

**AGENDA**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**  
**4:00 p.m. Monday, August 3, 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: July 20, 2020

Documents:

[2020-07-20 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-057 (811 18th Street) 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, South Portion Of Lots 6 & 7, Block 258, In The City And County Of Galveston, Texas. Applicant And Property Owner: Maria Dolores Del Valle

Documents:

[20LC-057 STF PKT.PDF](#)

- B. 20LC-058 (1118 Sealy / Avenue I) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Modifications Of The Rear Façade Of The House,

The Accessory Structure, And The Addition Of A Metal Shingle Roofing. Property Is Legally Described As M.B. Menard Survey, Lot 12 And West 1/2 Of Lot 11, Block 251, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owners: Christopher And Rachel Lankford

Documents:

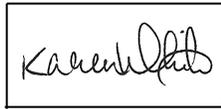
[20LC-058 PKT - FINAL.PDF](#)

8. Discussion And Action Items

- Limitations on Extensions (Griffin/Huddleston)
- Update on Notification Requirements of the Galveston Association of Realtors (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 31, 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 – July 20, 2020

### CALL MEETING TO ORDER

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

### ATTENDANCE

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

Members Absent: McLean, Wood

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer

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

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The July 6, 2020 minutes were approved as presented.

### MEETING FORMAT

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

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

**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

Staff presented the staff report and noted that of eight (8) notices of public hearing sent, three (3) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-054. Applicant and property owner Patricia Hood 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-054 with staff's recommendations due to the ongoing COVID-19 pandemic. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

In favor: Click, Griffin, Heatley (Alternate), Huddleston, Lang, Patterson, Swanson (Alternate)

Opposed: None  
Absent: McLean, Wood  
Non-voting participant: CM Collins (Ex-Officio)

**The motion passed.**

**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

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-055. Applicant Vicky Rocher and contractor Thomas Baron 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-055 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

**The motion passed.**

**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

Staff presented the staff report and noted that of five (5) notices of public hearing sent, two (2) had been returned in favor.

Chairperson Fred Huddleston opened the public hearing on case 20LC-056. Applicant Tanja van Dam 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-056 with staff's recommendations. Chairperson Fred Huddleston seconded, and the following votes were cast:

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

**The motion passed.**

**DISCUSSION AND ACTION ITEMS**

- Compliance Update (Staff)

THE MEETING ADJOURNED AT 4:46 PM



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823 ROSENBERG, GALVESTON, TX 77550 | [WWW.GALVESTONTX.GOV](http://WWW.GALVESTONTX.GOV) | FOLLOW US ON FACEBOOK, YOUTUBE, TWITTER, & INSTAGRAM!



# 20LC-057

# STAFF REPORT

**ADDRESS:**

811 18th Street

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, South Portion of Lots 6 & 7, Block 258, in the City and County of Galveston, Texas.

**APPLICANTS/REPRESENTATIVES:**

Maria Dolores Del Valle

**PROPERTY OWNERS:**

Maria Dolores Del Valle

**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:**

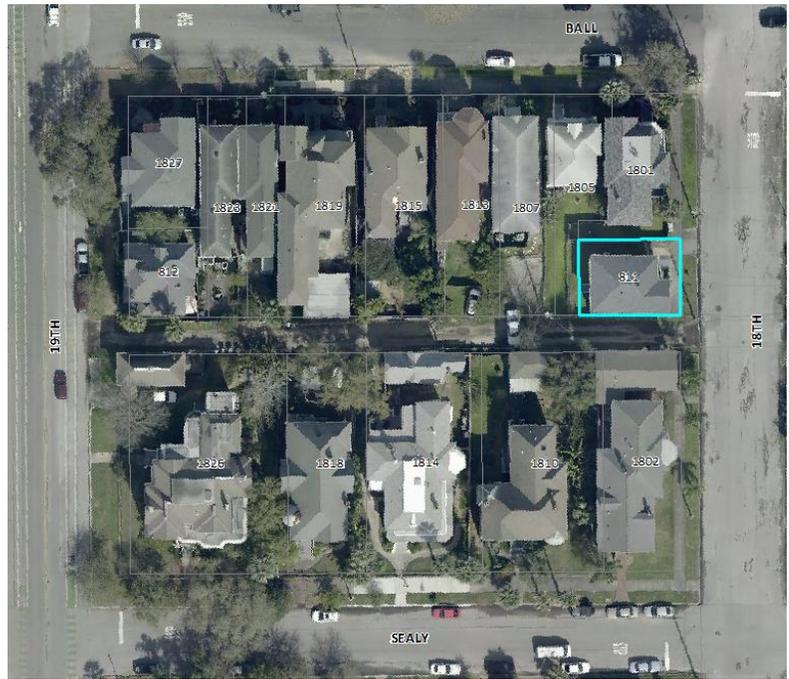
- A – Current Door
- B – Proposed Door

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**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	ca. 1880
Style	Folk Victorian
Condition	Excellent
Evaluation	Medium = Contributing
Note(s)	Porch materials replaced

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including the installation of a new front door. A photograph of the existing door is included as Attachment A. The existing door does not appear to be original to the house. The proposed door is included as Attachment B.

**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 existing door is not original and the proposed door is appropriate for the age and style of this house.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

*Specific Conditions to Case 20LC-057:*

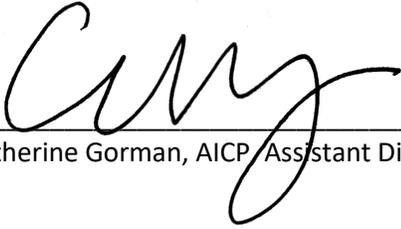
1. The applicant shall conform to the design, material, and placement shown in Attachment B of the staff report;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. 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:



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Catherine Gorman, AICP/Assistant Director/HPO

07/27/2020

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Date



Existing Door



Proposed Door



## 20LC-058

## STAFF REPORT

**ADDRESS:**

1118 Sealy / Avenue I

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lot 12 and West 1/2 of Lot 11, Block 251, in the City and County of Galveston, Texas.

**APPLICANTS/REPRESENTATIVES:**

Brax Easterwood, AIA

**PROPERTY OWNERS:**

Christopher and Rachel Lankford

**ZONING:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including modifications of the rear façade of the house, the accessory structure, and the addition of a metal shingle roofing.

**STAFF RECOMMENDATION:**

Approval based on findings and conditions.

**EXHIBITS:**

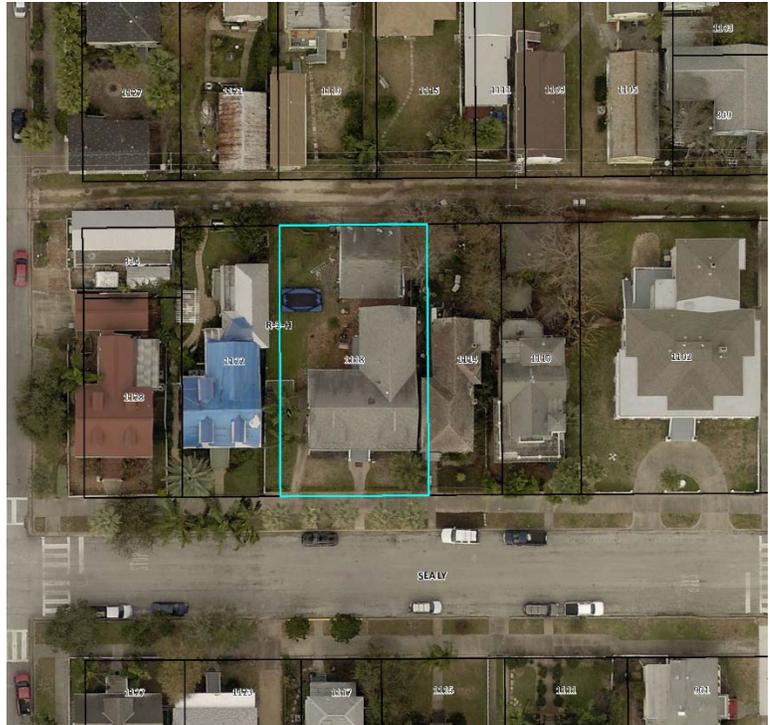
- A – Applicant’s Submittal
- B – 19LC-078 Staff Report

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
7				



**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	1875
Style	Greek Revival
Condition	Excellent
Evaluation	Medium; Contributing

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to make the following modifications to the main house and existing, non-historic garage apartment:

- Screen upper and lower rear porch of main house;
- Change main house roofing from composition to Burr ridge "Classic" style metal shingle roofing;
- Add three (3) ground-floor rear landings and staircases;
- Infill three (3) existing windows on the north (rear) and east façade of main house and relocate a fourth window to accommodate a master bathroom and walk-in closets (existing windows to be retained);
- Remove exterior staircase of garage apartment and relocate inside;
- Add window to garage apartment;
- Relocate garage doors to west side of garage;
- Add enclosed pool equipment room on garage apartment;

Refer to Attachment A of the staff report for locations of all proposed modifications. Note that some modifications shown, such as the additional dormers and cupola, were approved by Landmark Commission under case 19LC-078 but not yet added. Attachment B includes the staff report for case 19LC-078 for reference.

