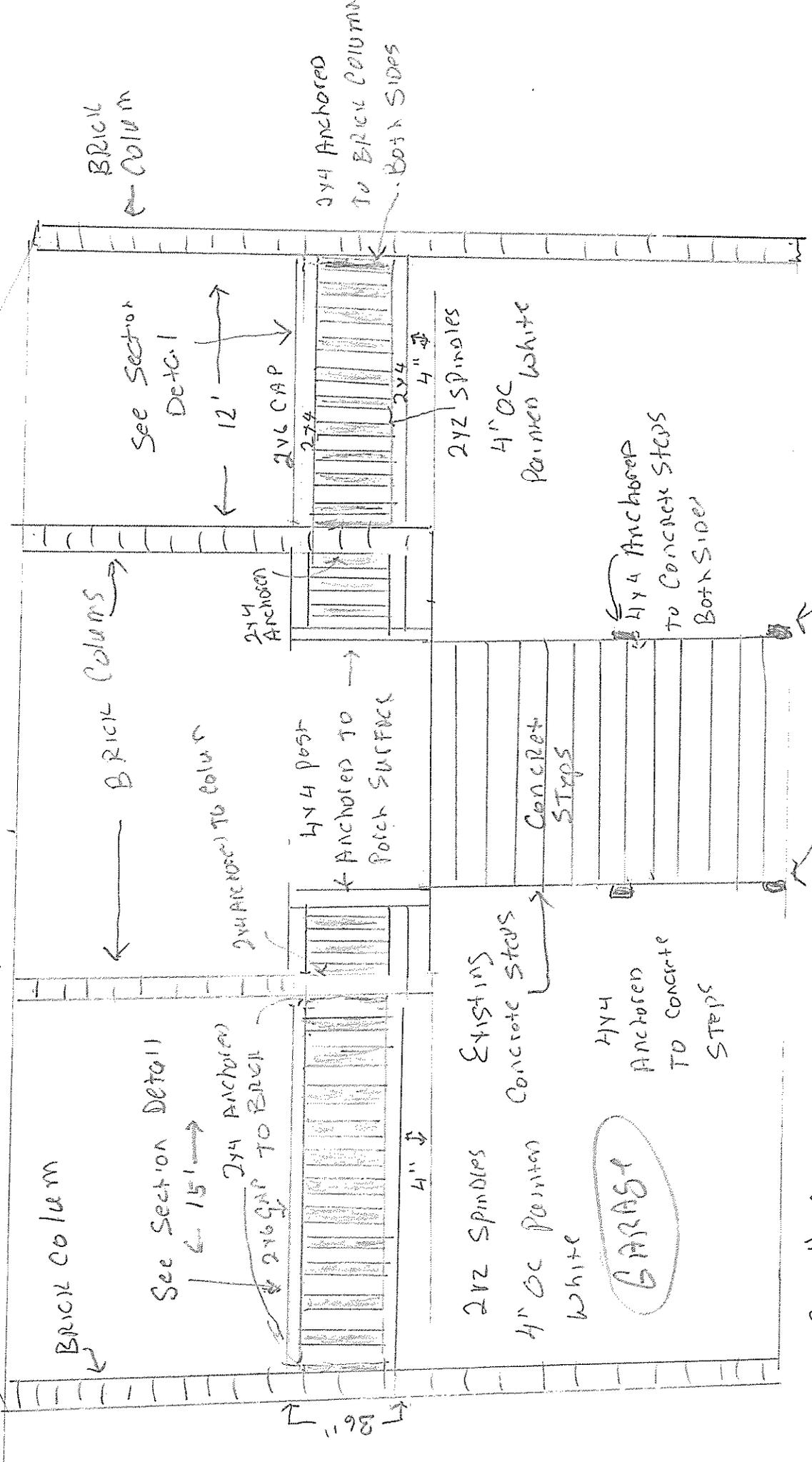
1518 25 TR

Replace Metal Rails  
With Wood

Case # 2020-017

1518 25th St

Remove Metal Rails  
Replace with wood  
Porch 9' x 32'



BRICK COLUMN

See Section Detail

← 15' →

2x4 ANCHORED TO BRICK

← 2x6 GAP →

4" ↓

2x2 SPINDLES

4" OC Painted White

**GARAGE**

4x4 ANCHORED TO CONCRETE STEPS

EXISTING CONCRETE STEPS

← 36" →

BRICK COLUMNS

See Section Detail

← 12' →

2x6 CAP

2x4

4" ↓

2x2 SPINDLES

4" OC

Painted White

2x4 ANCHORED

4x4 POST

← ANCHORED TO POOR SURFACE →

CONCRETE STEPS

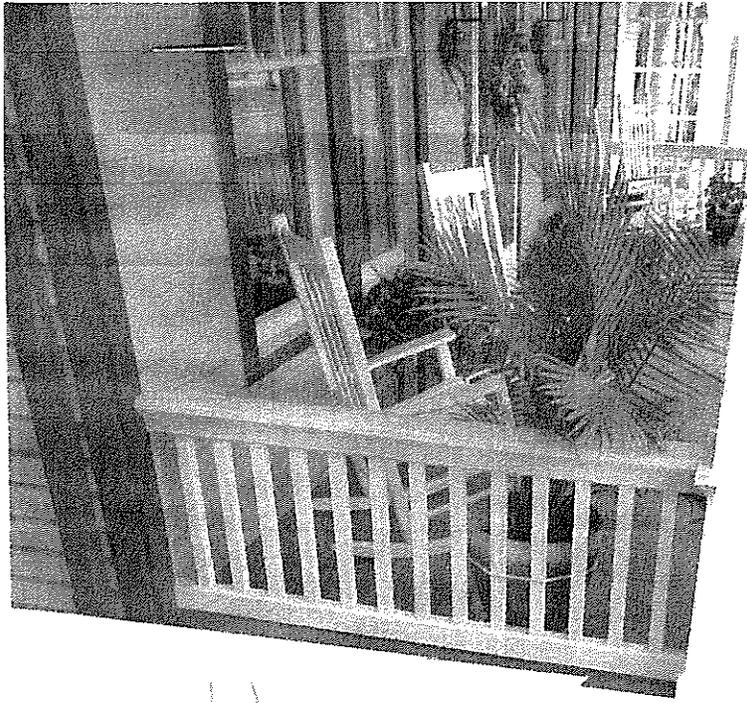
4x4 ANCHORED TO CONCRETE STEPS BOTH SIDES

CASE # 20LC-017

4x4 POST SET IN DETAIL

BRICK COLUMN

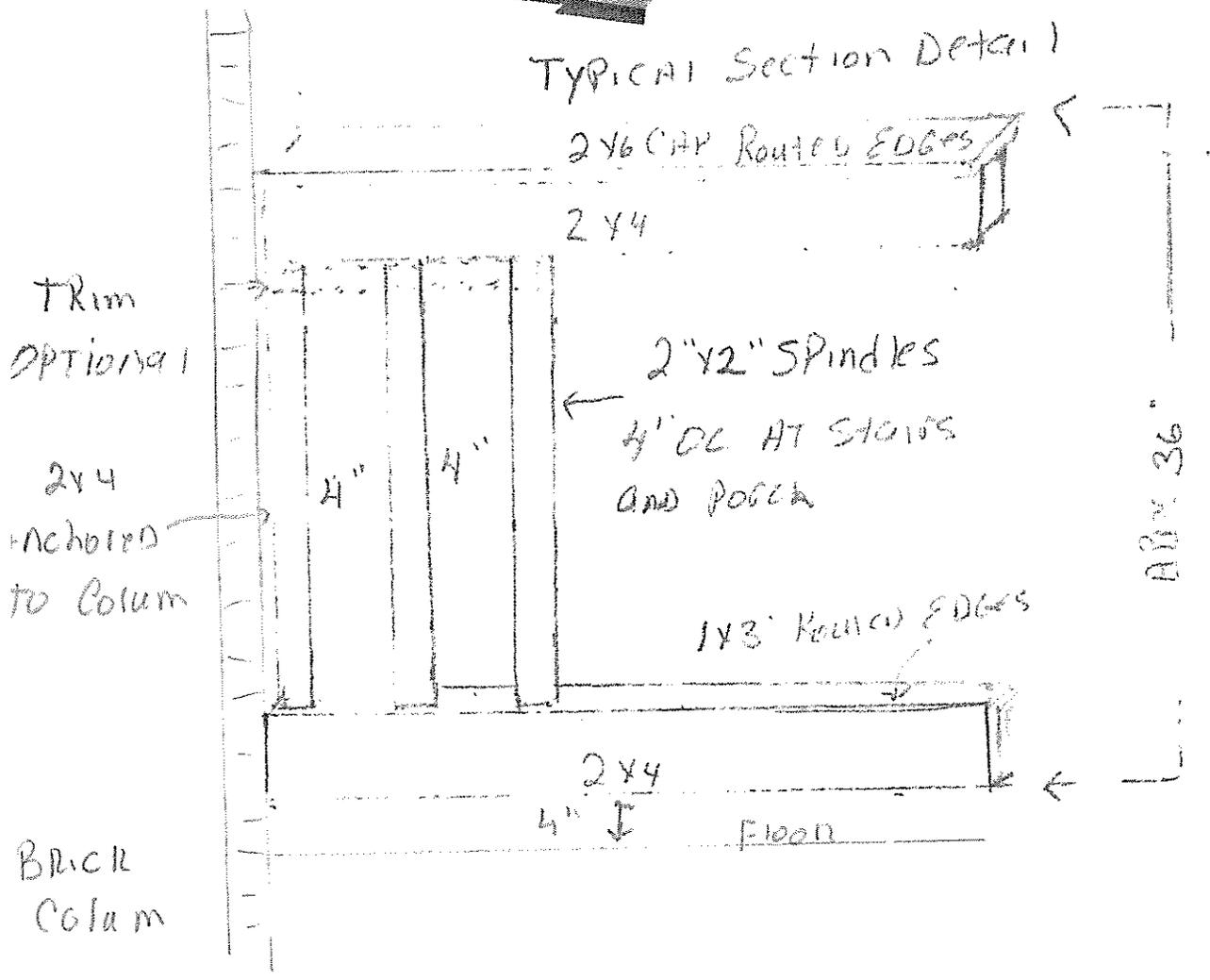
2x4 ANCHORED TO BRICK COLUMN - BOTH SIDES



Catherine Gorman

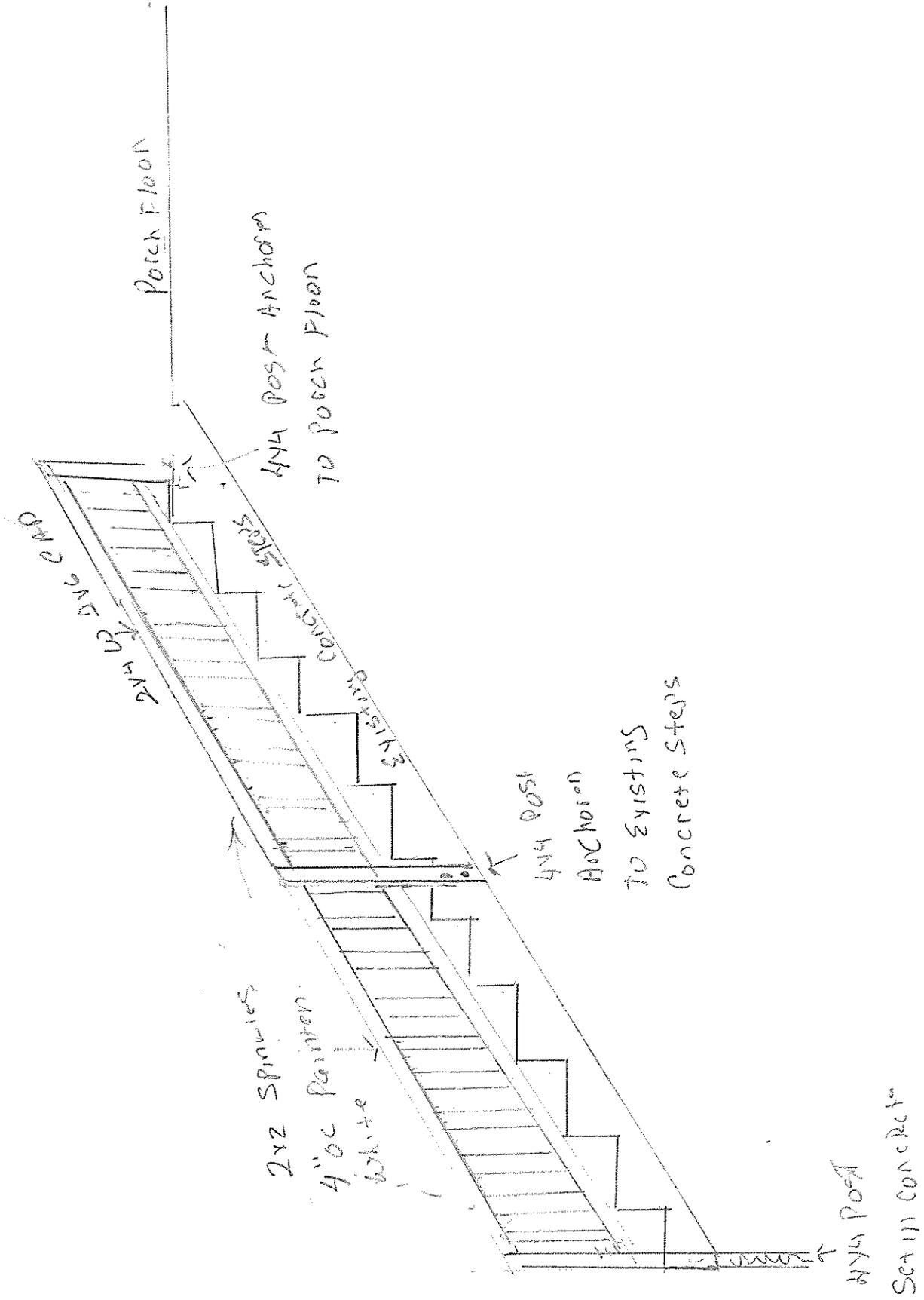
P2  
Hyde Firehouse Builders  
Galveston TX  
409-698-7124

TYPICAL Section Detail



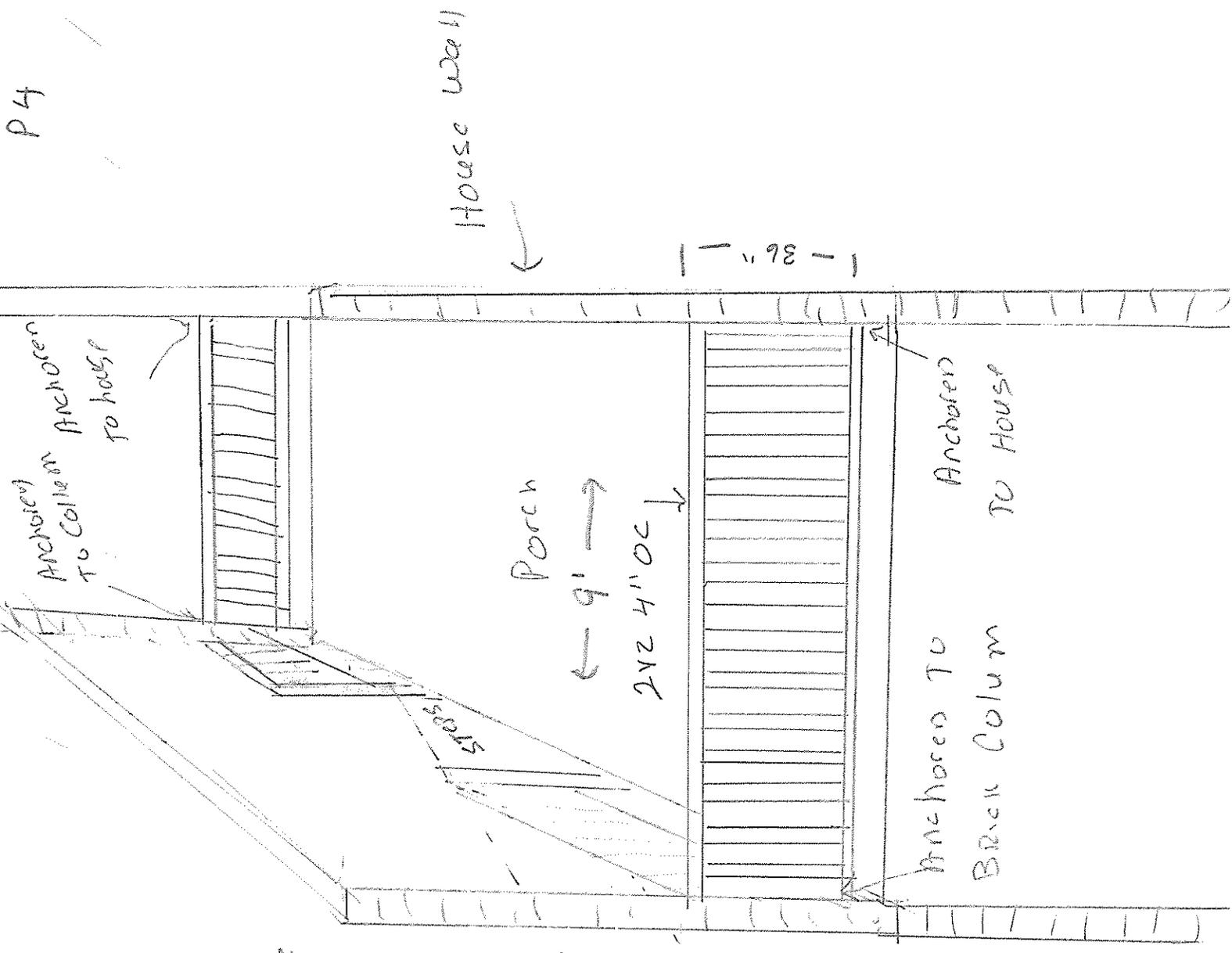
940 867-1601

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 will be 1/2 x 2" Simpson Straps
- The Zinc plated weather Anchors
- 1. Post will be Attached To Porch-Surface with Simpson Strong-Tie ABA Zmax Galvanized Post Base
- 6 Finishes height 36"
- 6 Spindel Spacing 4" OC.





1518



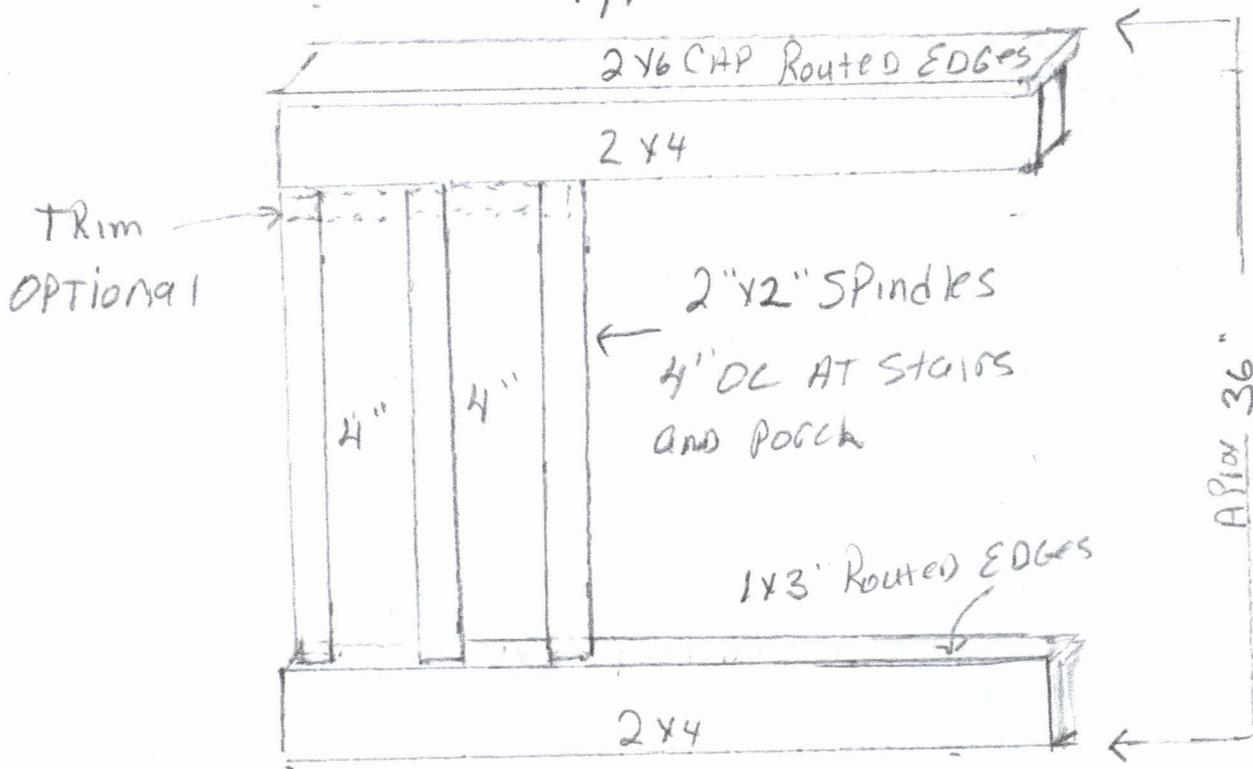


1520

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

District Silk Stocking Historic District

Priority Rating Low

Medium = Contributing  
Low = Non-Contributing

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 &amp; 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-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:**

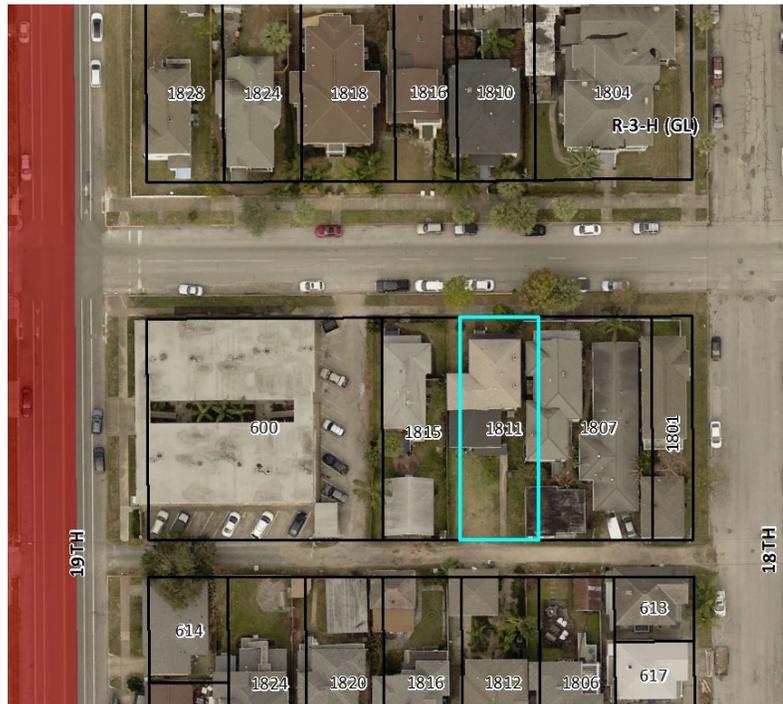
- A – Applicant’s Submittal
- B – Historic Sites Inventory Entry
- C – Sanborn Insurance maps

**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:

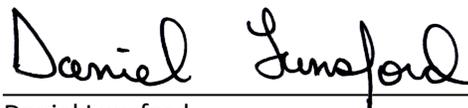
*Specific Conditions:*

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 20 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.

