

**AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, July 20, 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: July 6, 2020

Documents:

[2020-07-06 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](https://forms.galvestontx.gov/forms/publiccomment)

- a. Agenda Items
- b. Non-Agenda Items

7. New Business And Associated Public Hearings

- A. 20LC-054 (1128 Postoffice / Avenue E) Request An Extension For The Following Request: 19LC-076: Request For A Certificate Of Appropriateness In Order To Retain Decorative Rail And Brackets. Property Is Legally Described As M.B. Menard Survey, Lot 14 And West 24-1.5 Feet Of Lot 13, Block 491, In The City And County Of Galveston, Texas. Applicants And Property Owners: James And Patricia Hood

Documents:

[20LC-054 PKT.PDF](#)

- B. 20LC-055 (1015 Sealy/Avenue I) Request For A Certificate Of Appropriateness

Regarding Modifications To The Structure Including A Rear Addition. Property Is Legally Described As M.B. Menard Survey, West Half Of Lot 4 (4-1), Block 190, In The City And County Of Galveston, Texas. Applicant: Vicky Rocher Property Owner: Quest Trust Company

Documents:

[20LC-055 STF PKT.PDF](#)

- C. 20LC-056 (1819 Winnie / Avenue G) Request For A Certificate Of Appropriateness For Alterations To The Structure Including The Replacement Of A Front Door. Property Is Legally Described As M.B. Menard Survey, Lot 3 And West ½ Of Lot 4, Block 318, In The City And County Of Galveston, Texas. Applicant: Tanja Van Dam Property Owners: Sharon And Mike Ward

Documents:

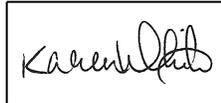
[20LC-056 STF PKT.PDF](#)

8. Discussion And Action Items

- Compliance Update (Staff)

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 July 17, 2020 at 2:30 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 – July 6, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

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

Members Absent: Heatley (Alternate),

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

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The June 15, 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

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

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 20LC-052. Applicant Lannom Smith presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-052 with staff's recommendations. Doug McLean seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood

Opposed: None

Absent: Heatley (Alternate)

Non-voting participants: Swanson (Alternate); CM Collins (Ex-Officio)

The motion passed.

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

Staff presented the staff report.

Chairperson Fred Huddleston opened the public hearing on case 20LC-053. Applicant and property owner Marsha Lutz 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-053 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

- Landmark Commission Awards (Staff)

THE MEETING ADJOURNED AT 4:17 PM





20LC-054

STAFF REPORT

ADDRESS:

1128 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lot 14 and West 24-1.5 Feet of Lot 13, Block 491 in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

James and Patricia Hood

PROPERTY OWNER:

Same

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request an extension for the following request: 19LC-076: Request for a Certificate of Appropriateness in order to retain decorative rail and brackets.

STAFF RECOMMENDATION:

Approval

EXHIBITS:

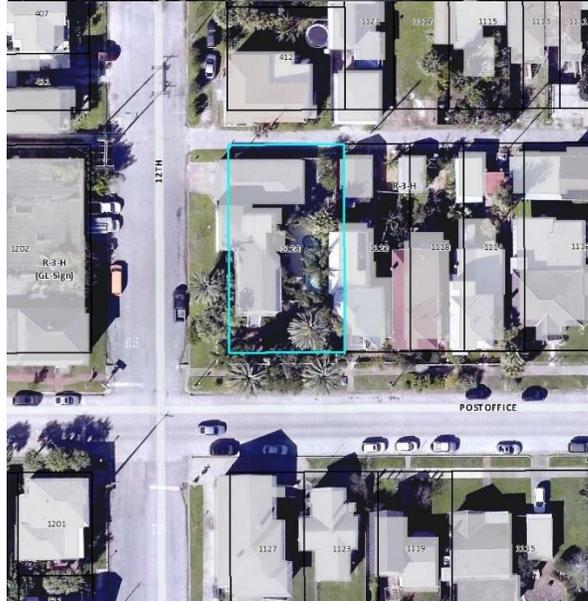
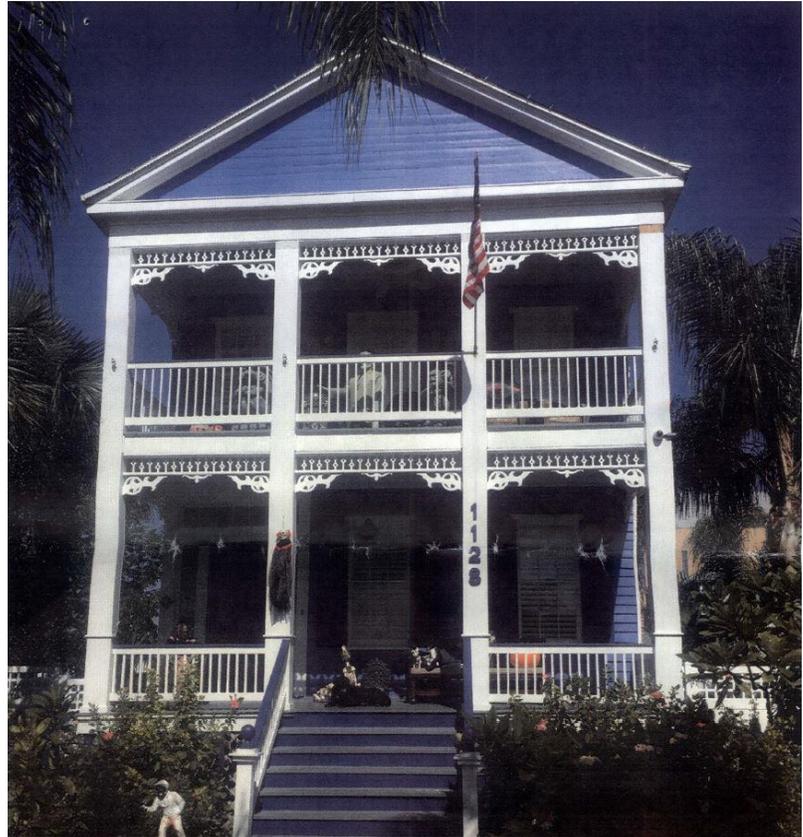
A – 19LC-076 Staff Report and Action Letter

