

**AGENDA**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**  
**4:00 p.m. Monday, July 6, 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: June 15, 2020

Documents:

[2020-06-15 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. New Business And Associated Public Hearings

- A. 20LC-052 (1925 Avenue L) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Removal Of A Chimney. Property Is Legally Described As M.B. Menard Survey, Lots 1 And 2, Block 19, In The City And County Of Galveston, Texas. Applicant And Property Owner: Lannom Smith

Documents:

[20LC-052 PKT.PDF](#)

- B. 20LC-053 (1719 Winnie / Avenue G) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Replacement Of Rear Windows. Property Is Legally Described As M.B. Menard Survey, East 18 Feet Of Lot 2 And West 11 Feet Of

Lot 3 (3-1), Block 317, In The City And County Of Galveston, Texas. Applicant And Property Owner: Marsha Lutz

Documents:

[20LC-053 PKT.PDF](#)

8. Discussion And Action Items

9. 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 30, 2020 at 5:00 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 15, 2020

### CALL MEETING TO ORDER

The meeting was called to order at 4:01 p.m.

### ATTENDANCE

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

Members Absent: Heatley (Alternate), 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 June 1, 2020 minutes were approved as presented.

### MEETING FORMAT

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

### PUBLIC COMMENT

None

### OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

#### CERTIFICATE OF APPROPRIATENESS

**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 the staff report and noted that of eight (8) notices of public hearing sent, zero (0) had been returned.

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.

Chairperson Fred Huddleston made a motion to approve case 20LC-042 with staff's recommendations and the following changes:

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 **simple, open corbels similar to those** ~~the simple wave shaped corbels~~ previously visible **in the early 2000s** 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;

Doug McLean seconded, and the following votes were cast:

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

**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. Applicants Khalid Ali and Ahmed Obeid 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 approve case 20LC-039 with staff's recommendations. Chairperson Fred Huddleston seconded, and the following votes were cast:

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

**The motion passed.**

**NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

**CERTIFICATE OF APPROPRIATENESS**

**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

Staff presented the staff report and noted that of eight (8) notices of public hearing sent, zero (0) had been returned.

Chairperson Fred Huddleston opened the public hearing on case 20LC-048. Applicant and property owner Blanche Rosas 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 deny case 20LC-048 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

**The motion passed.**

**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 presented a memorandum requesting that case 20LC-050 be continued in order to allow the applicant to provide additional materials requested by staff.

Chairperson Fred Huddleston opened the public hearing on case 20LC-050. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to continue case 20LC-050 per staff's request. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

**The motion passed.**

**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

Staff presented the staff report and noted that of ten (10) notices of public hearing sent, one (1) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-051. Applicant Stephen Penlington 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-051 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

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

**The motion passed.**

#### **TAX VERIFICATION**

**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 ½ 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

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 20LC-049. Applicants and property owners Gerald and Kristin Berbling 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-049 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

**The motion passed.**

**DISCUSSION AND ACTION ITEMS**

- Landmark Commission Awards (Staff)

**THE MEETING ADJOURNED AT 5:18 PM**





# 20LC-052

# STAFF REPORT

**ADDRESS:**

1925 Avenue L

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lots 1 and 2, Block 19, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Lannom Smith

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Lost Bayou

**REQUEST:**

Certificate of Appropriateness in order to modify an existing chimney.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

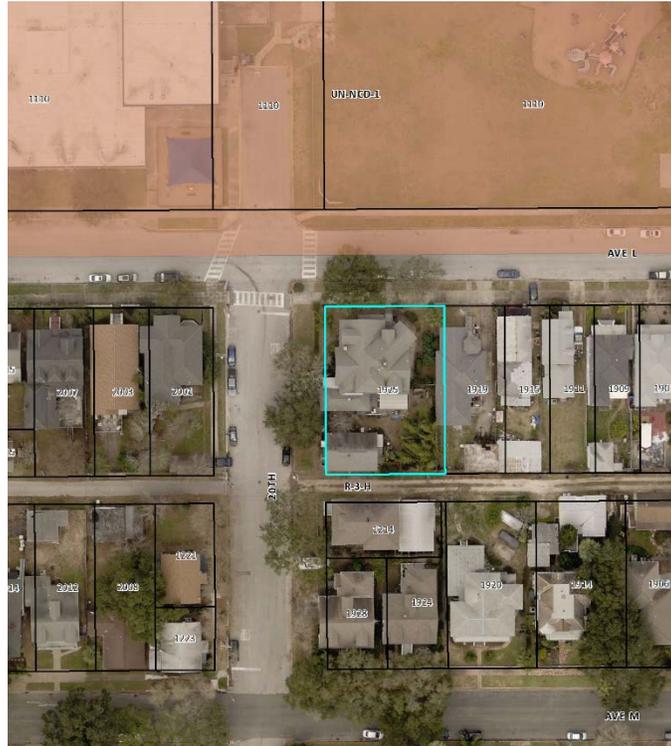
- A – Applicant Submittal
- B – Historic Sites Inventory Sheet