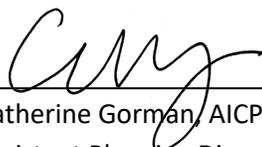
Respectfully Submitted,



Daniel Lunsford  
Planner

March 11, 2020

Date



Catherine Gorman, AICP  
Assistant Planning Director/HPO

March 11, 2020

Date









HUNDRED ACRE  
2016

STAFF ONLY  
NO ENTRY

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 &amp; 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

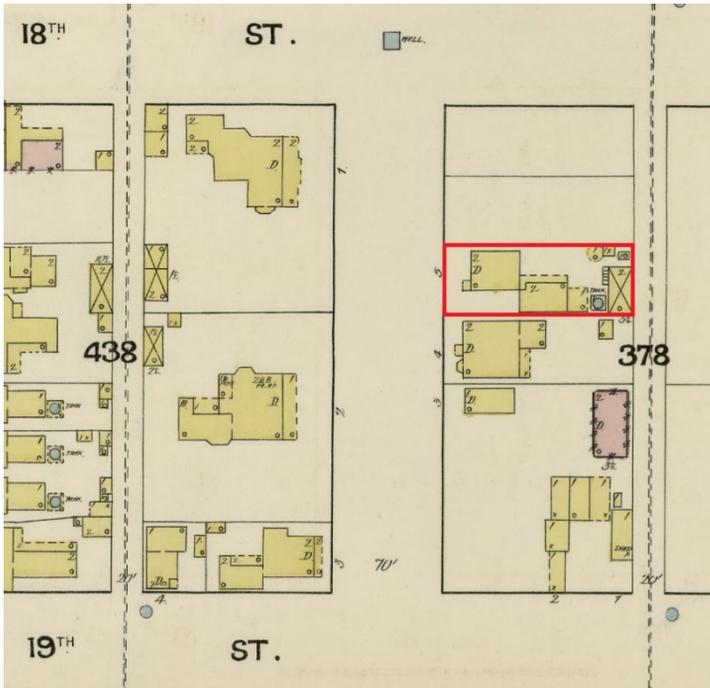
## INTEGRITY

Condition Excellent

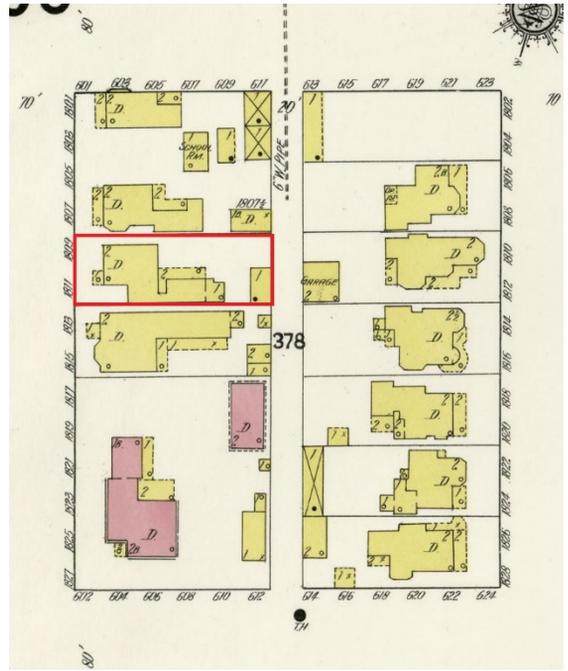
Alterations Exterior wall material replaced, Door replaced, Roof material replaced, Porch materials replaced, Infilled and partially infilled door



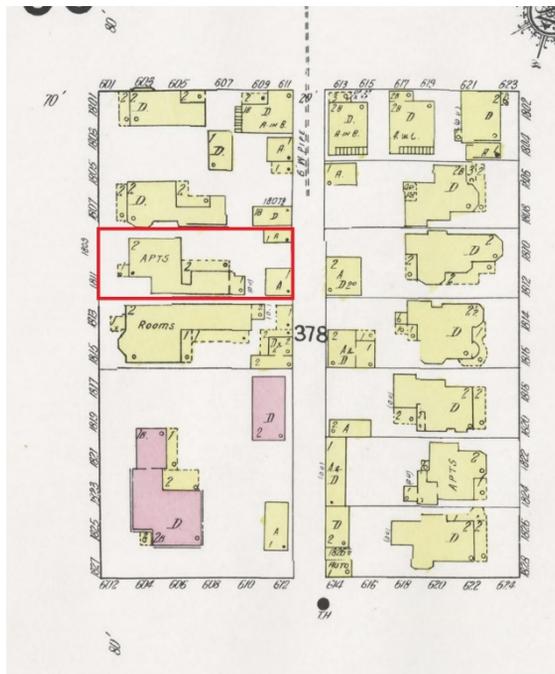
TX\_GalvestonCounty\_1811\_Church\_1.jpg



1899 Sanborn Map



1912 Sanborn Map



1947 Sanborn Map



# 20LC-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:

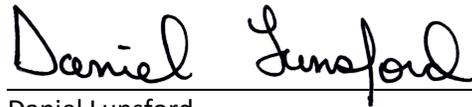
#### *Specific Conditions:*

1. The modifications shall conform to the design, materials, and placement in Attachment A of the staff report with the following clarification;
  - 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 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



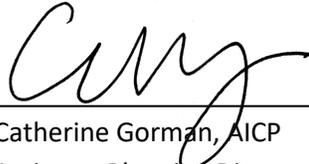
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Daniel Lunsford  
Planner

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March 11, 2020

Date



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Catherine Gorman, AICP  
Assistant Planning Director/HPO

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March 11, 2020

Date











# 20LC-029

# STAFF REPORT

**ADDRESS:**

902 16<sup>th</sup> Street

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lots 1 and 2, Block 195, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

David Watson

**PROPERTY OWNER:**

Michael Sheetz & Linda Kenney

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Certificate of appropriateness in order to replace existing shutters with imitation teardrop siding panels, replace a concrete porch with wood tongue and groove decking, remove porch additions, and remove lattice from a fence.

**STAFF RECOMMENDATION:**

Approval based on findings and conditions.

**EXHIBITS:**

- A – Applicant’s Submittal
- C – Elevation Drawings

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Executive Summary**

On the second-floor porch on the south façade, the applicant is proposing to:

- Enclose the existing porch using energy-efficient, insulated walls;
- Replace the existing fixed shutters with teardrop siding panels that mimic shutters with the exception of two panels, which will be glassed in;
- Remove existing windows behind the shutters on the southeast corner of the porch; and
- Repair the base of the second-floor columns to match original existing detailing.

On the first-floor porch on the south façade, the applicant is proposing to:

- Internally reinforce the sagging box beam;
- Remove the existing concrete porch;
- Install treated wood floor joists with wood tongue and groove porch decking; and
- Repair the bases of the columns.

On the front (west) façade, the applicant is proposing to:

- Remove two round side porch additions;
- Repair underlying plaster walls;
- Install a black and white, honed marble checkerboard pattern with a black border overlay on the floor of the porch;
- Remove 6’ tall lattice from atop the fence; and
- Complete the existing concrete fence with concrete blocks for a total height of 8’.

**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Private Park
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	1908
Style	Neoclassical
Condition	Excellent
Evaluation	High = Individually Eligible/Listed; Contributing
Note(s)	Morris Stern House; Wall and roof material replaced; Window replaced

## **Design Standards for Historic Properties**

### **Materials and Finishes**

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

#### **2.1 Preserve original building materials.**

##### *Appropriate*

- Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
- Remove only those materials which are deteriorated, and beyond reasonable repair.

##### *Inappropriate*

- Do not remove original materials that are in good condition (the Landmark Commission requires property owners to demonstrate that existing materials cannot be reasonably repaired prior to granting approval to remove original materials).

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

##### *Appropriate*

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

##### *Inappropriate*

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

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

##### *Appropriate*

- Use original materials to replace damaged building materials on a primary façade. If the original material is wood clapboard, for example, then the

replacement material should be wood that matches the original in finish, size and the amount of exposed lap.

- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- Consider using an alternative material if a wood porch or deck floor needs replacement because of significant deterioration.

*Inappropriate*

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

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

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

**2.4 When replacing material on a non-primary surface, match the original material in composition, scale and finish.**

*Appropriate*

- Use original materials to replace damaged materials on a non-primary façade.
- Use green building materials, such as those made with renewable and local resources to replace damaged materials on a non-primary façade if they do not impact the integrity of the building or its key features.

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

- Alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

**Historic Wood**

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

**2.6 Protect wood features from deterioration.**

*Appropriate*

- Maintain paint on wood surfaces.
- Provide proper drainage and ventilation to minimize decay.

- Maintain protective coatings to retard deterioration and ultraviolet damage.

### **Historic Shutters**

Wood shutters are common to Galveston buildings and have been used since the 19th century. Shutters provide protection from the heat and provide some protection from storms. Louvered or slatted shutters, also known as blinds, were placed on most window openings and many door openings. The louvers were usually operable. Also see “Storm-Safety Features on Historic Buildings” on page 47.

#### **2.21 Maintain existing wood shutters.**

##### *Appropriate*

- Preserve and repair existing wood shutters.

##### *Inappropriate*

- Do not remove original shutters. The shutters serve as accents, provide security, and offer protection against the climate.

#### **2.22 Replace shutters where they previously existed.**

##### *Appropriate*

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

##### *Inappropriate*

- Do not use metal or vinyl storm shutters on windows that are visible from the street.
- Do not install shutters that are narrower than the associated window or opening. May be Considered on a Case-by-Case Basis by the Landmark Commission
- The Landmark Commission may consider metal or vinyl shutters for windows that are not visible from the street.

### **Architectural Details**

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

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

##### *Appropriate*

- Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.

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

*Inappropriate*

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

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

*Appropriate*

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

*Inappropriate*

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

**Historic Additions**

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

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

#### *Appropriate*

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

### **Historic Residential Windows**

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

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

#### *Appropriate*

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

#### *Inappropriate*

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

### **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.

### **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.

## **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.

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

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

#### **South Façade Second-Floor Porch**

The *Design Standards* acknowledge that, while important architectural features, existing side porches are appropriate locations for new additions, and that alternative materials may be considered when the appearance is similar to that of the original. While the *Design Standards* discourage the removal of shutters, the proposed imitation shutters will appear to be operational and will match the existing openings. According to the applicant, the existing shutters are rotten beyond repair.

While the applicant did not provide evidence that windows previously existed at the location of the proposed windows, wooden, double-hung sash windows are a typical feature of the historic district.

The second-floor porch is located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. Staff finds that the proposed windows and imitation shutters are appropriate due to the location of the porch on a secondary façade.

#### **South Façade First-Floor Porch**

The *Design Standards* encourage the use of materials that are similar to the historic building materials. While, historically, most porches would have been built entirely out of wood, the subject property is a primarily masonry structure. The *Design Standards* do allow the Commission to consider alternative materials on residential additions or rear facades.

The first-floor porch is located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. Staff finds that the proposed wood tongue and groove porch decking is appropriate due to the location of the porch on a secondary façade.

#### **West Façade First-Floor Porch**

The 1947 Sanborn Fire Insurance maps verify that the round side porches are not original to the structure. While the additions are similar in character to the original building in terms of materials, finishes, and design, the *Design Standards* do encourage the maintenance of an original porch or gallery on a house. Staff finds the proposed alterations appropriate as the side porch additions are not original to the structure.

The applicant is also proposing a black and white, honed marble checkerboard pattern with a black border overlay on the porch. While, historically, most porches would have been built entirely out of wood, the subject property is a primarily masonry structure. Staff finds that the proposed flooring is appropriate due to the existing materials on the structure.

#### **West Façade Fencing**

While the age of the concrete wall is unknown, the *Design Standards* do encourage the maintenance of historically significant stuccoed brick or concrete masonry site walls. The existing lattice is too tall and in a state of disrepair. Staff finds that removing the lattice and patching the existing wall with matching blocks is appropriate.

#### **Staff Recommendation**

Staff recommends approval of the request with the following conditions:

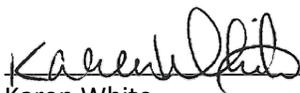
#### *Specific Conditions*

1. The exterior modifications shall conform to the design, materials, and placement in Attachment A of the staff report with the following clarifications;
  - a. The height of the fence shall be verified prior to issuance of a building permit; and
  - b. Any changes to the design or material of the existing columns will require a separate review.

*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:



Karen White  
Planning Technician

4/2/2020

Date



Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

4/15/2020

Date



The west end and shutters between west end and center column are open air behind. The shutters from the center column to the east and east end have windows behind the shutters. Behind the windows is a solid wall to enclose an existing closet. The windows are rotten and the glass has slipped out of the frame behind the shutters. The shutters are fixed in place. The shutters are rotten and falling apart. It is proposed that the shutters be removed and a new energy efficient insulated wall constructed. Then, "shutter" panels constructed utilizing tear drop siding. Refer to examples of completed projects and detail drawings.



West End of Porch- Remove shutters and replace with solid wall and tear drop siding detail to replicate shuttered sleeping porch. The base of the second floor columns will be repaired to match original existing detailing. The sagging box beam will be internally reinforced to prevent further sagging of the second floor porch framing.



A concrete porch suspended over a crawl space was added at some point. The steel reinforcing has caused the concrete to spall and break apart. The column bases are rotting and collapsing. The existing concrete porch will be removed. New treated wood floor joists with wood tongue and groove porch decking will be installed. The column bases will be repaired.



1920 Avenue M- "Shutter" porch utilizing proposed details including tear drop siding to replace rotten and falling apart shutters.



Original Mexican Café, 1401 Market Street- “Shutter” porch wall constructed using teardrop siding.



West elevation- The 4 corinthean columned porch is original to the house. The round concrete side porches are a later addition. Refer to 1947 Sanborn Fire Map. The request is to remove the two round side porch additions and repair the original underlying plaster walls. The porch has a rough textured concrete surface most often associated with pool decks. A black and white, honed marble checkerboard pattern with black border overlay is proposed.



North end of front elevation with non-original round end porch



North end of front elevation with non-original round end porch



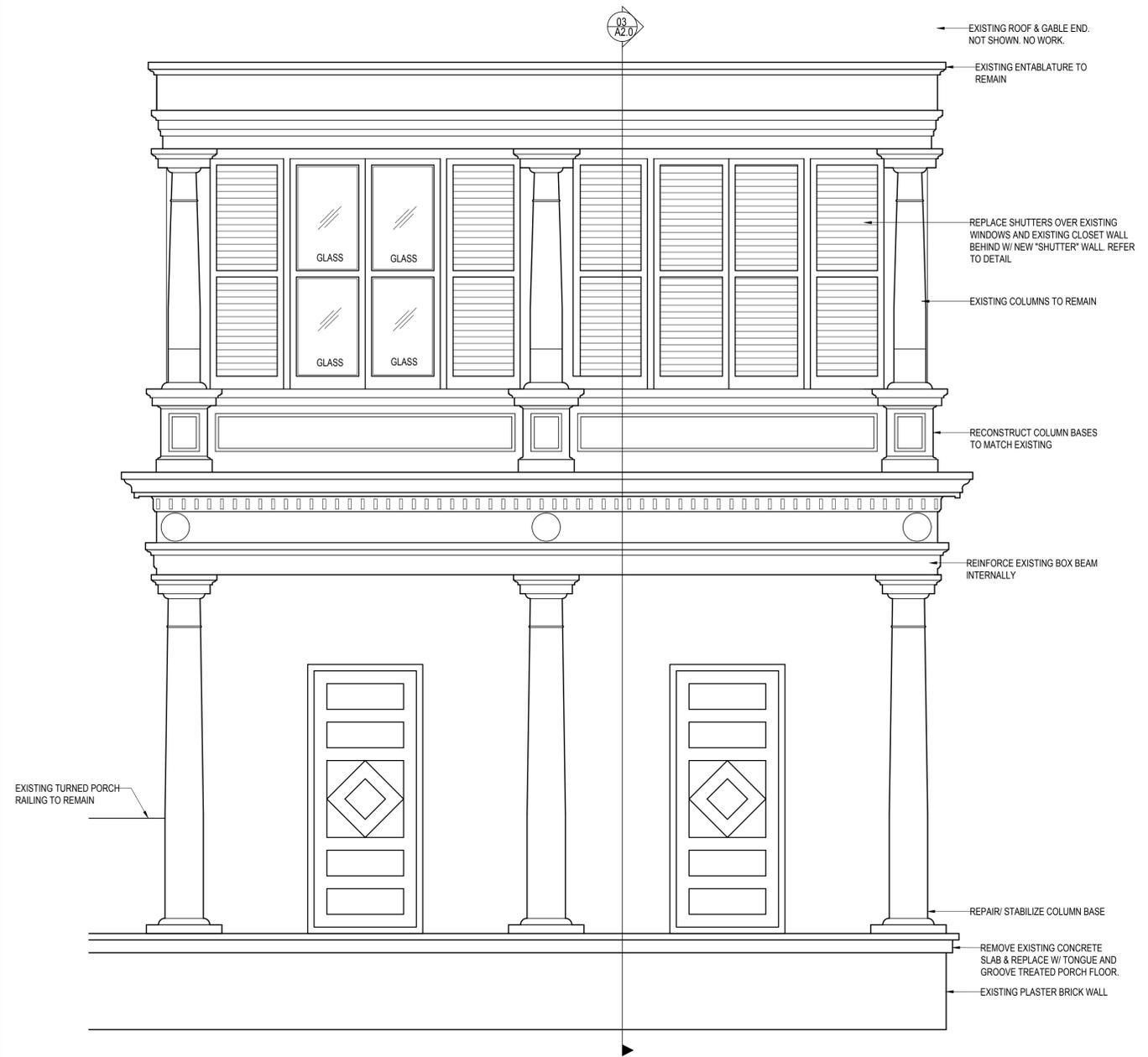
South end of front elevation with non-original round end porch



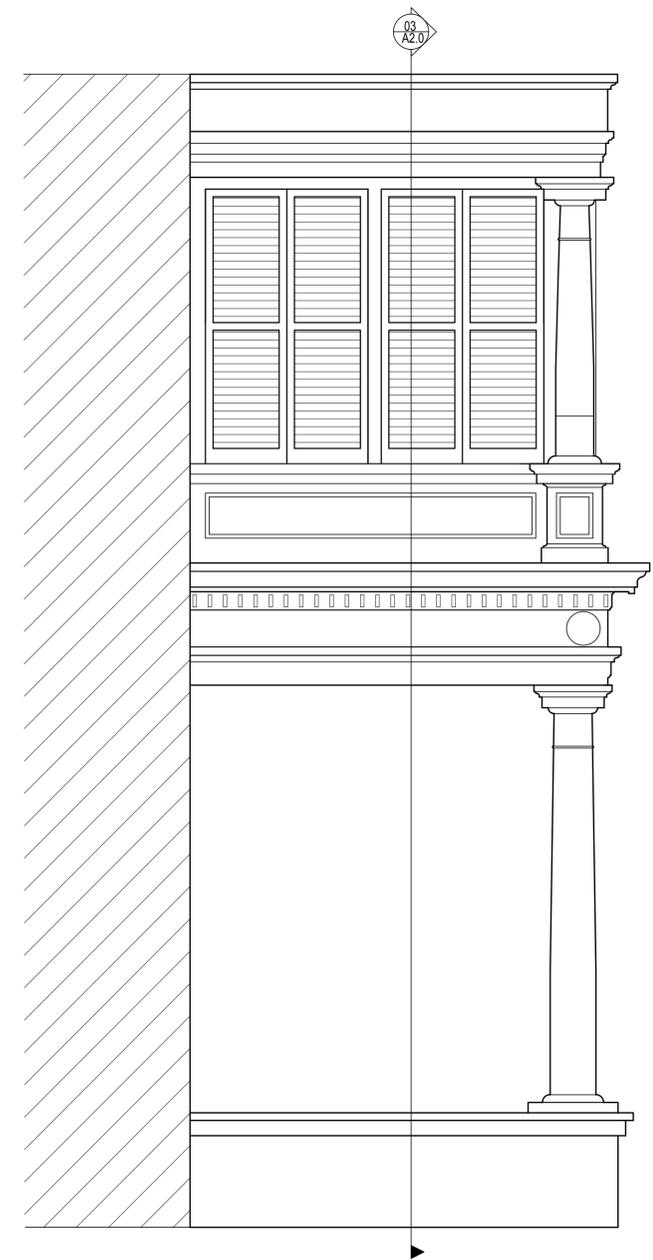
It is requested that the approximately 6' tall by 16' wide lattice atop a portion of the wall be removed and replaced with concrete block to match the remaining wall height. The height of the concrete block addition would be approximately 18", 4'-6" shorter than the lattice panel.



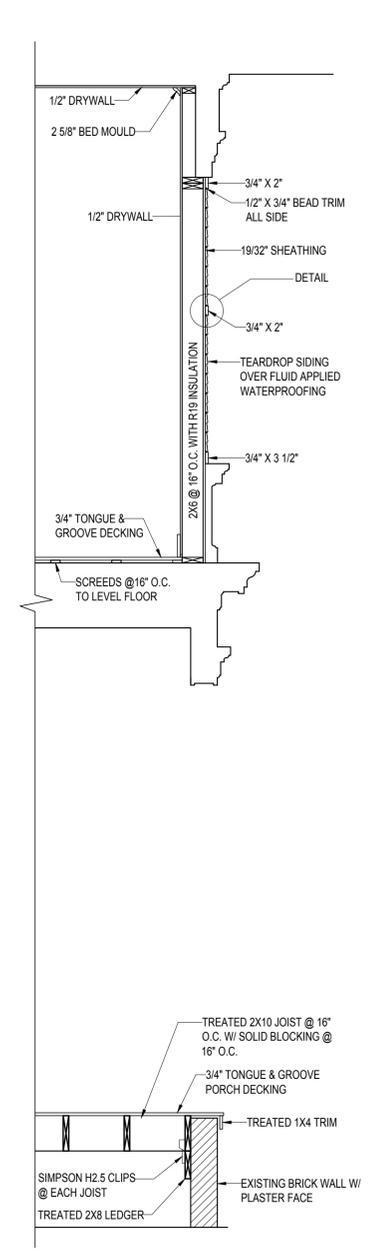
Detail of lattice to be removed and replaced with concrete block to match existing height.



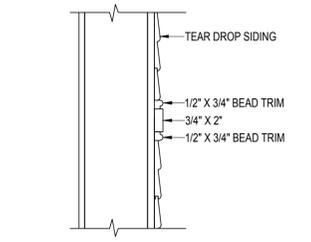
**01 SOUTH PORCH ELEVATION**  
SCALE: 1/2" = 1'-0"



**02 WEST PORCH ELEVATION (EAST PORCH ELEVATION SIMILAR)**  
SCALE: 1/2" = 1'-0"



**03 SECTION @ PORCH**  
SCALE: 1/2" = 1'-0"



**04 ENLARGED DETAIL**  
SCALE: 1 1/2" = 1'-0"

**DAVID WATSON, ARCHITECT & ASSOCIATES**  
402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

**INTERIOR RENOVATION**

902 16TH STREET  
GALVESTON, TEXAS 77550

REVISIONS		
MARK	DATE	DESCRIPTION

SHEET NUMBER

**A2.0**



# 20LC-033

# STAFF REPORT

**ADDRESS:**

1813 24<sup>th</sup> Street

**LEGAL DESCRIPTION:**

Property is legally described as Lot 5, Eanes Subdivision (2013), in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

David Watson, Architect and Associates

**PROPERTY OWNER:**

John Eanes

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Silk Stocking

**REQUEST:**

Certificate of Appropriateness for alterations and addition to secondary structure in rear yard.

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A –Applicant’s Submittal
- B – Photos

**STAFF:**

Adriel Montalvan, Senior Project Manager  
 409-797-3645  
 amontalvan@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
9				



## 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	Commercial (C)	Retail-Commercial – Hair Salon
West	Urban Neighborhood (UN)	Multifamily

## Executive Summary

The applicant is requesting approval for alterations and addition to a garage apartment located in the rear yard. The proposed addition will be located between the two existing wings of the building, as depicted in Exhibit A. The Addition will have new cement board siding to match the existing mineral board siding, as well as composition shingles for the roof material. Additionally, there are two existing garage doors facing the alley on the northwest corner of the building, which will be removed and replaced with a single garage door. Furthermore, a new proposed garage door will be installed between the remaining garage doors on the southwest corner of the building, as illustrated in Exhibit B.

