

**AGENDA  
LANDMARK COMMISSION  
REGULAR MEETING  
4:00 p.m. Monday, October 19, 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. Election Of Chair And Vice-Chair
4. Conflict Of Interest
5. Approval Of Minutes: October 5, 2020

Documents:

[2020-10-05 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. Old Business And Associated Public Hearings
  - A. 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 Hospitalities, LLC

Documents:

[20LC-059 MEMO PKT.PDF](#)

9. New Business And Associated Public Hearings

- A. 20LC-067 (1201 24th Street) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Installation Of Decorative Elements On The Front Porch. Property Is Legally Described As M.B. Menard Survey, North 55 Feet Of Lots 6 & 7 (6-2), Block 24, In The City And County Of Galveston, Texas. Applicant And Property Owner: Michael Pack, Jr.

Documents:

[20LC-067 STF PKT.PDF](#)

- B. 20LC-068 (1324 Sealy / Avenue I) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Replacement Of Stained Glass. Property Is Legally Described As M.B. Menard Survey, East Part Of Lot 13 (13-1), Block 253, In The City And County Of Galveston, Texas. Applicant: Chris Arneson, Building Galveston, Inc. Property Owners: Gary Charles And Nina G. Perez

Documents:

[20LC-068 STF PKT.PDF](#)

- C. 20LC-069 (523 10th Street) Request For A Certificate Of Appropriateness In Order To Modify The Roofing Material On A Previously Approved Accessory Dwelling Structure. Property Is Legally Described As M.B. Menard Survey, Lots 8 And 9, Block 430, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood, AIA Property Owners: Lowell And Mary Stonecipher

Documents:

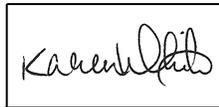
[20LC-069 SFT PKT.PDF](#)

#### 10. Discussion And Action Items

- Update on building permit time limits (Staff)

#### 11. 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 15, 2020 at 10:00 A.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 – October 5, 2020

### CALL MEETING TO ORDER

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

### ATTENDANCE

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

Members Absent: Huddleston, Lang, Swanson (Alternate)

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

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

### ELECTION OF CHAIR AND VICE-CHAIR

Constance Patterson made a motion to continue the election of chair and vice-chair until the regular meeting of October 19, 2020 in order to allow more commissioners to be present. Joanne Griffin seconded, and the following votes were cast:

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

**The motion passed.**

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The September 21, 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

#### CERTIFICATE OF APPROPRIATENESS

**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

Doug McLean arrived at 4:05 p.m.

Staff presented the staff report and noted that of six (6) notices of public hearing sent, one (1) had been returned in favor.

Vice-Chairperson Joanne Griffin opened the public hearing on case 20LC-065. Doug Ender, representative of the applicants, made a presentation to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-065 with staff's recommendations. Constance Patterson seconded, and the following votes were cast:

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

**The motion passed.**

#### **LANDMARK DESIGNATION**

**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.

Staff presented the staff report.

Vice-Chairperson Joanne Griffin opened the public hearing on case 20LC-066. Applicant and property owner Rowan Dougherty presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Constance Patterson made a motion to recommend approval of case 20LC-066 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

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

**The motion passed.**

#### **DISCUSSION AND ACTION ITEMS**

**THE MEETING ADJOURNED AT 4:20 PM**





**20LC-059**

**MEMORANDUM**

**TO:** Fred Huddleston, Landmark Commission Chair and Landmark Commission

**FROM:** Catherine Gorman, AICP  
Assistant Director/HPO  
Development Services Department

**DATE:** October 13, 2020

**RE:** **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 Hospitalities, LLC

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**Background:**

The Galveston Landmark Commission, at their meeting on August 17, 2020, voted to defer the above referenced request to the September 21, 2020 regular meeting in order for the applicant to complete coordination with CenterPoint Energy.

At the September 21, 2020 meeting, the Landmark Commission voted to defer the above referenced request to the October 19, 2020 regular meeting in order for the applicant to provide more detailed information regarding the request. The Landmark Commission has requested the following information:

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.

