

AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, June 15, 2020
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

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

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

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

Documents:

[2020-06-01 LC MINUTES.PDF](#)

5. Meeting Format (Staff)
6. 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

7. Old 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 PKT.PDF](#)

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

Galveston, Texas. Applicant: Ahmed Obeid Property Owners: Erik And Sarah Larson

Documents:

[20LC-039 MEMO.PDF](#)
[20LC-039 STF PKT.PDF](#)

8. New Business And Associated Public Hearings

- A. 20LC-048 (1419 Broadway/Avenue J) Request For A Certificate Of Appropriateness For Modifications To The Property Including Fencing Of An Alternative Design. Property Is Legally Described As Lot 3, Block 134, In The City And County Of Galveston, Texas. Applicant And Property Owner: Blanche Rosas

Documents:

[20LC-048 STF PKT.PDF](#)

- B. 20LC-050 (1823 Winnie / Avenue G) Request For A Certificate Of Appropriateness For Modifications To The Structure Including New Front Porch Columns And Railings. Property Is Legally Described As M.B. Menard Survey, West 1/2 Of Lot 2 (2-2), Block 318, In The City And County Of Galveston, Texas. Applicants And Property Owners: Robert Bland, Sr. And Anna Ryazankina

Documents:

[20LC-050 MEMO TO DEFER_061020.PDF](#)

- C. 20LC-051 (1422 Rosenberg/25th Street) Request For A Certificate Of Appropriateness For Modifications To The Property Including A New Accessory Structure. Property Is Legally Described As M.B. Menard Survey, Lot 18, Southwest Block 17, Galveston Outlots Special Subdivision, In The City And County Of Galveston, Texas. Applicant: Stephen P. Penlington Property Owners: Jim And Kelly Stevenson

Documents:

[20LC-051 PKT.PDF](#)

- D. 20LC-049 (1307 Church/Avenue F) Request For Verification As A Participant In The Substantial Rehabilitation For Historic Properties Tax Exemption Program. Property Is Legally Described As The M.B. Menard Survey, West 1/2 Of Lot 6 (6-2), Block 373, In The City And County Of Galveston, Texas Applicants And Property Owners: Gerald P. And Kristin A. Berbling

Documents:

[20LC-049 STF PKT.PDF](#)

9. Discussion And Action Items

- Landmark Commission Awards (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 June 12, 2020 at 1:00 P.M.

Prepared by:  Karen White, Planning Technician

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

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARIES OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

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



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 1, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:15 p.m.

ATTENDANCE

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

Members Absent: Heatley (Alternate), Lang, Swanson (Alternate)

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer

Staff Present via Telephone: Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The May 18, 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

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

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

Staff presented a memorandum requesting that case 20LC-042 be continued until the regular meeting of June 15, 2020 in order for the applicant to conduct additional research.

Chairperson Fred Huddleston opened the public hearing on case 20LC-042. 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-042 until the regular meeting of June 15, 2020 per staff's request. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned in opposition. The staff report was verbally amended to state that the new deadline will be September 1, 2020.

Chairperson Fred Huddleston opened the public hearing on case 20LC-043. 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-043 with staff's recommendations and verbal amendment. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report and noted that of six (6) notices of public hearing sent, zero (0) had been returned. The staff report was verbally amended to state that the new deadline will be June 1, 2021.

Chairperson Fred Huddleston opened the public hearing on case 20LC-044. 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-044 with staff's recommendations and verbal amendment. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report noting that of thirty-four (34) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-045. Applicants and property owners Brian and Mary Huckabay 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-045 with staff's recommendations and the following change:

1. The applicant shall conform to the design, materials and placement indicated on Attachments A and B of the Staff report;
 - a. **The stairwell may be moved west to align with the doors.**

Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

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

Staff presented the staff report and noted that of four (4) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston opened the public hearing on case 20LC-047. Applicant Irma Galvan 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-045 per staff's recommendation. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 4:57 PM





20LC-042

STAFF REPORT

ADDRESS:

1823 Avenue K

LEGAL DESCRIPTION:

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

APPLICANTS/PROPERTY OWNERS:

Jason and Katie Cline

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Certificate of Appropriateness in order to retain decorative corbels.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

- A – Photos
- B – Historic Inventory Survey Sheet

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1889
Style	National Folk
Condition	Excellent, Contributing

Executive Summary

The applicants are requesting a Certificate of Appropriateness to retain decorative iron corbels added without permit or review to the front and rear porches. Photos of the corbels are provided in Attachment A. The applicants have also provided photos of decorative wooden corbels that they wish to suggest as an alternative to the installed metal corbels; these are also included in Attachment A. The applicant has also expressed interest in relocating the metal corbels on the front porch to the rear porch as an alternative.

Design Standards for Historic Properties**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 generally does not conform to the Design Standards. The Design Standards specifically prohibit adding details not appropriate to a structure's architectural style as doing so conveys a false sense of history. No historic photos of the house prior to 2000 or 2001 that show otherwise were provided by the applicants, or were located by staff. The photos provided by the applicants from the early 2000s are included in Attachment A. Similarly, the proposed wooden corbels are more appropriate to more ornate styles of architecture than National Folk typically includes and staff recommends against these as well.

The rear porch is in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. The decorative metal corbels added to the front porch may be relocated to the rear porch.

Staff Recommendation

Staff recommends approval of the request subject to the following conditions.

Specific Conditions:

1. The modifications shall conform to the design, materials, and placement in Attachment A of the staff report with the following modifications:
 - a. The decorative metal corbels added to the front porch shall be removed and the simple wave-shaped corbels previously visible be replaced within six months of the Landmark Commission decision; and
 - b. The metal corbels on the front porch may be installed on the less visible rear porch;

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 Division;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,

6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Daniel Lunsford
Planner

June 10, 2020

Date



Catherine Gorman, AICP
Assistant Planning Director/HPO

June 10, 2020

Date

ATTACHMENT A

Before Additions



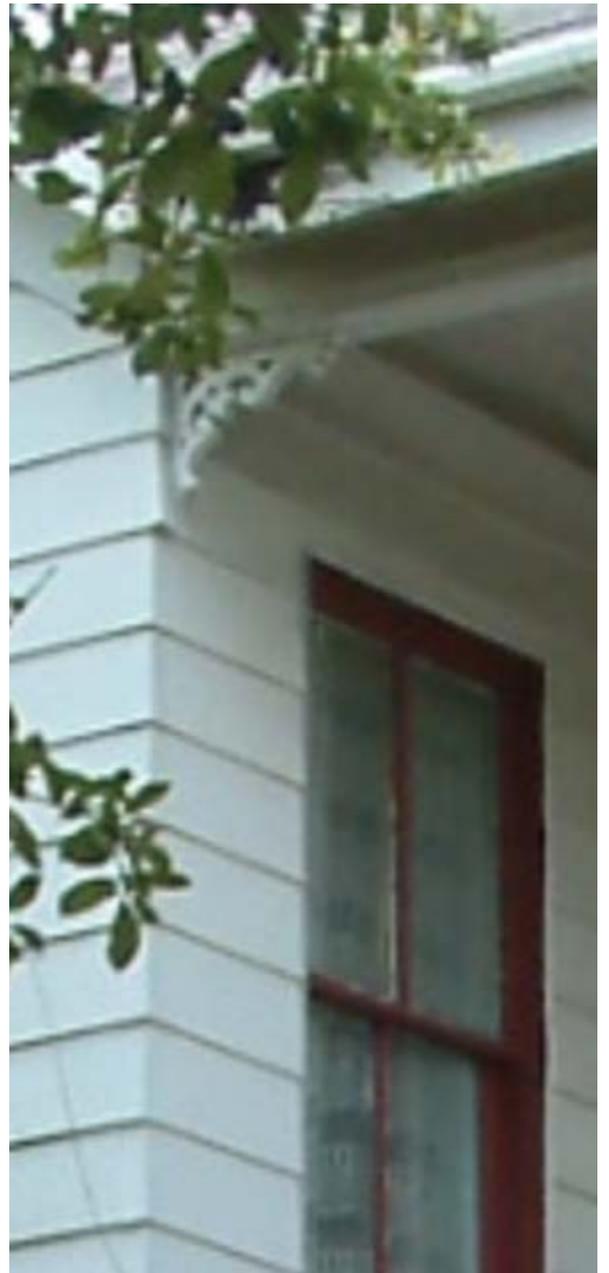
After Additions



Proposed Front Replacement Corbels



Photo, circa 2000 :



1823 AVE K, GALVESTON, TX 77550

HHM-13796

Parcel ID 689313

Year Built 1889

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

District Lost Bayou Historic District

Priority Rating Medium

Building Faces N

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement

Fence Type Picket fence

Landscape Features Concrete curb

ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Asphalt composition shingles

Roof Features Box eaves

Gable End Treatment Wood shingle

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Door Types Single door primary entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type Two story, Entry

Porch Location Front

Porch Roof Inset

No. of Porch Bays 1

Porch Support Type Turned wood posts

Porch Features Jig-sawn brackets, Turned wood balusters

INTEGRITY

Condition Excellent



TX_GalvestonCounty_1823_Ave_K_1.jpg



20LC-039 MEMORANDUM

TO: Fred Huddleston, Landmark Commission Chair
Landmark Commission

FROM: Karen White, Planning Technician
Planning & Development Division

DATE: June 15, 2020

RE: **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

On May 18, 2020, the Landmark Commission heard the above referenced request for a Certificate of Appropriateness for the installation of solar panels. Specifically, the submitted site plan (Exhibit A) showed:

- The front roof section with seven (7) panels facing west toward 17th Street and eight (8) panels facing east toward 16th Street;
- The flat roof section with four (4) panels facing upward; and
- The rear roof section with four (4) panels facing west and eight (8) panels facing east.

The case was continued until June 15, 2020 in order to allow the applicant to explore alternate configurations for the solar panels.

The applicant has provided an updated site plan (Exhibit B) showing:

- The front roof section with six (6) panels facing west toward 17th Street, seven (7) panels facing east toward 16th Street, and three (3) panels facing south;
- The flat roof section with seven (7) panels facing upward; and
- The rear roof section with four (4) panels facing west and eight (8) panels facing east.

Staff finds that the solar panels on the front roof section are located as far south as practicable and recommends approval of the request with the following conditions:

Specific to Case 20LC-039:

1. The applicant shall conform to the design, materials and placement indicated in Exhibit B with the following clarifications:
 - a. The solar panels shall be installed flush below the ridgeline; and
 - b. The solar panel finish shall be matte black.

