

**AGENDA  
LANDMARK COMMISSION  
REGULAR MEETING  
4:00 p.m. Monday, June 1, 2020  
City Council Chambers, 2<sup>nd</sup> Floor of City Hall  
823 Rosenberg, Galveston, Texas**

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

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

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: May 18, 2020

Documents:

[2020-05-18 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. New Business And Associated Public Hearings
  - A. 20LC-042 (1823 Avenue K) Request For A Certificate Of Appropriateness In Order To Retain Decorative Iron Corbels. Property Is Legally Described As M.B. Menard Survey, Lot 2, Block 78, In The City And County Of Galveston, Texas. Applicants And Property Owners: Jason And Katie Cline

Documents:

[20LC-042 MEMO TO DEFER\\_052120.PDF](#)

- B. 20LC-043 (2402 Avenue L) Request A Ninety (90) Day Extension To Complete

Construction For The Following Request: 19LC-066 Request For A Certificate Of Appropriateness For Alterations To The Structure Including Painting Of Previously Unpainted Masonry. Property Is Legally Described As Lot 8, Block 84, In The City And County Of Galveston, Texas. Applicant And Property Owner: Christopher W. Hendrix

Documents:

[20LC-043 STF PKT.PDF](#)

- C. 20LC-044 (2324 Avenue O) Request A Twelve (12) Month Extension To Begin Construction For The Following Request: 19LC-065 Request For A Certificate Of Appropriateness Regarding Modifications To The Structure Including The Installation Of New Windows. Property Is Legally Described As Part Of Lots 1, 2, 13, 14 And Alley (3013-2), Southeast Block 42, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant And Property Owner: Jacquelyn Smith

Documents:

[20LC-044 STF PKT.PDF](#)

- D. 20LC-045 (1806 Avenue M 1/2) Request For A Certificate Of Appropriateness For New Construction. Property Is Legally Described As The M.B. Menard Survey, Lot 9, Northwest Block 20, Galveston Outlots, In The City And County Of Galveston, Texas. Applicants And Property Owners: Brian And Mary Huckabay

Documents:

[20LC-045 STF PKT.PDF](#)

- E. 20LC-047 (2016 Avenue K) Request For A Certificate Of Appropriateness In Order To Retain Decorative Wood Trim And Replace The Front Door. Property Is Legally Described As M.B. Menard Survey, Lot 11, Block 140, In The City And County Of Galveston, Texas. Applicant And Property Owner: Irma Galvan

Documents:

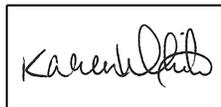
[20LC-047 PKT.PDF](#)

#### 9. Discussion And Action Items

- National Preservation Month activities (Staff)

#### 10. 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 29, 2020 at 3:00 P.M.



Prepared by: Karen White, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 10 days of the rendition of the Commission's decision.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT

THE CITY SECRETARIES OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550  
(409-797-3510).

**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING**



# City of Galveston

## MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 18, 2020

### CALL MEETING TO ORDER

The meeting was called to order at 4:05 p.m.

### ATTENDANCE

Members Present via Videoconference: Click, Griffin, Heatley (Alternate), Huddleston, Lang, McLean, Patterson, Collins (Ex-Officio)

Members Absent: Swanson (Alternate), Wood

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

Peggy Heatley – 20LC-046

### 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-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

Staff presented the memorandum requesting that case 20LC-037 be reconsidered due to technical difficulties that prevented the applicant from presenting to the Commission.

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

Chairperson Fred Huddleston made a motion to approve reconsideration of case 20LC-037. Peggy Heatley

seconded, and the following votes were cast:

In favor: Click, Griffin, Heatley, Huddleston, Lang, McLean  
Opposed: Patterson  
Absent: Swanson (Alternate), Wood  
Non-voting participant: 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.

Chairperson Fred Huddleston opened the public hearing on case 20LC-037. Applicant and property owner Becky Jolin presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 20LC-037 with staff's recommendations but omitting condition 1.B. Stephanie Lang seconded, and the following votes were cast:

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

**The motion passed.**

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

Applicant and Property Owner: Vanette Reita Johnson

Staff presented the staff report and noted that of nine (9) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston opened the public hearing on case 20LC-032. Applicant and property owner Vanette Johnson presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Stephanie Lang made a motion to deny case 20LC-032 with staff's recommendations. Constance Patterson seconded and proposed a friendly amendment to extend condition 2 from six months to one year. Stephanie Lang accepted the friendly amendment, and the following votes were cast:

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

**The motion passed.**

## **NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

**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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, zero (0) had been

returned.

Chairperson Fred Huddleston opened the public hearing on case 20LC-015. Applicant and property owner Meghan Harrelson presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to deny case 20LC-015 per staff's recommendation.

**The motion failed due to lack of a second.**

Constance Patterson made a motion to approve case 20LC-015 with staff's recommendations. Stephanie Lang seconded, and the following votes were cast:

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

**The motion passed.**

**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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston opened the public hearing on case 20LC-039. Representative of the applicant Khalid Ali and property owner Erik Larson presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Doug McLean made a motion to continue case 20LC-039 until the regular meeting of June 15, 2020 in order to allow the applicant to explore alternate configurations for the solar panels. Constance Patterson seconded, and the following votes were cast:

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

**The motion passed.**

**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

Staff presented the staff report and noted that of five (5) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston opened the public hearing on case 20LC-040. Property owner James Graves presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Joanne Griffin made a motion to approve case 20LC-040 with staff's recommendations. Chairperson Fred Huddleston seconded, and the following votes were cast:

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

Non-voting participant: CM Collins (Ex-Officio)

**The motion passed.**

**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

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 20LC-041. Applicant Brax Easterwood presented to the Commission, proposing an alternative design. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 20LC-041 with staff's recommendations but omitting conditions 1.B. and 1.C. Sarah Moore Click seconded.

Doug McLean proposed a friendly amendment to allow the applicant's simplified design.

and the following votes were cast:

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

**The motion passed.**

**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

Peggy Heatley recused herself citing a conflict of interest.

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 20LC-046. Applicant and property owner Kathleen Fowler presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to approve case 20LC-046 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

**The motion passed.**

**DISCUSSION AND ACTION ITEMS**

**THE MEETING ADJOURNED AT 6:17 PM**





**20LC-042**

**MEMORANDUM**

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

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

**DATE:** May 21, 2020

**RE:** **20LC-042 (1823 Avenue K)** Request for a Certificate of Appropriateness in order to retain decorative iron corbels. Property is legally described as M.B. Menard Survey, Lot 2, Block 78, in the City and County of Galveston, Texas.  
Applicants and Property Owners: Jason and Katie Cline

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Staff is requesting the above referenced case be continued until the June 15, 2020, regular Landmark Commission meeting in order for the applicant to conduct additional research.

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



# 20LC-043

# STAFF REPORT

**ADDRESS:**

2402 Avenue L

**LEGAL DESCRIPTION:**

Property is legally described as Lot 8, Block 84, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Christopher W. Hendrix

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Silk Stocking

**REQUEST:**

Request a ninety (90) day extension to complete construction for the following request: **19LC-066** Request for a Certificate of Appropriateness for alterations to the structure including painting of previously unpainted masonry

**STAFF RECOMMENDATION:**

Approval

**EXHIBITS:**

- A – Case 19LC-066
- B – Action Letter

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
6				



**Background**

The property was red-tagged for painting unpainted masonry on September 30, 2019. On November 18, 2019, the applicant went before the Landmark Commission requesting approval to paint unpainted portions of the slate roof tiles on the turret and dormers (work partially completed), the chimneys, and the skirting (case 19LC-066).

The request was denied with the following conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within six months of the Landmark Commission decision; 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 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

**Executive Summary**

The applicant is requesting a ninety (90) day extension to complete removal of the paint from the gray slate roof tiles.

**Historical and/or Architectural Significance**

Date	1885
Style	Queen Anne
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Sweeny-Royston House

**Justification for the Request**

According to the applicant, the previous painter had to leave the project due to health problems and more time is needed to hire a new painter and schedule the work.

**Analysis**

The initial denial of the Certificate of Appropriateness was on November 18, 2019. The original six-month deadline passed on May 18, 2020. If the ninety (90) day extension is granted, the new deadline will be August 18, 2020.

In addition to the painter’s health problems, it is possible that the project was delayed due to the COVID-19 pandemic. Staff finds that the extension request is reasonable.

**Staff Recommendation**

Staff recommends approval of the request for an extension with the following conditions:

*Specific Conditions:*

1. All gray slate roof tiles that have been painted shall have the paint removed;

2. The work be completed within ninety (90) days of the Landmark Commission decision;

*Standard Conditions:*

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

Respectfully submitted,



Karen White  
Planning Technician

5-27-2020

Date



Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

5/27/2020

Date



# 19LC-066

# STAFF REPORT

**ADDRESS:**

2402 Avenue L

**LEGAL DESCRIPTION:**

Property is legally described as Lot 8, Block 84, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Christopher W. Hendrix

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Silk Stocking

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including painting of previously unpainted masonry

**STAFF RECOMMENDATION:**

Denial with conditions

**EXHIBITS:**

A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
6				



**Historical and/or  
Architectural  
Significance**

Date	1885
Style	Queen Anne
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Sweeny-Royston House

**Background**

On September 30, 2019, this property was red-tagged for painting unpainted masonry. At that time, some portions of the slate roofing material had been painted.

**Executive Summary**

The applicant is requesting to paint the following:

- Unpainted portions of the slate roof tiles on the turret and dormers (work partially completed);
- Chimneys; and
- Skirting.

**Design Standards for  
Historic Properties**

The following Design Standards are applicable to this request:

**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.

**Preserve original masonry materials.**

*Appropriate*

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

*Inappropriate*

- Avoid rebuilding a major portion of exterior masonry walls that could be repaired.
- 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 ).
- Repoint deteriorated masonry mortar joints.

*Appropriate*

- Duplicate original mortar in strength, composition, color and texture.

- Duplicate the mortar joints in width and profile.