**Design Standards for Historic Properties**

The following Design Standards are applicable to the project:

**Materials and Finishes**

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning

treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy.

Primary historic building materials found in Galveston include wood, stone, brick, metal, stucco, plaster and concrete. Such materials should be preserved and rehabilitated whenever possible .

### **2.1 Preserve original building materials.**

#### *Appropriate*

- Repair deteriorated building materials by patching, piecing in, consolidating or otherwise reinforcing the material.
- Remove only those materials which are deteriorated, and beyond reasonable repair.

#### *Inappropriate*

- Do not remove original materials that are in good condition (the Landmark Commission requires property owners to demonstrate that existing materials cannot be reasonably repaired prior to granting approval to remove original materials).

### **2.2 Preserve the visibility of original historic materials .**

#### *Appropriate*

- Consider removing later covering materials that have not achieved historic significance.
- Once a non-historic siding is removed, repair the original, underlying material.
- Carefully remove a later stucco finish if the process does not damage the underlying original building material.

#### *Inappropriate*

- Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
- Do not cover or obscure original building materials.
- Do not add another layer of new material if a property already has a non-historic building material covering the original, as doing so would further obscure the original.

### **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.

### **Historic Roofs**

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

### **2.32 Use new roof materials that convey a scale and texture similar to those used traditionally.**

#### *Appropriate*

- Consider the architectural style of the structure when choosing roof replacement materials.
  - Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof.
  - Use a color similar to the original, or of the material in weathered condition.
- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures.
  - Use a ribbed roof or one with a standing metal seam to break up the surface.
  - Use metal with a matte, non-reflective finish.
  - Install the roof to have low profile seams.
  - Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle , use a matching replacement material.
  - Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photovoltaic systems, use a dark color.

#### *Inappropriate*

- Do not use rolled roofing material except on flat roofs.

### **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.)

Also see “Extending Porch Stairs to Access an Elevated Foundation” on page 82 for guidance on extending porch stairs to raised residential foundations.

#### **3.14 Maintain an original porch or gallery on a house.**

##### *Appropriate*

- Maintain the height and shape of the porch roof.
- Re-open an enclosed rear porch.
- Consider removing a non-historic rear access stair.

##### *Inappropriate*

- Do not enclose or screen a front porch.

### **Conformance with the Design Standards**

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

The existing garage apartment is not historic. None of the proposed changes to this structure are contrary to the Design Standards, nor will they adversely affect the character of the historic main structure or surrounding properties. Generally speaking, these are not easily visible from the rear alley or from Sealy/ Avenue I.

Similarly, the additional changes requested under case 20LC-058 are 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 applicant did not provide cut sheets for the windows, doors, or garage door, but the architectural drawings call for salvaged and relocated existing windows. Assuming these are wood, these changes are generally in conformance with the Design Standards. Screening in the existing porches is also permissible, as this will be accomplished by use of treated wood frames to hold the screening, installed between

the existing porch columns. Finally, Sanborn insurance maps indicate that the roofing was non-combustible as of 1947, which includes metal and tile roofing; however, historic roofing material remains unknown. Metal shingle roofing was known in the United States as early as the late 1850s, so it is possible that the house featured a metal shingle roofing at some point in time.

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

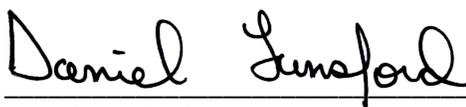
*Specific Conditions to Case 20LC-058:*

- 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 salvaged windows shall be approved by the Planning and Development Division prior to installation;
  - b. Existing windows that are removed shall be reused if possible, or retained on site;

*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

07/28/2020

Date

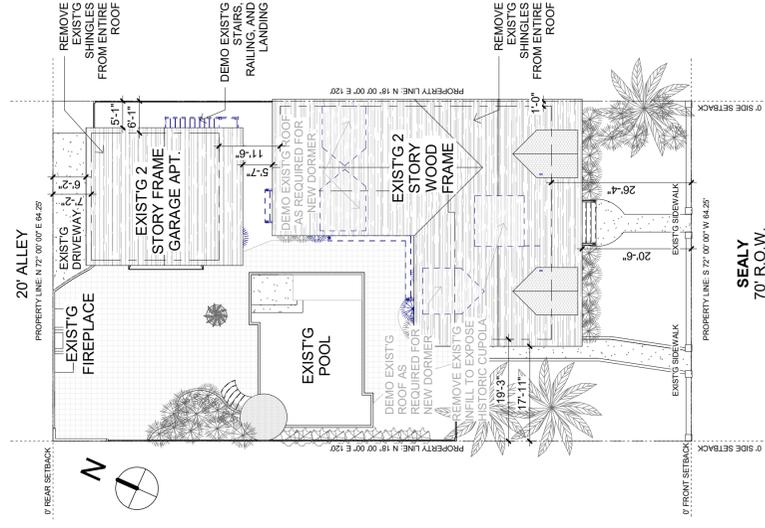


3 Street Perspective



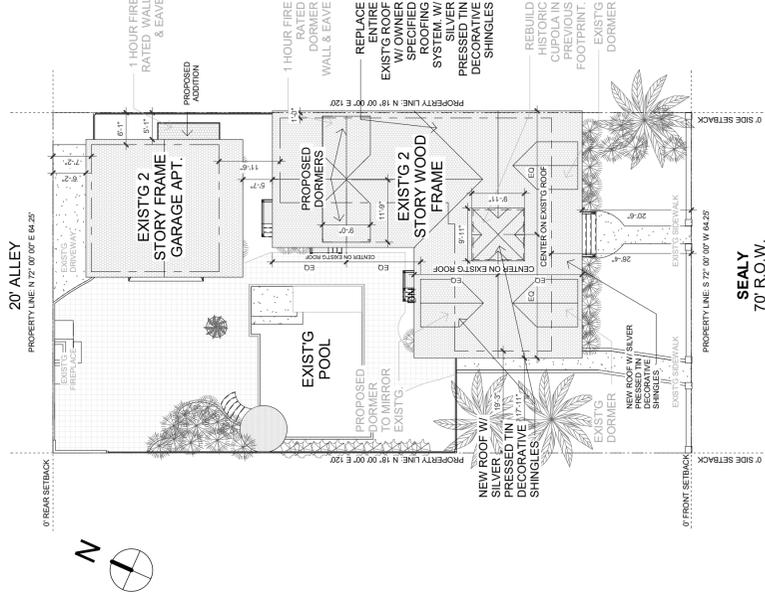
4 Backyard Perspective

1118 SEALY  
LOT 12 & 1/2 W LOT 11 BLK 251



1 0- Site Plan Existing/Demo  
1/16" = 1'-0"

1118 SEALY  
LOT 12 & 1/2 W LOT 11 BLK 251



2 0- Site Plan New/Proposed  
1/16" = 1'-0"



# ATTACHMENT A

NOTE: LIGHTER HALFTONE NOTES HAVE PREVIOUSLY BEEN APPROVED BY LANDMARK AT JANUARY 6, 2020 MEETING.



NOTE: LIGHTER HALFTONE NOTES HAVE PREVIOUSLY BEEN APPROVED BY LANDMARK AT JANUARY 6, 2020 MEETING.

Landford Remodel  
1118 Sealy  
Project Number: R19-004.01

**eas** **easternwood** ARCHITECTS STUDIO  
409.354.8976  
CONTACT@BEAIA.COM  
2627 Avenue K  
GALVESTON, TEXAS 77560

REVISION SCHEDULE  
Number Date  
**LANDMARK**  
SET SUEd: 07/07/20  
**A2.1**  
Elevations





# Berridge Victorian & Classic Shingles

## SHINGLE SYSTEM



The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.