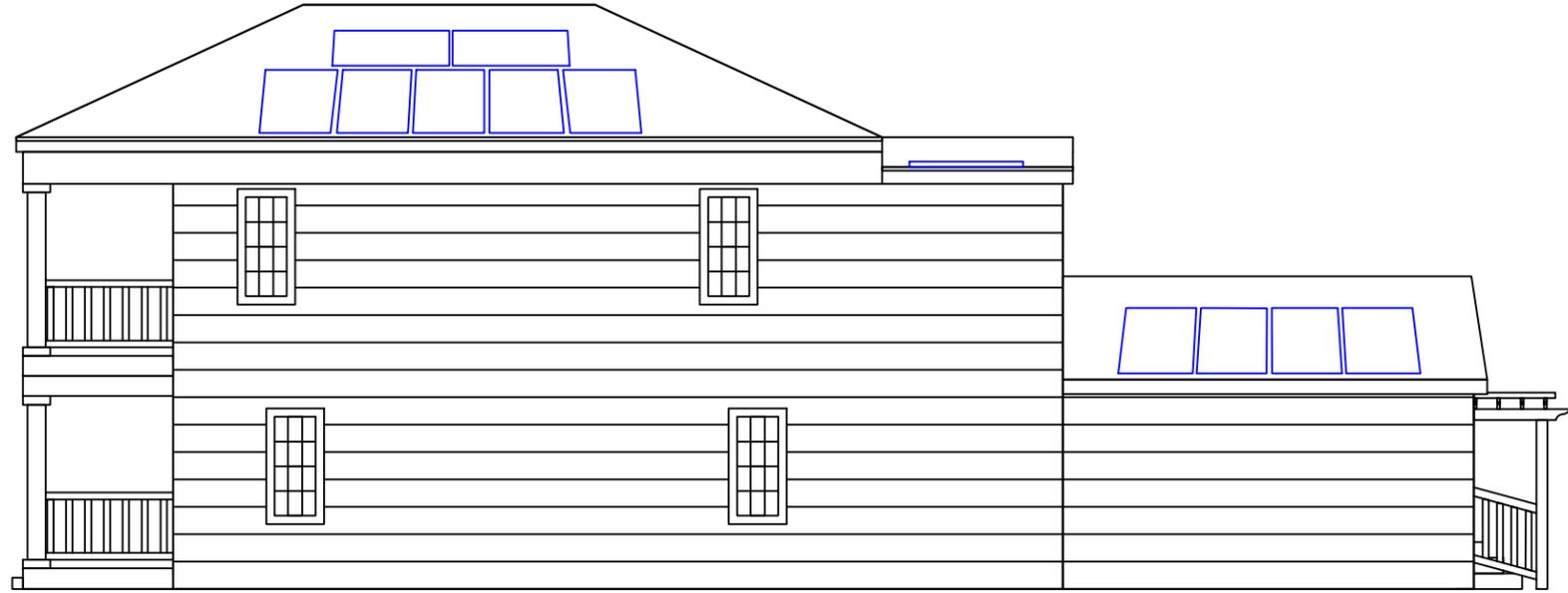
Standard Conditions:



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



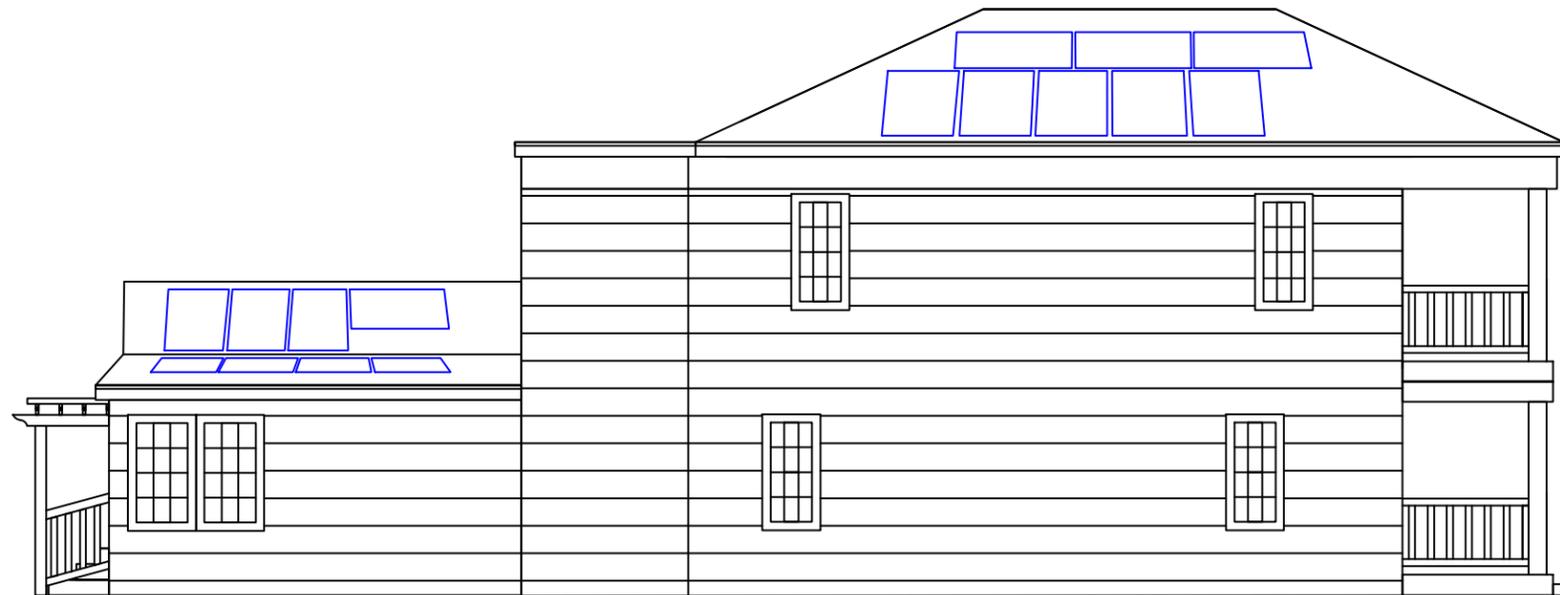
NORTH SIDE



WEST SIDE



SOUTH SIDE



EAST SIDE

PROJECT INFORMATION

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

ELEVATION REPORT

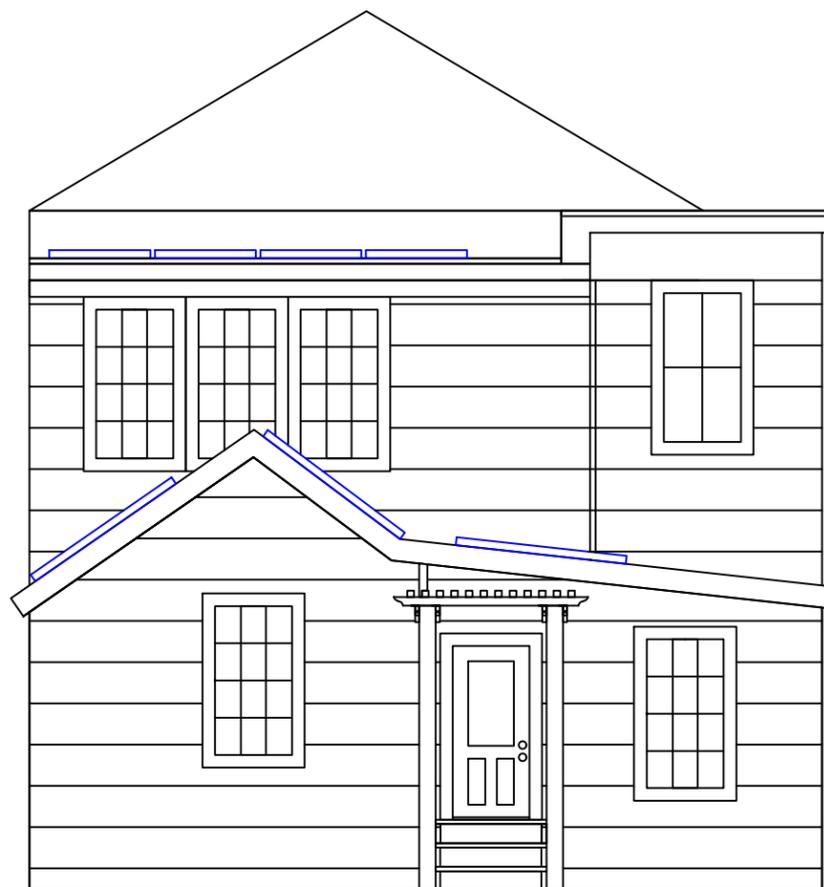
ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX, 77550

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





NORTH SIDE



SOUTH SIDE

PROJECT INFORMATION

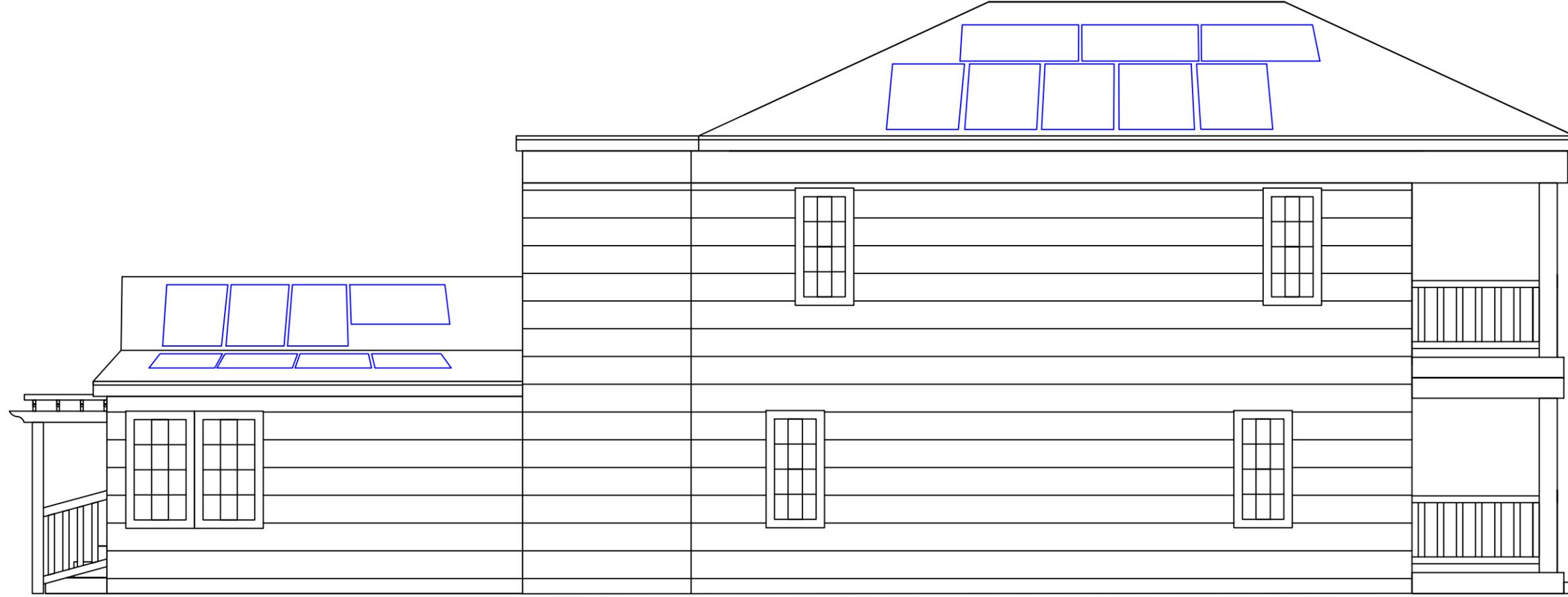
AHJ: CITY OF GALVESTON
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ELEVATION REPORT

