AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, May 18, 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: May 4, 2020

   Documents:

   2020-05-04 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-037 (1801 Avenue L) Request For The Landmark Commission To Reconsider This Request Regarding A Certificate Of Appropriateness. 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 - RECONSIDERATION.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

C. 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 STF PKT.PDF

9. New Business And Associated Public Hearings

A. 20LC-015 (1013 Sealy/Avenue I) Request For A Certificate Of Appropriateness In Order To Retain An Accessory Structure. Property Is Legally Described As M.B. Menard Survey, East Half Of Lot 4 (4-2), Block 190, In The City And County Of Galveston, Texas. Applicant And Property Owners: Justin And Meghan Harrelson

Documents:

20LC-015 STF PKT.PDF

B. 20LC-039 (1619 Mechanic/Avenue C) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Installation Of Solar Panels. Property Is Legally Described As Part Of Lot 3 (3-2), Block 556, In The City And County Of Galveston, Texas. Applicant: Ahmed Obeid Property Owners: Erik And Sarah Larson

Documents:

20LC-039 STF PKT 2.PDF

C. 20LC-040 (1428 Broadway / Avenue J) Request For A Certificate Of Appropriateness For Installation Of A Pergola In The Rear Yard And New Garage Door On Alleyway. Property Is Legally Described As Lots 13 And 14, Block 194, In The City And County Of Galveston, Texas. Applicant: Joey Hoerr, Allied Outdoor Solutions Property Owners: James Graves And Kristi Hoover Graves

Documents:

20LC-040 - STF PKT - SIGNED.PDF

D. 20LC-041 (523 10th Street) Request For A Certificate Of Appropriateness In Order To Construct A New Accessory Dwelling Structure. Property Is Legally Described As M.B. Menard Survey, Lots 8 And 9, Block 430, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owners: Lowell And Mary Stonecipher

Documents:

20LC-041 PKT.PDF

E. 20LC-046 (1212 17th Street) Request For A Certificate Of Appropriateness For Modifications To The Structure Including The Replacement Of Railing On The Front Porch And Stairs. Property Is Legally Described As South 37.58 Feet Of Lot 1 (1-3), Block 16, In The City And County Of Galveston, Texas. Property Owners: Jabe Thomason & Kathleen Lewis Fowler Applicant: Kathleen Lewis Fowler

Documents:

20LC-046 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 14, 2020 at 2:00 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 – May 4, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:04 p.m.

ATTENDANCE

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 20, 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

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

In favor:	Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood
Opposed:	None
Absent:	McLean

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

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 the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned without comment.

Staff read a statement prepared by the applicant.

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

Constance Patterson made a motion to approve case 20LC-037 with staff's recommendations. Clyde Wood seconded.

Vice-Chairperson Joanne Griffin proposed a friendly amendment to omit condition 1.b.

Constance Patterson and Clyde Wood accepted the friendly amendment, and the following votes were cast:

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report and noted that of seven (7) notices of public hearing sent, zero (0) had been returned.

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

Sarah Moore Click made a motion to approve case 20LC-034 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

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.

Staff presented the staff report and noted that of thirty-one (31) notices of public hearing sent, one (1) had been returned in favor.

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

Chairperson Fred Huddleston made a motion to deny case 20LC-036 per staff's recommendation. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 4:57 PM

Landmark Commission
Development Services Department
City of Galveston
May 18, 2020

20LC-037 MEMORANDUM

TO: Fred Huddleston, Chair and Commissioners
Galveston Landmark Commission

FROM: Karen White, Planning Technician
Development Services Department

DATE: May 14, 2020

RE: **20LC-037 (1801 Avenue L) Request for the Landmark Commission to reconsider this request regarding a Certificate of Appropriateness.** 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

At the May 4th Landmark Commission meeting, the above case was presented to the Landmark Commission and was approved with staff's recommendations but omitting condition 1.b.

Staff is requesting that the case be reconsidered due to technical difficulties that prevented the applicant from presenting to the Commission.

According to the Galveston Land Development Regulations 13.310: Reconsideration or Rehearing of Decision, (B).

B. **Limitations.** A request for reconsideration or rehearing will be granted only if a member of the prevailing side of a vote of the board or commission finds, by majority vote of a quorum present, that:
1. There was substantial procedural error in the original proceeding;
2. The board or commission acted without jurisdiction in the original proceeding, and such jurisdictional defect has been since remedied; or
3. The original decision was based upon misunderstanding, fraud, or misrepresentation.

Since there was a misunderstanding between the applicant and staff regarding the technical issues, the Landmark Commission may vote to reconsider this case.

Exhibits
A – Minutes
B – Staff Report 20LC-037

City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – May 4, 2020

CALL MEETING TO ORDER

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ATTENDANCE

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 20, 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

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

In favor:	Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood
Opposed:	None
Absent:	McLean

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

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 the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned without comment.

Staff read a statement prepared by the applicant.

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

Constance Patterson made a motion to approve case 20LC-037 with staff's recommendations. Clyde Wood seconded.

Vice-Chairperson Joanne Griffin proposed a friendly amendment to omit condition 1.b.

Constance Patterson and Clyde Wood accepted the friendly amendment, and the following votes were cast:

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented the staff report and noted that of seven (7) notices of public hearing sent, zero (0) had been returned.

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

Sarah Moore Click made a motion to approve case 20LC-034 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

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.

Staff presented the staff report and noted that of thirty-one (31) notices of public hearing sent, one (1) had been returned in favor.

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

Chairperson Fred Huddleston made a motion to deny case 20LC-036 per staff's recommendation. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 4:57 PM

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,
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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)

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- Door 2 – Service Door to Commercial Space: Impact wood door
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MAYA'S GROCERY & FOOD PRODUCTS
Door 1
Door 2
Painted

ROCERY & FOOD PRODUCTS
Door 1
1801
AVE-L
MAYA'S GROCERY & FOOD PRODUCTS
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leave existing door but remove aluminum screen
Uncover Transoms
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Will leave this in place.
This is inspiration for divided sidelites on front door

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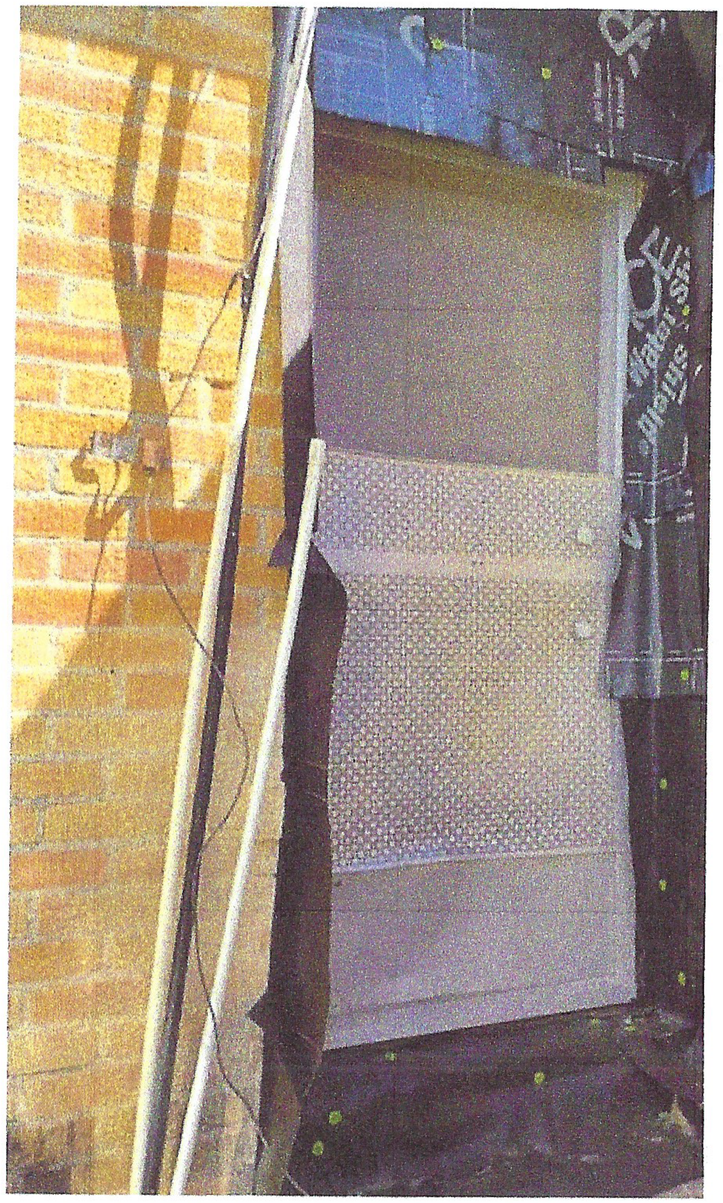
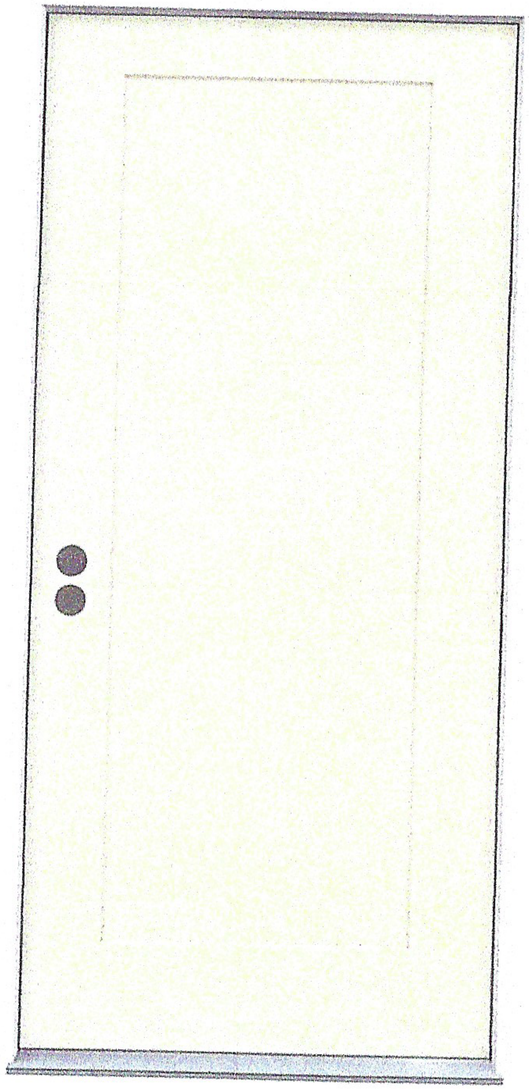


Existing Door 5
at top of backyard
stairs
(this room had extensive
fire damage that's repaired.)

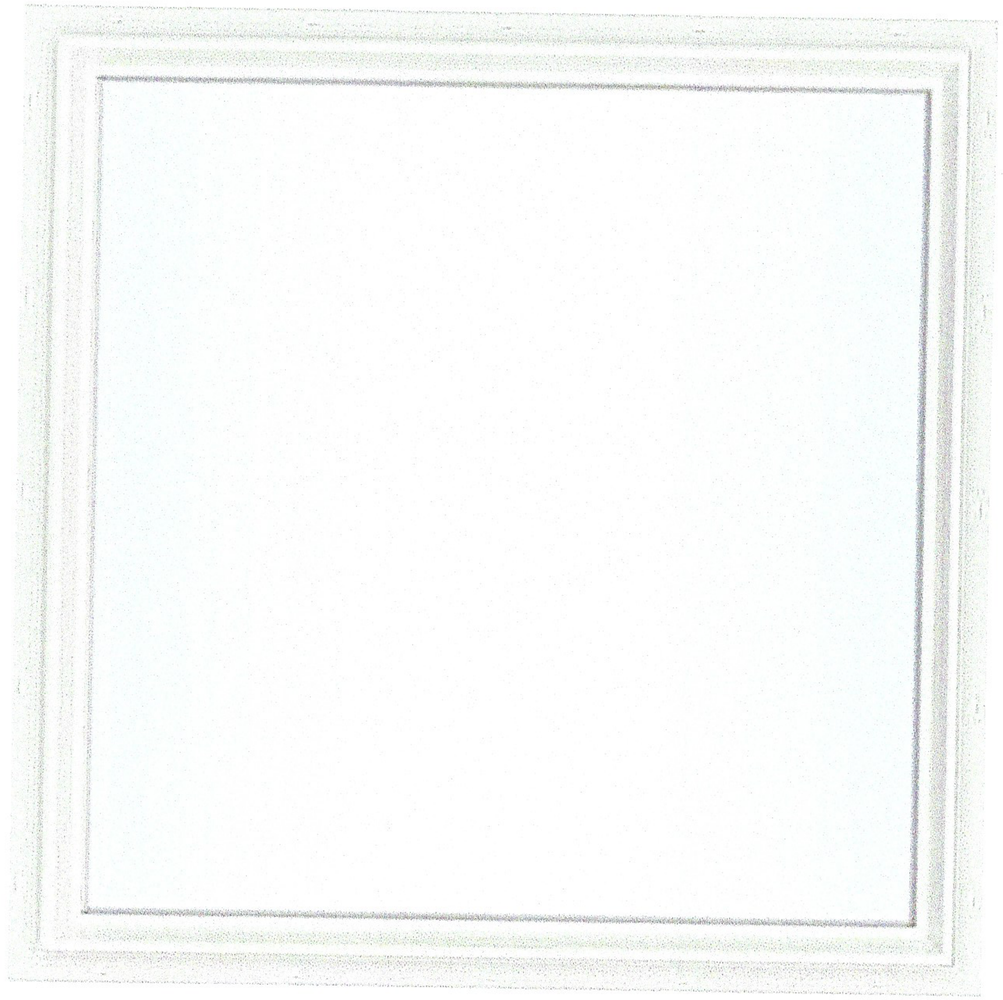
Existing
Aluminum
Windows
removed
+ covered
with
existing
wood
siding.

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

Existing Door 7



New Door 7
Impact Fiberglass



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Window from Showcase.
This is on S face of upstairs
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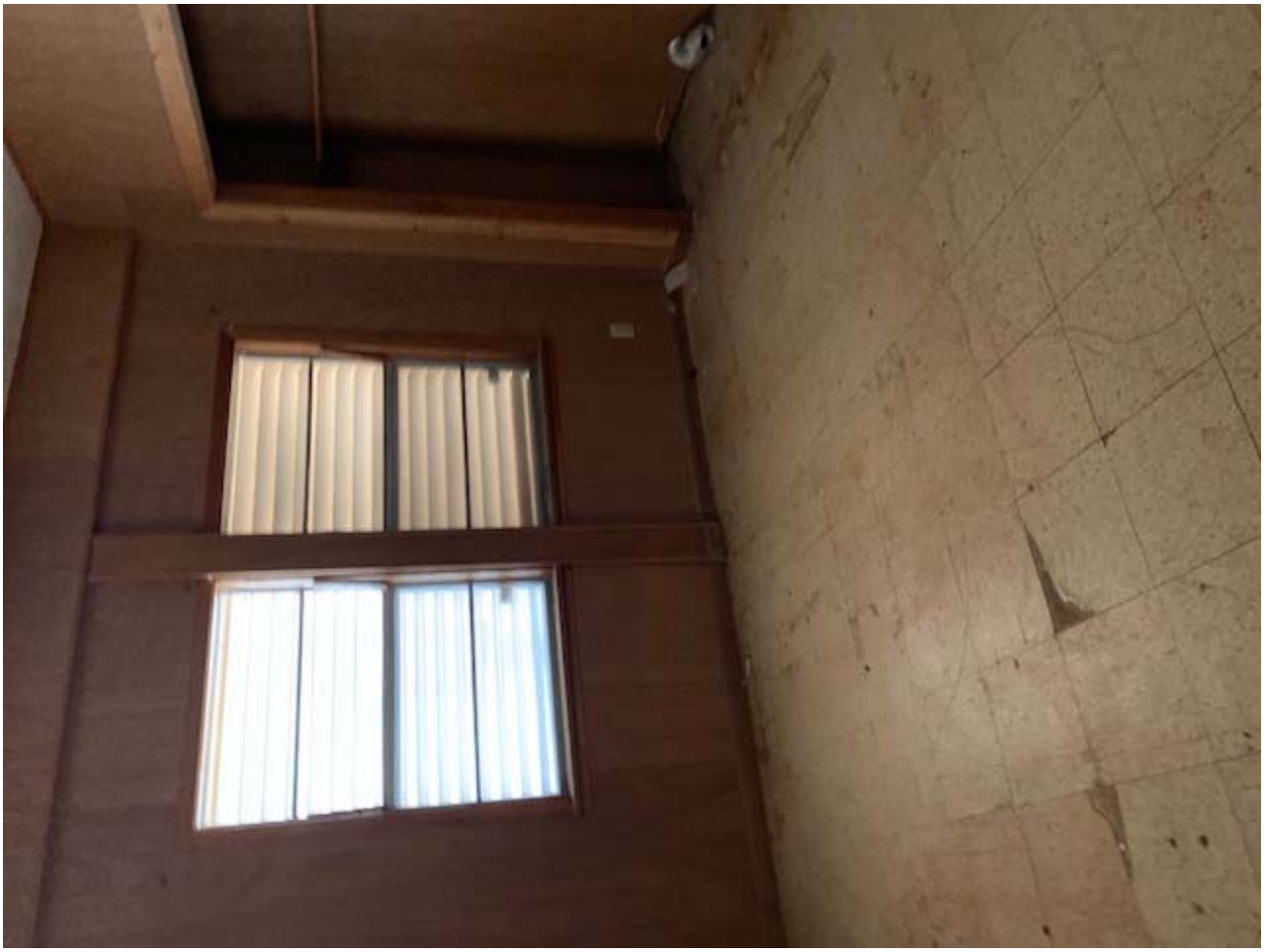
From: Becky Jolin [redacted]
Sent: Wednesday, April 29, 2020 1:20 PM
To: Karen White
Subject: [EXTERNAL] 1801 Ave L

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



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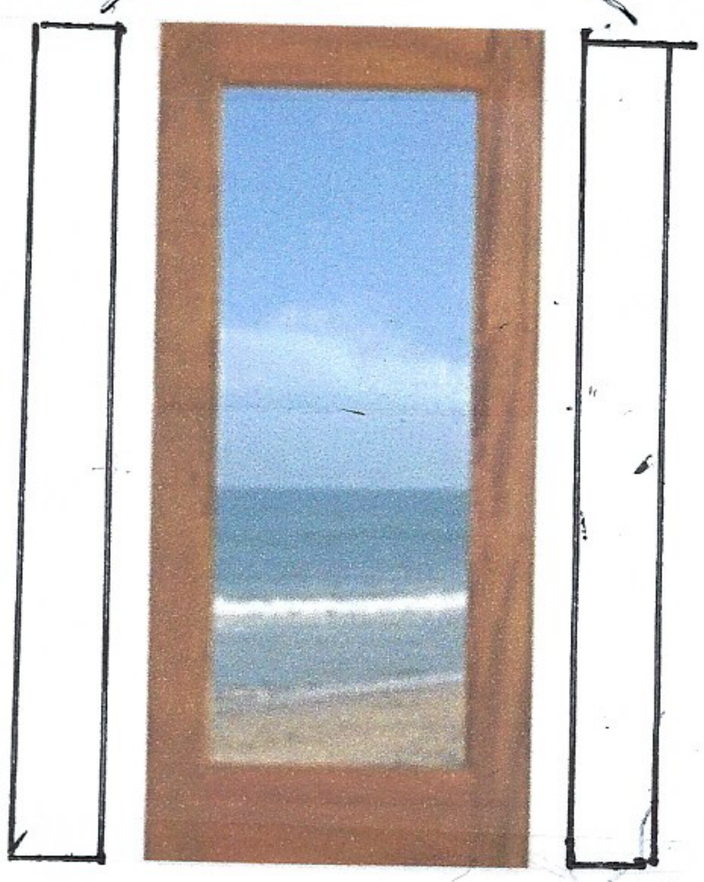
Becky L. Jolin
Partner

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

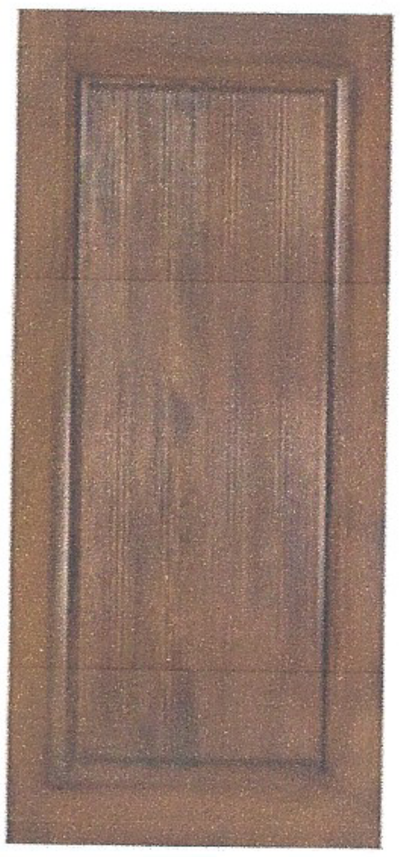
Add to Cart

Fast Quote

Need Help

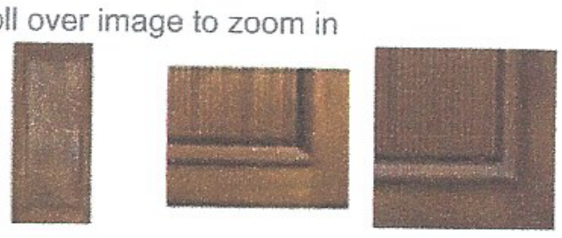
(213) 267-4305

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

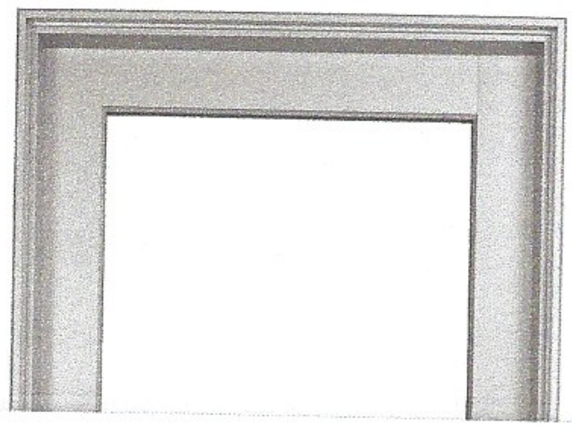
NEW DOOR 3

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.