### Materials

24 Gauge Steel

### Specifications

Uses: Roof, Wall, Fascia

Finishes: Victorian or Classic embossed pattern

Fasteners: Concealed

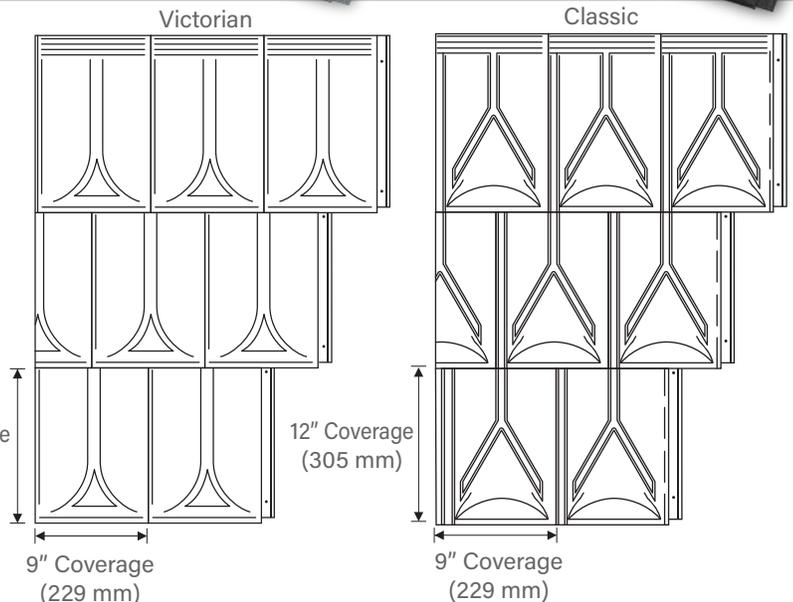
Applications: Solid sheathing

Coverage: 9" wide and 12" tall

### Installation

- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.\*
- Use 4" ridge/hip cap continuously at ridges and hips\*
- Use drip flashing continuously at eaves and gables\*

\* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



*Pictured Above*  
Panel: Classic  
Project: Sinclair Hille Studio  
Architect: Sinclair Hille  
General Contractor and Installer:  
Brester Construction  
Color: Zinc Grey

*Pictured Right*  
Panel: Victorian



All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

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**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)	Residential

**Historical and/or Architectural Significance**

Date	1875
Style	Greek Revival
Condition	Excellent
Evaluation High	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Alexander Allen House

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for alterations to the second floor of the structure including the following modifications:

**Main House –**

- The cupola will be the only modification visible from Sealy Street.
- No changes are proposed on the first floor.
- For details, please reference Exhibit A.

**South Side**

- The applicant submitted a Sanborn Map from 1889 showing the cupola on the roof of the structure. According to the applicant, there was some structural evidence of the existence of the cupola on the roof.
- Rebuild the Cupola in previous footprint. Cupola will have a total of 12 wood windows with three per side that are in a four over one light configuration. Decorative panels on the bottom with composition shingles to match the existing roof with clerestory windows below the decorative panels. Dentil molding and decorative columns on either side of the windows.

**East Side**

- A new dormer with permanently closed shutters will be added to the east facade.
- There are three (3) windows on the second story in the rear of the structure that will be permanently closed with shutters. The window trim will remain to give the appearance of a functional window.

**North Elevation**

- A window on the north-facing porch is proposed to be removed and a door will be installed in place of the window.
- A dormer will be added to match the front dormers with functional windows.

- One window on the north facade of the structure will be permanently closed with wood shutters. The window trim will remain to give the appearance of a window.

**Northwest shown as West Elevation**

- Enclose a door opening on the second floor porch and cover with siding to match existing siding.
- Relocate and install a new wood window on the north side of the upper porch and align it with the downstairs window.
- A dormer will face this elevation with functional windows to match the front dormers.

**Garage Apartment -**

- Remove the garage door on the northwest side and install the overhead door on the west side adjacent to the patio.
- Add two new salvaged wood windows to the west side to match existing.
- Add one new salvaged wood window on the east side to match existing.
- Add a salvaged wood door to the first floor on the east side.
- Relocate the existing stairs from the east side to the south side.

**Design Standards for Historic Properties.**

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

**Historic Windows**

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

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

*Appropriate*

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

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

*Appropriate*

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

*Inappropriate*

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

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

*Appropriate*

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

*Inappropriate*

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

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

*Appropriate*

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

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

*Appropriate*

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

*Inappropriate*

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

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

*Appropriate*

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

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

*Appropriate*

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

*Inappropriate*

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

### **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.

### **3.11 Preserve the original roof form of a historic residential structure.**

#### *Appropriate*

- Maintain and repair the original size and shape of dormers.
- Avoid altering the angle of a historic roof.
- Installing a new dormer on a secondary roof plane may be considered when it will remain subordinate in scale and character to the roof itself. Proposals for new dormers on secondary façades require Landmark Commission approval.

#### *Inappropriate*

- Do not introduce new dormers on a visible street façade. Do not introduce skylights, vents or attic ventilators on street-facing roof slopes.
- New roofing systems that permanently damage or alter the existing historic roof are not permitted.

### **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.

### **Historic Residential Garage Doors**

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

**Conformance with the Design Standards**

*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.

**Main House:**

**East Facade**

**Location C:** Less Visible Secondary Wall: Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. Primary Façades are the priority. There are three windows being permanently closed with shutters. The window trim will remain on the exterior to give the impression of a window. The new dormer will also be permanently closed with shutters on this façade. Staff finds the proposed modifications conform to the Design Standards, since they are located in Location C: Less visible secondary wall.

**North Facade**

**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. There is one dormer on this façade with windows to match the front dormers. A door will be relocated to this north façade in alignment with the downstairs window. The door is relocated from the west side of the upper back porch. Staff finds the modifications in this location to be in conformance with the Design Standards since they are in location D.

**Interior Northwest Façade**

**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 west façade is in Location D on the rear of the structure but this side faces west in the interior of the lot. A door opening will be closed and siding to match the house will be added to cover the opening. A window is being installed on the second floor in alignment with the downstairs window. There is more flexibility in this location. Staff finds enclosing of a door opening and the installation of a wood window and a new dormer to be in conformance with the Design Standards in this location.

**Cupola:**

Part of the cupola is located in Location A: Primary Façade, preservation and repair of features in place is the priority. This is especially important at the street level and in locations where the feature is highly visible. The applicant stated that the cupola is being rebuilt, but there is no evidence of what the original cupola looked like. Staff finds that since there is no evidence of what the cupola looked like the design should be simple to avoid creating a false sense of history. The decorative panels, clerestory windows and dentil molding should be omitted since the cupola is highly visible.

**Garage Apartment -**

Staff finds the proposed changes to the garage apartment to be in conformance with the Design Standards since the accessory structure 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.

**Staff Recommendation**

Staff recommends approval with the following conditions:

*Specific Conditions:*

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 dentil molding, decorative panels and clear story windows shall be omitted from the cupola design;

*Standard Conditions:*

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

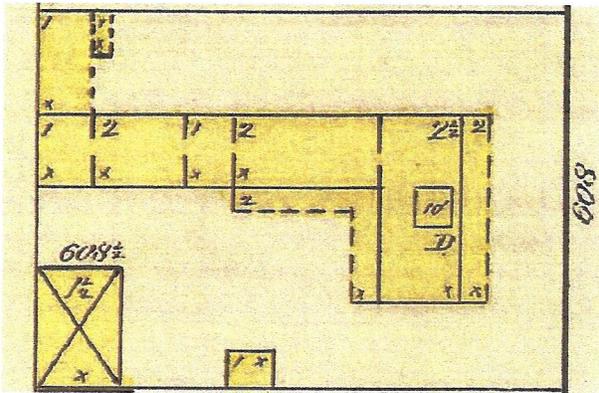
Respectfully Submitted,

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

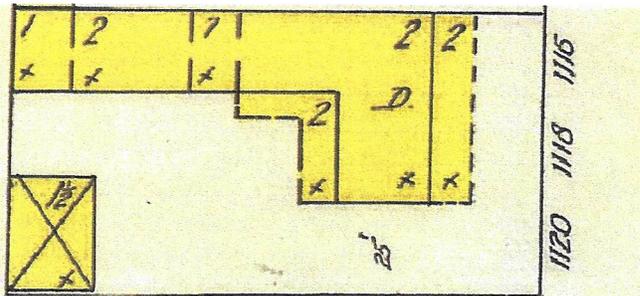
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Date