*Inappropriate*

- Avoid using mortar with a high Portland cement content, which will be substantially harder than the original.

**Conformance with the Design Standards**

Staff finds that the request partially conforms to the Design Standards. Originally, Staff was under the impression that the roof tiles were polychromatic slate. The applicant has submitted photographs that show that the white and red tiles were colored with paint. Due to the fact that the red and white tiles have been previously painted, the painting of these tiles conforms to the Design Standards and does not require Landmark Commission review. However, the gray slate tiles are the natural color and have not been previously painted. As the Design Standards state not to paint brick or stone that was not painted historically, Staff recommends that the gray slate roof tiles not be painted and that any gray tiles that have been painted have the paint removed. Furthermore, Staff does not support the painting of the concrete chimneys or the stucco skirting.

**Staff Recommendation**

Due to non-conformance with the Design Standards for Historic Properties, Staff recommends denial of the request with the following conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within six months of the Landmark Commission decision; 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 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

However, should the Landmark Commission find that the request conforms to the Design Standards, the following conditions may be appropriate:

*Specific Conditions:*

1. The exterior modifications shall conform to the design, material and placement as shown in Attachment A of the staff report;

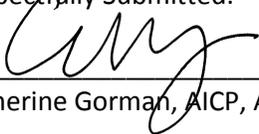
*Standard Conditions:*

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 2 years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

Respectfully Submitted:



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Catherine Gorman, AICP, Assistant Director/HPO

11/14/19

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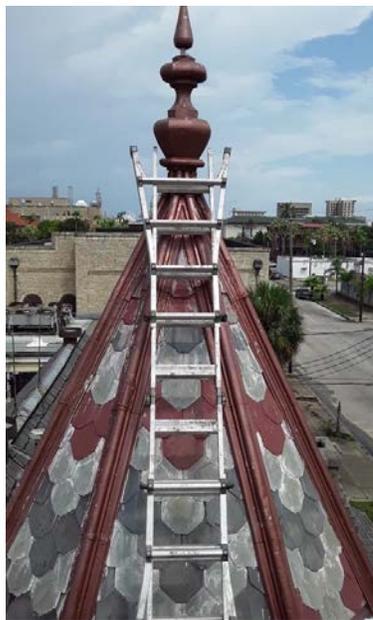
Date

2402 Ave. L – Christopher W. Hendrix  
Sweeney-Royston House

11/18/19 Landmark Commission – Request to Repaint



Current -- Turret & Dormers





Proposed – Paint slate on turret & dormers w/ Copper Paint with patina effect & marine varnish topcoat



Current – Poured & stamped concrete chimneys





Proposed – paint poured & stamped concrete chimneys with Beige DRYLOK Original Masonry Waterproofer to prevent water intrusion after repairing cracks

Current – Rusticated stucco made of Portland cement over original brick on basement skirt (per Tax Appraisal report dated 11/1/77)





Proposed – Paint rusticated stucco made of Portland cement over original brick on basement skirt with Beige DRYLOK Original Masonry Waterproofer to prevent water intrusion after repairing cracks & deteriorating stucco

# DRYLOK® Original Basement & Masonry Waterproofer

## MANUFACTURER

### UNITED GILSONITE LABORATORIES

MAILING: P.O. Box 70, Scranton, Pennsylvania, 18501

SHIPPING: 1396 Jefferson Avenue, Dunmore, Pennsylvania, 18509

TOLL FREE: 1-800-UGL-LABS (845-5227)

PHONE: 1-570-344-1202 • FAX: 1-570-969-7634

www.UGL.com



## PRODUCT DESCRIPTION

DRYLOK® Original Basement & Masonry Waterproofer is the manageable way to solve water seepage problems. Reduces radon gas penetration by reducing vapor transfer.

- Guaranteed to stop water
- No pre-mixing or pre-wetting
- Resists 10 PSI, equivalent to a wall of water 22 ft. high
- Fully transferable 10 year warranty
- Resists 98 MPH wind-driven rain
- Tintable

## BASIC USES

Formulated for waterproofing all interior, exterior, above or below grade masonry walls, cinder and concrete blocks, stucco and brick, retaining walls, fish ponds, birdbaths, planters, water features, basement walls, and foundations.

## LIMITATIONS

DRYLOK® Original Basement & Masonry Waterproofer® may be applied over previous coatings in sound condition, but the warranty is void. **Not formulated for horizontal surfaces subject to foot traffic.**

## TECHNICAL DATA

### COMPOSITION:

Latex base

### SHEEN:

Flat

### % WEIGHT SOLIDS:

65-67%

### DENSITY (LBS./US GAL.):

12.7-12.8 (1.52 g/L)

### VISCOSITY:

120-130 Ku @ 77°F (25°C)

### pH:

9.5-9.9

### COLORS:

- White – ready mixed formula
- 3 ready mixed colors

### DRY TIME:

- 2-3 hours
- To recoat: 2-3 hours
- Top coat with latex paint: 24 hours

**Note:** Maximum cure and dry time will be prolonged when slightly humid and damp, cool conditions prevail.

### CLEAN UP:

Soap and water

Dispose of contaminated absorbent, container, and unused contents in accordance with local, state, and federal regulations.

### COVERAGE (SQ. FT./GAL.):

**First coat:** Wet: 21 Dry: 10 mils @ 76 sq. ft./gal.

**Second coat:** Wet: 13 Dry: 7 mils @ 125 sq. ft./gal.

**Note:** Actual coverage will vary depending upon application method, surface texture, and porosity.

### RECOMMENDED FILM THICKNESS/COAT:

21-13 wet mils/2 coats  
(533-330 microns)

### SHELF LIFE:

5 Years unopened container

### FREEZE/THAW:

Three cycles

### CONTAINER SIZES:

One quart (946 mL), one gallon (3.785 L), two gallon (7.5 L) and five gallon (18.9 L) containers

## VOC

Does not exceed 100 g/L

## TINTING

Tint to light shades with alkali-proof universal tinting colors. Use only 25% of color normally recommended. Do not use more than 2 fl. oz. (15 g/L) of colorant per gallon.

## SURFACE PREPARATION

Surface must be clean and free from dirt, dust, grease, oil, form release compound, or paint. Patch all holes, or cracks, and the floor/wall joint with DRYLOK® Fast Plug®, or a fast setting hydraulic cement, and smooth the patch evenly with the surface around it. Check the joint where the floor and wall meet and fill any breaks with DRYLOK® Fast Plug®.

**EFFLORESCENCE**, a white, powdery, crystal-like deposit visible on the masonry surface must be removed.

DRYLOK® Etch (liquid or powder) or muriatic acid, used according to manufacturer's directions, are effective efflorescence removal agents. All masonry surfaces are subject to occurrences of efflorescence.

Old paint in poor condition must be removed by wire-brushing, sand blasting, or by using other suitable means.

May be applied on slightly damp surfaces, but best results are obtained when applied over dry surfaces. For best waterproofing results, wait for a dry (rain-free) period.

## WARNING

If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS



### DRY TIME:

2-3 Hours  
Recoat 2-3 Hours



### CLEAN-UP:

Soap and Water



### COVERAGE:

2 Coats Minimum



### SPREAD RATE:

100 Sq. Ft./Gallon

TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

## APPLICATION

STIR THOROUGHLY BEFORE AND DURING APPLICATION. DO NOT THIN. Paint only when air and surface temperatures are 50°F (10°C), or higher. Apply DRYLOK® Original Basement & Masonry Waterproofer directly on bare masonry. Apply first coat with DRYLOK® BRUSH or good quality nylon bristle brush working DRYLOK® Original Basement & Masonry Waterproofer into the pores of the masonry - avoid excessive brushing (see IMPORTANT). APPLY TWO COATS. Allow to dry 2-3 hours between coats. The second coat may be applied by brush, roller, or spray. For information on spray application specifications visit [www.ugl.com](http://www.ugl.com).

## IMPORTANT

If leaking is still present after two coats, it indicates that pores or pinholes are still open. Paint these areas again. When painting the inside of concrete fish ponds and non-potable water tanks, allow DRYLOK® Original Basement & Masonry Waterproofer to dry at least one week, fill with water.

If desired, a high quality latex paint can be applied over DRYLOK® Original Basement & Masonry Waterproofer after 24 hours for decorative purposes.

## CAUTION

Vapor harmful. May affect the brain or nervous system causing dizziness, headache, or nausea. Overexposure may cause lung and kidney damage. **Cancer hazard: contains Crystalline Silica** which can cause

cancer. (Risk of cancer depends on duration and level of exposure.)

Close container after each use. Causes eye, nose, and throat irritation. May be harmful if absorbed through skin. Harmful if swallowed. Do not take internally.

NOTICE: Reports have associated repeated and prolonged occupational overexposure to solvents with permanent brain and nervous system damage. Intentional misuse by deliberately concentrating and inhaling the contents may be harmful or fatal. Use only with adequate ventilation. Do not breathe vapors. Ensure fresh air entry during application and drying. If you experience eye watering, headache, or dizziness, or if air monitoring demonstrates vapor levels are above applicable limits, wear an appropriate, properly fitted respirator (NIOSH-approved) during and after application. Follow respirator manufacturer's directions for respirator use. Do not get in eyes, on skin, or clothing. Wash thoroughly after handling.

KEEP OUT OF REACH OF CHILDREN. KEEP FROM FREEZING.

## FIRST AID

**EYES:** In case of eye contact, immediately flush eyes with plenty of water for at least 15 minutes, call poison control center, hospital emergency room, or physician immediately.

**SKIN:** Wash affected areas with soap and water. Consult a physician if irritation persists.

**INHALATION:** If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, call poison control center, hospital emergency room, or physician immediately.

**INGESTION:** If swallowed, do not induce vomiting. Call poison control center, hospital emergency room, or physician immediately.

For additional health and safety information please refer to the "Safety Data Sheet".

