

**AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, October 5, 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. Election Of Chair And Vice-Chair
4. Conflict Of Interest
5. Approval Of Minutes: September 21, 2020

Documents:

[2020-09-21 LC MINUTES.PDF](#)

6. Meeting Format (Staff)
7. Public Comment

Members of the public may submit a public comment using the web link below. All comments submitted prior to the meeting will be provided to the Landmark Commission.

<HTTPS://FORMS.GALVESTONTX.GOV/FORMS/PUBLICCOMMENT>

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

8. New Business And Associated Public Hearings
 - A. 20LC-065 (1601 24th Street) Request For A Certificate Of Appropriateness For Modifications To The Existing Garage. Property Is Legally Described As M.B. Menard Survey (42-2000-4) Part Of Southwest Block 42 Galveston Outlots And South One-Half Of Adjacent Avenue N 1/2, In The City And County Of Galveston, Texas. Applicants And Property Owners: Richard C. And Suzanne M. Becker

Documents:

[20LC-065 PKT.PDF](#)

- B. 20LC-066 (1615 Avenue K) Request For Designation As A Galveston Landmark.

Property Is Legally Described As M.B. Menard Survey, Lot 4, Block 76, In The City And County Of Galveston, Texas. Applicants And Property Owners: Rowan Dougherty And Wallace W. Wood, Jr.

Documents:

[20LC-066 PKT.PDF](#)

9. Discussion And Action Items

10. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on October 2, 2020 at 4:00 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 – September 21, 2020

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Griffin, Heatley (Alternate), Wood

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

Staff Present via Telephone: Tim Tietjens, Executive Director of Development Services; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The August 17, 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-059 (213 Tremont/23rd Street) Request for a Certificate of Appropriateness for alterations to the structure including the construction of a canopy. Property is legally described as the North 20 feet of Lots 8 & 9 (8-1), Block 623; and Portion of Lots 8 & 9 (8-4), Block 623 in the City and County of Galveston, Texas.

Applicant and Property Owner: Suhas Wagal, NISU Hospitality, LLC

Staff presented the staff report and noted that of eight (8) notices of public hearing sent, zero (0) had been returned in favor and six (6) had been returned in opposition.

Doug McLean arrived at 4:11 p.m.

Chairperson Fred Huddleston opened the public hearing on case 20LC-059. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to continue case 20LC-059 in order for the applicant to provide more detailed information regarding the request, specifically:

1. More detail on the design of the canopy including the width of the fascia, materials and finishes, and how the canopy connects to the building.

Stephanie Lang seconded.

Staff proposed a friendly amendment to clarify that the case will be continued until the regular meeting of October 19, 2020.

Constance Patterson and Stephanie Lang accepted the friendly amendment, and the following votes were cast:

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

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20LC-061 (2102 Strand / Avenue B) Request for a Certificate of Appropriateness to retain canopy railing as installed. Property is legally described as M.B. Menard Survey, Lot 8, Block 681, in the City and County of Galveston, Texas.

Applicant: Mehboob I. Udawala

Property Owner: Naya Investments, LLC.

Staff presented the staff report and noted that of five (5) notices of public hearing sent, one (1) had been returned in favor and zero (0) had been returned in opposition.

Chairperson Fred Huddleston opened the public hearing on case 20LC-061. Applicant and property owner Mehboob Udawala 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-061 with staff's recommendations. Chairperson Fred Huddleston seconded, and the following votes were cast:

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

The motion failed due to a lack of four (4) affirmative votes.

Chairperson Fred Huddleston made a motion to deny case 20LC-061. Stephanie Lang seconded.

Constance Patterson proposed a friendly amendment to grant the applicant one (1) year to change the railing to the previously approved design.

Chairperson Fred Huddleston and Stephanie Lang accepted the friendly amendment, and the following votes were cast:

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

The motion passed.

20LC-062 (1408 Ursuline / Avenue N) Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, West 14-2 Feet of Lot 9 and East 14-4 Feet of Lot 10 (2009-2), Southwest Block 22 Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Michael and Suzanne McClere

Property Owner: Michael McClere

Staff presented the staff report and noted that of thirty-six (36) notices of public hearing sent, three (3) had been returned in favor and zero (0) had been returned in opposition.

Chairperson Fred Huddleston opened the public hearing on case 20LC-062. Applicant and property owner Suzanne McClere 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 recommend approval of case 20LC-062 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

20LC-063 (2402 Avenue L) Request a ninety (90) day extension to begin construction for the following request: **19LC-066** Request for a Certificate of Appropriateness for alterations to the structure including painting of previously unpainted masonry. Property is legally described as Lot 8, Block 84, in the City and County of Galveston, Texas.

Applicant and Property Owner: Christopher W. Hendrix

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

Chairperson Fred Huddleston opened the public hearing on case 20LC-063. 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-063 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 4:53 PM





20LC-065

STAFF REPORT

ADDRESS:

1601 24th Street

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey (42-2000-4) Part of Southwest Block 42 Galveston Outlots and South One-Half of Adjacent Avenue N 1/2, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVES:

Richard and Suzanne Becker

PROPERTY OWNERS:

Richard and Suzanne Becker

ZONING:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for modifications to the site including additions to a garage apartment.

STAFF RECOMMENDATION:

Approval based on findings and conditions.

EXHIBITS:

- A – Elevation Drawings
- B – Site Plan

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1927
Style	Foursquare
Condition	Good
Evaluation	Medium; Contributing

Executive Summary

The applicant is requesting a Certificate of Appropriateness in order to add a second floor studio to an existing garage. The first floor will remain a garage and the proposed second floor will include a single multipurpose room and bathroom as shown in Attachment A of the staff report. The existing garage is noted as non-historic in the Galveston Historic Sites Inventory included in Attachment B.

In addition to plans, the applicants provided a materials list for the proposed addition:

- Wooden handrails, spindles, and caps;
- Hardie board siding and trim;
- Asphalt shingles to match house;
- Wood windows with true divided lights;
- Wood doors including true divided lights;
- Paint to match house.

The existing garage is wood-framed with asphalt shingle siding. No alterations are proposed for the main house.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Historic Wood

Lap siding has always been the primary wood building material in Galveston. It was used historically for exterior siding, trim and ornamental details. Most houses have a horizontal 6’ bevel siding that is applied in an overlap fashion (4 1/2” of the siding exposed). Vertical board and batten siding is also used. Early woodwork should be

retained, and, if necessary repaired. When properly maintained, original wood has a long lifespan.

2.6 Protect wood features from deterioration.

Appropriate

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

Building Forms

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

3.28 Use simple, rectangular building forms.

Appropriate

- Use building forms that appear similar to traditional forms.

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Architectural Character

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

Appropriate

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

Inappropriate

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

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

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

Inappropriate

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

Building Materials

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Standards for New Secondary Buildings on Residential Properties

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

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

Appropriate

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

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

Inappropriate

- Metal buildings are not permitted.

Parking and Driveways

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

3.7 Minimize the visual impact of parking.

Appropriate

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

Inappropriate

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

Historic Residential Windows

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

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

Appropriate

- Use wood frames and sashes for windows on a primary façade (preferred approach).

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

Inappropriate

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

Historic Residential Garage Doors

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

Appropriate

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

Inappropriate

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

Enclosing an Elevated Foundation

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

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

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

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

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

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

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

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

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

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.

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

According to the applicant, the proposed accessory structure will be subordinate to the primary structure and located along the alley where visibility is limited, especially given that the alley dead-ends and thus sees little through traffic.

The siding appears to be horizontal lap siding to grade. The siding shall be similar in exposure, texture, and finish to traditional wood siding. The finish shall be smooth rather than a raised grain or rusticated surface. According to the applicant, the accessory structure will be painted to match the primary structure. Board-and-batten siding below the finish floor is generally required for raised structures.

The applicant did not provide cut sheets for the windows or doors, but the materials list notes that doors and windows will be wood, with true divided lights. Windows are shown on the elevation drawings as two-over-two windows, except for one slider; the Design Standards note that one-over-one windows are more appropriate for new construction.