Comparisons of Sanborn Map footprints for 1118 Sealy

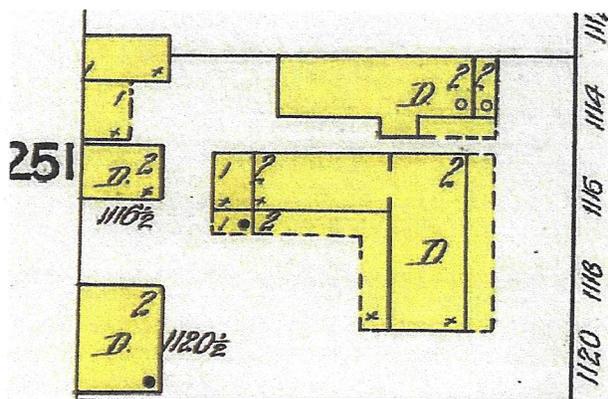
1889

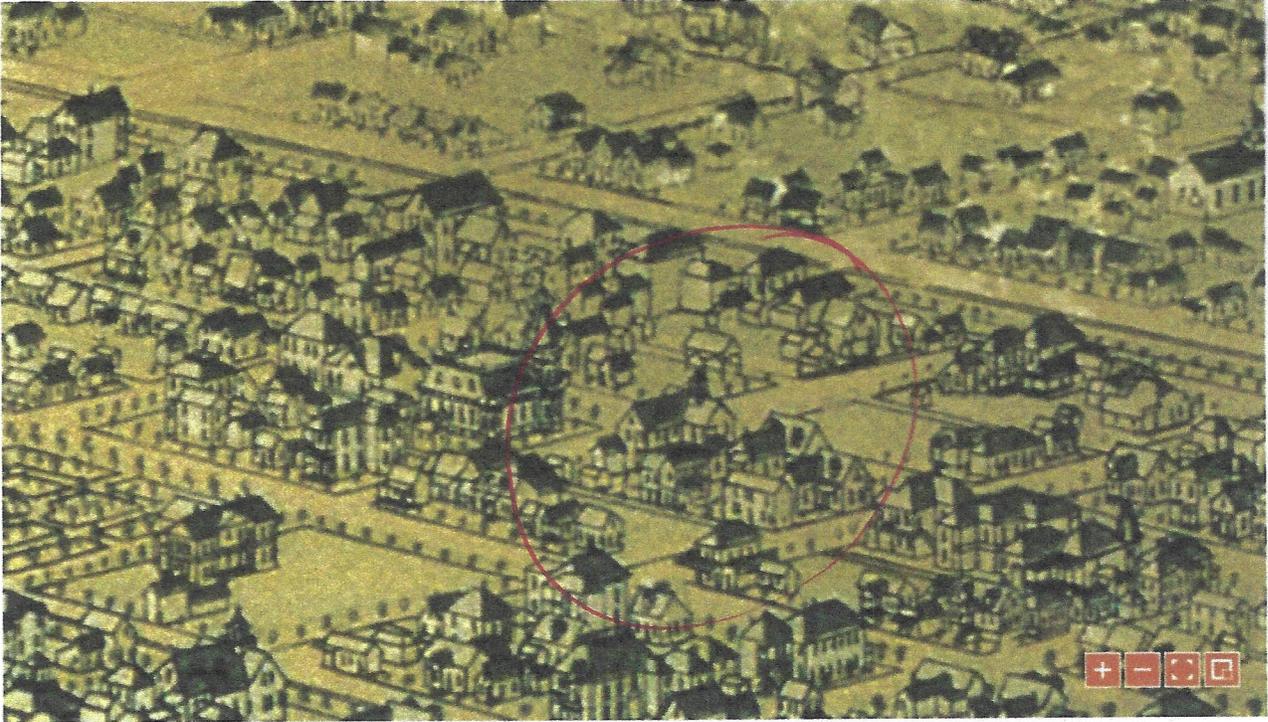


1899



1912





## Galveston in 1885

Augustus Koch's view of Galveston in 1885 reveals how much the city had grown in the fourteen years since Camille M. Drie depicted it in 1871. Shown from the northwest, both views focus on the downtown commercial district and the port facilities on Galveston Bay, the narrow strip of water between the mainland and the island. Galveston was the largest city in the state and the third largest cotton market in the country in 1885. Reaching its height as a commercial port, Galveston handled 62 percent of the Texas crop and 12 percent of the nation's.[1] Koch acknowledges the importance of the cotton trade by identifying a number of cotton presses, mainly near the wharves and along the railroad lines, and by pointing out the Cotton Exchange, a three-story building on Mechanic Street (7 on map).

Already experiencing competition from Houston, a group of Galveston investors in 1873 organized the Gulf, Colorado and Santa Fe Railway Company to build a railroad from Galveston around Houston and through the interior of Texas. By 1885, the company operated nearly 700 miles of track. But interior railroads also permitted farmers and brokers to send their cotton north and east to avoid paying what they considered to be the exorbitant fees of the Galveston Wharf Company (called "the Octopus" by some), which had a virtual monopoly over Galveston shipping. When Houston developed its deepwater port in the mid-1890s, the Galveston Wharf Company lost additional business.[2]

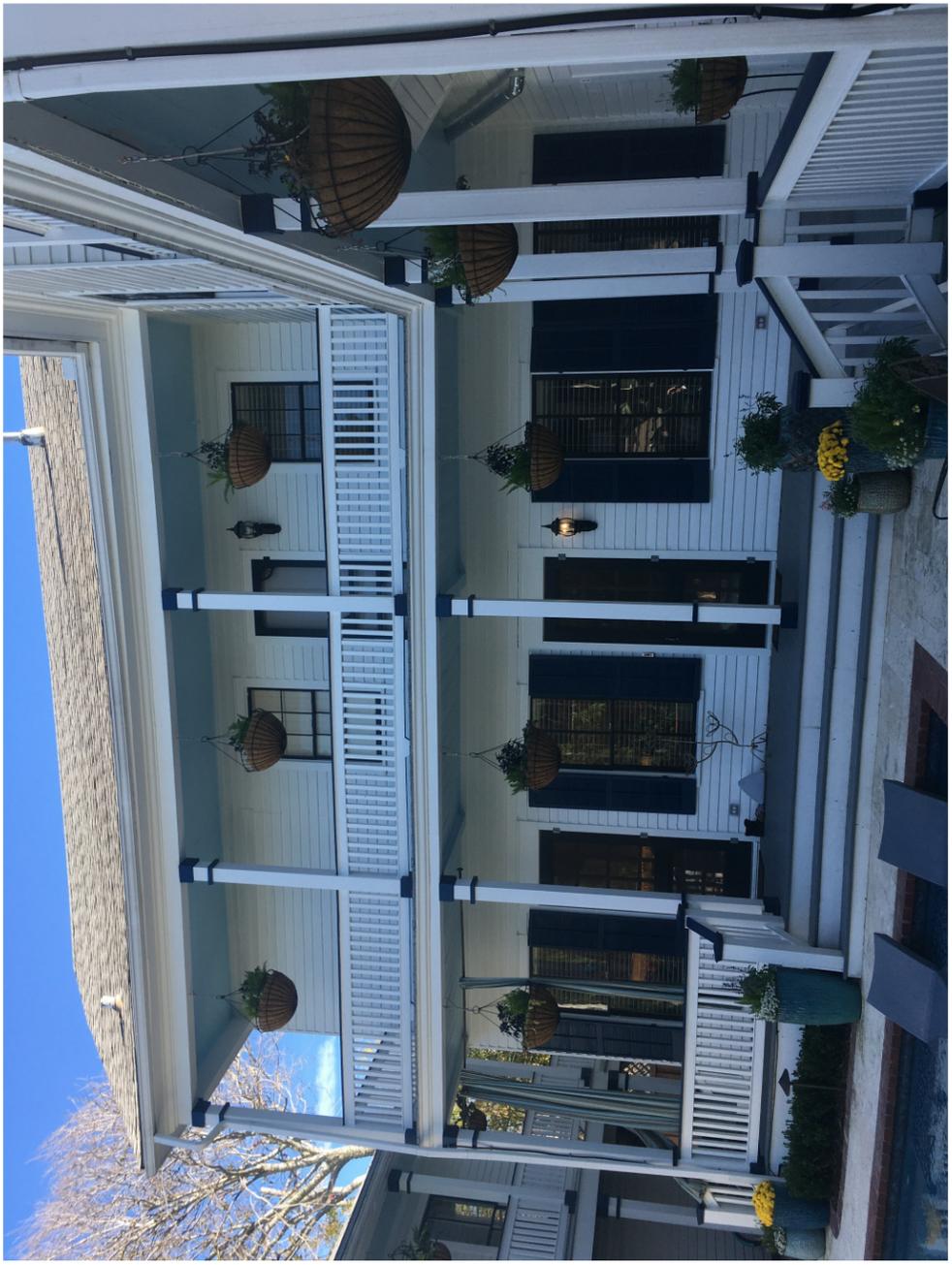
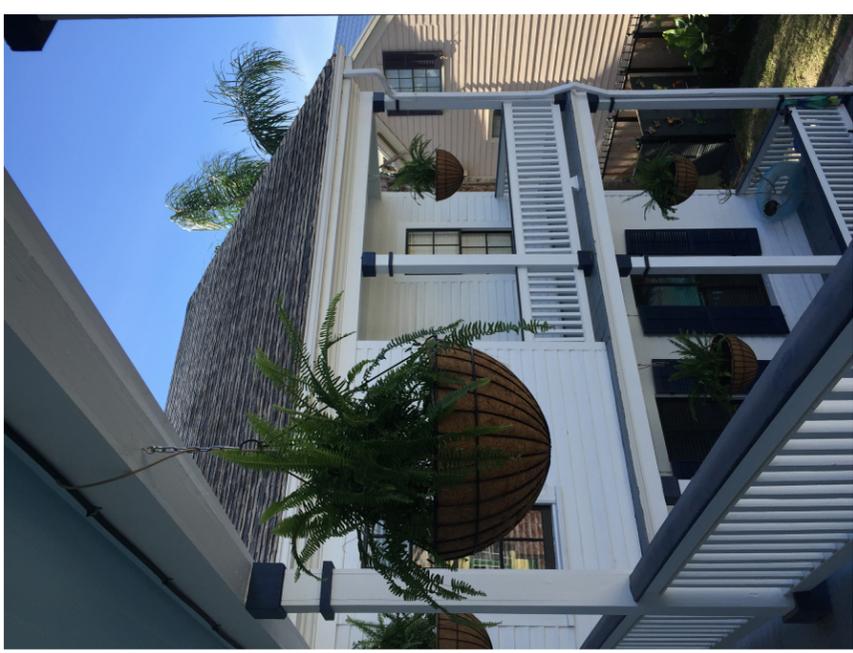
In many ways, Koch's view is a tribute to the architecture of Nicholas J. Clayton, arguably the most outstanding architect in the state at the time. Many of Clayton's buildings—such as Trinity Chapel (14), St. Mary's University (34), St. Patrick's Church (16), Harmony Hall (6), the Masonic Temple (5), and the General Offices of the Gulf, Colorado and Santa Fe Railroad (10)—are detailed in the print. Other of Clayton's buildings are singled out for vignettes at the top, including the Leon and H. Blum Dry Goods Store (A, now the Tremont House), Wallis, Landes and Company Building (M), and the George Schneider and Company Building (C). By 1885 developers had also begun to pay attention to the beach on the gulf side of the island in an effort to develop tourism and increase riders on the passenger trains and trolleys. Led by Col. William H. Sinclair, president of the streetcar company, a public subscription financed the construction nearby of the \$260,000 Beach Hotel (37). Clayton designed the hotel, which was three stories high with 200 rooms and 18-foot-wide verandas.[3]