## SPECIFICATION

DRYLOK® Original Basement & Masonry Waterproofer has been tested to ASTM D-

7088 Resistance to Hydrostatic Pressure and exceeds ASTM D-6904 Resistance to Wind-Driven Rain of 98 mph.

## LIMITED WARRANTY

**United Gilsonite Laboratories (UGL) warrants DRYLOK® Original Basement & Masonry Waterproofer**, when applied according to directions on a properly prepared bare masonry surface, will provide a waterproof coating for ten (10) years from the date of application, warranty includes subsequent owners. There are no other warranties that extend beyond this warranty. This warranty shall not apply when the waterproofer fails due to improper product application, failure to follow label directions, inadequate surface preparation, cracked structural surfaces, reoccurring efflorescence or any conditions not foreseen by UGL. Two coats of DRYLOK® Original Basement & Masonry Waterproofer are required to assure warranted waterproofing. Label directions are as complete as possible, but cannot encompass all conditions, applications and/or surfaces. In the event that the coating fails, your remedy is limited to either replacement of the product purchased or refund of the purchase price. This is the exclusive remedy. For warranty fulfillment, return used product container and sales receipt to UGL, Technical Customer Service, 1396 Jefferson Ave., Dunmore, PA, 18509. **THIS LIMITED WARRANTY EXCLUDES ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.** UGL will in no event be liable for any incidental or consequential damages. Some States do not allow limitations on how long an implied warranty lasts or the exclusion or limitations of incident or consequential damages, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from State to State.

DRYLOK® is a registered trademark of United Gilsonite Laboratories (UGL).



### Original Basement & Masonry Waterproofer

1 QT.	4/Case	.....27512
1 GAL.	2/Case	.....27513
2 GAL.	1/Case	.....27514
5 GAL.	1/Case	.....27515



**White**



**Gray**

n/a  
27613  
n/a  
27615



**Beige**

n/a  
27713  
n/a  
27715



**Blue**

n/a  
27813  
n/a  
27815

**DISCLAIMER:** This information is furnished without warranty, representation, inducement or license of any kind, except that it is accurate to the best of UGL's knowledge, or obtained from sources believed by UGL to be accurate, and UGL does not assume any legal responsibility for use or reliance upon same. Before using any product, read the label.

NOTE: COLOR SWATCHES ARE REPRESENTATIONAL ONLY.

LR819

## City of Galveston



DEVELOPMENT SERVICES  
823 Rosenberg, Rm 401 | Galveston, TX 77550  
planningcounter@galvestontx.gov | 409-797-3660

November 19, 2019

Christopher Hendrix  
2402 Avenue L  
Galveston, TX 77550

Re: **19LC-066 (2402 Avenue L)** Request for a Certificate of Appropriateness for alterations to the structure including painting of previously unpainted masonry. Property is legally described as Lot 8, Block 84, in the City and County of Galveston, Texas.  
Applicant and Property Owner: Christopher W. Hendrix

Dear Mr. Hendrix:

The Galveston Landmark Commission, at their meeting on November 18, 2019, voted to deny the above referenced request with the following conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within six months of the Landmark Commission decision; 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 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

We ask that you retain a copy of this letter for future reference. Please feel free to contact me at 409/797-3665, should you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Gorman'.

Catherine Gorman, AICP  
Planning and Development Division





# 20LC-044

# STAFF REPORT

**ADDRESS:**

2324 Avenue O

**LEGAL DESCRIPTION:**

Property is legally described as Part of Lots 1, 2, 13, 14 and Alley (3013-2), Southeast Block 42, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Jacquelyn Smith

**PROPERTY OWNER:**

Jacquelyn Smith

**HISTORIC DISTRICT:**

Silk Stocking District

**REQUEST:**

Request a twelve (12) month extension to complete construction for the following request: **19LC-065** Request for a Certificate of Appropriateness regarding modifications to the structure including the installation of new windows.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

- A – Applicant’s Justification
- B – Case 19LC-065
- C – Action Letter

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
6				



**Background**

The property was red-tagged for the replacement of windows without a permit on September 4, 2019. On November 18, 2019, the applicant went before the Landmark Commission requesting a Certificate of Appropriateness to install new vinyl windows with simulated divided lights (case 19LC-065). The previous windows had been vinyl in a one-over-one light pattern.

The request was approved with the following specific condition:

- 1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A with the following modifications:
  - a. The windows on the front façade shall be replaced with wood windows with a two-over-two, true divided light configuration. The replacement shall take place within 6-months of the Landmark Commission decision;

**Executive Summary**

The applicant is requesting a twelve (12) month extension to complete the replacement of the windows.

**Historical and/or Architectural Significance**

Date	1900
Style	Folk Victorian
Conditions	Good
Evaluation	“Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.

**Justification for the Request**

Please see the Attachment A for the applicant’s justification. This applicant indicated that she is recovering from one major surgery and is scheduled for another. According to the applicant, the recovery, along with the search for a reliable contractor amid the COVID-19 pandemic, has delayed the project.

**Analysis**

The initial approval of the Certificate of Appropriateness was on November 18, 2019. The original six-month deadline passed on May 18, 2020. If the twelve (12) month extension is granted, the new deadline will be May 18, 2021.

Staff finds that the extension request is reasonable.

**Staff Recommendation**

Staff recommends approval of the request for an extension with the following conditions:

*Specific Conditions:*

- 1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A with the following modifications:
  - a. The windows on the front façade shall be replaced with wood windows with a two-over-two, true divided light configuration. The replacement

shall take place within twelve (12) months of the Landmark Commission decision;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after 2 years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

Respectfully submitted,



Karen White  
Planning Technician

5-27-2020

Date



Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

05/27/2020

Date

# Exhibit A

April 28, 2020

RE: 19LC-065

Landmark Commission:

Catherine Gorman:

Janice Norman:

Thank you for the reminder email regarding my case before the Landmark Commission. This is a surprise, as I have not received a letter via mail and had no idea that a decision had been made and the clock was already running. I had major surgery and was only released in February. A second surgery is needed, but that is on hold due to Covid-19.

I have consulted with an attorney and several contractors to explore my options. I would very much appreciate an extension from your office for another 12 months so that I can determine the additional costs involved and timeframe needed. As soon as I know what direction to take, I would greatly appreciate your opinion before it goes before the Landmark Commission.

This is such a trying time for all of us. It has been extremely difficult to find legitimate contractors willing to even talk to you. I really appreciate you taking the time to help me through this process. I take great pride in my property. I honestly saw it as a huge improvement. We will resolve this!

Thank you for your patience.

Regards,

Jacque Smith

2324 Avenue O

## Karen White

---

**From:** Catherine Gorman  
**Sent:** Tuesday, May 26, 2020 3:01 PM  
**To:** [REDACTED]  
**Cc:** Karen White  
**Subject:** FW:

Jacque – Glad to hear that you are making some progress! The Landmark Commission stipulated that the replacement windows on the front are to be wood windows, with a two-over-two light configuration. Are the windows on the side that type of window? If you could send some photos, that would be helpful. Thanks – Catherine

---

**From:** Jacquelyn Smith <[REDACTED]>  
**Sent:** Friday, May 22, 2020 8:46 AM  
**To:** Catherine Gorman <CGorman@GalvestonTX.Gov>  
**Subject:** [EXTERNAL]

May 21, 2020

RE: 19LC-065

Dear Ms. Gorman:

Since our last correspondence, I have made progress. I have been able to talk with some more contractors. And the doctor has advised my second surgery can be rescheduled for early June, as well.

I have met with no less than three contractors. Only one provided valuable information. The others, who are registered with the City of Galveston, flaked out on me. I have consulted an attorney since my original contractor misled me regarding the need for a permit. Hopefully there is a remedy there for me.

One contractor did get so far as to take measurements of the windows. You had a brilliant idea of replacing the front windows with the side windows. When you mentioned this, I was under the impression the side windows and front windows were not the same size. The contractor, however, did state the side windows and front bottom windows are the same size. Also, I discovered shutters in an old barn on my property, so I know the house originally had shutters. Is it still possible to switch out the front bottom windows with the side windows, purchase two identical windows for the front top, and install wood 1" thick shutters over all four windows?

This option is exciting to me. I see it as a win-win for us all. If you approve, I will endeavor to have the windows replaced and shutters installed as soon as I am released from my doctor's care. This should be within six months.

I really appreciate you working with me and offering suggestions. I wish you could offer me a reliable contractor. Haha! Let me know what you think.

Regards,

Jacque Smith

2324 Avenue O



## 19LC-065

## STAFF REPORT

**ADDRESS:**

2324 Avenue O

**LEGAL DESCRIPTION:**

Property is legally described as Part of Lots 1, 2, 13, 14 and Alley (3013-2), Southeast Block 42, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Jacquelyn Smith

**PROPERTY OWNER:**

Jacquelyn Smith

**HISTORIC DISTRICT:**

Silk Stocking District

**REQUEST:**

Request for a Certificate of Appropriateness regarding modifications to the property including the installation of new windows.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

A – Applicant Submittal

B – Staff Photos

**STAFF:**

Janice Norman, Planning Manager

409-797-3670

[jnorman@galvestontx.gov](mailto:jnorman@galvestontx.gov)



**Background**

A red tag was issued on September 4, 2019, for the replacement of windows without a permit.

**Executive Summary**

The applicant is requesting approval of a Certificate of Appropriateness in order to install new windows. The new windows are vinyl with simulated divided lights. The windows that were removed were vinyl in a one over one light pattern.

**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Single Family, Residential, Historic District (R-3-H)	Residential
North	Single Family, Residential, Historic District (R-3-H)	Residential
South	Single Family, Residential, Historic District (R-3-H)	Residential
East	Single Family, Residential, Historic District (R-3-H)	Residential
West	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential

**Historical and/or Architectural Significance**

Date	1900
Style	Folk Victorian
Conditions	Good
Evaluation	“Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.
Note	

**Design Standards for Historic Properties**

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

**Historic Windows**

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

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

*Appropriate*

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

**2.14 Maintain original window proportions and components.**

*Appropriate*

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

*Inappropriate*

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

**2.15 Preserve the proportions of historic window openings.**

*Appropriate*

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

*Inappropriate*

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

**2.16 Match replacement window design to the original.**

*Appropriate*

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

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

*Appropriate*

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

*Inappropriate*

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

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

*Appropriate*

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

**2.19 Convey the character of historic sash divisions.**

*Appropriate*

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

*Inappropriate*

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

**Conformance**

Using the “Locating Façade Improvements” chart on page 29 of the Design Standards, Staff finds the windows in Location A: Primary Façade are the priority. The windows in Locations B, C, and D, are of a lower priority and are appropriate locations for flexibility. Therefore, Staff recommends that the windows on the front façade be replaced with wood windows with a two-over-two true divided light.