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COLLECTION

Marvin Signature Ultimate

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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,
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Respectfully Submitted:

Karen White
Planning Technician

5/1/2020
Date

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

5/1/2020
Date

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Certificate of Appropriateness - Landmark Commission

Property 1801 Avenue L

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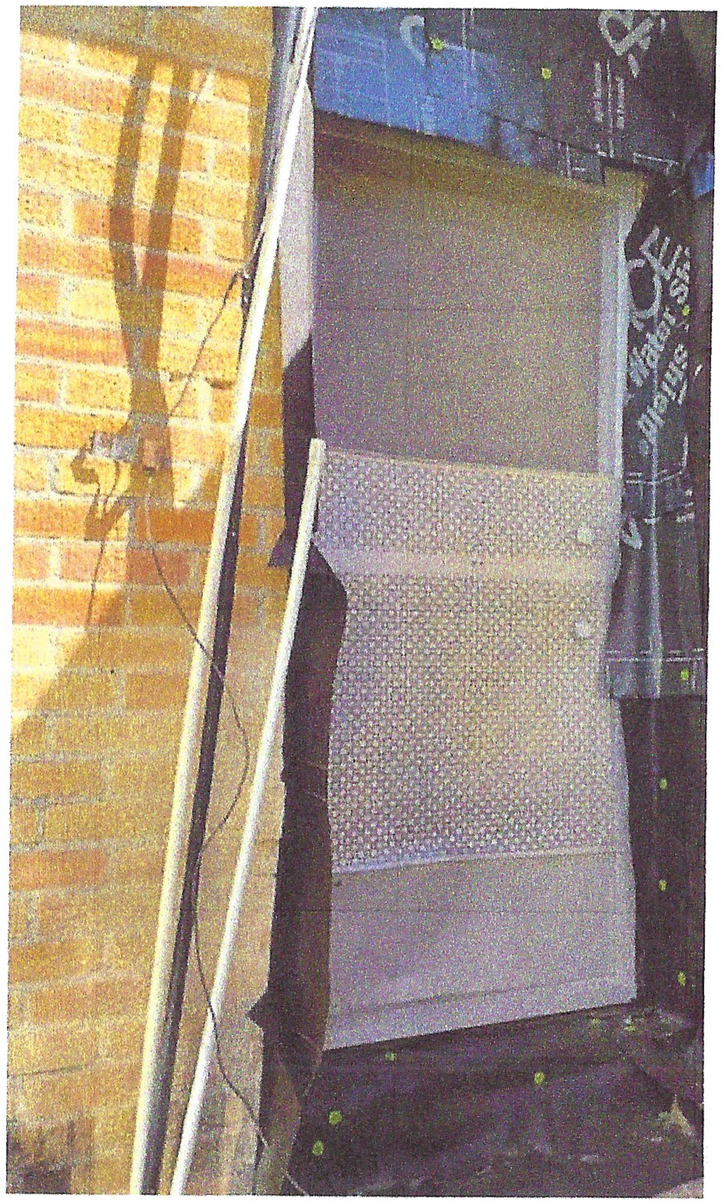
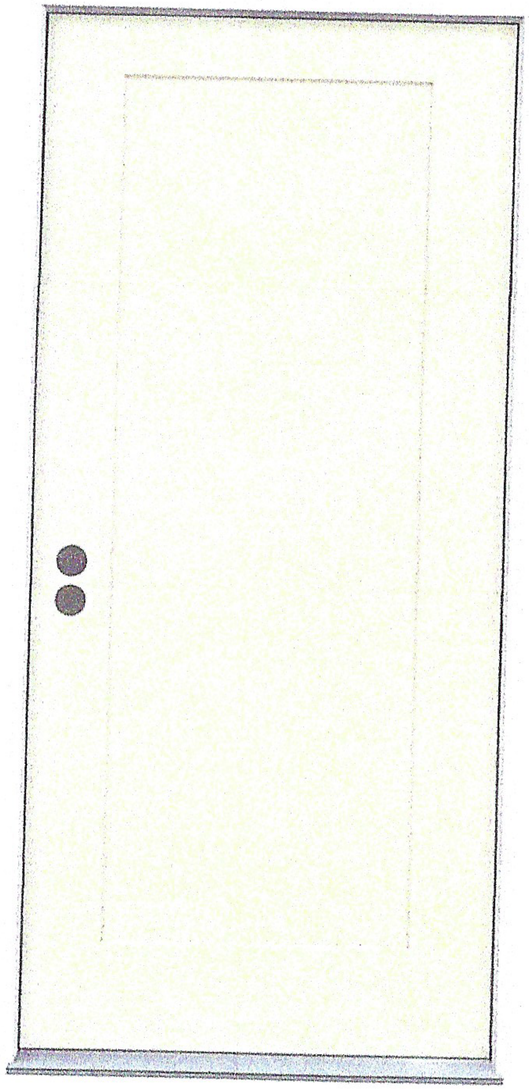


Existing Door 5
at top of backyard
stairs
(this room had extensive
fire damage that's repaired.)

Existing
Aluminum
Windows
removed
+ covered
with
existing
wood
siding.

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

Existing Door 7



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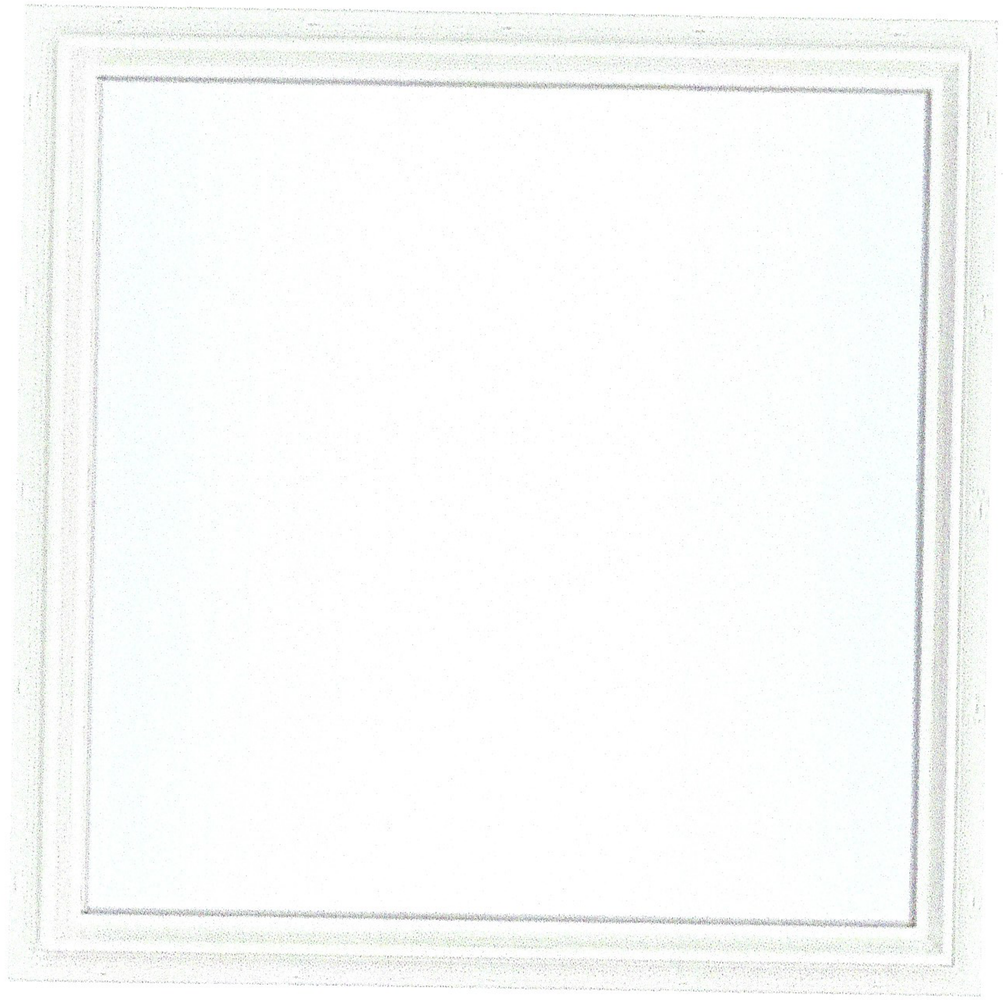

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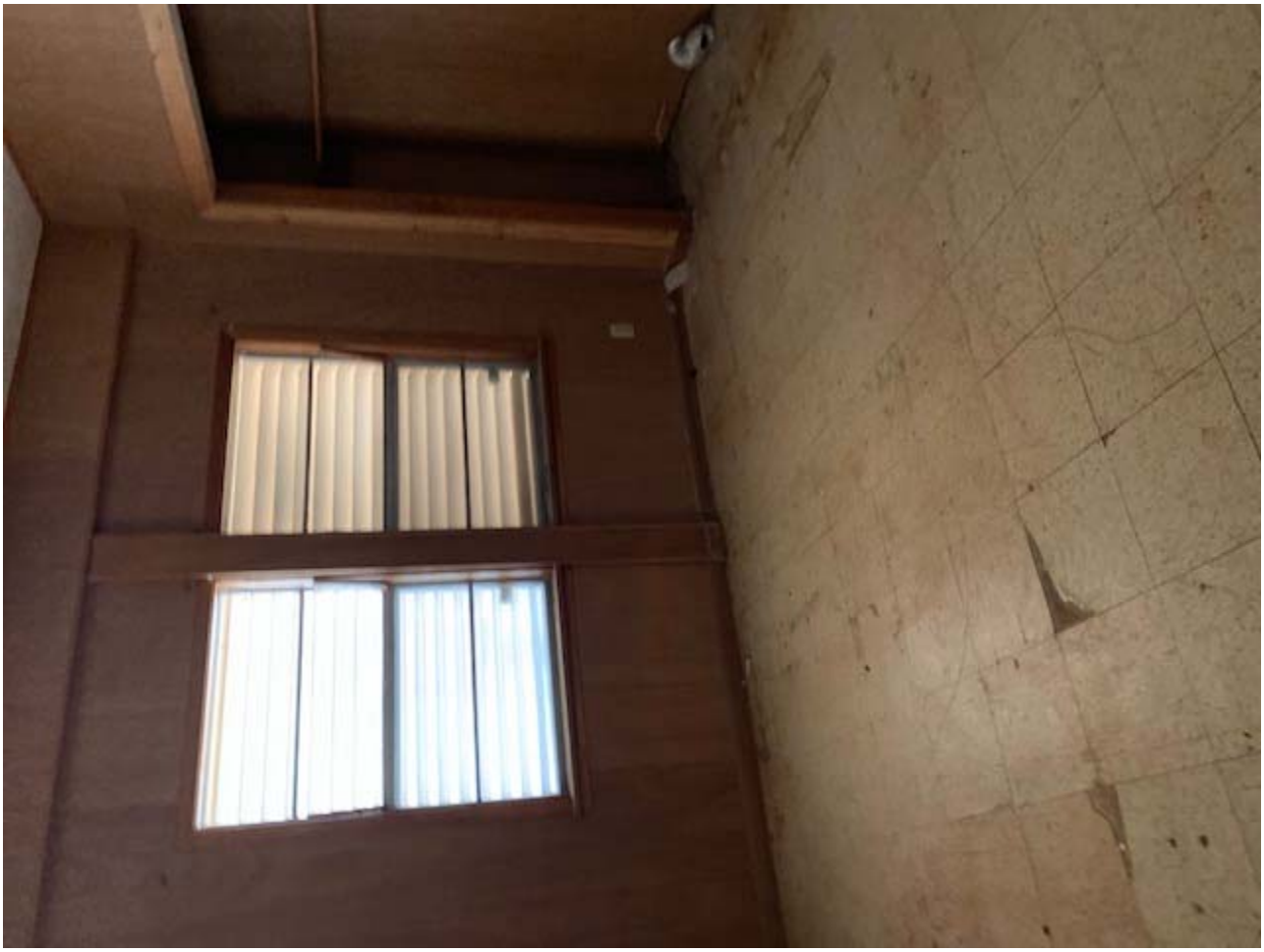

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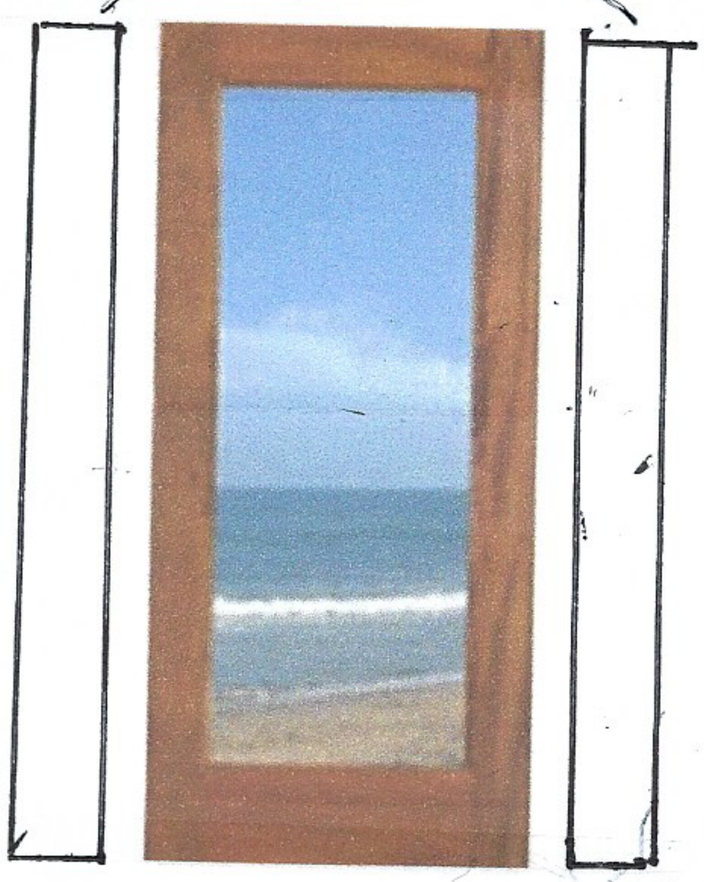
Becky L. Jolin
Partner

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

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Our Price: **$999.00**

Qty: 1

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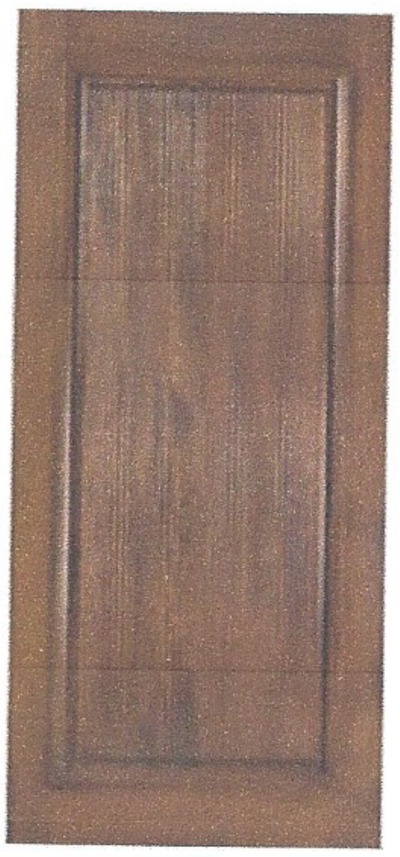
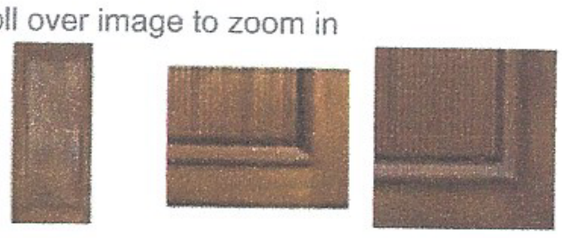
(213) 267-4305

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

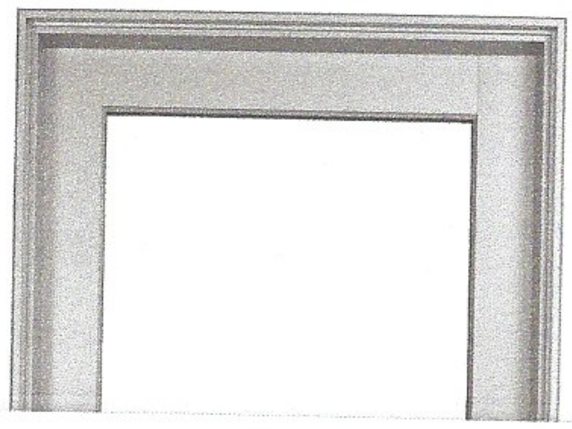
NEW DOOR 3

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 18, 2020

20LC-032 STAFF REPORT

ADDRESS:
1703/1705 Avenue M ½

LEGAL DESCRIPTION:
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/REPRESENTATIVE:
Vanette Reita Johnson

PROPERTY OWNER:
Same

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

HISTORIC DISTRICT:
Lost Bayou

REQUEST:
Request for a Certificate of Appropriateness for alterations to the structure including window and door replacement

STAFF RECOMMENDATION:
Denial

EXHIBITS:
A – Photographs from the Historic District Survey, 2015
B – Current Photographs/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
9				

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Urban Neighborhood (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	1900
Style	National Folk
Condition	Fair
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	Exterior wall material replaced, roof material replaces, some windows replaced

Executive Summary

The applicant is requesting a Certificate of Appropriateness to retain new windows and doors. This work occurred without permits and a red tag was issued. Photos of the house before and after the work are included in Attachments A and B of the staff report. The new window is vinyl with a one-over-one light configuration. The previous window was a metal window that was not original to the house. The new doors are fiberglass with applied mullions. Photographic documentation of the previous doors is not available. According to the applicant, the previous doors were:

1. Wooden with nine glass panels, and
2. A hollow, wooden, interior door.

Design Standards for Historic Properties.

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

2 .13 Preserve the functional and decorative features of a historic window.
Appropriate

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

2.14 Maintain original window proportions and components.
Appropriate

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing

structure may be considered. See "Locating Façade Improvements" on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

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

2.15 Preserve the proportions of historic window openings.
Appropriate
- Restore altered window openings on primary façades to their original configuration, when feasible.

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

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

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

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

2.18 Match the profile of the sash and its components to that of the original window.
Appropriate
- Maintain the profile depth of the sash, which steps back to the plane of the glass in several increments.

2.19 Convey the character of historic sash divisions.
Appropriate
- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

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.

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards specifically state that vinyl windows not be used. The Design Standards also state that replacement doors should use materials that appear similar to the original door.

Staff Recommendation

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

1. The window shall be replaced with a wood window with a one-over-one light pattern within six months of the Landmark Commission decision;
2. The two front door shall be replaced with wood doors within six months of the Landmark Commission decision. The design of the replacement doors shall be approved by the Historic Preservation Officer; and
3. 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

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 Attachment B 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,

Catherine Gorman, AICP
Assistant Director/HPO

05/14/2020
Date

Before

Attachment B

After

After

After

After, if I put the screen doors back on.

Planning and Development Division
Landmark Commission
City of Galveston
May 18, 2020

20LC-015 STAFF REPORT

ADDRESS:
1013 Sealy/Avenue I

LEGAL DESCRIPTION:
Property is legally described as M.B. Menard Survey, East Half of Lot 4 (4-2), Block 190, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:
Justin and Meghan Harrelson

PROPERTY OWNER:
Same

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

HISTORIC DISTRICT:
East End

REQUEST:
Request for a Certificate of Appropriateness in order to retain an accessory structure

STAFF RECOMMENDATION:
Denial

EXHIBITS:
A – Photograph of Main House
B – Applicant's Submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	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	1905
Style	National Folk, Craftsman
Condition	Fair
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	

Background

The accessory building is in place. No historic approval has been granted and the property has been red-tagged.

Executive Summary

The applicant is requesting a Certificate of Appropriateness to retain an accessory structure placed in the rear yard. The structure is 49 square feet and constructed of resin.

Design Standards for Historic Properties.

The following Design Standards are applicable to the project:

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., cementious fiber board with a smooth finish).
- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

Inappropriate

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

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.

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards state that secondary structures shall use materials that appear similar in character to those of the primary structure. The resin material of the accessory structure does not appear similar in character to the main house which has wood lap siding. A photo of the main house is included as Attachment A.

Staff Recommendation

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

1. The accessory structure be removed within six months of the Landmark Commission; and
2. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 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

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 Attachment B 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 Department, 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.

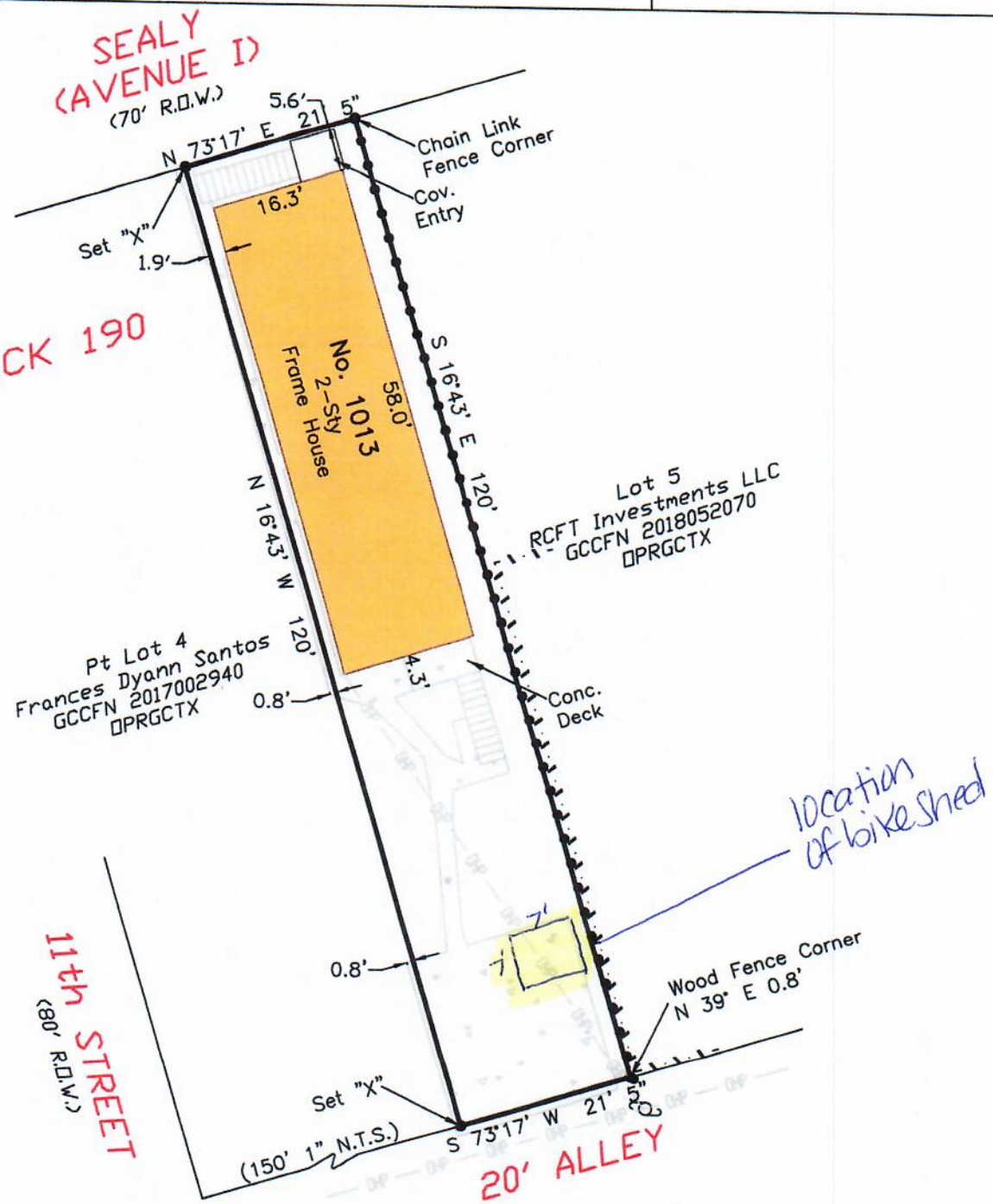
Respectfully Submitted,

Catherine Gorman, AICP
Assistant Director/HPO

05/14/2020
Date

1013 B

TLS Job No 19-0023	1013 Sealy, Galveston, TX 77550	Ref No: 3505-0190-0004-002



Survey of the East One-Half (1/2) of Lot Four (4) in Block One Hundred Ninety (190) in the City of Galveston, Galveston County, Texas.

