AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, May 4, 2020
City Council Chambers, 2nd 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: April 20, 2020

   Documents:

   2020-04-20 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

   a. Agenda Items
   b. Non-Agenda Items

8. Old Business And Associated Public Hearings

   A. 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 DEFER2.PDF

B. 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 STF PKT - AMENDED.PDF

9. New Business And Associated Public Hearings

A. 20LC-034 (1414 Church / Avenue F) Request For A Certificate Of Appropriateness In Order To Retain Existing Windows. Property Is Legally Described As M.B. Menard Survey, West 38 Feet Of Lot 11 (11-1), Block 434, In The City And County Of Galveston, Texas. Applicants And Property Owners: Albert And Jennifer Peoples

Documents:

20LC-034 PKT.PDF

B. 20LC-036 (2400 Mechanic/Avenue C) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Application Of An Elastomeric Coating To The Building's Exterior Stucco. Property Is Legally Described As The Stand Lofts Condos (2015), Abstract 628, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Building Galveston, Inc. DBA Building Solutions Property Owner: The Strand Lofts Condominium Association, Inc.

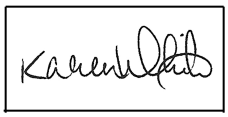
Documents:

20LC-036 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 May 1, 2020 at 10:00 A.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 – April 20, 2020

CALL MEETING TO ORDER

The meeting was called to order at 1:30 p.m.

ATTENDANCE

Members Present via Videoconference:	Click, Griffin, Huddleston, Lang, McLean, Patterson, Swanson (Alternate), Wood, Collins (Ex-Officio)
Members Absent:	Heatley (Alternate)
Staff Present:	Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer
Staff Present via Telephone:	Adriel Montalvan, Senior Project Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 2, 2020 minutes were approved as presented.

COVID-19 UPDATE

Staff updated the Commission and the public on the City's steps to reduce the spread of COVID-19.

MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

PUBLIC COMMENT

None

CONSENT AGENDA

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

20LC-020 (1811 Church / Avenue F) Request for a Certificate of Appropriateness regarding modifications to the structure including a change to the roof structure. Property is legally described as M.B. Menard Survey, Lot 5, Block 378, in the City and County of Galveston, Texas.
Applicant and Property Owner: Robert Kneppler Jr. and Susan Kneppler

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

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

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

Staff presented the cases.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Constance Patterson made a motion to approve the consent agenda. Clyde Wood seconded, and the following votes were cast:

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Staff presented the applicant's prepared statement.

Constance Patterson made a motion to approve case 20LC-019 with the following changes:

- The planters denoted in black in Exhibit D shall be allowed during holidays and Mardi Gras, but not seasonally.

Constance Patterson stated that the following conditions were 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.

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

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

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-021 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Stephanie Lang made a motion to approve case 20LC-025 and found 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.

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

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

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to approve case 20LC-026 and found that:
i. There is no practical alternative to the placement of the item,
i. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
ii. The placement of the item enhances the appearance of the architectural feature.

Constance Patterson seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-027 and found that:
i. There is no practical alternative to the placement of the item,
iii. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
iv. The placement of the item enhances the appearance of the architectural feature.

Constance Patterson seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 20LC-028 and found that:
ii. There is no practical alternative to the placement of the item,
v. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
vi. The placement of the item enhances the appearance of the architectural feature.

Chairperson Fred Huddleston seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Doug McLean made a motion to approve case 20LC-030 with staff's recommendations. Clyde Wood seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented a memorandum requesting that case 20LC-032 be continued until the May 4, 2020 regular meeting in order to allow the applicant to provide additional information requested by staff.

Chairperson Fred Huddleston made a motion to continue case 20LC-032 per staff's request. Clyde Wood seconded, and the following votes were cast:

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

The motion passed.

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 presented a memorandum requesting that case 20LC-037 be continued until the May 4, 2020 regular meeting in in order to allow the applicant to provide additional information requested by staff.

Chairperson Fred Huddleston made a motion to continue case 20LC-037 per staff's request. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

<u>LANDMARK DESIGNATION</u>
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.

Staff presented the staff report and the applicant's prepared statement.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Doug McLean made a motion to recommend approval of case 20LC-024 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

LICENSE TO USE

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

Staff presented the staff report and the applicant's prepared statement.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Vice-Chairperson Joanne Griffin made a motion to recommend denial of case 20LC-031 per staff's recommendation. Doug McLean seconded, and the following votes were cast:

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

The motion passed.

VARIANCE

20LC-035 (1002, 1004, and 1012 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

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Doug McLean made a motion to recommend approval of case 20LC-035 with staff's recommendations. Constance Patterson seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 3:14 PM

Landmark Commission
Development Services Department
City of Galveston
April 20, 2020

20LC-032 MEMORANDUM

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

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

DATE: April 30, 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

Staff is requesting this case be continued until the May 18, 2020, regular Landmark Commission meeting in order for the applicant to provide additional information requested by staff.

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

Landmark Commission
Planning & Development Division
City of Galveston
May 4, 2020

20LC-037 STAFF REPORT

ADDRESS:
1801 Avenue L

LEGAL DESCRIPTION:
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.

APPLICANTS/REPRESENTATIVES:
Becky Jolin

PROPERTY OWNERS:
Sam & Becky Jolin

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

HISTORIC DISTRICT:
Lost Bayou

REQUEST:
Request for a Certificate of Appropriateness for modifications to the structure including painting exterior masonry and replacing exterior doors.

STAFF RECOMMENDATION:
Approval based on findings and conditions.

EXHIBITS:
A – Applicants' Submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family – Historic (R-3-H)	Vacant Building
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	1932
Style	None
Condition	Good
Evaluation	Medium = Contributing
Note(s)	Windows and door shuttered

Executive Summary

The applicants are requesting a Certificate of Appropriateness for modifications to the structure including:

- Painting exterior masonry;
- Replacing/repairing seven (7) exterior doors as follows:
    - Door 1: Located on 18th Street façade (main entry). Will be replaced with impact wood single door with single impact glass lite with divided sidelites.
    - Door 2: Located on 18th Street façade (service door). Will be replaced with impact wood door.
    - Door 3: Located on Avenue L façade (entry to residential space). Will be replaced with wood door.
    - Door 4: Located on Avenue L façade. Presumed original wood door with divided lites. Will be painted but otherwise unaltered.
    - Doors 5 and 6: Located on south façade. Will be replaced with impact fiberglass doors with single impact glass lite (similar to Door 1).
    - Door 7: Located on south façade. Will be replaced with impact fiberglass solid door.
- Removing an aluminum screen on the Avenue L façade;
- Uncovering existing transoms on the Avenue L façade;
- Removing and enclosing a window on the south façade adjacent to Door 6;
- Replacing an aluminum window on the south façade.