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
6				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential Single Family, Historic (R-3-H)	Residential
North	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	School
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	1886
Style	Queen Anne
Condition	Excellent

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to demolish an existing chimney to just below the roof line. The chimney is associated with an interior fireplace, as shown in Attachment A of the staff report. Also included is an engineering report which includes recommendations of how to address the issues with the existing chimney.

**Design Standards for Historic Properties**

The following Design Standards are applicable to the 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.

**2.7 Preserve original masonry materials.***Appropriate*

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

*Inappropriate*

- Avoid rebuilding a major portion of exterior masonry walls that could be repaired.

**Historic Roofs**

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

**2.31 Repair and maintain original roof materials wherever possible.***Appropriate*

- Avoid removing historic roofing material that is in good condition.
- Patch and replace damaged areas of existing roof.

- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

*Inappropriate*

- Do not remove original roofing that can be repaired.

**Conformance with the Design Standards**

Staff finds that the request generally conforms to the Design Standards. The attached engineering report explains that subsidence of the entire chimney is responsible for the upper portions breaking away, and removing the chimney above the break and patching the roof accordingly is recommended. While the Design Standards encourage the preservation of architectural features such as chimneys, the chimney in question is not in use, it is beyond repair, and poses a danger to the roof of the house should it fail altogether. The hole will be patched with composition shingles to match the existing roof.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

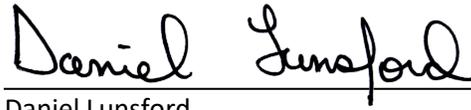
*Specific Conditions:*

1. The modifications shall conform to the design, materials, and scope of work in Attachment A of the staff report;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction if required by the City of Galveston Building 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 30, 2020

Date



Catherine Gorman, AICP  
Assistant Planning Director/HPO

June 30, 2020

Date





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P.D.M Engineering  
Firm Registration # F-13121  
13723. County Road 283 North  
Whitehouse, TX 75791  
903-360-4758

RE: Limited Structural Inspection of the house located at 1925 Ave L in Galveston, Texas. This inspection was requested by Lannom Smith, home owner, in response to roof issues as a result of differential settlement of an abandoned chimney.

Mr. Smith,

The inspection performed on the above date was done at your request and is a limited Level A investigation as defined by ASCE Texas Section's "Guidelines for the Evaluation and Repair of Residential Foundations", The inspection was done without any calculations or design evaluation. I understand the inspection was requested for permission to remove the chimney above the roof line. The house is of typical wood frame construction on pier and beam foundation. This inspection is of the roof connection to the chimney as after visual inspection, I believe the framing of the house is adequate. I understand the house was built in 1886.

Problem:

The owner of the home reports that the brick chimney column structure has migrated towards the ground several times over the past 10 years. He correlates this with heavy rain fall and especially with street flooding that results in standing water underneath his house in extreme instances as recent as a few months ago and with events like hurricane Harvey in 2017. This settling migration has caused separation of the roofing system from the chimney and created water entry points. The owner reports having had roofers repair the roof damage and leaks caused by the movement of the chimney several times during this period. Yet, further migration has caused the leaks to recur.

The supporting column of brick and mortar that supports the chimney portion above the roof line has migrated vertically earthward and separated from above bricks. This has resulted in an increased load on the roof rafters beyond their design. The roof rafters have begun to bow and deform under this added stress. I feel that the current status is unsafe.



P.D.M Engineering  
Firm Registration # F-13121  
13723. County Road 283 North  
Whitehouse, TX 75791  
903-360-4758

Recommendation:

The chimney in question is not functioning as a vent to a fireplace and is not functional. It is walled off within the entire interior of the house. The subject house has one other non-functional chimney and one that is functional and used as a working fireplace. The owner does not intend to alter the functional fireplace, and it appears to be in good condition.