**Staff Recommendation**

Staff recommends the request be approved with the following conditions:

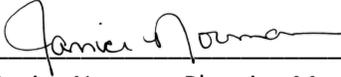
*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A with the following modifications:
  - a. The windows on the front façade shall be replaced with wood windows with a two-over-two, true divided light configuration. The replacement shall take place within six months of the Landmark Commission decision;

*Standard Conditions:*

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

Respectfully submitted,

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

11/14/19  
\_\_\_\_\_  
Date

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

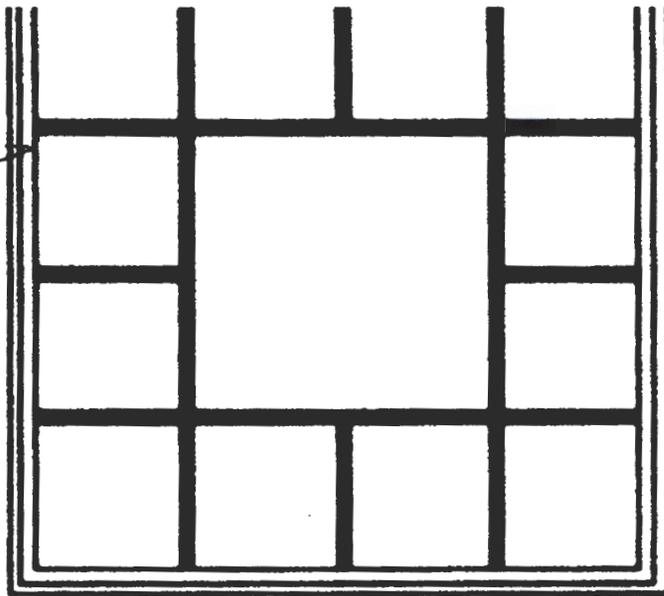
11/14/19  
\_\_\_\_\_  
Date







AG Grids  
Drawing  
Jacqueline SMITH



Anderson Windows

# Victorian



Best Regards,

Natalie Vaughan  
Design Consultant









## City of Galveston



DEVELOPMENT SERVICES  
823 Rosenberg, Rm 401 | Galveston, TX 77550  
planningcounter@galvestontx.gov | 409-797-3660

November 19, 2019

Jacquelyn Smith  
2324 Avenue O  
Galveston, TX 77550

Re: **19LC-065 (2324 Avenue O)** Request for a Certificate of Appropriateness regarding modifications to the structure including the installation of new windows. Property is legally described as Part of Lots 1, 2, 13, 14 and Alley (3013-2), Southeast Block 42, Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant and Property Owner: Jacquelyn Smith

Dear Ms. Smith,

The Galveston Landmark Commission, at their meeting on November 18, 2019, voted to approve the above referenced request with the following conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A with the following modifications:
  - a. The windows on the front façade shall be replaced with wood windows with a two-over-two, true divided light configuration. The replacement shall take place within six months of the Landmark Commission decision;
2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after 2 years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

We ask that you retain a copy of this letter for future reference. Please feel free to contact me at 409/797-3665, should you have any additional questions.

Sincerely,

Janice Norman  
Planning Manager  
Planning and Development Division





# 20LC-045

# STAFF REPORT

**ADDRESS:**

1806 Avenue M 1/2

**LEGAL DESCRIPTION:**

Property is legally described as the M.B. Menard Survey, Lot 9, Northwest Block 20, Galveston Outlots, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Brian and Mary Huckabay

**PROPERTY OWNER:**

Brian and Mary Huckabay

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Certificate of Appropriateness for a new single family house and garage apartment.

**STAFF RECOMMENDATION:**

Approval with conditions

**ATTACHMENTS:**

- A – Plans
- B – Materials List

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
34				



**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to construct a new single-family dwelling and garage apartment.

**Zoning and Land Use**

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

**Site Details**

The subject site is currently vacant. There was a structure on the site as of 2002. At that time, the City of Galveston’s Building Standards Commission found the building unsafe and ordered the demolition. The surrounding properties to the north, south and west are all single-family dwellings.

**Proposed Residential Structure**

The proposed structure is a two story single-family dwelling on a pier and beam foundation, with a double gallery porch. The garage apartment will be located at the rear of the lot. Please see Attachment B for the proposed materials.

**Design Standards for Historic Properties**

The Design Standards for Historic Properties state the following regarding New Residential Construction:

**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”)

**Site Standards for New Residential Construction**

New residential construction in locally-designated historic districts should be sited and oriented to be compatible with surrounding neighborhood patterns as described on page 68. The below site standards for new construction apply in addition to the general residential site standards on page 71.

**3.21 Locate a new structure to fit within the range of front yard setbacks on the block.**

*Appropriate*

- Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
- Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on the block.

*Inappropriate*

- Do not locate a structure outside the range established range of front yard setbacks.

**3.22 Maintain the side yard spacing pattern on the block.**

- Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.

**3.23 Orient the front of a house to the street and clearly identify the front door.**

*Appropriate*

- Design the front entrance to be clearly identifiable.
- Use a porch to define the entry.

**Massing Standards for New Residential Construction**

Galveston’s traditional residential structures have varied heights, articulated masses and pedestrian-scaled fronts that convey as sense of human scale.

While it may be larger than a traditional residential structure in the surrounding context, a new residential structure in a locally-designated historic district should appear to be similar in mass and scale to those seen historically in the block.

A special consideration is the design of a multifamily building in a single family context. Where this is permitted by zoning, a new multifamily building in a single family context should reflect façade widths of traditional single family structures in the area.

**3.24 Construct a new structure to reflect the mass and scale of historic residential structures in the area.**

*Appropriate*

- Subdivide the mass of a larger building into smaller “modules” that are similar in size to buildings seen traditionally.
- Design building features to incorporate traditional dimensions. Wall plate heights, window and door head heights and other vertical proportions should match the appropriate scale of the period.
- Design corner buildings be similar in height to buildings along adjoining blocks.

**3.25 Express façade components is way that will help to establish a human scale.**

*Appropriate*

- Include horizontal elements in the design of residential buildings that help to express the height of floors and that relate visually to similar features in the

block. For example, use a porch and groupings of windows to convey human scale.

- Articulate a building mass to create visual interest and convey a three-dimensional form. Provide vertical and horizontal wall offsets to reduce the overall scale of a building.
- Design a new residential façade to respect the traditional proportions of height to width.
- Use floor-to-ceiling heights that appear similar to those of traditional residential buildings.
- Consider window proportions, pairing and trim in the design.

### **3.26 Position taller portions of a structure away from neighboring buildings of lower scale.**

#### *Appropriate*

- Where permitted by the base zoning, taller structures should be located to minimize looming effects on lower scaled neighbors.
- The height of first floors should be aligned whenever possible.
- A building should step down toward any lower, adjacent historic properties.

### **3.27 Organize the massing of a new multifamily building to appear similar in scale to historic structures in the context.**

#### *Appropriate*

- For larger buildings with more than two units, define individual units in modules that express traditional dimensions.

#### **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. s**

#### *Appropriate*

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

#### *Inappropriate*

- Do not use an exotic roof form on the primary structure.

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

### **Building Standards for New Residential Construction**

New residential structures in locally-designated historic districts should incorporate building features that promote compatibility with the surrounding context.

Note that the “Standards for Elevated Residential Foundations” on page 80 also apply to the foundation elevation of new residential construction.

### **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.**

##### *Appropriate*

- 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.

### **Porches and Entries**

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

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

##### *Appropriate*

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

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

##### *Appropriate*

- Use materials similar to those seen historically. Wood balustrades and porch

posts (sometimes with brick piers) were most common.

- Use sufficiently substantial porch posts and columns so that the porch does not appear to float above the entry.

*Inappropriate*

- Do not visually overwhelm the primary façade.

### **Building Materials**

Use building materials that appear similar to those used traditionally in Galveston. Building materials of a new structure should be compatible with adjacent historic houses. They should appear similar to those seen traditionally to establish a sense of visual continuity.

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

*Appropriate*

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

*Inappropriate*

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

### **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.

### **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 in 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 for Historic Properties**

Staff finds the new construction conforms to the Design Standards for Historic Properties. The design of the main house is in keeping with the massing and scale of surrounding historic structures. The proposed garage apartment meets the standards for secondary structures.