## Design Standards For Secondary Buildings

### Standards for New Secondary Buildings on Residential Properties

These *Design Standards* apply to the design of a new secondary structure. These include garages, garage apartments, garden sheds and alley houses.

**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 new secondary structure to be line with others in the district.

- Traditionally, these are located along an alley edge.

**3.39** Use materials that appear similar in character to those of the primary structure.

#### *Inappropriate*

- Metal buildings are not permitted.

## Design Standards for Additions

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

#### *Appropriate*

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

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

*Inappropriate*

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

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

*Appropriate*

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

***Building Materials***

**Roof Materials**

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

*Appropriate*

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

*Inappropriate*

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

***Conformance***

The proposed design generally conforms to the Design Standards. The proposed exterior siding and roofing materials are all approved for new secondary construction. Furthermore, staff finds that the proposed alterations and addition is compatible with original structure and the surrounding historic context.

**Staff Recommendation**

Staff recommends Case 20LC-033 be approved with the following conditions:

**Specific to Case 20LC-033:**

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

**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 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 20 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,



Adriel Montalvan, Senior Project Manager

04/14/20

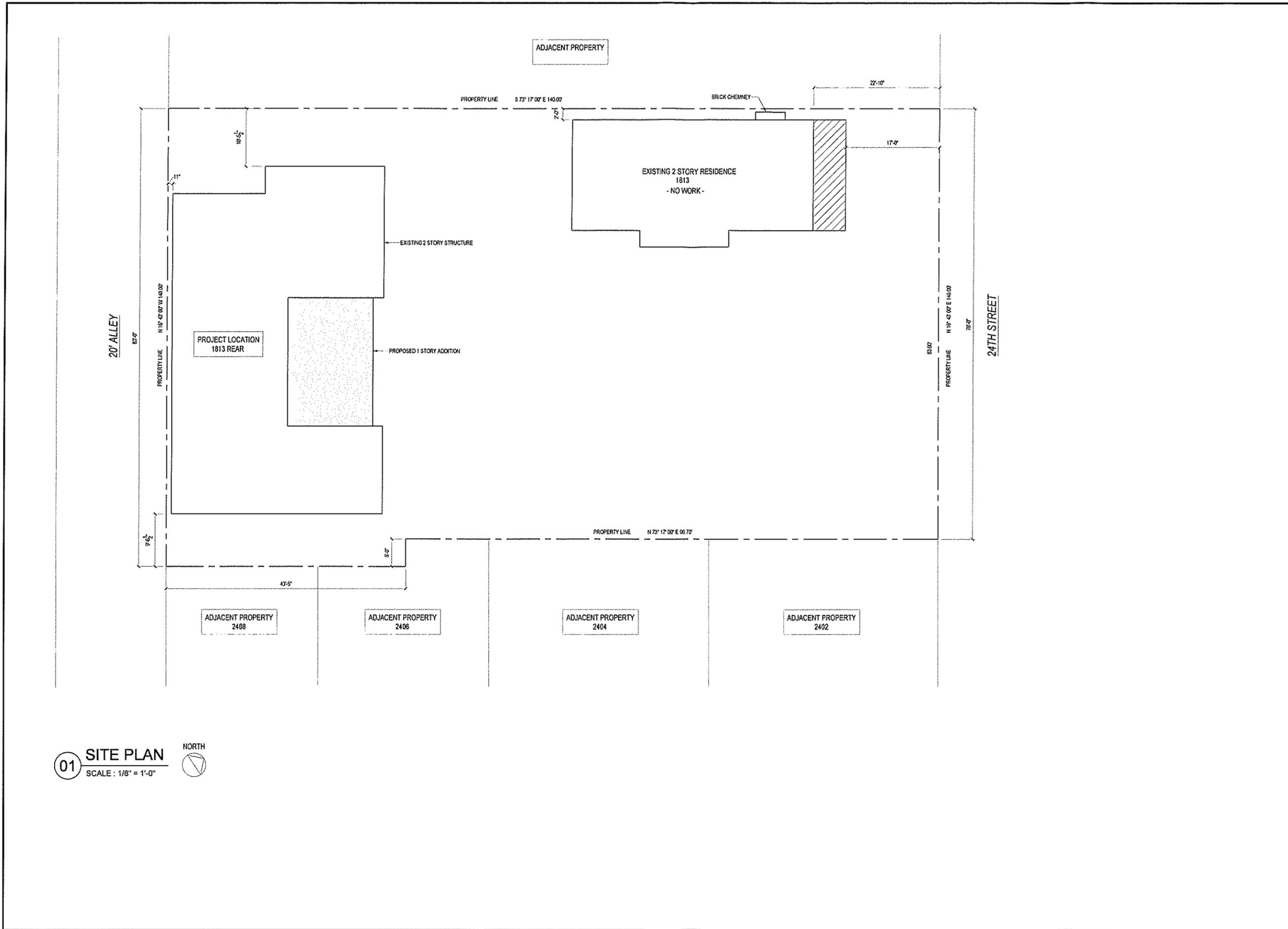
Date



Catherine Gorman, Assistant Director/HPO

04/14/2020

Date



01 SITE PLAN  
SCALE: 1/8" = 1'-0"



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES  
402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

EANES GARAGE  
RENOVATION

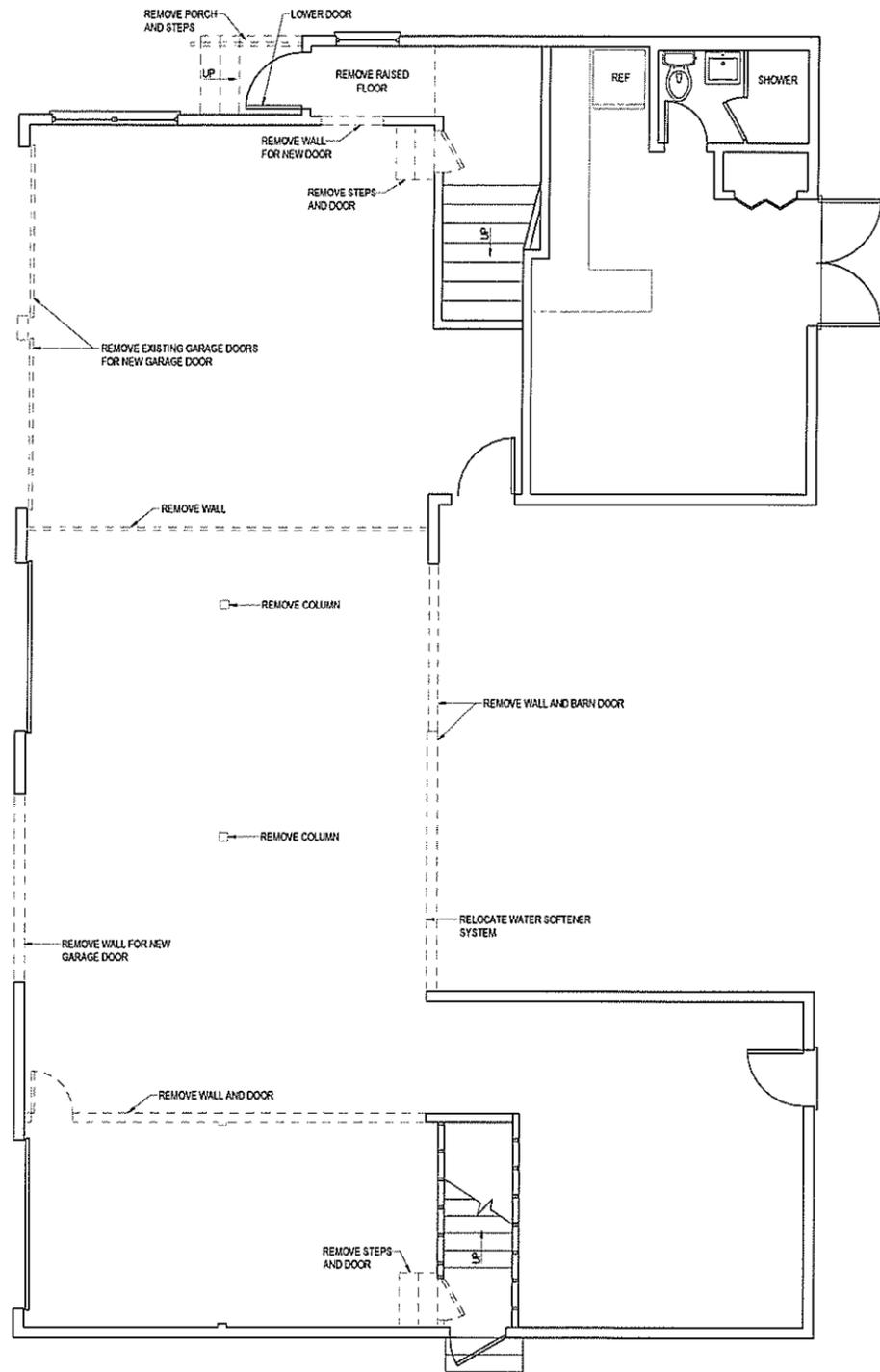
1813 24TH STREET  
GALVESTON, TEXAS 77550

REVISIONS

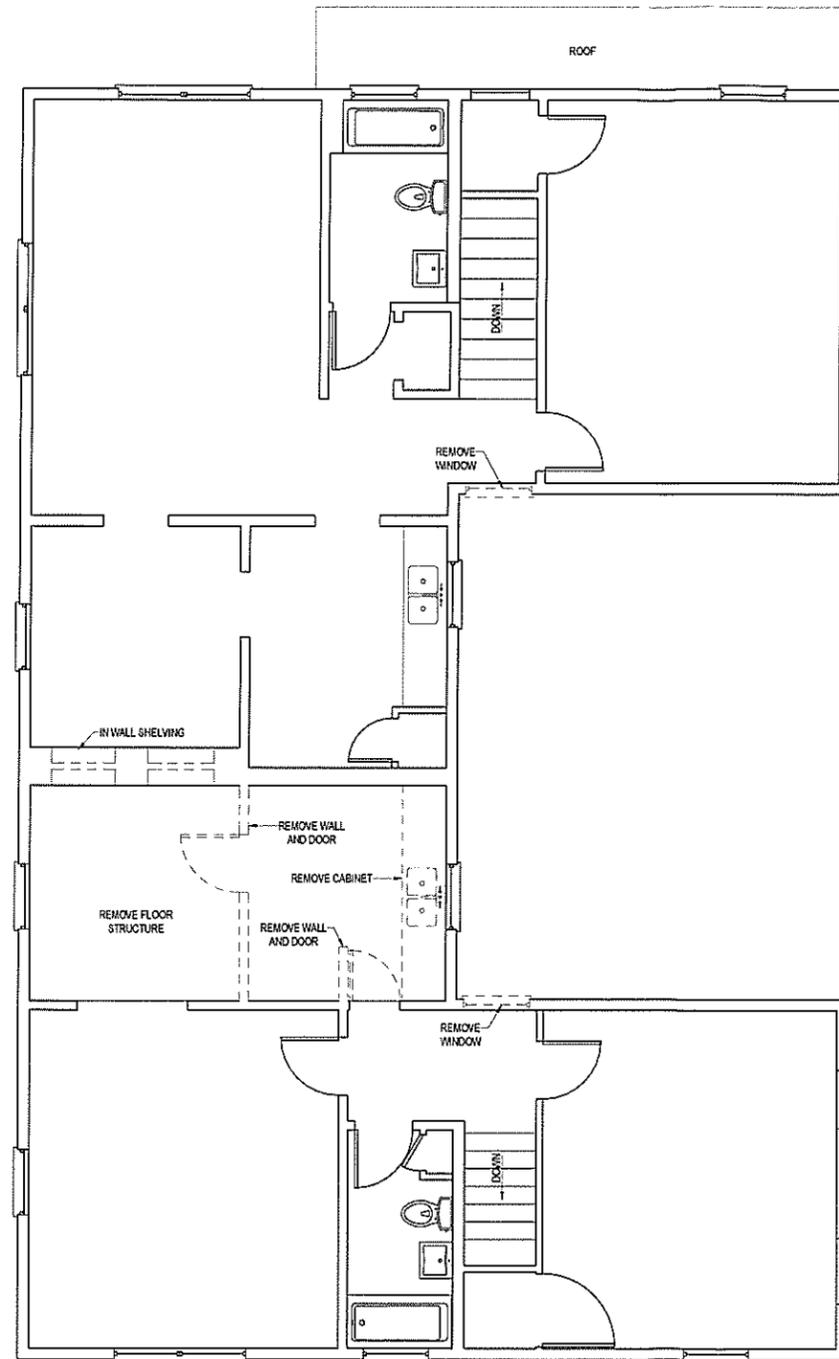
MARK	DATE	DESCRIPTION

SHEET NUMBER

C1.0



**01** FIRST FLOOR DEMOLITION PLAN  
SCALE : 1/4" = 1'-0"



**02** SECOND FLOOR DEMOLITION PLAN  
SCALE : 1/4" = 1'-0"



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES

402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

EANES GARAGE  
RENOVATION

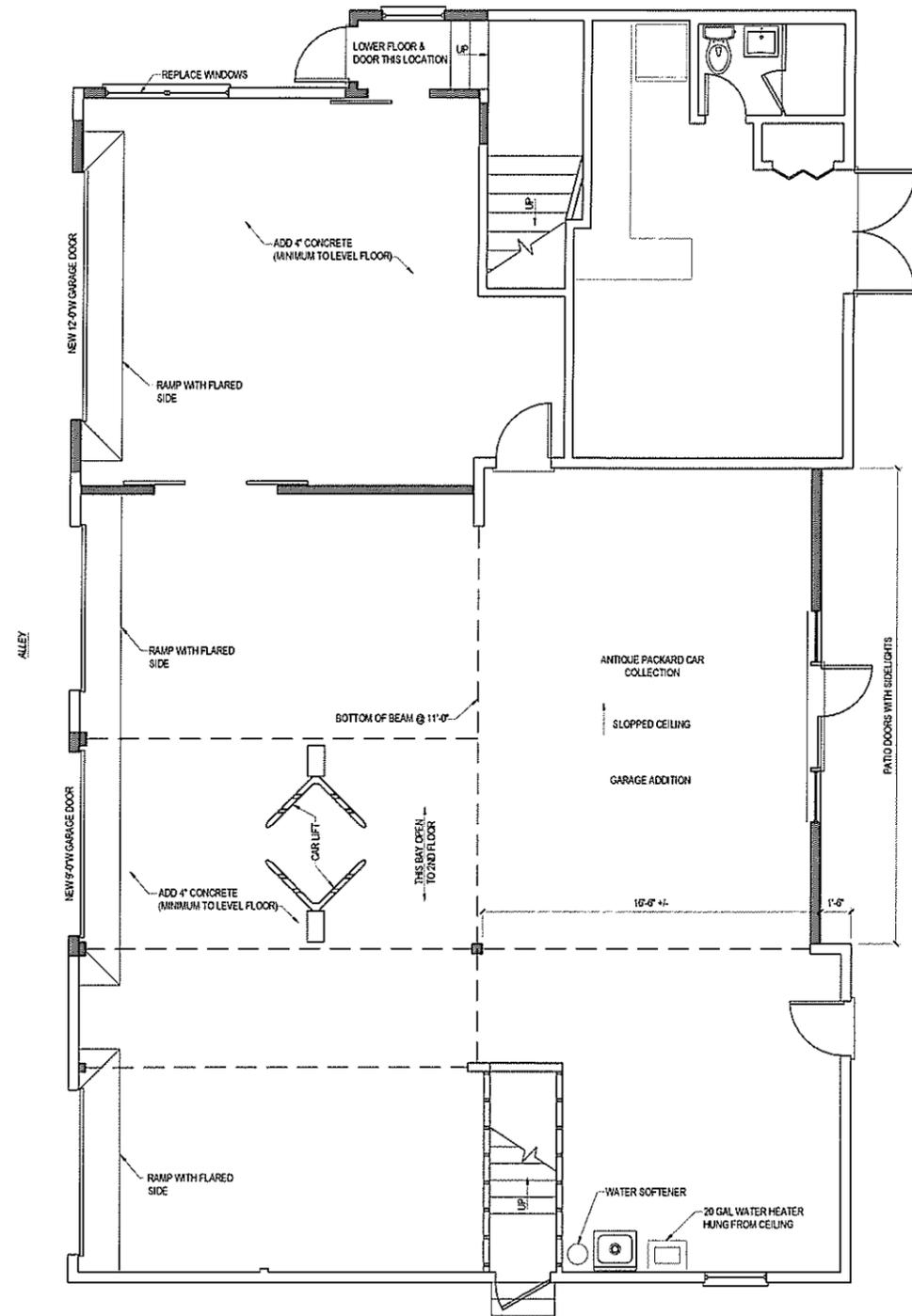
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GALVESTON, TEXAS 77550

REVISIONS

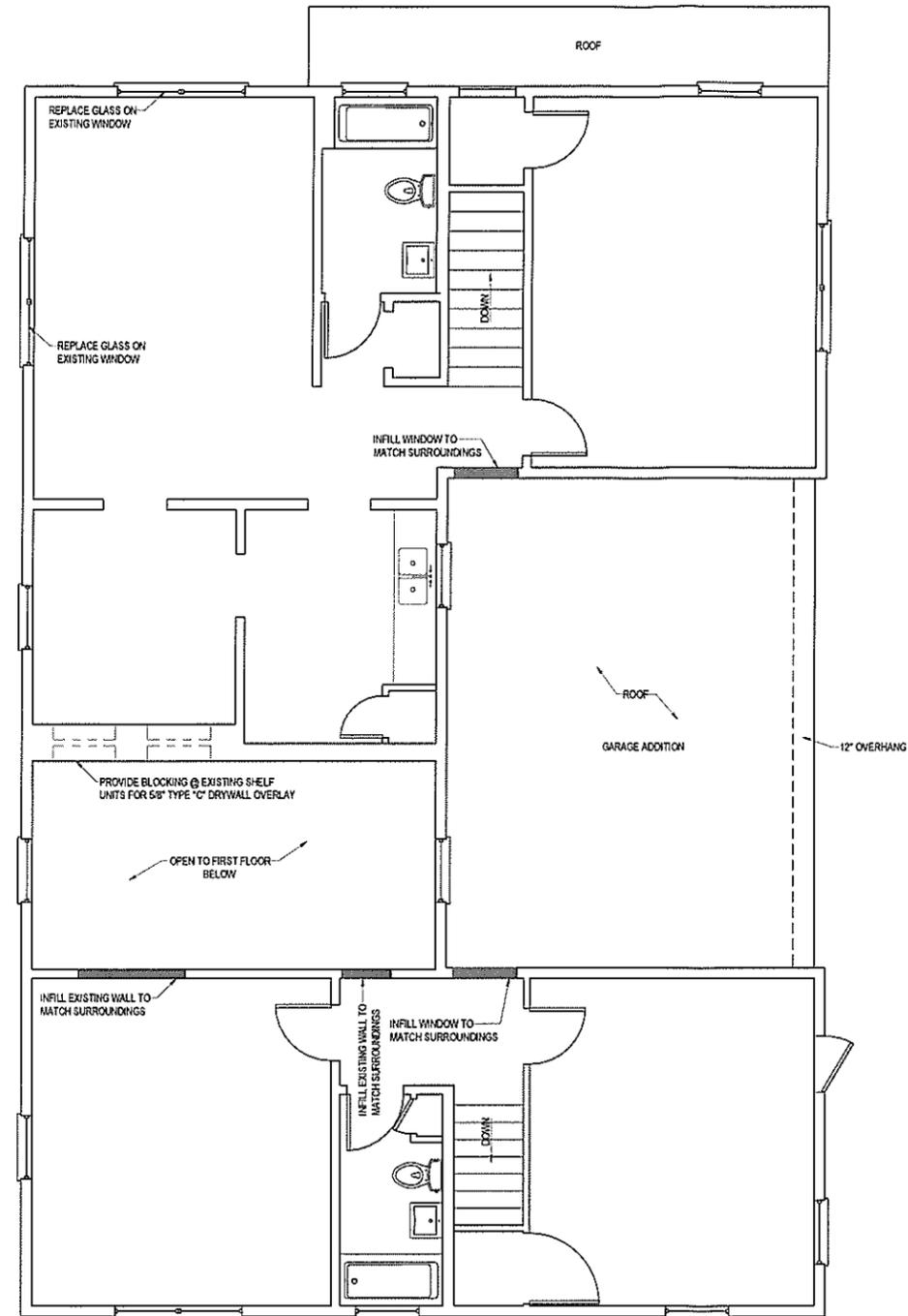
MARK	DATE	DESCRIPTION

SHEET NUMBER

D1.1



01 FIRST FLOOR PROPOSED PLAN  
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PROPOSED PLAN  
SCALE: 1/4" = 1'-0"



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES

402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

EANES GARAGE  
RENOVATION

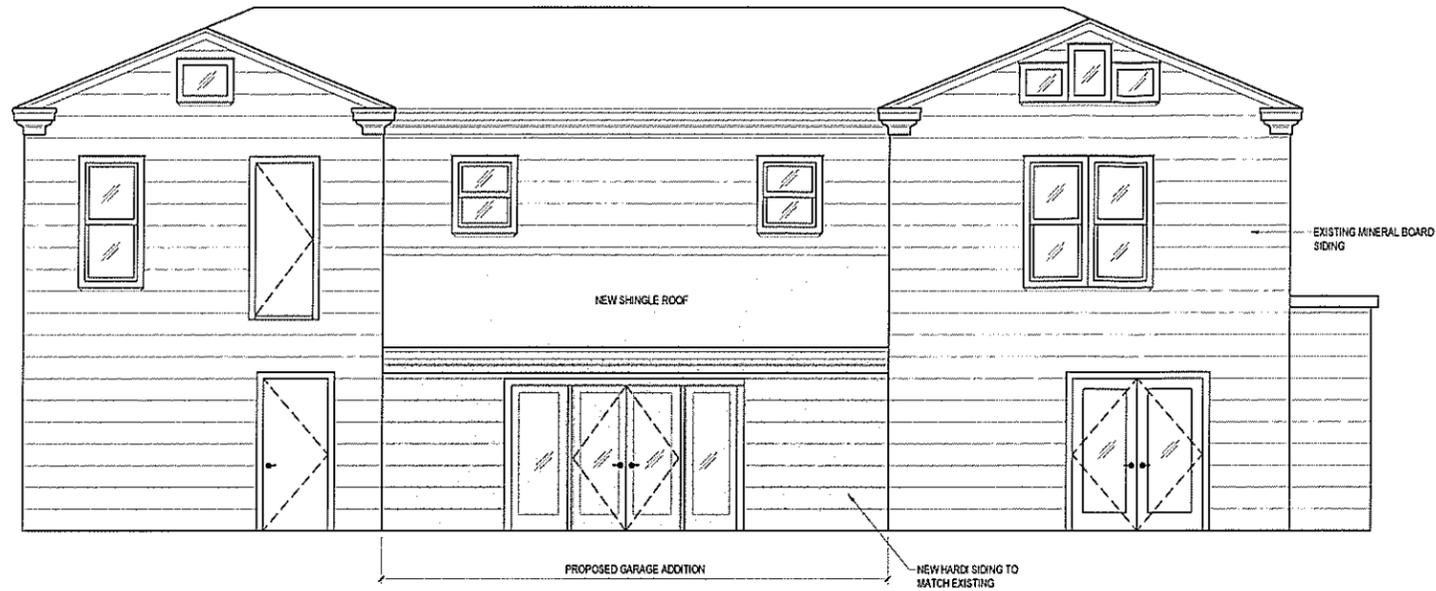
1813 24TH STREET  
GALVESTON, TEXAS 77550

REVISIONS

MARK	DATE	DESCRIPTION

SHEET NUMBER

A1.1



**01 EAST GARAGE ELEVATION**  
SCALE : 1/4" = 1'-0"



**DAVID WATSON,  
ARCHITECT &  
ASSOCIATES**  
402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.752.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

**EANES GARAGE  
RENOVATION**  
1813 24TH STREET  
GALVESTON, TEXAS 77550

REVISIONS		
MARK	DATE	DESCRIPTION

SHEET NUMBER

**A2.1**



# WeatherSide™

FIBER-CEMENT SIDING

Pre-primed  
& ready for  
painting!