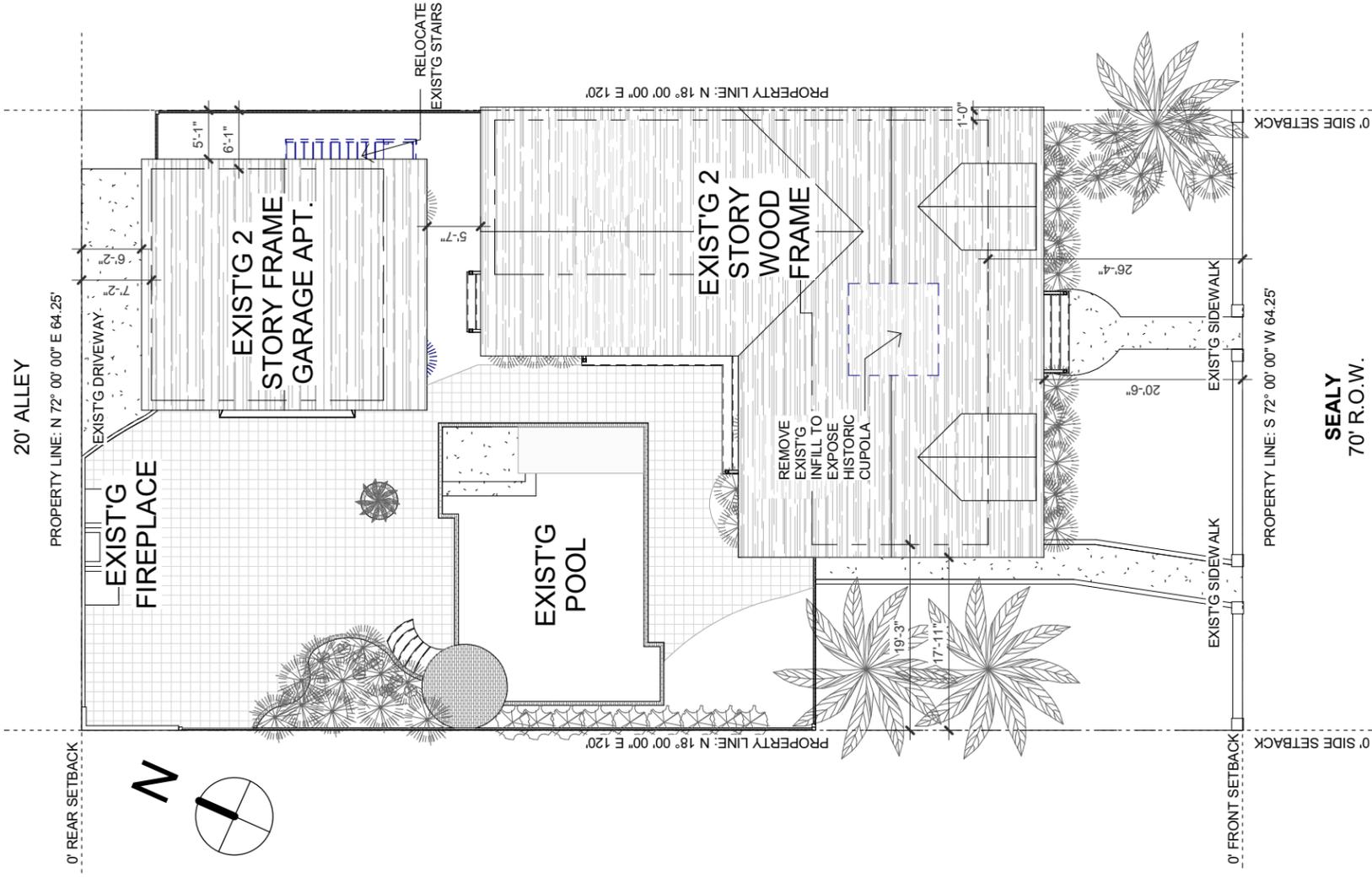
2 Backyard Perspective



1 Street Perspective

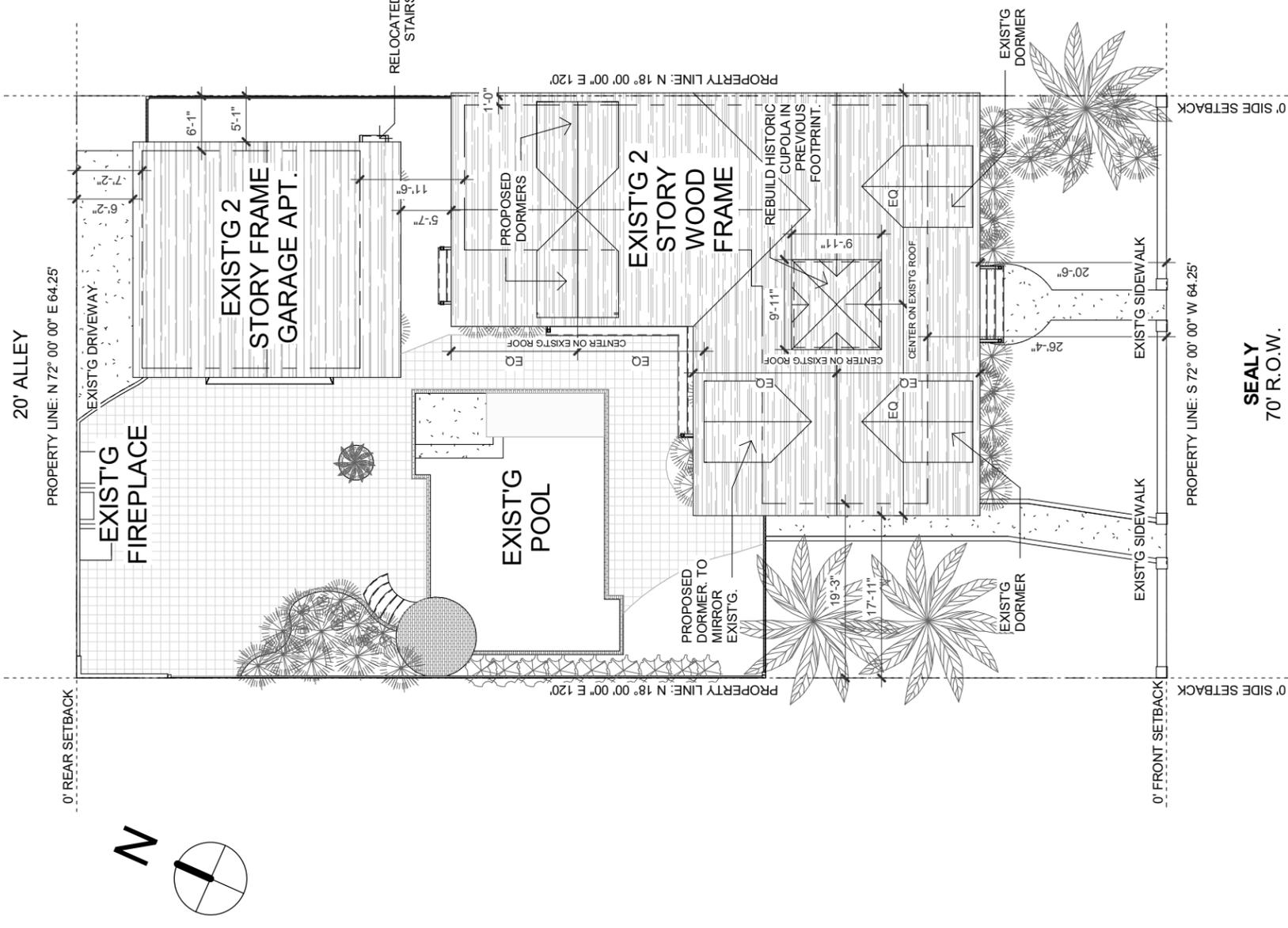


1118 SEALY  
LOT 12 & 1/2 W LOT 11 BLK 251