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TX, 77550

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

PROJECT INFORMATION

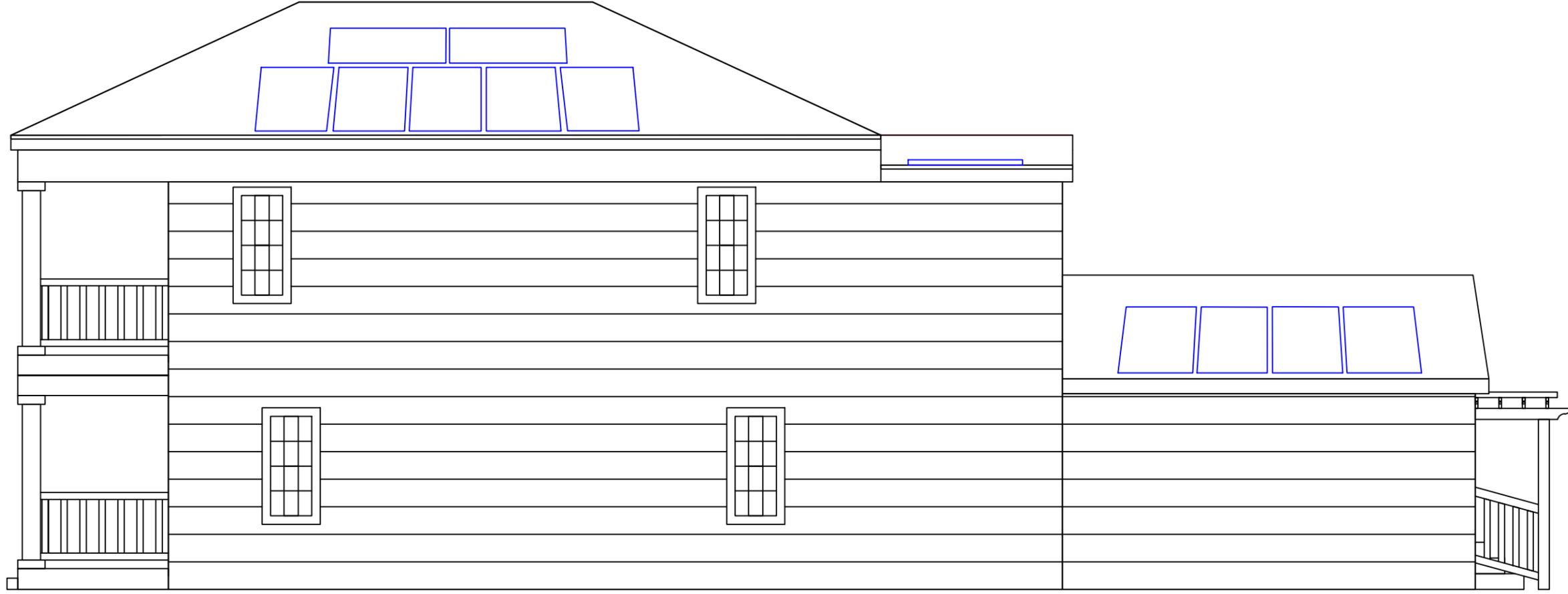
AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

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TX, 77550

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WEST SIDE

PROJECT INFORMATION
AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH
ELEVATION REPORT

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1619 MECHANIC ST
GALVESTON
TX, 77550

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



COMP SHINGLE

EQUIPMENT:

35 TRINA SOLAR : TSM320W
 35 ENPHASE IQ7-60-2-US
 MODULE FIRE PERFORMANCE: TYPE 1
 FIRE RESISTANCE RATING: CLASS C

RACKING:

MANUFACTURER: IRONRIDGE
 CLASS A WITH TYPE 1 AND 2 MODULES

MOUNTING:

MANUFACTURER: IRONRIDGE
 CLASS A WITH TYPE 1 AND 2 MODULES

NOTE:
 RACKING AND MODULES ARE COMPLIANT WITH UL 1703 FIRE
 INSTALLATION OF ALL EQUIPMENT SHALL BE ACCORDING TO
 MANUFACTURERS RECOMMENDATIONS.

THE WORKING CLEARANCES AROUND
 THE EXISTING ELECTRICAL EQUIPMENT
 AS WELL AS THE NEW ELECTRICAL
 EQUIPMENT WILL BE MAINTAINED IN
 ACCORDANCE WITH NEC 110.26.

GAS METER LOCATED IN
 PROXIMITY OF THE PV
 INSTALLATION, LOAD CENTER,
 AND/OR DISCONNECTS.
 DISCONNECTS SHALL BE
 LOCATED IN COMPLIANCE WITH
 CPS AND THE AHJ (AUTHORITY
 HAVING JURISDICTION). PV
 INSTALLATION SHALL COMPLY
 WITH ALL APPLICABLE CODES.

INTERNATIONAL FIRE CODE SECTION
 605.11.1.2 FOR RESIDENTIAL R-3
 OCCUPANCIES AT LEAST THREE (3) FEET
 OF CLEARANCE ALONG THE EDGE (RAKE)
 OF THE ROOF TO A PANEL AND AT LEAST
 THREE (3) FEET FROM THE RIDGE OF THE
 ROOF TO A PANEL. PANELS SHALL BE AT
 LEAST ONE AND ONE-HALF (1-1/2) FEET
 FROM A VALLEY OR HIP. NO CLEARANCE IS
 REQUIRED AT THE EAVE.

INTERNATIONAL FIRE CODE SECTION
 605.11.1.2.4 ROOFS WITH HIPS AND
 VALLEYS - WHERE PANELS ARE TO BE
 LOCATED ON ONLY ONE SIDE OF A HIP OR
 VALLEY THAT IS OF EQUAL LENGTH, THE
 PANELS SHALL BE PERMITTED TO BE
 PLACED DIRECTLY ADJACENT TO THE HIP
 OR VALLEY.

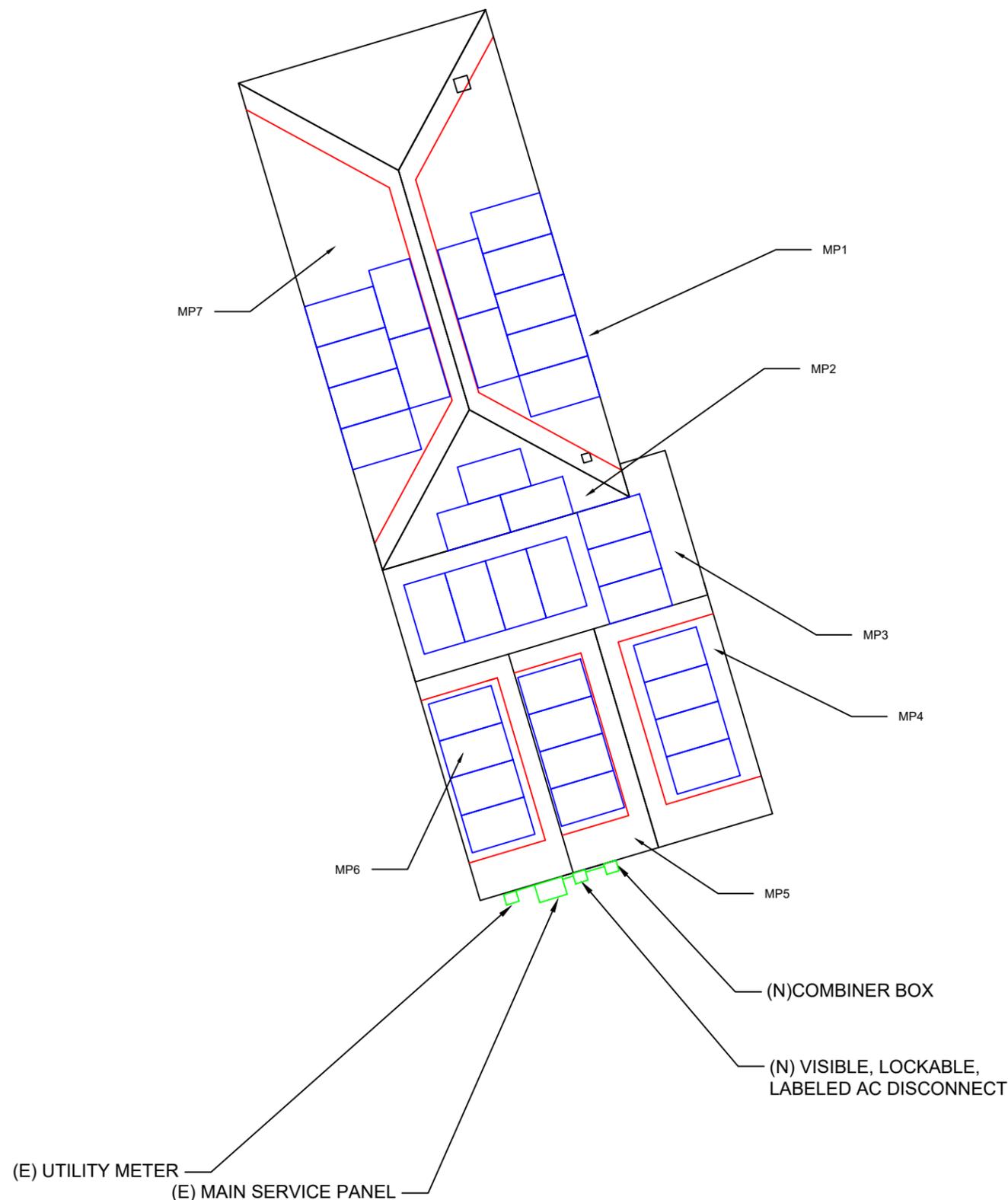
COORDINATE

29.308008 N, 94.786713 W

AZIMUTH AND SLOPE

MOUNTING PLANE	MP1	MP2	MP3	MP4	MP5	MP6	MP7
AZIMUTH	73	163	163	73	253	253	253
TILT (degrees)	35	35	35	35	35	35	35
MODULE COUNT	7	3	7	4	4	4	6

AC DISCONNECT LOCATED ON
 ACCESSIBLE EXTERIOR WALL
 WITHIN 10 FEET OF UTILITY METER



PROJECT INFORMATION

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

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 GALVESTON
 TX, 77550

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



Scale: 3/32" = 1'



20LC-039

STAFF REPORT

ADDRESS:

1619 Mechanic/Avenue C

LEGAL DESCRIPTION:

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

APPLICANT/REPRESENTATIVE:

Ahmed Obeid

PROPERTY OWNER:

Erik and Sarah Larson

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

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

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

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

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

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

Historical and/or Architectural Significance

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

Background

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

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

Executive Summary

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

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Using Energy-Generating Technologies

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

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

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

Appropriate

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

Install new technology in a reversible manner.