## Great For New Residential Applications And Tough And Durable Enough For Commercial Construction...

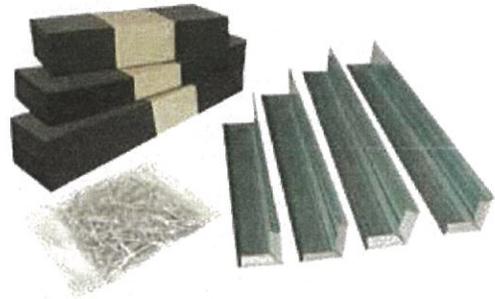
- **Proven Technology...** WeatherSide™ Fiber-Cement Siding is fireproof, durable, and resistant to freeze-thaw conditions
- **Fast Installation...** Unlike some other fiber-cement siding products, WeatherSide™ Fiber-Cement Siding does not require caulking at every joint
- **Classic Look...** Distinctive beauty unavailable in other siding products
- **Pre-Primed...** Comes with a flat white primed surface, ready for painting
- **Peace Of Mind...** Backed by a 25-year Ltd. warranty\*

\*See WeatherSide™ Limited Warranty for complete coverage and restrictions.



## Matching Accessories Available...

WeatherSide™ Fiber-Cement Siding accessories offer faster, easier, more accurate installation and include:

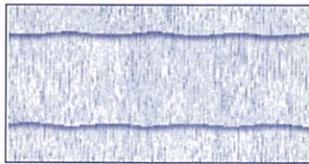


- 1 3/4" Siding Nails
- Pre-Primed Individual Corners (9", 12", 14", and Emphasis™)
- Backer Strips (9", 12", and 14")

## SHINGLE SELECTOR

### Purity™ Shingle

Textured surface with Straight, Wavy, or Thatched edge.

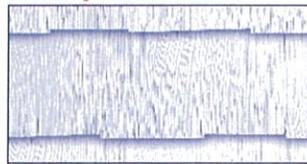


**Straight/Wavy**    **Thatched**

Size:	12" x 24"	12" x 24"
Exposure:	11"	10 1/2"
Thickness:	11/64"	11/64"
Pcs./Bundle:	18	19
Bundles/Sq.:	3	3
Sqs./Pallet:	20	20
Lbs./Sq.:	168	186

### Emphasis™ Shingle

Extra-thick wood grain surface with Thatched edge.

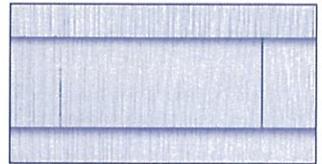


14 5/8" x 25 5/32"

Size:	14 5/8" x 25 5/32"
Exposure:	13"
Thickness:	9/32"
Pcs./Bundle:	11
Bundles/Sq.:	4
Sqs./Pallet:	10
Lbs./Sq.:	268

### Profile Shingle

Striated surface with Straight edge.



	Profile 9	Profile 12	Profile 14
Size:	9" x 32"	12" x 24"	14 5/8" x 32"
Exposure:	8"	11"	13 5/8"
Thickness:	11/64"	11/64"	11/64"
Pcs./Bundle:	19	18	11
Bundles/Sq.:	3	3	3
Sqs./Pallet:	15	20	15
Lbs./Sq.:	177	165	171

Note: We recommend that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos-removal contractor.



Quality You Can Trust...From  
North America's Largest Roofing Manufacturer!™

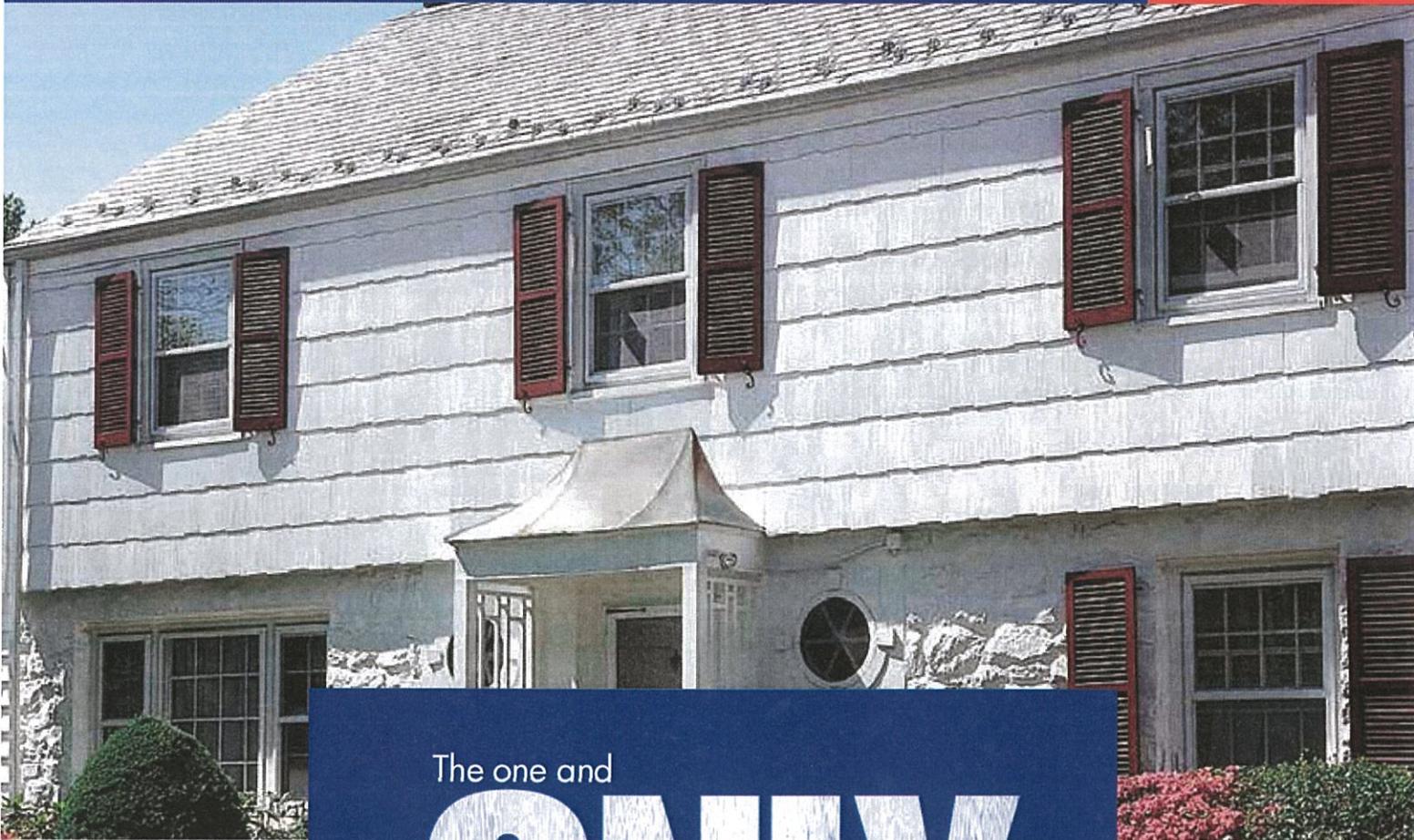
FIBER-CEMENT SIDING



# WeatherSide™

FIBER-CEMENT SIDING

Pre-primed  
& ready for  
painting!



The one and

# ONLY

solution for replacing asbestos siding!

- **Perfect Design...** Virtually identical in size and shape to millions of old non-existent asbestos siding shingles installed over the last 50 years
- **Safe...** WeatherSide™ Fiber-Cement Siding contains NO asbestos
- **Avoids Hassles and Expenses...** Great for replacing or matching damaged asbestos siding shingles, siding small additions, or even changing windows without the expense of new siding for the whole house
- **Easy Installation...** After properly removing the old siding,\* simply nail the WeatherSide™ Fiber-Cement Siding in place and paint
- **Pre-Primed...** Ready to be painted to match existing wall color
- **Extremely Durable...** Won't warp, dent, rot, shrink, or expand, and even resists termite infiltration
- **Fire Safe...** WeatherSide™ Fiber-Cement Siding meets or exceeds UL-approved non-combustible testing (ASTM E136 & UL 723)
- **Code Approvals...** State of Florida approved  
Meets or exceeds the requirements of the Texas Department of Insurance



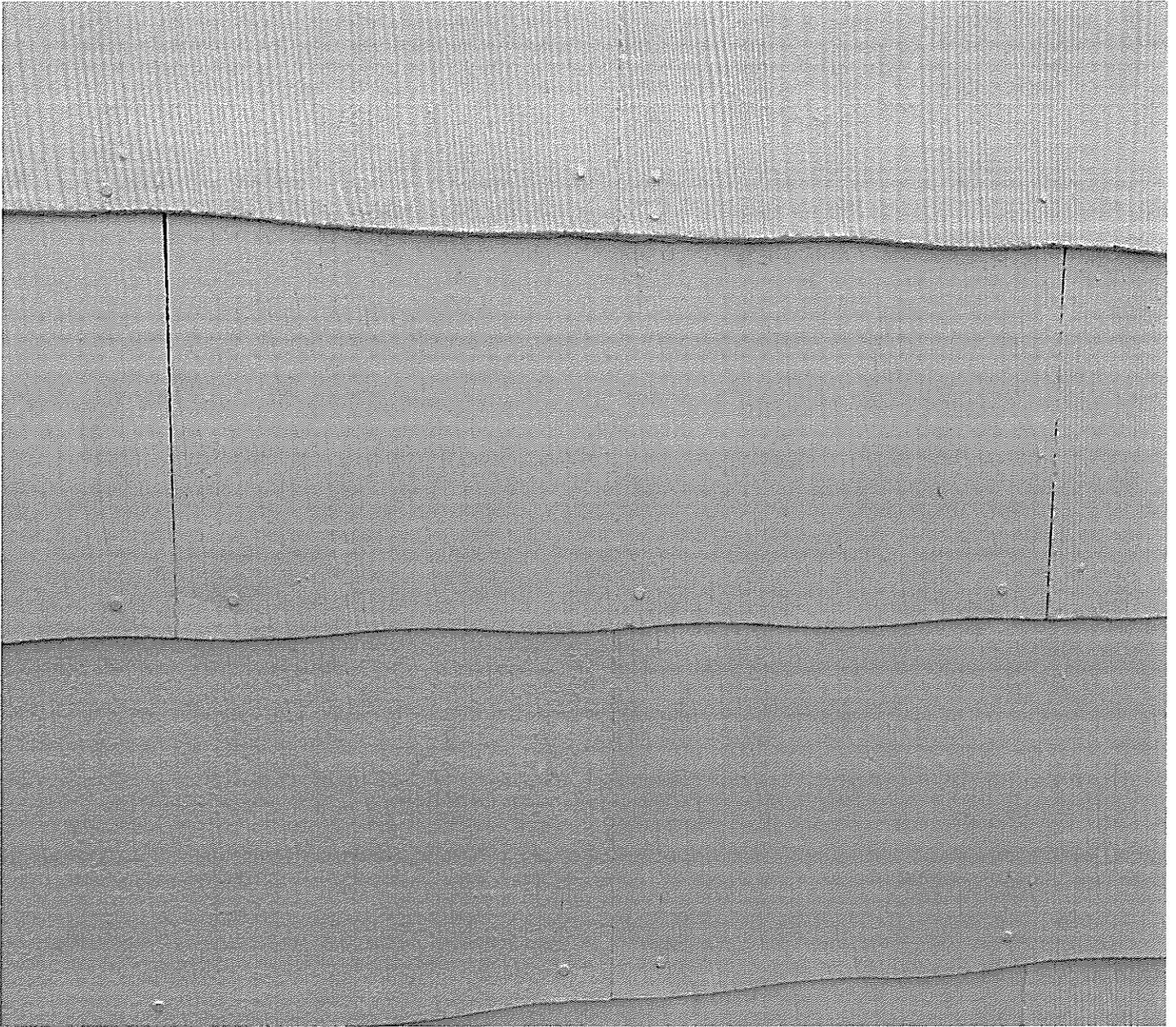
\*We recommend that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos-removal contractor.



24<sup>th</sup> Street elevation of house and detached garage. The façade of the existing garage with apartments is located over 80 feet back from the 24<sup>th</sup> Street property line.



East elevation of the garage structure. The proposed addition will be located between the two existing wings. The façade of the proposed addition will be held back approximately 1'-6" from the face of the two wings. The proposed roof will slope up and stop approximately 8" below the existing second floor windowsill. The addition will have new cement board siding to match the existing mineral board siding.



Close up of existing siding material.



Alley elevation. The two short garage doors to the north will be removed. A single 14 foot wide by 7 foot tall garage door will be installed, and the surrounding wall infilled with salvaged mineral board siding. An additional 9 foot wide garage door will be added between the existing tall doors.



# 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.

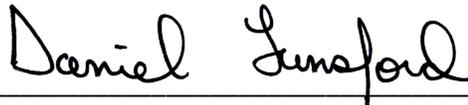
**Conformance with the City Code Requirements**

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 16<sup>th</sup> 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](mailto:ccatching@comcast.net)

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

Exhibit A

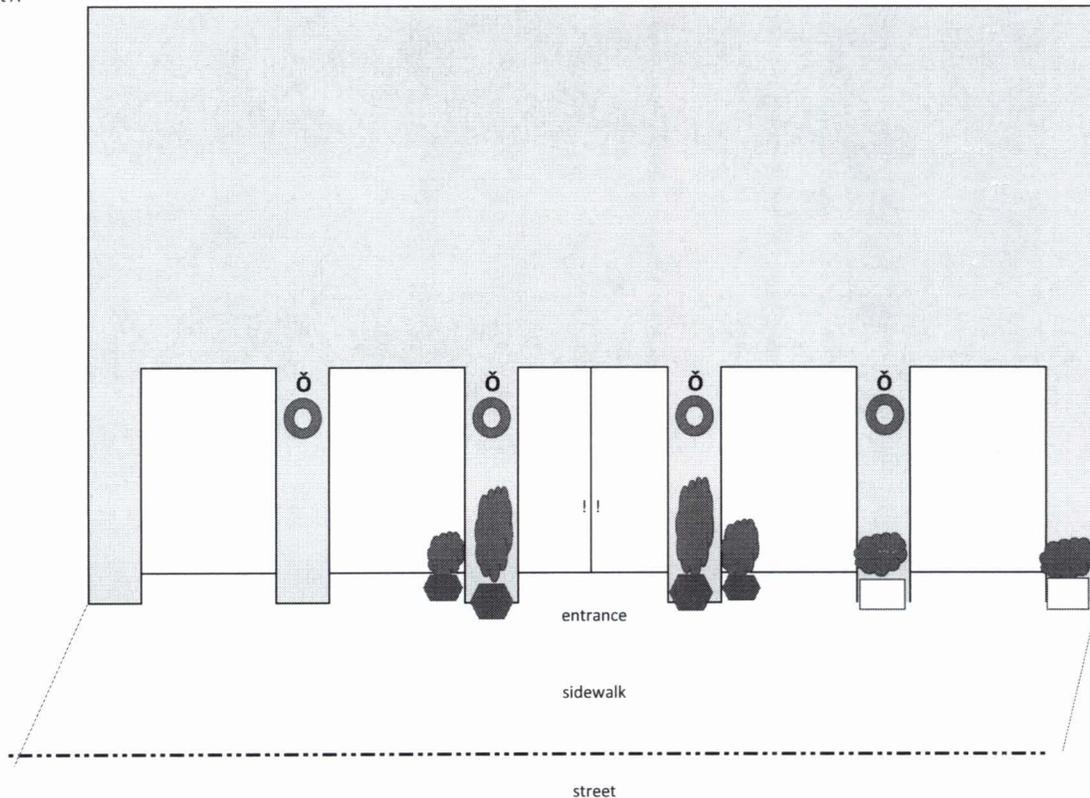
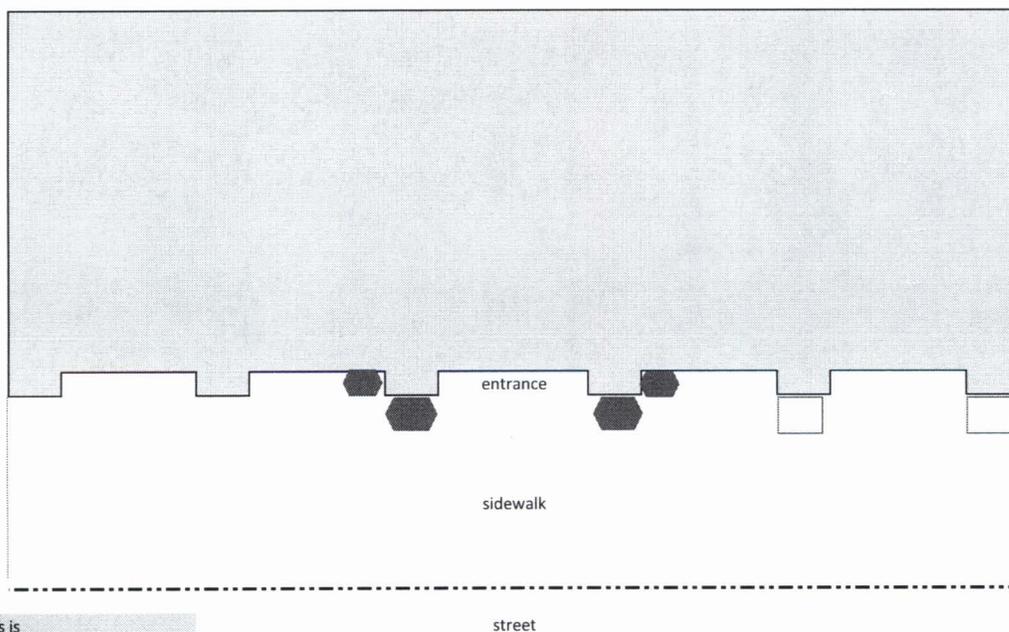


Exhibit B



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









# 20LC-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,



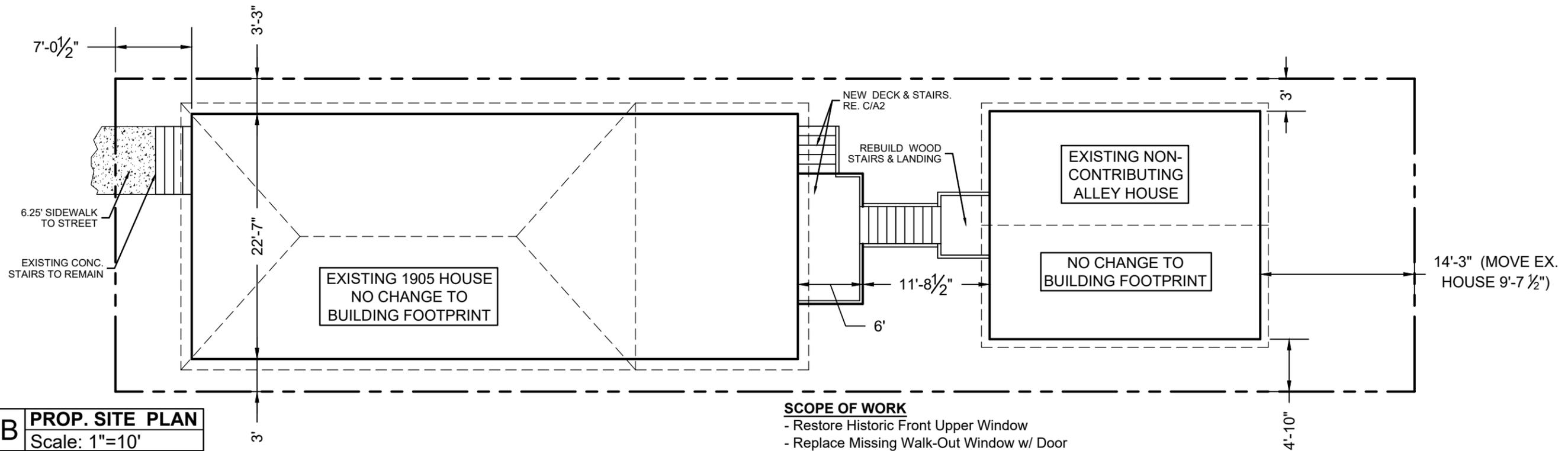
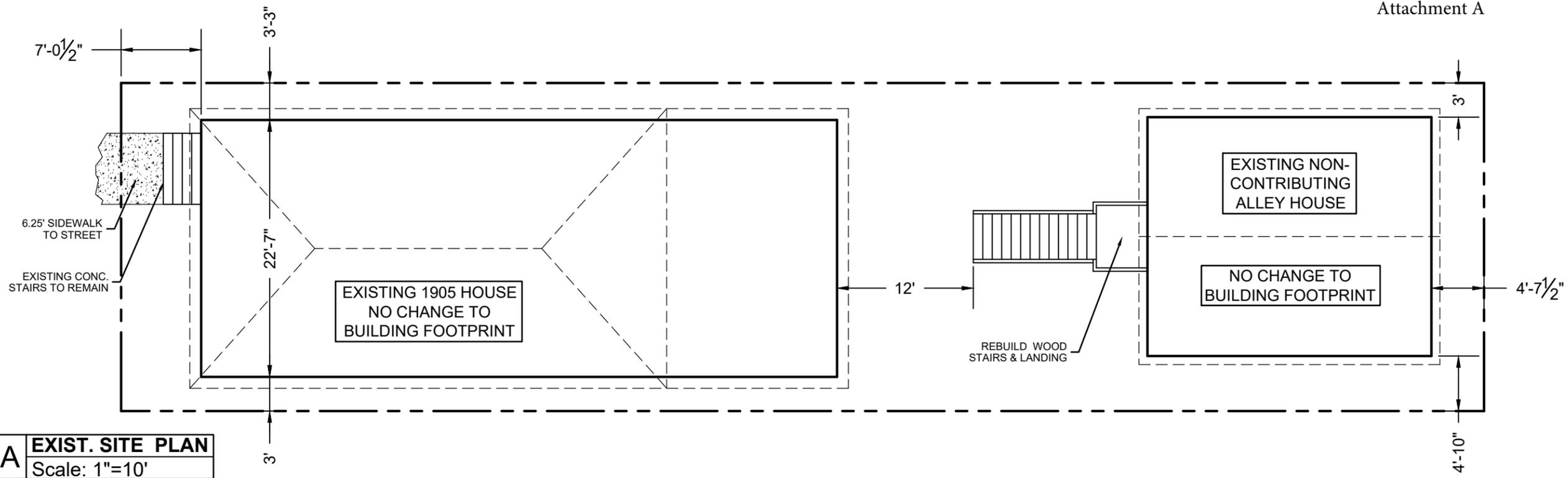
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Catherine Gorman, AICP  
Assistant Director/HPO

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.