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

Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS REGISTERED

Record

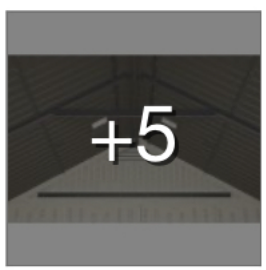
Addendum 1

Alley view from 11th Street, shed NOT visible

Zoomed in view from 11th street, shed NOT visible

Alley view from 10th street, shed NOT visible

Zoomed in view from 10th street, shed NOT visible



Share Save to Favorites Print

Exclusive

Suncast >

Vista 7 ft. x 7 ft. Resin Storage Shed

★★★★☆ (596) Write a Review Questions & Answers (157)

Landmark Commission
Development Services Department
City of Galveston
May 18, 2020

20LC-039 STAFF REPORT

ADDRESS:
1619 Mechanic/Avenue C

LEGAL DESCRIPTION:
Property is legally described as Part of Lot 3 (3-2), Block 556, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Ahmed Obeid

PROPERTY OWNER:
Erik and Sarah Larson

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

HISTORIC DISTRICT:
East End

REQUEST:
Request for a Certificate of Appropriateness to add solar panels to the roof of the house.

STAFF RECOMMENDATION:
Approval with conditions

EXHIBITS:
A – Elevation Drawings
B – Page 63, Design Standards for Historic Properties, Locating Solar Panels on a Historic Structure
C – Solar Panel Specifications
D – Survey Sheet
E – Photos

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	Single-Family Residential, Historic District (R-3-H)	Residential
North	Central Business (CB)	Residential
South	Single-Family Residential, Historic District (R-3-H)	Residential
East	Single-Family Residential, Historic District (R-3-H)	Residential
West	Single-Family Residential, Historic District (R-3-H)	Residential

Historical and/or Architectural Significance

Date	1870
Style	National Folk, Neoclassical
Condition	Excellent
Priority Rating	Medium = Contributing
Note	Exterior wall material, door, and roof material replaced

Background

Listed as a structure in poor condition in the 2015 Galveston Historic Sites Inventory (Attachment D), 1619 Mechanic has undergone significant rehabilitation.

An electrical permit was issued for the installation of solar panels in October 2019, and a building permit was applied for in March 2020; however, the building permit was not issued as the proposal warranted Landmark Commission approval. A Landmark Commission application was subsequently submitted, but, while conducting a site visit on April 24, 2020, staff found that the solar panels had already been installed (Attachment E) and a red tag was issued.

Executive Summary

The applicant is requesting approval in order to install solar panels on the roof of the subject property. The submitted site plan shows the front roof section with seven (7) panels facing west toward 17th Street and eight (8) panels facing east toward 16th Street, the flat roof section with four (4) panels facing upward, and the rear roof section with four (4) panels facing west and eight (8) panels facing east. Please see Attachment A for more details.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Using Energy-Generating Technologies

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

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

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

Appropriate

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

Install new technology in a reversible manner.

Appropriate

- Install technology in such a way that it can be readily removed and the original character easily restored.
- Use materials which are environmentally friendly and that will not interact negatively with historic building materials.

Solar Collectors

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

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

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

- Plan installation of integrated photo voltaic systems so they will not hinder the ability to interpret the historic significance of the structure. For example,

installation of solar shingles on a rear or secondary roof façade where the original roof material is missing or significantly damaged would be appropriate.

Locating Solar Panels on a Historic Structure
When locating solar panels on a historic building, it is important to consider the building's significance as well as the visibility of the proposed installation location.

An illustrated evaluation of appropriate solar panel installation locations on a sample residential structure is provided in Exhibit C.

Preferred Location
If the existing structure has a high level of historic significance, the surrounding context has many intact historic structures or the roof is highly visible, panels should be set back from the front façade and flush-mounted to the roof.

- Panels are set back from the front façade.
- Panels are flush with the roof.

Acceptable Location
If the roof is not highly visible and/or site constraints restrict solar access, it may be appropriate to locate flush-mounted solar panels towards the front facade.

- Panels are set back from the eave, but closer to the front.
- Panels are flush with the roof.
- Panels are subordinate to the roof plane.

Conformance with the Design Standards

The structure is two stories with a hip roof. The panels are visible from the street on the east side and partially visible from the street on the west side of the structure. The sixteen (16) panels on the flat and rear portions of the roof are not visible from the street and are in a more appropriate location according to the *Design Standards*.

Staff finds the solar panels on the west side of the structure could be located further from the street. Possible alternative locations include the south-facing portion of the front roof or ground-mounted panels in the rear yard.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific to Case 20LC-039:

1. The applicant shall conform to the design, materials and placement indicated in Exhibit B with the following clarifications:
   a. The solar panels shall be installed flush below the ridgeline;
   b. The solar panel finish shall be matte black; and
   c. The solar panels on the front roof section shall be located as far south as practicable.

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

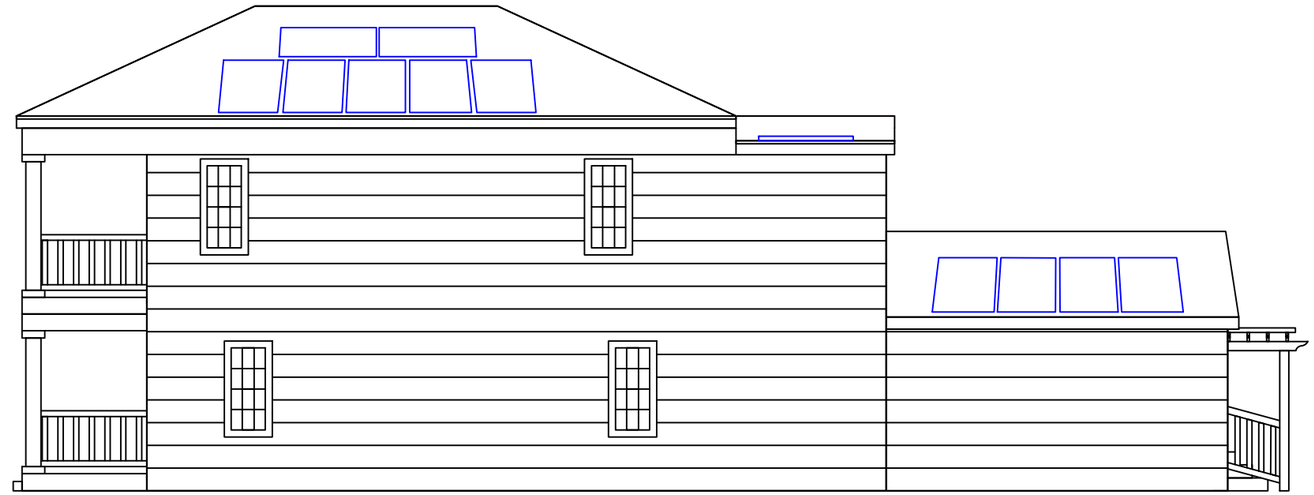
5/11/2020
Date

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

5/11/2020
Date

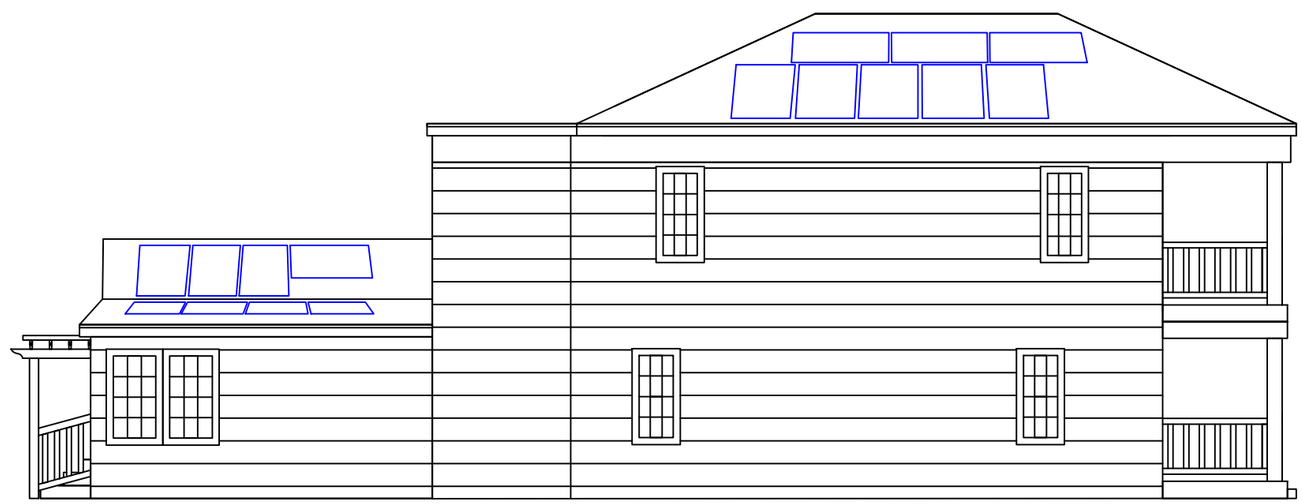
Exhibit A

NORTH SIDE



WEST SIDE

SOUTH SIDE



EAST SIDE

PROJECT INFORMATION

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX,77550

AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

Phoenix Clean Energy
6545 W 44th Ave unit 2
wheat Ridge,CO 80033
T:(720)708-4283

PCE

NORTH SIDE

SOUTH SIDE

PROJECT INFORMATION

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX,77550

AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

Phoenix Clean Energy
6545 W 44th Ave unit 2
wheat Ridge,CO 80033
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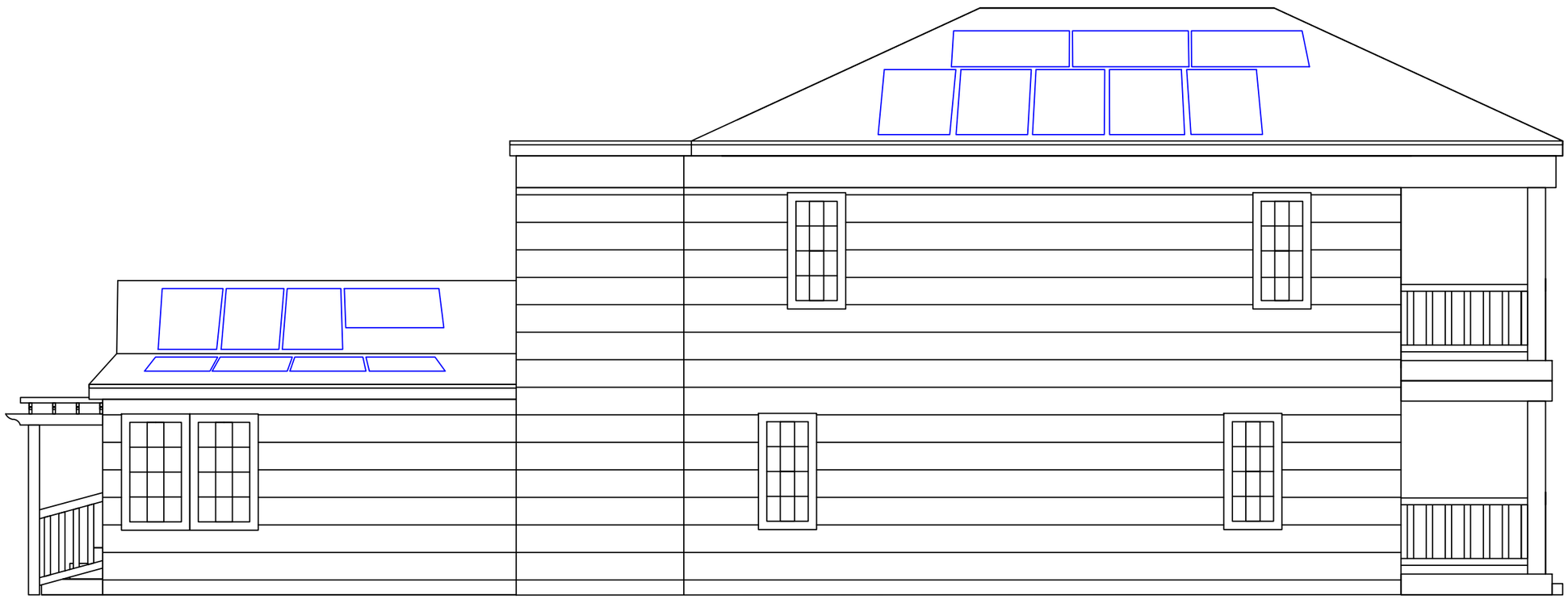


EAST SIDE

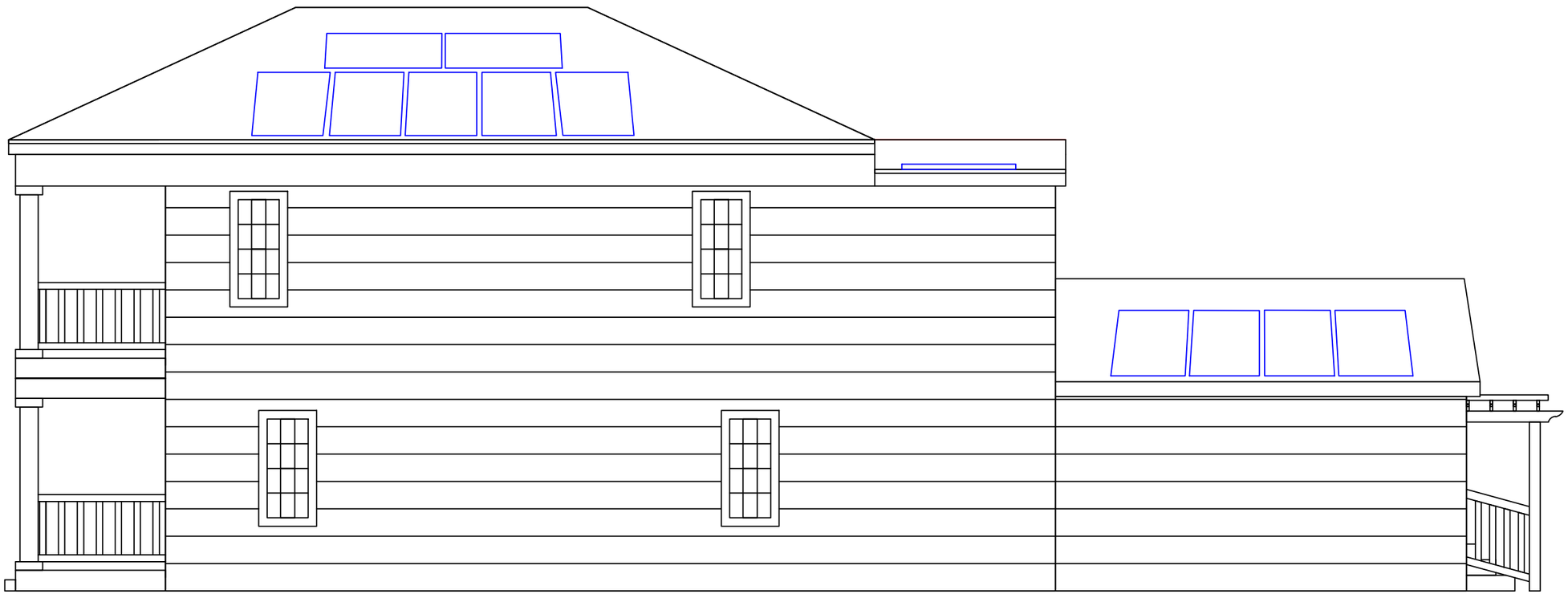
PROJECT INFORMATION

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX,77550

AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

Phoenix Clean Energy
6545 W 44th Ave unit 2
wheat Ridge,CO 80033
T:(720)708-4283



WEST SIDE

PROJECT INFORMATION

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX,77550

AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

Phoenix Clean Energy
6545 W 44th Ave unit 2
wheat Ridge,CO 80033
T:(720)708-4283

Locating Solar Panels on a Historic Structure

When locating solar panels on a historic building, it is important to consider the building's significance as well as the visibility of the proposed installation location.

An illustrated evaluation of appropriate solar panel installation locations on a sample residential structure is provided below.

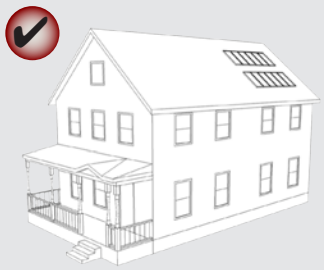
Existing Structure

The two-story structure illustrated at right has a significant south-facing sloped roof area.

- Gable roof end faces the street
- Side of roof faces south

Preferred Location

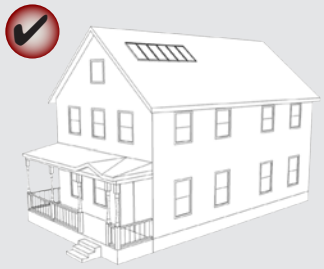
If the existing structure has a high level of historic significance, the surrounding context has many intact historic structures or the roof is highly visible, panels should be set back from the front façade and flush-mounted to the roof.



- Panels are set back from the front façade.
- Panels are flush with the roof.

Acceptable Location

If the roof is not highly visible and/or site constraints restrict solar access, it may be appropriate to locate flush-mounted solar panels towards the front façade



- Panels are set back from the eave, but closer to the front.
- Panels are flush with the roof.
- Panels are subordinate to the roof plane.

Exhibit C

SYNAPTIC SOLAR CONTRACTORS | PARTNERING FOR EXCELLENCE

Job ID	
Customer Name	ERIK AND SARAH LARSON
Address	1619 MECHANIC ST
System Size	9.92KW

Comp Shingle Roof				
Bill of Materials				
Manufacturer	**Part**	**Description**	**Total**	**CheckBox**
Trina Solar	TSM-DD06M.05(II) 320W	60 Cell Module	**31**	
Quick Mount PV	QMR-RS14 A	QRail Standard 14 ft. Mill	**16**	
Quick Mount PV	QMR-ISS A	QSplice Internal Standard	**9**	
Quick Mount PV	QMR-UEC3045 A	Universal End Clamp 30-45mm mill	**40**	
Quick Mount PV	QMR-UMC3045BP1.2 A	Universal Mid Clamp 30-45mm mill	**50**	
Quick Mount PV	QMR-GL A	WEEB Lug w/ T-Bolt	**14**	
Quick Mount PV	QMLM A	L-Mount Mill	**60**	
Quick Mount PV	QMR-TB A	T-Bolt w/ Nut M8 X 20MM	**100**	
Nema	3r Enclosure 6x6	Junction Box	**1**	
Enphase	IQ Combiner Box	Combiner Box w/ Envoy	**1**	
Enphase		Trunk Cables	**33**	
Enphase		Terminator Caps	**3**	
Enphase	IQ7-60-2-US	Microinverters	**30**	
Soladeck		Roof-Mount Enclosure/Combiner	**2**	
	Sealant	Sealant Bottles	**10**	
AC Disconnect	DG222URB	60 AFusible AC Disconnect	**1**	
		40A FUSES	**2**	
	Termination Blocks	Termination Blocks	**32**	
Polaris Connectors	Polaris Lugs	Polaris Lugs	**16**	
	Zip Ties	Zip Ties	**100**	
	Soladeck Connector	Soladeck Connector	**8**	

Stickers		
Sticker Name	**Amount**	**CheckBox**
Dual Power Source 3-211	**1**	
AC Disconnect 3-210	**1**	
Warning: Photovoltaic Power Source 2-314	**10**	
AC Junction Box 5-220	**1**	
PV Solar Breaker 3-344	**1**	

X K Ali

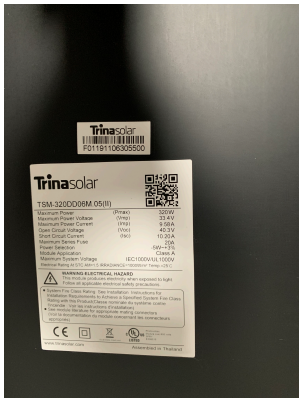
Crew Lead Name:

Date: / /

Solar Panels

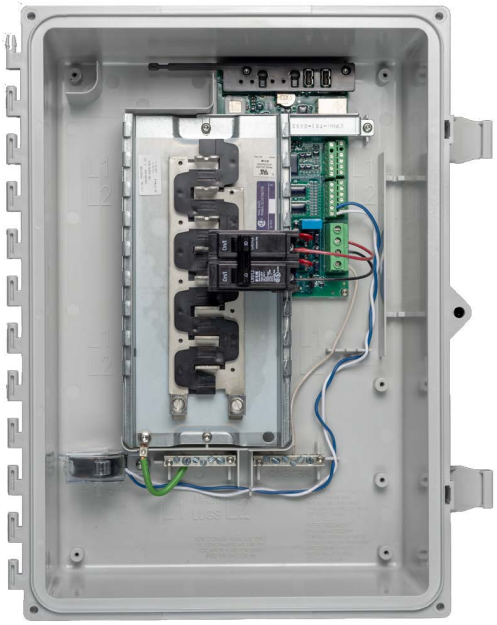
Front

Name Plate



Enphase Microinverter

Enphase Combiner Box



Disconnect

Junction Box

Enphase Trunk cable

Enphase Terminator Caps

Fuses

Polaris Lugs

Soladeck Connector

Soladeck

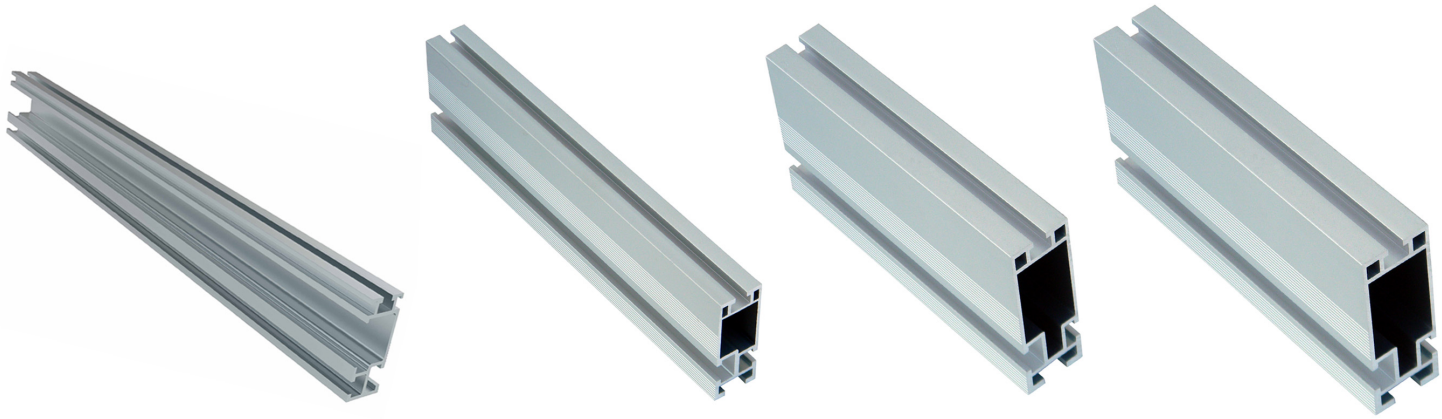
QuickMount L - Feet

QuickMount T.Bolt

QuickMount Internal Splice

WEEB Ground Lug

QuickMount Rail



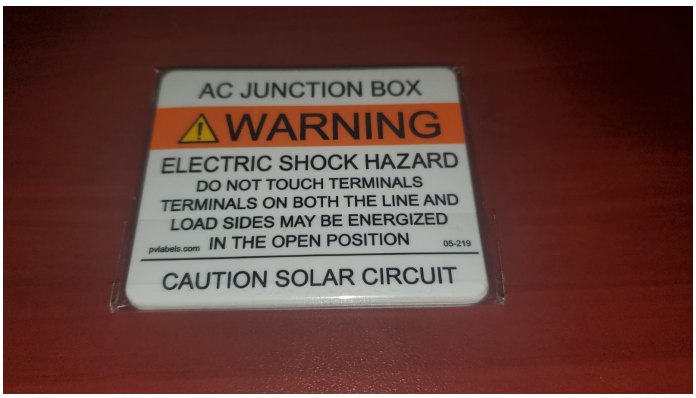
PV Labels to be used

Dual Source PV label

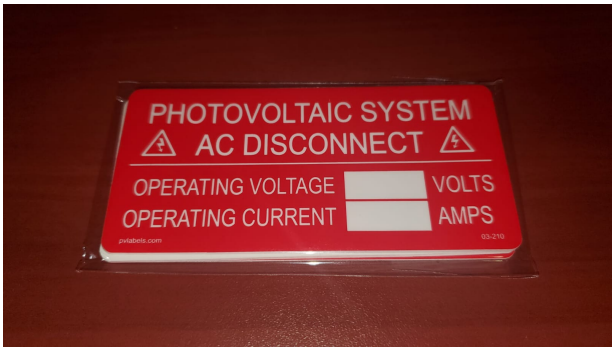
WArning : Photovoltaic Source

Solar PV Breaker

AC Juntion Box Label



AC Disconnect label



Inverter PV Label

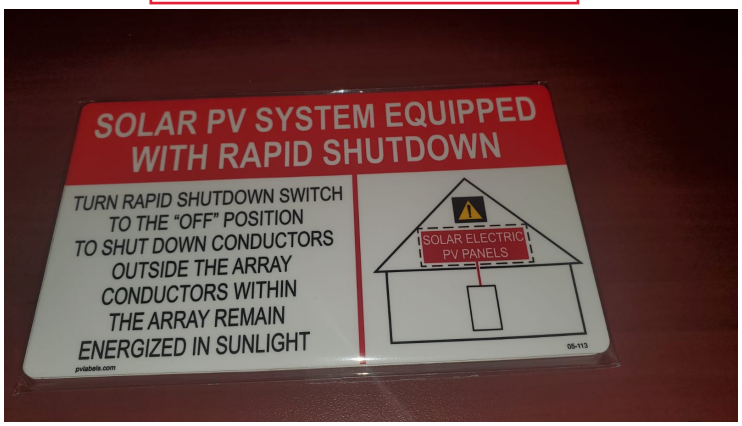


Exhibit D

1619 MECHANIC, GALVESTON, TX 77550

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

HHM-11036

Parcel ID	690847	Year Built	ca. 1870
District	East End Historic District	Priority Rating	Medium
Building Faces	N		

DESCRIPTION

Type	Single-Family House Linear
Stylistic Influences	National Folk, Neoclassical
Stories	2
Exterior Wall Materials	Asbestos Siding
Foundation Type	Pier-and-beam
Fence Type	Chain link fence

ROOF

Roof Shape	Hipped
Roof Materials	Asbestos shingles
Roof Features	Box eaves

WINDOWS & DOORS

Windows & Doors Notes	Windows shuttered, Door not visible

CHIMNEYS

PORCH

Porch Type	Full width, Two story
Porch Location	Front
Porch Roof	Inset
No. of Porch Bays	2
Porch Support Type	Square posts

INTEGRITY

Condition	Poor
Additions	Rear addition
Alterations	Exterior wall material replaced, Door replaced, Roof material replaced

TX_GalvestonCounty_1619_Mechanic_1.jpg

TEXAS
MCW-3001

Landmark Commission
Planning and Development Division
City of Galveston
May 18, 2020

20LC-040 STAFF REPORT

ADDRESS:
1428 Broadway / Avenue J

LEGAL DESCRIPTION:
Property is legally described as Lots 13 and 14, Block 194, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Joey Hoerr, Allied Outdoor Solutions

PROPERTY OWNER:
James Graves and Kristi Hoover Graves

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

HISTORIC DISTRICT:
East End

REQUEST:
Request for a Certificate of Appropriateness for installation of a pergola in the rear yard and new garage door on alleyway.

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Applicant's Submittal
B – Photos/Elevations

STAFF:
Adriel Montalvan, Senior Project Manager
409-797-3645
amontlavan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				

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)	Place of Public Assembly/Church
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	ca. 1860
Style	Neoclassical
Condition	Excellent
Evaluation	High - "Individually Eligible/Listed; Contributing"
Outbuilding Condition	Good

Executive Summary

The applicant is requesting a Certificate of Appropriateness to install a pergola in the rear yard between the principal structure and the accessory structure and a new garage door on alleyway. According to the drawings submitted, the applicant is proposing to an Alumawood type of pergola structure – see Exhibit A.

Design Standards for Historic Properties

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.

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., cementious 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.

Conformance with the Design Standards

The *Design Standards* encourage designing a new secondary structure to be subordinate and to use materials that are similar in character to the primary structure. Staff finds the wood pergola in the rear yard to generally be in conformance with the *Design Standards* and compatible with the original structure.

Staff Recommendation

Staff recommends approval with the following conditions:

Specific Conditions:

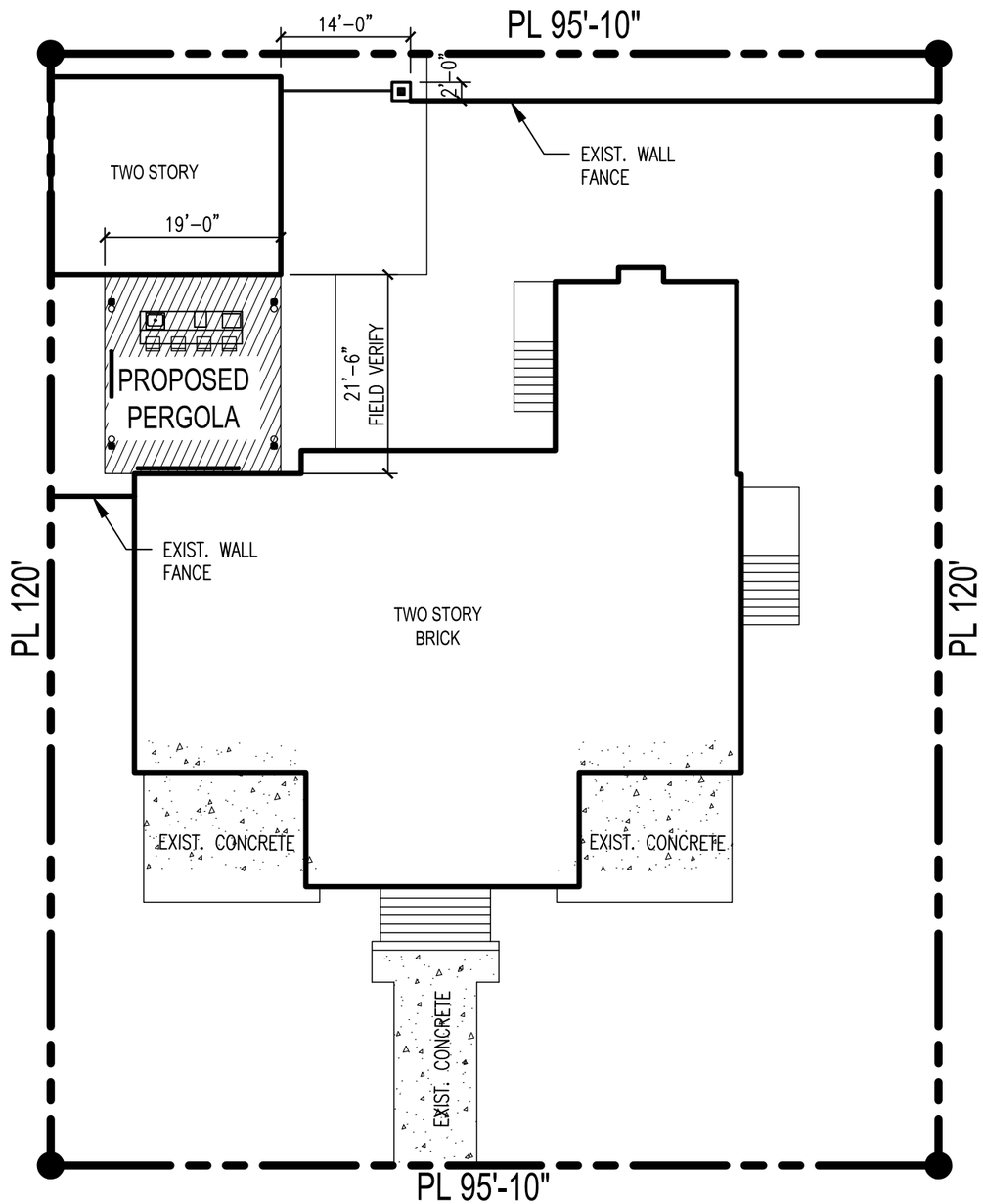
1. The applicant shall conform to the design, materials and placement indicated on Exhibit A;

Standard Conditions:

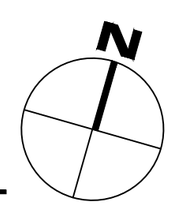
2. The applicant shall obtain a building permit prior to beginning construction;
3. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
4. The Landmark 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 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning and Development Division by the next respective deadline date.

Respectfully Submitted,

_____	05/11/2020
Adriel Montalvan, Senior Project Manager	Date
_____	05/11/2020
Catherine Gorman, Assistant Director/HPO	Date



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



GENERAL NOTES

1. CONTRACTOR TO COORDINATE AND VERIFY FIELD CONDITIONS AND MEASSUREMENTS.
2. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER/ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES, AND EXPENSES INCLUDING ATTORNEY'S FEE ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
3. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF THE UNDERWRITERS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTEND OF THE WORK. AS THE WORK PROGRESS, THE OWNER AND CONTRACTOR AT NO COSTS SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN.
4. CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE THE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
0 – General	
A0	TITLE SHEET, SITE PLAN
A1	EXIST. ROOF & PROPOSED ROOF PLAN
A2	EXIST. & PROPOSED FLOOR PLAN
A3	EXIST. EXT. ELV. & PROP. EXT. ELEV.
A4	PROPOSED ELECTRICAL PLAN
S1	FOUNDATION PLAN, CEILING FRAMING PLAN & ROOF FRAMING PLAN
S2	SECTIONS, DETAILS & NOTES

QP² DESIGN STUDIO LLC

BUILDING DESIGN STUDIO
22223 MAIN BOULEVARD
TOMBALL, TX 77377
Ph. 281-769-1075
info@qp2designstudio.com

PROPOSED PERGOLA
-
GRAVES
1428 BROADWAY AVENUE J, GALVESTON, TX 77550

A0

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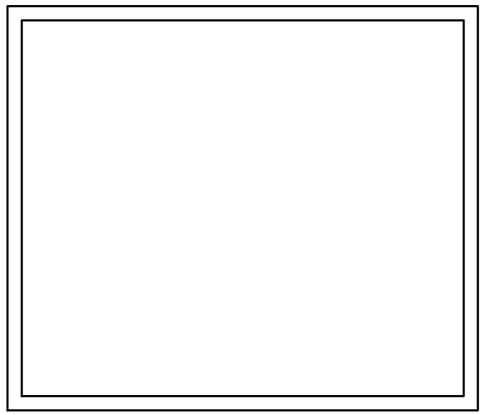
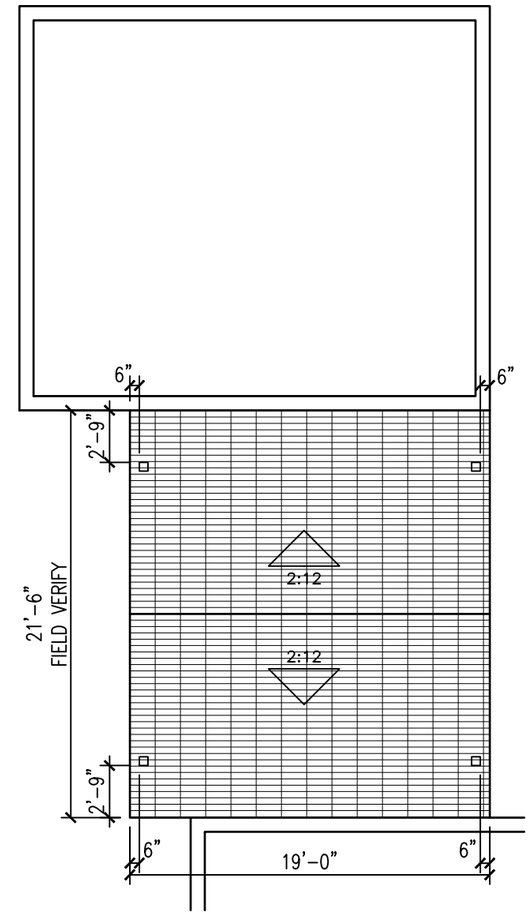


1 EXIST. PARTIAL ROOF PLAN
1/8" = 1'-0"



2 PROPOSED PARTIAL ROOF PLAN
1/8" = 1'-0"

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Ph. 281-769-1075
info@qp2designstudio.com

PROJECT NAME

PROPOSED PERGOLA

GRAVES
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EXIST. ROOF & PROPOSED ROOF PLAN

A1

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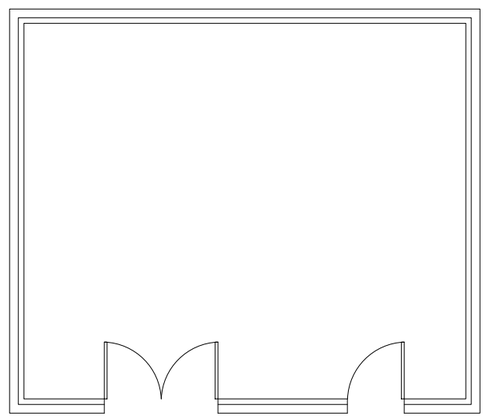
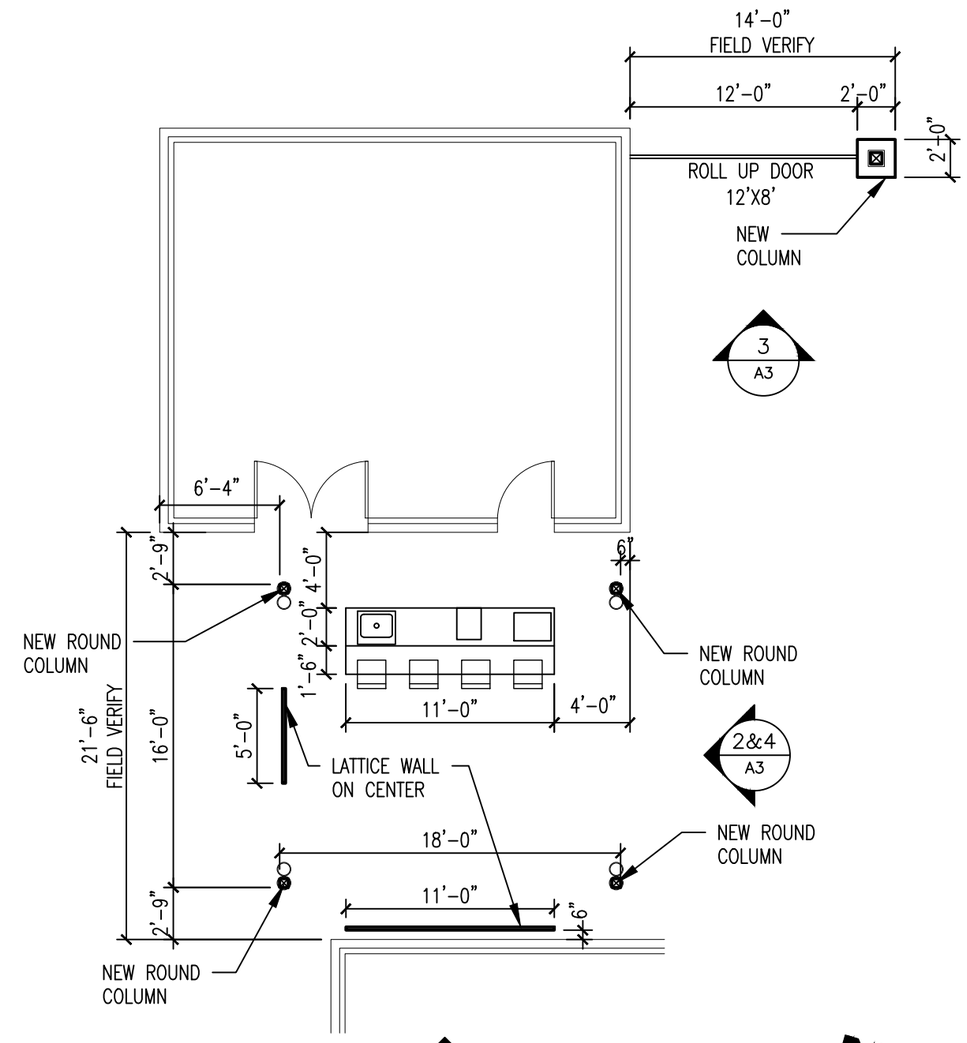
C:\Users\HugoGonzalez(QP2Desi\QP2 Design Studio LLC\Allied Outdoor Solutions 1911 - Documents\Graves - 1428 Broadway Ave J\Option II\Graves - 1428 Broadway Ave J.dwg, 3/24/2020 2:49:19 PM



1 EXISTING PARTIAL FLOOR PLAN
1/8" = 1'-0"



1&3
A3

2 PROPOSED PARTIAL FLOOR PLAN
1/8" = 1'-0"

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BUILDING DESIGN STUDIO
22223 MAIN BOULEVARD
TOMBALL, TX 77377
Ph. 281-769-1075
info@qp2designstudio.com

PROJECT NAME

PROPOSED PERGOLA

GRAVES
1428 BROADWAY AVENUE J, GALVESTON, TX 77550

EXIST. & PROPOSED FLOOR PLAN

A2

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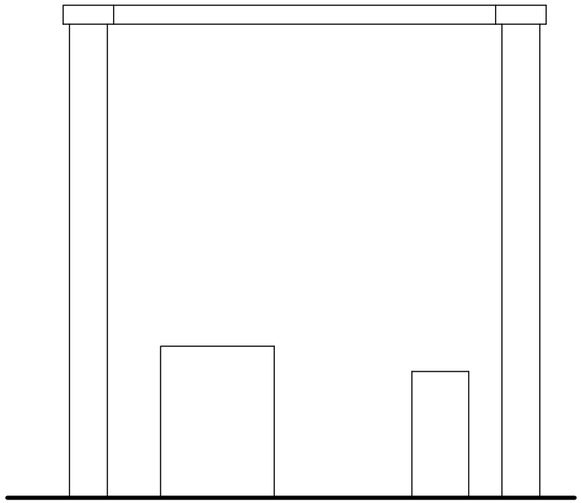
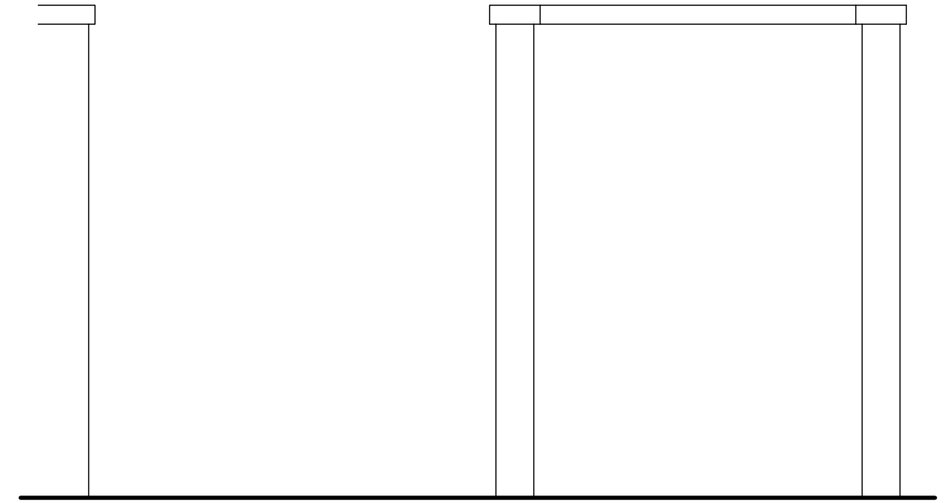
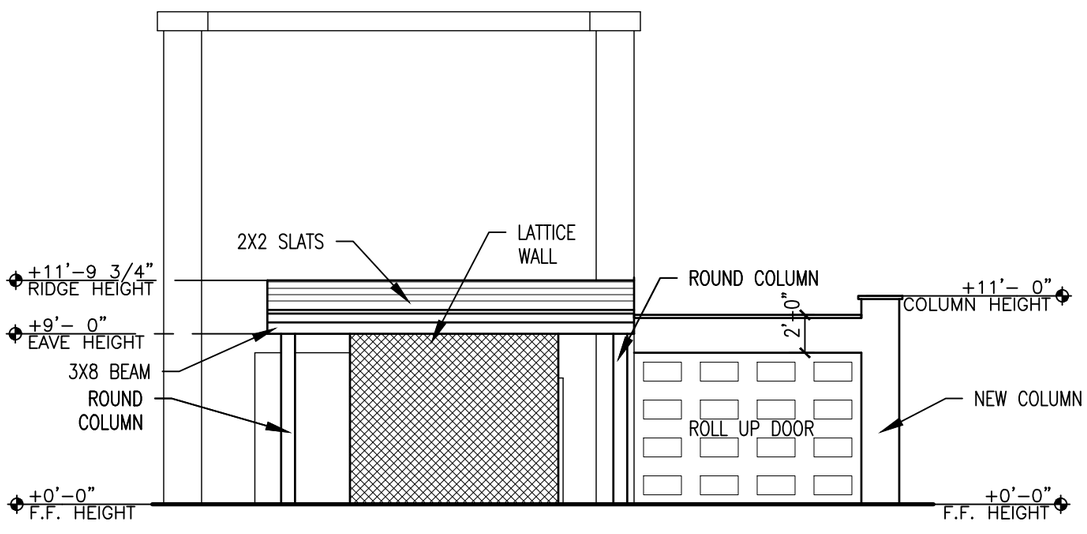


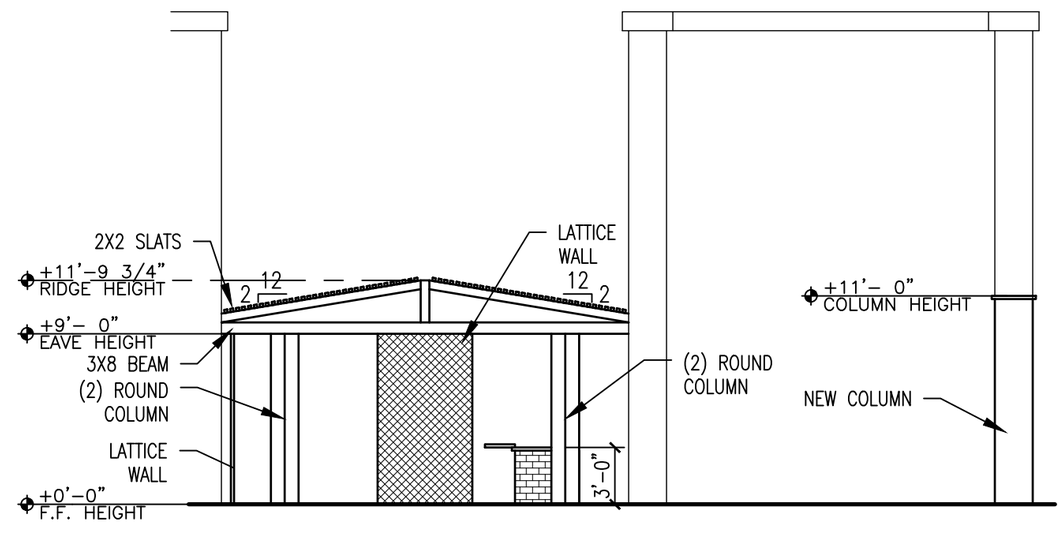
1 EXIST. SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 EXIST. EAST EXTERIOR ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



4 PROPOSED EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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PROJECT NAME

PROPOSED PERGOLA

GRAVES
1428 BROADWAY AVENUE J, GALVESTON, TX 77550

EXIST. EXT. ELEV. & PROP. EXT. ELEV.