The applicant has supplied the attached drawings, Attachment A, and notes that the canopy is not attached to the building. Drawing A2 shows that the canopy is supported by two rows of columns. The applicant has also provided the following information:

- The width of the fascia will be 12 inches, and
- The balcony will be constructed of ½ inches x ½ inches metal tube railing at four inches on center and the height will be 42 inches. The metal post will be four inches by four inches, six feet on center. The structural columns are six inches in diameter. All metal will be hot dipped galvanized and painted.

**Staff Recommendation:**

The staff report is included as Attachment B. Staff continues to recommend the request be approved with the following conditions:

*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following clarifications:
  - a. The canopy shall be installed so as not to adversely impact the cast iron lintel;



2. Prior to issuance of a building permit, the applicant shall apply for and receive a License to Use for the use of the right-of-way, a Public Tree Removal permit for each tree, and submit a plan for removal of the street tree wells;
3. If the installation of the canopy requires the relocation of the existing sign hardware, sign permits shall be required prior to the relocation;

*Standard Conditions:*

4. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
5. The applicant shall obtain a building permit prior to beginning construction;
6. 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;
7. 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,
8. 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.

**Attachments:**

Attachment A – Applicant's Submittal

Attachment B – Staff Report



ALLEY

AREA OF NEW CONSTRUCTION  
RE/:A2

N 73°30'00" E 85.66'

FOUND 1/2"  
IRON ROD

N 16°30'00" W 40.00'

14'-0" 2'-0"

BLDG. CORNER  
@ CORNER

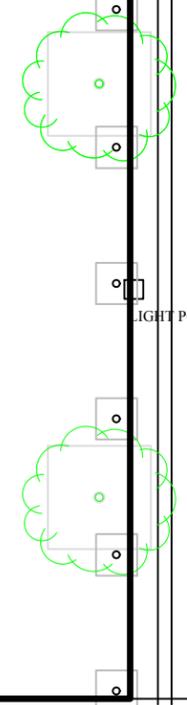
S 16°30'00" E 40.00'

38'-7 1/2"  
LIGHT POLE

23rd STREET

FOUND 1/2"  
IRON ROD

S 73°30'00" W 85.66'



1.01 SITE LAYOUT



SCALE 1/4" = 1'-0"