**Staff Recommendation**

Staff recommends Case 20LC-045 be approved with the following conditions:

***Specific Conditions:***

1. The applicant shall conform to the design, materials and placement indicated on Attachments A and 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. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction; and,
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



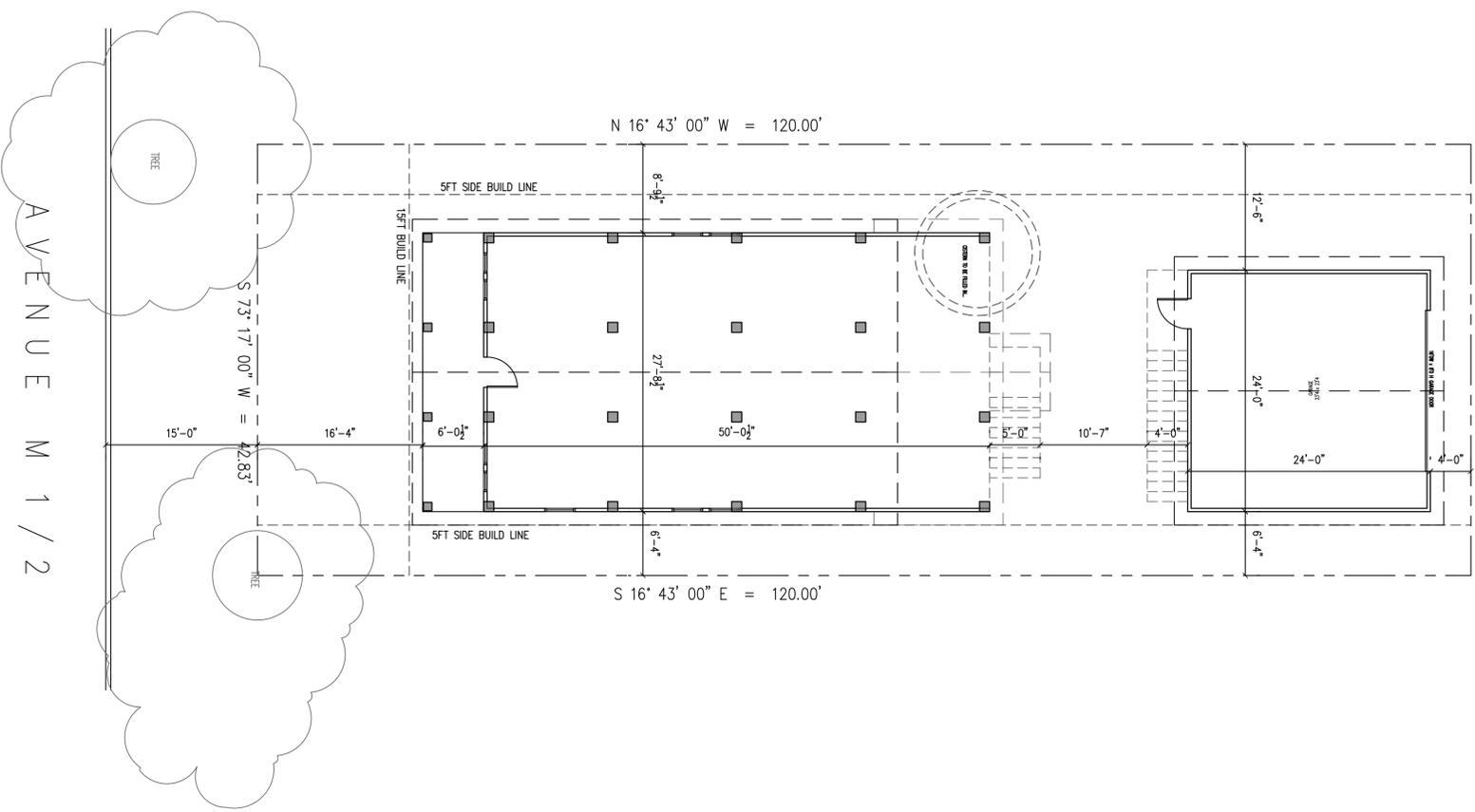
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Catherine Gorman, AICP  
Assistant Director/HPO

05/27/2020  
Date

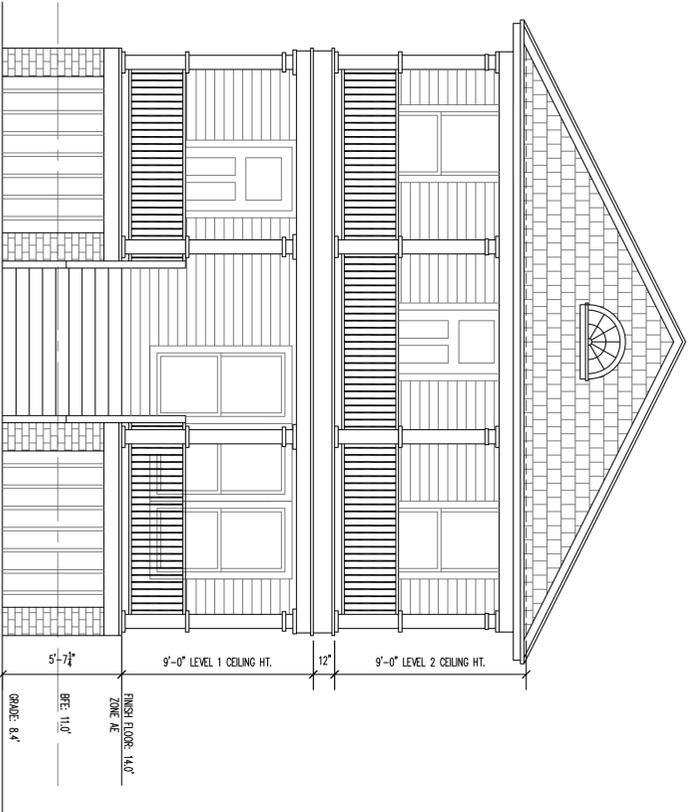
20 FT ALLEY

S 73° 17' 00" W = 42.83'

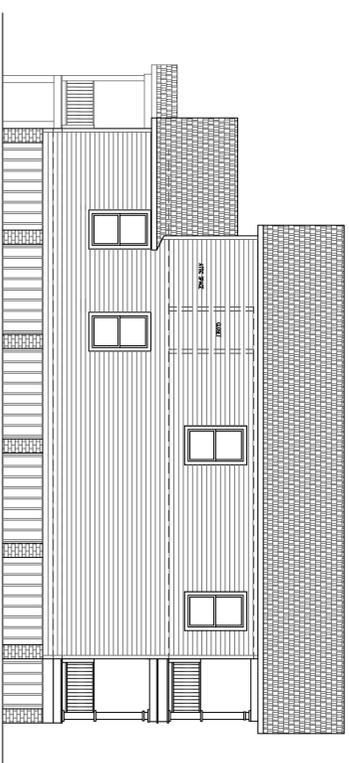


**1** SITE PLAN  
SCALE: 1/8" = 1'-0"

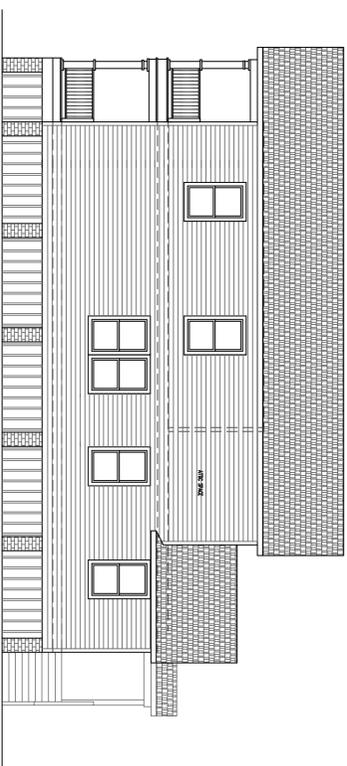
AVENUE M 1/2



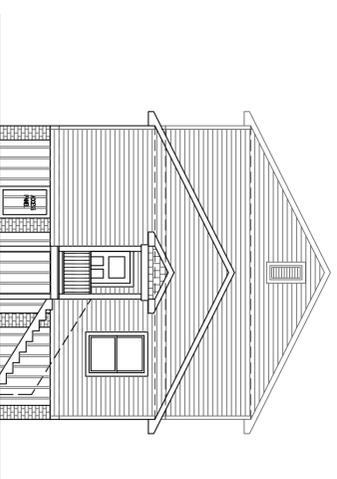
**3** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



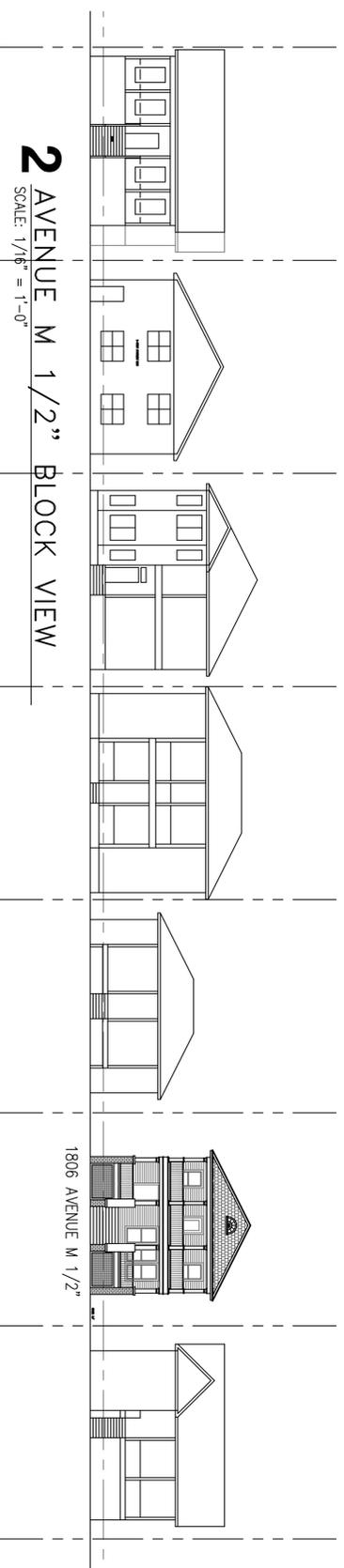
**5** LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**4** RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**6** REAR ELEVATION  
SCALE: 1/8" = 1'-0"



**2** AVENUE M 1/2" BLOCK VIEW  
SCALE: 1/8" = 1'-0"

1806 AVENUE M 1/2"

**GENERAL NOTE:**  
ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH IRC 2018 AND ALL REGULATIONS FOR THE CITY OF GALVESTON, TEXAS

**LEGAL DESCRIPTION:**

ASST 628 M B HENARD SUR LOT 9 NW BLK 20  
CITY OF GALVESTON  
APPR DIST NO. 35100200009900  
LEGAL ACRES: 1179  
PARCEL ADDRESS: 1806 AVE M 1/2