A3

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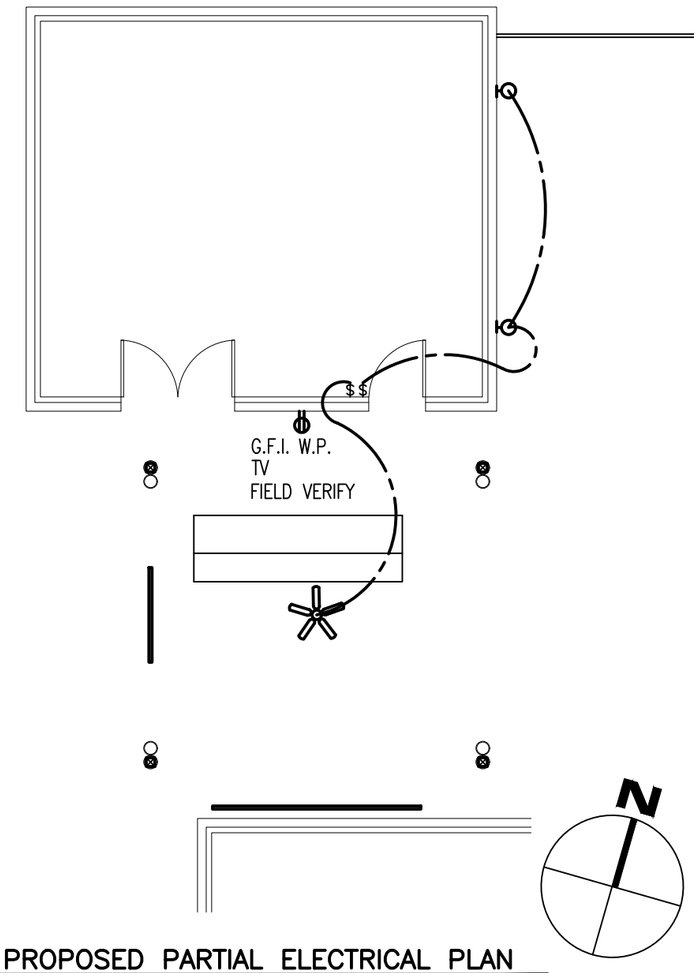
LIGHT LEGEND

	CEILING FAN WITH LIGHT
	FLOOD LIGHT

POWER LEGEND

	110V DUPLEX OUTLET
$	SINGLE POLE SWITCH



1 PROPOSED PARTIAL ELECTRICAL PLAN
1/8" = 1'-0"

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TOMBALL, TX 77377
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PROJECT NAME

PROPOSED PERGOLA

GRAVES
1428 BROADWAY AVENUE J, GALVESTON, TX 77550

PROPOSED ELECTRICAL PLAN

A4

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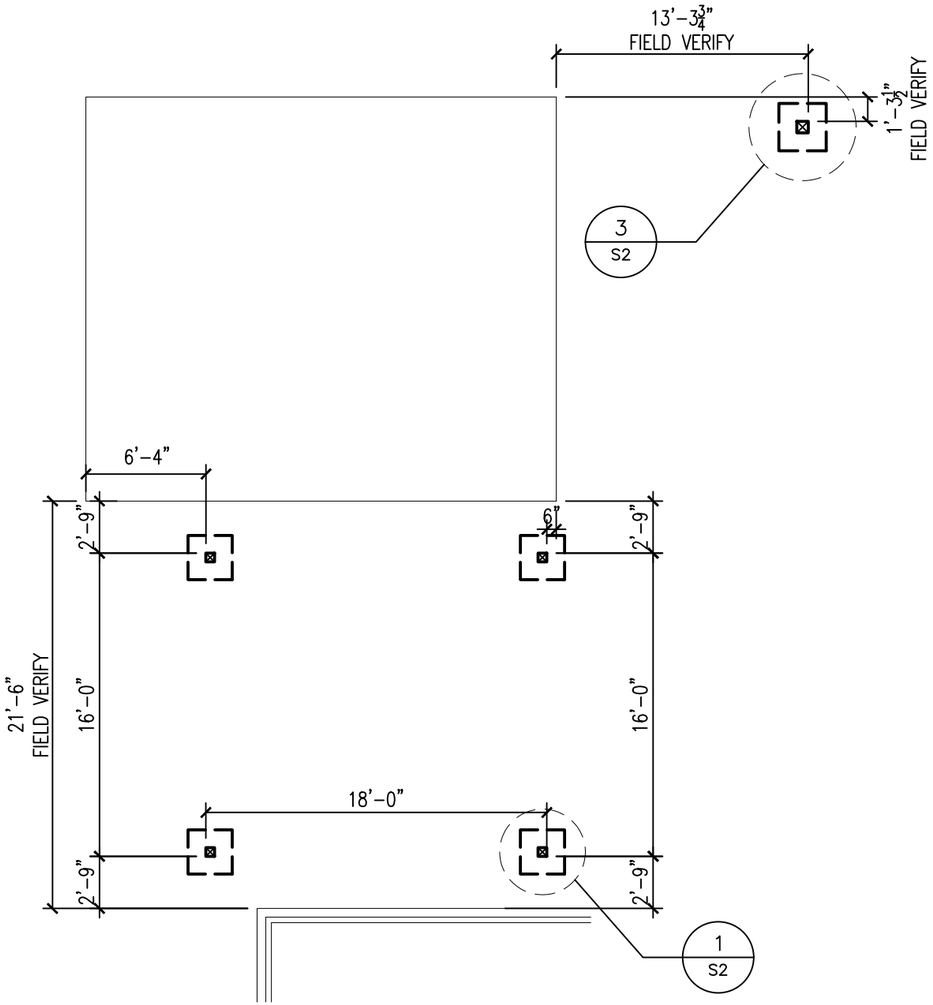
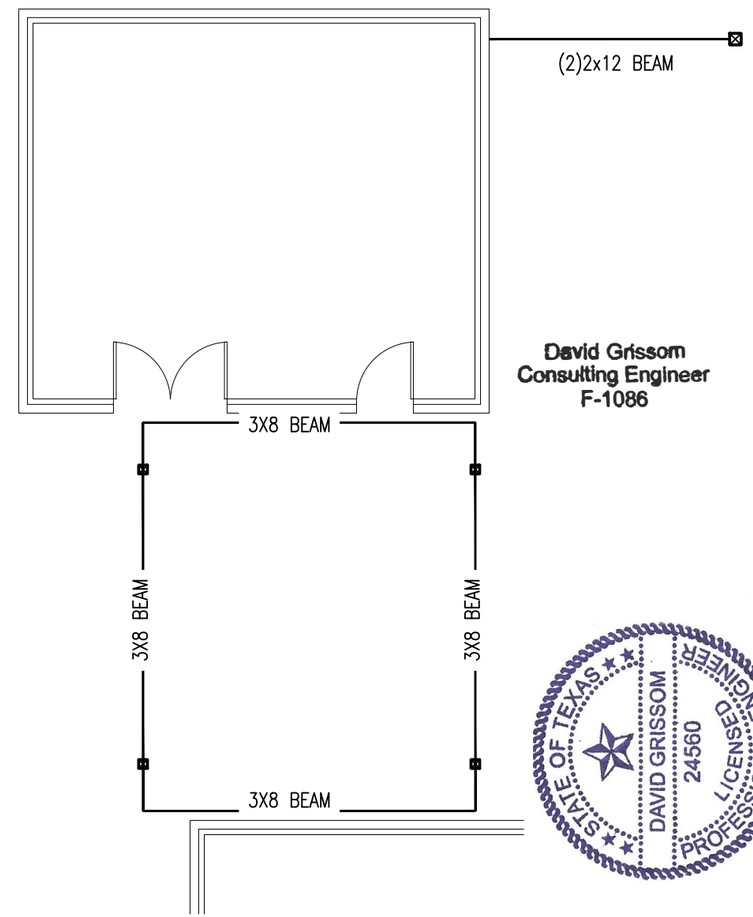


1 FOUNDATION PLAN
1/8" = 1'-0"

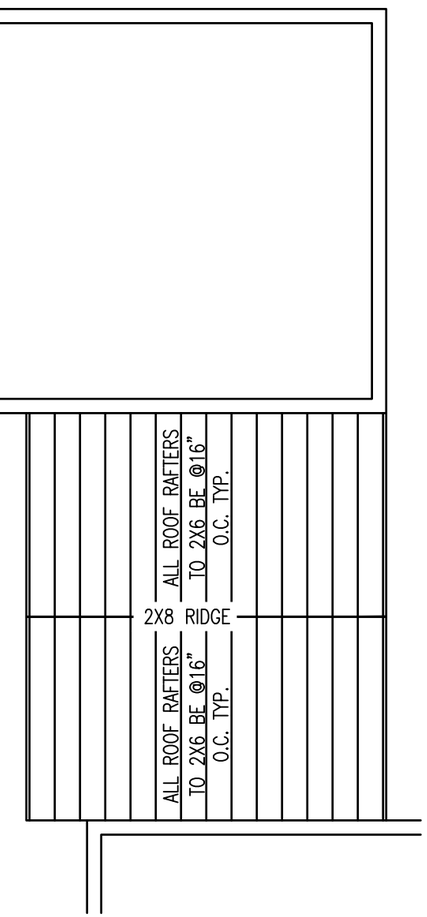


2 BEAM PLAN
1/8" = 1'-0"

David Grissom
Consulting Engineer
F-1086

STATE OF TEXAS
DAVID GRISSOM
24560
LICENSED
PROFESSIONAL ENGINEER

David Grissom, P.E.



3 ROOF FRAMING PLAN
1/8" = 1'-0"

QP² DESIGN STUDIO

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22223 MAIN BOULEVARD
TOMBALL, TX 77377
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PROJECT NAME

PROPOSED PERGOLA

GRAVES
1428 BROADWAY AVENUE J, GALVESTON, TX 77550

FOUNDATION CEILING JOIS & ROOF FRAM. PLAN

S1

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A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES OR CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

D. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(1)

F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8D DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCHES DISTANCE FROM GABLE END WALLS. IF MEAN ROOF HEIGHT IS MORE

G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCHES DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.

H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AHA 194.1 OR ASTM C 208.

I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGE APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

WIND LOADS
BASIC WIND DESIGN VELOCITY 120 MPH 3 SECONDS GUST, 150 MPH ULTIMATE WIND SPEED
EXPOSURE: C

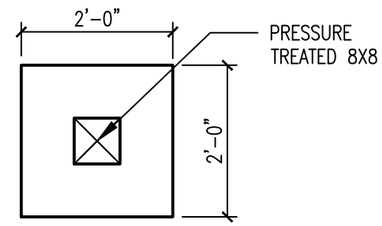
ALL CONSTRUCTION TO COMPLY WITH IRC 2015

NOTES:
1. COMPOSITION SHINGLES TO BE INSTALL ON SLOPES GREATER THAN OR EQUAL TO 2:12. FOR SLOPES LESS THAN 4:12 USE DOUBLE LAYER FELT PER IRC R905.2.7.
2. LAG BOLTS CONNECTING LEDGER TO WALL SHALL BE LOCATED 1½" FROM TOP AND BOTTOM OF LEDGER. BOLTS SHALL HAVE A ¼" PRE-DRILLED HOLES.
3. USE S.Y.P. #2 OR HIGHER GRADE.

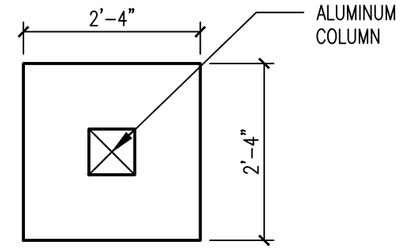
David Grissom
Consulting Engineer
F-1086

STATE OF TEXAS
DAVID GRISSOM
24560
LICENSED
PROFESSIONAL ENGINEER

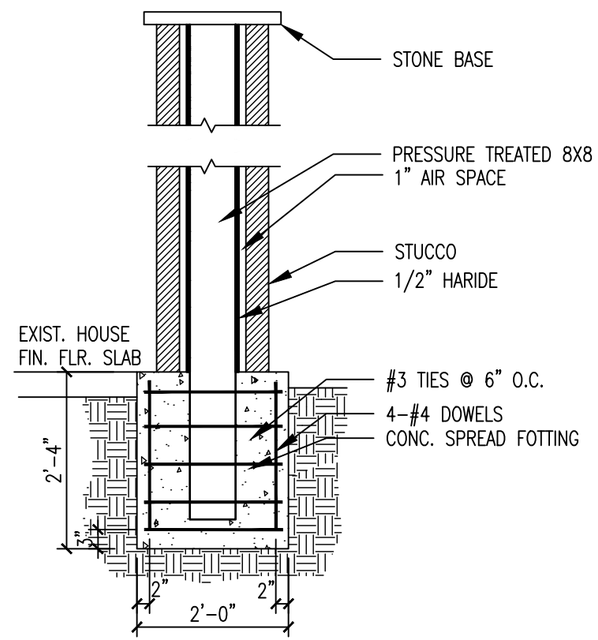
David Grissom, P.E., PhD



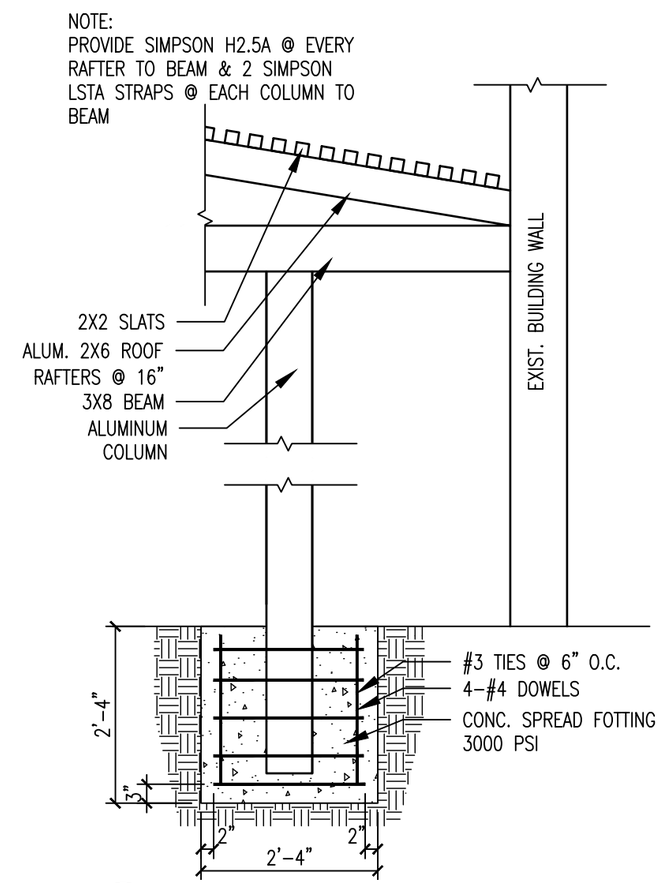
3 COLUMN FOOTER PLAN
1/2" = 1'-0"



1 COLUMN FOOTER PLAN
1/2" = 1'-0"



4 COLUMN SECTION DETAIL
1/2" = 1'-0"



2 TYPICAL SECTION
1/2" = 1'-0"

QP² DESIGN STUDIO

BUILDING DESIGN STUDIO
22223 MAIN BOULEVARD
TOMBALL, TX 77377
Ph. 281-769-1075
info@qp2designstudio.com

PROJECT NAME

PROPOSED PERGOLA

GRAVES
1428 BROADWAY AVENUE J, GALVESTON, TX 77550

SECTIONS DETAILS & NOTES

S2

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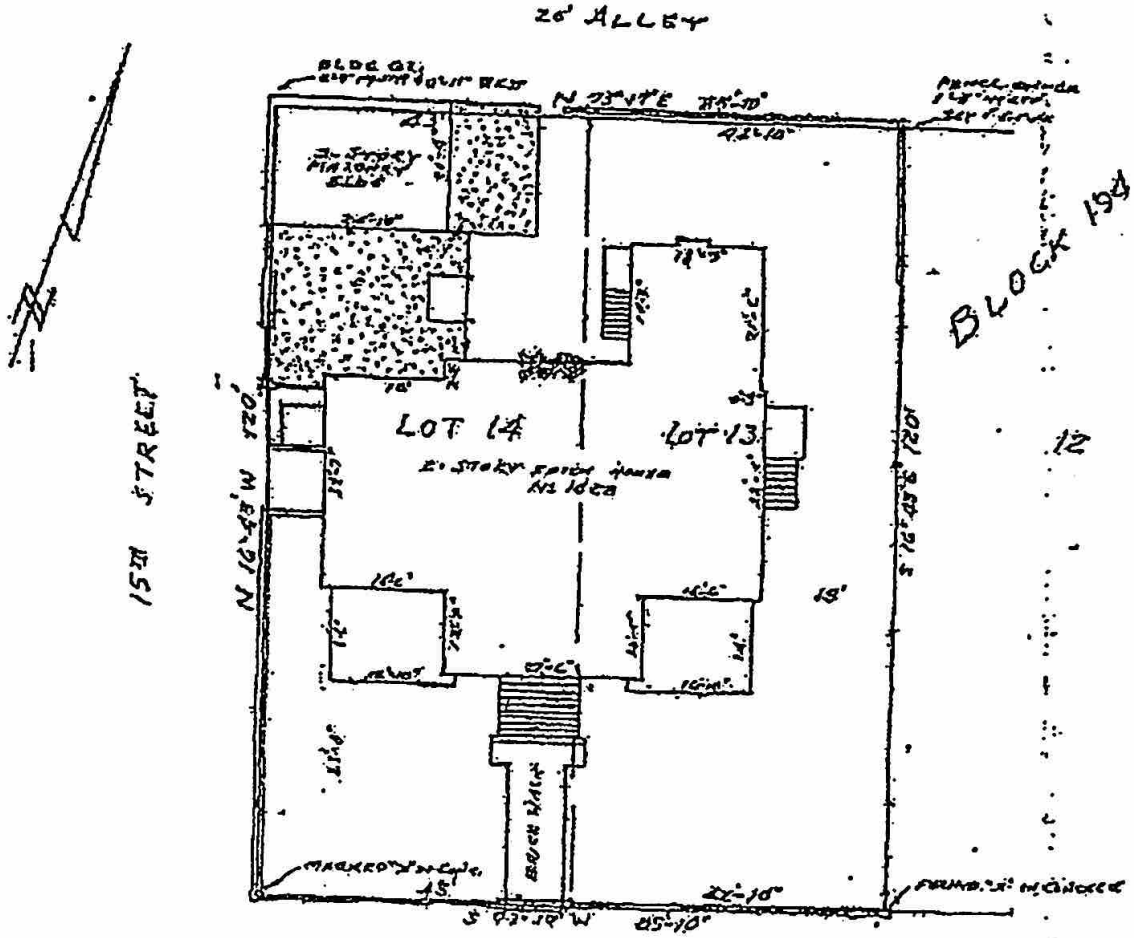


BROADWAY - AVENUE J

1428 Broadway, Galveston, Texas 77550

June 19, 1997

Scale: 1" = 20'

Survey of Lots Thirteen (13) and Fourteen (14), in Block One Hundred Ninety-four (194), in the City and County of Galveston, Texas.

I hereby certify that on the above date, the above described property together with improvements located thereon, was surveyed on the ground under my direction and that the above map together with dimensions as shown is true and correct as of the above date. There are no overages nor shortages in the above tract. There are no encroachments other than shown.