The structure has been vacant since 2008. According to the applicant, six (6) of the existing doors are broken and/or rotted and in need of replacement.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

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.

2.8 Do not paint brick or stone that was not painted historically.

Appropriate

- Maintain the natural uncovered water-protective layer, or patina, to protect masonry from the elements.

Inappropriate

- Do not paint masonry walls (this can seal in moisture, which may cause extensive damage over time).

Historic Paint

Historically, most wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco structures were also sometimes painted. Note that all projects must meet lead-based paint requirements.

2.12 Plan repainting carefully.

Appropriate

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Historic Windows

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

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

Appropriate

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

2.14 Maintain original window proportions and components.

Appropriate

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

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

2.19 Convey the character of historic sash divisions.

Appropriate

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

Inappropriate

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

2.20 Enhance the energy efficiency of an existing historic window, rather than replace it.

Appropriate

- Add weather stripping and caulking around the window frame
- Install a storm window or insulated window shade
- Use clear UV films

Historic Doors

There are many different types and styles of front doors on historic Galveston buildings. Most common are single doors with wood panels, wooden doors with glass lights, or wooden doors with sidelights and/or transoms. The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

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

Appropriate

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

Inappropriate

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

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

Inappropriate

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

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.)

Treatment of Historic Signs

Historic signs contribute to the character of Galveston and have individual value. Historic signs should be retained whenever possible, especially when they are a significant part of a building's history or design.

4.32 Consider history, context, and design when determining whether to retain a historic sign.

Retaining a historic sign is especially important when it is:

- Associated with historic figures, events or places
- Significant to the building or historic district, or as evidence of the history of the product, business or service advertised
- Characteristic of a specific historic period
- Integral to the building's design or physical fabric
- Attached in a way that removal could harm the integrity of a historic property's design or damage its materials
- An outstanding example of the sign maker's art because of its craftsmanship, use of materials or design
- Recognized as a popular focal point in the community.

4.33 Maintain historic wall signs whenever possible.

Appropriate

- Leave historic painted wall signs, or "ghost signs", exposed whenever possible.

Inappropriate

- Do not over-restore historic wall signs to the point that they no longer provide evidence of a building's age and original function. May be Considered on a Case-by-Case Basis by the Landmark Commission
- The Commission will consider historic wall sign restoration, following appropriate procedures.

Conformance with the Design Standards

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

Painting of Masonry

The *Design Standards* discourage painting masonry that was not painted historically. Presently, portions of the masonry walls on the ground floor are painted. Staff finds that repainting these portions is appropriate. However, since staff was not provided with evidence that the rest of the structure has been painted historically, staff recommends that the unpainted masonry walls remain unpainted.

There are existing painted wall signs on the 18th Street and Avenue L facades. The *Design Standards* encourage the preservation of these "ghost signs" whenever possible. Staff recommends that the existing signs are left exposed.

Historic Doors

Door 1: While wooden doors with sidelights are common in the historic districts, the *Design Standards* encourage preservation of the position, dimensions, and decorative features of doors on primary facades. Without evidence that a single door with sidelights existed at this location, staff finds the proposed door inappropriate. As an alternative, the applicant has proposed double wood impact doors with single lites in the existing configuration. Staff finds the double doors more appropriate.

Doors 2 and 3: When replacing a historic door, the *Design Standards* encourage using a design that matches that of the original door. Without evidence of what the original door looked like, staff finds that a simple design is appropriate.

Door 4: Staff finds that removing the aluminum screen is appropriate as doing so will reveal the original decorative features of the door.

Doors 5, 6, and 7: While the *Design Standards* encourage replacement doors to match the originals in material and design, doors 5, 6, and 7 are located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration.

Transoms: The *Design Standards* encourage the preservation of original and decorative features. Staff finds that uncovering the transoms on the north façade is appropriate.

Historic Windows

According to the applicant, the windows on the south façade over the 1970s addition are aluminum. While the *Design Standards* discourage the enclosure of historic window openings and staff prefers that the replacement windows match the historic windows in design and material, the windows are located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible

replacement or alteration. Staff finds the proposed changes to the windows appropriate due to their location on the south façade.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-037:

1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with the following modifications:
   a. The unpainted masonry shall not be painted;
   b. The existing painted wall sign shall remain exposed; and
   c. The proposed Door 1 shall be omitted in favor of double wood impact doors with single lites.

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

5/1/2020
Date

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

5/1/2020
Date

Attachment A

Certificate of Appropriateness - Landmark Commission

Property 1801 Avenue L

IV. Narrative of Requested Action – addendum

4. Remove aluminum window in upstairs 1970s addition.

5. Replace wood siding of upstairs 1970s addition with new wood siding that matches existing wood siding.

6. Install new 2020 impact fiberglass window to south face of upstairs 1970s addition on south (not street) face of building.

Materials List 1801 Ave L (updated)

- Door 1 – Front Door to Commercial Space: Impact wood door with single impact glass lite with divided sidelites
- Door 2 – Service Door to Commercial Space: Impact wood door
- Door 3 – Front Door to Residential Space: Wood door
- Doors 5 and 6 – Impact fiberglass door with single impact glass lite of similar shape/design as Door 1. Door 5 is the back door for the upstairs. Door 6 provides access to the roof and is set back 19'10" from the edge of the 1970s concrete building, then there is an additional 4' awning toward the street. (Note: the images of the new Doors 5 and 6 are mislabeled Doors 4 & 5. Door 4 is a presumed original wood door with divided lites that will not be altered other than painted.)
- Door 7 – Impact fiberglass solid door for downstairs back door at SW corner of building/property
- Window (there is only one) – Impact fiberglass 2020 Showcase window. This is an upstairs window in the 1970s era utility room with a south (not street) face.
- Existing wood siding on 1970s era utility room will be used to cover space of aluminum window that will be removed, which is adjacent to Door 6. (Visible on photo of Door 6)

1
MAYA'S GROCERY & FOOD PRODUCTS
Door 1
Door 2
Painted

ROCERY & FOOD PRODUCTS
Door 1
1801
AVE-L
MAYA'S GROCERY & FOOD PRODUCTS
Painted Brick