In order to prevent further structural deformation of roofing members and framing and to unload weight to the existing brick column, removal of the subject chimney portioned above the roof line would be appropriate and recommended. The resulting opening (approximately 24"x 30") in the roof can be patched with decking and shingles to match existing for a seamless appearance and function. This would allow the home owner to prevent further roof leaks caused by the dynamic movement of the existing brick column. It would also decrease the load on the supporting brick column of the house interior and reduce potential for further structural problems.

I cannot guaranty any further problems, but removing this portion of chimney will reduce the load on the remaining portion and allow the rafters to move back to their original position and stop the problem of water leaking after chimney settling events.

Thank you for the opportunity to perform this inspection, please contact me with any further questions or clarification.



*[Handwritten signature]* P.E.  
6/29/20

Paul D. Montgomery, P.E.

1925 AVE L, GALVESTON, TX 77550

HHM-12736

Parcel ID 52

Year Built 1886

District Lost Bayou Historic District

Priority Rating Medium

Building Faces N

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

## DESCRIPTION

Type Single-Family House  
Massed Plan

Stylistic Influences Queen Anne

Stories 2

Exterior Wall Materials Horizontal wood board,  
Wood shingles

Foundation Type Raised basement, Pier-  
and-beam

Landscape Features Concrete curb

Outbuildings Alley residence

Outbuilding Condition Excellent

## ROOF

Roof Shape Hipped, Cross-gabled

Roof Materials Asphalt composition  
shingles

Roof Features Decorative eave brackets,  
Wide eaves

No. of Dormers 2

Dormer Roof Type Hipped

Gable End Treatment Wood shingle

Gable End Openings Enclosed opening,  
Windows

Gable End Features Decorative brackets,  
Decorative bargeboard

## WINDOWS &amp; DOORS

Window Types Double-hung, Fixed

Window Frame Materials Wood

Window Light Configuration 1/1, 1

Door Materials Wood

Door Types Double door primary  
entrance

Door Features Transom light

## CHIMNEYS

No. of Chimneys 3

Chimney Material Brick, Stucco

Chimney Placement Internal, Central, Side,  
Rear

Chimney Features Corbelling, Chimney cap

## PORCH

Porch Type Partial width, One story

Porch Location Front

Porch Roof Front gable, Hipped

No. of Porch Bays 2

Porch Support Type Turned wood posts

Porch Features Jig-sawn balustrade, Jig-  
sawn brackets, Jig-sawn  
porch frieze

## INTEGRITY

Condition Excellent

Additions Side addition at rear

Alterations Roof material replaced



TX\_GalvestonCounty\_1925\_Ave\_L\_1.jpg



# 20LC-053

# STAFF REPORT

**ADDRESS:**

1719 Winnie/Avenue G

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, East 18 Feet of Lot 2 and West 11 feet of Lot 3 (3-1), Block 317, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Marsha Lutz

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Certificate of Appropriateness in order to replace rear windows

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

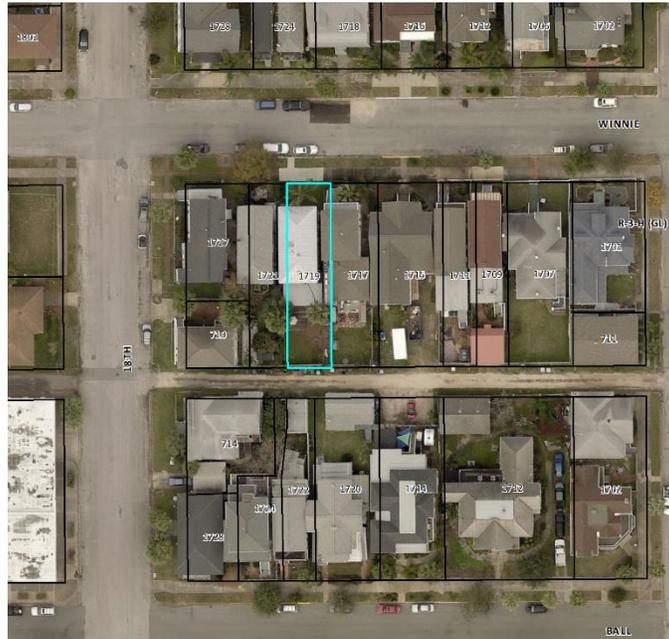
- A – Applicant Submittal
- B – Historic Sites Inventory Sheet

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
6				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential Single Family, Historic (R-3-H)	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	1880
Style	Italianate
Condition	Good; Contributing

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to replace two windows on the rear addition. According to the applicant, the rear addition was added circa 1989 and is not historic; the existing windows to be replaced are vinyl windows probably dating from 1989 as well. These windows are failing, contributing to water intrusion into the walls of the addition. The applicant proposes to replace the windows with Pella 250 series vinyl windows.