HALL & JOHNSON, Surveyors
Jack A. Hall
Jack A. Hall
R.P.L.S. No. 95
P.O. Box 877
Galveston, Texas 77553
PH. (409)740-1517 FAX 740-0377

STATE OF TEXAS REGISTERED JACK A. HALL 95 PROFESSIONAL LAND SURVEYOR

NOTE: The above property does lie within the 100 year flood plain as established by the U.S. Department of Housing and Urban Development.

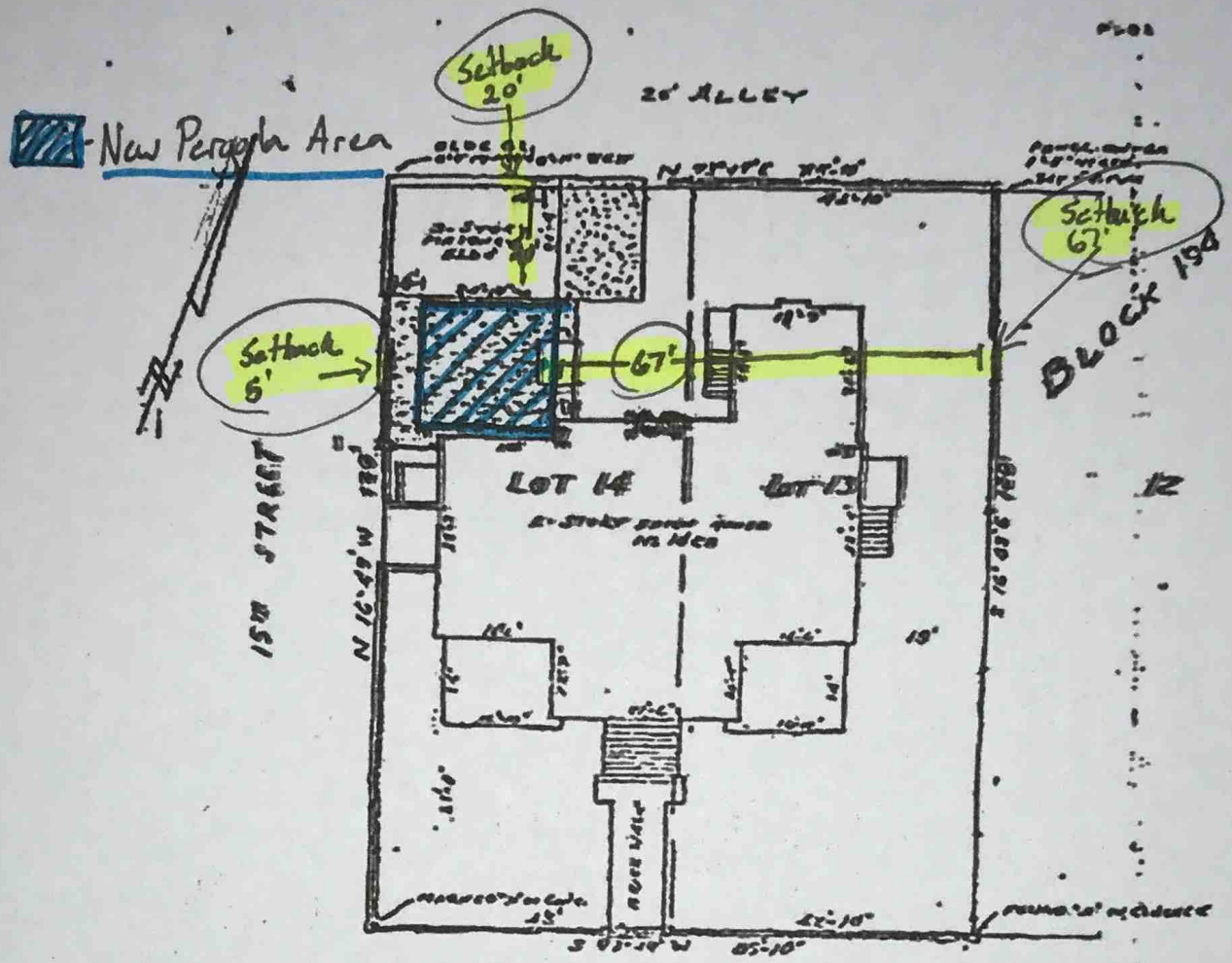
This survey is based on the map of the City of Galveston in common use.

Surveyed for Louis Oliver without benefit of a title commitment.

1692-3

George A. Yon
Shirley A. Young

GF 288812



June 19, 1997

Scale: 1" = 20'

Survey of Lots Thirteen (XIII) and Fourteen (XIV), in Block One Hundred Ninety-Four (194), in the City and County of Galveston, Texas.

I hereby certify that on the above date, the above described property together with improvements located thereon, was surveyed on the ground under my direction and that the above map together with dimensions as shown is true and correct as of the above date. There are no overlaps nor shortages in the above tract. There are no encroachments other than shown.

JACK A. HALL & ASSOCIATES, Surveyors
Jack A. Hall
R.P.L.S. No. 95
P.O. Box 677
Galveston, Texas 77553
PH. (409)740-1517 FAX 740-8177

STATE OF TEXAS REGISTERED JACK A. HALL 95 PROFESSIONAL LAND SURVEYOR

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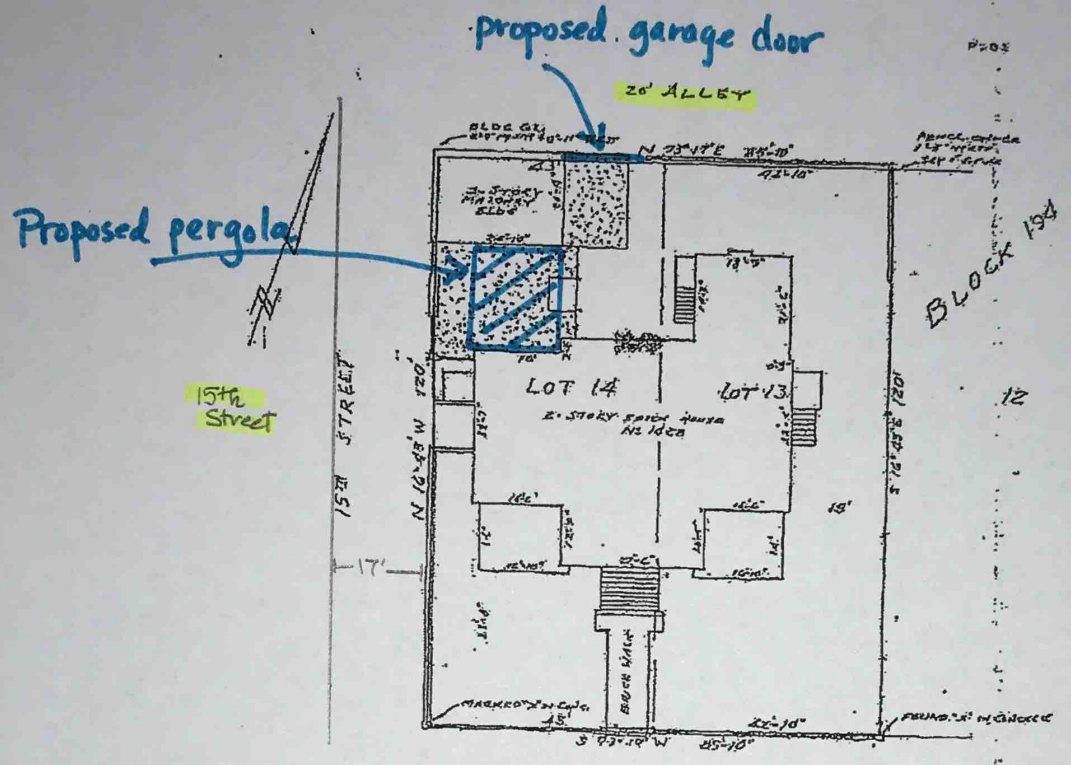
This survey is based on the map of the City of Galveston in Common use.

Surveyed for Louis Oliver without benefit of title constraint.

1692-3

CF 288812



1428 Broadway, Galveston, Texas 77550

June 19, 1997

Scale: 1" = 20'

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I hereby certify that on the above date, the above described property together with improvements located thereon, was surveyed on the ground under my direction and that the above map together with dimensions as shown is true and correct as of the above date. There are no overages nor shortages in the above tract. There are no encroachments other than shown.

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Surveyed for Louis Oliver without benefit of a title commitment.

1692-3

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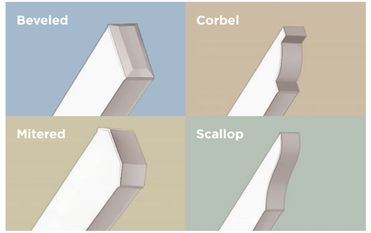
If You Can Dream It, We Can Build It.

We understand that every home and homeowner has a unique style. Whether you're attaching a shaded area to your home, or building a freestanding private retreat, an Alumawood® shade structure has the design flexibility needed to make your vision a reality. Our shade structures give you:

- Heavy header-beam construction
- Richly textured wood finish
- Six popular designer colors
- Durable Aluma-Shield℠ paint system for long-term gloss retention
- Fasteners in matching colors
- Recessed lighting system option by LightStrip®
- Four style options for beam and rafter end cuts

Only Alumawood® shade structures give you the benefits homeowners want most.



	Alumawood®	Wood	Vinyl
Quality Construction	●	●	
Aesthetics	●	●	●
"Real Wood" Texture	●	●	
Custom Components	●	●	●
Structurally Engineered	●	●	
Easy Maintenance	●		●
Termite/Insect Proof	●		●
Resists Warping and Cracking	●		
Lightweight yet Durable	●		
No Painting Needed	●		●
Resists Sun, Rain, Weather	●		

YOU'LL REST EASIER UNDER AN ALUMAWOOD® SHADE STRUCTURE.

Why? Because we offer one of the strongest and most thorough paint warranties in the business. Not only are you covered by an established, stable company, but your warranty is also transferable — which provides additional value if you decide to sell your home.

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Reshaping the way America thinks about patios.

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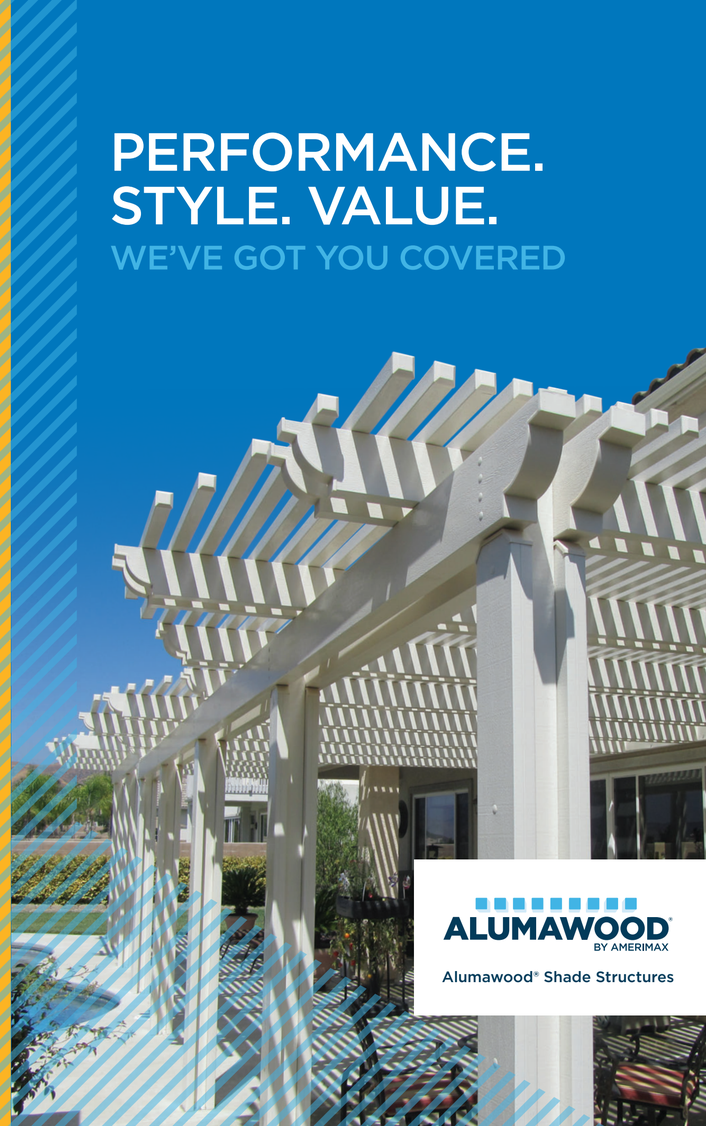
PERFORMANCE. STYLE. VALUE.

WE'VE GOT YOU COVERED



ALUMAWOOD®
BY AMERIMAX

Alumawood® Shade Structures

Alumawood® shade structures are an excellent way to extend your living space outside your home. Whether you're having a barbeque with family and friends or relaxing with a book, patio covers help protect from the sun, rain, snow, and other elements.

For more than 50 years, Amerimax has been helping homeowners get more value, more space, and more enjoyment from their homes. As an industry leader, we've built a solid reputation for reliability, comfort, and style. Alumawood® shade structures, featuring the Aluma-Shield℠ paint system with TEFLON® surface protector, take performance and dependability to new heights.

It's Never Been This Easy To Enjoy The Look Of Wood.

With the embossed surface of an Alumawood® shade structure, you'll enjoy the beauty of a richly textured wood grain finish — with a fraction of the maintenance and upkeep. That's because, unlike wood, Alumawood® shade structures won't crack, peel, warp, or rot. They're also termite-proof, don't burn, and never need painting.

In addition, our new Aluma-Shield℠ paint system with TEFLON® surface protector repels dust, dirt, oil, and stains, making it easier than ever to keep your structure looking pristine and new. It also greatly reduces corrosion from the sun, salt, pollution, and the elements. In short, with an Alumawood® shade structure, you get the best of both worlds: the beauty of wood and the convenience of a highly durable, low-maintenance aluminum surface.

Part Shade. Full Shade. Total Comfort.

Alumawood® shade structures offer two distinct product lines that allow you to find the balance of style and comfort that is right for you.

Laguna Lattice lends an air of sophistication and charm to your home's exterior, and helps you reduce your exposure to the sun by 40 – 60% without screening out refreshing breezes.

Newport Solid Roof shade structures provide you and your family with maximum protection. It's a perfect choice when you want an outdoor living area shielded from the sun, rain, snow, or other elements.

artistic conception
Exhibit B
Pool Studio

artistic conception
Pool Studio

artistic conception
Pool Studio

artistic conception
Pool Studio

artistic conception
Pool Studio

artistic conception
Pool Studio

artistic conception
Pool Studio
Allied Outdoor Solutions | Kyle Gunther
Joey Hoerr
ALLIED OUTDOOR SOLUTIONS
BUILT DIFFERENT.

artistic conception
Pool Studio
Allied Outdoor Solutions | Kyle Gunther
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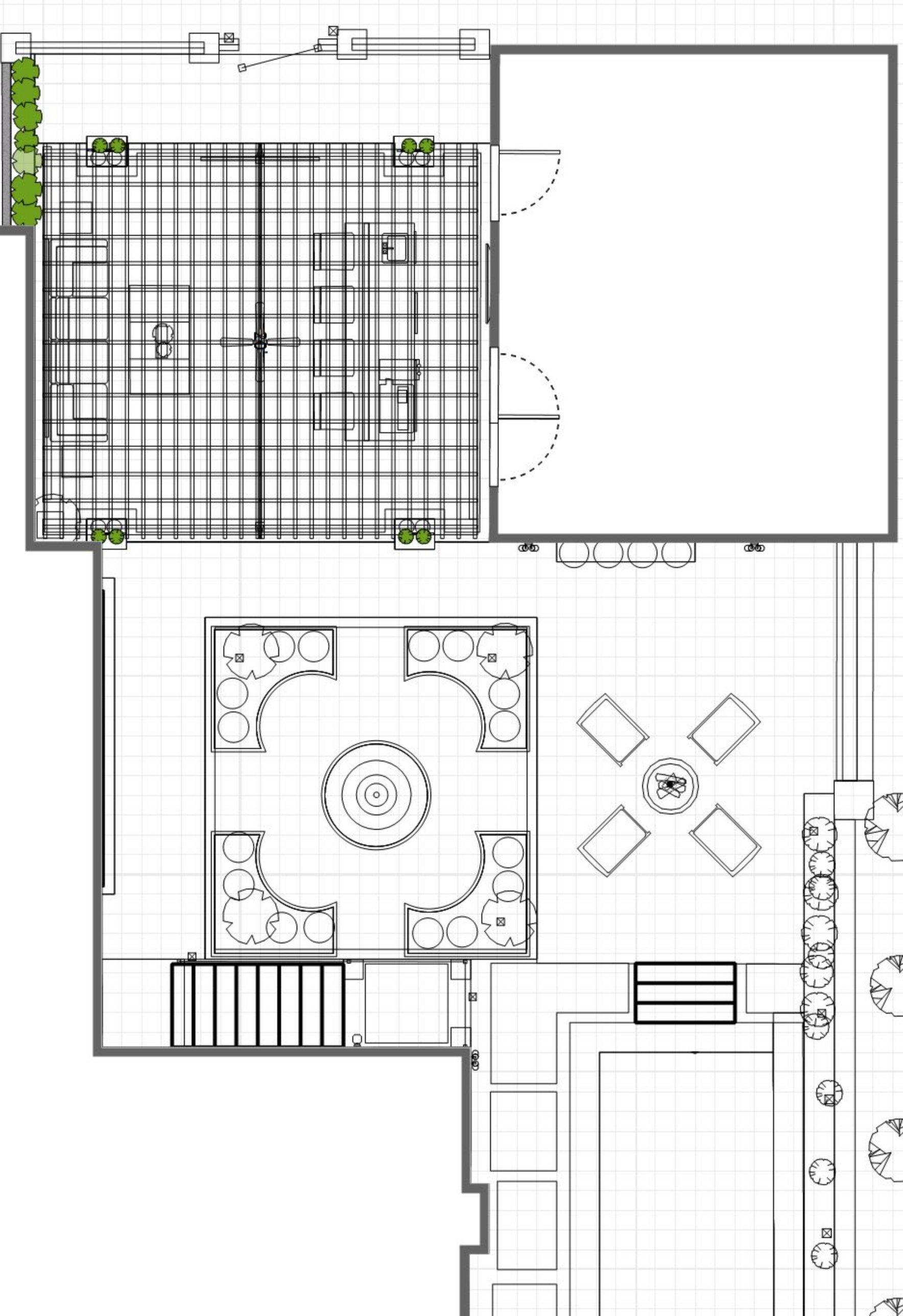
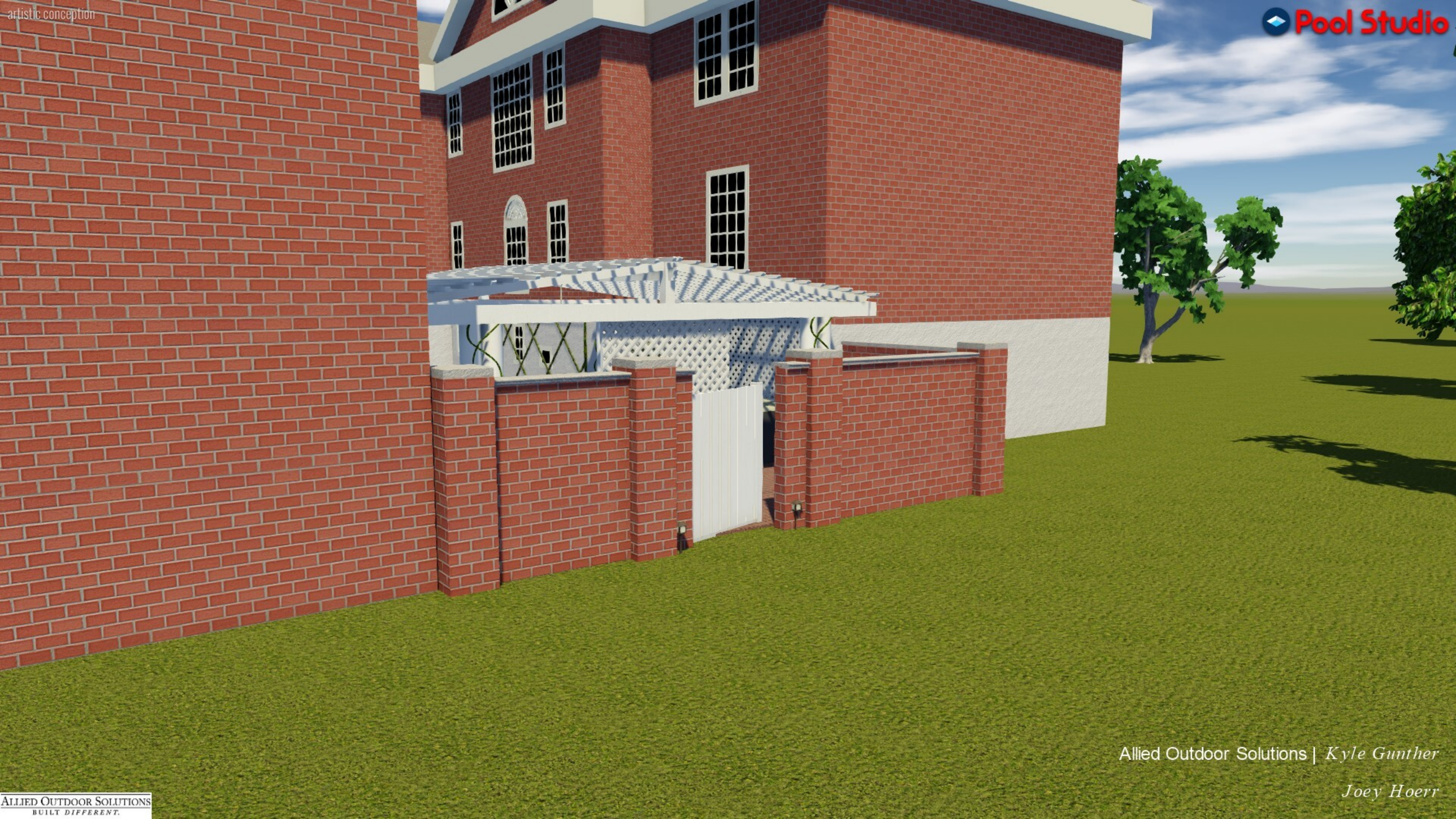
BUILT DIFFERENT.




artistic conception
Pool Studio
Allied Outdoor Solutions | Kyle Gunther
Joey Hoerr
ALLIED OUTDOOR SOLUTIONS
BUILT DIFFERENT.

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020950

weber

Weber

Landmark Commission
Planning & Development Division
City of Galveston
May 18, 2020

20LC-041 STAFF REPORT

ADDRESS:
523 10th Street

LEGAL DESCRIPTION:
Property is legally described as M.B. Menard Survey, Lots 8 and 9, Block 430, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:
Brax Easterwood, AIA

PROPERTY OWNERS:
Lowell and Mary Stonecipher

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

HISTORIC DISTRICT:
East End

REQUEST:
Request for a Certificate of Appropriateness for modifications to the site including the construction of a garage apartment.