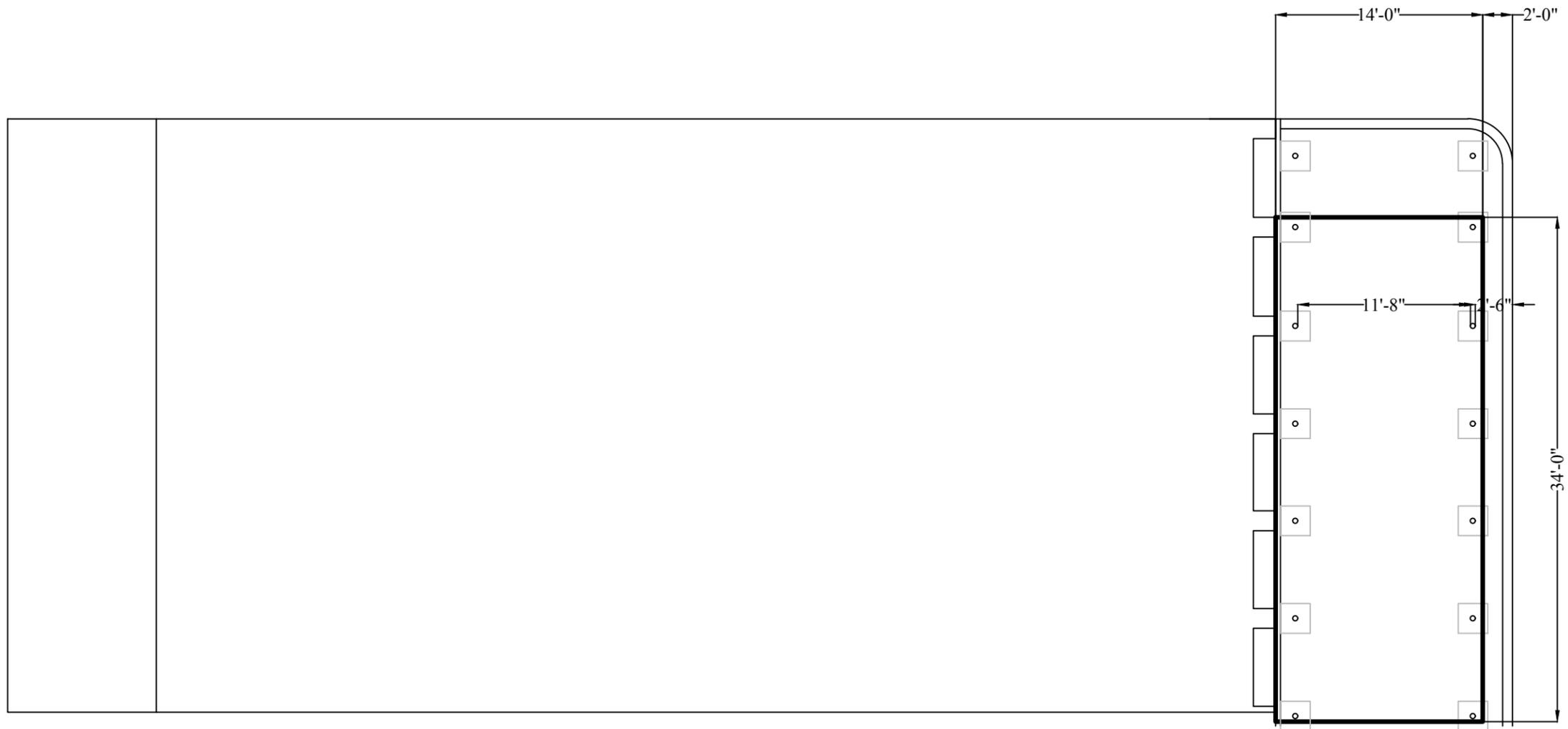
**NEW PORCH**  
Project for  
NISU Hospitalities  
213 23rd Street  
Galveston, TX 77550  
June 2020

 **GalvCAD**  
Technical Drawings & Design  
Branko Gilgoric  
ISSUE:  
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www.GalvCADonline.com  
4124 Avenue T 112  
Galveston TX 77550

SHEET NO:

**C1**

SHEET 1 OF 4



2.01 GROUND FLOOR PLAN



SCALE 1/4" = 1'-0"