Finally, the overall design is simple and without ornamentation, and unlikely to be confused with historic construction.

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

Specific Conditions to Case 20LC-065:

- 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 final windows, door, and garage doors shall be approved by the Historic Preservation Officer prior to installation;
 - b. Windows shall be either one-over-one windows or horizontal sliders as shown on the elevation drawings;
 - c. Handrails shall be of the standard simple, square design permitted for new construction in historic districts; and
 - d. Siding below finish floor elevation shall be wood board and batten or smooth Hardie board and batten;

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

September 22, 2020

Date

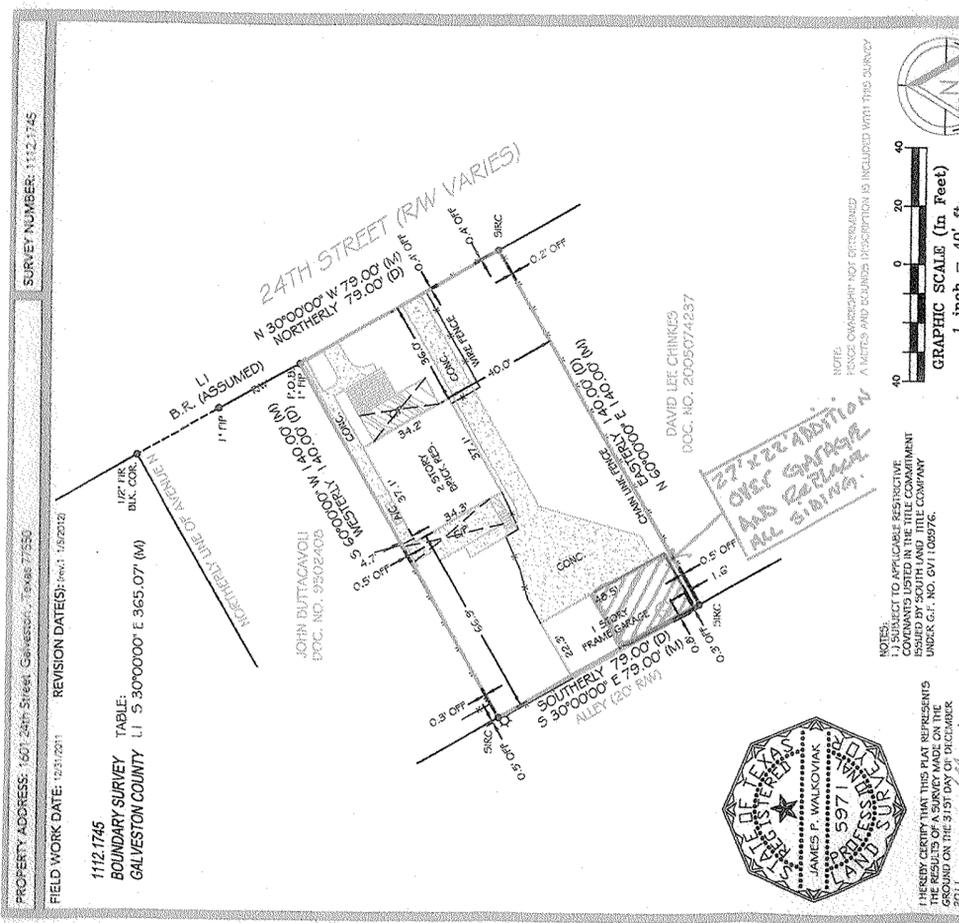
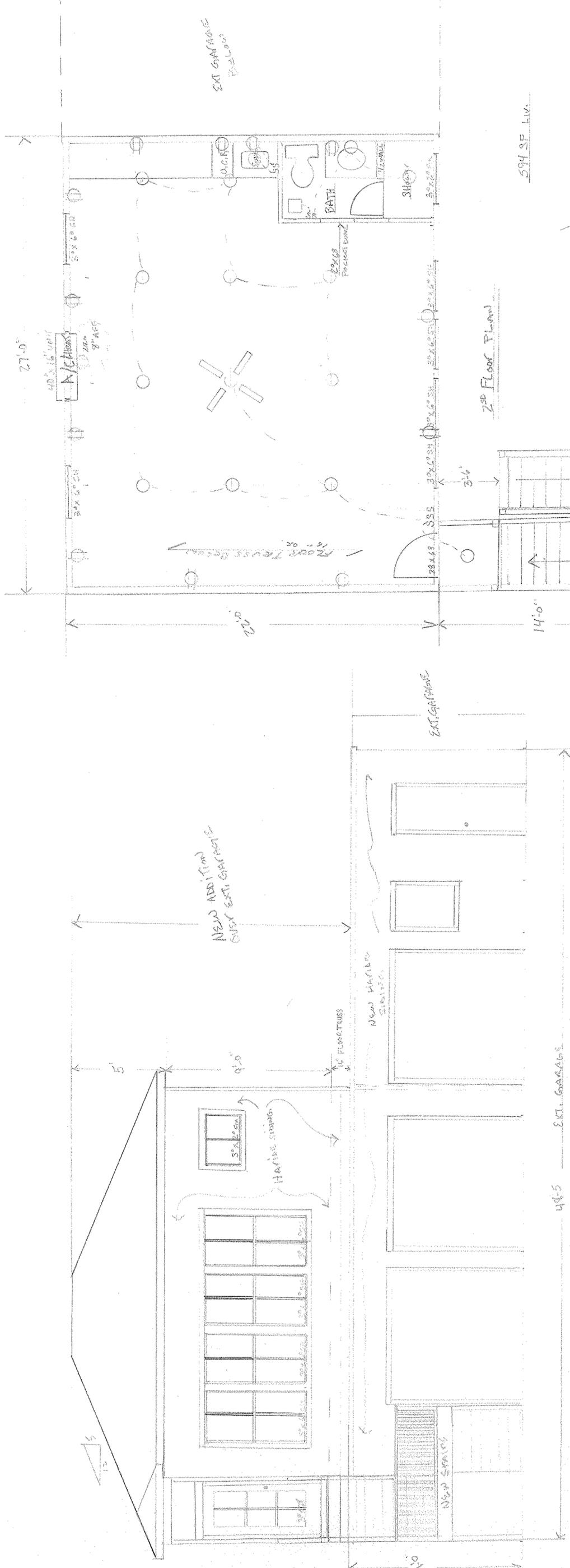