Appropriate

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

Solar Collectors

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

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

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

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

Locating Solar Panels on a Historic Structure

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

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

Preferred Location

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

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

Acceptable Location

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

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

Conformance with the Design Standards

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

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

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific to Case 20LC-039:

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

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;

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

Respectfully submitted,



Karen White
Planning Technician

5/11/2020

Date



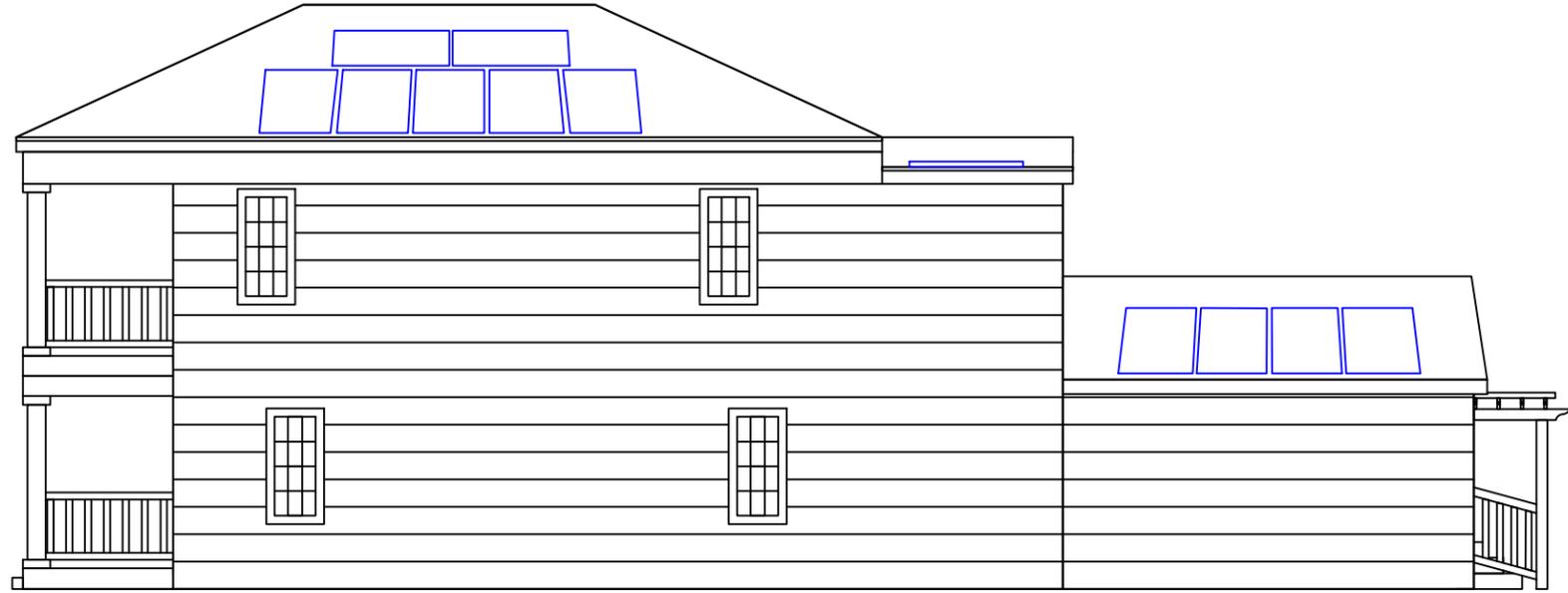
Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

5/11/2020

Date



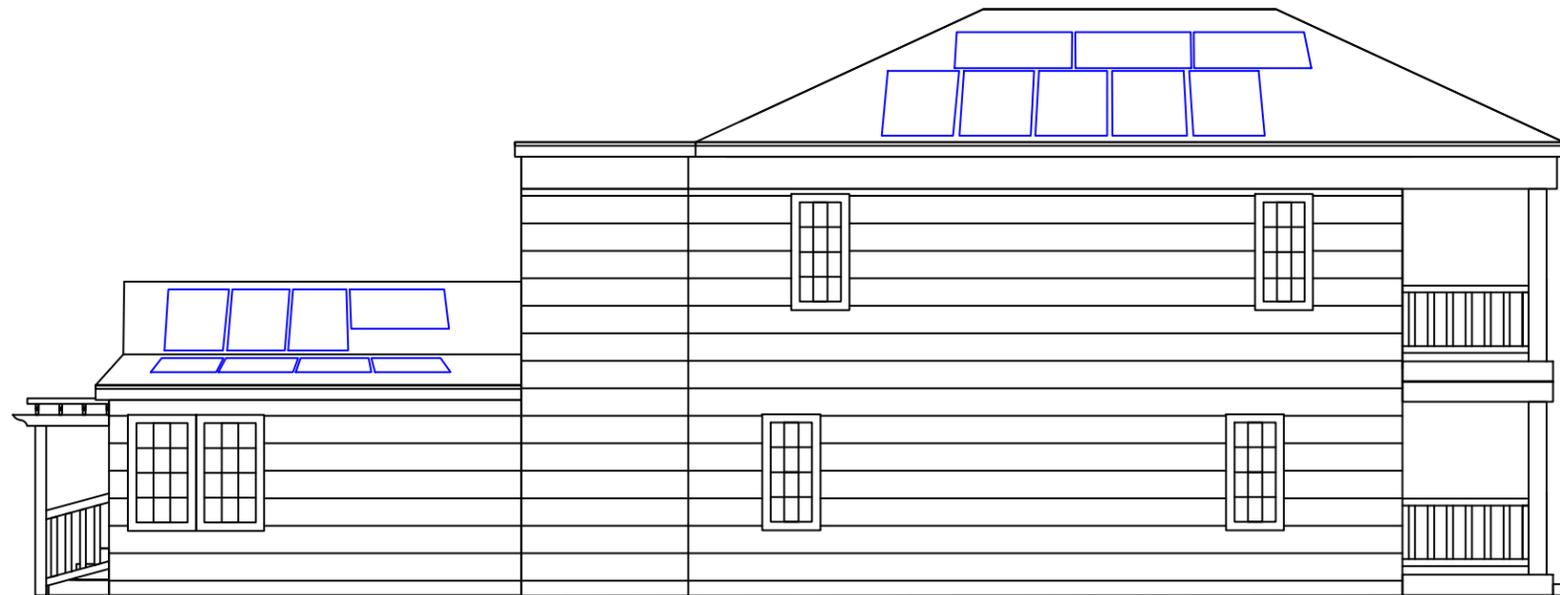
NORTH SIDE



WEST SIDE



SOUTH SIDE



EAST SIDE

PROJECT INFORMATION

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

ELEVATION REPORT

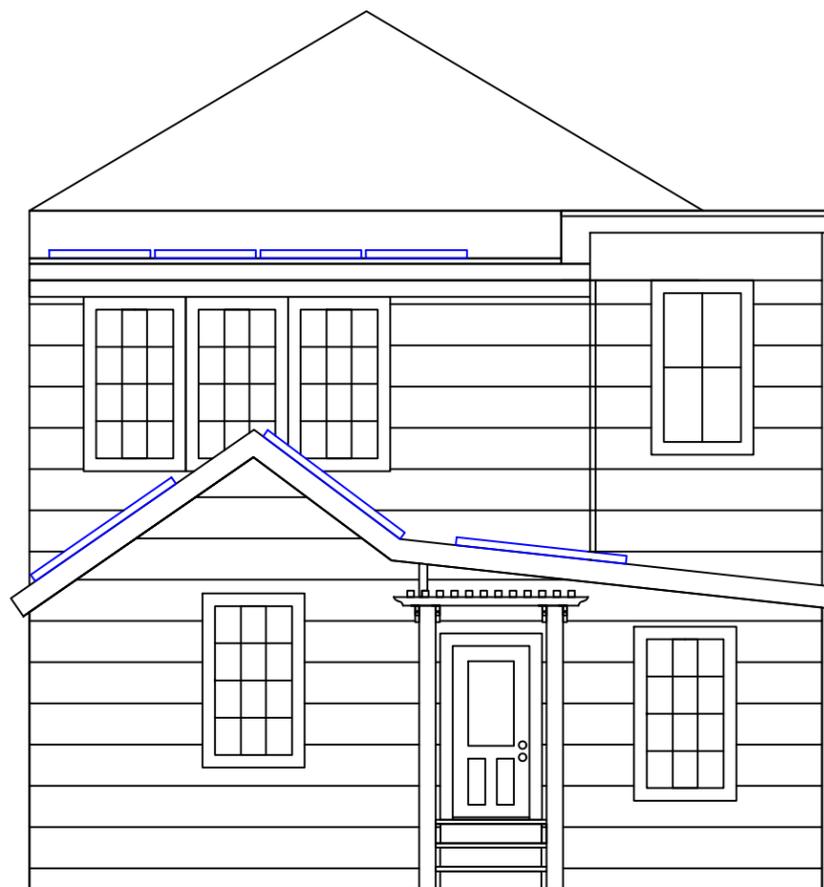
ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX, 77550

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





NORTH SIDE



SOUTH SIDE

PROJECT INFORMATION

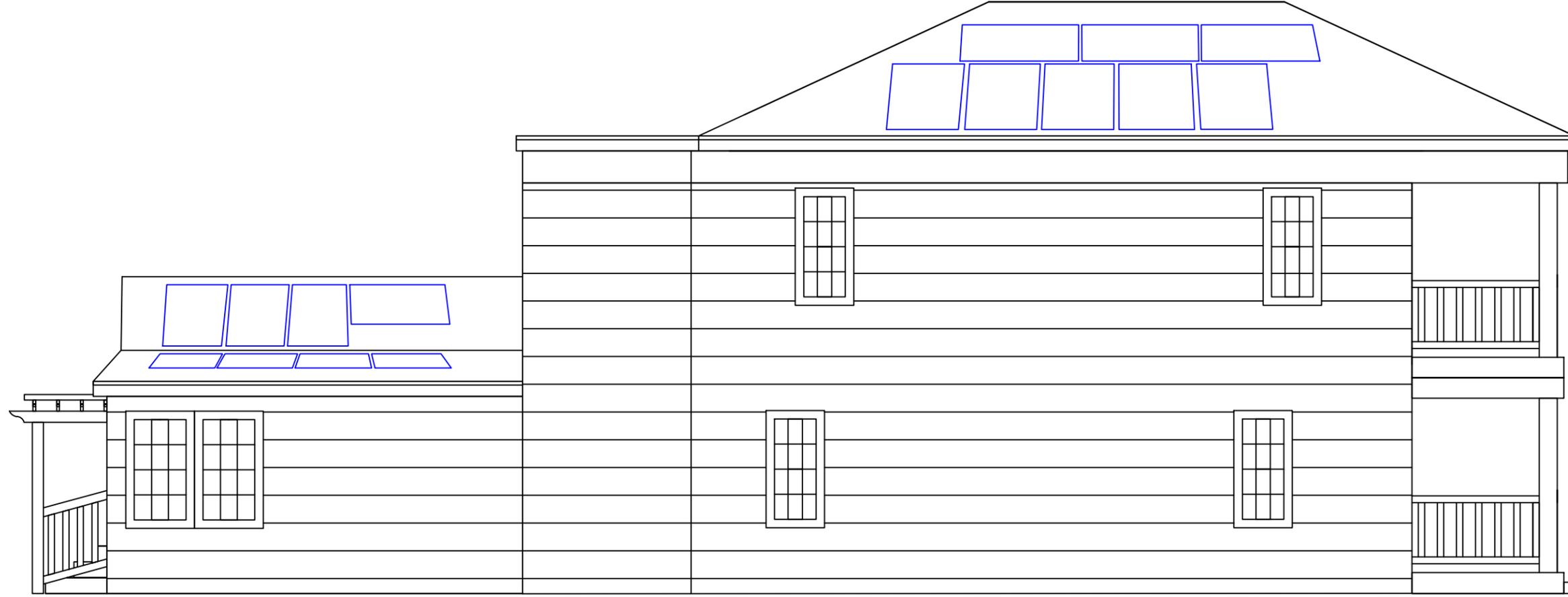
AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX, 77550