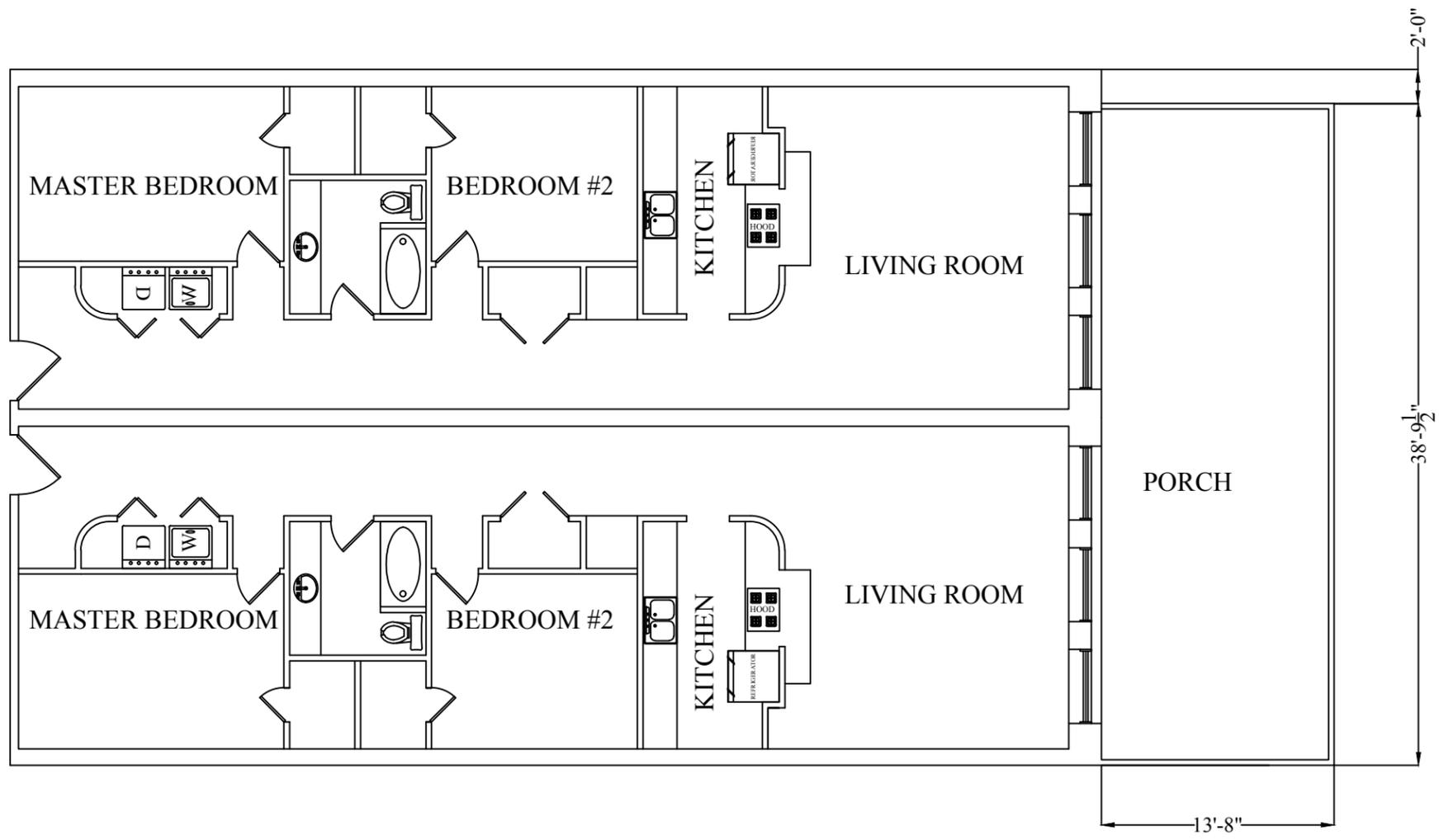
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SHEET NO:

**A2**

SHEET 2 OF 4



3.01 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

**NEW PORCH**

Project for

NISU Hospitalities  
 213 23rd Street  
 Galveston, TX 77550  
 June 2020

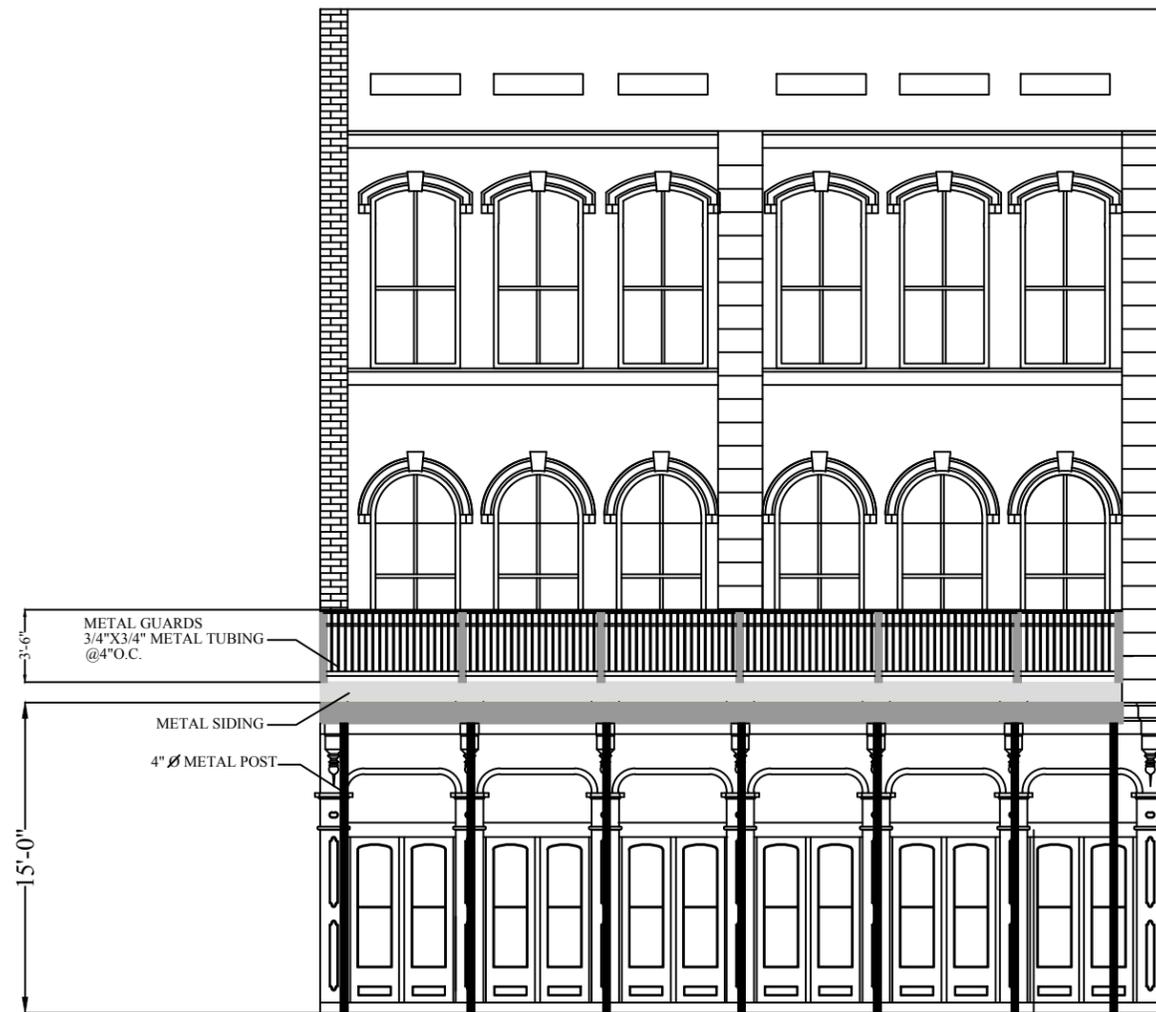


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SHEET NO:

**A3**

SHEET 3 OF 4



4.01 NORTH EAST SIDE ELEVATION VIEW

SCALE 1/4" = 1'-0"

**NEW PORCH**  
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SHEET NO:

**A4**

SHEET 4 OF 4



# 20LC-059

# STAFF REPORT

**ADDRESS:**

213 Tremont/23<sup>rd</sup> Street

**LEGAL DESCRIPTION:**

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/REPRESENTATIVE:**

Suhas Wagal

**PROPERTY OWNER:**

NISU Hospitalities, LLC

**ZONING DISTRICT:**

Central Business, Historic District (CB-H)

**HISTORIC DISTRICT:**

Strand Mechanic

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including the construction of a canopy.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