Catherine Gorman, AICP
Assistant Director/HPO

September 22, 2020

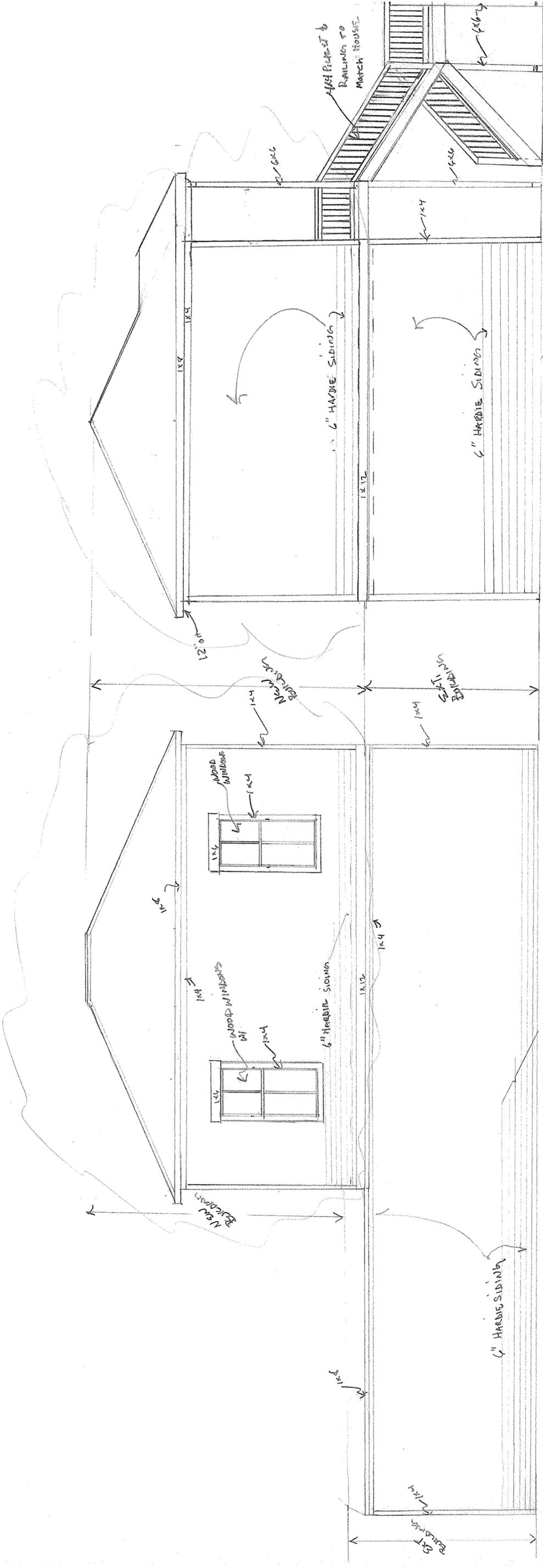
Date

ATTACHMENT A

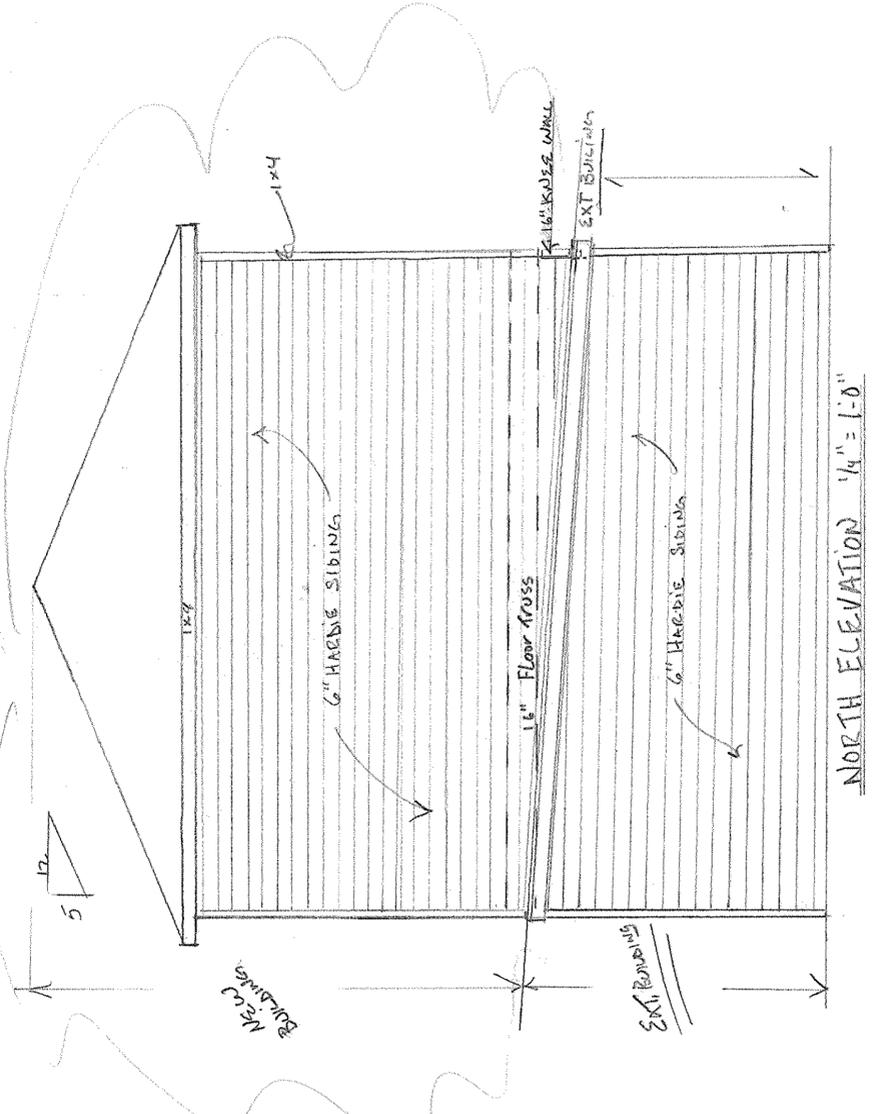


- NOTES**
1. All concrete shall be 3,000 psi compressive strength @ 28 days.
 2. Wood frame construction shall be in accordance w/ IRC 2012 & ASCE 7-05 for 130 MPN 3 sec gust
 3. All framing members shall be #2 SYP or better
 4. Studs @ all corners to be 8" o.c. each way for 5'0"
 5. Framing connections: use galvanized metal connectors installed as recommended by mfg.
 - A. Floor joist to stringers - anchor blocks
 - B. Wall to floor joist LSTA 24" or better
 - C. Rafter to top plate to stud. Every rafter shall be anchored to top plate and top of stud to plate.
 - D. Rafter to ridge to rafter LSTA 24" or better
 6. All windows and doors shall be AMA approved DP50 or better. Provide impact resistant windows.
 7. Install smoke alarms in all bedrooms
 8. Decks shall support a distributed live load of 40PSF. Handrails, guards and stairs shall support a uniform load 50 PLF & concentrated load 200 lbs.
 9. Simpson hold down straps MSTC-4883





WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

MATERIAL LIST

- Handrail - 4x4 Treasures Spindles & Caps.
- Siding - 6" Exposure Hardie siding, over 5/8" CDX Plywood.
- Roofing - asphalt Owens Corning 30 year shingles to match house.
- Windows - Anderson wood windows with True Divided Light.
- Entry Door - wood 3'-0" x 6'-8" By Thurman True w/ True Divided Light.
- Exterior Trim - 3/4" Hardie Trim
- PAINT TO MATCH HOUSE.

1601 24TH ST, GALVESTON, TX 77550

HHM-10100

Parcel ID 688400

Year Built 1927

High = Individually Eligible/Listed; Contributing

District Silk Stocking Historic District

Priority Rating Medium

Medium = Contributing

Identification Notes Sam Maceo lived here

Low = Non-Contributing

Building Faces E

DESCRIPTION

Type Residential Single-Family House Four square

Stylistic Influences Prairie

Stories 2

Exterior Wall Materials Brick

Foundation Type Pier-and-beam

Outbuildings Non-historic garage

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Wide eaves

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 3/1

Window Features Metal storm blinds

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type One-story full width

Porch Location Front

Porch Roof Hipped

No. of Porch Bays 2

Porch Support Type Brick piers

INTEGRITY

Condition Good

Alterations Four square



TX_GalvestonCounty_1601_24th_St_1.jpg



20LC-066

STAFF REPORT

ADDRESS:

1615 Avenue K

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 4, Block 76, a Subdivision in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVE:

Rowan Dougherty and Wallace W. Wood, Jr.

PROPERTY OWNERS:

Rowan Dougherty and Wallace W. Wood, Jr.