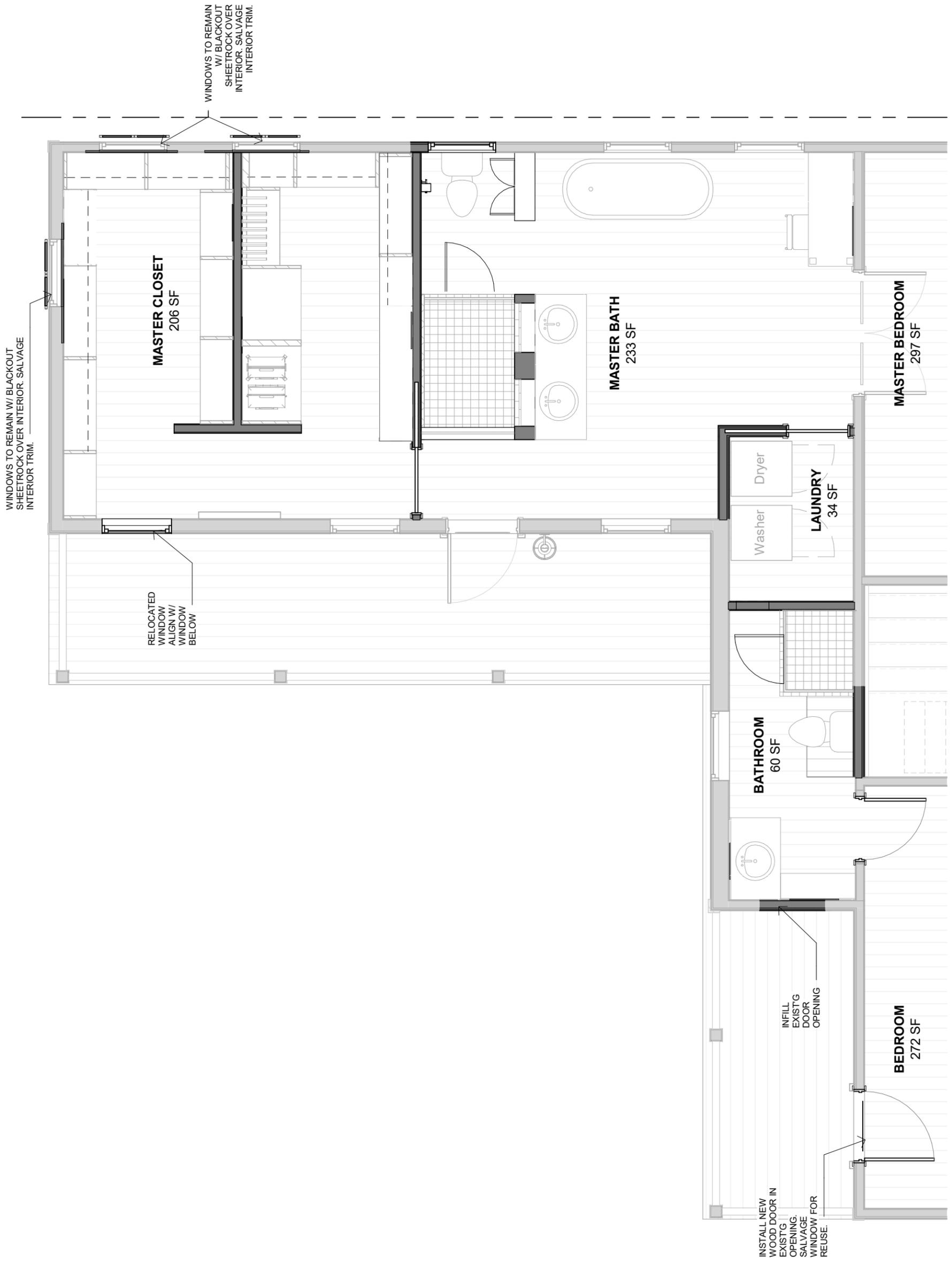


1 0- Site Plan Existing/Demo  
1/16" = 1'-0"

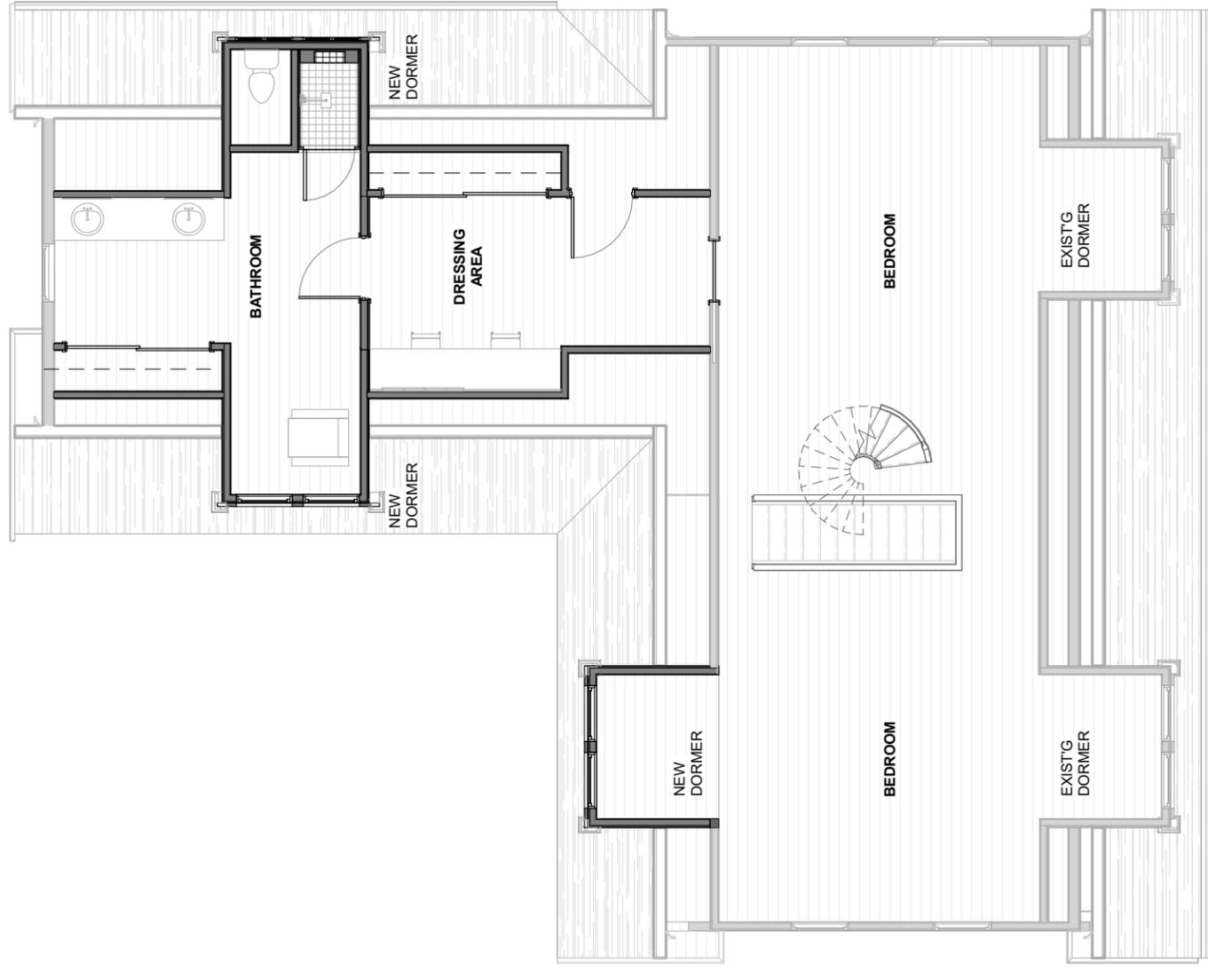
1118 SEALY  
LOT 12 & 1/2 W LOT 11 BLK 251