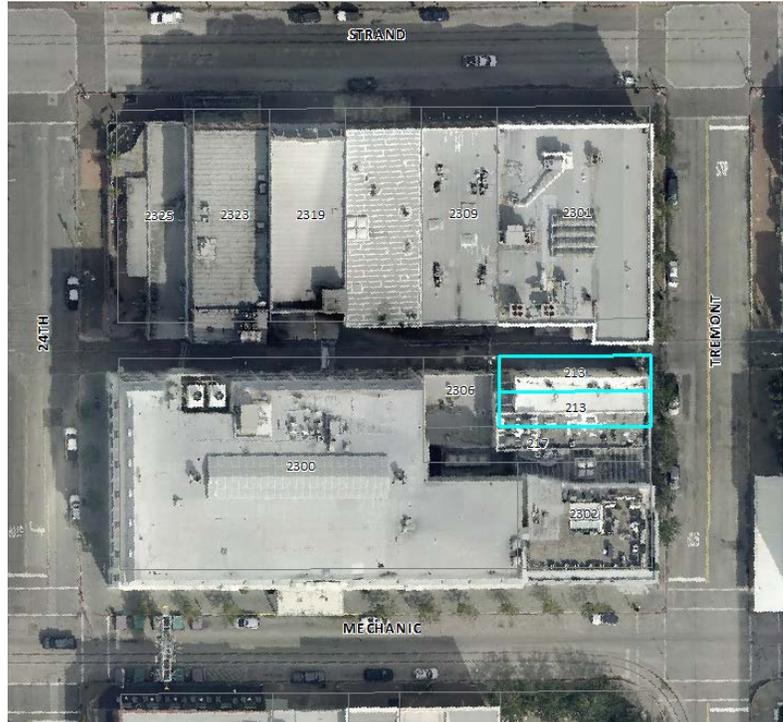
- A – Applicant’s Submittal
- B – Sanborn Map

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
8				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Central Business- Historic District Overlay (CB-H)	Commercial/Residential
North	Central Business- Historic District Overlay (CB-H)	Commercial
South	Central Business- Historic District Overlay (CB-H)	Commercial/Residential
East	Central Business- Historic District Overlay (CB-H)	Commercial
West	Central Business- Historic District Overlay (CB-H)	Commercial

**Historical and/or Architectural Significance**

Date	1870
Style	Victorian Commercial Vernacular
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	None

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to construct a pole supported canopy. The canopy is proposed to span 38 feet 9½ inches along Tremont/23<sup>rd</sup> Street and be 13 feet 8 inches wide. The canopy is proposed to terminate approximately two feet south of the northern edge of the building.

**Design Standards for Historic Properties**

The following Design Standards are applicable to this request:

**Commercial Canopies**

Traditionally, canopies were noteworthy in the commercial areas of Galveston. They provided a continuous, shaded walkway that protected pedestrians from the elements. Canopies also provided an extension of the interior space that helped cool the building. Their continued use is encouraged. See Chapter 2 for design standards regarding awnings.

**4.27 Consider reconstructing a commercial canopy that existed historically.***Appropriate*

- Accurately reconstruct a missing historic canopy based on sufficient documentation.
- Position a canopy to be consistent with historically-established canopy heights. When the original height is not known, use a height level with the second floor or that of other canopies on the block.
- Do not use architecturally salvaged canopy poles unless adequate documentation and historical research support their use.

**4.28 Minimize impacts to historic buildings and canopies when adding new balcony railings balustrades or barriers.**

#### *Appropriate*

- Use both design and materials to differentiate a new railing or barrier from historic balcony designs.
- Design a new railing or barrier to be simple and compatible with the architecture of the building.
- Ensure that the railing or barrier is as transparent as possible while still adhering to the City's adopted building code.
- Install a railing or barrier so that it may be removed in the future without impairing the essential form and integrity of the historic building and canopy.

#### *Inappropriate*

- Do not obscure character-defining features of the building with a barrier or railing.
- Do not replicate existing building features that can create a false sense of historical development.
- Do not destroy or damage character-defining features of the historic building or canopy when installing a railing or barrier.

### **4.29 Design a new canopy or awning to be in character with the building and streetscape.**

#### *Appropriate*

- Design a new canopy to follow the historical precedent of the district.
- Mount an awning or canopy to accentuate character-defining features.
- Fit the awning or canopy with the opening of the building.
- Design an awning to be a subordinate feature on the façade.
- Use colors that are compatible with the overall color scheme of the façade. Solid colors are encouraged.
- Use simple shed shapes for rectangular openings.
- Use metal canopy columns that are relatively slender in diameter, typically four to six inches (4" to 6"), and have little or no ornamentation.
- Design a canopy with a relatively narrow fascia height — no more than 8-12".
- Locate the face of a canopy a minimum of 24" from the curb.