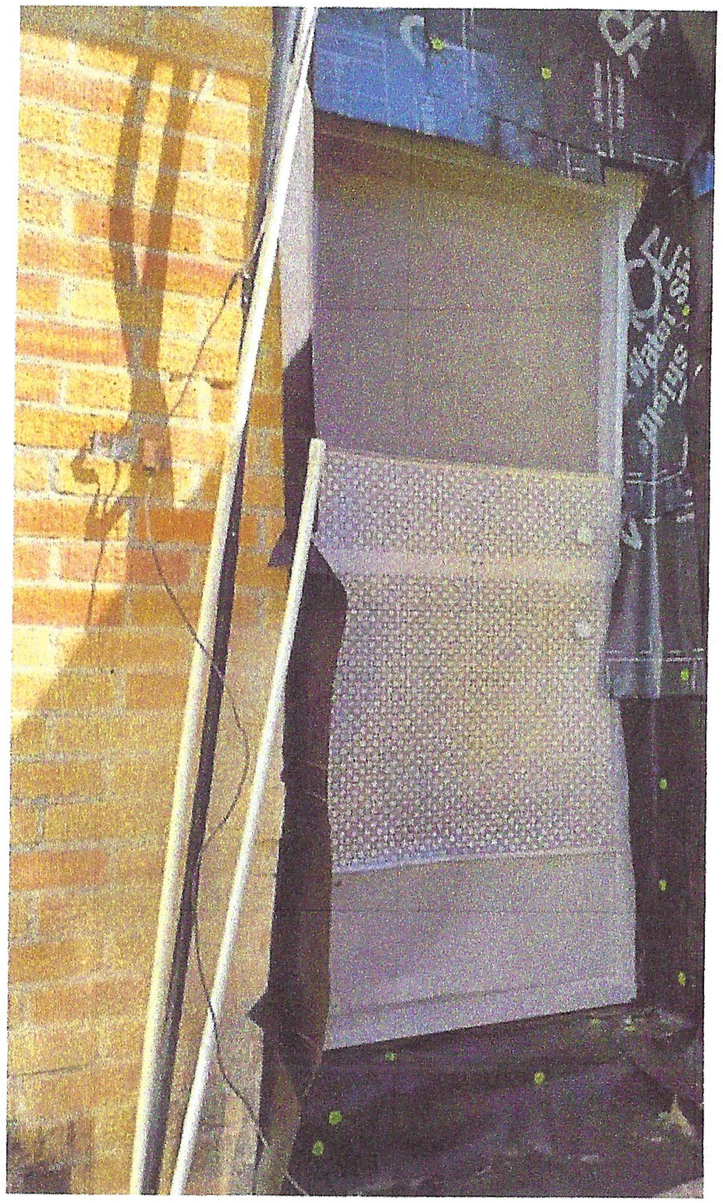
2
Remove All Aramco Blinds on Street
Ave L
MAYA'S GROCERY & FOOD PRODUCTS
1801
AVE-L
Painted
Door 4
leave existing door but remove aluminum screen
Uncover Transoms
Door 3

3

Existing Doors

Existing Side Door 4 36"x83"
Will leave this in place.
This is inspiration for divided sidelites on front door

Existing Front Door 1
to commercial space

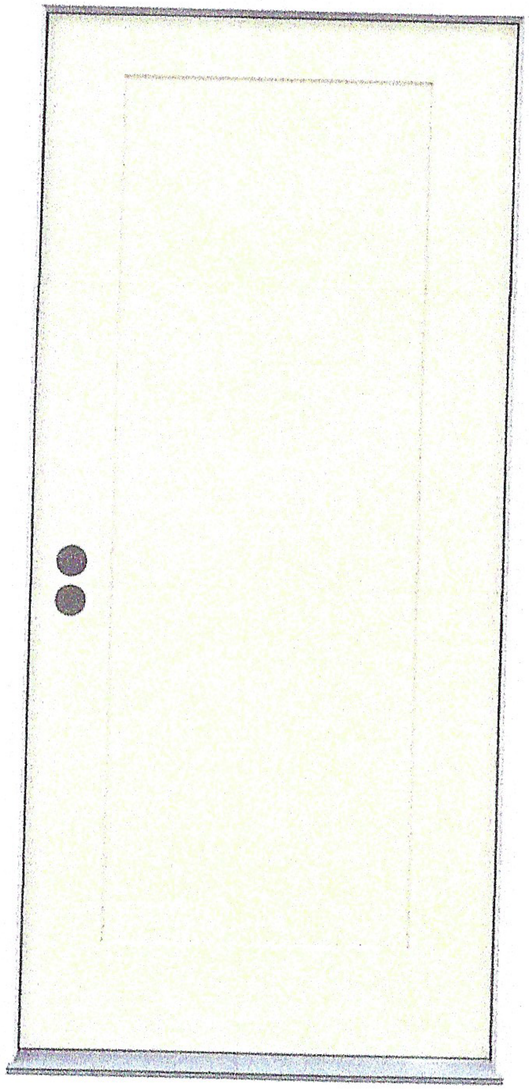


Existing Door 5
at top of backyard
stairs
(this room had extensive
fire damage that's repaired.)

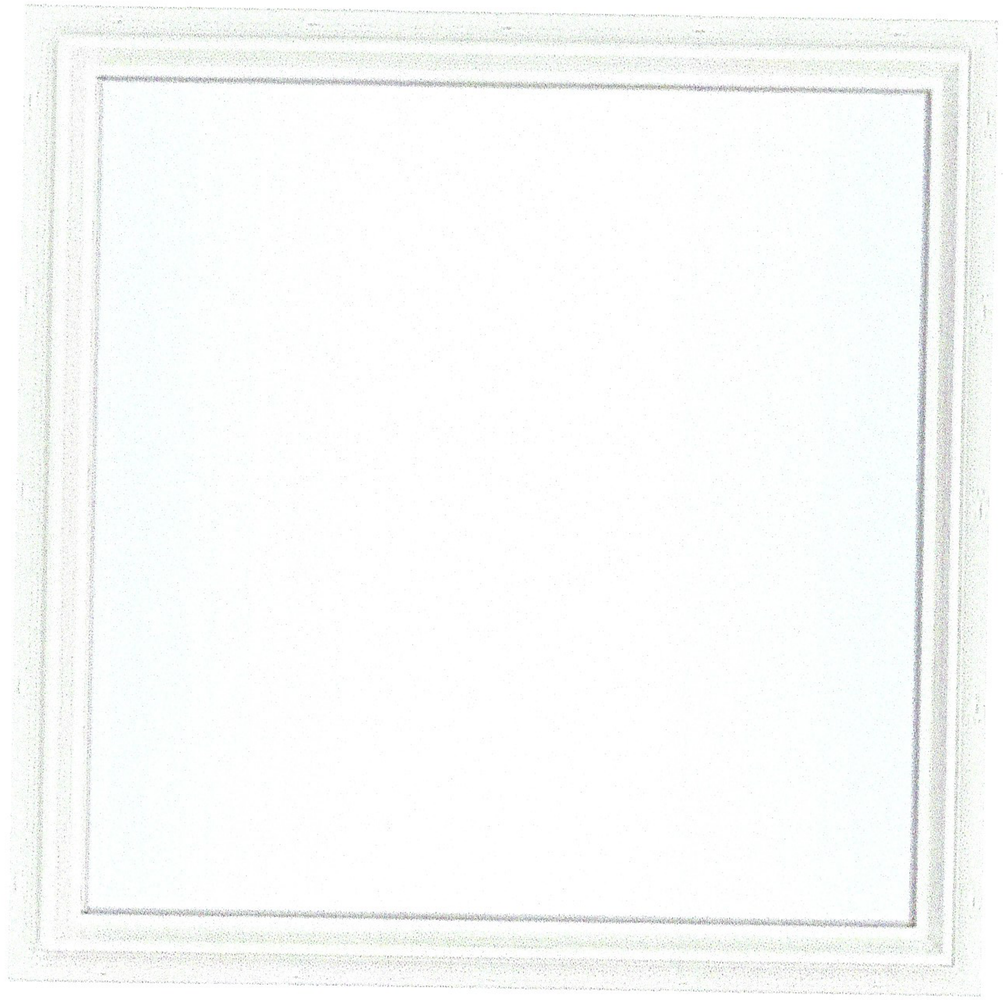
Existing
Aluminum
Windows
removed
+ covered
with
existing
wood
siding.