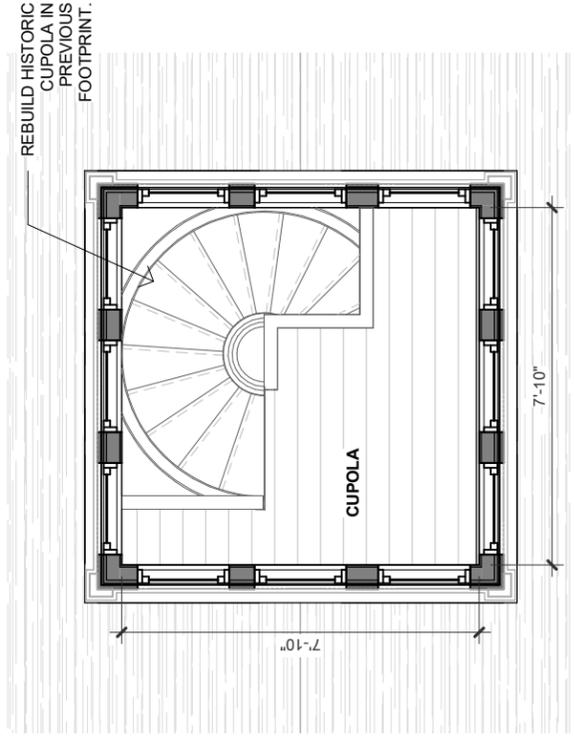
2 0- Site Plan New/Proposed  
1/16" = 1'-0"



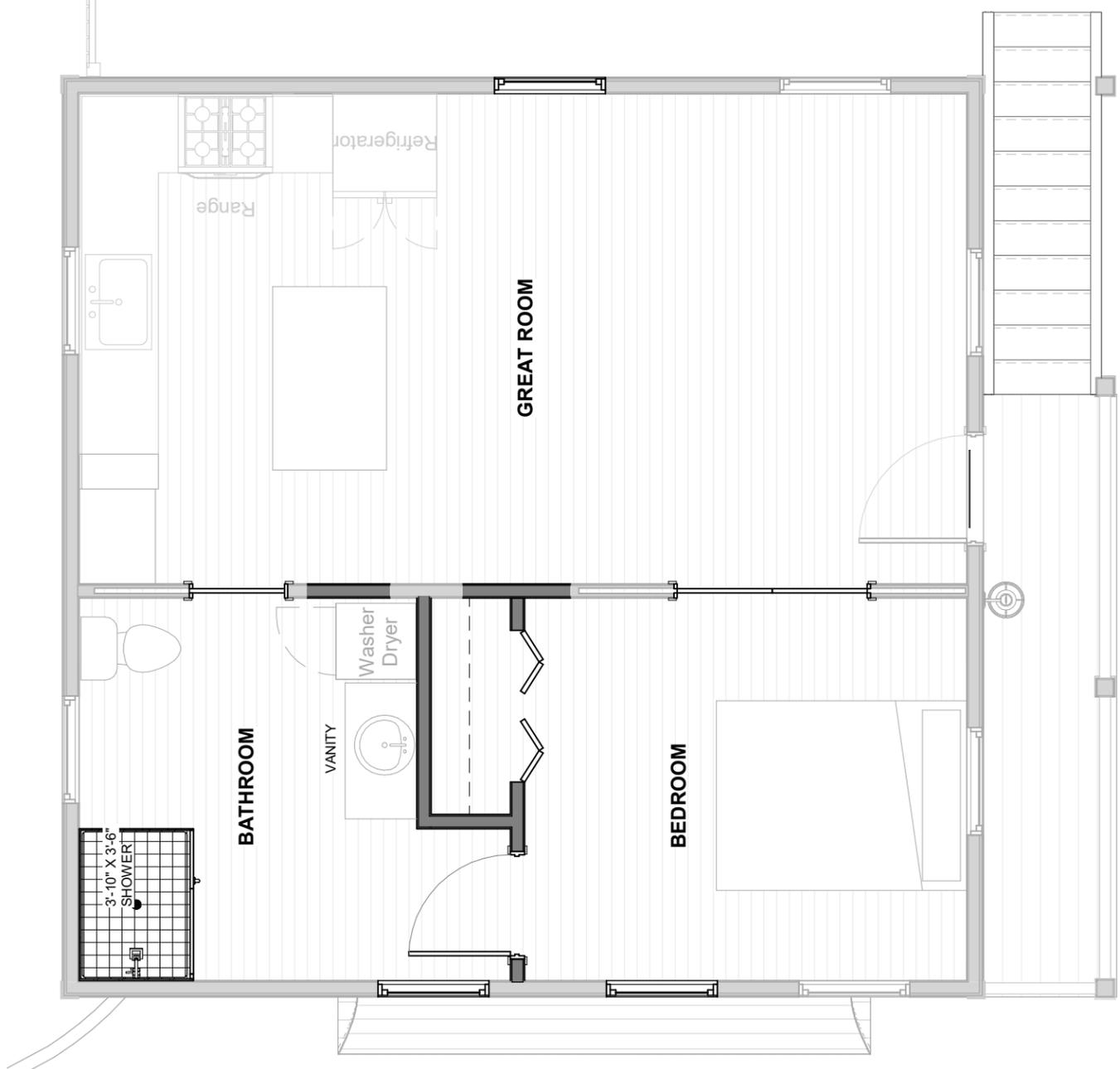
1 PROPOSED SECOND FLOOR  
1/4" = 1'-0"



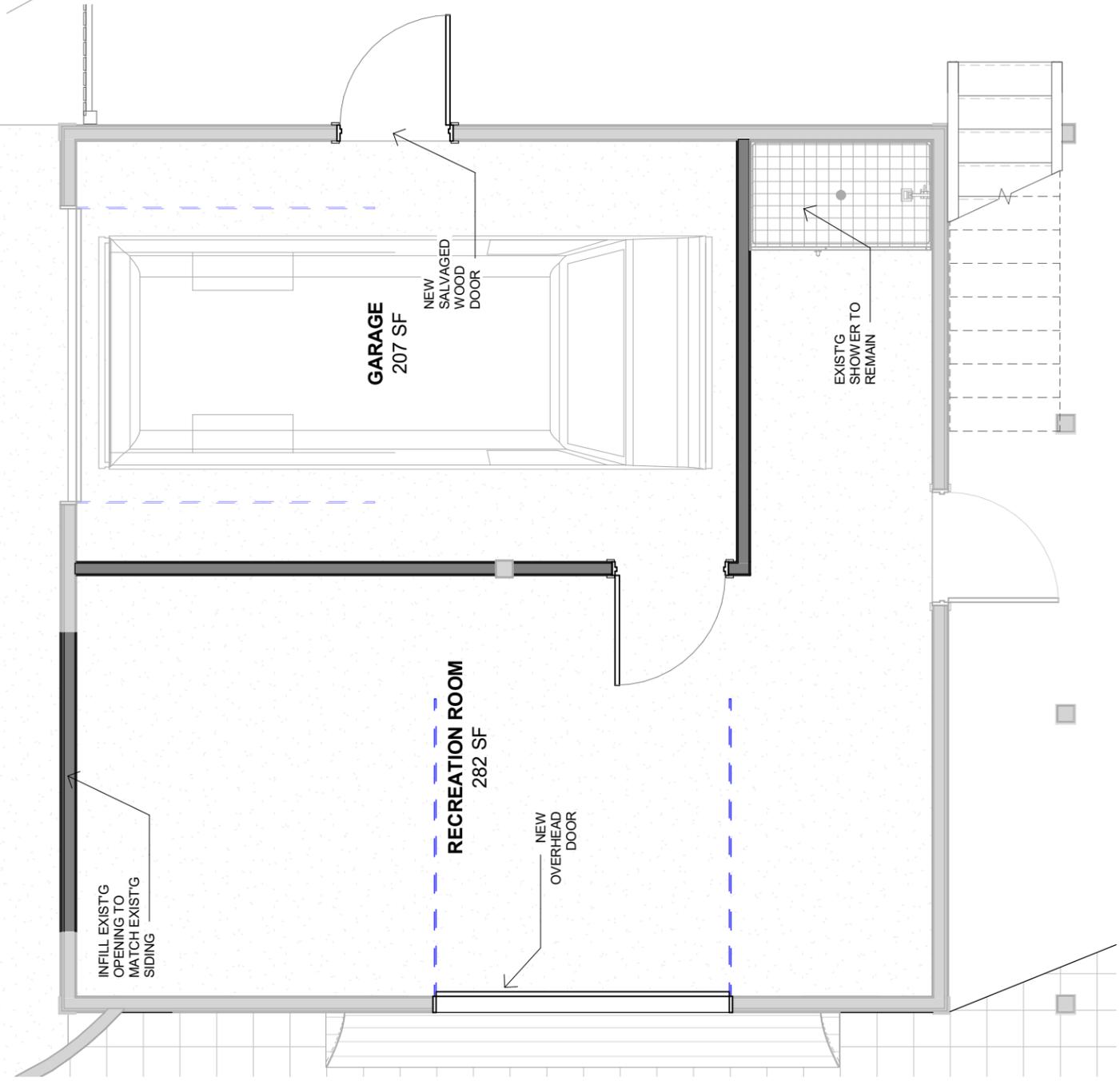
1 3- Attic New/Proposed.  
1/8" = 1'-0"