**Design Standards for Historic Properties****Historic Windows**

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

**2.13 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.

**Conformance with the Design Standards**

Staff finds that the request generally conforms to the Design Standards. The addition is not historic, nor are the existing vinyl windows. According to the applicant, the windows are failing and allowing moisture to intrude into the wall structure. The windows are located in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. While wood windows are preferred, in this location vinyl windows are permitted.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

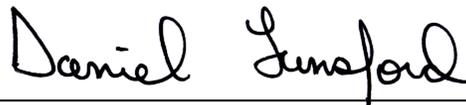
*Specific Conditions:*

1. The modifications shall conform to the design, materials, and placement in Attachment A of the staff report;

*Standard Conditions:*

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

Respectfully Submitted,



Daniel Lunsford  
Planner

June 19, 2020

Date



Catherine Gorman, AICP

June 19, 2020

Date

May 11, 2020

1719 Winnie St.

Galveston, TX 77550

Property Owner - Marsha Lutz

Contractor – Elvin Salazar

Certificate of Appropriateness for Window Replacement – Part of Building Permit for Exterior Wall Repair to 1989 addition on an 1886 home

I, Marsha Lutz, purchased this home at 1719 Winnie on February 6, 2020 (Survey sheet attached). During the inspection it was found that the back wall of the one-story addition is in need of repair due to fairly significant water damage. We plan to replace the siding on the outside wall of the sunroom and downstairs bedroom as well as the 2 fixed windows on the sunroom wall either side of the French patio doors (not being changed). See photos 1- 4 for the back of the house and the 2 windows (roughly 2' x 3') and the door. This sunroom portion of the house was apparently added in 1989. The main 2-story home was built in 1886. There seemed to be some attention to tying the look of the addition to the old original style.

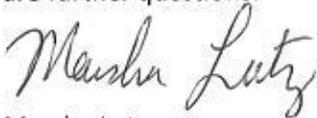
It is reported that in 1956 the back porch upstairs and downstairs was enclosed. Photo 5 shows the sunroom from the inside and the area that was the enclosed back porch. Note the step down from former porch into the newer addition. A major remodel is reported as occurring in 1989 (see Realtor Sheet attached) which included this one-story addition. Architectural and decorative features are distinctly different in this one-story addition. Photo 6 shows the interior view of the 2 windows needing replacement. These fixed windows are vinyl frame and double pane with moisture problems as seen in pictures. The other exterior wall includes 3 vinyl windows that are consistent with 1989 construction – Photo 5.

Photos 7 and 8 show the damaged outside frames of the two 2' x 3' fixed windows.

Finally attached is the drawing and construction info on the new 2' x 3' fixed windows proposed. These are nicely made Pella windows. They will look the same as the 1989 windows but better by not appearing old, weathered and damaged.

This home has a beautiful, distinct façade on the front side and nothing will be done to change that other than paint in the future. The back side is not being altered in style appearance either. It does however need immediate attention to repair water damaged walls and windows.

I appreciate your review and consideration of this appropriateness request. Please let me know if there are further questions.



Marsha Lutz

[Marsha.lutz@comcast.net](mailto:Marsha.lutz@comcast.net)