**SQUARE FOOTAGE:**

LEVEL 1:  
HOUSE (AC SPACE) = 1337 SQFT  
FRONT PORCH = 168 SQFT  
REAR LANDING = 25 SQFT  
LEVEL 2:  
HOUSE (AC SPACE) = 864 SQFT  
FRONT PORCH = 168 SQFT  
GARAGE:  
LEVEL 1 = 545 SQFT  
LEVEL 2 = 545 SQFT

**C2Q Drafting Services, Inc.**

8715 POWER ROAD  
SANTA FE, TEXAS  
409-927-4054

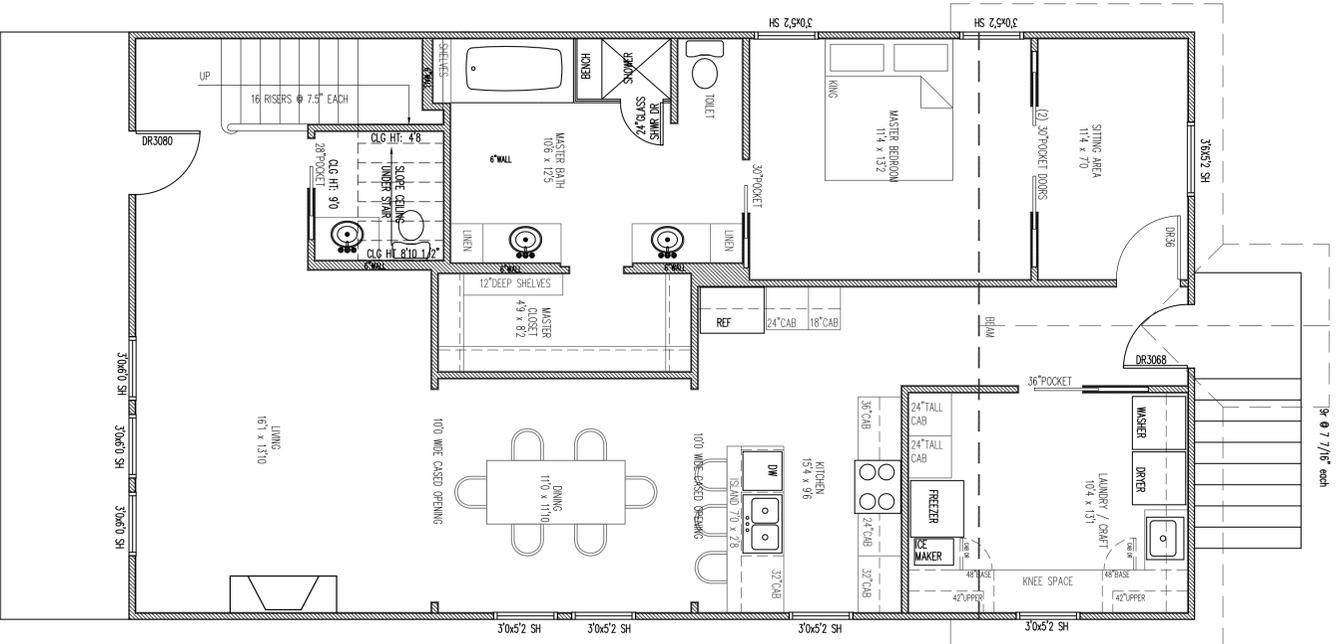
**A New House for Brian and Mary Huckabay**  
1806 Avenue M 1/2, Galveston, Texas

DATE: 05 MAY, 2020

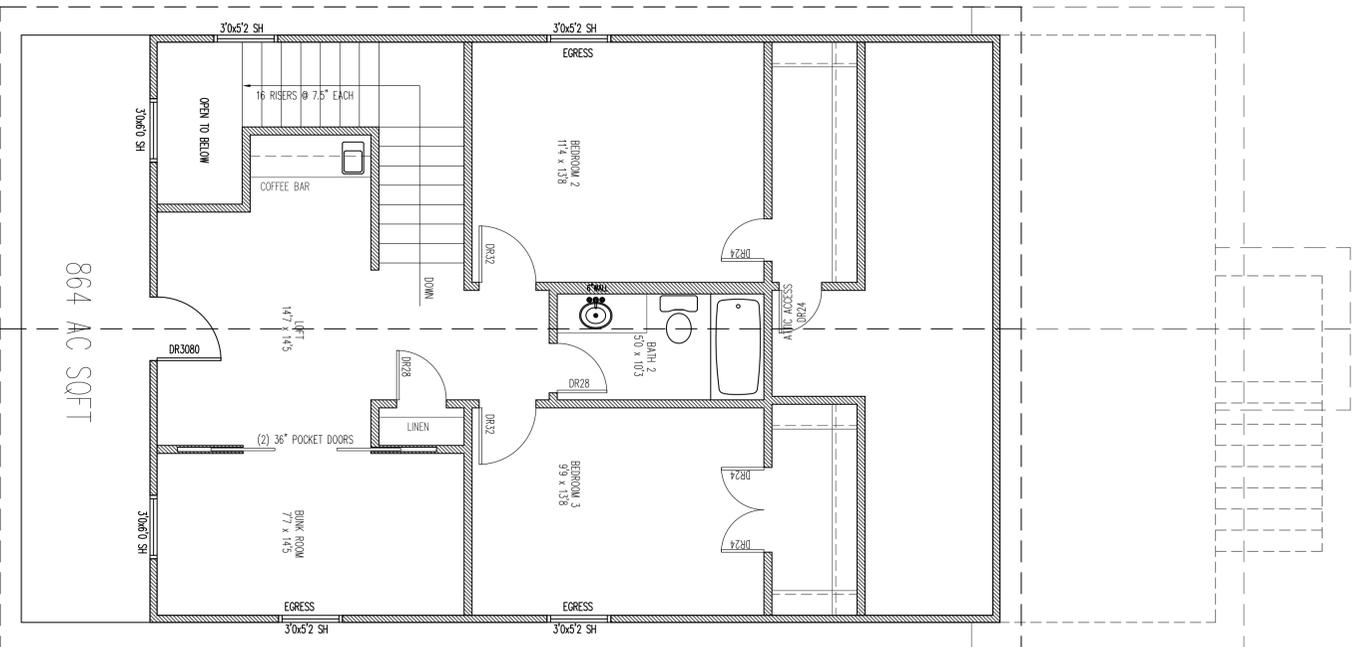
REVISIONS:

SHEET NO.

**LMC-1**



**7 FLOOR PLAN - LEVEL 1**  
SCALE: 1/4" = 1'-0"



**8 FLOOR PLAN - LEVEL 2**  
SCALE: 1/4" = 1'-0"

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CITY OF GALVESTON  
APPR DIST NO. 35100200009000  
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PARCEL ADDRESS: 1806 AVE M 1/2

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HOUSE (AC SPACE) = 864 SQFT  
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GARAGE:  
LEVEL 1 = 545 SQFT  
LEVEL 2 = 545 SQFT

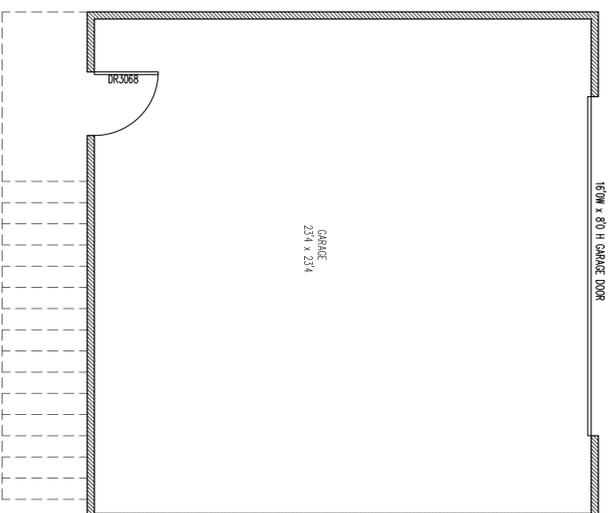
**A New House for Brian and Mary Huckabay**  
1806 Avenue M 1/2, Galveston, Texas

**C2Q Drafting Services, Inc.**  
8715 POWER ROAD  
SANTA FE, TEXAS  
409-927-4054

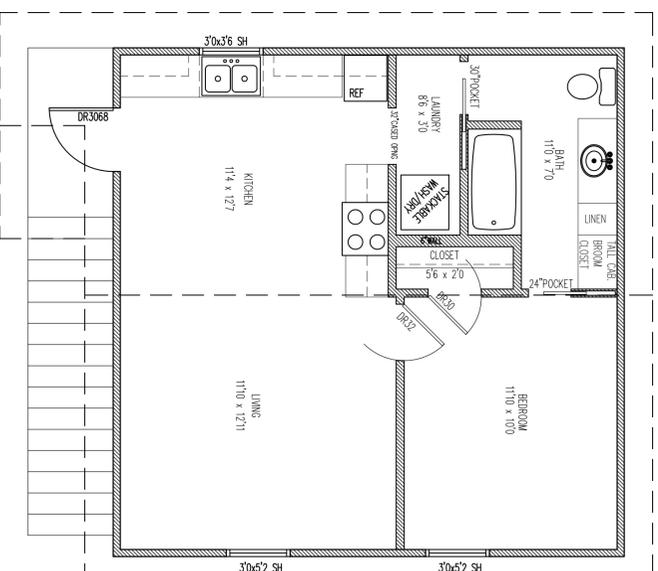
DATE: 05 MAY, 2020  
REVISIONS:

SHEET NO.