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 District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H), Galveston Landmark	Residential

Historical and/or Architectural Significance

Date	1860
Style	Greek Revival
Condition	Excellent
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	Historic garage

Executive Summary

In 2019 the applicant installed decorative elements to the front façade of the house at 1128 Postoffice / Avenue E without permit or Landmark Commission review. The work was red tagged, and on January 6, 2020 the applicants requested a Certificate of Appropriateness to retain those decorative items shown in Attachment A of the staff report. The request was denied, and the applicants were given until July 6, 2020 to conform with the landmark Commission decision to remove the decorative elements. The applicants are now requesting a six-month extension to comply.

Conformance with the Design Standards

Staff finds that the original request does not conform to the Design Standards. The Design Standards specifically state that adding architectural details not common to a particular architectural style without evidence of such is inappropriate. In this case, the ornate and complex drop rails and brackets installed are appropriate for a Victorian or Queen Anne style, but inappropriate for the much more simple and unadorned Greek Revival style that the house exhibits. The Galveston Architecture Guidebook specifically notes the “plainness of the gable-fronted veranda” as evidence of its age. However, a six month extension to comply with the conditions of case 19LC-076 is permissible.

Staff Recommendation

Staff recommends that the request for an extension be approved with the following conditions:

Specific Conditions:

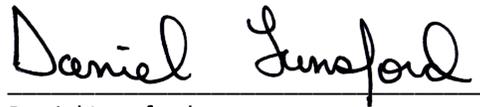
1. The decorative elements shall be removed within six months of the Landmark Commission decision; and

2. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date

Standard Conditions:

3. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
4. The applicant shall obtain a building permit prior to beginning construction;
5. 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;
6. 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,
7. 6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Daniel Lunsford
Planner

07/14/2020

Date



Catherine Gorman, AICP
Assistant Director/HPO

07/14/2020

Date



19LC-076

STAFF REPORT

ADDRESS:

1128 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lot 14 and West 24-1.5 Feet of Lot 13, Block 491 in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

James and Patricia Hood

PROPERTY OWNER:

Same

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modification of structure including decorative drop rails and brackets

STAFF RECOMMENDATION:

Denial

EXHIBITS:

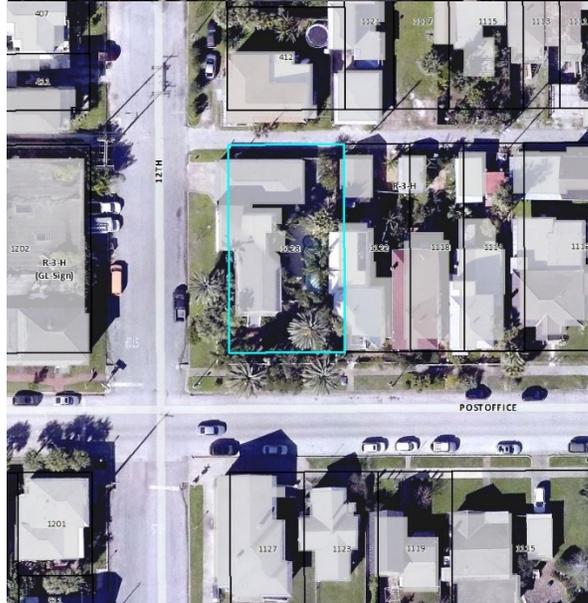
A – Applicants Submittal

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 District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H), Galveston Landmark	Residential