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





EAST SIDE

PROJECT INFORMATION

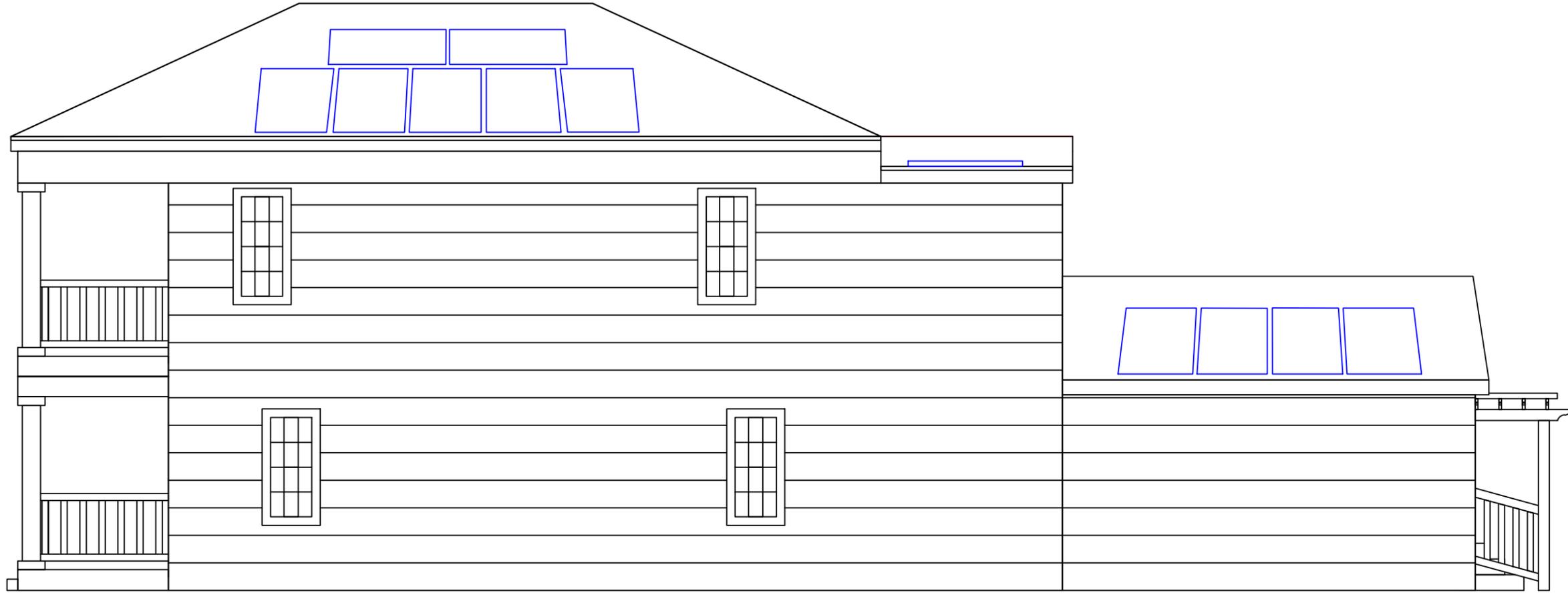
AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH

ELEVATION REPORT

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX, 77550

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





WEST SIDE

PROJECT INFORMATION
AHJ: CITY OF GALVESTON
PROJECT#: PCE040
FINANCE TYPE: CASH
ELEVATION REPORT

ERIK & SARAH LARSON
1619 MECHANIC ST
GALVESTON
TX, 77550

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



Locating Solar Panels on a Historic Structure

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

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

Existing Structure

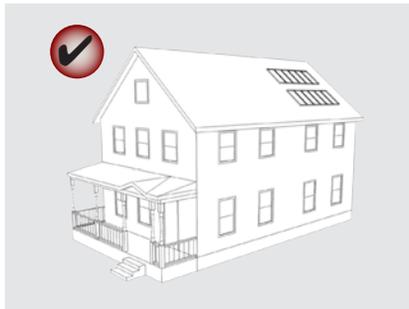
The two-story structure illustrated at right has a significant south-facing sloped roof area.



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

Preferred Location

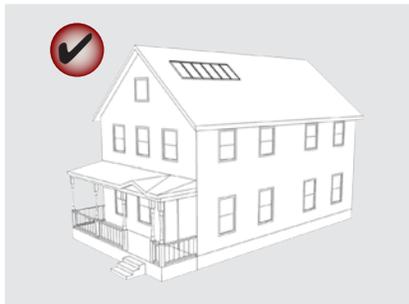
If the existing structure has a high level of historic significance, the surrounding context has many intact historic structures or the roof is highly visible, panels should be set back from the front façade and flush-mounted to the roof.



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

Acceptable Location

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



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

Exhibit C



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

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

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

X *K Ali*

Crew Lead Name:

Date: / /

Solar Panels

Front



Name Plate



Enphase Microinverter



Enphase Combiner Box



Disconnect



Junction Box



Enphase Trunk cable



Enphase
Terminator
Caps



Fuses



Polaris Lugs



Soladeck Connector



Soladeck



QuickMount L - Feet



QuickMount T.Bolt



QuickMount Internal Splice



WEEB Ground Lug



QuickMount Rail



Dual Source
PV label

PV Labels to be used

Warning : Photovoltaic Source



Solar PV Breaker

AC Junction Box Label



AC Disconnect
label

Inverter PV Label



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

HHM-11036

1619 MECHANIC, GALVESTON, TX 77550

Parcel ID 690847

Year Built ca. 1870

District East End Historic District

Priority Rating Medium

Building Faces N

DESCRIPTION

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

ROOF

Roof Shape Hipped
 Roof Materials Asbestos shingles
 Roof Features Box eaves

WINDOWS & DOORS

Windows & Doors Notes Windows shuttered, Door not visible

CHIMNEYS

PORCH

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

INTEGRITY

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



TX_GalvestonCounty_1619_Mechanic_1.jpg





TEXAS
MCN-3001





20LC-048

STAFF REPORT

ADDRESS:

1419 Broadway/Avenue J

LEGAL DESCRIPTION:

Property is legally described as Lot 3, Block 134, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Blanche Rosas

PROPERTY OWNER:

Same

ZONING DISTRICT:

Residential, Single-Family - Historic

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for the installation of a fence.

STAFF RECOMMENDATION:

Denial with Conditions

EXHIBITS:

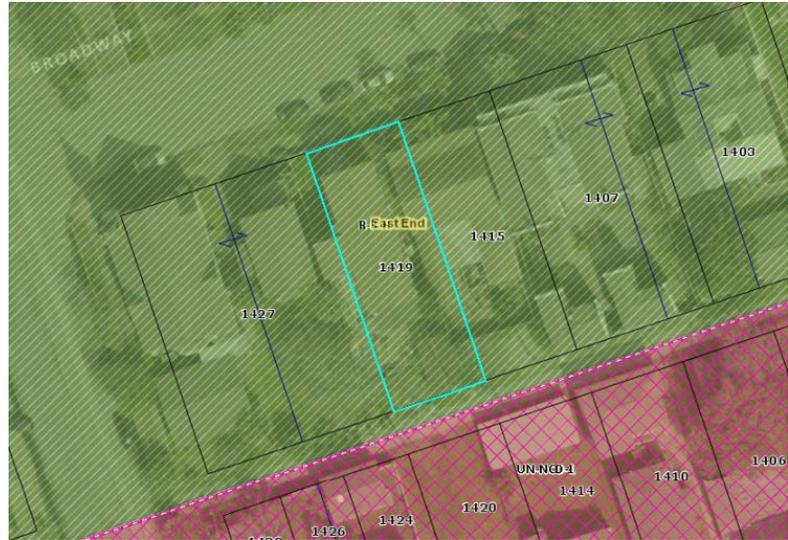
- A – Applicant’s Submittal
- B – Galveston Historic Sites Inventory

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1905
Style	National Folk, Craftsman
Condition	Good
Evaluation	Medium = Contributing
Note	Door replaced, roof material replaced, window replaced

Background

The applicant submitted an application for a front-yard fence of an alternative design on May 13, 2020. Since the fence had been installed without a permit, the property was red-tagged.

Executive Summary

The applicant is requesting a Certificate of Appropriateness in order to retain a new, horizontal slat wood fence (Attachment A). Fences can be administratively approved if the design conforms to the *Design Standards for Historic Properties*.

Design Standards for Historic Properties

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

Fences and Walls

Fences and low walls have defined Galveston front yards since the 19th century. Wood picket and cast-iron fences were the most common historic fence materials. Some more elaborate fences have an unusual combination of cast and wrought-iron materials. Low walls that followed the sidewalk line were masonry and frequently stuccoed brick. Front yards were not enclosed with high walls; these were confined to rear yard areas.

Fences may be placed on the property line, but may not extend into the City right-of-way, without a License to Use Agreement with the City.

3.5 Maintain historically significant fences and masonry site walls.

- Maintain historically significant wooden picket or cast iron fences.
- Maintain historically significant stuccoed brick or concrete masonry site walls.

3.6 Design a new fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

Appropriate

- Install a painted wood picket fence (this is the preferred option in most historic residential areas, and is often the easiest to install).
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house and does not exceed 48” in height.
- Install a cast-iron or other metal fence not exceeding 48” in height if located in the front yard.
- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components. See “Using Alternative Materials on a Historic Structure” on page 31 and the table on page 17 for more information (may be appropriate if consistent with the approach described in “Interpreting the Design Standards” on page 16).

Appropriate for a Non-Corner Side or Rear Yard Fence

- Install a fence that uses alternative materials with proven durability, matte finish and an accurate scale and proportion of components.
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house (may exceed 48” in height if compatible).

Inappropriate

- Do not install chain link fencing.
- Do not mix wooden and metal fence styles.
- Do not use heavy brick fence posts unless there is historic documentation
- of their use.

Conformance with the Design Standards

The *Design Standards* encourage the installation of painted wood picket fences or simple wood-and-wire fences. Staff finds that the horizontal slats and railing is not compatible with the architectural style of the house or existing fences in the neighborhood and would prefer that a simple wood picket fence is installed at this location.

Staff Recommendation

Due to nonconformance with the *Design Standards for Historic Properties*, staff recommends denial with the following conditions:

Specific Conditions:

1. The front-yard fence shall be 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 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.

However, should the Landmark Commission find that the request conforms to the *Design Standards for Historic Properties*, 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;
 - a. The fence shall be painted; and
 - b. The fence shall not exceed four (4) feet in height.

Standard Conditions:

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

Respectfully submitted,



Karen White
Planning Technician

6-10-2020

Date



Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer

6-10-2020

Date

Exhibit A











1419 BROADWAY, GALVESTON, TX 77550

HHM-12424

Parcel ID 689495

Year Built ca. 1905

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating Medium

Medium = Contributing

Building Faces N

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
Linear

Stylistic Influences National Folk, Craftsman

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Fence Type Privacy fence

Landscape Features Concrete curb

Outbuildings Alley residence

Outbuilding Condition Good

ROOF

Roof Shape Front-gabled

Roof Materials Asphalt composition shingles

Roof Features Exposed rafters, Wide eaves

Gable End Treatment Same as wall treatment

Gable End Openings Enclosed opening

Gable End Features Decorative brackets

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Vinyl

Window Light Configuration 9/6, 6/4

Window Features Metal storm blinds

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light, Screens

CHIMNEYS

PORCH

Porch Type Full width, Two story

Porch Location Front

Porch Roof Inset

No. of Porch Bays 2

Porch Support Type Box columns

Porch Features Squared wood balusters

INTEGRITY

Condition Good

Additions Side addition

Alterations Door replaced, Roof material replaced, Window replaced



TX_GalvestonCounty_1419_Broadway_1.jpg



20LC-050

MEMORANDUM

TO: Fred Huddleston, Landmark Commission Chair and Landmark Commission

FROM: Daniel Lunsford, Planner
Development Services Department

DATE: June 10, 2020

RE: **20LC-050 (1823 Winnie / Avenue G)** Request for a Certificate of Appropriateness for modifications to the structure including new front porch columns and railings. Property is legally described as M.B. Menard Survey, West 1/2 of Lot 2 (2-2), Block 318, in the City and County of Galveston, Texas.
Applicants and Property Owners: Robert Bland, Sr. and Anna Ryazankina

Staff is requesting the above referenced case be continued until the July 6, 2020, regular Landmark Commission meeting in order for the applicant to provide additional material.