Door 6 to Rooftop
from laundry room.
Now just wood
over opening.

Existing Door 7



New Door 7
Impact Fiberglass



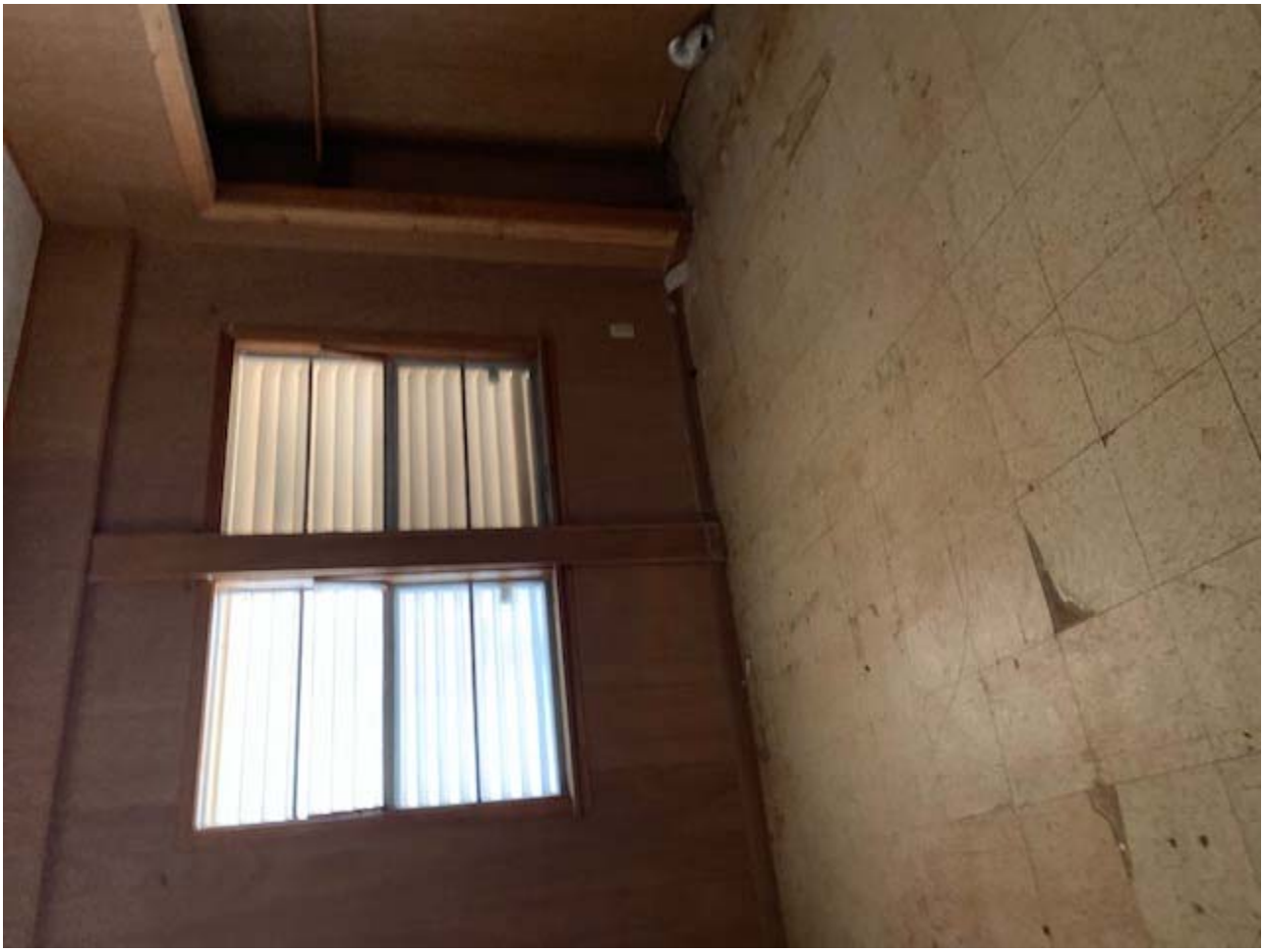
New 2020 Impact Fiberglass
Window from Showcase.
This is on S face of upstairs
1970's Utility Room.

Karen White

From: Becky Jolin [redacted]
Sent: Wednesday, April 29, 2020 1:20 PM
To: Karen White
Subject: [EXTERNAL] 1801 Ave L

Karen, per your request, here is a photo of the aluminum windows being replaced with one small 2020 impact window. Please note, this is on the south (not street facing) of the upstairs 1970 addition of a porch/utility room over the 1970's concrete building addition.

Becky



Sent from my iPhone. Please excuse typos and autocorrect errors.