713-515-8708

Photo 1

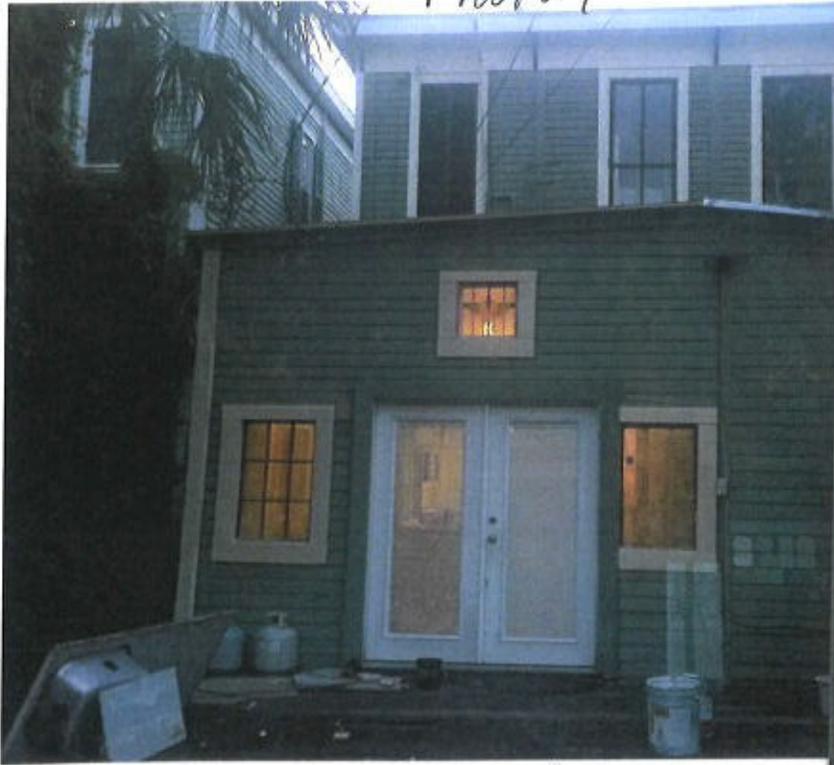


Photo 2



Photo 3

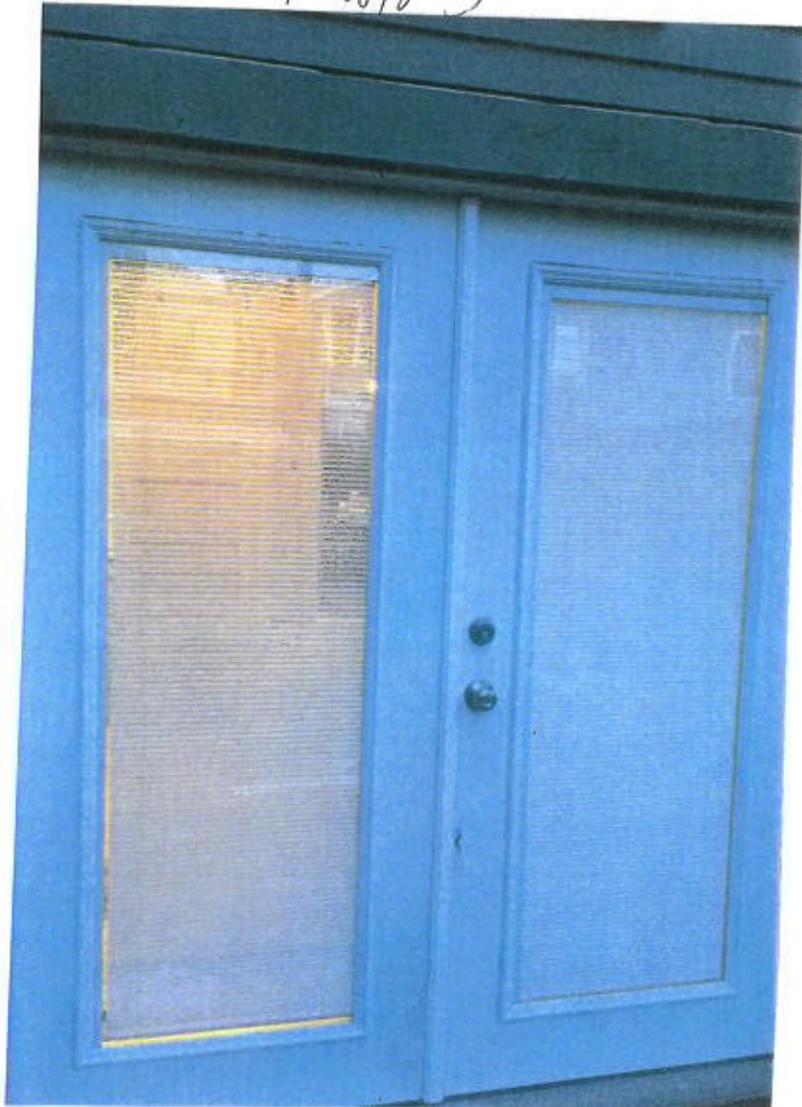
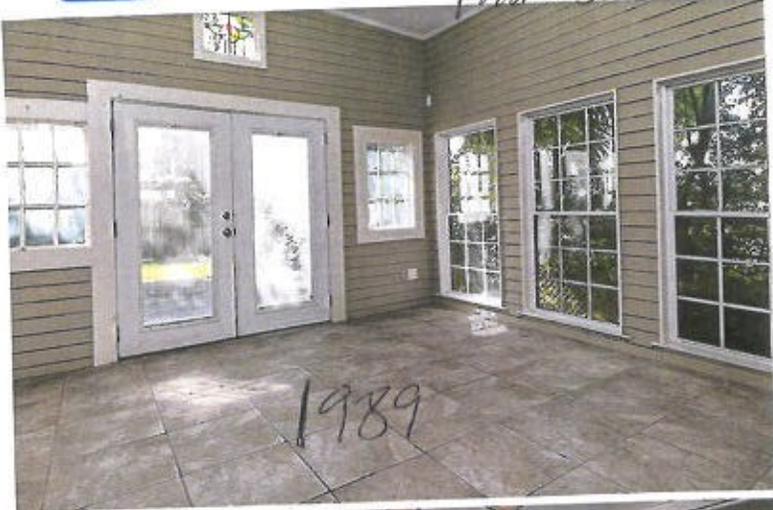