#### *Inappropriate*

- Do not install a canopy when utility easements exist in the city right-of-way.
- Do not impede pedestrian movement with a canopy.
- Do not place the support poles for a canopy in the middle of a sidewalk. Poles must be placed as close to the curb as allowed (24").
- Do not use canopy poles that are highly decorative.
- Do not use odd shapes, bull nose awnings and bubble awnings.
- Avoid placing signage on balconies and awnings. In unusual circumstances where signage is allowed on awnings, the square

footage of that sign shall count toward the total square footage allowed for the subject building. "Awning or Under Canopy Signs" on page 118 for more information.

- Do not internally illuminate an awning.

**Conformance with the Design Standard for Historic Properties**

Staff finds the canopy to be in conformance with the above Design Standards. Sanborn maps, Attachment B, indicates that the buildings originally had a canopy. 215 Tremont/23<sup>rd</sup> Street consists of two buildings that are part of the Rice, Baulard & Company Building, which also includes 217 Tremont/23<sup>rd</sup> Street. According to the Galveston Architectural Guidebook, the three buildings were built as separate structures despite have been constructed at the same time by the same owners and "sharing a common architectural vocabulary." The building are currently on individual lots. While all three buildings originally had canopies, 217 Tremont/23<sup>rd</sup> Street is under separate ownership from 213 Tremont/23<sup>rd</sup> Street. A similar condition can be found at the Hendley Building, 2002, 2010, and 2012 Strand. In that case, only 2010 Strand/Avenue B has constructed a canopy, despite the fact that the original canopy spanned the width of all of the buildings.

There are two existing street trees and tree wells located in the sidewalk area in front of the building. The applicant must receive approval to removal the trees through the Public Trees Removal permitting process and address the tree wells. If the tree removal is approved, the applicant must remove the tree wells and install pavers to match the existing sidewalk pavers.

**Staff Recommendation**

Staff recommends the request be approved with the following conditions:

*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following clarifications:
  - a. The canopy shall be installed so as not to adversely impact the cast iron lintel;
2. Prior to issuance of a building permit, the applicant shall apply for and receive a License to Use for the use of the right-of-way, a Public Tree Removal permit for each tree, and submit a plan for removal of the street tree wells;
3. If the installation of the canopy requires the relocation of the existing sign hardware, sign permits shall be required prior to the relocation;

*Standard Conditions:*

4. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
5. The applicant shall obtain a building permit prior to beginning construction;
6. 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;

7. 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,
8. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