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

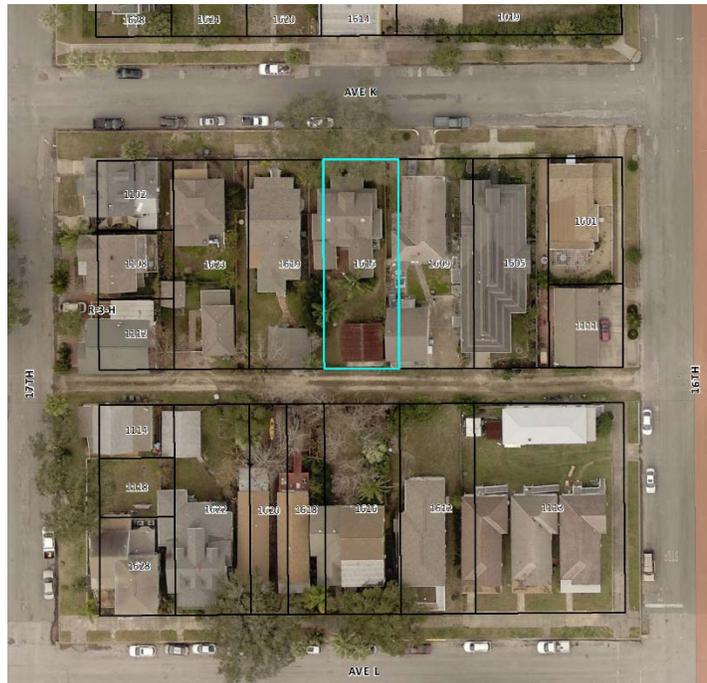
- A – Applicant’s Submittal
- B – Historic Sites Inventory Sheet

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
23				



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

Executive Summary

The applicants are requesting designation of the above referenced address, as a Galveston Landmark.

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

- 1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.**

Through Galveston's period of expansion between the city's founding and the 1900 Storm, small, modest worker and laborer cottages were common, many built as rent houses. The James and Mary Williams house at 1615 Avenue K is an example of the numerous humble cottages that were originally built in the Lost Bayou area for members of the working class that helped to fuel Galveston's growth in its early years.

- 2. Representative of an established and familiar visual feature of a neighborhood, community, or city.**

The 2015 Galveston Historic Sites Inventory (Attachment B) lists the date of construction as circa 1890; however, the house is likely older than that. The Folk Victorian house at 1615 Avenue K was originally built sometime before 1871 as a 28 foot by 29 foot raised cottage with full-width front porch; this configuration appears on the 1871 Camille Drie birds-eye view drawing of the city (attachment A). Over time numerous changes were made to the cottage, including the addition of a bedroom at the rear of the house, the addition of a raised gambrel roof and Craftsman-style architectural details in 1925, and a third addition to the east side of the house in 1945. These historic additions are still present on the house today.

- 3. Association with the lives of people significant in the city, region, state or national past.**

According to available records, James and Mary Williams were the earliest known owners of the house. Both were originally from England by way of New York; they lived on Rosenberg Street but also owned 1615 Avenue K. The 1885 fire destroyed their house on Rosenberg, and they moved to the Avenue K house afterward. The Williams family added the rear bedroom around that time. Later owners include

Alexander and Berohelia Gaston, who owned the house between 1925 and 1945; Mr. Gaston was a barber who had a shop at the Tremont Hotel.

The first recorded renters were Maria Hamilton and Milton Macilwayn, between 1870 and 1878. Maria Hamilton appears on pre-Emancipation slave rolls in Milam and Upshur counties in Texas, and Milton Mcilwayn was a Union soldier who settled in Texas after the Civil War.

After Hamilton and Macilwayn, store clerk Charles Wild rented the house for about two years, followed by Ada Goldman (also a store clerk) and her family, among others.

4. Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.

The James and Mary Williams House retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association. While it began as a Folk Victorian style house, it currently exhibits a number of historic modifications that reflect the needs and preferences of past owners.

Financial Incentives for Historic Properties

The property is in the Lost Bayou historic district, and is not eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the October 6, 2020, meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of October 22, 2020.

Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

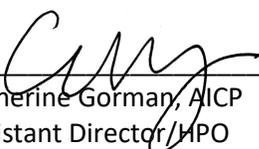
1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

Respectfully Submitted:

for  _____
Daniel Lunsford

September 24, 2020

Date

 _____
Catherine Gorman, AICP
Assistant Director/HPO

September 24, 2020

Date

ROWAN DOUGHERTY
WALLACE WOOD
1615 Avenue K
Galveston, TX 77550-4916

Catherine Gorman, Asst. Director, HPO
City of Galveston
823 Rosenberg
Galveston, TX 77550

Dear Ms. Gorman:

Enclosed please find our application to the Landmark Commission for a Landmark Designation on our home located in the Lost Bayou Historic District at 1615 Avenue K. With our application are all our supporting documentation.

It is our understanding that the next scheduled meeting of the Commission would be October 5, 2020 with the Deadline of September 8th. With following meetings of the Planning Commission scheduled on 10/6 and the City Council on 10/23. And that we could attend those meetings via telephone.

Please let us know if you require any additional documentation with our application. As stated on our application, our cell # is (409) 739-5466 and our email address is rowanwally7675@gmail.com.

Thank you very much.

Sincerely yours,
Rowan Dougherty
Wallace Wood

City of Galveston, Texas
Landmark Commission
Application for Landmark Designation

Property Information

Street Address: 1615 Avenue K
Legal Description: Lot #4, Block 76, City of Galveston
Present Use of Property: Personal Residence
Improvements: No new improvements proposed other than current on-going maintenance .

Historic Information

1. Historic Owners & Residents:

1870 - 1878	Mrs. Maria Hamilton & Milton Macilwayn
1878 - 1880	Charles Wild
1880 - 1882	Henry & Ada Gohlman
1882 - 1884	Elizabeth Bettison
1884 - 1906	James & Mary Williams
1906 - 1907	Louis Elbert
1907 - 1945	Alexander & Berohelia Gaston
1945 - 1950	William & Lela Woods
1950 - 2005	Margaret Tuthill
2005 - 2007	James & Judith Johnson
2007 - 2011	Terrance & Allison Tysall
2011 - 2017	Jane Chance
2017 - Present	Rowan Dougherty & Wallace Wood

2. Construction Dates:

Original building date sometime before 1871 as the home footprint was a small 28' by 29' rectangular raised cottage with full length front porch as shown in the 1871 print drawings of Mr. Camille N. Drie as seen in the Galveston Daily News on March 10, 1871.

1886	Southeast bedroom wing (rear of house)
1925	Raised attic roof and created gambrel style roof. Another wing at the rear on the southwest side of the home was added and used for the in-house kitchen. Arts & crafts decorative elements were added to the front exterior.
1945	Den build-out on eastside house

City of Galveston, Texas
Landmark Commission
Application for Landmark Designation
Property Address: 1615 Avenue K

Statements of Historical and Cultural Significance:

The home is an example of the numerous humble cottages that were originally built in the Lost Bayou District for the members of working class that helped to fuel Galveston's growth in its early years.

Statement of Architectural Significance:

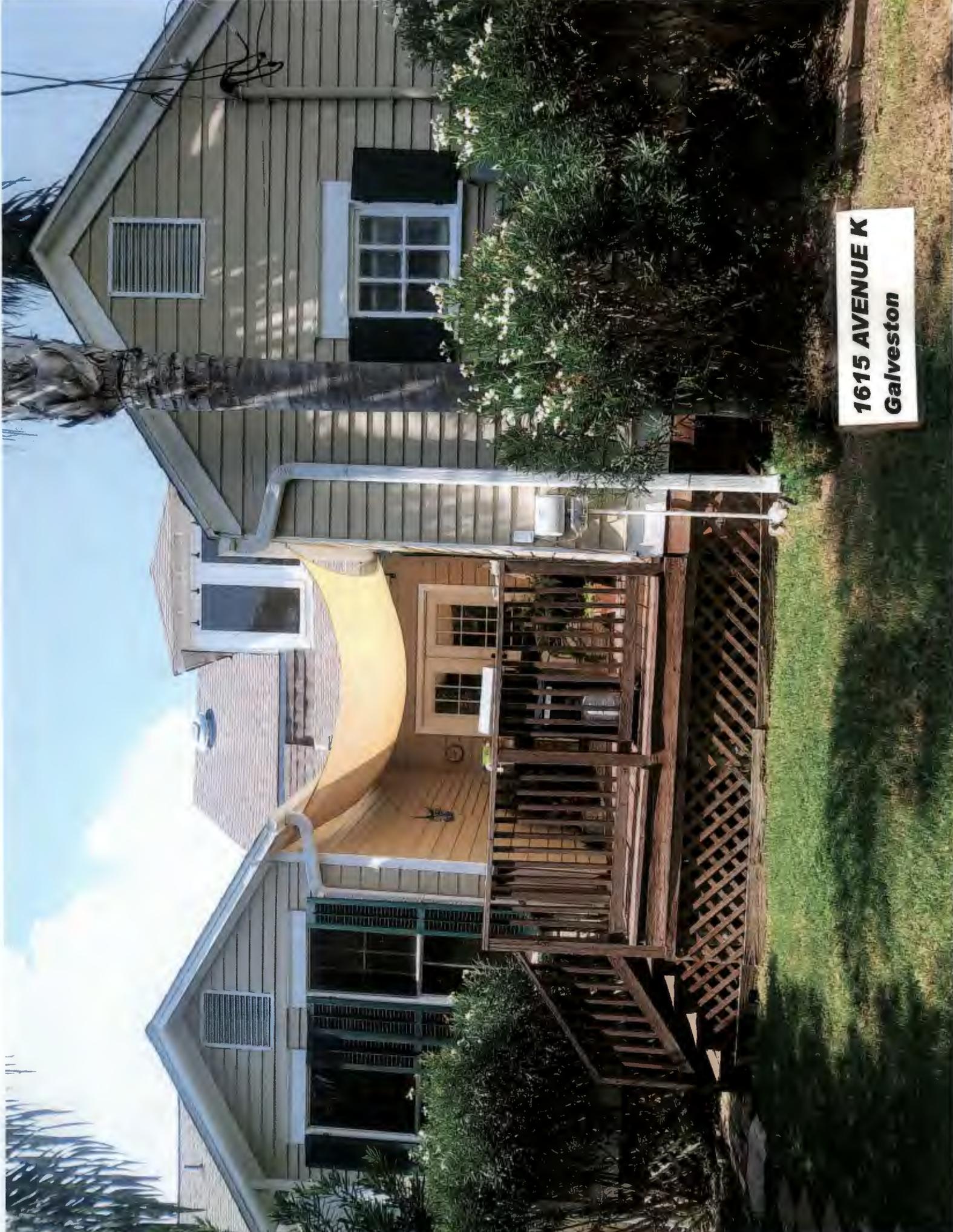
The home still retains some of the simple lines of the original cottage style as seen all over in the Lost Bayou District, but now has unique Arts & Craft elements added in the 1925 remodeling.

Attachments

1. Current Picture - Front View of Property
2. Current Picture - Rear View of Property
3. Current Picture - Garage Located at Rear of Property on Alley
4. Earliest Documented Drawing of Property - Camille N. Drie's Birdseye View of Galveston as found in Galveston Daily News dated March 10, 1871
5. Close-up View of Property from Mr. Drie's 1871 Drawing
6. 1921 Aerial View of Galveston showing the Property as seen in the Galveston Monthly dated September 2019
7. Historic Record with Description and Estimate of Cash Value from the Rosenberg Library Archives
8. Sanborn Insurance Maps dated 1899, 1921, & 1950 showing the House and Lot Location
9. Survey of Property dated 10-6-2006 by Westar Land Surveyors

**1615 AVENUE K
Galveston**





1615 AVENUE K
Galveston



1615 AVENUE K
Galveston



Galveston in 1871

The bird's-eye-view phenomenon began in Texas when the editor of the *Galveston Daily News* announced in his March 10, 1871, edition that "Mr. C. Drie exhibited to us some drawings that he is making for a map of Galveston, which will exhibit the buildings on every lot within the city. It is an isometric projection, and promises to be a fine picture of the Island City, and will be invaluable to all property holders."^[1] Through a series of newspaper ads, Drie offered Galvestonians an opportunity to purchase his print for \$3 per copy.^[2] When he had secured a sufficient number of subscribers, he sent his drawing to Chicago, where the Chicago Lithographing Company printed it, and returned with the finished prints several weeks later.

Galveston was the commercial center of Texas during most of the nineteenth century and attracted more artists than any other Texas city, with the exception of San Antonio. Located on the north side of Galveston Island, the city occupied less than one-eighth of the small land mass, but its residents had grand dreams of it becoming the Manhattan of the Gulf of Mexico. When he first saw the city in 1841, Josiah Gregg found it to be "handsome though too monotonous in appearance." By the time artist C. O. B?hr visited, probably during 1858, the city was in the midst of an "astonishing" building boom, "speculation in real estate" was "astronomical," and the city had begun to take on more of the characteristics that its citizens envisioned. Several three-story brick buildings with handsome iron fronts had gone up, and Clusky & Moore had begun construction of the new federal Customs House in 1857 ^[3] A reporter for *Harper's Weekly* had concluded in 1866 that there were "few towns in the South where so much Northern energy and the effects of Northern capital are as visible as in Galveston."^[4]

Drie began his work on Galveston in the same manner as other bird's-eye-view artists—by choosing the perspective from which the city would be depicted, making liberal use of any maps that might have been available to him, or perhaps making his own, and going around town sketching individual buildings from his chosen perspective. What the Galveston editor called an "isometrical projection" made it appear that the perspective had been taken from a 45-degree angle above the city. In fact, Drie's technique more nearly resembles an axonometric projection, because he did not employ vanishing points in his composition—the streets run parallel to each other—suggesting that he was probably more