Photo 4



Photo 5



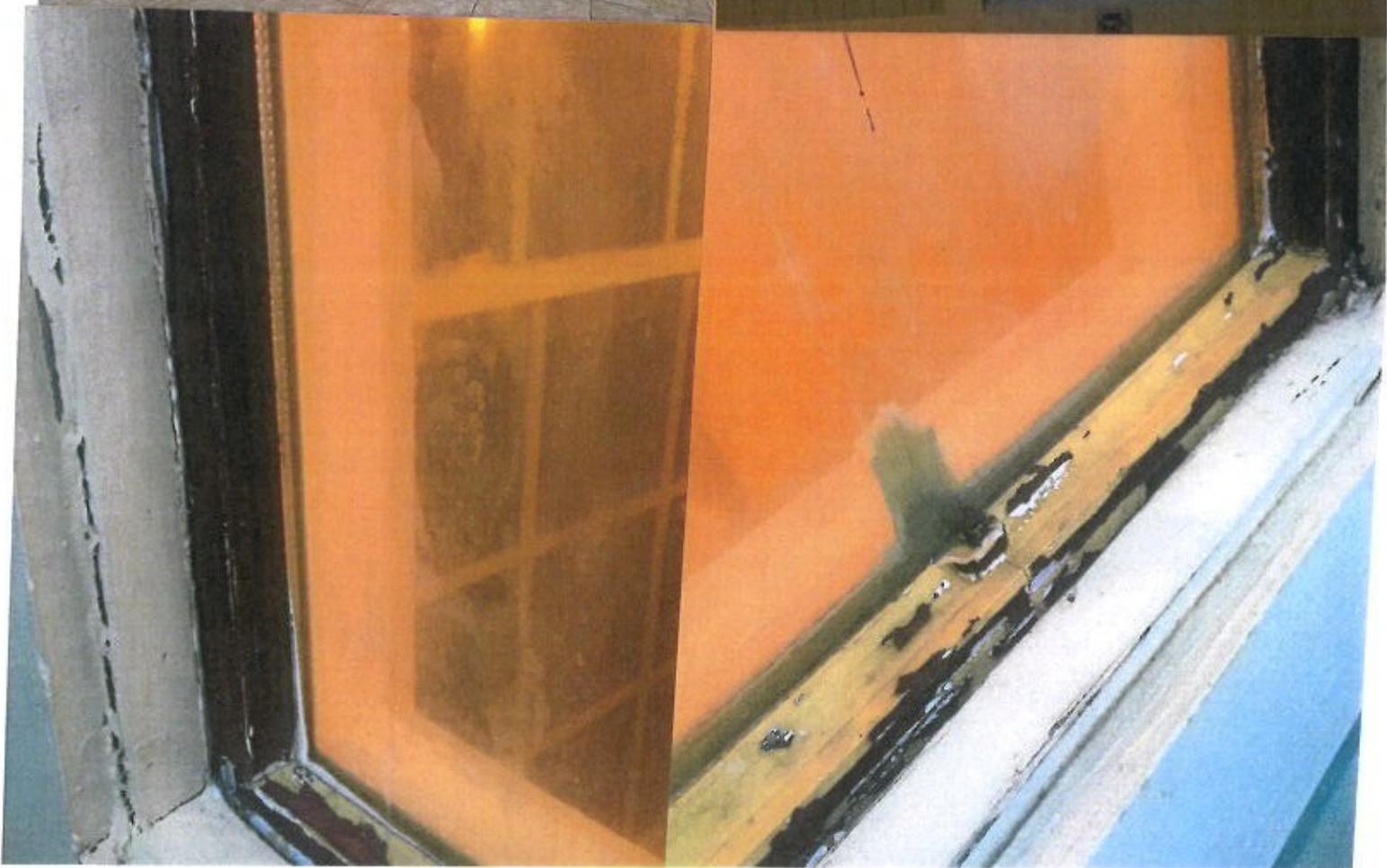
1989



1956



Photo 6



**\$274,500** 3 bd | 2 ba | 1,984 sqft

1719 Winnie St, Galveston, TX 77550

Est. payment: \$1,555/mo  Get pre-qualified

[Contact Agent](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax his](#) >

### Property

- Stories: 2
- Exterior features: Storage Shed, Balcony, Back Yard Fenced, Fully Fenced, Patio/Deck, Porch
- Patio and porch details: Deck, Patio

### Lot

- Lot size: 0.08 acres

### Other property information

- Parcel number: 350503170003001

### Construction details

#### Type and style

- Home type: Single Family
- Architectural style: Victorian

#### Condition

- New construction: No
- Year built: 1886

#### Material information

- Construction materials: Wood Siding
- Foundation: Pillar/Post/Pier
- Roof: Composition

#### Notable dates

- Major remodel year: 1989



[Back to Quote](#)



LOWE'S HOME CENTERS, LLC #1131  
2610 KIRKWOOD DRIVE  
HOUSTON, TX 77077  
USA  
(281) 920-5660



Project #: 621764456 Description: sos pella windows (ORIGINAL)  
Customer Name: MARSHA LUTZ  
Customer Phone: (713) 515-8708  
Customer Address: 11541 VILLAGE PLACE  
DR  
HOUSTON, TX 77077  
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	<b>Manufacturer:</b> Pella (R) 250 Series Windows			
Size = 23 1/2-in W x 35 1/2-in H	Fixed Window NFRC: U-Factor: 0.26, SHGC: 0.28, VLT: 0.54, CR: 60			
	Fixed Window TDI: WIN-1956			
	Fixed Window DP50: Size Tested 60-in x 60-in			
	Division: Millwork			
	Product: Windows			
	Type: Picture			
	Manufacturer: Pella (R) 250 Series Windows			
	Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.			
	Location East or West: East			
	Room Location: Other 1			
	Shape: Rectangle			
	Configuration: 1 Wide			
	Frame Type: Nail Fin			
	Actual Frame Width: 23 1/2-in			
	Actual Frame Height: 35 1/2-in			
	Fits Opening Width: 24-in			
	Fits Opening Height: 36-in			
	Operation / Venting: Fixed Frame			
	Unit Type: Complete Unit			
	Performance Option: Standard			
	Exterior Material Type: Vinyl			
	Actual Base Frame Depth: 3 1/4-in			
	Actual Fin Setback: 1 1/8-in			
		\$435.48	2	\$870.96

↓ cont.

1719 WINNIE, GALVESTON, TX 77550

HHM-11745

Parcel ID 690004

Year Built ca. 1880

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

District East End Historic District

Priority Rating Medium

Building Faces N

## DESCRIPTION

Type Single-Family House  
Massed Plan

Stylistic Influences Italianate

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Fence Type Chain link fence

Landscape Features Concrete curb

## ROOF

Roof Shape Hipped

Roof Materials Flat/standing seam metal

Roof Features Decorative eave brackets,  
Flared eaves

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Window Features Wood shutters

Door Materials Wood

Door Types Double door primary entrance

Door Features Transom light

## CHIMNEYS

## PORCH

Porch Type Full width, Two story

Porch Location Front

Porch Roof Inset

No. of Porch Bays 3

Porch Support Type Chamfered posts

Porch Features Jig-sawn porch frieze,  
Turned wood balusters

## INTEGRITY

Condition Good

Alterations Roof material replaced



TX\_GalvestonCounty\_1719\_Winnie\_1.jpg