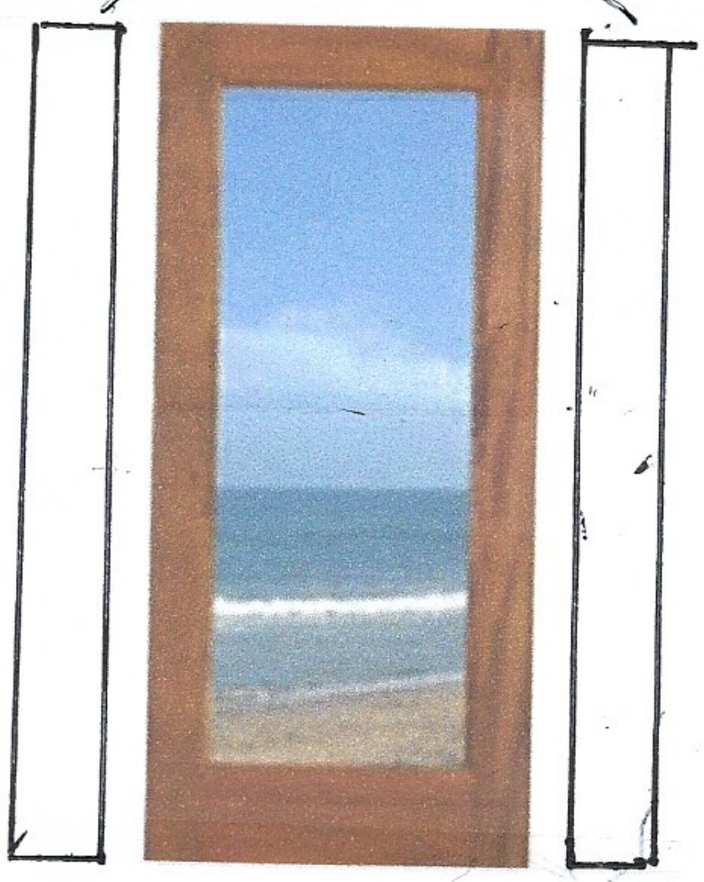
Becky L. Jolin
Partner

Smith Jolin LLP
[redacted]

IMPFD1L - IMPACT-MAHOGANY 1-LITE DUAL TEMPERED CLEAR GLASS (1-3/4)

[IMPFD1L]

Divided Lites



Door 1 36" x 80"

Proposed Front Door for Commercial Space

*With 2 Side lites Divided to reflect the existing Side Door (4) to the Commercial Space

Roll over image to zoom in

Size *: No Size Selected

4.4 RATING

THE HOSPITALITY DOOR SPECIALISTS

Regular Price: ~~$1,299.00~~

Our Price: **$999.00**

Qty: 1

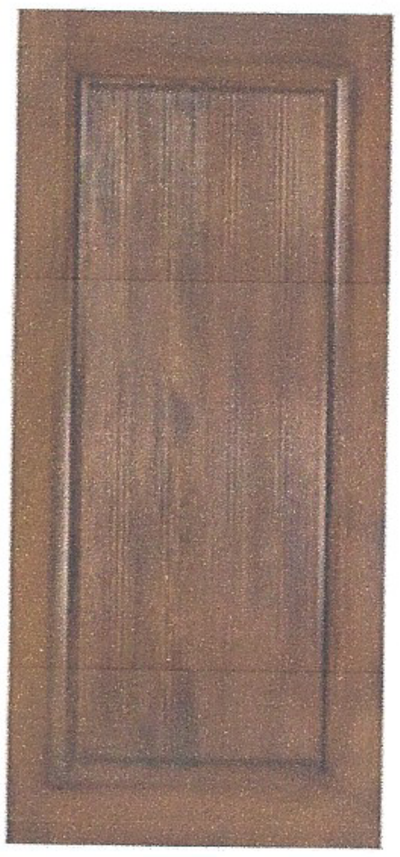
Add to Cart

Fast Quote

Need Help

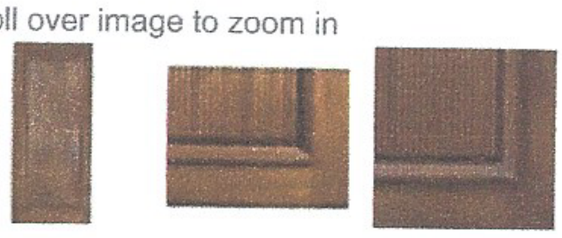
(213) 267-4305

TOKYO-CMIP -IMPACT MAHOGANY TOKYO (1-3/4")[TOKYOCMIP]



Door 2 — Service Door for Commercial Space.
36" x 80"

Roll over image to zoom in



Size *: No Size Selected

36"x96" = $999 (Backordered 12 weeks)

36"x80" = $899 (Backordered 12 weeks)

Custom Sizes and Volume Discounts Available!

4.4 RATING

4

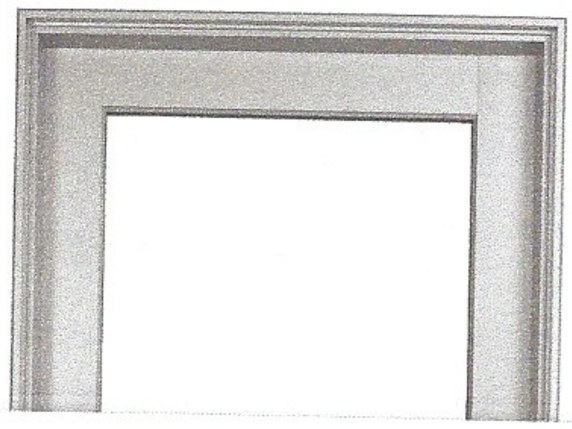
NEW DOOR 3

Proposed Door 3 - Entry to Residence
Will paint Trim color
36" x 83"

PROPOSED NEW DOORS 4 & 5

maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide, and if a more streamlined look is desired, choose our contemporary panel option with sleek 4 ¾" wood surround on all sides.

Hurricane-rated doors – Same style as front door of Commercial Space.



These are for upstairs. 1 at back of property at top of stairs.

MARVIN

The other is for access to the flat roof above the concrete building.

INTERIOR

EXTERIOR

Features of the Ultimate Swinging French Door

- Available in heights up to 9 feet or widths up to 14 feet
- Choose a Traditional panel aesthetic with a 8" bottom rail or for a Contemporary look and more daylight opening, select a 4 ¾" bottom rail
- Handles available in a wide range of styles from traditional to contemporary

- Durable sill is engineered for years of energy-efficient and weathertight performance
- Unique multi-point lock offers security and a tight seal with no visible components
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Available with IZ3 coastal/hurricane certification. IZ4 available for Ultimate Outswing French Door only.
- CE certified.

SIGNATURE
COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

LEARN ABOUT SIGNATURE ULTIMATE

Planning and Development Division
Landmark Commission
City of Galveston
May 4, 2020

20LC-034 STAFF REPORT

ADDRESS:
1414 Church / Avenue F

LEGAL DESCRIPTION:
Property is legally described as M.B. Menard Survey, West 38 Feet of Lot 11 (11-1), Block 434, in the City and County of Galveston, Texas.

APPLICANTS/PROPERTY OWNERS:
Al and Jennifer Peoples

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

HISTORIC DISTRICT:
East End

REQUEST:
Certificate of Appropriateness to retain wood windows with simulated divided lights.