Galveston

Monthly

SEPTEMBER 2019

Complimentary

Exploring Your Island Paradise

PHOTOGRAPH BY JEFFREY W. HARRIS



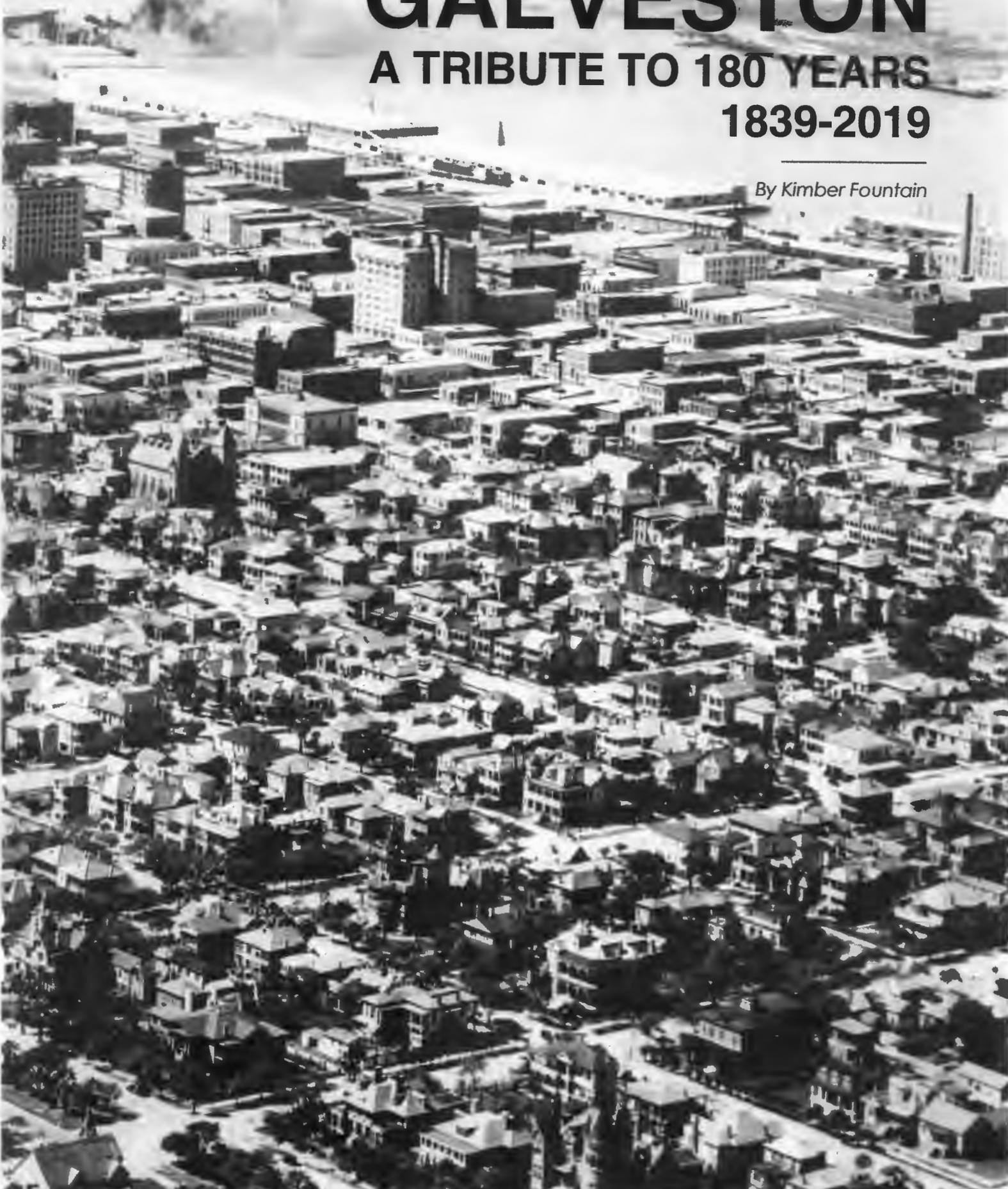
1615 AVENUE K
Galveston

GALVESTON

A TRIBUTE TO 180 YEARS

1839-2019

By Kimber Fountain



H: 9/6

DESCRIPTION AND ESTIMATE OF THE PRESENT CASH VALUE

Of the 1 1/2 stor. metal roof asphalt roofed with Building,
 situated on Lot No. 4 in Block No. 76 No. 1613,
45 Wm Woods, W. Co. 150 in the City of Galveston, owned by J. H. Williams, et al. W. Street,
B.P. et al. Phon. 1841

Occupancy: Basement B.P. for attic
 First Floor by (C) J. H. Williams for dwelling
 Second Floor by " for rooms, ceiling & paint
 Third Floor by " for "

When built? Remodeled 1925 DESCRIPTION: 1925
Old, built 1886 Last repaired or painted? 1925
 Is it on leased ground? no When does lease expire?
 What is used for lighting? Old Is gasoline used? no
 Size of building? 28.29 x 1.9 x 23 ft Is gas used?
 Number of rooms Plastered Rough-ceiling papered Ceiling and painted by B. Williams Halls Bat room
 Number closets? 1 Porches? 1 Mantels and grills?
 Number of flues, and construction thereof? brick, tile, iron

ESTIMATE

The above described building would cost at present value of materials and labor:
2424.10 6-15-38 Est 5/18/50 25% 10%
 Deduct for depreciation from age, use or location, 25% 10%
 Making the present Cash Valuation 800

OTHER IMPROVEMENTS.

5-16-45 Stable \$2
Don't know \$0
Screening \$6
 Deduct for depreciation from age, use or location, per cent
 Making the present Cash Value \$6

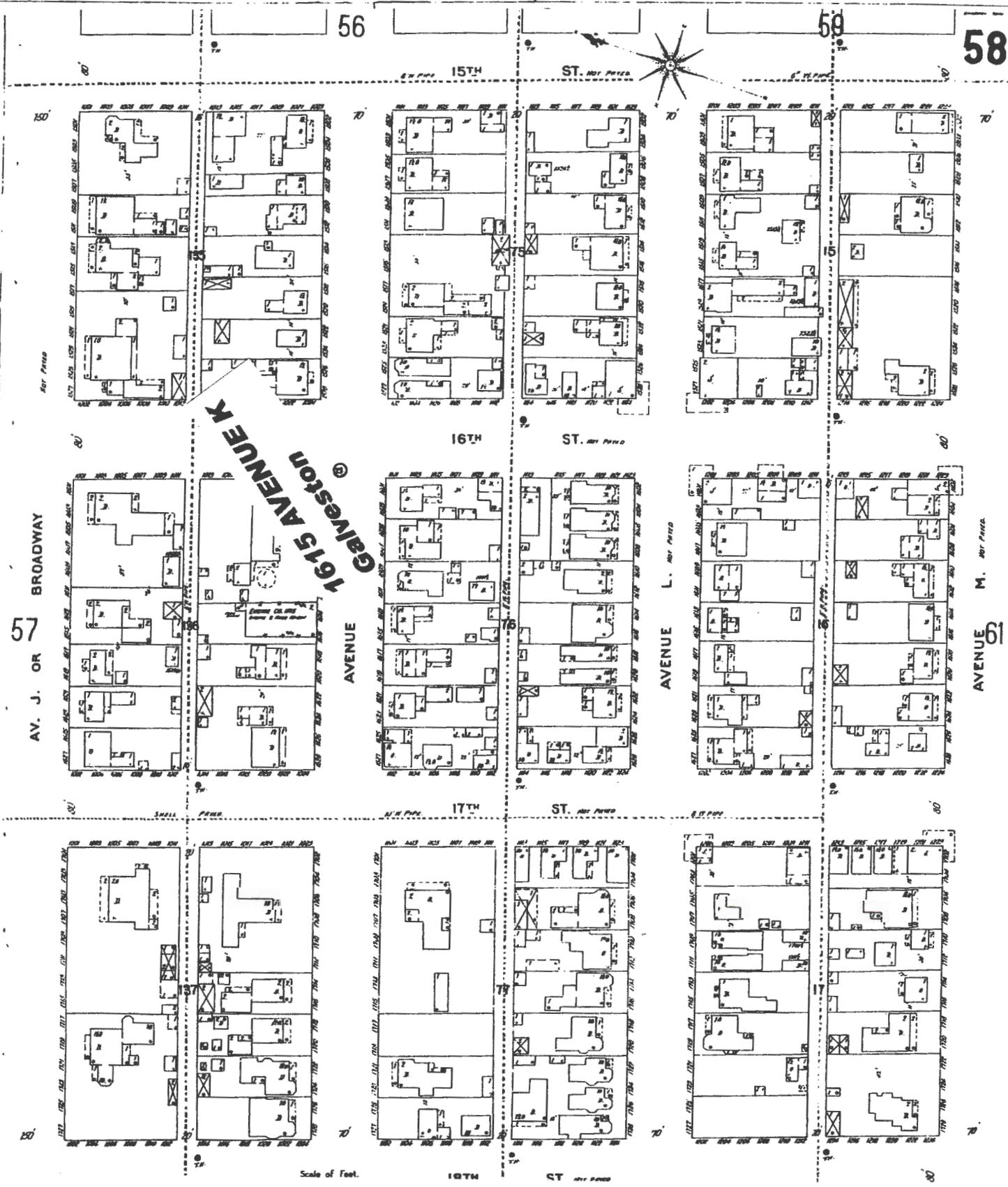
REMARKS.

B.K. & Co. 7/18/29 7/18/29 7/18/29
 This is a copy of a document in the possession of The Rosenberg Library, Galveston, Texas. Not to be Copied or Reproduced in any way without written permission from the Rosenberg Library.

J.N. 310 31 Aug 07
B.K. & Co. 27 Dec 66
 Galveston, Texas, 10 day of July 1902
B.K. & Co

Inspector:
1615 AVENUE K
Galveston

Sanborn Insurance Map - 1899



56

59

58

15TH ST. NOT PAVED

16TH ST. NOT PAVED

16TH ST. NOT PAVED

17TH ST. NOT PAVED

17TH ST. NOT PAVED

18TH ST. NOT PAVED

AV. J. OR BROADWAY

1615 AVENUE K

AVENUE

AVENUE

AVENUE M.