Historical and/or Architectural Significance

Date	1860
Style	Greek Revival
Condition	Excellent
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	Historic garage

Executive Summary

The applicant is requesting a Certificate of Appropriateness to retain decorative drop rails and supporting brackets installed along the upper and lower front porches. This work occurred without permit, and a red tag was issued. Photos of the house before and after the work are included in Attachment A of the staff report.

Design Standards for Historic Properties.

The following Design Standards are applicable to the project:

Historic Residential Porches and Decks

Porches and galleries are, and always have been, the focal point of Galveston houses.

They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman-style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches also may be important architectural features, especially for buildings that are located on corner lots, and their preservation is encouraged (although these may also be appropriate locations for new additions.)

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.

3.16 If necessary, replace damaged porch railings and steps.

Appropriate

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

Inappropriate

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards specifically state that adding architectural details not common to a particular architectural style without evidence of such is inappropriate. In this case, the ornate and complex drop rails and brackets installed are appropriate for a Victorian or Queen Anne style, but inappropriate for the much more simple and unadorned Greek Revival style that the house exhibits. The Galveston Architecture Guidebook specifically notes the “plainness of the gable-fronted veranda” as evidence of its age.

Staff Recommendation

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

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

Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date

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

Specific Conditions:

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

Standard Conditions:

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

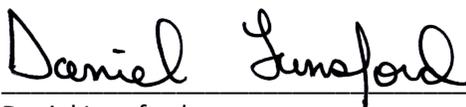
3. The applicant shall obtain a building permit prior to beginning construction;

4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;

5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,

6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

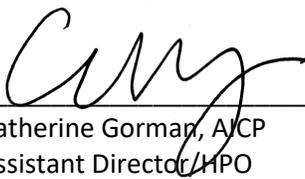
Respectfully Submitted,



Daniel Lunsford
Planner

01/03/20

Date



Catherine Gorman, AICP
Assistant Director/HPO

01/03/20

Date

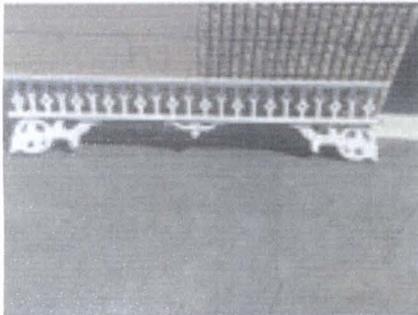




PURCHASED THIS MATERIAL
FROM EBAY OFF A HOUSE DEMOLISHED
IN CONNECTICUT IT IS EXPENSIVE
MATERIAL AND PERIOD CORRECT
WE THEN STRIPPED & REFINISHED
HOUSE SPINDERS AND REPAINTED
WE HAD NOT CHANGED THE HOUSE
STRUCTURALLY ONLY ENHANCED
ITS APPEARANCE WHAT WAS
ONCE BLAND IS NOW PRETTY
WE HAVE RECEIVED NOTHING BUT
COMPLIMENTS ON THE APPEARANCE

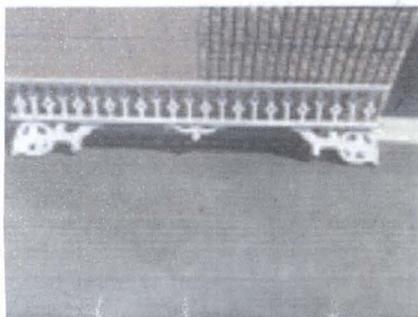
PEOPLE STOP TO COMPLIMENT
US ON HOW MUCH BETTER IT
LOOKS WE WERE NOT INFORMED
WHEN THIS HOUSE WAS PURCHASED
WE COULD NOT DO IMPROVEMENTS
I SEARCHED MY CLOSING PAPERS
AND FOUND NOTHING THAT
REFERENCES THIS MANY HOURS OF
LABOR WERE INVOLVED IN REFINISHING
THIS WOOD WORK

Ordered on NOV 17, 2018



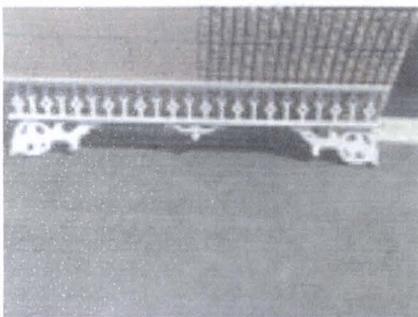
c1880 VICTORIAN
GINGERBREAD porch
spandrel FRETWORK...
\$645.00