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



20LC-051

STAFF REPORT

ADDRESS:

1422 Rosenberg / 25th Street

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 18, Southwest Block 17, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:

Stephen P. Penlington

PROPERTY OWNERS:

Jim and Kelly Stevenson

ZONING:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for modifications to the site including demolishing an accessory structure and construction of a garage apartment.

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

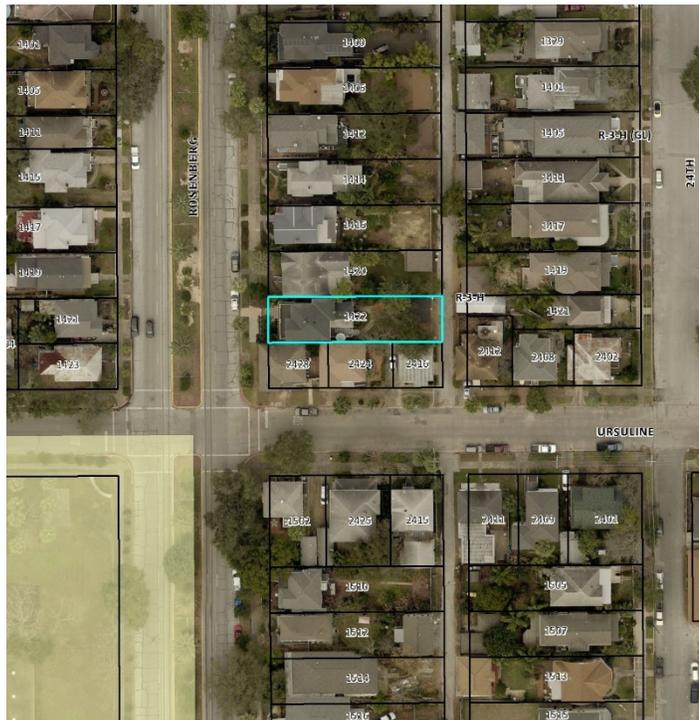
- A – Architectural Details and Specs
- B – Existing Garage
- C – 18LC-022 Plans for Reference
- D – Historic Inventory Sheet

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
10				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1890
Style	Queen Anne
Condition	Excellent
Evaluation	Medium; Contributing

Background

In 2018, Landmark Commission approved a Certificate of Appropriateness request for a new garage apartment under case 18LC-022. The previously approved plans are included for reference in Attachment C. However, the applicant wishes to make some design changes, which requires additional review by Landmark Commission.

Executive Summary

The applicant is requesting a Certificate of Appropriateness in order to construct a 638 square foot garage apartment. The first floor will be a garage and storage and the second floor will be a living/dining/kitchen space, two bedrooms, and a bathroom. A covered deck with walk-out balcony above is also included, facing into the yard toward the main house. The floor plans and elevations of the proposed structure are included in Attachment A of the staff report.

Materials for the proposed construction are as follows:

Doors – Steel with single undivided light, steel patio doors with single undivided lights

Windows – vinyl casement windows (single, undivided lights)

Siding, Trim, etc – Hardie board siding, wood-grained pattern

Roofing – Composition to match main house

The existing one-story garage structure was built in 1912 according to Galveston Central Appraisal District records, and the structure does appear on 1947 Sanborn insurance maps. However, the Galveston Historic Sites Inventory entry for the property, included as Attachment C, does not note this structure as being historically contributing. In addition, photos included in Attachment A appear to depict much newer construction, indicating that the original garage was likely demolished in the past.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Historic Doors

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

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

Appropriate

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

Inappropriate

- Do not use solid core or flush doors.

2.28 If necessary, install simple screen doors.

Appropriate

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

Inappropriate

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

Storm-Safety Features on Historic Buildings

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

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

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Historic Wood

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

2.6 Protect wood features from deterioration.

Appropriate

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

Building Forms

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

3.28 Use simple, rectangular building forms.

Appropriate

- Use building forms that appear similar to traditional forms.

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Architectural Character

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

Appropriate

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

Inappropriate

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

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

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

Inappropriate

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

Building Materials

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Standards for New Secondary Buildings on Residential Properties

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

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

Appropriate

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

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

- Traditionally, these are located along an alley edge.

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

Inappropriate

- Metal buildings are not permitted.

Parking and Driveways

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

3.7 Minimize the visual impact of parking.

Appropriate

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen parking areas.
- Keep paved areas and curbs cuts for driveways to a minimum width.
- Maintain historic strip driveways. These driveways, from the 1920s and 1930s, allow for better drainage and permit grass to grow between the concrete strips.

Inappropriate

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

Historic Residential Windows

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

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

Appropriate

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

Inappropriate

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

Historic Residential Garage Doors

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

Appropriate

- Keep details simple on a replacement wooden door.
- Paint a wooden garage door to help maintain its condition.
- Consider replacing a garage door on the primary façade with a metal door that has an appropriate look and finish if a wood door can’t be found to meet storm-safety requirements.

Inappropriate

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

Enclosing an Elevated Foundation

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

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

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

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

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

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

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

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

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

Conformance with the Design Standards

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

According to the applicant, the proposed accessory structure will be subordinate to the primary structure and located near the rear (east) property line, facing the alley and having access to the alley. Staff finds the size and location appropriate. According to the Historic Sites Inventory entry, the existing garage is not of historic importance and may be demolished.

The siding is proposed to be fiberglass-reinforced cement Hardie board horizontal lap siding above board-and-batten siding. The siding shall be similar in exposure, texture, and finish to traditional wood siding. The applicant requests wood-grained cement board; however, only smooth cement board is typically allowed in historic districts.

According to the designer of record, the windows will consist of vinyl casement, clerestory, and single-hung windows having single panes of glass with no muntins. The doors include a steel exterior door with one light as shown in Attachment A, steel sliding patio doors having a single pane of glass each, and a steel overhead garage door. While staff would prefer wooden windows, staff does find that vinyl windows are appropriate for an accessory structure in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. Similarly, the exterior doors and ground-level garage doors proposed are steel. Again, wood is preferred for these doors when possible.

Finally, the proposed roofing material will be composition shingles of a color and style to match the main house. Staff finds this in conformance with the Design Standards.

Staff Recommendation Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-051:

- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report, with the following modifications:
 - a. Siding shall be smooth fiberglass reinforced (Hardie Artisan series) board,
 - b. Board and batten siding shall be used to enclose the garage level on all four sides of the proposed garage;
 - c. Door and window lights shall not include simulated divided lights - actual divided lights only as 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;
- 4) Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City’s Historic Preservation Officer prior to construction;
- 5) The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
- 6) In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark

Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Daniel Lunsford
Planner

June 10, 2020

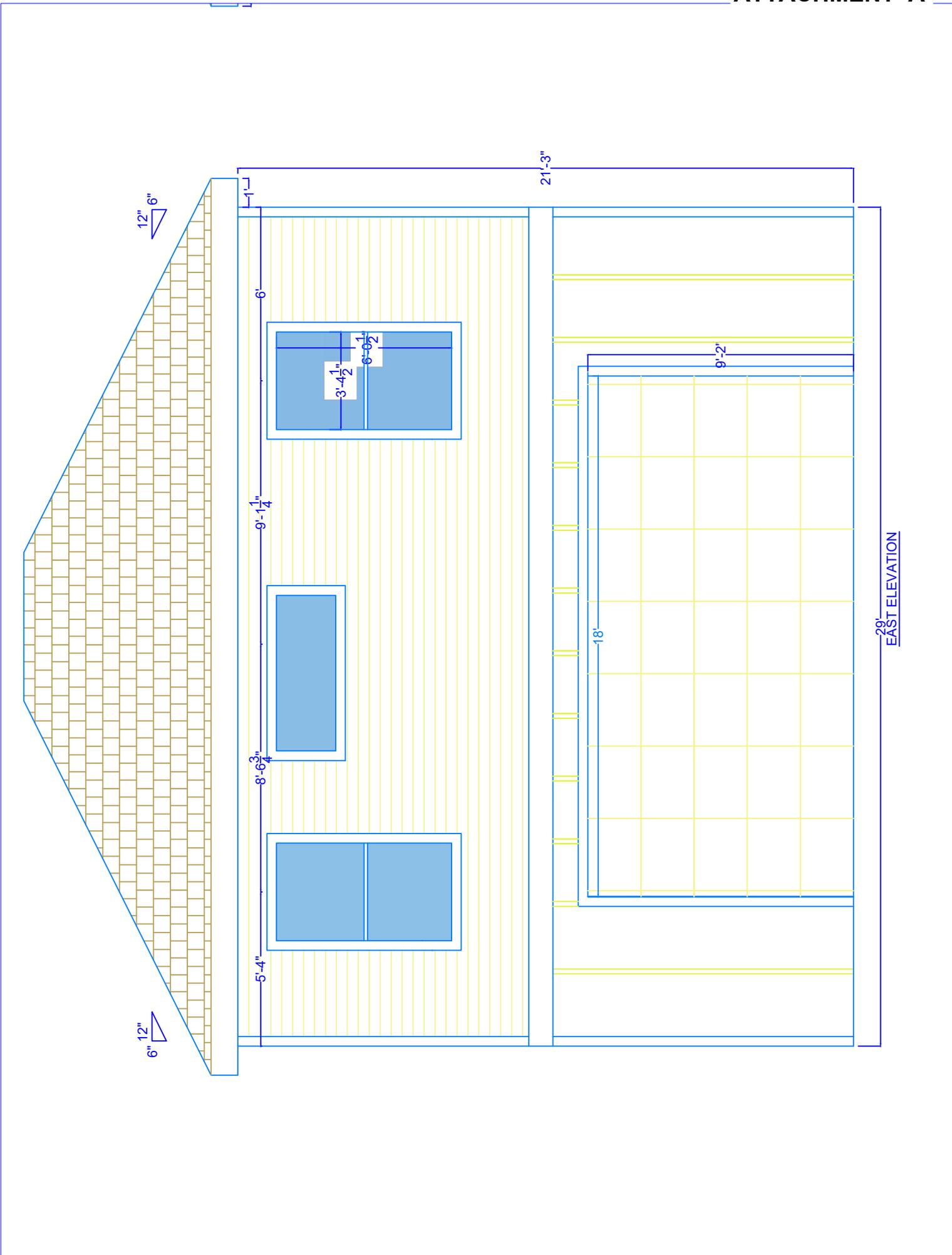
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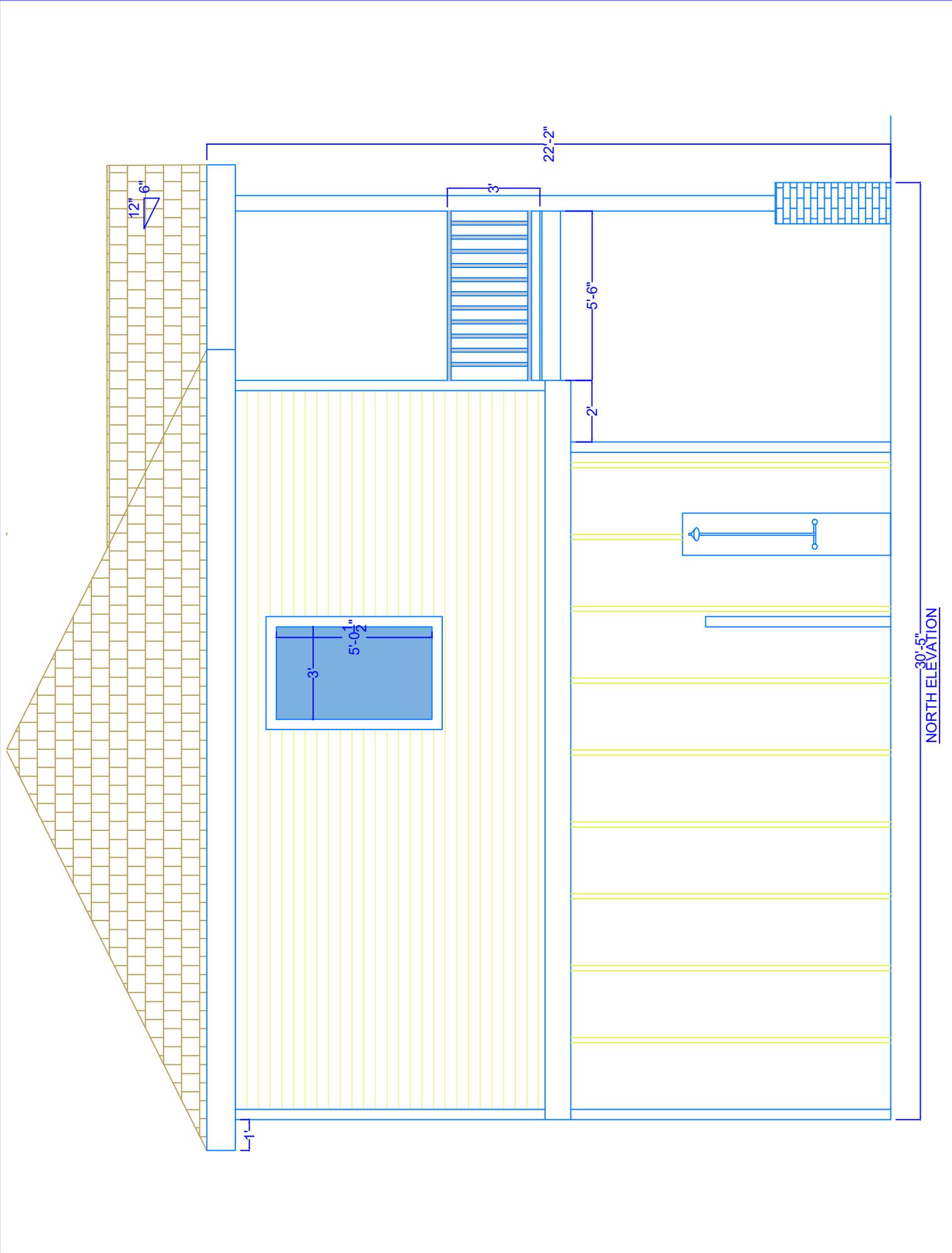