61

150

70

70

70

80

70

80

80

70

80

80

150

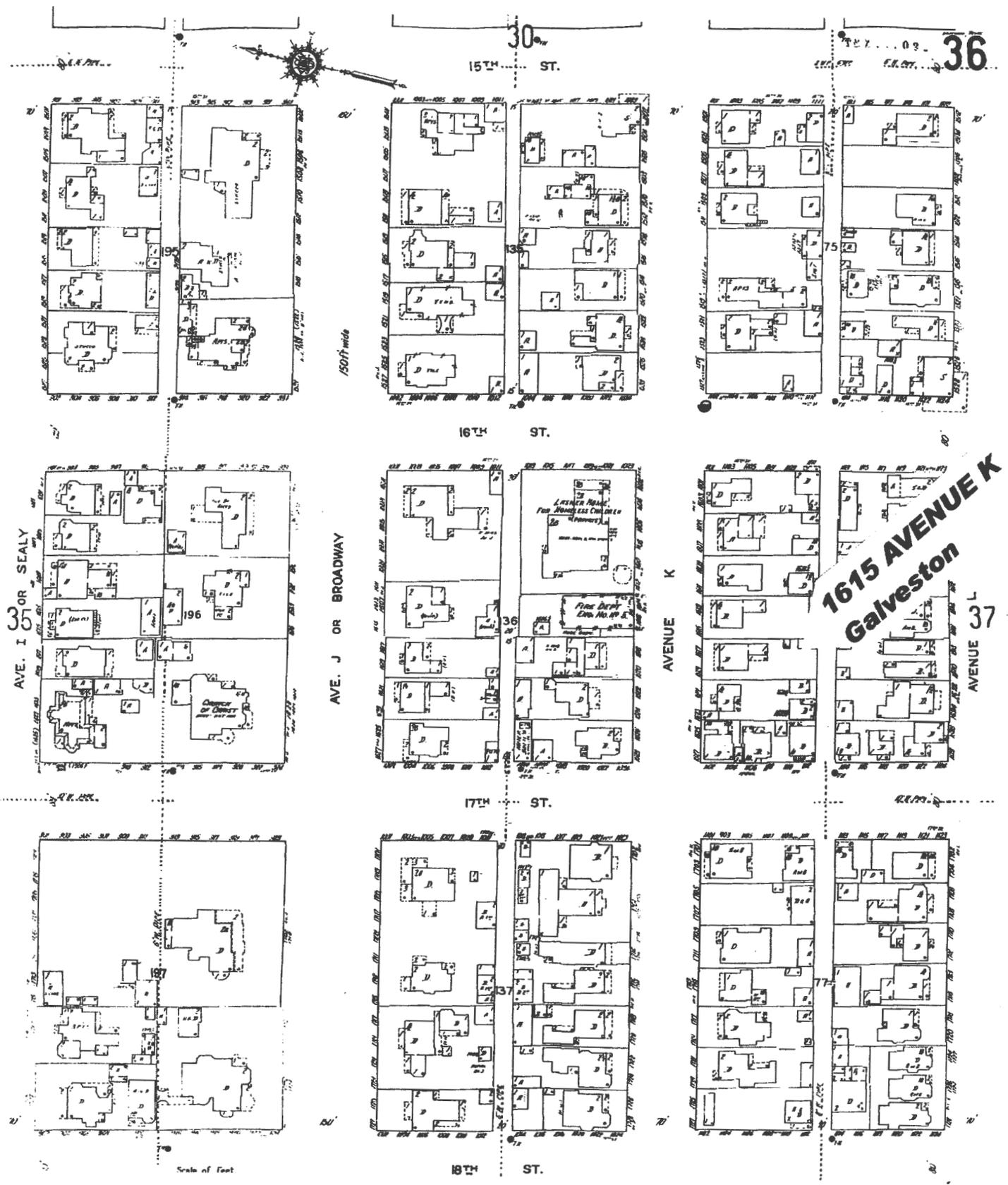
70

70

80

1615 Ave K

Sanborn Insurance Map - 1912



36

15TH ST.

16TH ST.

17TH ST.

18TH ST.