Ordered on Oct 5, 2018



c1880 VICTORIAN
GINGERBREAD porch
spandrel FRETWORK...
\$645.00

Ordered on Jul 29, 2018



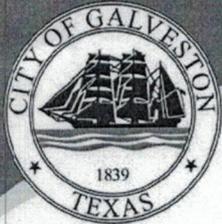
c1880 VICTORIAN
GINGERBREAD porch
spandrel FRETWORK...
\$1,075.00

Ordered on Jul 17, 2018



~~LARGE PIECE OF
VICTORIAN SPINDLED
FRETWORK 88"w
\$550.00~~

Ordered on Jul 15, 2018



City of Galveston

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

January 8, 2019

James and Patricia Hood
1128 Postoffice
Galveston, TX 77550

Re: **19LC-076 (1128 Postoffice)** Request for a Certificate of Appropriateness for modification of structure including decorative drop rails and brackets. Property is legally described as M.B. Menard Survey, Lot 14 and West 24-1.5 Feet of Lot 13, Block 491, in the City and County of Galveston, Texas.
Applicant & property Owner: James and Patricia Hood

Dear Mr. and Mrs. Hood:

The Galveston Landmark Commission, at their meeting of January 6, 2020, voted to deny the approval of this request for the following reasons:

The addition of the drop railings and decorative brackets is not appropriate to the home's Greek Revival architectural style. Greek Revival architecture is typically without decorative elements such as those included in the request. This modification violates the following sections of the City of Galveston Design Standards for Historic Properties:

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

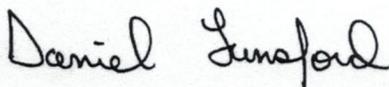
- Avoid adding architectural details that were not part of the original structure. For example,

Due to non-conformance with the Design Standards, Landmark Commission denied the request with the following conditions:

1. The decorative elements shall be removed within six months of the Landmark Commission decision;
2. The decorative column caps removed during installation of the prohibited items shall be restored, and
2. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

We ask that you retain a copy of this letter for future reference. Please feel free to contact me at 409/797-3659, should you have any additional questions.

Sincerely,

A handwritten signature in black ink that reads "Daniel Lunsford". The signature is written in a cursive, slightly slanted style.

Daniel Lunsford, Planner
Development Services



20LC-055

STAFF REPORT

ADDRESS:

1015 Sealy/Avenue I

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, West Half of Lot 4 (4-1), Block 190, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Vicky Rocher

PROPERTY OWNER:

Quest Trust Company

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness regarding modifications to the structure including a rear addition

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

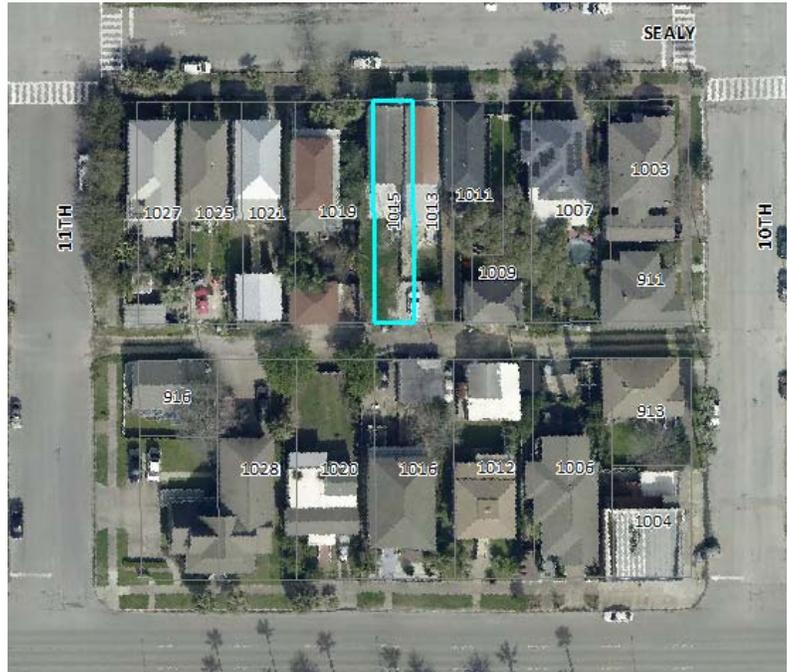
- A – Applicant’s Submittal
- B – Standard Railing Detail

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1910
Style	National Folk
Condition	Poor

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including a rear addition, window modifications, and modifications to the front porch including the railing design and front porch roof. The rear addition is proposed to be 24 feet long and match the width of the house. The materials are composition roofing, wood siding, wood railing and decking, metal support columns, vinyl windows, and fiberglass and metal doors. Vinyl windows are proposed for the east and west sides of the existing house.