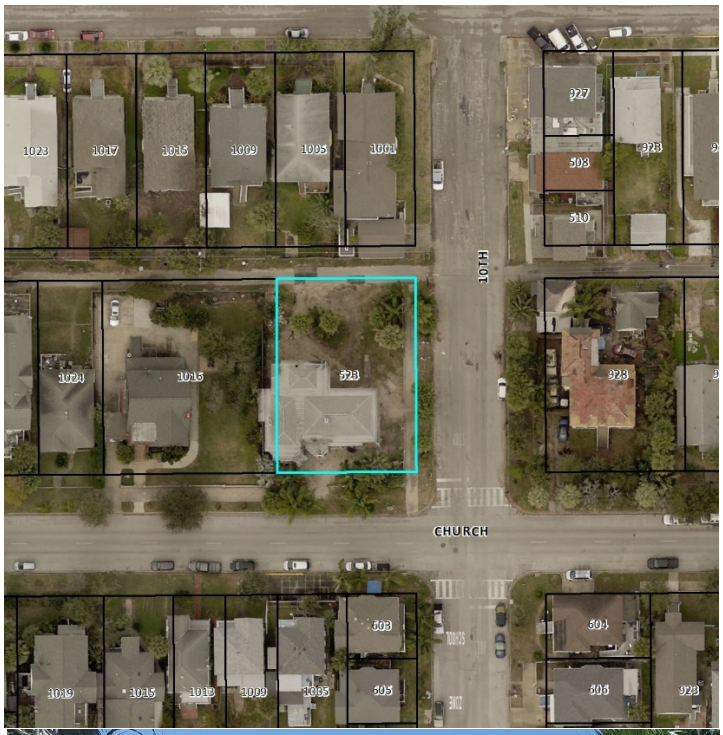
STAFF RECOMMENDATION:
Approval based on findings and conditions.

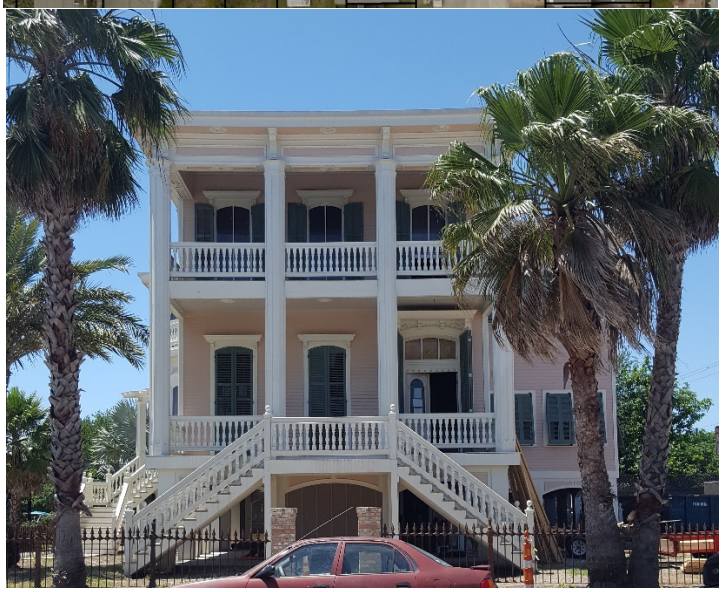
EXHIBITS:
A – Elevation Drawings
B – Site Plan

STAFF:
Daniel Lunsford, Planner
(409) 797-3659
dlunsford@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 – Historic (R-3-H)	Residential
North	Residential, Single-Family – Historic (R-3-H)	Residential
South	Residential, Single-Family – Historic (R-3-H)	Residential
East	Urban Neighborhood (UN)	Residential
West	Residential, Single-Family – Historic (R-3-H)	Residential

Historical and/or Architectural Significance

Date	1874
Style	Italianate
Condition	Excellent
Evaluation	High; Individually Contributing

Executive Summary

The applicant is requesting a Certificate of Appropriateness in order to construct a 484 square foot garage apartment. The first floor will be a garage and the second floor will be a living space with a kitchenette, living /sleeping suite, and bathroom. The building will be connected to the main house by a short, open deck leading to an existing door opening on the north side of the main house. Detailed plans for the new building are included in Attachment A of the staff report.

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 the 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., cementious 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.

Enclosing an Elevated Foundation

To preserve the character of Galveston's historic residential streets, elevated foundations should be enclosed or skirted in a way that promotes compatibility with surrounding residential structures. Note that it is also important to provide proper ventilation underneath a structure to discourage rot and mold. See "Storm-Safety Features on Historic Buildings" on page 47 for more information.

3.18 Enclose the space between the elevated foundation piers of a raised residential structure.

Appropriate for enclosing an elevated foundation (elevated to any compatible height):

- Properly dimensioned wood board and batten (see "Options for Board and Batten Foundation Skirting").
- Masonry (note that masonry may not be appropriate for smaller wood-framed houses.)
- Stucco, when compatible with the building type (a stuccoed foundation enclosure will generally be most compatible with a bungalow-type building.)
- Lattice and masonry combinations

Appropriate for enclosing a low elevated foundation only (elevated approximately 18" or less):

- Plywood panels framed and placed behind the foundation piers, faced with an appropriate material such as lattice, then painted a dark color that blends with the structure.

Appropriate for enclosing a moderately elevated foundation only (elevated approximately 4' or less):

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

- Cinder blocks
- Plastic or vinyl lattice
- Cedar shingles
- T-1-11 siding
- Plywood (except as used to skirt a low elevated foundation as described above)
- Cementious fiber board (except as used for board and batten skirting as described in "Options for Board and Batten Foundation Skirting")
- Corrugated metal
- Faux siding (including faux brick and stucco)

Additions to Historic Residential Structures

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

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

Appropriate

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

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

Inappropriate

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

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

Appropriate

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

Conformance with the Design Standards

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

According to the applicant, the proposed accessory structure will be subordinate to the primary structure and located near the side (north) property line, facing the alley and having access to the alley. Staff finds the size and location appropriate.

The siding appears to be horizontal lap siding to grade. 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.

The applicant did not provide cut sheets for the windows, doors, or garage door, but the elevations drawings show two types of windows: fixed, arched fiberglass windows facing 10th Street and 2 over 2 fiberglass windows facing the alley. In addition, arched fiberglass transoms face all directions in the cupola. While staff would prefer wooden, double-hung windows, staff does find that fiberglass windows are appropriate so long as they are one-over-one or fixed, single pane. Similarly, the exterior doors and

ground-level garage doors proposed are fiberglass. Again, wood is preferred for these doors when possible.

Staff has concerns with the level of detailing presented. While these details are intended to match the Italianate details of the main historic structure, they may present a false sense of history, especially to the untrained eye. Staff recommends omitting the decorative corbels, vine style trim, decorative medallions, and decorative frieze boards. Finally, the baluster spindles should be omitted for spindles of a simple, straight design typically approved for new construction in historic districts.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-041:

1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report.
    a. The final windows, door, and garage doors shall be approved by the Historic Preservation Officer prior to installation;
    b. Decorative corbels, vine-style trim, decorative medallions, and frieze boards shall be omitted;
    c. Handrail spindles on the juliet balcony and proposed connecting walkway shall be of a simple, square design.

Standard Conditions:

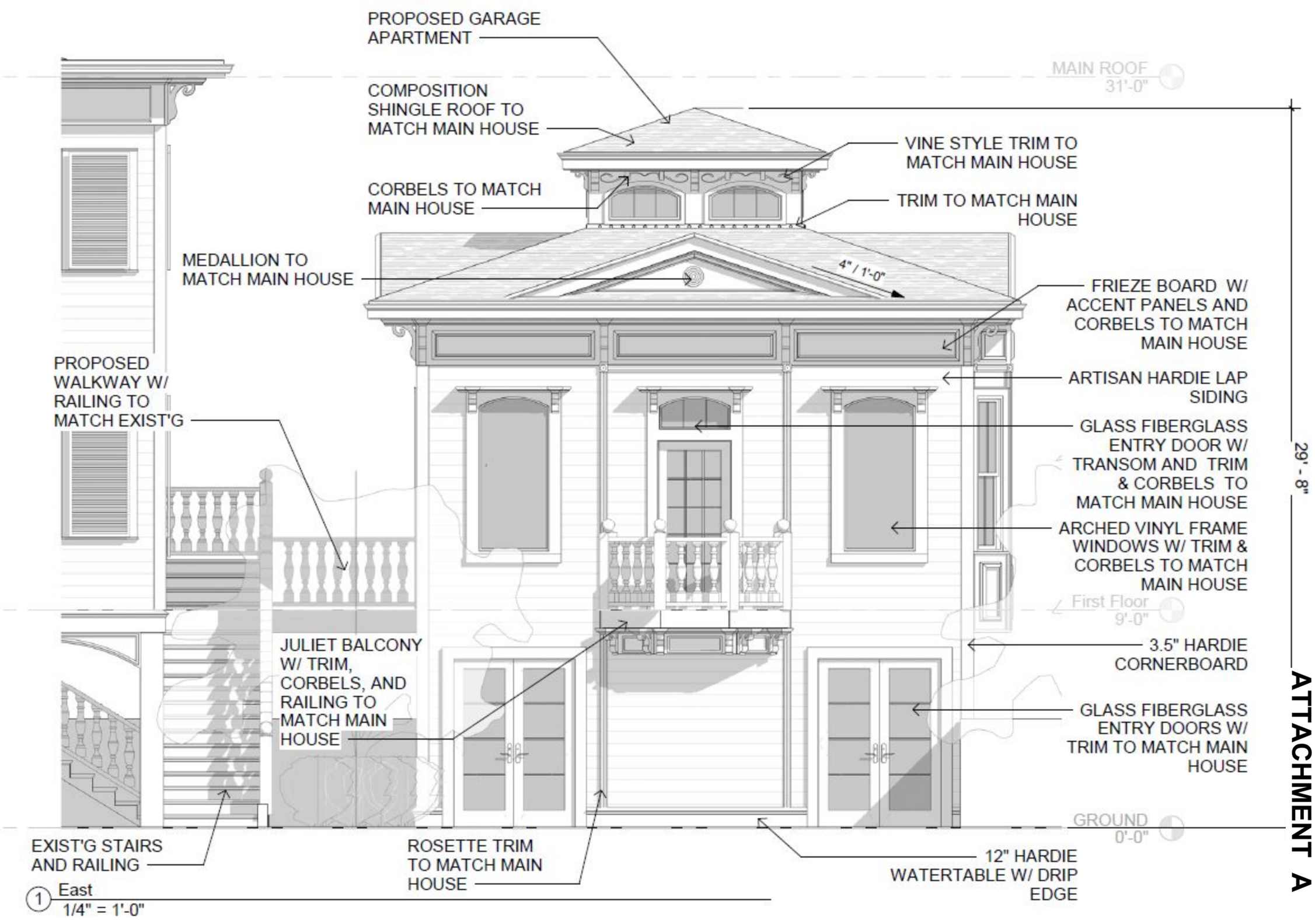
2) Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3) The applicant shall obtain a building permit prior to beginning construction;
4) Any additional work will require a separate building permit from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

Respectfully Submitted:

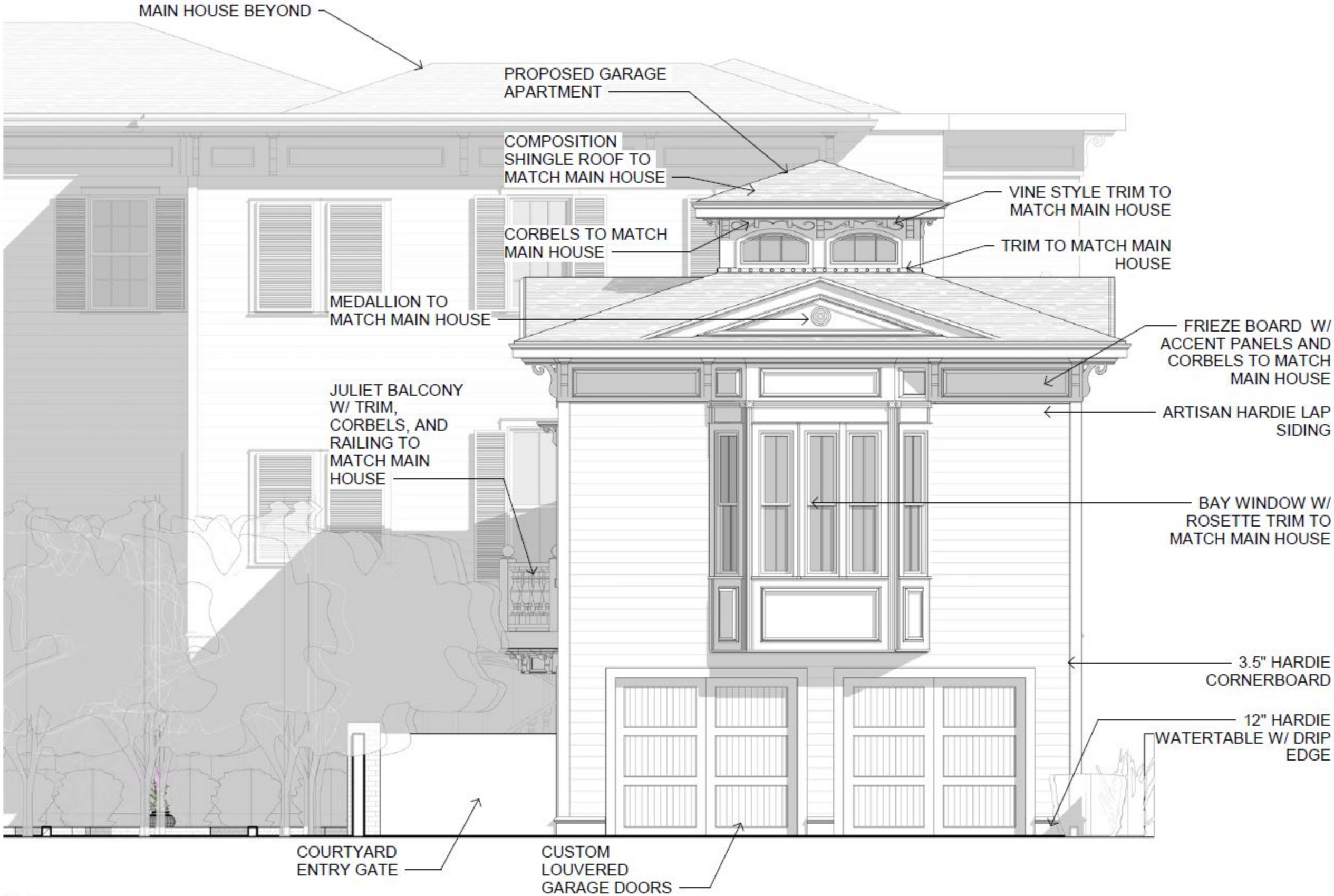
Daniel Lunsford

Daniel Lunsford
Planner

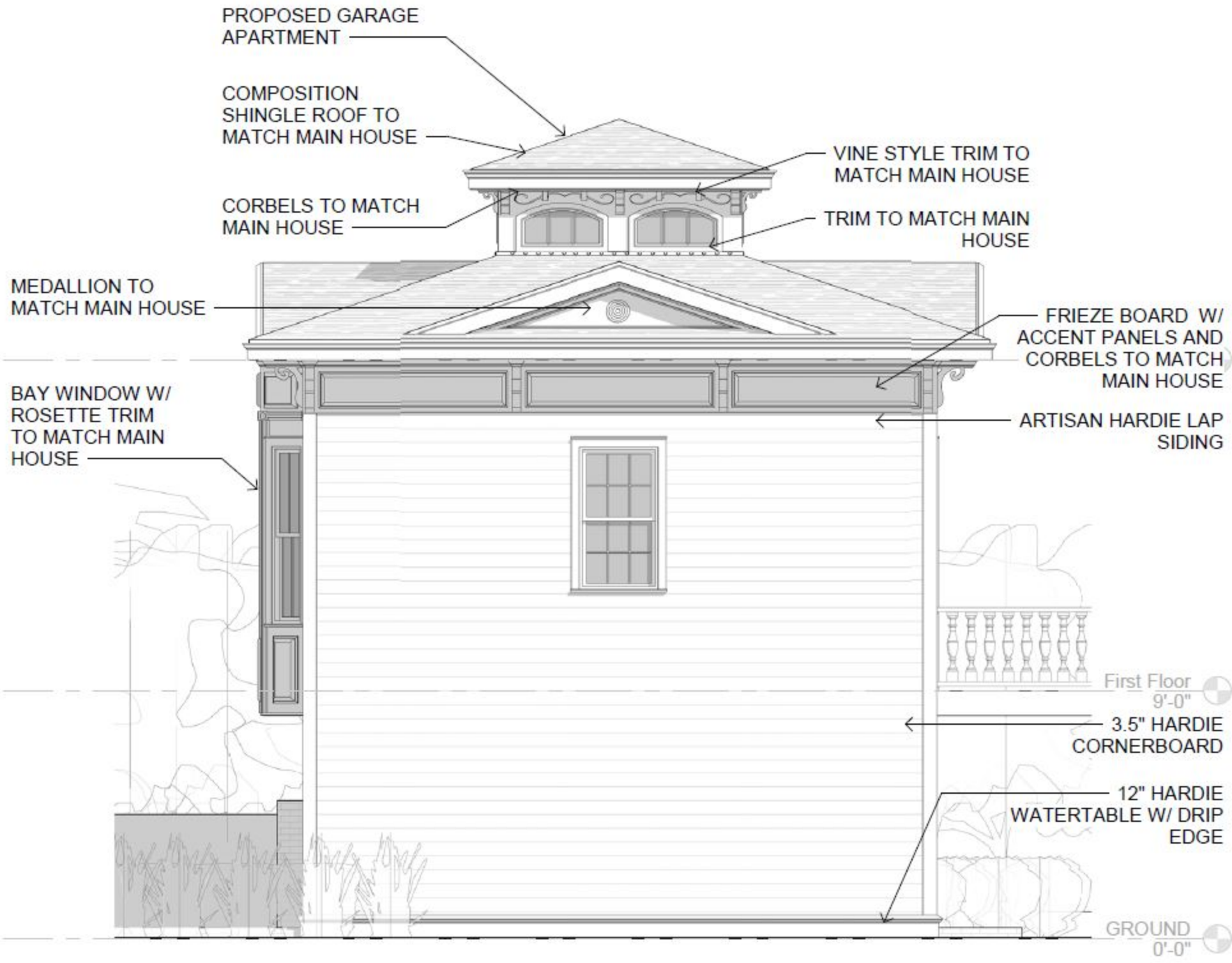
05/11/2020
Date



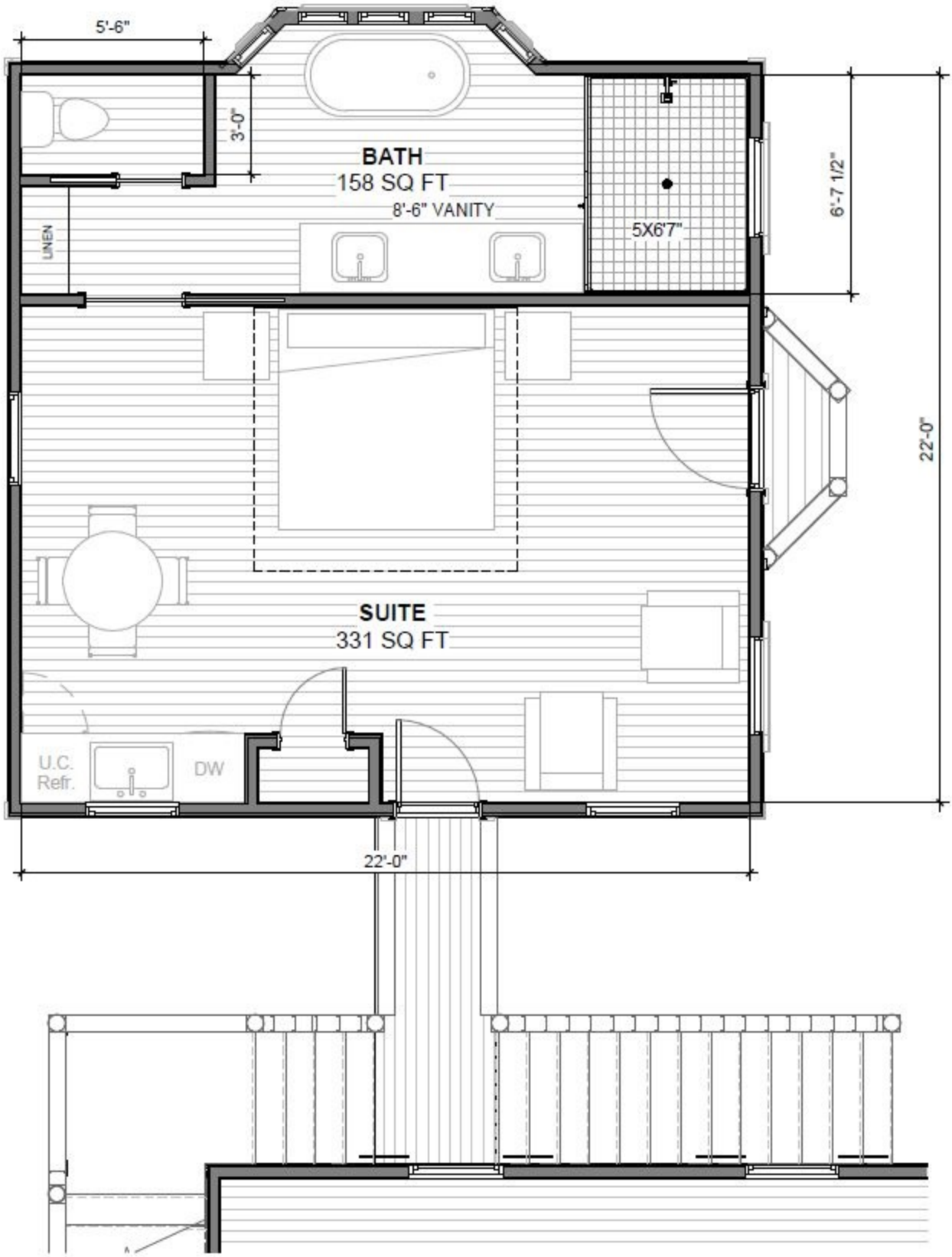
ATTACHMENT A


MAIN HOUSE BEYOND
PROPOSED GARAGE APARTMENT
COMPOSITION SHINGLE ROOF TO MATCH MAIN HOUSE
VINE STYLE TRIM TO MATCH MAIN HOUSE
CORBELS TO MATCH MAIN HOUSE
TRIM TO MATCH MAIN HOUSE
MEDALLION TO MATCH MAIN HOUSE
FRIEZE BOARD W/ ACCENT PANELS AND CORBELS TO MATCH MAIN HOUSE
JULIET BALCONY W/ TRIM, CORBELS, AND RAILING TO MATCH MAIN HOUSE
ARTISAN HARDIE LAP SIDING
BAY WINDOW W/ ROSETTE TRIM TO MATCH MAIN HOUSE
3.5" HARDIE CORNERBOARD
12" HARDIE WATERTABLE W/ DRIP EDGE
COURTYARD ENTRY GATE
CUSTOM LOUVERED GARAGE DOORS