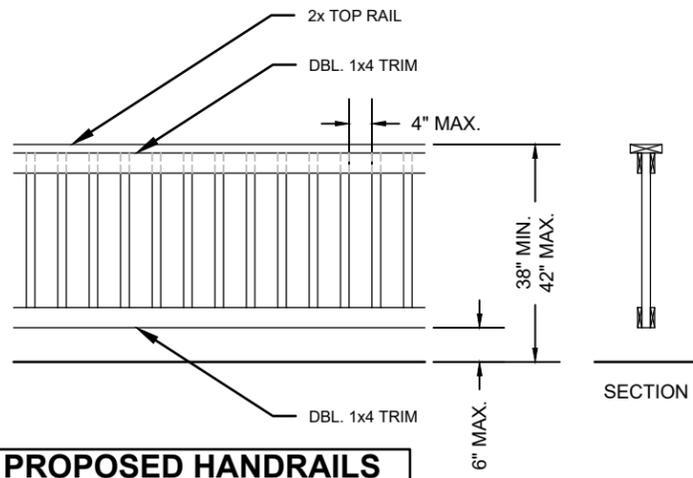
**SCOPE OF WORK**

- 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

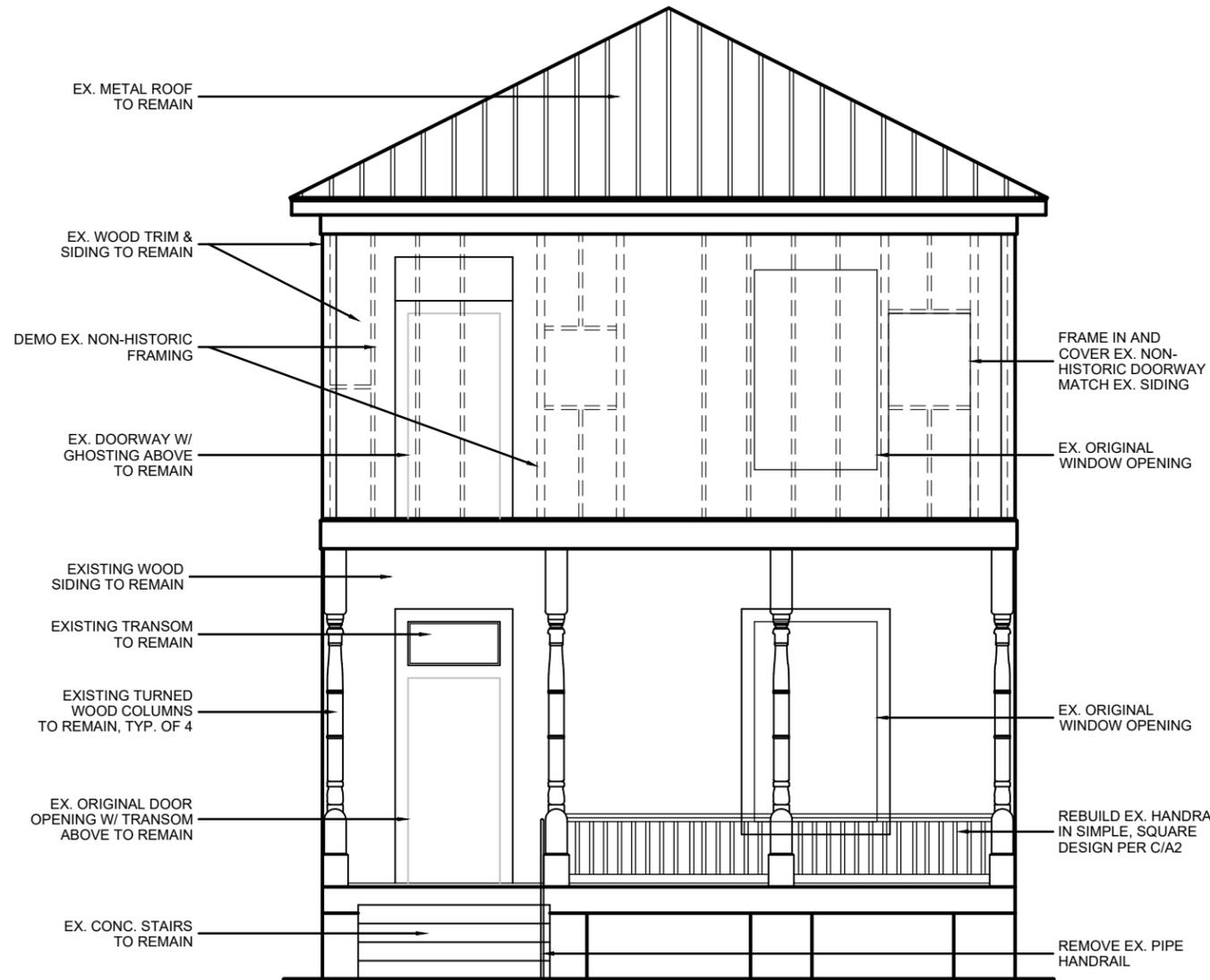
**SHEET INDEX**

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

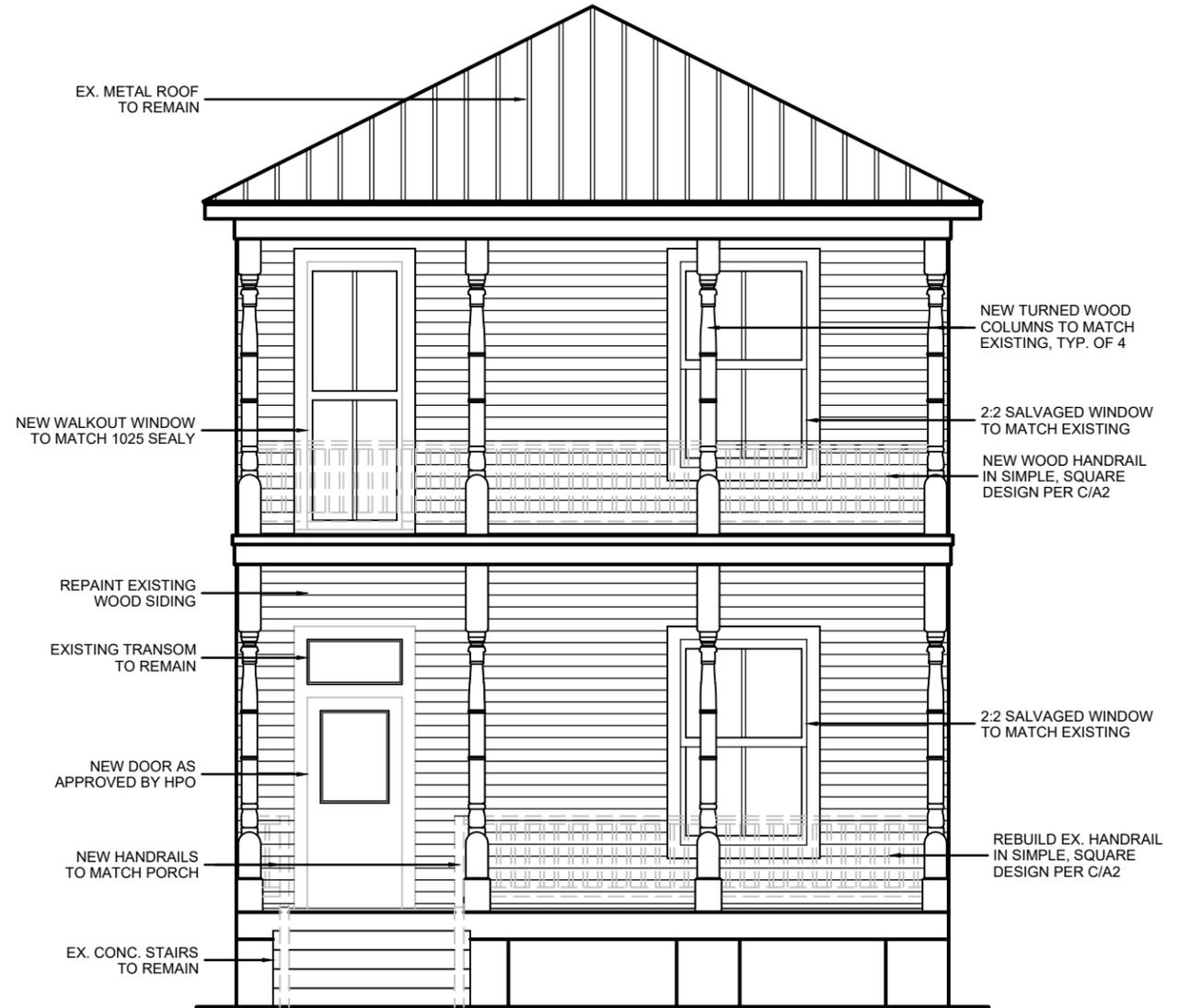
**RNC Real Estate Holdings**  
 (732) 483-1111 / avdgroup@hotmail.com  
**A Historic Renovation of**  
**1021 SEALY**



**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-025

# STAFF REPORT

**ADDRESS:**

Adjacent to 2226 Mechanic / Avenue C

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lots 12-14, Block 622, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Steven Creitz, Mitchell Historic Properties

**PROPERTY OWNER:**

Mitchell Historic Properties

**ZONING DISTRICT:**

Central Business, Historic District (CB-H)

**HISTORIC DISTRICT:**

Strand/Mechanic

**REQUEST:**

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

**EXHIBITS:**

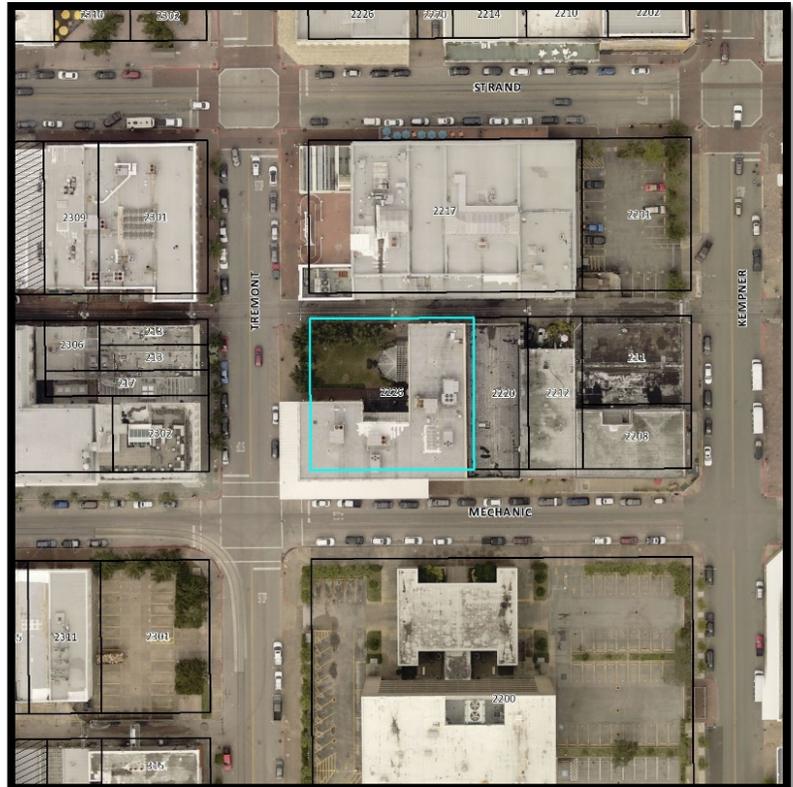
A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
9				



**Historical and/or Architectural Significance**

Date	1987
Style	Commercial
Condition	Excellent
Evaluation	Low / non-contributing
Note(s)	Washington Building (former Washington Hotel)

**Background**

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

**Executive Summary**

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

- Three planters with plants along the south façade
- Four planters with plants along the west façade

**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.

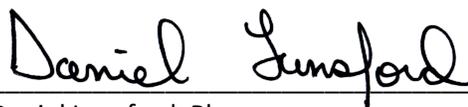
**Conformance with the City Code Requirements**

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

04/03/2020

\_\_\_\_\_  
Date

04/03/2020

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

\_\_\_\_\_  
Date



# Mitchell Historic Properties



Hotel Galvez & Spa

The Tremont House

Harbor House Hotel & Marina



Mitchell Historic Properties, Inc.

Pier 21®

Armour & Co. Building

Beach Central

Berlocher Row

Butterow Building

Dargan & Tobyn Building

Davidson Building

Hendley Building

Hunter Building

Hutchings-Sealy Building

Marine Building

Old Galveston Square

Rosenberg Building

Saengerfest Park

T. Jefferson League Building

Thompson & Co. Building

Washington Building

2100 Market Street Garage



Montgomery, Texas

Cooks Branch, Ltd.



North Carolina

Bald Head Island, Ltd.



2228 MECHANIC STREET, SUITE 204

GALVESTON, TX 77550

TEL (409) 761-4102

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

### 2226 Mechanic – Washington Building Narrative

**Requesting to leave (3) planter boxes on the south side of building & (4) planter boxes on the west side of building. Planter boxes are inset on the building, not on the sidewalk. The request for planters in alcove is privately owned building in historic downtown Galveston.**

**Planters have added a level of softness against all the stucco building and concrete & paver sidewalks. Historic elements can still be viewed as NOT all alcoves have planters.**

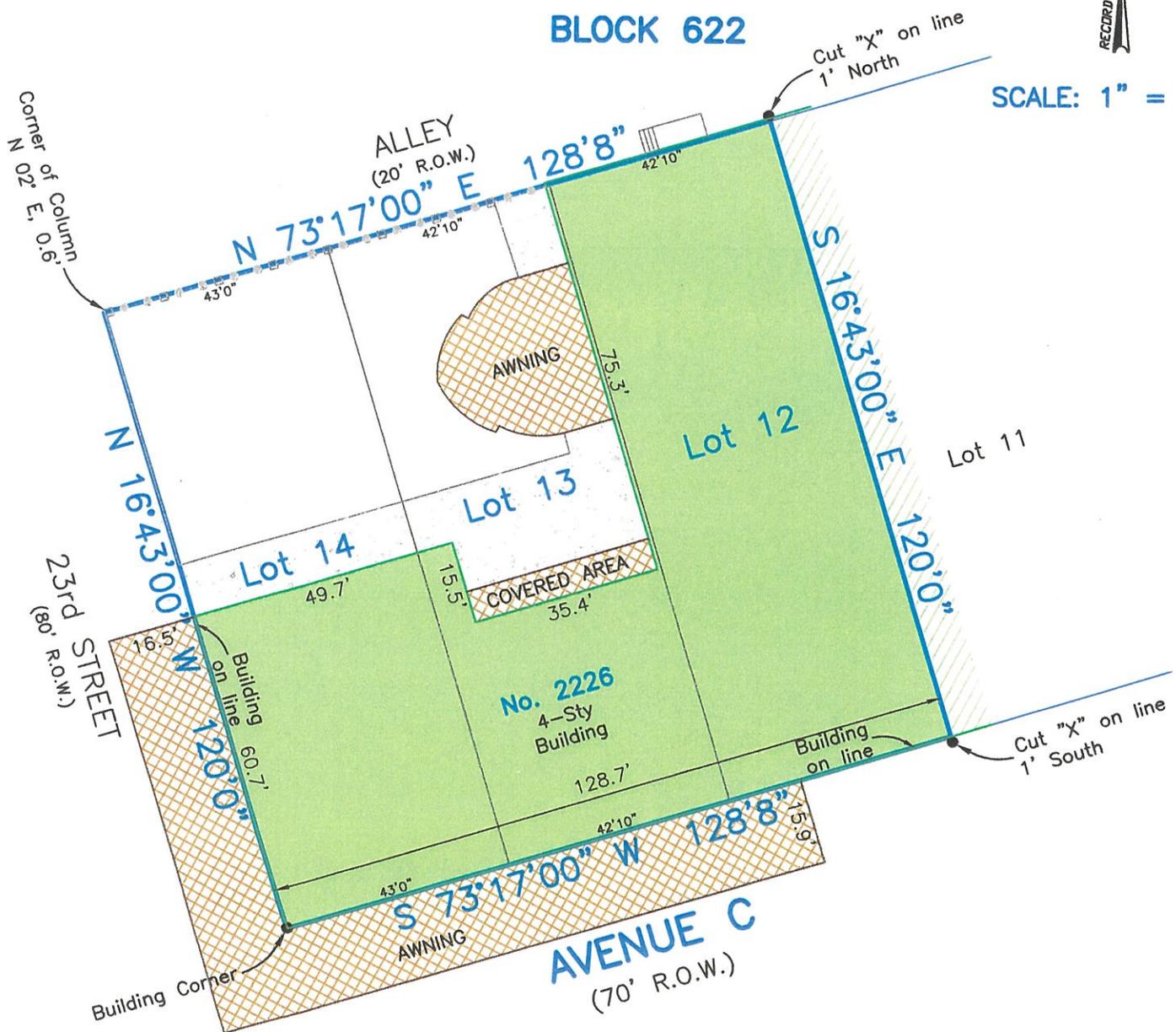
**Planters add beauty to the otherwise barren landscape. Planters are not placed in a row so the opportunity to view the architecture is still there to see.**







SCALE: 1" = 30'



Survey of Lots Twelve (12), Thirteen (13) and Fourteen (14) of Block 622 of the CITY OF GALVESTON, according to the map of the City of Galveston 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. Bluhm*



# 20LC-026

# STAFF REPORT

**ADDRESS:**

Adjacent to 2101 Mechanic / Avenue C

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lots 6,7, and 1/2 of Adjacent Alley, Block 561, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Steven Creitz, Mitchell Historic Properties

**PROPERTY OWNER:**

Mitchell Historic Properties

**ZONING DISTRICT:**

Central Business, Historic District (CB-H)

**HISTORIC DISTRICT:**

Strand/Mechanic

**REQUEST:**

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

**EXHIBITS:**

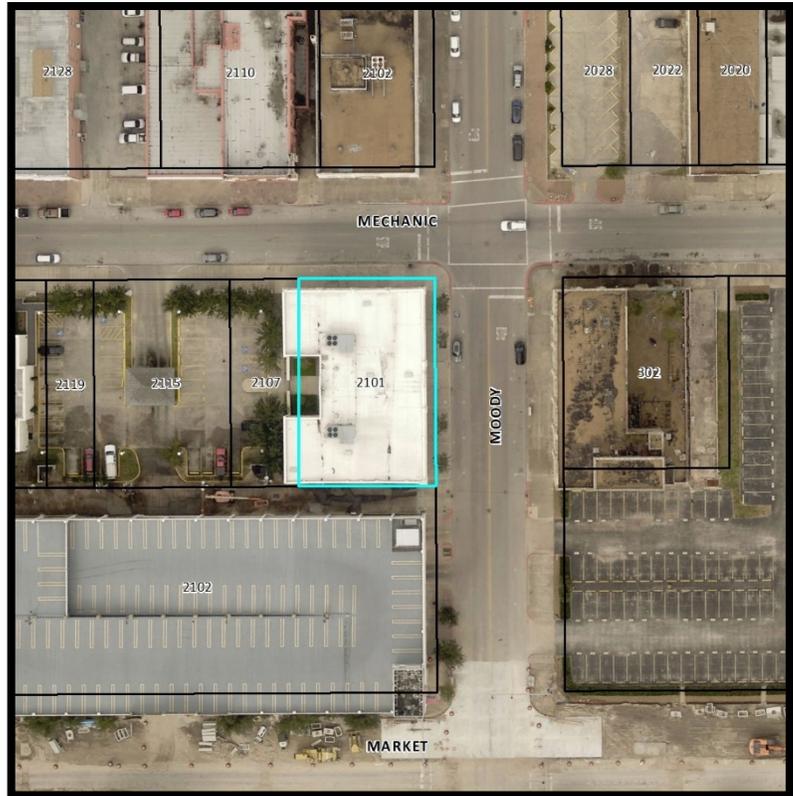
A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Historical and/or Architectural Significance**

Date	1875
Style	Commercial / Victorian Gothic
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note(s)	Marine Building

**Background**

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

**Executive Summary**

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

- Two planters with plants flanking the north entry doors
- Two planters with plants flanking the east entry doors

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

The Code of the City states the following:

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

Architectural feature is defined as:

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

Obscure is defined as:

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

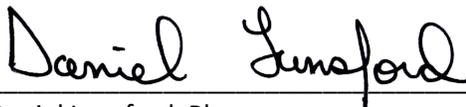
**Conformance with the City Code Requirements**

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

04/03/2020

\_\_\_\_\_  
Date

04/03/2020

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

\_\_\_\_\_  
Date



# Mitchell Historic Properties



Hotel Galvez & Spa

The Tremont House

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Mitchell Historic Properties, Inc.

Pier 21®

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Beach Central

Berlocher Row

Buttercove Building

Dargan & Tobyn Building

Davidson Building

Hendley Building

Hunter Building

Hutchings-Sealy Building

Marine Building

Old Galveston Square

Rosenberg Building

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T. Jefferson League Building

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2100 Market Street Garage



Montgomery, Texas

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2228 MECHANIC STREET, SUITE 204

GALVESTON, TX 77550

TEL. (409) 761-4102

www.mitchellhistoricproperties.com

### 2101 Mechanic – Marine Building Narrative

**Requesting to leave (2) planters on either side of the east entry doors & (2) planter boxes on either side of north entry doors. Planter boxes are inset on the building, not on the side. The request for planters in alcove of privately owned buildings in historic downtown Galveston**

**Planters have added a level of softness against all the stucco building and concrete & paver sidewalks. Historic elements can still be viewed as NOT all alcoves have planters.**

**Planters add beauty to the otherwise barren landscape. Planters are not placed in a row so the opportunity to view the architecture is still there to see.**









# 20LC-027

# STAFF REPORT

**ADDRESS:**

Adjacent to 112 23rd Street

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lots 1-3, Block 682, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Steven Creitz, Mitchell Historic Properties

**PROPERTY OWNER:**

Mitchell Historic Properties

**ZONING DISTRICT:**

Central Business, Historic District (CB-H)

**HISTORIC DISTRICT:**

Strand/Mechanic

**REQUEST:**

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

**EXHIBITS:**

A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**Historical and/or Architectural Significance**

Date	1877
Style	Commercial
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note(s)	Wolston, Wells, and Vidor Warehouse

**Background**

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

**Executive Summary**

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

- Two planters with plants flanking the west entry doors

**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.

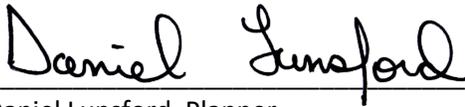
**Conformance with the City Code Requirements**

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

04/03/2020

\_\_\_\_\_  
Date

04/03/2020

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

\_\_\_\_\_  
Date



# Mitchell Historic Properties



Hotel Galvez & Spa

The Tremont House

Harbor House Hotel & Marina



Mitchell Historic Properties, Inc.

Pier 21®

Armour & Co. Building

Beach Central

Berlocher Row

Butterowe Building

Dargan & Tobyn Building

Davidson Building

Hendley Building

Hunter Building

Hutchings-Scaly Building

Marine Building

Old Galveston Square

Rosenberg Building

Saengerfest Park

T. Jefferson League Building

Thompson & Co. Building

Washington Building

2100 Market Street Garage



Montgomery, Texas

Cooks Branch, Ltd.



North Carolina

Bald Head Island, Ltd.



2228 MECHANIC STREET, SUITE 204

GALVESTON, TX 77550

TEL. (409) 761-4102

www.mitchellhistoricproperties.com

## 112 Tremont – Thompson Building Narrative

**Requesting to leave (2) planters on either side of the west entry doors. Planter boxes are inset on the building, not on the side. The request for planters in alcove of privately owned buildings in historic downtown Galveston**

**Planters have added a level of softness against all the stucco building and concrete & paver sidewalks. Historic elements can still be viewed as NOT all alcoves have planters.**

**Planters add beauty to the otherwise barren landscape. Planters are not placed in a row so the opportunity to view the architecture is still there to see.**



112

MAIL





SCALE: 1" = 30'

HARBORSIDE DRIVE  
(70' R.O.W.)