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Applicants submittal
B – Staff Photos

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
7				

Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1890
Style	Folk Victorian
Condition	Excellent
Evaluation	Medium: Contributing

Executive Summary

In August 2019 the applicants submitted a Certificate of Appropriateness application to retain existing vinyl windows installed by a previous owner without permit or Landmark Commission review. The applicant later decided to replace the windows with windows that could be administratively approved, and withdrew the Certificate of Appropriateness application. However, the simulated divided light wood windows the applicants presented were approved in error. This Certificate of Appropriateness request is to retain the existing windows, which were approved by city staff in error.

The windows in question are located along the sides of the house, and are not easily visible from the street. They are not located on the original house, but rather in the ground-level skirting that composes the above-ground basement. The windows previously installed by another owner were vinyl; the replacement windows, which the applicant wishes to retain, are wood with simulated divided lights. The skirting is not original to the house. Both the vinyl windows that were replaced, and the current wood windows are shown in Attachment A of the staff report.

Design Standards for Historic Properties

Historic Windows

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

2.14 Maintain original window proportions and components.

Appropriate

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

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

2.19 Convey the character of historic sash divisions.

Appropriate

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

Inappropriate

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

Conformance

The windows are located in Location C: Less Visible Secondary Wall- Preservation is preferred but additional flexibility exists for compatible replacement or alteration. The windows are wood, and not clearly visible from the street. It is difficult for a passer-by to determine that the windows are not actual divided light (ADL) windows, but rather simulated divided light (SDL) windows. Neither the existing windows nor the windows that were replaced are original to the house, nor is the cladding around the above-ground basement. The window uses exteriorly applied muntins and with an internal spacer. This type of window is generally considered the best alternative to a actual divided light window. Due to the location in Location C: Less Visible Secondary Wall, Staff recommends approval of the request.

Staff Recommendation

Staff recommends approval with the following conditions:

Specific to Case 20LC-034:

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

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. 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,
4. 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,
5. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,

Daniel Lunsford

Daniel Lunsford, Planner

04/29/2020

Date

Catherine Gorman, AICP
Assistant Planning Director

04/29/2020

Date

Narrative for 1414 Church Street (Ave F) – March 25, 2020

My wife, Jennifer, and I purchased the property at 1414 Church Street on June 24, 2016. The upper story of the house, built circa 1901, possesses only wood windows, nine of which include double sashes and counterweights; and are all in working order. The window above the kitchen sink at the rear of the house is the one exception and is a stationary single sash wood window.

Both side elevations of the ground floor of the house had vinyl windows and one metal window on the South end of the West side at the time we purchased the property. There are no vinyl or metal windows upstairs or on the primary façade of the house.

We obtained a permit in 2018 to paint and replace any existing wood trim and siding that was rotten. We were informed on June 13, 2018 that the windows on the first floor were never permitted or had a Certificate of Appropriateness, (COA). After initiating the COA process in 2018 and looking more closely at the multiple styles of vinyl and metal windows on the first floor we decided to replace all eleven windows.

I met with Daniel Lunsford on multiple occasions in person and via telephone to discuss the correct plan of action and determine what windows would work with the historic location of our property. On September 5, 2019 we submitted paperwork and were given approval for a permit to replace the eleven windows. See attached paperwork and please note that per our discussions, the replacement windows met all criteria including:

a. No window was located on the Primary Façade.
b. Windows were made of wood and matched the style of the top floor.
c. Existing wood trim was re-used or replaced with like material, as needed.
d. Windows were on secondary facades only and most windows were obscured from view via right of way by existing fences, houses, or plants.

Additionally, the inspection of the window installation was performed on February 5, 2020 and passed.

The windows have muntins and are SDL, (Simulated, Divided, Lites). The muntin material is wood and is visible as well as present to touch on the interior as well as the exterior of the house and are painted to match the trim. (please see attached pictures)

On March 24, 2020, I found a “Stop Work” order from the planning department on our mailbox. We were instructed that a mistake had been made in granting our permit to replace the ten vinyl and one metal windows with historic style wood windows. Therefore, we are requesting this Certificate of Appropriateness.

We understand that we are not exempt from preserving the integrity of the historic nature of our property and how it relates to the surrounding area and have no wish or intention to degrade the historic beauty of either. From the beginning and during the cleaning and revitalizing of this property our goal has been to preserve and enrich our property in a way that may encourage others to do the same with their property.

Again, we are requesting a Certificate of Appropriateness for the eleven historic style wood windows on the East and West, ground floor elevation.

Thank you for considering our request.

1414 Church Street Photos

Photo from City Files 2015
Prior to purchasing the property.

The Photos below were taken March 26, 2018 to show areas in need of repair. Please note vinyl windows inside wood trim.

Photos taken July 2019

Photos taken of the primary façade of the house July 2019. Please note: There are only two double sash wood windows on the primary façade.

Photos taken of the primary façade of the house July 2019. Please note: There are only two double sash wood windows on the primary façade.

	Double Sash Historic Style Wood Window with Wood Muntins. Ground Floor West Side Elevation	Picture Taken March 24, 2020

	Single Sash Historic Style Wood Window with Wood Muntin. Ground Floor West Side Elevation	Picture Taken March 24, 2020
	West Side View Ground Floor	Picture Taken January 10, 2020

AVALON WINDOWS

17406 MORETON LN

SPRING TX 77379

Phone: 713-357-8544 Fax: 12812519485

Customer Quote
Short Form No Pricing
QUOTE EXPIRES
N/A
QUOTE DATE
Quote Not Ordered
BID BY
PRICE BOOK
Price Book 2019
CREATED
8/28/2019
kbosworth@pdq.net
PK # 252

Customer Information:

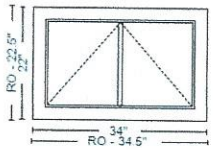
Al Kaplan

Delivery Information:

Galveston

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1664381	None		8/29/2019 12:34 PM
CUSTOMER JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		PEOPLES	PEOPLES

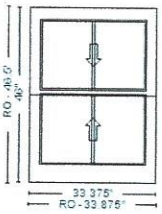
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	9	34 1/2" X 22 1/2"	34" X 22"



Majestic Wood Prime Awning XXXX-1 Complete Unit V LoE 366 IG Basic (FD: 34 x 22) (Staingrade)(White Hardware Finish)(3/4" SDL w/Inner Bar)(Colonial 2W1H)

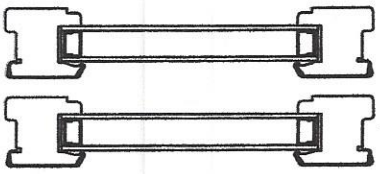
* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	2	33 7/8" X 46 1/2"	33.375" X 46"

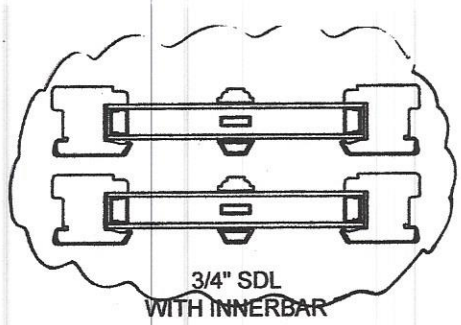


Majestic Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG Basic (FD: 33.375 x 46)(Staingrade)(DP Upgrade)(White Hardware Finish)(Tilt Latch)(White Jambliner)(No Finger Pulls)(3/4" SDL w/Inner Bar)(Colonial 2W1H/2W1H)

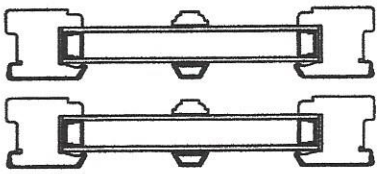
* Units viewed from exterior.