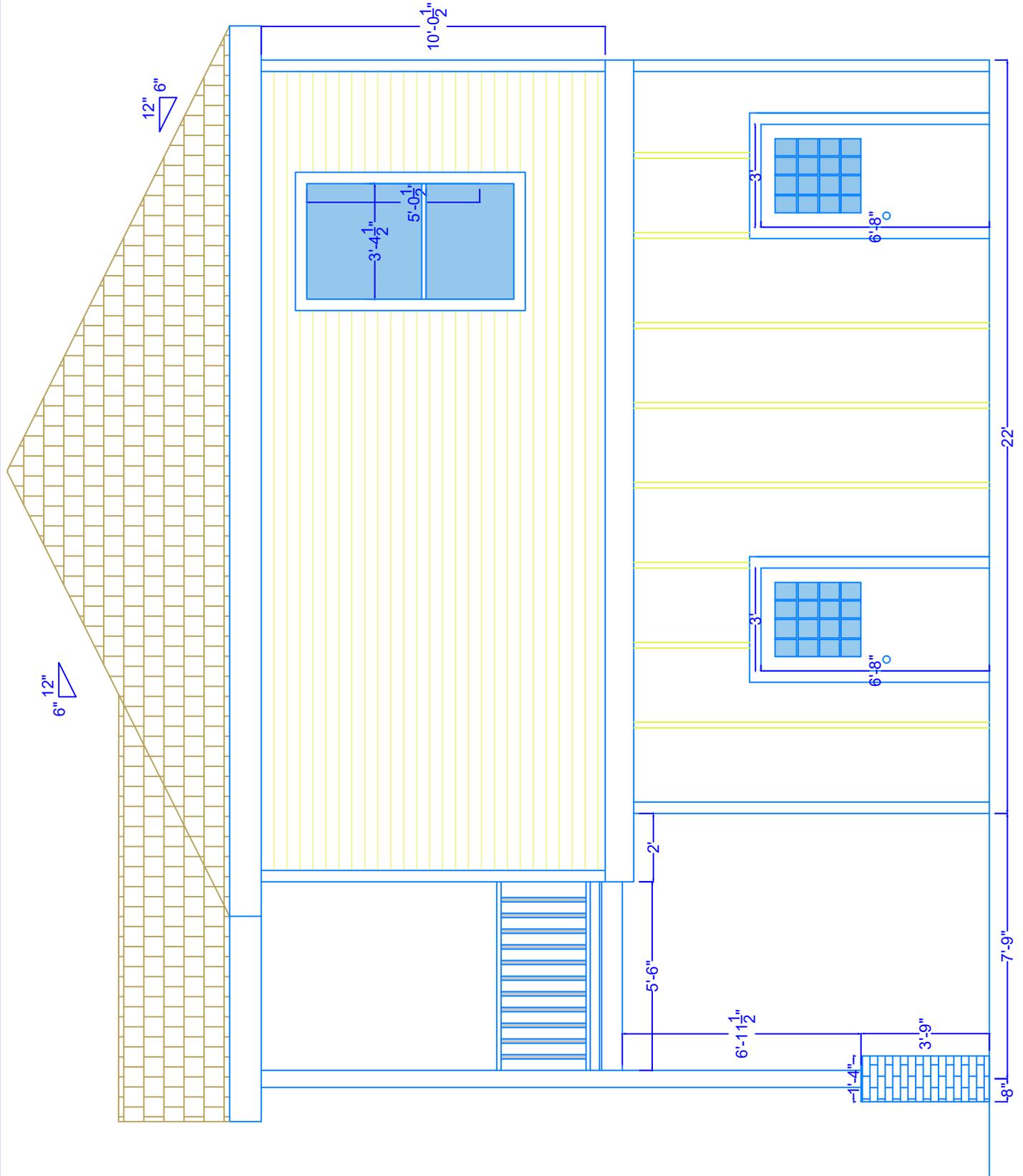
Catherine Gorman, AICP
Assistant Planning Director/HPO