N 73°17' E  
128'-8"

BLOCK 682

Covered Walk  
87'

S 16°43' E  
120'

Lot 4

Lot 3

Lot 2

Lot 1

N 16°43' W  
111'

Covered Walk  
120'

Dumpster  
20.9'

BLDG. ON LINE  
87'

S 73°17' W  
128'-8"

20' ALLEY

Fnd. Mag. Nail  
15.8'

23rd STREET  
(80' R.O.W.)

Survey of Lots -1, 2, and 3 in Block 682, in the City and County of Galveston, Texas. This survey is based on the Map of the City of Galveston in common use.

I hereby certify that on the below date the following is a true and correct copy of the original survey...



# 20LC-028

# STAFF REPORT

**ADDRESS:**

Adjacent to 2300 Mechanic / Avenue C

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lots 11-14 and Part of Lots 9 and 10 , Block 623, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Steven Creitz, Mitchell Historic Properties

**PROPERTY OWNER:**

Mitchell Historic Properties

**ZONING DISTRICT:**

Central Business, Historic District (CB-H)

**HISTORIC DISTRICT:**

Strand/Mechanic

**REQUEST:**

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

**EXHIBITS:**

A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
25				



**Historical and/or Architectural Significance**

Date	1879
Style	Commercial
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note(s)	Tremont House Hotel

**Background**

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

**Executive Summary**

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

- Four planters with plants flanking the south entry doors

**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.

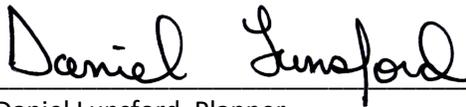
**Conformance with the City Code Requirements**

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

04/03/2020

Date

04/03/2020

Date

Catherine Gorman, AICP, Assistant Director/HPO



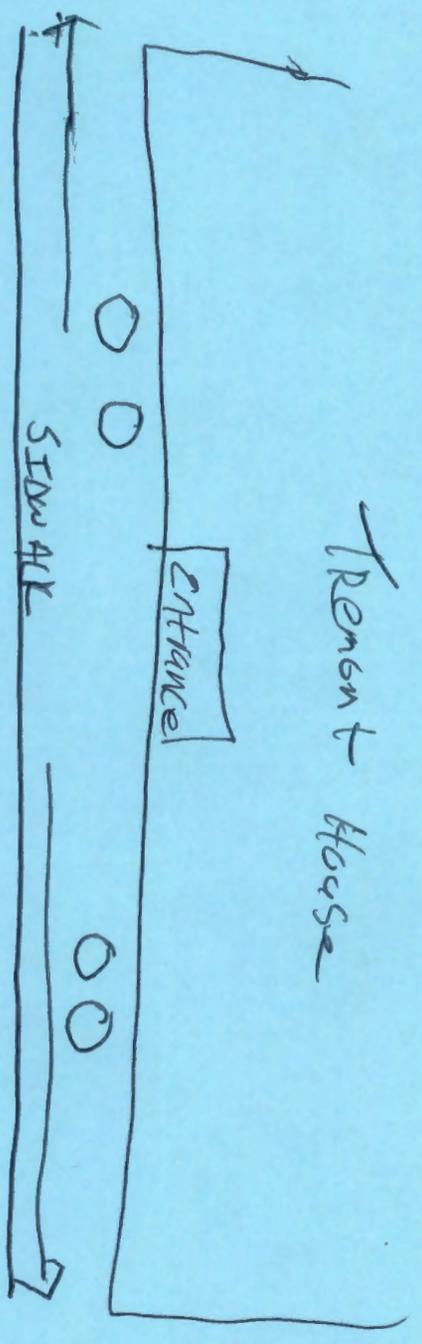




THE HOUSE OF THE  
LORDS OF THE  
MOUNTAIN  
AND THE  
MOUNTAIN  
OF THE  
MOUNTAIN



Tremont House





# 20LC-030

# STAFF REPORT

**ADDRESS:**

1823 Avenue K

**LEGAL DESCRIPTION:**

Property is legally described as the M. B. Menard Survey, Lot 2, Block 78, in the City and County of Galveston, Texas.

**APPLICANTS/REPRESENTATIVES:**

CDC Capital, LLC

**PROPERTY OWNERS:**

Katie Cline

**ZONING:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Request for a Certificate of Appropriateness for modifications to the structure including the construction of a garage apartment.

**STAFF RECOMMENDATION:**

Approval based on findings and conditions.

**EXHIBITS:**

- A – Elevation Drawings
- B – Site Plan
- C – Photos of Primary Structure

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
8				



**Zoning and Land Use**

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

**Historical and/or Architectural Significance**

Date	1889
Style	National Folk
Condition	Excellent
Evaluation	Medium = Contributing

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to construct a 400 square foot garage apartment. The first floor will be a garage and the second floor will be a living space with a kitchen, living room, bathroom, and bedroom. Please see Attachment A for more details.

**Design Standards for Historic Properties**

The following Design Standards are applicable to the project:

**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.

**2.27 Repair or replace a damaged historic door to maintain its general historic appearance.**

*Appropriate*

- Use materials that appear similar to that of the original.
- When replacing a historic door, use a design that appears similar to the original door.

*Inappropriate*

- Do not use solid core or flush doors.

**2.28 If necessary, install simple screen doors.**

*Appropriate*

- Use painted wooden screen and storm doors or louvered wooden doors that are backed with screening.

*Inappropriate*

- Do not use screen doors with highly decorative designs (metal scrollwork, etc.)

**Storm-Safety Features on Historic Buildings**

In some cases it may be necessary or desirable to install storm-safety features such as hurricane shutters or removable window screens on a historic structure. Such features should be selected and installed to minimize visual impacts and damage to historic fabric. Often, it will be most appropriate to install features that can be reused such as removable storm screens, rather than relying on strategies that may require repeated, and damaging, installation, such as boarding windows with plywood.

**2.39 Minimize the visual impact of storm windows on historic buildings.**

*Appropriate*

- When necessary, place storm windows internally to avoid visual impacts (preferred approach).
- If storm windows are installed externally, use window inserts designed to match the original frame (may be appropriate if consistent with the approach described in “Interpreting the Design Standards” on page 16).
- Paint existing storm window frames to match wooden frames. If the storm windows are aluminum, they should have a baked-on enamel color.

**2.40 Minimize the visual impact of storm screens on historic buildings.**

*Appropriate*

- When necessary, locate storm screens on windows that are not key features of the building.
- Minimize the visual impacts of anchor screws on the historic character of the building.
- Use anchor screws with plastic covers to reduce the possibility of rusting and deterioration.
- Place anchors on the inside of the window trim.
- Paint anchor screws the same color as the window trim.

*Inappropriate*

- Do not install storm screens with visible anchor bolts on the primary facade of a structure.
- Do not damage historic window trim or other building material when installing a storm screen.

**2.41 Minimize the visual impact of flood vents on historic buildings.**

*Appropriate*

- When it is necessary to install flood vents, ensure that significant architectural features are not altered.
- Use flood vents that do not exceed the minimum required size.

*Inappropriate*

- Do not place flood vents on the primary façade or other areas that are substantially visible from the public right-of-way.

**Historic Wood**

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

**2.6 Protect wood features from deterioration.**

*Appropriate*

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

**Building Forms**

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

**3.28 Use simple, rectangular building forms.**

*Appropriate*

- Use building forms that appear similar to traditional forms.

*Inappropriate*

- Unless necessary, do not use building forms that do not have a traditional orientation to the street.

**3.29 Use building and roof forms similar to those seen traditionally in the district.**

*Appropriate*

- Use a pitched or gable roof form where they exist in the surrounding historic context.

*Inappropriate*

- Do not use an exotic roof form on the primary structure. • Do not use shed roof forms except on porches or small additive forms attached to the primary structure.

**Architectural Character**

Design a new building to be visually compatible with nearby historic houses, while conveying the evolution and history of the area. 3.30 Design a new residential structure to reflect its time.

*Appropriate*

- Use contemporary interpretations of historic architectural styles when designing a new residential structure.
- Reflect current architectural trends in a new residential structure to convey the period in which it is built and continue to accurately portray the evolution of the community.

*Inappropriate*

- Do not imitate or copy the historic architectural styles of Galveston in the design of a new building.
- Do not imitate or copy historic architectural styles that are not native to Galveston to avoid confusing the architectural traditions of the community.

**3.31 Use new interpretations of architectural features that are common to historic residences in the district.**

Use porch columns, balustrades, brackets, rafter ends, windows, doors and other historically-appropriate trim elements.

*Inappropriate*

- Do not use historic details that were not found in Galveston.

**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.

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

*Appropriate*

- Use new siding that is similar to the lap exposure, texture and finish of traditional wood siding.
- When possible, use trim boards that show depth and typify high-quality construction.

*Inappropriate*

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

**3.36 When using masonry, ensure that it appears similar in character to that seen historically.**

*Appropriate*

- Use brick with a modular dimension similar to that used traditionally.
- Consider using stucco for appropriate architectural styles.

**Standards for New Secondary Buildings on Residential Properties**

These Design Standards apply to the design of a new secondary structure. These include garages, garage apartments, garden sheds and alley houses.

**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 new secondary structure to be line with others in the district.**

- Traditionally, these are located along an alley edge.

**3.39 Use materials that appear similar in character to those of the primary structure.**

*Inappropriate*

- Metal buildings are not permitted.

**Parking and Driveways**

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

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

*Appropriate*

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen parking areas.
- Keep paved areas and curbs cuts for driveways to a minimum width.

- Maintain historic strip driveways. These driveways, from the 1920s and 1930s, allow for better drainage and permit grass to grow between the concrete strips.

*Inappropriate*

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

**Historic Residential Windows**

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

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

*Appropriate*

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

*Inappropriate*

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

**Historic Residential Garage Doors**

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

*Appropriate*

- Keep details simple on a replacement wooden door.
- Paint a wooden garage door to help maintain its condition.

- Consider replacing a garage door on the primary façade with a metal door that has an appropriate look and finish if a wood door can't be found to meet storm-safety requirements.

*Inappropriate*

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

**Conformance with the Design Standards**

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

According to the applicant, the proposed accessory structure will be subordinate to the primary structure and located against the rear property line (see Attachment B), which would have been typical of the historic districts. Staff finds the size and location appropriate.

The siding appears to be horizontal lap siding. The siding shall be similar in exposure, texture, and finish to traditional wood siding. The finish shall be smooth rather than a raised grain or rusticated surface. According to the applicant, the accessory structure will be painted to match the primary structure (see Attachment C).

The applicant did not provide cut sheets for the three windows, door, or garage door, but the elevations drawings show the windows in a three-over-three configuration. While staff would prefer wooden, double-hung windows, staff does find that vinyl windows are appropriate so long as they are one-over-one. The door shall have a smooth finish, and the garage doors shall be simple, wooden doors. The Historic Preservation Officer will need to approve the windows, door, and garage doors prior to installation.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

*Specific Conditions to Case 20LC-030:*

- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with the following condition:
  - a. The final windows, door, and garage doors shall be approved by the Historic Preservation Officer prior to installation.

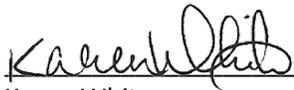
*Standard Conditions:*

- 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

4/2/2020

Date



Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

4/2/2020

Date



REVISION TABLE	REVISED BY	DESCRIPTION
NUMBER	DATE	

ELEVATIONS

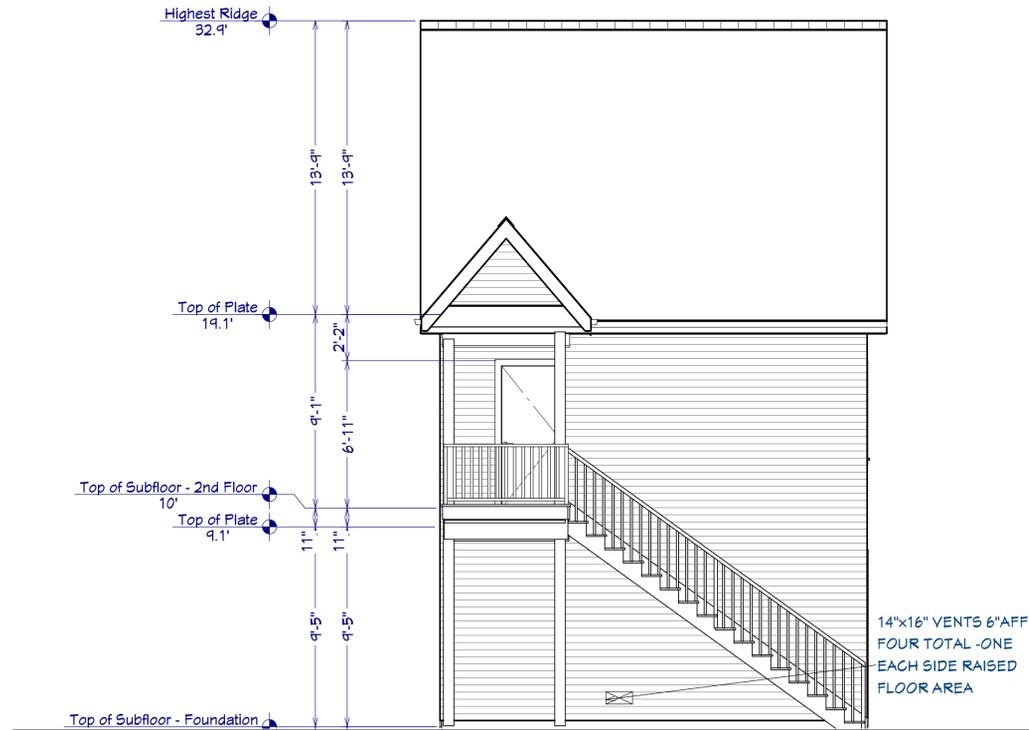
GARAGE/APARTMENT  
1823 AVENUE K  
GALVESTON, TX

DRAWINGS PROVIDED BY:  
TSI SERVICES, LLC  
LEAGUE CITY, TX  
REG. NO. F-13383  
CIVIL-STRUCTURAL  
PH 409-795-0835

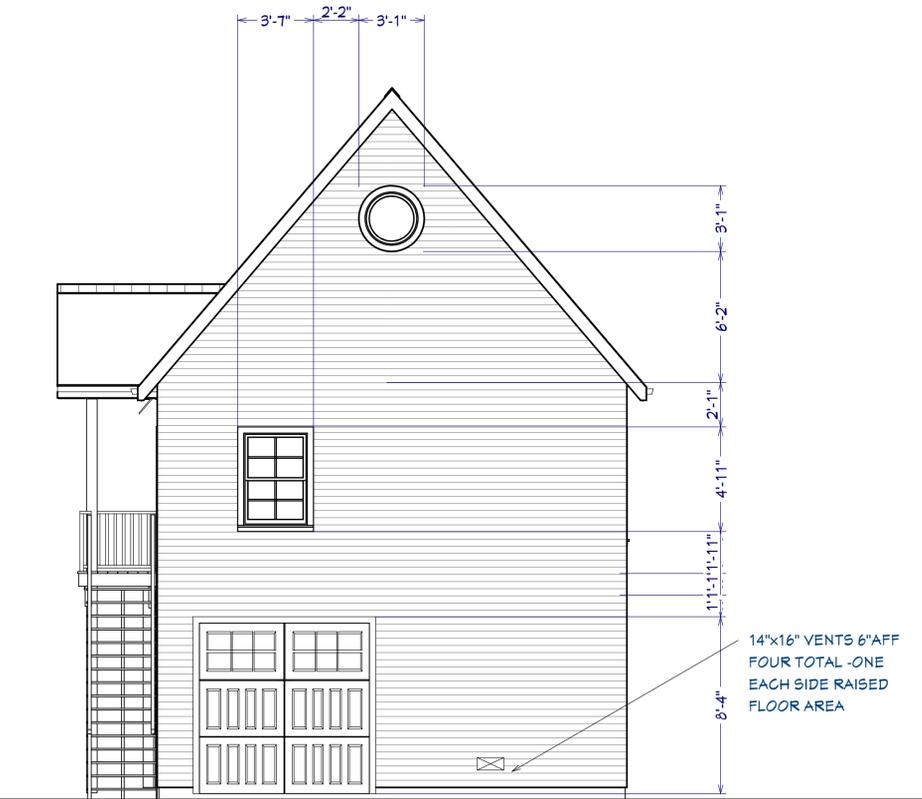
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12/26/2019

SCALE:  
1/4"=1'

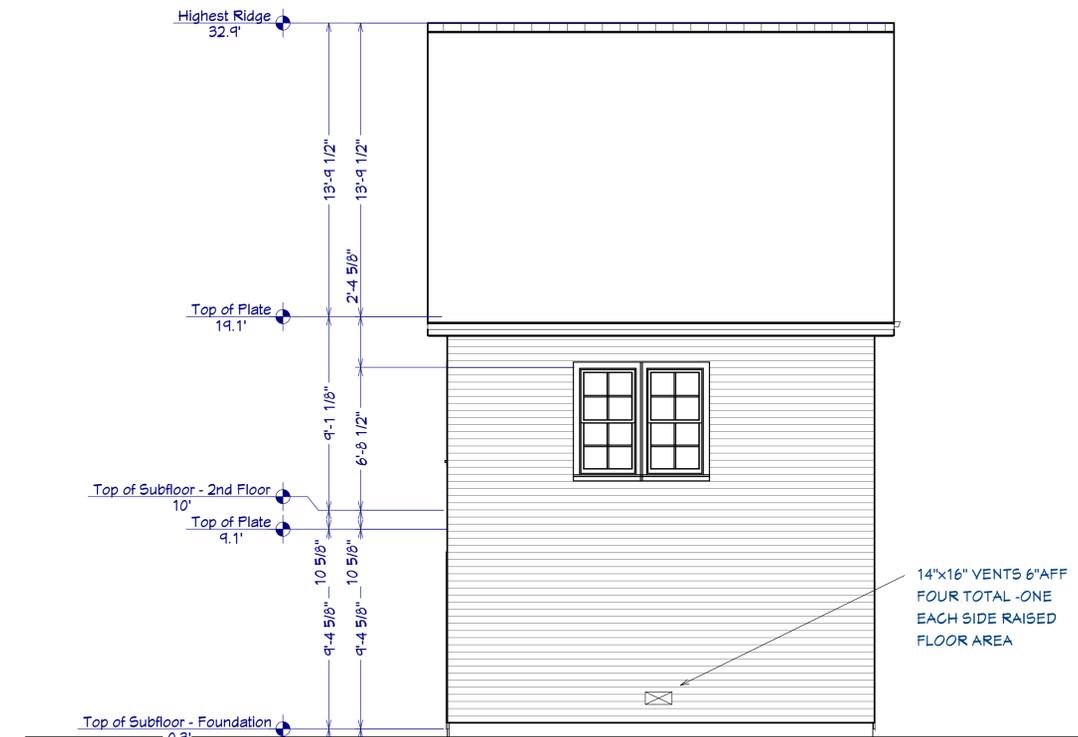
SHEET:  
S-6



Elevation WEST



Elevation SOUTH



Elevation EAST



Elevation NORTH



12/26/19

*Tom Maloney*



# Attachment C







**20LC-032**

**MEMORANDUM**

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

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

**DATE:** April 15, 2020

**RE:** **20LC-032 (1703/1705 Avenue M 1/2)** Request for a Certificate of Appropriateness for alterations to the structure including window and door replacement. Property is legally described as the West 32.10 feet of Lot 6 (3006-1), Southeast Block 20, Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant and Property Owner: Vanette Reita Johnson

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Staff is requesting this case be continued until the May 4, 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-037**

**MEMORANDUM**

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

**FROM:** Karen White, Planning Technician  
Development Services Department

**DATE:** April 17, 2020

**RE:** **20LC-037 (1801 Avenue L)** Request for a Certificate of Appropriateness for alterations to the structure including painting exterior masonry, replacing exterior doors, and removing exterior shutters. Property is legally described as M. B. Menard Survey, North 67-8 Feet of Lot 7 (7-1), Block 18, in the City and County of Galveston, Texas.  
Applicant: Becky Jolin  
Property Owner: Sam and Becky Jolin

---

Staff is requesting this case be continued until the May 4, 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-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 19<sup>th</sup> 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 32<sup>nd</sup> 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**

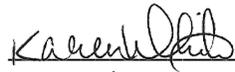
The Planning Commission will hear this request at the March 17, 2020, meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of May 28, 2020.

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

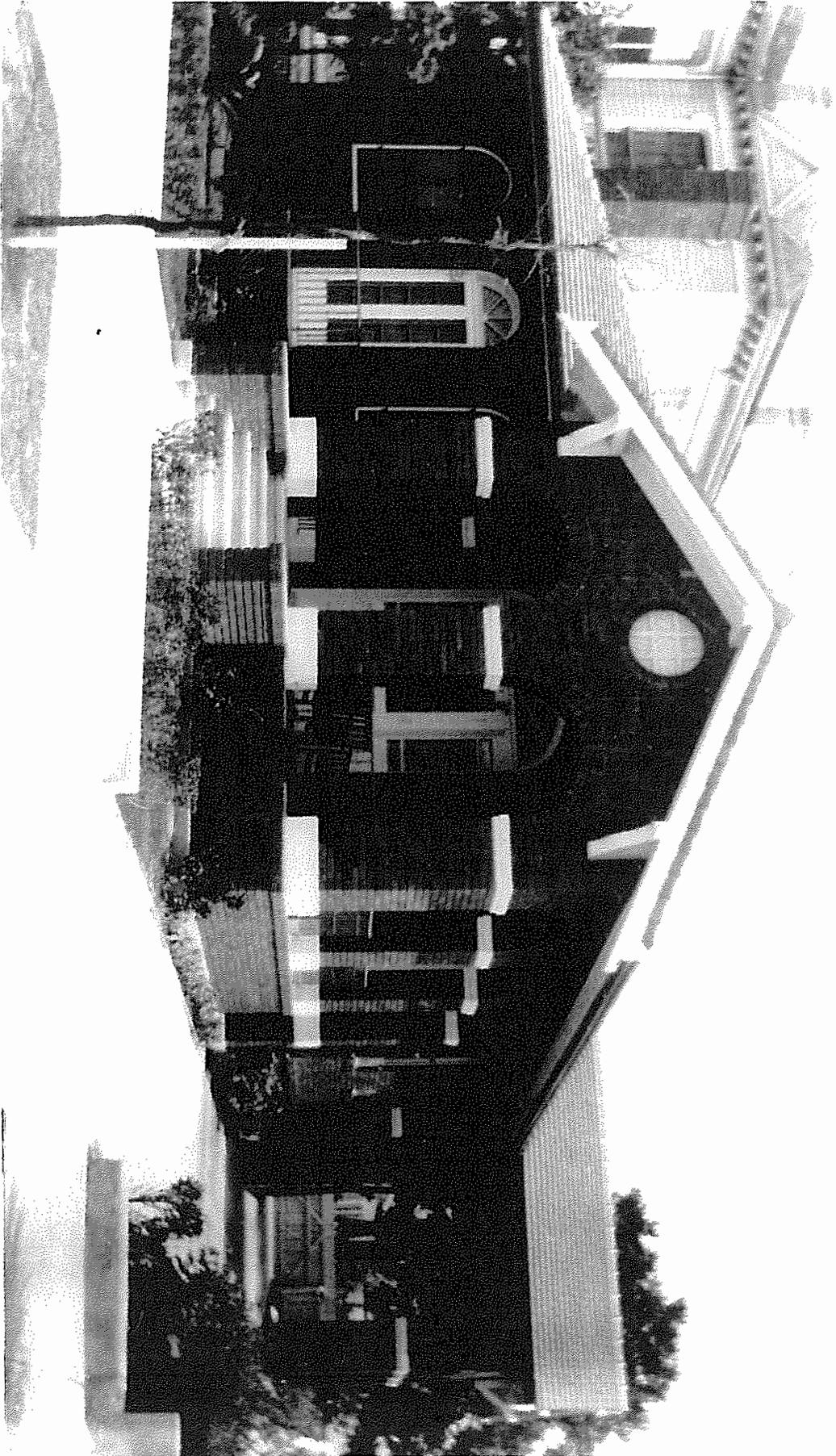
Date



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

Volunteers & Docents Needed!