Design Standards for Historic Properties

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

Windows**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 lo w-e glass is preferred).

Inappropriate

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

Historic Residential Porches and Decks

Porches and galleries are, and always have been, the focal point of Galveston houses.

They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman-style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches also may be important architectural features, especially for buildings that are located on corner lots, and their preservation is encouraged (although these may also be appropriate locations for new additions.)

3.16 If necessary, replace damaged porch railings and steps.

Appropriate

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

Inappropriate

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

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)

Standards for Residential Additions

Additions to locally-designated historic residential landmarks and residential structures in locally-designated historic districts should be compatible with the original structure and surrounding historic context.

Additions to Historic Residential Structures

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

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

Appropriate

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

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

Inappropriate

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

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

Appropriate

- Place an addition to the side or the rear.

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

Conformance with the Design Standards

Staff is making the recommendations, detailed below, to ensure that the project conforms to the Design Standards. The addition is 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. For the addition, Staff is recommending that the windows be one-over-one light configuration without simulated divided lights and that the French door shall be single panes of glass without simulated divided lights. Staff is also recommending that skirting be installed to screen the foundation. While board and batten is typically used to screen an elevated foundation, Staff is recommending to match the lap siding currently found on the house. For the original portion of the house, Staff is recommending that the existing windows be retained along with the turned columns on the front porch and the porch roof design.

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 with the following modifications:
 - a. The vinyl windows on the east and west facades of the original house shall be omitted. The existing wood windows are to be retained;
 - b. The modifications to the front porch roof and columns shall be omitted. The existing turned columns and existing porch roof configuration shall be retained;
 - c. The vinyl windows in the addition shall be one-over-one light configuration without simulated divided lights;
 - d. The French door on the rear of the addition shall be single panes of glass without simulated divided lights;
 - e. Skirting shall be installed under the habitable portion of the rear addition. The skirting shall be lap siding to match the siding on the original portion of the house; and
 - f. All railings shall match the design included as Attachment B;

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.