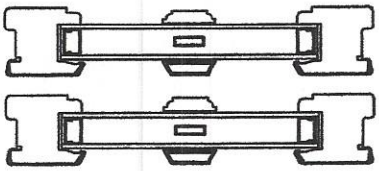
INSULATING GLASS



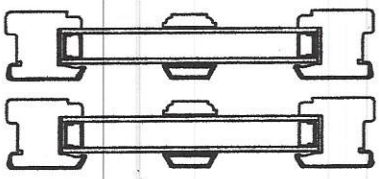
3/4" SDL
WITH INNERBAR



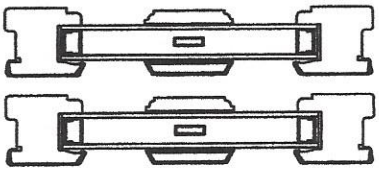
3/4" SDL
WITHOUT INNERBAR



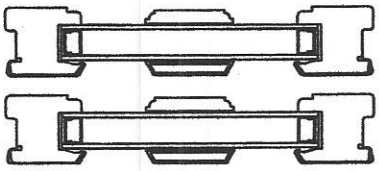
1 1/8" SDL
WITH INNERBAR



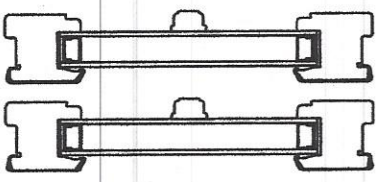
1 1/8" SDL
WITHOUT INNER BAR



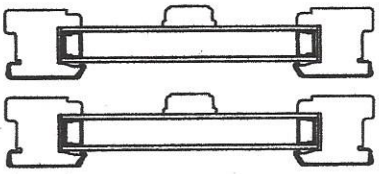
2" SDL
WITH INNER BAR



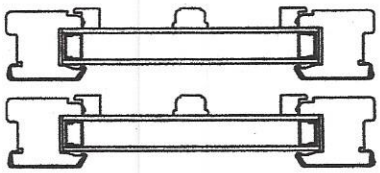
2" SDL
WITHOUT INNER BAR



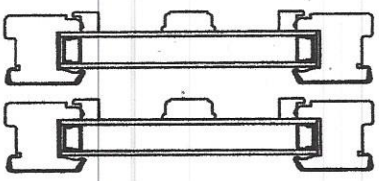
3/4" STICK GRILLE



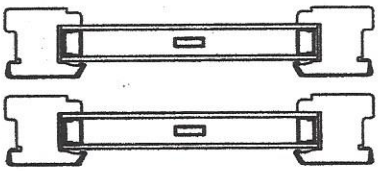
1 1/8" STICK GRILLE



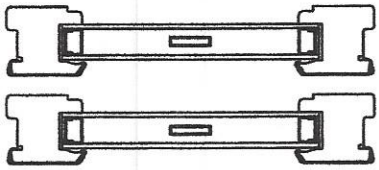
5/8" FRAMED GRILLE



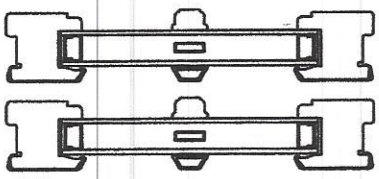
1 1/8" FRAMED GRILLE



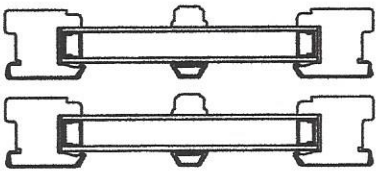
5/8" INNER GRILLE



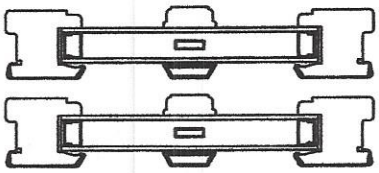
1 1/8" INNER GRILLE



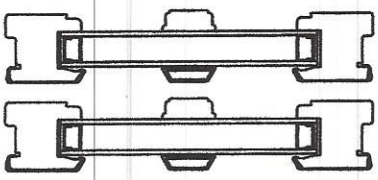
3/4" STICK GRILLE
3/4" EXTERIOR SDL BAR
WITH INNER BAR



3/4" STICK GRILLE
3/4" EXTERIOR SDL BAR
WITHOUT INNER BAR



1 1/8" STICK GRILLE
1 1/8" EXTERIOR SDL BAR
WITH INNER BAR



1 1/8" STICK GRILLE
1 1/8" EXTERIOR SDL BAR
WITHOUT INNER BAR

12/11

AD1034

ATTACHMENT B

Planning and Development Division
Landmark Commission
City of Galveston
May 4, 2020

20LC-036 STAFF REPORT

ADDRESS:
2400 Mechanic/Avenue C

LEGAL DESCRIPTION:
Property is legally described as the Stand Lofts Condos (2015), Abstract 628, Galveston Outlots, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:
Building Galveston, Inc. DBA Building Solutions

PROPERTY OWNER:
The Strand Lofts Condominium Association, Inc.

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

HISTORIC DISTRICT:
Strand Mechanic

REQUEST:
Request for a Certificate of Appropriateness for alterations to the structure including the application of an elastomeric coating to the building's exterior stucco

STAFF RECOMMENDATION:
Denial

EXHIBITS:
A – Applicant's Submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
31				

Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1890
Style	Commercial/Neo-Renaissance
Condition	Excellent
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	

Executive Summary

The applicant is requesting a Certificate of Appropriateness to apply an elastomeric coating to the exterior of the building. Elastomeric coatings are protective barriers that are applied on exterior walls as wall paints. The product that has been proposed is waterproof, specifications attached.

Design Standards for Historic Properties.

The following Design Standards are applicable to this project:

Materials and Finishes

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

Primary historic building materials found in Galveston include wood, stone, brick, metal, stucco, plaster and concrete. Such materials should be preserved and rehabilitated whenever possible.

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.

2.8 Do not paint brick or stone that was not painted historically.
Appropriate
Maintain the natural uncovered water-protective layer, or patina, to protect masonry from the elements.