2 4- Cupola New/Proposed.  
1/4" = 1'-0"



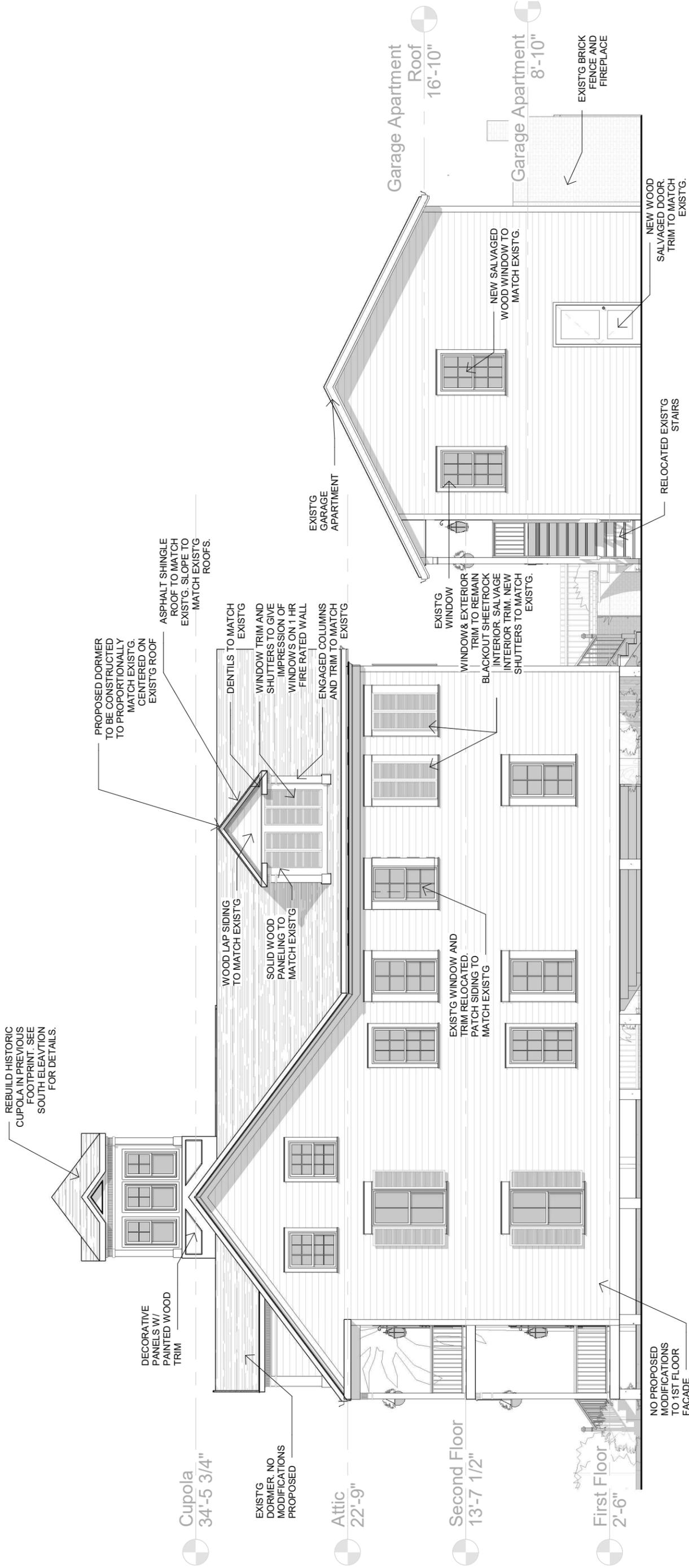
2 2-Garage Apartment New/Proposed  
1/4" = 1'-0"



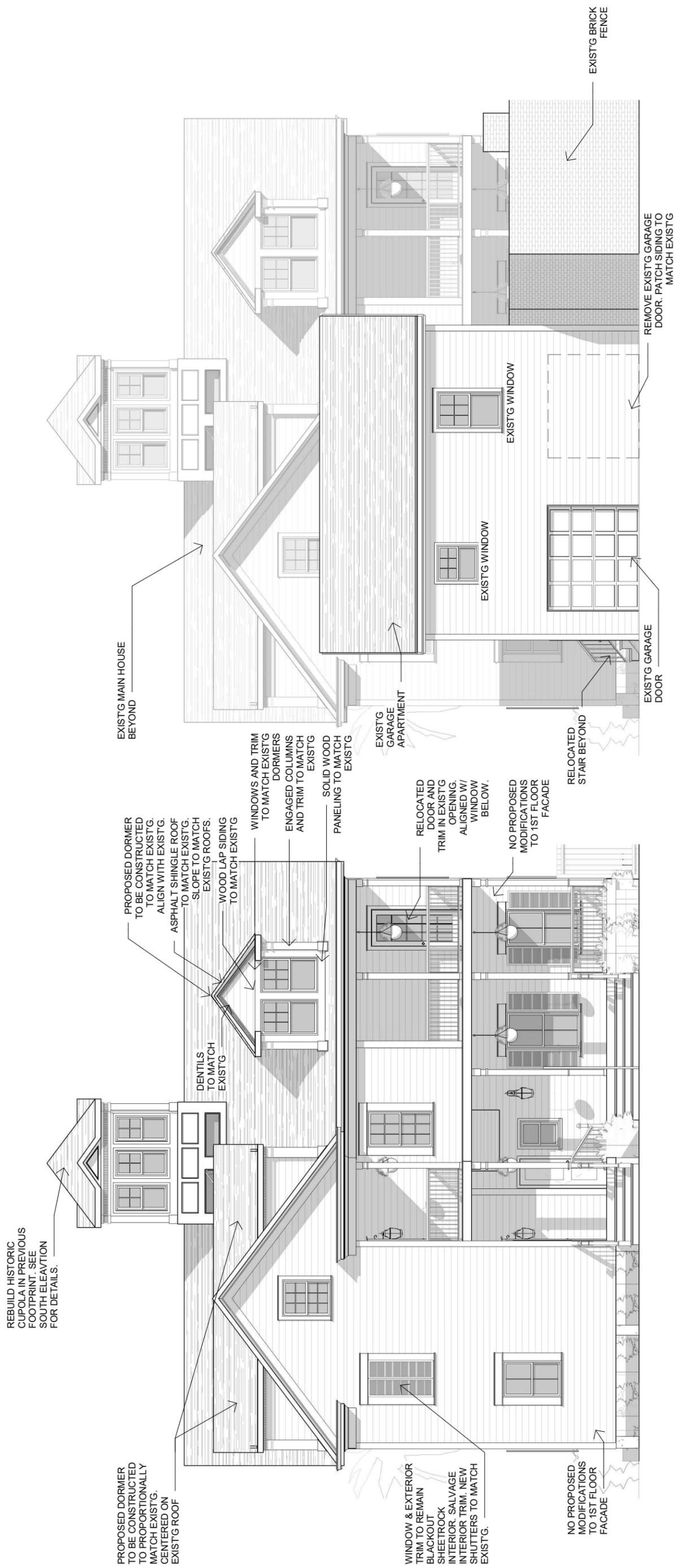
1 1-Garage New/Proposed  
1/4" = 1'-0"



Lankford Master Bath



1 East  
 1/8" = 1'-0"



1 North  
1/8" = 1'-0"

2 North 2 (Garage Apartment)  
1/8" = 1'-0"