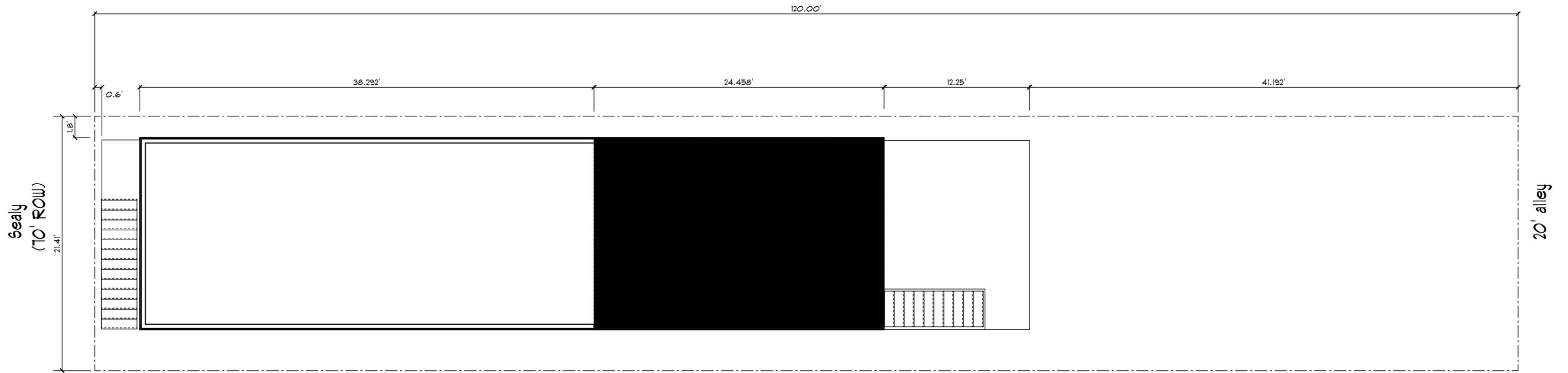
Respectfully Submitted,



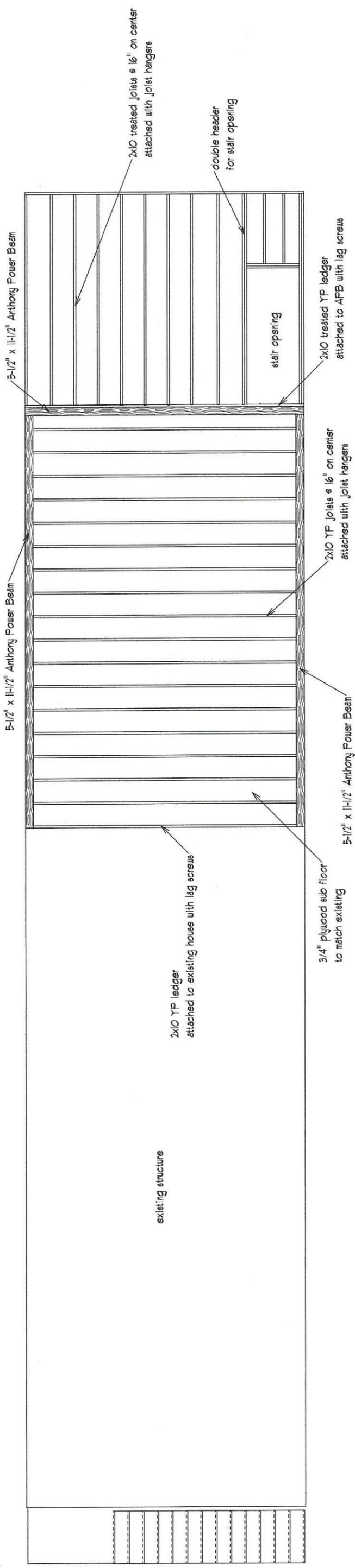
Catherine Gorman, AICP
Assistant Planning Director/HPO

7/15/2020

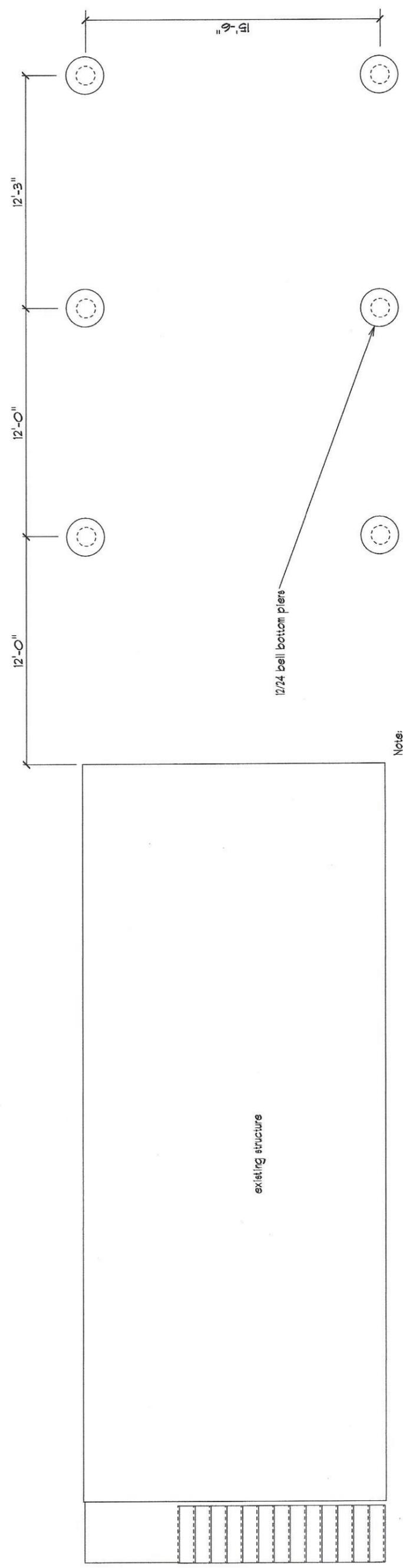
Date



Site Plan
scale: 1/8"=1'-0"



2nd Floor Framing Plan



Foundation Plan

- Note:
- each pier to have 4"x4"x1/4" steel support column
 - column to have 10"x1/4" steel plate welded saddle to bolt to APB