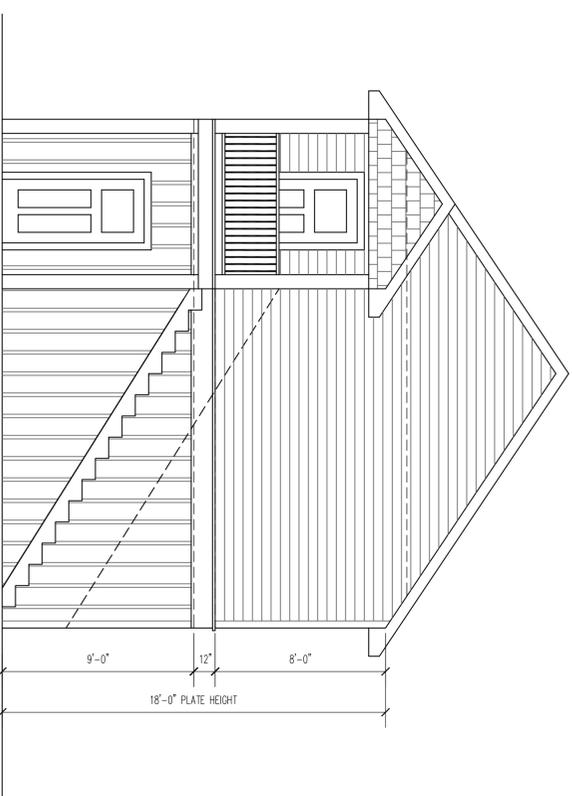
**LMC-2**



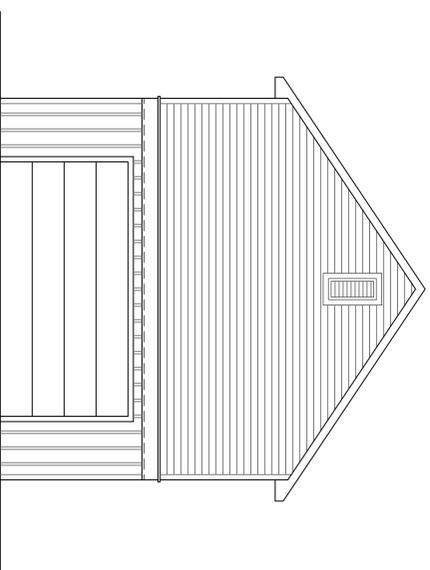
**9 GARAGE FLOOR PLAN – LEVEL 1**  
SCALE: 1/4" = 1'-0"



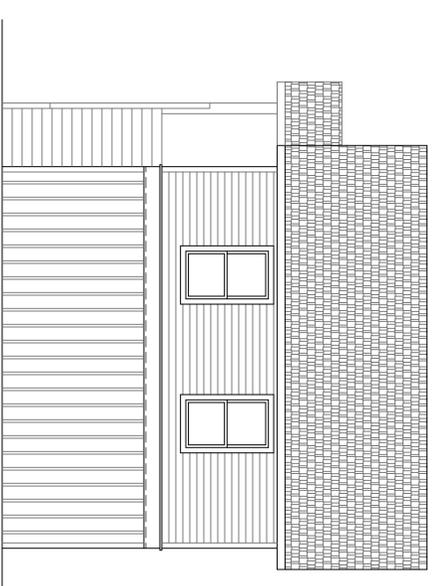
**10 GARAGE FLOOR PLAN – LEVEL 2**  
SCALE: 1/4" = 1'-0"



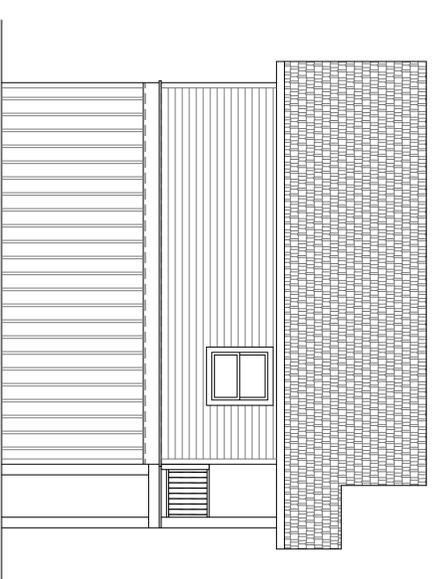
**10 GARAGE FRONT ELEVATION**  
SCALE: 1/4" = 1'-0" VIEW FACING THE HOUSE



**12 GARAGE REAR ELEVATION**  
SCALE: 3/16" = 1'-0" VIEW FACING ALLEY



**11 GARAGE RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**13 GARAGE LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTE:**  
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**C2Q Drafting Services, Inc.**  
8715 POWER ROAD  
SANTA FE, TEXAS  
409-927-4054

**A New House for Brian and Mary Huckabay**  
1806 Avenue M 1/2, Galveston, Texas

DATE: 05 MAY, 2020  
REVISIONS:

SHEET NO.

**LMC-3**



**STRAIGHT EDGE PANEL**  
 Length 48 in  
 Height 15.25 in  
 Exposure 7 in  
 Primer/Pvc/Pallet 85  
 Color/Primer/Pvc/Pallet 85  
 Sp/Pallet 2  
 Pos/Tab 43.0

STATEMENT COLLECTION ✓  
 DREAM COLLECTION ✓  
 PRIME ✓

Gable area-cement board straight edge shingle panel



Tamco Heritage Series Rustic Black Architectural Shingles



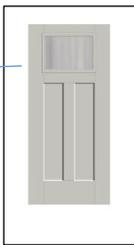
Azek porch railing and ballasts-cellular PVC traditional, square ballasts

Showcase impact windows, No stiles (36x72 on front; 30x62 on sides)



Prescott LED Outdoor Light, 19 3/4 inches

Thermatru fiberglass with impact glass for front door (8 ft), no glass second floor or back door (6'8) ; Craftsman 2-panel shaker

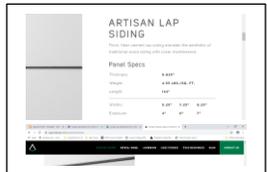


Board and batten around crawspace, smooth cement board and trim

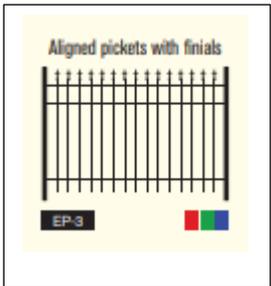
3 1/8 x 7/8 inch Tongue and groove porch floors, painted,



Brick choice for columns at base of stairs (Jackson Square from Cherokee Brick)



James Hardi Artisan Siding-smooth lap cement board, 4 inch reveal

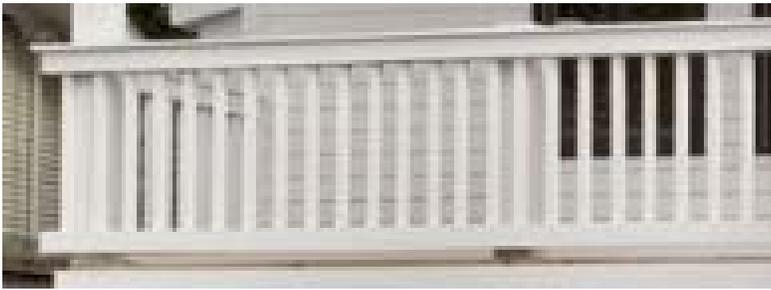


Metal fence



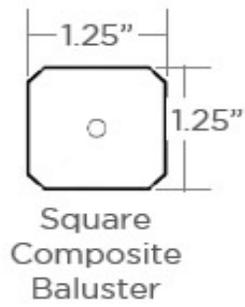
Column wrap detail, smooth cement board with trim

Component	Material
Roofing	<a href="#">Heritage Series Rustic Black Architectural Shingles</a>
Windows	<a href="#">Vinyl impact windows, single hung, no stiles</a>
Exterior siding/coverings	Cement board shingle siding cement board lap siding, smooth, 5 1/2 inch, 4 inch reveal, Hardi, Artisan style Board and batten, smooth cement board with smooth cement board trim Smooth cement board with cement board trim
Masonry	Jackson Square Blend Handcrafted Brick (red tone)
Exterior Doors	2 panel shaker, fiberglass, clear glass 2 panel shaker, fiberglass, no glass
Porches	3 1/8 x 7/8 inch Tongue and groove porch floors, painted Cellular PVC (looks like real wood), traditional, square ballasts cement board
<a href="#">Fencing</a>	metal aligned pickets with finials

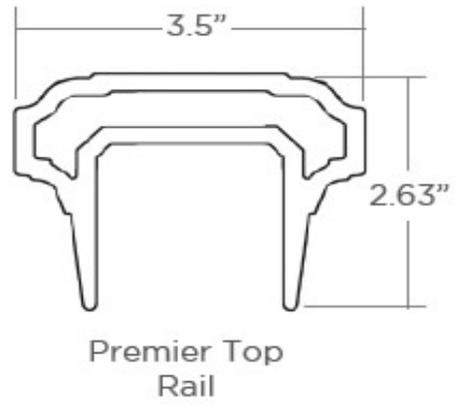


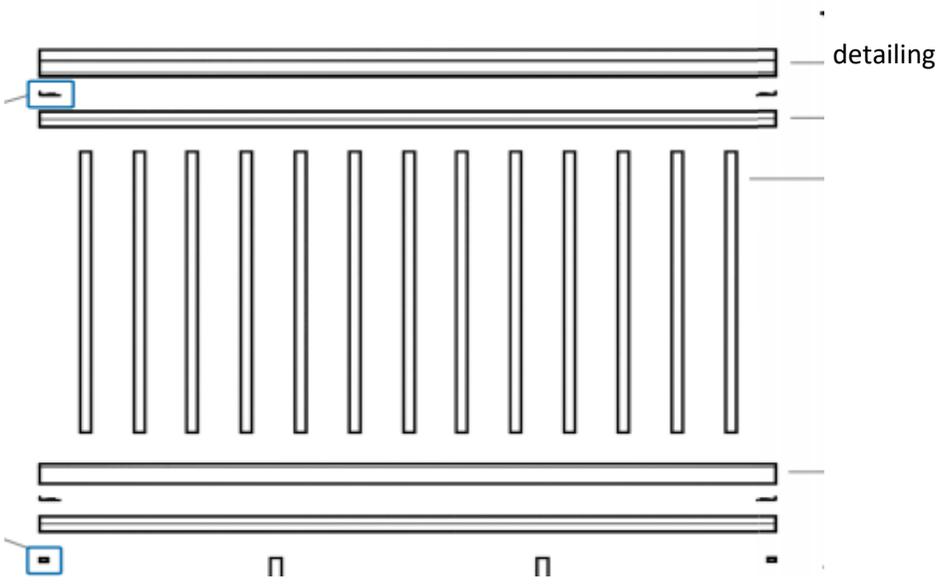
[Back to Materials List](#)

Traditional with plain square balusters

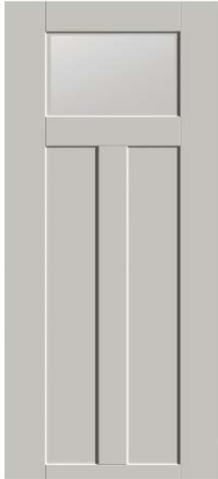


Top Rail





front 8 ft with glass



Smooth-Star® 

8' Craftsman Lite 2 Panel Shaker | Style No. S82610  

★★★★★ 3.6 (13) [Write a review](#)

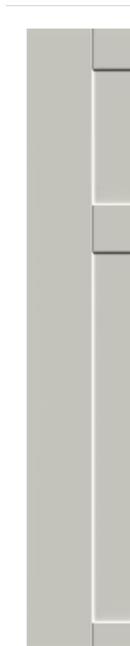
3 Available Sizes >

#### THERMA-TRU VIBRANT PAINT OPTIONS



Want to see other finishing options? Visit our [finishing page](#) to view options available through Therma-Tru.