Inappropriate
Do not paint masonry walls (this can seal in moisture, which may cause extensive damage over time).

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards specifically state masonry that was not painted historically should not be painted. Additionally, Preservation Brief #1 published by the National Park Service states the following regarding waterproof coatings:

Waterproof Coatings
In theory, waterproof coatings usually do not cause problems as long as they exclude all water from the masonry. If water does enter the wall from the ground or from the inside of a building, the coating can intensify the damage because the water will not be able to escape. During cold weather this water in the wall can freeze causing serious mechanical disruption, such as spalling.

In addition, the water eventually will get out by the path of least resistance. If this path is toward the interior, damage to interior finishes can result; if it is toward the exterior, it can lead to damage to the masonry caused by built-up water pressure.

In most instances, waterproof coatings should not be applied to historic masonry. The possible exception to this might be the application of a waterproof coating to below-grade exterior foundation walls as a last resort to stop water infiltration on interior basement walls. Generally, however, waterproof coatings, which include elastomeric paints, should almost never be applied above grade to historic masonry buildings.

Staff Recommendation

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

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

Specific Conditions:

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

Standard Conditions:

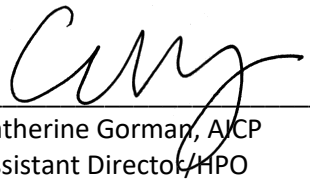
2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;

3. 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;

4. 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,

5. 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,



Catherine Gorman, AICP
Assistant Director/HPO

4/30/2020
Date

Attachment A

24th St
Ships Mechanic Row
STOP
ALL WAY
ARKE & COURTS
HOGRAPHING · ENGRAVING
RINTING · STATIONERY
OFFICE FURNITURE
STRAND LOFTS

ARKE & COURTS.
NUFACTURING STATIONERS
2420
CLARKE & COURTS
LITHOGRAPHING · ENGRAVING
PRINTING · STATIONERY
OFFICE FURNITURE
STRAND ROPES

LOXON® XP

Waterproofing System
A24-1400 Series

As of 11/21/2016, Complies with:			
OTC	Yes	LEED® 09 NC CI	N/A
OTC Phase II	Yes	LEED® 09 CS	N/A
SCAQMD	Yes	LEED® 09 H	N/A
CARB	Yes	LEED® v4 Emissions	N/A
CARB SCM 2007	Yes	LEED® v4 VOC	Yes
MPI	Yes		

CHARACTERISTICS

Loxon XP is an exterior, high build coating that provides excellent flexibility, durability and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete/gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

- Apply directly to fresh concrete (at least 7 days old)
- Shotcrete/gunite surfaces may be painted after 3 days
- Can be applied over high pH (up to 13) substrates
- No primer required
- Improved roller appearance
- Can be applied down to 35°F

PHYSICAL PROPERTIES

Wind-Driven Rain Test .....Passes
ASTM D6904-03
2 cts Loxon XP @ 6.4-8.3 mils dft/ct

Water Vapor Permeance ... 17.96 perms
Based on ASTM D1653
2 cts Loxon XP at 6.5 mils dft/ct
14 day cure @ 77°F & 50% RH

Elongation 275%
ASTM D2370
1 ct Loxon XP at 9.4 mils dft
14 day cure @ 77°F & 50% RH

Tensile Strength .....285 psi
ASTM D2370
1 ct Loxon XP at 9.4 mils dft
14 day cure @ 77°F & 50% RH

Flexibility .....Passes
ASTM D522

Alkali Resistance .....Passes
Based on ASTM D1308

Mildew Resistance ..... Passes
ASTM D3273/D3274

CO_2 Diffusion (anti-carbonation)
ASTM F2476..... 344 meters
Equivalent Air Thickness >50 meters to pass
.....8.0 g/m²/24 hrs

Chloride Ion Permeability ....243 coulombs
"Very Low" Permeability Class

Crack Bridging.....Class A5
EN 1062-7 Method A.....up to 2.5 mm @ -10°C

SPECIFICATIONS

Color: Most colors

1 coat system, brush, roller, or spray applied, coverage per coat:
14-18 mils wet 6.5- 8.4 mils dry
90 - 115 sq ft/gal
Can be applied up to 40 mils wet.
Coverage will vary with the substrate and the texture.
Coverage on porous & rough stucco 80 square feet per gallon.

Drying Time, @ 50% RH:
temperature and humidity dependent

	@ 35-45°F	**@ 45°F+**
Touch:	6 hour	4 hours
Recoat:	24-48 hours	24 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Flash Point: N/A
Finish: 0-10 units @ 85°

Tinting with CCE only:

Base	**oz/gal**	**Strength**
Extra White	0-5	100%
Deep Base	4-12	100%
Ultradeep	4-12	100%
Light Yellow	4-12	100%

Vehicle Type: Styrene Acrylic
A24W01451
VOC (less exempt solvents):
<50 g/L; <0.42 lb/gal
As per 40 CFR 59.406 and SOR/2009-264, s.12
Volume Solids: 47 ± 2%
Weight Solids: 61 ± 2%
Weight per Gallon: 11.47 lb

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

SPECIFICATIONS

For proper waterproofing performance and to resist alkalies, 2 coats of the coating **MUST** be applied between 14.0 - 18.0 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacer may be required to achieve a pinhole free surface.
For rehabilitating existing concrete water tanks, additional products may be used.

Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces
1 ct. Loxon Block Surfacer (if needed)
or
1 ct Loxon Conditioner (if needed)
1-2 cts Loxon XP

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

Previously Coated in good condition
After power washing, apply 1 coat of Loxon XP over the surface.

Waterproofing System
- Two coats of topcoat
- 6.5 to 8.4 mils dft per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

Incidental Wood:
1 ct. Exterior Latex Wood Primer
1-2 cts Loxon XP

Incidental Metal:
(steel, galvanized, or aluminum):
1 ct. Pro Industrial Pro-Cryl Primer
1-2 cts Loxon XP

continued on back

LOXON® XP

Waterproofing System
A24-1400 Series

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (**NIOSH** approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Concrete, CMU, Stucco
On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

Incidental Metal
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, steel wool, or other abrading method.

Incidental Wood
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

SURFACE PREPARATION

Sealing and Patching—After cleaning the surface thoroughly, prime any bare surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.
To improve the performance consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.
Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.
Do not reduce.
Brush - Use a nylon/polyester brush.
Roller - Use a ½" to 1½" nap synthetic roller cover.
Airless Spray
Pressure, minimum ..... 2300 psi
Tip, minimum..... .021"
The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-photochemically reactive.
Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.
Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

HOTW 11/21/2016 A24W01451 19 00

FRC, SP

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.