June 10, 2020

Date

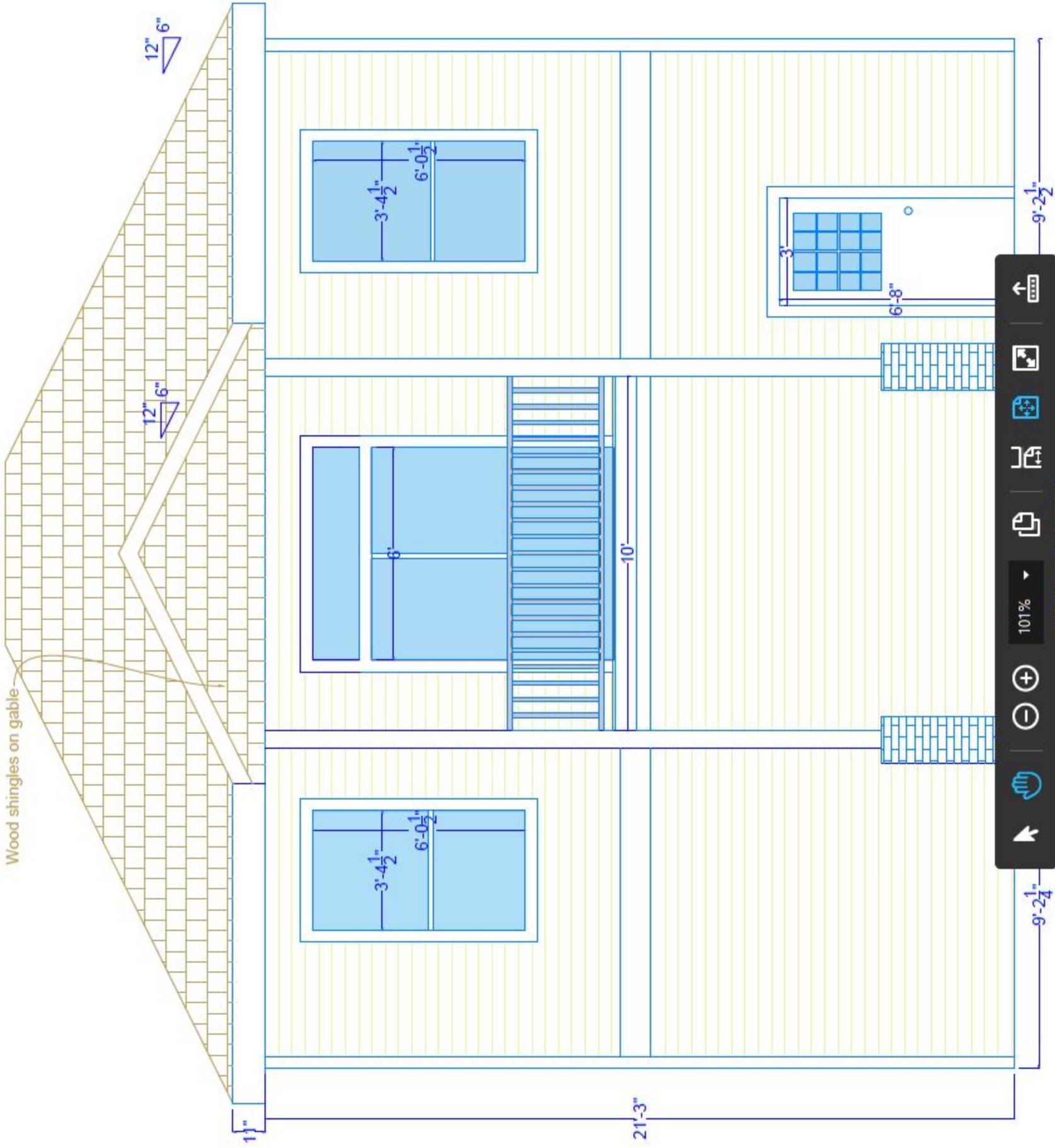






SOUTH ELEVATION

Wood shingles on gable

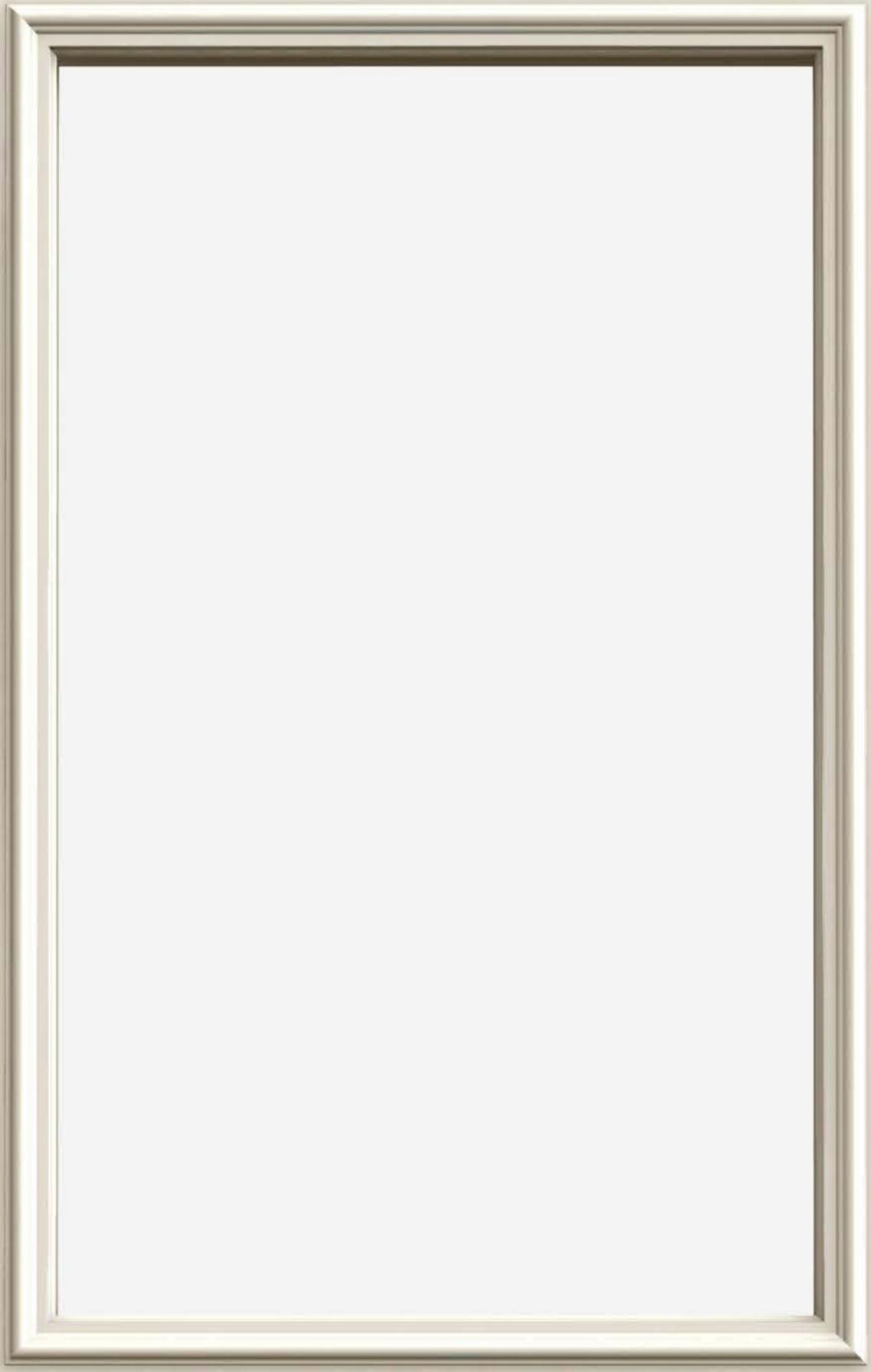


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WEST ELEVATION

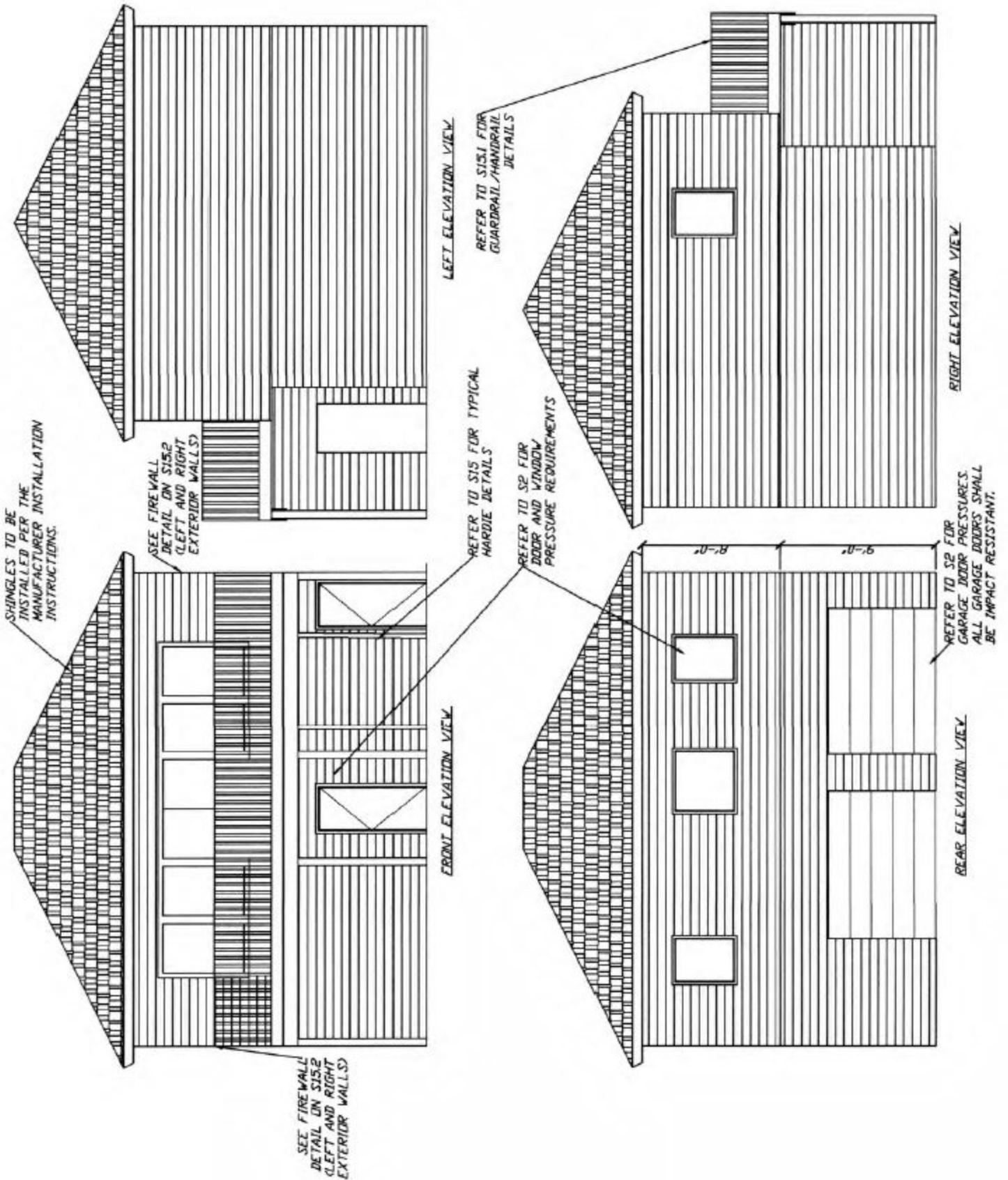






ATTACHMENT B
Existing Garage





1422 ROSENBERG, GALVESTON, TX 77550

HHM-9953

Parcel ID 688057

Year Built ca. 1890

District Silk Stocking Historic District

Priority Rating Medium

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

Building Faces W

DESCRIPTION

Type Residential
Single-Family House

Stylistic Influences Queen Anne, Shingle,
Neoclassical

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Brick, Pier-and-beam

Fence Type Picket fence

Landscape Features Brick curbing

ROOF

Roof Shape Gable, Hipped

Roof Materials Asphalt composition shingles

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Window Features Decorative diamond mullions

Door Materials Wood

Door Types Single door primary entrance

Door Features Integrated light, Transom light

CHIMNEYS

No. of Chimneys 1

Chimney Material Brick

Chimney Placement Internal, Central

Chimney Features Corbelling

PORCH

Porch Type Double gallery

Porch Location Front

Porch Roof Inset, No roof on second floor

No. of Porch Bays 2

Porch Support Type Classical columns

INTEGRITY

Condition Excellent

Additions Side addition

Alterations Roof material replaced



TX_GalvestonCounty_1422_Rosenberg_1.jpg



20LC-049

STAFF REPORT

ADDRESS:

1307 Church/Avenue F

LEGAL DESCRIPTION:

Property is legally described as the M.B. Menard Survey, West ½ of Lot 6 (6-2), Block 373, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Gerald P. Berbling Jr. & Kristin A. Berbling

PROPERTY OWNER:

Same

HISTORIC DISTRICT:

East End

REQUEST:

Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption Program

STAFF RECOMMENDATION:

Approval

EXHIBITS:

- A – Itemized List of Costs
- B – Photos of Completed Work

STAFF:

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



Analysis

In January 2020, the applicant submitted for tax eligibility for work done at 1307 Church. Since the applicant exceeded the minimum threshold for participation, they are requesting verification that the requirements of the program have been met. The threshold to participate is \$84,610. The applicant has submitted documentation that supports a total expenditure of \$203,924.80.

The City Council has the final authority on the Substantial Rehabilitation for Historic Properties Tax Exemption Program. The tax exemption will freeze the City portion of the property tax for a period of 10 years at the pre-improvement value of \$169,220.

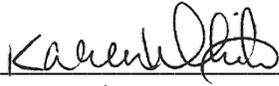
Other Reviews

City Council will review the request at the July 23, 2020 meeting.

Staff Recommendation

Staff recommends to the City Council that the applicant has successfully completed the requirements of the Substantial Rehabilitation for Historic Properties Tax Exemption Program, and that the City Council grant the tax exemption.

Respectfully Submitted,



Karen White
Planning Technician

6-11-2020

Date



Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer

6/12/2020

Date

Exhibit A

January 27, 2020

Itemized List of Costs

Renovate 1307 Church Street, Galveston TX

Application for Certification of Substantial Rehabilitation for Historic Properties Tax Exemption

Work Tasks	Cost
Painting	\$30,000
Framing & Walls	\$29,950
Tile	\$23,914
Demolition	\$20,800
Cabinetry & Trim	\$20,000
Windows	\$15,000
Plumbing	\$13,000
Flooring	\$11,450
HVAC	\$10,591
Roof	\$8,100
Granite	\$8,000
Electrical	\$7,600
Drywall	\$4,000
Insulation	\$3,000
Miscellaneous	\$1,000
Appliance Installation	\$400
Doors (Buyer Purchased)	(\$2,880)
Total	\$203,925