Ply Gem 35.5 in. x 59.5 in. Single Hung Vinyl Window - White



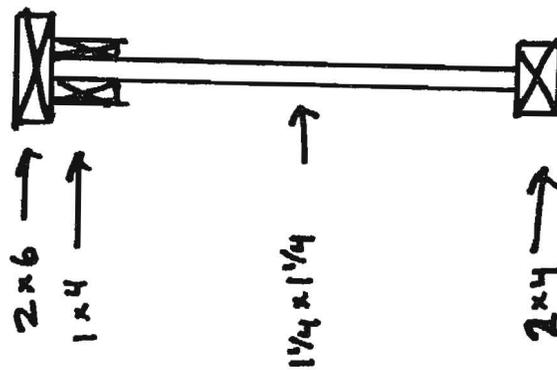
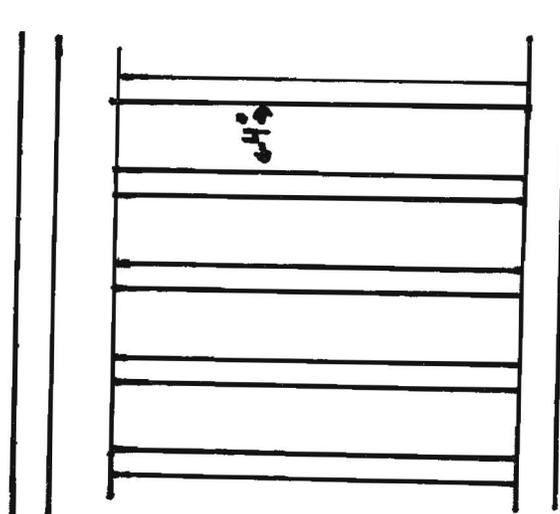
French Door - Windows Photo Viewer

File Print E-mail Burn Open

MP Doors 72 in. x 80 in. Fiberglass Smooth White Right-Hand Outswing Hinged Patio Door with 10-Lite GBG

A white fiberglass patio door with a 2x5 grid pattern. The door is shown in a front-facing view, highlighting its clean lines and classic design. It features two black knobs on the right side and a right-hand outswing hinge.

Spacing between pickets is 4 inches on center. Gap from bottom of lower 2x4 rail to deck should be 3 inches.



Typical City-approved historic rail design



20LC-056

STAFF REPORT

ADDRESS:

1819 Winnie/Avenue G

LEGAL DESCRIPTION:

Property is legally described as M. B. Menard Survey, Lot 3 and West Half of Lot 4, Block 318, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:

Tanja van Dam

PROPERTY OWNERS:

Sharon and Mike Ward

ZONING:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including the replacement of a front door.

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

- A – Applicant’s Narrative
- B – Survey Sheet

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	ca. 1890
Style	Folk Victorian
Condition	Good
Evaluation	Medium = Contributing
Note(s)	Exterior wall material replaced, window pattern altered

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including the installation of a new exterior door on the second-floor balcony. According to the applicant, the existing door has is rotted with significant water damage. The current door is a half lite door, and the proposed door is a full lite wood door.

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.

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

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

Inappropriate

- Do not change the historic position of doors on primary façades.
- Do not add additional doors on primary façades.

- Do not enclose transoms or sidelights.

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

Inappropriate

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

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

Appropriate

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

Inappropriate

- Do not use solid core or flush doors.

2.28 If necessary, install simple screen doors.

Appropriate

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

Inappropriate

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

Conformance with the Design Standards

Staff finds that the request generally conforms to the *Design Standards for Historic Properties*. The applicant is unclear about the age of the existing door or if it is original to the structure. Without evidence that a full lite door previously existed at this location, staff finds that a half lite door is more appropriate.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-056:

- 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with the following modifications:
 - a. The door shall be a half lite wood door; and
 - b. The Historic Preservation Officer shall approve the door prior to installation.

Standard Conditions:

- 2) Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
- 3) The applicant shall obtain a building permit prior to beginning construction;
- 4) Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;

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

Respectfully Submitted:



Karen White, Planning Technician

7-13-2020

Date



Catherine Gorman, AICP, Assistant Director/HPO

7/13/2020

Date

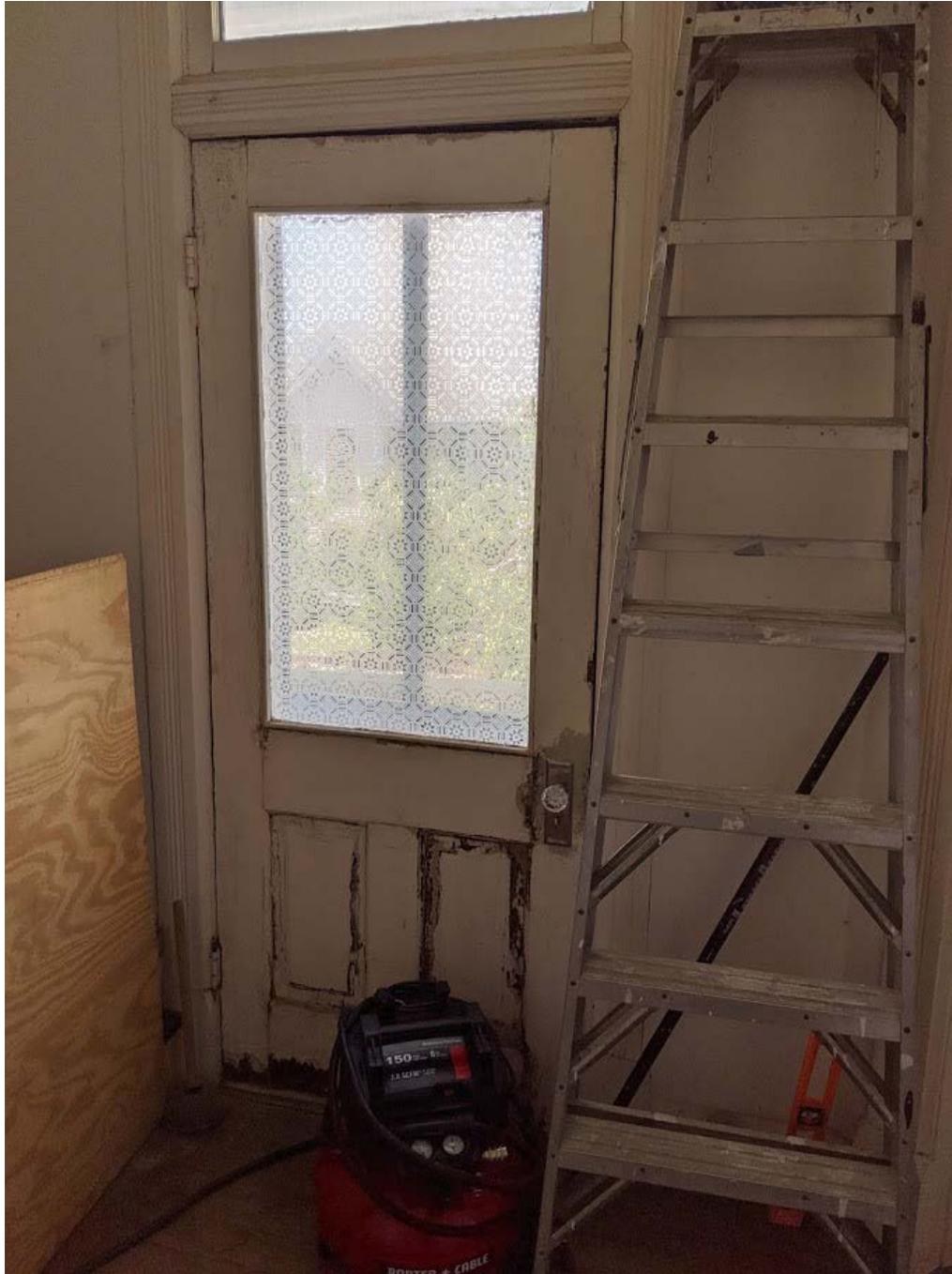
Exhibit A

Good afternoon,

I need to replace an exterior door to the Second Floor Balcony on my house. The Current door is a single light door, but due to water damage, has significant rot and damage. I am looking to replace the door with a Full glass wood door. However if for historical purposes I need to maintain the half glass door I will look for one. My house is located in the East End Historical District. I am planning to replace with a historical door from the Architectural Salvage.

I am enclosing pictures of the outside of the door, the inside of the door and a picture of the door that I want to use to replace it.

Inside



Outside



Possible replacement



thank you for you time and consideration,
Tanja van Dam

1819 WINNIE, GALVESTON, TX 77550

HHM-12397

Parcel ID 690024

Year Built ca. 1890

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
L-Plan

Stylistic Influences Folk Victorian

Stories 2

Exterior Wall Materials Horizontal wood board,
Vertical wood board

Foundation Type High-raised, Pier-and-
beam

Fence Type Cast iron fence

Landscape Features Concrete curb

Outbuildings Non-historic garage

Outbuilding Condition Excellent

ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Asphalt composition
shingles, Metal shingles

Roof Features Flared eaves, Box eaves

Gable End Treatment Wood siding

Gable End Openings Enclosed opening,
Windows

Gable End Features Decorative siding

WINDOWS & DOORS

Window Types Double-hung, Fixed

Window Frame Materials Wood

Window Light Configuration 1/1, 4/4, 15/1

Window Features Leaded glasswork, Stained
glass

Door Materials Wood

Door Types Single door primary
entrance

Door Features Transom light, Screens

CHIMNEYS

PORCH

Porch Type Partial width, Two story

Porch Location Front

Porch Roof Shed

No. of Porch Bays 2

Porch Support Type Turned wood posts

Porch Features Jig-sawn balustrade, Jig-
sawn brackets

INTEGRITY

Condition Good

Additions Historic Side addition

Alterations Exterior wall material
replaced, Window pattern
altered