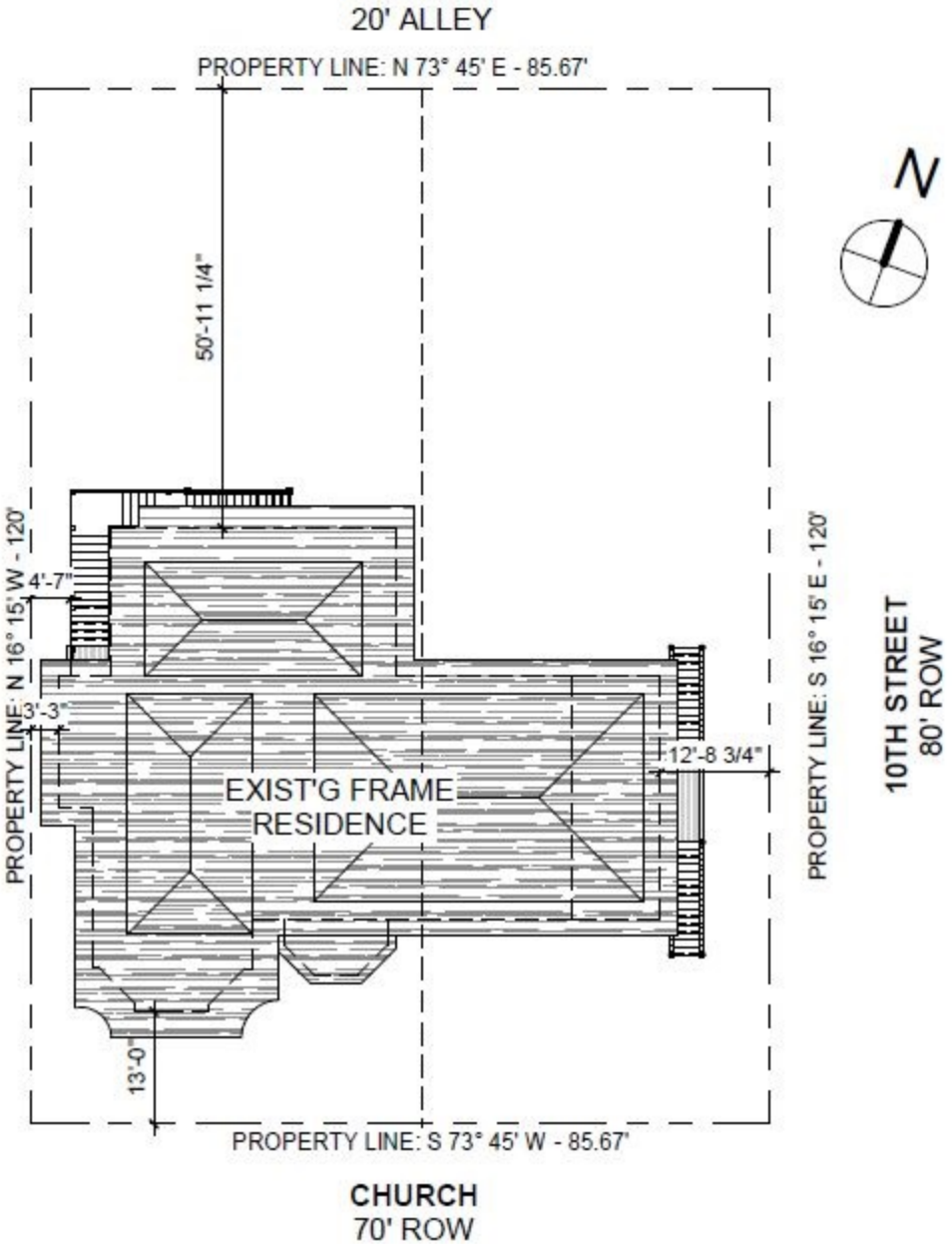
1 North
1/4" = 1'-0"


PROPOSED GARAGE APARTMENT
COMPOSITION SHINGLE ROOF TO MATCH MAIN HOUSE
VINE STYLE TRIM TO MATCH MAIN HOUSE
CORBELS TO MATCH MAIN HOUSE
TRIM TO MATCH MAIN HOUSE
MEDALLION TO MATCH MAIN HOUSE
FRIEZE BOARD W/ ACCENT PANELS AND CORBELS TO MATCH MAIN HOUSE
BAY WINDOW W/ ROSETTE TRIM TO MATCH MAIN HOUSE
ARTISAN HARDIE LAP SIDING
First Floor
9'-0"
3.5" HARDIE CORNERBOARD
12" HARDIE WATERTABLE W/ DRIP EDGE
GROUND
0'-0"

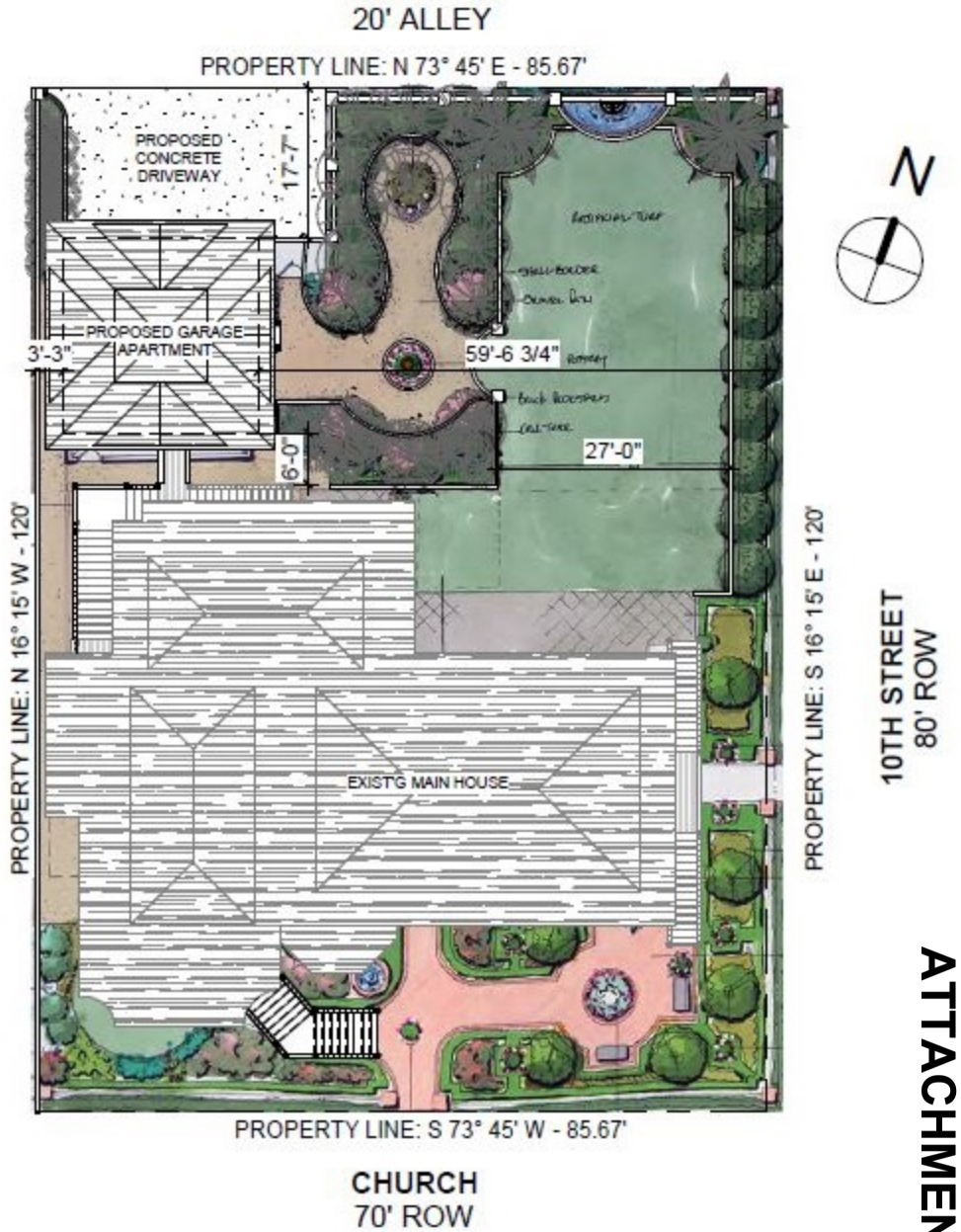
1 West
1/4" = 1'-0"



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



1 EXISTING SITE PLAN
1" = 20'-0"



2 PROPOSED SITE PLAN
1" = 20'-0"

ATTACHMENT B

Landmark Commission
Planning & Development Division
City of Galveston
May 18, 2020

20LC-046 STAFF REPORT

ADDRESS:
1212 17th Street

LEGAL DESCRIPTION:
Property is legally described as South 37.58 Feet of Lot 1 (1-3), Block 16, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:
Kathleen Lewis Fowler

PROPERTY OWNERS:
Jabe Thomason and Kathleen Lewis Fowler

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 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

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	1932
Style	Single-Family House Bungalow
Condition	Excellent
Evaluation	Medium = Contributing
Note(s)	Porch materials replaced

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 and 6”x6” posts 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., cementious 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 applicant intends to imitate the simple, wood railing on the rear façade of her home. This existing railing is not original to the structure, and the *Design Standards* encourage the use of original materials including wood balustrades and porch posts. 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-046:

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

Standard Conditions:

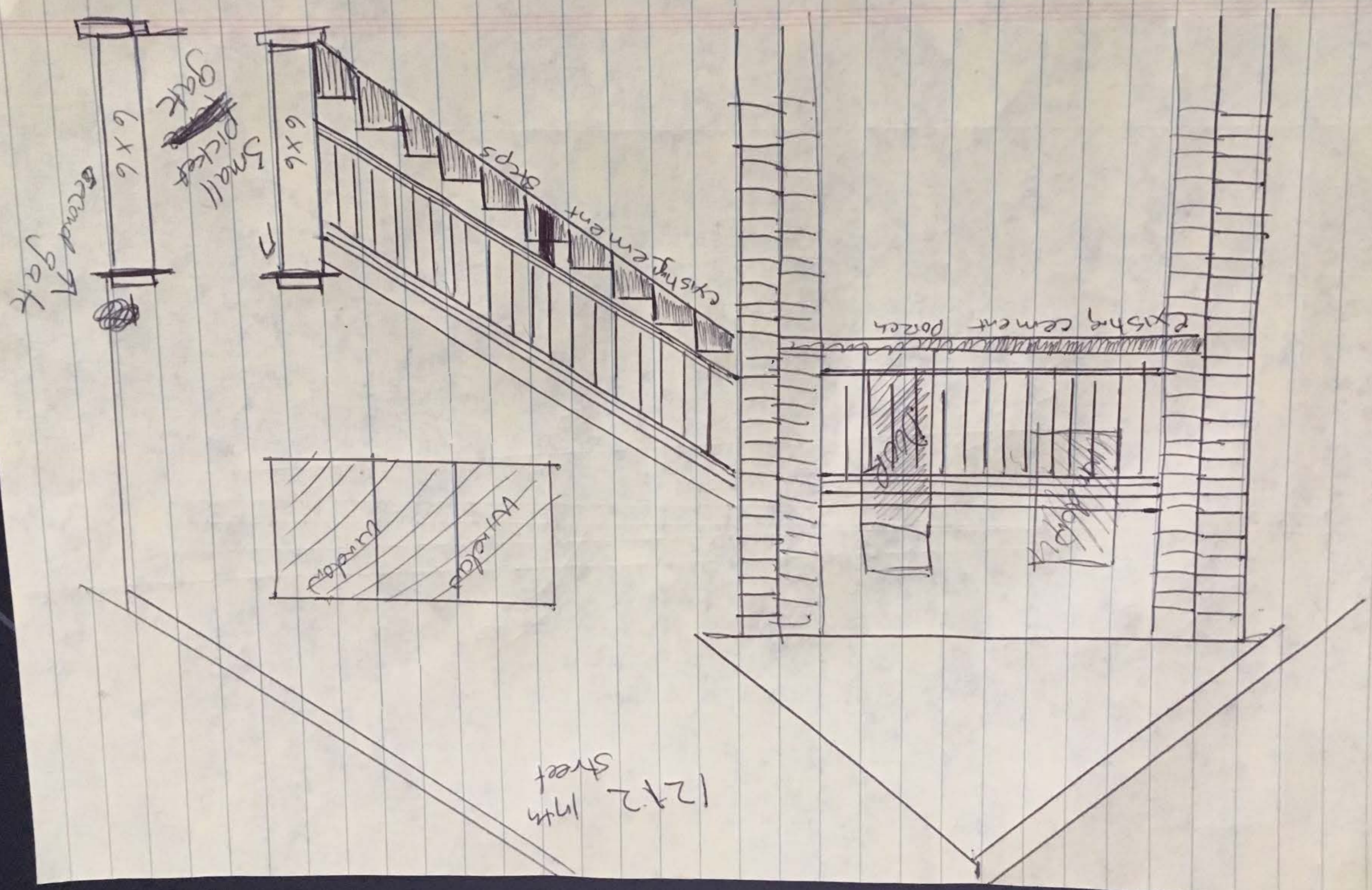
2) Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3) The applicant shall obtain a building permit prior to beginning construction;
4) Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5) The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6) In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally,

a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

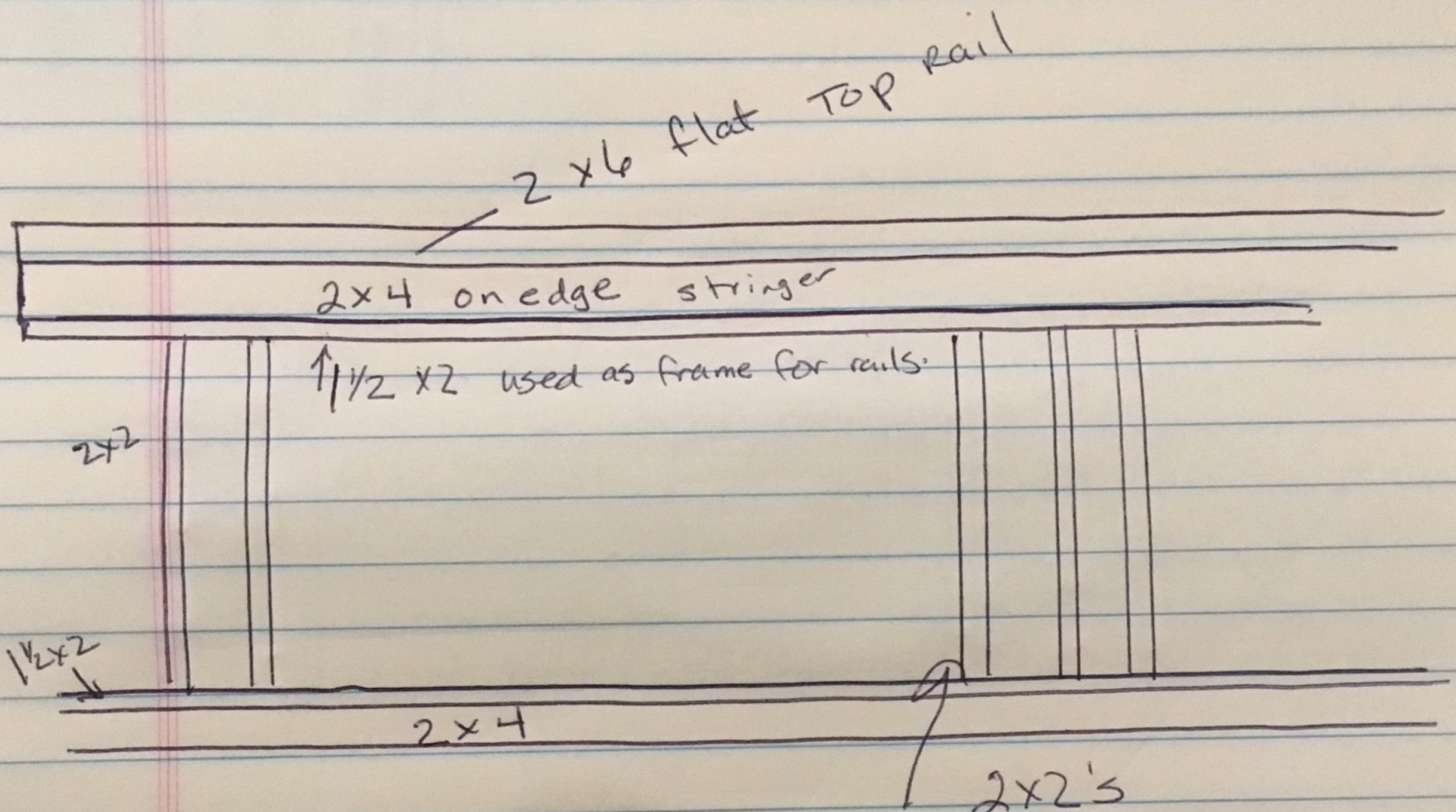
Respectfully Submitted:

Karen White Planning Technician	5/8/2020 Date
Catherine Gorman, AICP Assistant Director/Historic Preservation Officer	5/11/2020 Date

Exhibit A


Existing concrete steps
Existing concrete porch
Door
Window
Window
Window
Small picket gate
Second gate
6'x6'
6'x6'
1242 14th Street

12x12 17th street



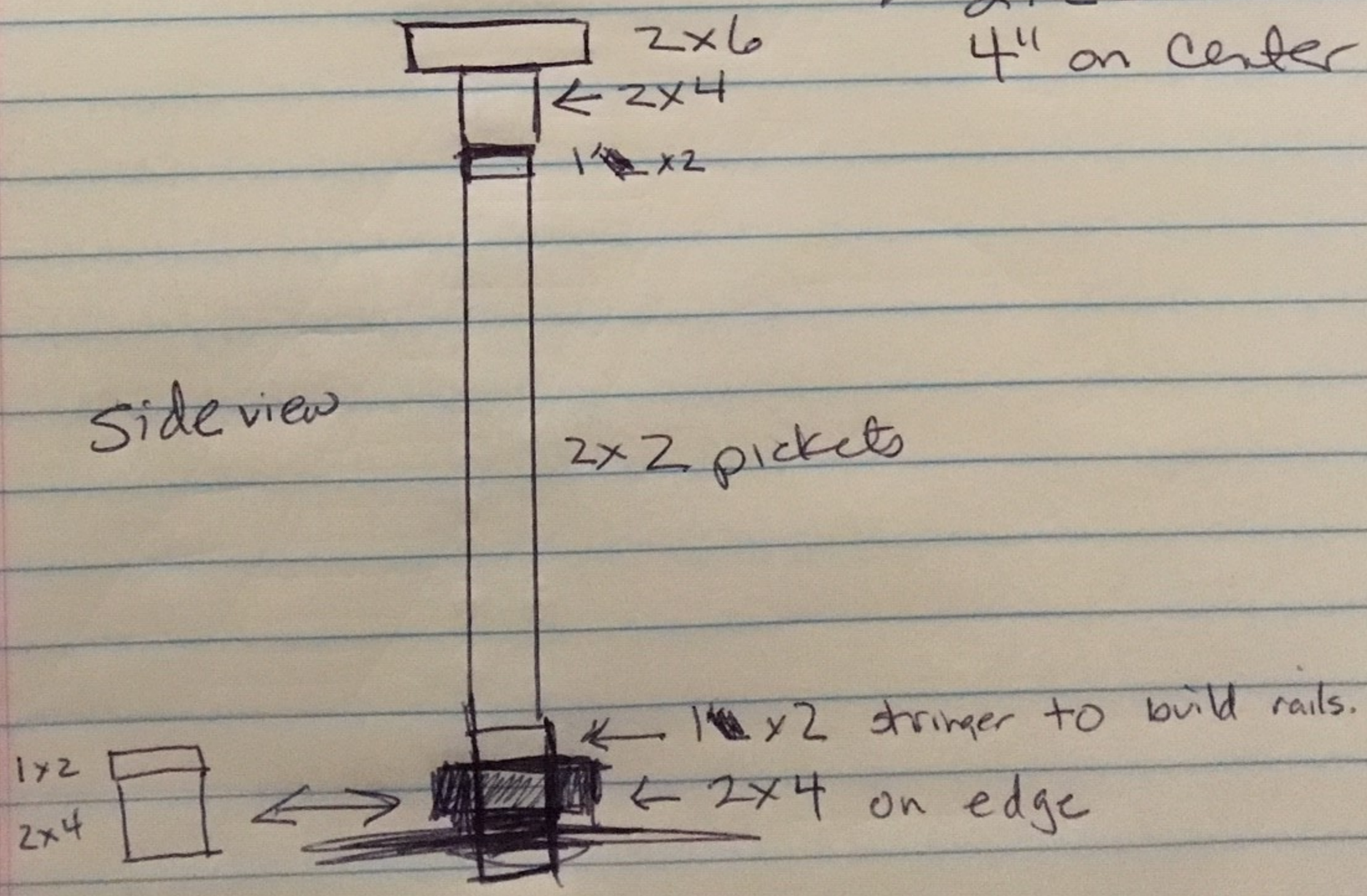


Exhibit B

This is our back deck with rails. We would like to do same rails on front deck & steps.

Top Rail 2x6
Pickets 2x2. 4" off center.
Stringers 2x4

Same contractor (Thomas Connaughty) will do front rails as did back.

Exhibit C

1212 17TH ST, GALVESTON, TX 77550

HHM-13948

Parcel ID	683524	Year Built	1932
District	Lost Bayou Historic District	Priority Rating	Medium
Building Faces	W		

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

DESCRIPTION

Type	Single-Family House Bungalow
Stylistic Influences	Craftsman
Stories	2
Exterior Wall Materials	Horizontal wood board
Foundation Type	High-raised
Fence Type	Chain link fence
Landscape Features	Brick curb

ROOF

Roof Shape	Front-gabled
Roof Materials	Asphalt composition shingles
Roof Features	Box eaves
Gable End Treatment	Same as wall treatment

WINDOWS & DOORS

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

CHIMNEYS

No. of Chimneys	1
Chimney Material	Brick

PORCH

Porch Type	Partial width, One story
Porch Location	Front
Porch Roof	Front gable
No. of Porch Bays	1
Porch Support Type	Brick piers
Porch Features	Metal railing

INTEGRITY

Condition	Excellent
Alterations	Porch materials replaced

TX_GalvestonCounty_1212_17th_St_1.jpg