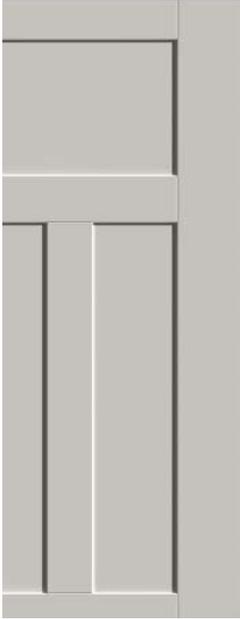
#### GLASS OPTIONS



top floor 8 ft solid

garage 6'8 solid

back door



### Smooth-Star®

2 Panel Craftsman Shaker | Style No. S4800

★★★★☆ 3.6 (13) [Write a review](#)

**3 Available Sizes >**

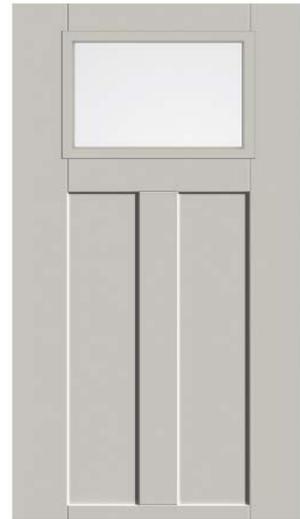
#### THERMA-TRU VIBRANT PAINT OP



**Want to see other finishing options?** Visit our options available through Therma-Tru.

DESIGN YOUR DOOR

WHERE



[Back to Materials List](#)

6'8 with glass

Smooth-Star® 

Craftsman Lite 2 Panel Shaker | Style No. S2610  

★★★★★ (0) [Write a review](#)

**3 Available Sizes >**

---

**THERMA-TRU VIBRANT PAINT OPTIONS**



**Want to see other finishing options?** Visit our [finishing & options](#) available through Therma-Tru.

---

**GLASS OPTIONS **

 Clear 



## ARTISAN LAP SIDING

Thick fiber cement lap siding elevates the aesthetic of traditional wood siding with lower maintenance.

### Panel Specs

Thickness:	0.625"		
Weight:	4.55 LBS./SQ. FT.		
Length:	144"		
<hr/>			
Widths:	5.25"	7.25"	8.25"
Exposure:	4"	6"	7"

siding



column wrap



### STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

### STATEMENT

COLLECTION\*

DREAM

COLLECTION\*

PRIME

gable area

[Back to Materials List](#)

ap



board and batten trim on crawlspace

ace



3 1/8 x 7/8 inch Tongue and groove porch floors, painted

**HZ5 HARDIE SOFFIT BEADED PORCH PANEL 1/4"**

Other products by [James Hardie](#)

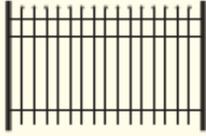


Product#	93222362
Brand	HARDI SOF
Series	HZ5

porch ceiling

# ALUMINUM FENCE

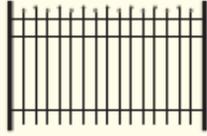
Aligned pickets



EP-1



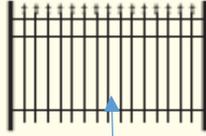
Staggered pickets



EP-2



Aligned pickets with finials



EP-3



Loops and ope



EP-4

Aligned pi





[Back to Ma](#)

[terials List](#)



[Back to Materials List](#)

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Earthwise Impact Single Hung Single Hung 35.5 x 71.5

Call Width = 30, Call Height = 60, Sash Split = Equal

CR = 54, SHGC = 0.22, VT = 0.49, U-Factor = 0.33

Screen Type = Half Screen

Unit 1: 366 Low E, Argon, Preserve Film = Preserve Film, Keepsafe Maximum (.090) Impact

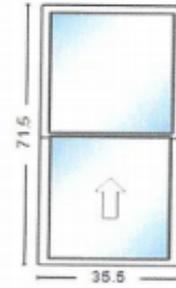
Unit 1 Lower, 1 Upper: Annealed

Exterior = White, Interior = White

Complete Unit, Nail Fin = With Nail Fin, Venting = Single Hung

WOCD? = No, Sash Limiter? = No

OD = 35.5, 71.5, RO = 36, 72



---

**Product Description**

Earthwise Impact Single Hung Single Hung 35.5 x 61.5

Call Width = 30, Call Height = 52, Sash Split = Equal

CR = 54, SHGC = 0.22, VT = 0.49, U-Factor = 0.33

Screen Type = Half Screen

Unit 1: 366 Low E, Argon, Preserve Film = Preserve Film, Keepsafe Maximum (.090) Impact

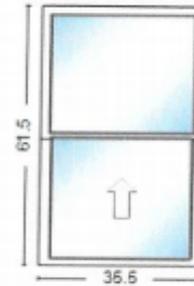
Unit 1 Lower, 1 Upper: Annealed

Exterior = White, Interior = White

Complete Unit, Nail Fin = With Nail Fin, Venting = Single Hung

WOCD? = No, Sash Limiter? = No

OD = 35.5, 61.5, RO = 36, 62



[Back to Materials List](#)



# 20LC-047

# STAFF REPORT

**ADDRESS:**

2016 Avenue K

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lot 11, Block 140, in the City and County of Galveston, Texas.

**APPLICANT/PROPERTY OWNER:**

Irma Galvan

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Certificate of Appropriateness in order to retain decorative trim and to replace the front door.

**STAFF RECOMMENDATION:**

Denial

**EXHIBITS:**

- A – Photos
- B – Historic Inventory Sheet

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
4				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential - Single Family, Historic (R-3-H)	Residential
North	Commercial (C)	Church
South	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	School
East	Residential - Single Family, Historic (R-3-H)	Residential
West	Residential - Single Family, Historic (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1886
Style	National Folk
Condition	Excellent; Contributing

**Background**

The decorative wood trim shown on the front porch in Attachment A of the staff report was added without permit or Landmark Commission review, and a red tag was issued.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to retain decorative trim added without permit or review. The applicant is also requesting to replace the front door. Photos of both the trim and the proposed front door are provided in Attachment A, below.

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

**2.27 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.

**Architectural Details**

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

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

*Appropriate*

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

*Inappropriate*

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

**Conformance with the Design Standards**

Staff finds that the request does not conform to the Design Standards. The proposed door provided by the applicant is of a contemporary and more ornate design than what would traditionally be associated with National Folk architectural style. Similarly, the Design Standards specifically prohibit adding details not appropriate to a structure's architectural style as doing so conveys a false sense of history. For this reason, staff finds that the decorative trim installed already does not conform to Design Standards.

**Staff Recommendation**

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

1. The decorative trim shall be removed within six month of the Landmark Commission decision; 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 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.

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

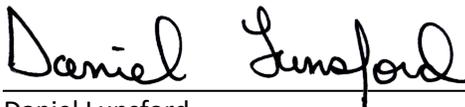
*Specific Conditions:*

1. The modifications shall conform to the design, materials, and placement in Attachment A of the staff report with the following modifications:
  - a. The applicant may replace the front door with a compatible style approved by the Historic Preservation Officer;

*Standard Conditions:*

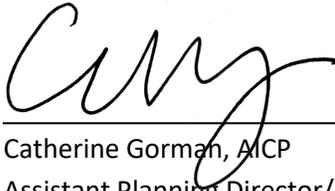
2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction if required by the City of Galveston Building Department;
4. Any additional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

Respectfully Submitted,

  
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Daniel Lunsford

Planner

  
\_\_\_\_\_

Catherine Gorman, AICP

Assistant Planning Director/HPO

May 19, 2020  
\_\_\_\_\_

Date

May 19, 2020  
\_\_\_\_\_

Date

Decorative Scrollwork and Details Added



Proposed Door



Nicksbuilding.com

2016 AVE K, GALVESTON, TX 77550

HHM-13915

Parcel ID 689576

Year Built 1886

High = Individually Eligible/Listed; Contributing

Medium = Contributing

Low = Non-Contributing

District Lost Bayou Historic District

Priority Rating Medium

Building Faces S

## DESCRIPTION

Type Single-Family House  
Center Passage

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type High-raised

Fence Type Chain link fence

## ROOF

Roof Shape Side-gabled

Roof Materials Asphalt composition shingles

Gable End Treatment Same as wall treatment

Gable End Features Wrap-around eaves

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Window Features Wood shutters

Door Types Single door primary entrance

Door Features Transom light

## CHIMNEYS

## PORCH

Porch Type Partial width, One story

Porch Location Front

Porch Roof Flat

No. of Porch Bays 3

Porch Support Type Classical columns

Porch Features Squared wood balusters

## INTEGRITY

Condition Excellent

Additions Rear addition



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