AVE. I OR SEALY 35

AVE. J OR BROADWAY

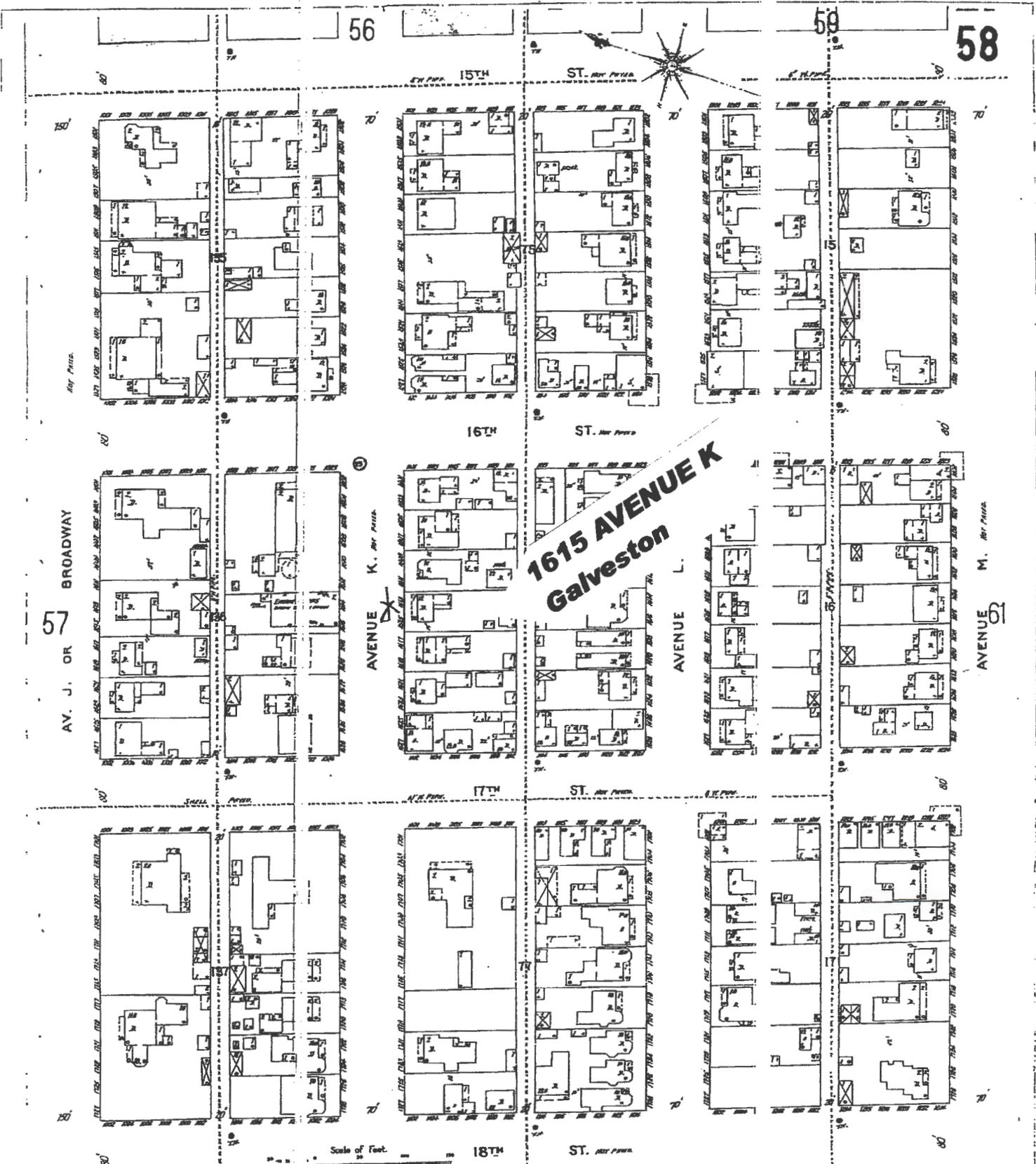
AVENUE K

AVENUE L 37

1615 AVENUE K
Galveston

Scale of Feet

Sanborn Insurance Map - 1950

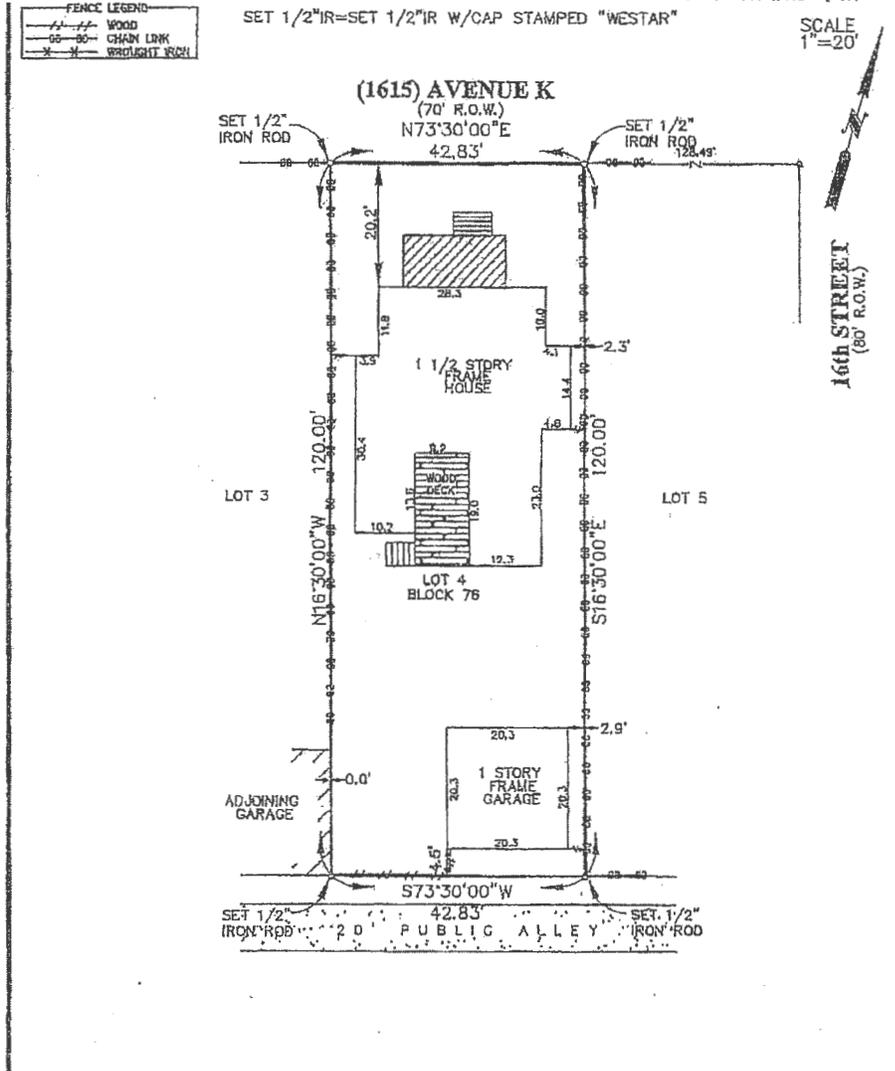


FENCE LEGEND

	WOOD
	CHAIN LINK
	WROUGHT IRON

SET 1/2" IR = SET 1/2" IR W/CAP STAMPED "WESTAR"

SCALE
1" = 20'



Note: The bearings shown hereon are based on common and accepted usage.

BUYER: James Johnson and Judith Johnson 1615 Avenue K

DESCRIBED PROPERTY:

Lot Four (4) in Block Seventy Six (76), in the City and County of Galveston County, Texas, according to the map or plat thereof in common usage.

James Johnson *Judith M. Johnson*



Westar
LAND SURVEYORS, INC.

1610 South Gordon - Alvin, Texas 77511
(281) 388-1159 - Fax: (281) 388-0317

G.F. 416749
Date: 10-6-05
Job: 34365



Registered Professional Land Surveyor
Texas Registration No. 4601

I, Steven H. Stafford, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Note: There are no natural drainage courses on this property. Note: This property does lie in a flood hazard zone according to FEMA.

4334890027 E 12-6-02 Zone "AE"

B.H. JWS

1615 AVENUE K
Galveston

From: [Rowan/Wallace Dougherty/Wood](#)
To: [Daniel Lunsford](#)
Subject: [EXTERNAL] Landmark Application for 1615 Avenue K
Date: Thursday, September 10, 2020 8:31:53 PM

Email to: Daniel Lunsford <DLunsford@galvestontx.gov>
Dated: 9-10-20
RE: 1615 Avenue K

Daniel:
Thank you for your email.

All of my information that I was able to obtain was from the historical records at the Rosenberg Library, most especially the Galveston City directories, Ancestry.com., and the Galveston County real estate records. As you probably know the most of County records before 1885 were destroyed in the great 1885 fire.

I was unable to find any information as to who originally built and the owned cottage. The property originally was recorded as a rental property.

Maria Hamilton and Milton Macilwayn were the first recorded renters of the cottage. Maria was a former slave, as first recorded in Milam County, TX on the slave rolls and subsequently in 1860 in Upshur County, TX. Maria married Milton in 1865. From what information I was able to find is that he was a Union soldier who settled in Texas after the war.

The only thing that I was able to find out about Charles Wild was that he was a store clerk in Galveston. He rented the cottage for two years.

Henry Gohlman with his wife Ada, their daughter Mary, and servant Lissie Steele lived and rented the cottage for two years from 1880 to 1882. Mr. Gohlman was store clerk on the Strand.

Elizabeth Bettison was a widow and lived in the cottage with her sons Isaac and Lutan. Isaac was a clerk at JP Boone and Lutan was a laborer. Mrs. Bettison moved from the cottage and subsequently moved to 415 E Avenue K.

The first recorded owners that I was able to find were the Williams family. Originally, they lived on Rosenberg (25th), but their residence was destroyed in the 1885 fire. They had bought 1615 Ave K sometime before the fire (1884), and moved in afterwards. Mr. & Mrs. (James & Mary) Williams were originally from England, immigrated to New York before moving to Texas. They were married in 1835. James was a night watchman at the Mallory Line wharf. As in my notes, the Williams made the first recorded additions to the cottage in 1886, namely the southeast bedroom wing.

After James' death, Mary sold the cottage to Louis Elbert who was a bookkeeper. Mr. Elbert owned the cottage for only a year before he sold it to Alexander and Berohelia Gaston. The Gastons owned the

cottage for a number of years (1907-1945). I am not sure they live at the cottage as they also owned property at 1511 Ave K. Mr. & Mrs. Gaston were Afro-Americans. Mr. Gaston was a barber and had shop in the Tremont Hotel.

As noted in my notes, in 1925 the Gastons made additional changes to the cottage, namely, raising the attic roof to create a better living space that created the gambrel style roof line; added another wing (southwestern side) that was used as a in-house kitchen. The arts & crafts decorate elements were also added.

In 1945, William & Lela Woods added the build-out wing on the east-side of the cottage, creating another bedroom. The Woods were also Afro-Americans. Mr. Woods was also a barber and worked with Mr. Gaston.

I hope this information will provide additional support to our application.

Thank you for your help,
Rowan Dougherty & Wallace Wood

1615 AVE K, GALVESTON, TX 77550

HHM-14036

Parcel ID 689280

Year Built ca. 1890

High = Individually Eligible/Listed; Contributing

District Lost Bayou Historic District

Priority Rating Medium

Medium = Contributing

Building Faces N

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
Center Passage

Stylistic Influences Folk Victorian

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement

ROOF

Roof Shape Mansard, Side-gabled

Roof Materials Asphalt composition shingles

No. of Dormers 1

Dormer Roof Type Hipped

Gable End Treatment Same as wall treatment

Gable End Openings Windows

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 6/2

Window Features Wood shutters

Door Types Single door primary entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type Partial width, One story

Porch Location Front

Porch Roof Flat

No. of Porch Bays 1

Porch Support Type Box columns, Brick piers

Porch Features Squared wood balusters

INTEGRITY

Condition Good

Alterations Porch materials replaced



TX_GalvestonCounty_1615_Ave_K_1.jpg