1621 Ball 1521 Broadway

1527 Postoffice 1702 Postoffice

East End Cottage, Postoffice & 15th

Sacred Heart Church, Broadway & 14th

Please contact Mike Gilbert at 763-2597

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

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RON GILROY, CHAIRMAN OF SAFFEE

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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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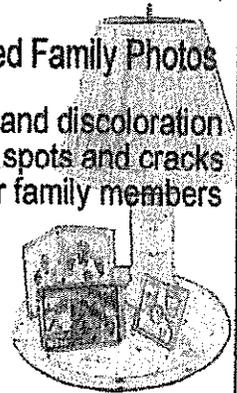


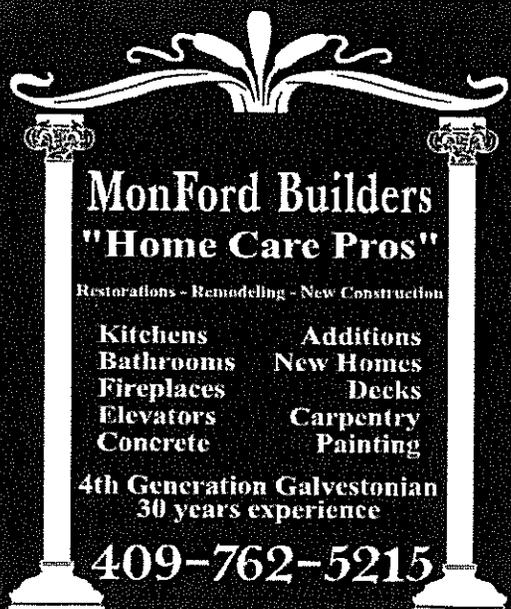
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Bob Chapin  
750-8232





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Rapp, Sr. first rode to his projects in a Model T and had no radio.

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

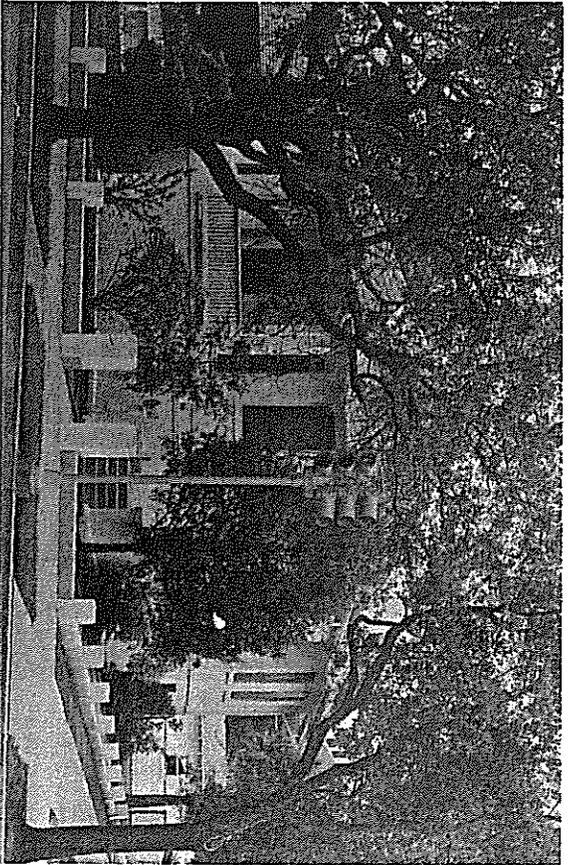
Clients expect more now than they did a half century ago. Expertise in management of the construction dollar is probably the top priority. Design sophistication follows closely in a technically oriented and concerned society.

RAPP FASH SUNDIN is dedicated to providing its Clients that same individual service and reliability as in the past.

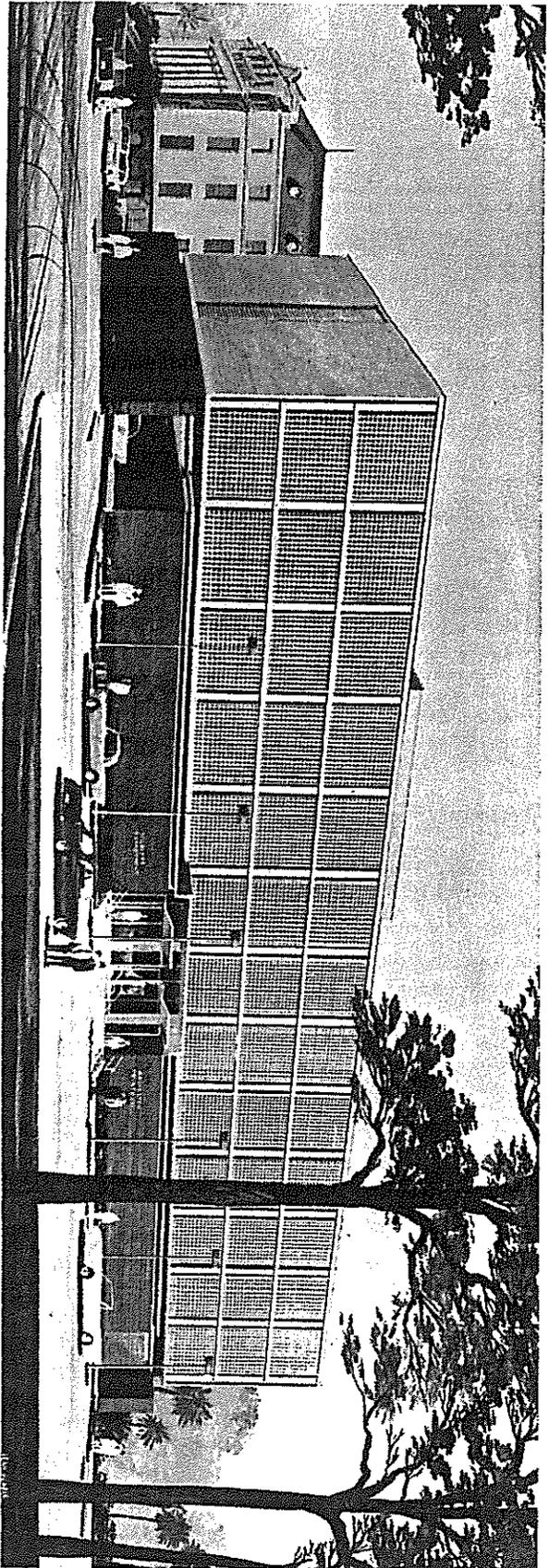
Each project begins with a basic understanding of the Client's requirements; functional, economic and esthetic.

Creative, imaginative design and management procedures are applied to bring about a unique solution that best serves the Client's need, within the budget and with shorter design and construction times.

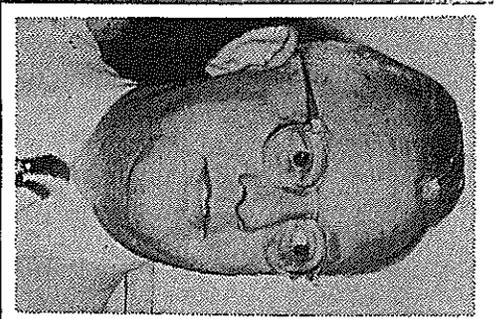
Each successfully completed project should draw its attractiveness from utility as well as appearance and thus be a small step in improving man's environment.



*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*

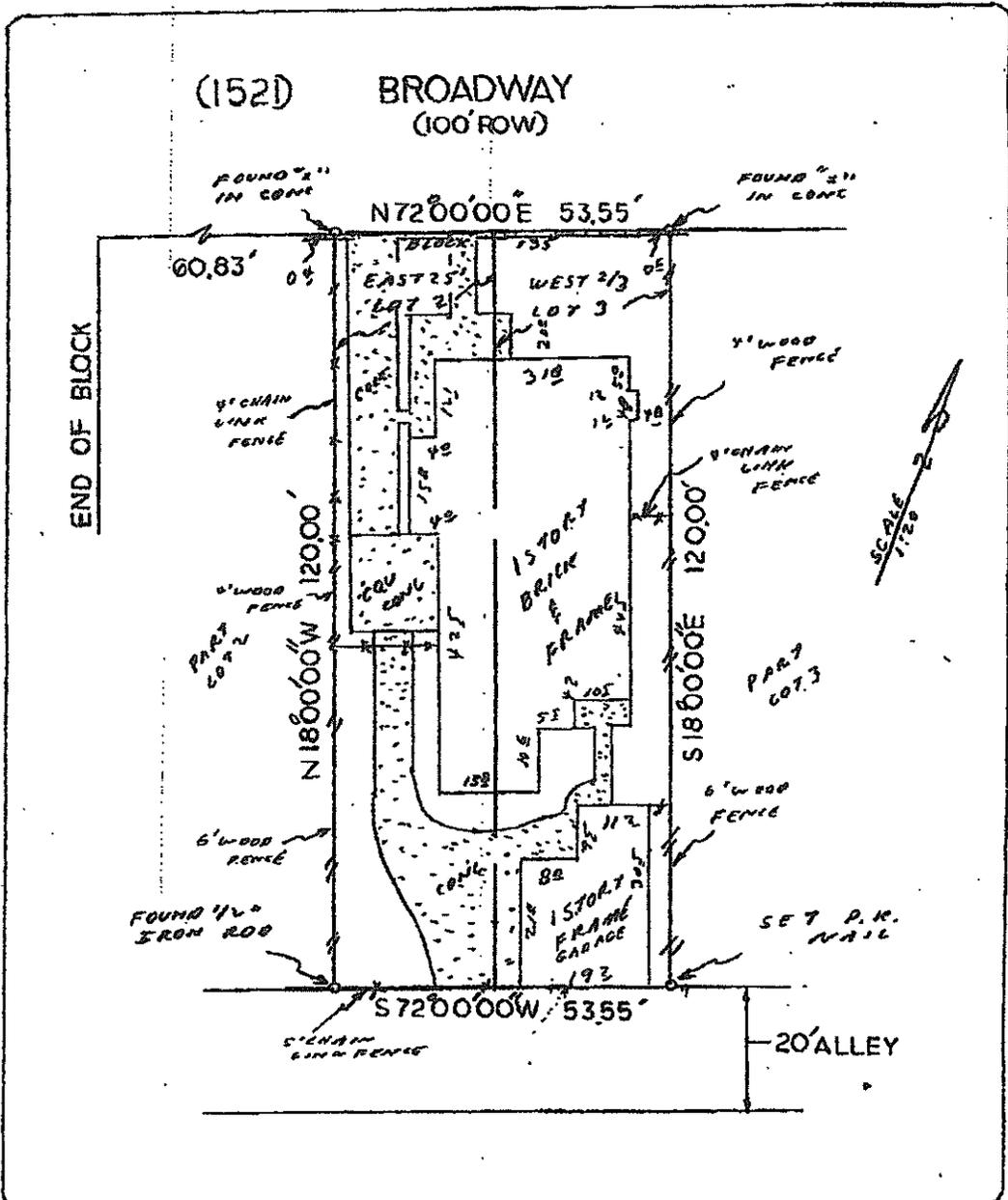
*This two bedroom Bungalow was built for Mr. and Mrs. P. M. Gengler in March 1925 by Architect Raymond R. Rapp, which at the time was one of the most complete architectural firms to be found in this section of the State. At the time Mr. Gengler contracted this house to be built he was the owner of the 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.*

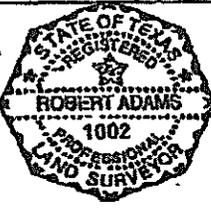




BUYER Louis Cutaia and wife, Charlene Cutaia 1521 Broadway

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**  
**32<sup>nd</sup> 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.

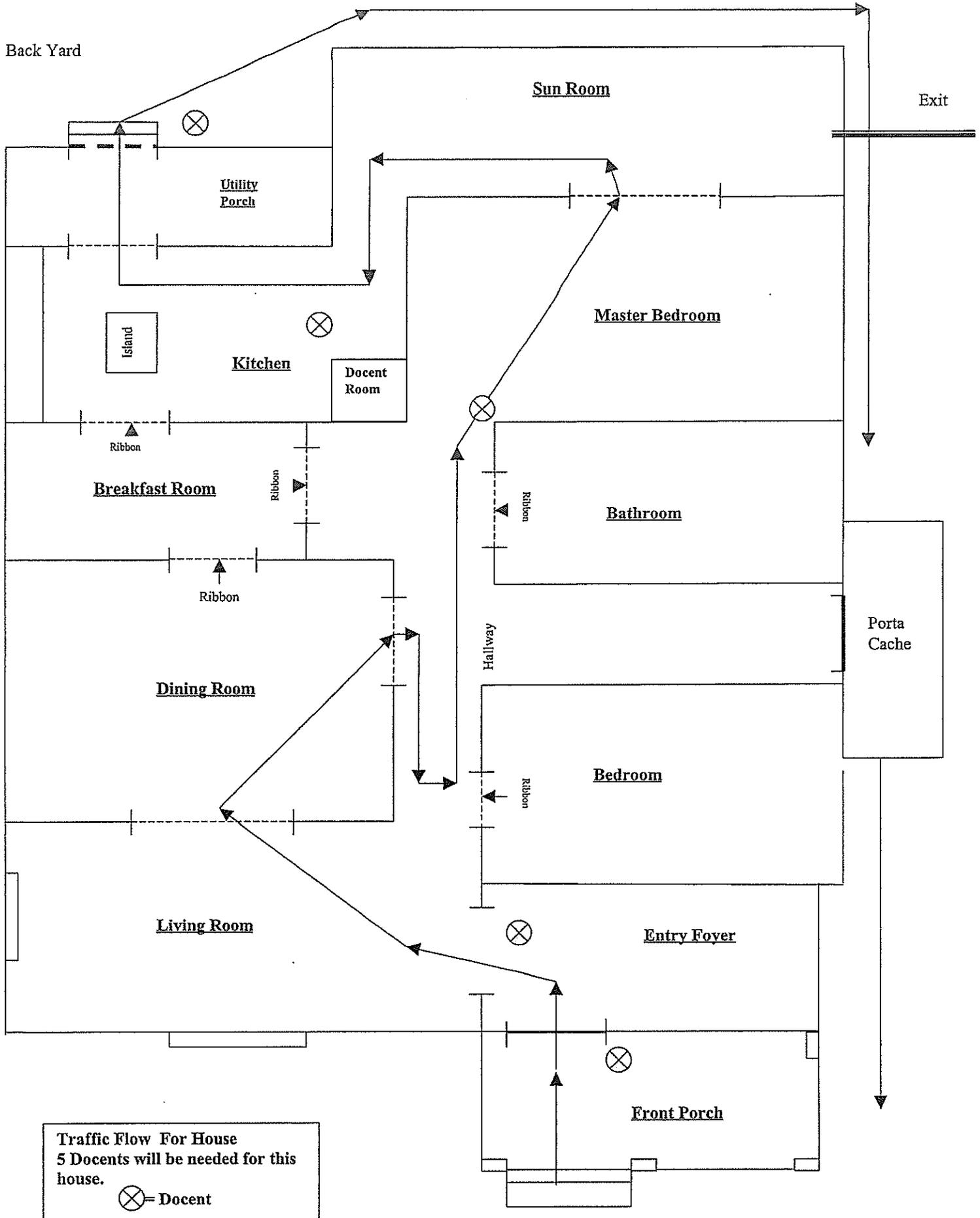
*Please watch your step and exit to the backyard*

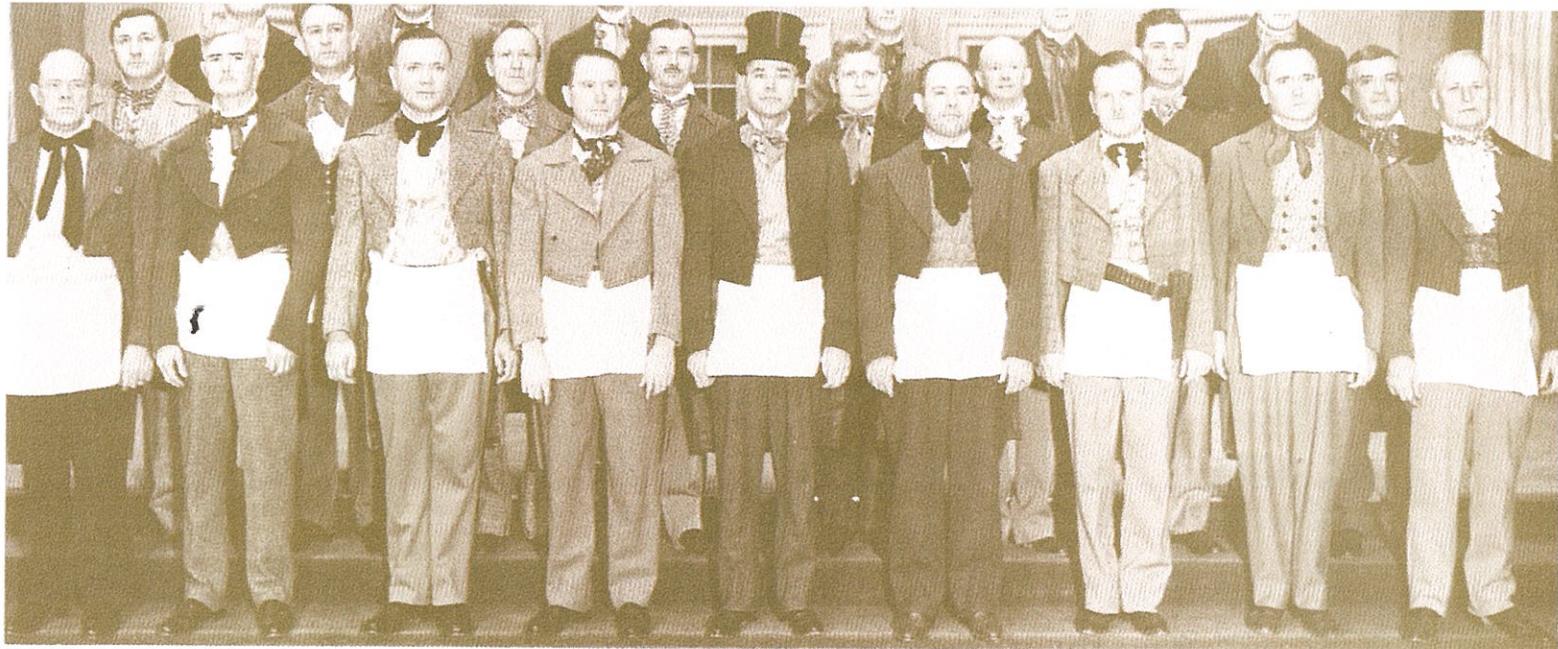
**Backyard:**

- 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.*

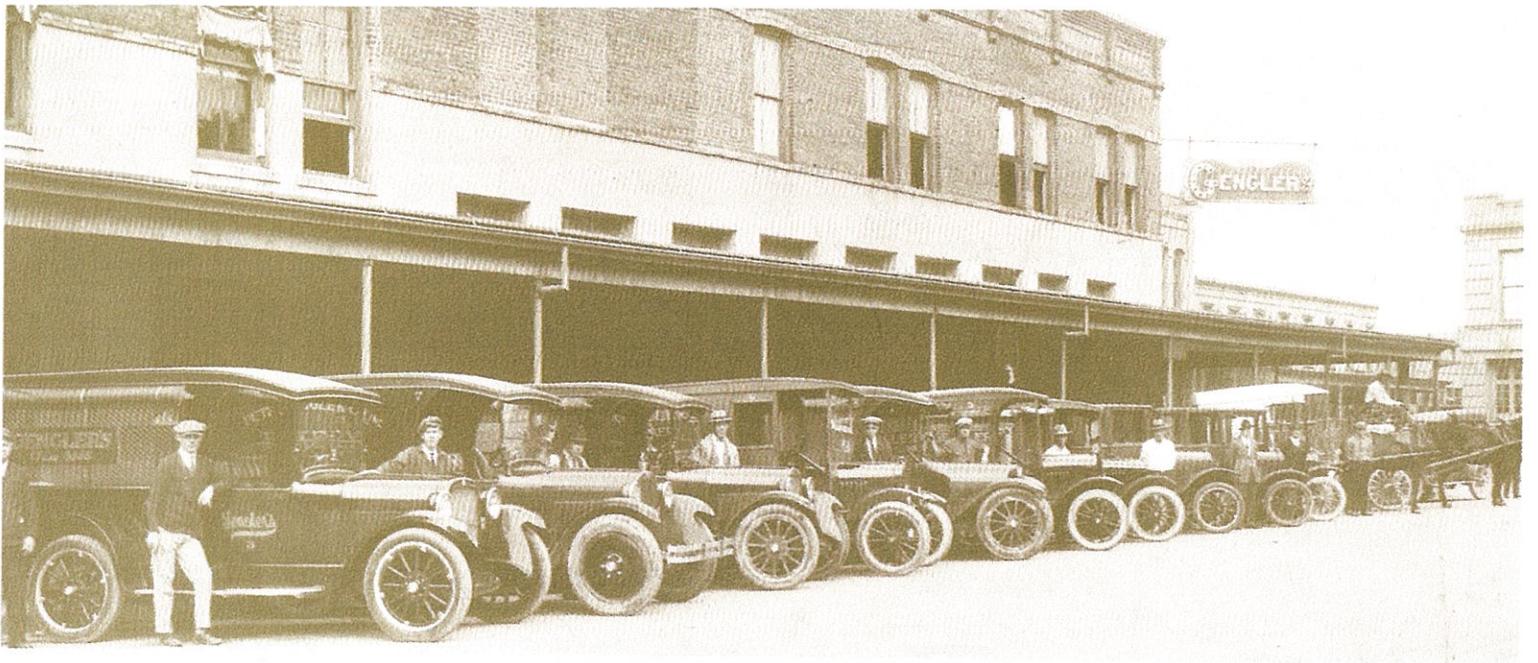




1940. Scottish Rite Temple Centennial. Names listed on Page 14

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

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1521 BROADWAY, GALVESTON, TX 77550

HHM-12666

Parcel ID 689508  
 District East End Historic District  
 Building Faces N

Year Built 1925  
 Priority Rating High  
 Architect R.R. Rapp

High = Individually Eligible/Listed; Contributing  
 Medium = Contributing  
 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 &amp; 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



# 20LC-031

# STAFF REPORT

**ADDRESS:**

Adjacent to 1928 Avenue K

**LEGAL DESCRIPTION:**

Adjacent property is legally described as M.B. Menard Survey, South Eighty Feet of Lot 14 (14-1), Block 139, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brian Broesche

**ADJACENT PROPERTY OWNER:**

Brian Broesche

**EASEMENT OWNER:**

City of Galveston

**ZONING:**

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

**REQUEST:**

License to Use

**APPLICABLE REGULATIONS:**

Section 13.202 of the LDR  
 Chapter 32-5 of the City Code of Ordinances

**STAFF RECOMMENDATION:**

Denial

**EXHIBITS:**

A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
21				

**City Department Notification Responses**

No objections.



**Background**

The property locate at 1928 Avenue K is a single-family residence. According to the applicant, placing an HVAC unit on the east side of the structure would block a walkway that provides access to a side entryway, and placing the HVAC unit in the backyard would be disruptive to occupants of the master bedroom and/or living room as well as neighbors in an adjacent property. The applicant is also proposing a picket fence to screen the HVAC unit and its platform.

**Executive Summary**

The applicant is requesting a Permanent License to Use in order to install an HVAC unit, 4’x4’ platform, and picket fence in the public right of way adjacent to 1928 Avenue K. The HVAC and fence would be approximately 14 feet from the curb, encroaching approximately two feet into the right of way.

**Physical Characteristics** The proposed wooden platform would be approximately 16 square feet and is designed to match the X railing on an existing porch. The platform would be clad in lattice. Please see Attachment A for more details.

The proposed fence would be a picket fence with 1.5" to 2" gaps between slats.

**License to Use** A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances.

**Other Reviews** Due to the location within a historic district, the Landmark Commission must provide a recommendation to the Planning Commission on this License to Use request. The Planning Commission will review on April 21, 2020.

**Staff Recommendation** Staff recommends Case 20LC-031, request regarding a License to Use the public right-of-way, be denied. While the proposed picket fence would screen the HVAC unit and platform, the *Design Standards* recommend that utility equipment be located to the rear of the building, when possible. Staff does not find that the applicant has sufficiently demonstrated that locating the HVAC unit in the backyard is unfeasible.

However, if the Landmark Commission finds that the request is appropriate, the following conditions may be appropriate:

*Specific to Case 20LC-031:*

1. The applicant shall be responsible for any damage to the right-of-way area caused by the maintenance of the existing structure, and should the right-of-way be damaged in any way, the applicant shall repair the area;
2. The licensee shall ensure that future construction or improvements do not increase the degree of encroachment in any way;
3. The fence shall be a six-foot privacy fence with two feet of lattice;

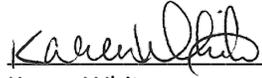
*Standard Conditions:*

4. The Licensee shall adhere to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. 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 cleaning of the debris from the site shall be the responsibility of the Licensee;
6. 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;
7. 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;
8. 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

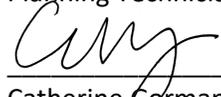
may arise or grow out of the use or grant of the license to use city right-of-way under this agreement regardless of fault; and

9. 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.

Respectfully Submitted,



Karen White  
Planning Technician



Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

4/2/2020

Date

4/15/2020

Date

# Attachment A

## IV. Detailed Narrative

Property 1928 Ave K, Lot 14, Block 139.

I would like to get permission to Install an A/C Condenser on the 20th street side of the property. The property line is 2.5' off of the house and I would like to build a 4' x 4' a/c platform and picket fence that is 2' past the property line. The a/c and fence would be up to 4.5' off the house, 2' past the property line, and 14' from the street.

Proposed location- West Side of 1928 Ave K

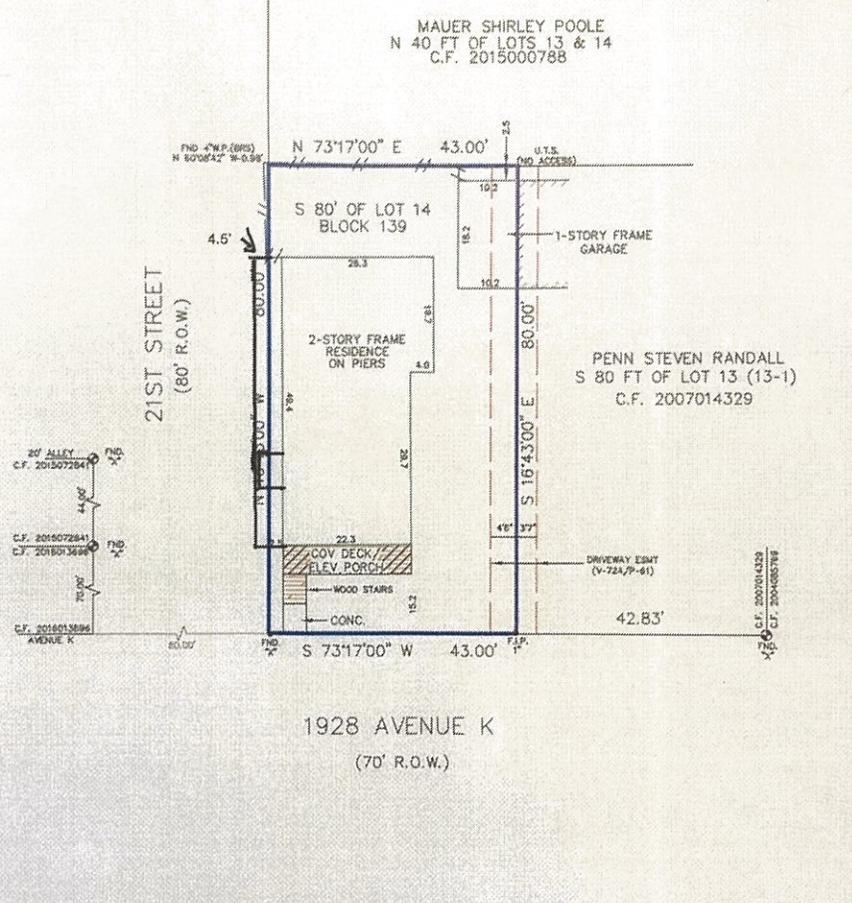
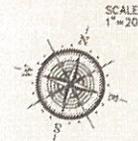
1928 Ave K is 18'8" from the street. The property line is 16'2" from the street.





# Survey & Site Plan

LEGEND - ITEMS THAT MAY APPEAR IN DRAWING BELOW	
F.I.B. = FOUND IRON ROD	P.A.E. = PERMANENT ACCESS EASEMENT
F.I.P. = FOUND IRON PIPE	P.U.E. = PUBLIC UTILITY EASEMENT
F.S.P. = SET IRON POST	S.E.L. = SEWER & SEWER EASEMENT
M.P. = MOUND FOOT	E.E. = ELECING EASEMENT
M.P. = METAL POST	P.T. = POINT OF CURVATURE
C.F.# = GLENN'S FILE NUMBER	P.T. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING	P.C.E. = POINT OF COMPOUND CURVATURE
P.O.L. = POINT OF BEGINNING	P.P. = POWER POLE
B.L. = BUILDING LINE	U.T.A. = UTILITY TO SET
F.N.D. = FOUND	
B.R. = BEARD	
	○ = CONTROL MONUMENT
	⊖ = MEASUREMENT
	— = PROPERTY LINE
	— = EASEMENT LINE
	— = BUILDING SETBACK LINE
	— = BUILDING WALL
	— = WOODEN FENCE
	— = CHAIN LINK FENCE
	— = METAL FENCE
	— = WIRE FENCE
	— = VAULT FENCE



Reviewed & Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS, VOL. 18, PG. 77 G.C.M.R.  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - GARAGE ENCROACHES DRIVEWAY E8MT.

**LEGAL DESCRIPTION**  
 SOUTH EIGHTY (80) FEET OF LOT 14, BLOCK 139, IN THE CITY AND COUNTY OF GALVESTON, TEXAS.

TBD ADDRESS 1928 AVENUE K



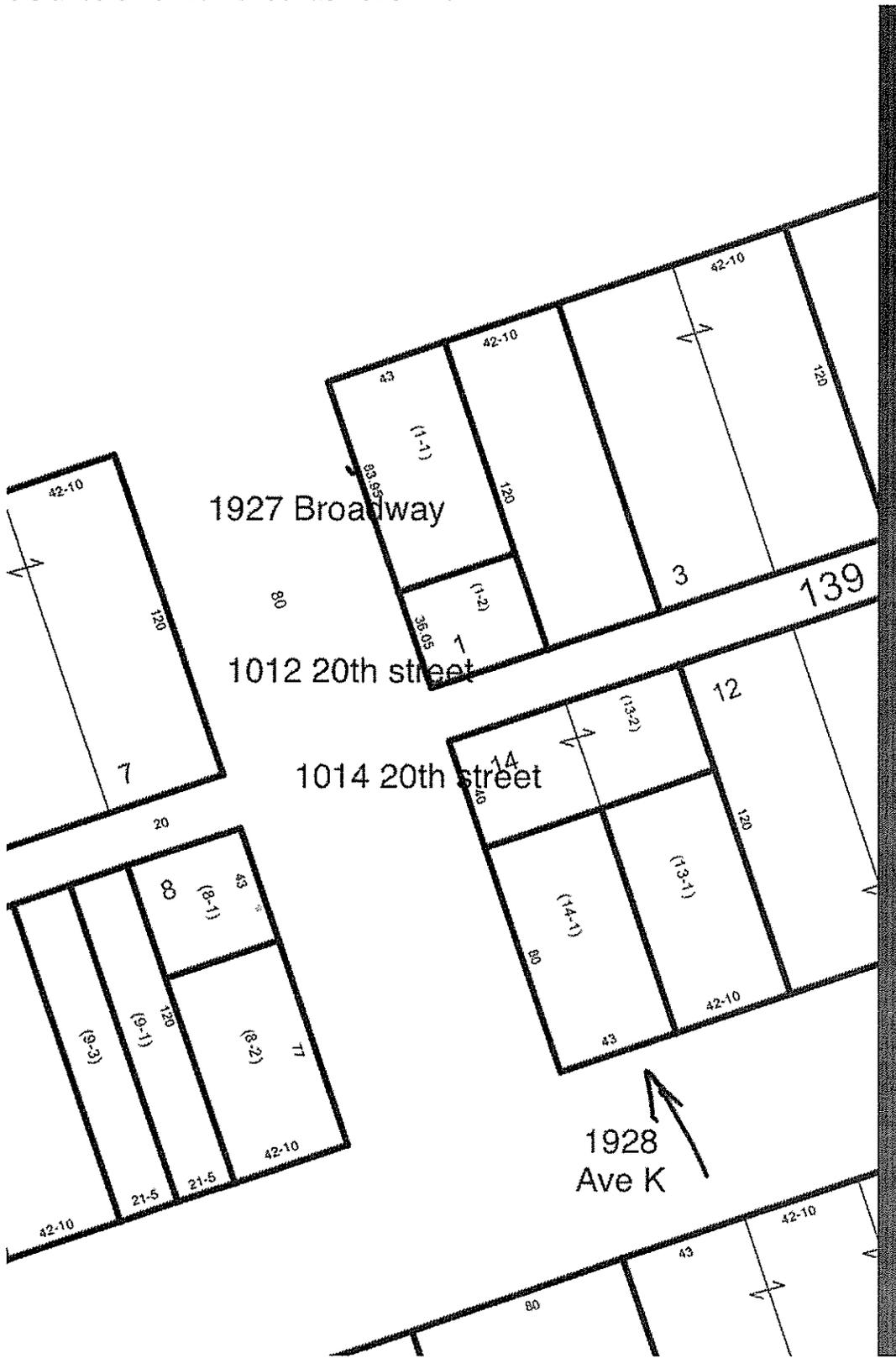
JOB # 1905141  
 DATE 5-9-19  
 DF# 1917453-CLHD

**PRO-SURV**  
 P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 FAX: 281-996-0012  
 EMAIL: orders@prosur.net  
 T.S.P.L.S. FIRM #10119300

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

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20th street plat map to show that the neighbor's property lines are the same distance off of 20<sup>th</sup> street as 1928 Ave K



Examples of neighbors that are over the property line.

1014 20th street  
Fence is 15'6" from the street





1012 20th street

Front porch is built 14' from the street.





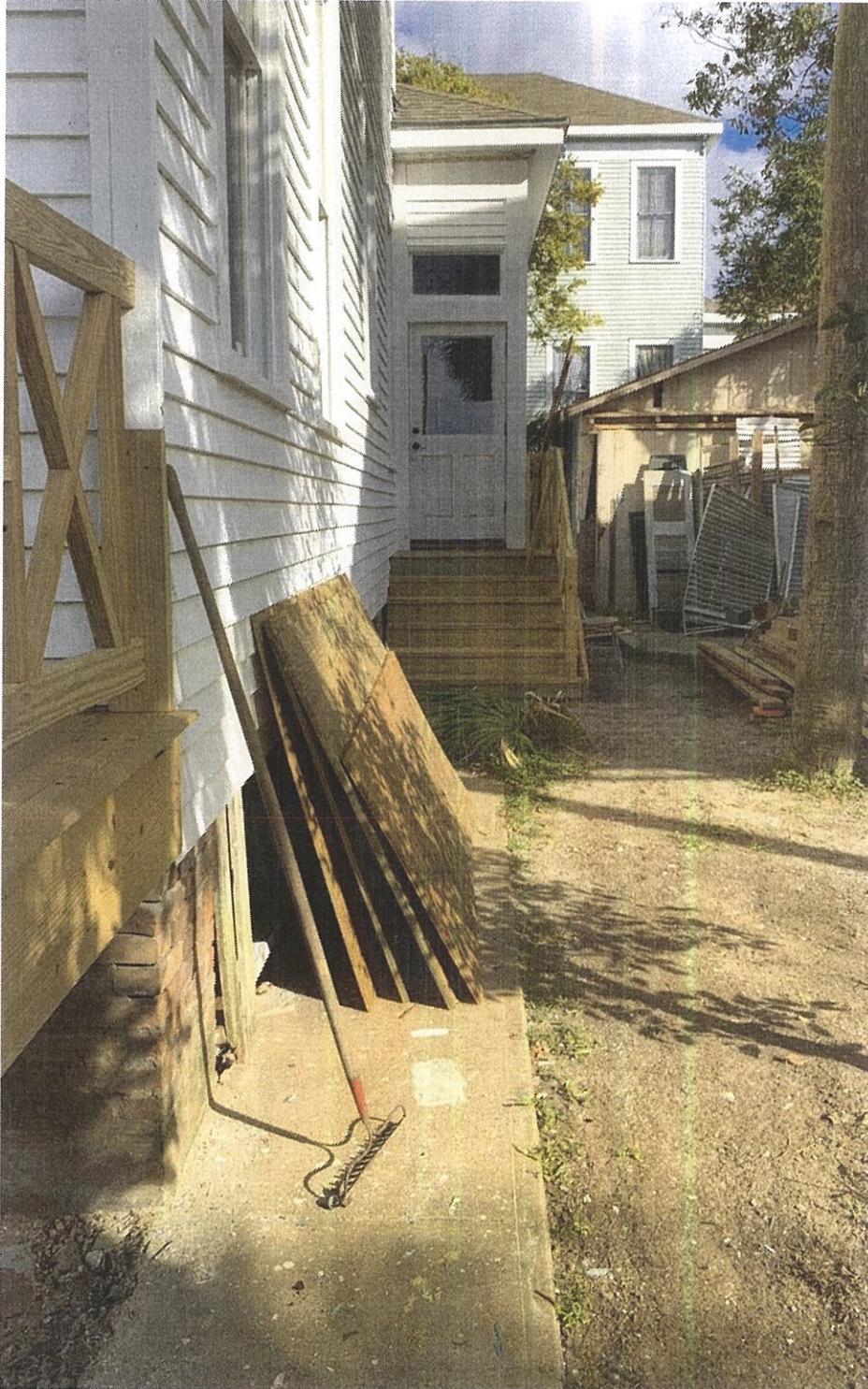
1927 Broadway

The house is located 16' 5" from the street.





All areas on the east side of the house will block the walkway to the side door or the walkway to the backyard. Placement in the backyard will be directly located outside of the master bedroom and/or the living room. A backyard location could also disturb the neighbor located directly behind the property at 1014 20th street.



A/c platform screen:  
This style railing w/ wood lattice, to screen the a/c platform.



Picket Fence Design:

Fence would be built with 1.5" - 2" gaps between slats to be more consistent with a side yard picket fence and with the fence detail to look like the picture below.





# 20LC-035

# STAFF REPORT

**ADDRESS:**

1002 12<sup>th</sup> Street

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lot 1, Block 131, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

David Watson

**PROPERTY OWNER:**

Floyd Pollock

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a recommendation for a variance to decrease the lot area requirement from 2,500 square feet to 1,225 square feet, 1,587 square feet, and 2,347 square feet, respectively.

**EXHIBITS:**

A – Proposed Survey

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
28				

**City Department Notifications**

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.



**Executive Summary**

The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Requirements for the Residential, Single-Family with a Historic Overlay zoning district (R-3-H) Addendum, in order to replat the lot into three separate lots.

**Applicable Standards**

Article 3, District Yard, Lot and Setback Standards, Addendum for Residential, Single-Family (R-3-H), with a Historic Overlay zoning district:

**Requirement:** Lot Area: 2,500 square feet minimum.

**Requested Variance**

Lot	Required Lot Area	Requested Lot Area
1002 12 <sup>th</sup> Street	2,500 square feet	1,226 square feet
1004 12 <sup>th</sup> Street		1,587 square feet
1012 12 <sup>th</sup> Street		2,347 square feet

**Other Reviews**

The Zoning Board of Adjustment will hear this request on May 6, 2020.

**Applicant’s Justification**

**Approval Standards.** The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

1. **The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**  
*Typically the land would have been subdivided prior to construction. This condition often resulted when several family members built on a single lot. The property eventually passed into other hands.*
2. **Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**  
*It would perpetuate the need to sell the 3 homes together as opposed to single family residences.*
3. **The variance is not contrary to the public interest, in that:**  
*3 separate single family residences were constructed on one city lot. By allowing the residences to be platted individually, it would allow 3 families to each purchase a fee simple home. The houses exist and the subdivision of land would only alter ownership. Every other aspect of the site would remain unchanged.*
  - a. **It does not allow applicants to impair the application of these regulations for:**
    - i. **Self-imposed hardships;**
    - ii. **Hardships based solely on financial considerations, convenience or inconvenience; or**
    - iii. **Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.**  
*It is not a self-imposed hardship. The conditions pre-date the current regulations. The property imposes no financial hardships, but rather provides the opportunity for 3 families to purchase a home. This situation exists elsewhere, and precedent has been set by allowing a single lot to be subdivided for 3 existing residences.*
  - b. **The variance will not have a detrimental impact upon:**
    - i. **The current or future use of adjacent properties for purposes for which they are zoned;**
    - ii. **Public infrastructure or services; and**

iii. **Public health, safety, morals and general welfare of the community.**  
*The 3 residences exist. The proximity to existing property lines will not change. The proximity to the existing structures will not change. Each currently has individual utilities. The 3 houses share a single sewer tap. The owner would agree to install individual sewer taps.*

4. **The degree of variance allowed from these Land Development Regulations is the least that is necessary to grant relief from the identified unnecessary hardship.**

*The minimum lot size would be reduced to approx. 1,226 s.f. for 1002, 1,587 s.f. for 1004, & 2,347 for 1012. The property line between 1002 & 1004 would be reduced. They are 5'-8" apart. So each would be 2'-10" off the property line.*

5. **The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).**

*There is no attempt to circumvent procedures or regulation standards. This variance request has been previously granted for 3 single family residences on a single lot fronting a number street.*

6. **By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.**

*Yes.*

***Please see Agenda for Appeal from Decision of Board Process.***

Respectfully Submitted,



Karen White  
Planning Technician

4/15/2020

Date

Catherine Gorman, ACIP  
Assistant Director/HPO

Date

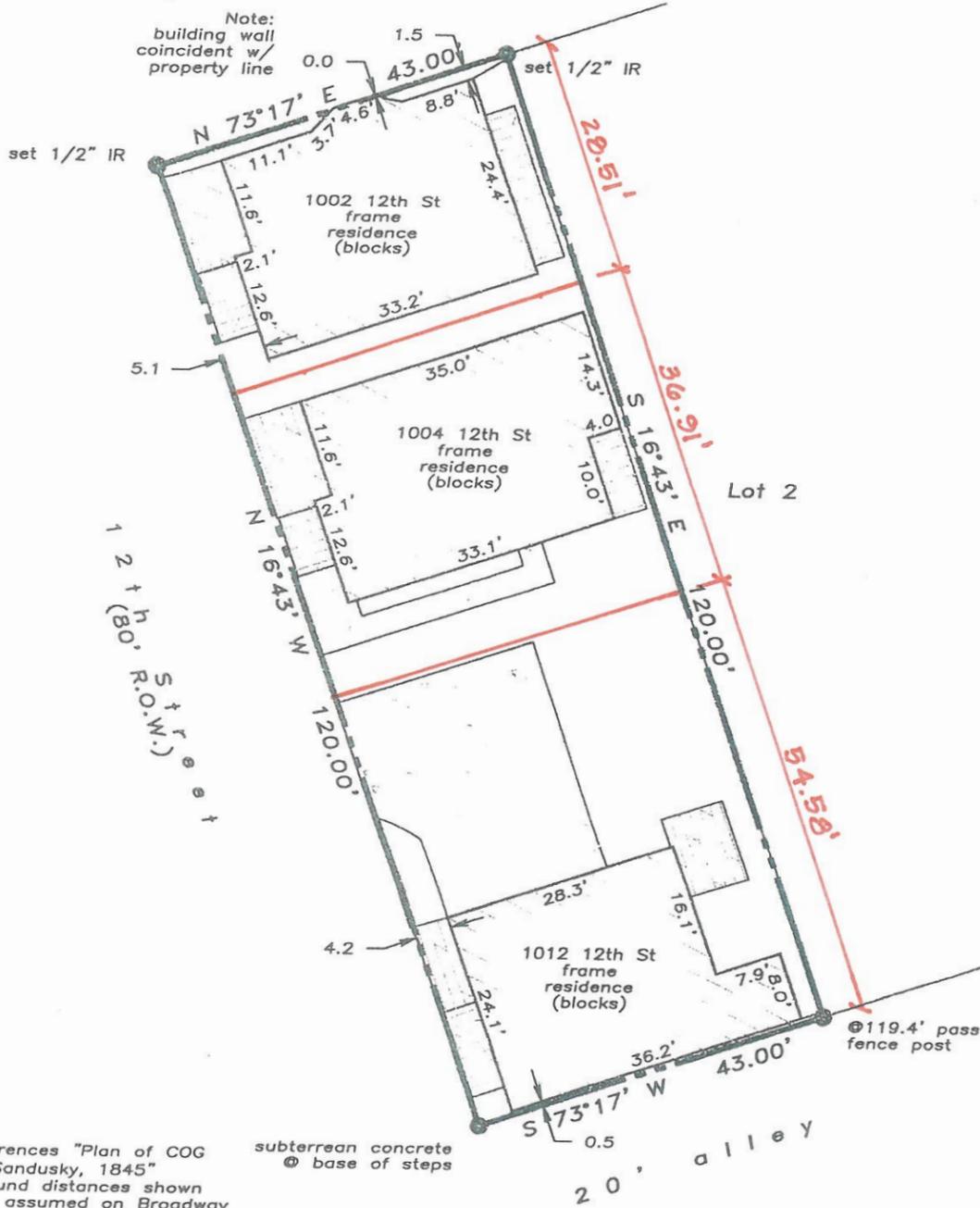
8-12-10

This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone AE, located on Panel 0027-E, Community #485469, December 6, 2002.

*Floyd M Pollock*

*Sandra R Pollock*

Broadway  
(aka Avenue J)  
(150' R.O.W.)

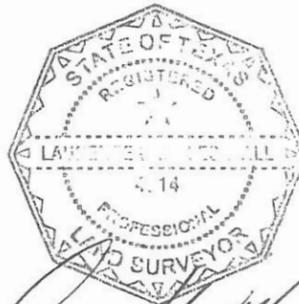


- NOTES:
- Plat references "Plan of COG by Wm Sandusky, 1845"
  - True ground distances shown
  - Bearings assumed on Broadway

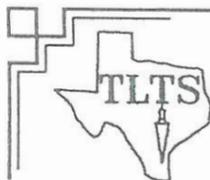


LAND TITLE SURVEY OF A TRACT OF LAND being Lot 1, in Block 131, in the City and County of Galveston, Texas.

Subject property: 1002, 1004 & 1012 12th Street Galveston County, Texas  
 To Floyd M. Pollock, Sandra R. Pollock and Stewart Title Co., GF #1016731873;  
 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  
 August 3, 2010



TLTS, Inc.  
 TEXAS LAND TITLE SURVEYORS  
 1801 Moody Avenue  
 Galveston, Texas 77550  
 (409) 765-8883