\_\_\_\_\_  
Catherine Gorman, AICP, Assistant Director/HPO

\_\_\_\_\_  
9-15-2020

Date





The Island  
**POUR HOUSE**  
WINE BISTRO

BEER

BISTRO

213

The Island  
**POUR HOUSE**  
WINE BISTRO

OPEN

100 NT

The Island  
**POUR HOUSE**  
WINE BISTRO

VINTAGE CROWN  
MICULABA BAY

gallery  
**Évasion**

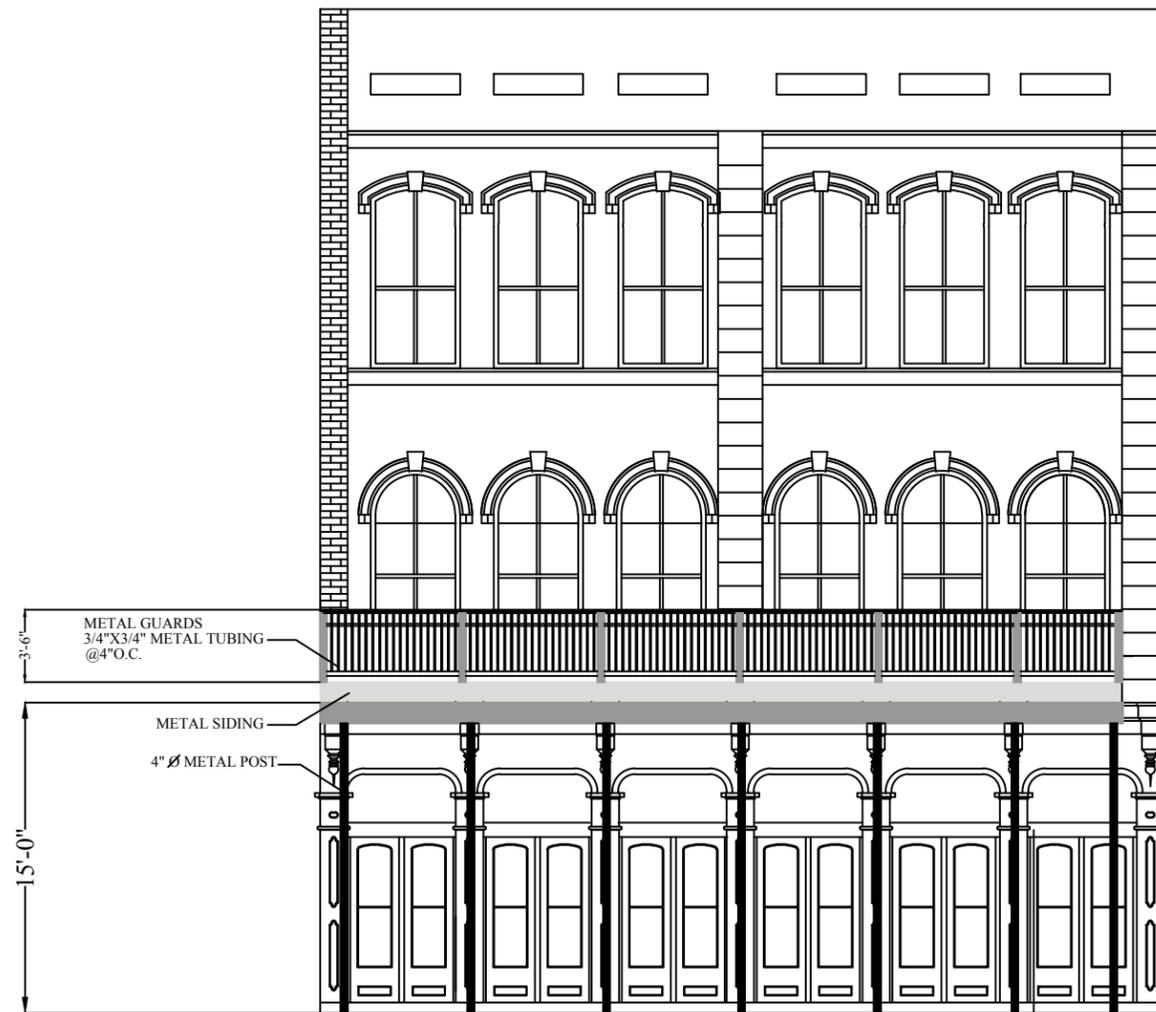


gallery  
**Évasion**

VINTAGE CROWN  
MICHELADA BAR

The Island  
**POUR HOUSE**  
WINE BISTRO





4.01 NORTH EAST SIDE ELEVATION VIEW

SCALE 1/4" = 1'-0"

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SHEET NO:

**A4**

SHEET 4 OF 4



ALLEY

AREA OF NEW CONSTRUCTION  
RE/:A2

N 73°30'00" E 85.66'

FOUND 1/2"  
IRON ROD

N 16°30'00" W 40.00'

14'-0" 2'-0"

BLDG. CORNER  
@ CORNER

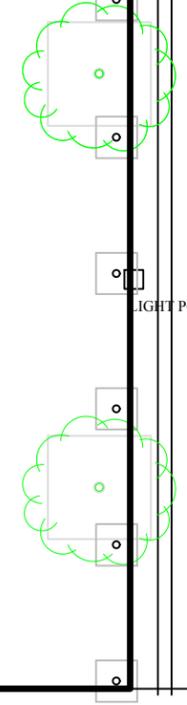
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38'-7 1/2"  
LIGHT POLE

23rd STREET

FOUND 1/2"  
IRON ROD

S 73°30'00" W 85.66'



1.01 SITE LAYOUT



SCALE 1/4" = 1'-0"

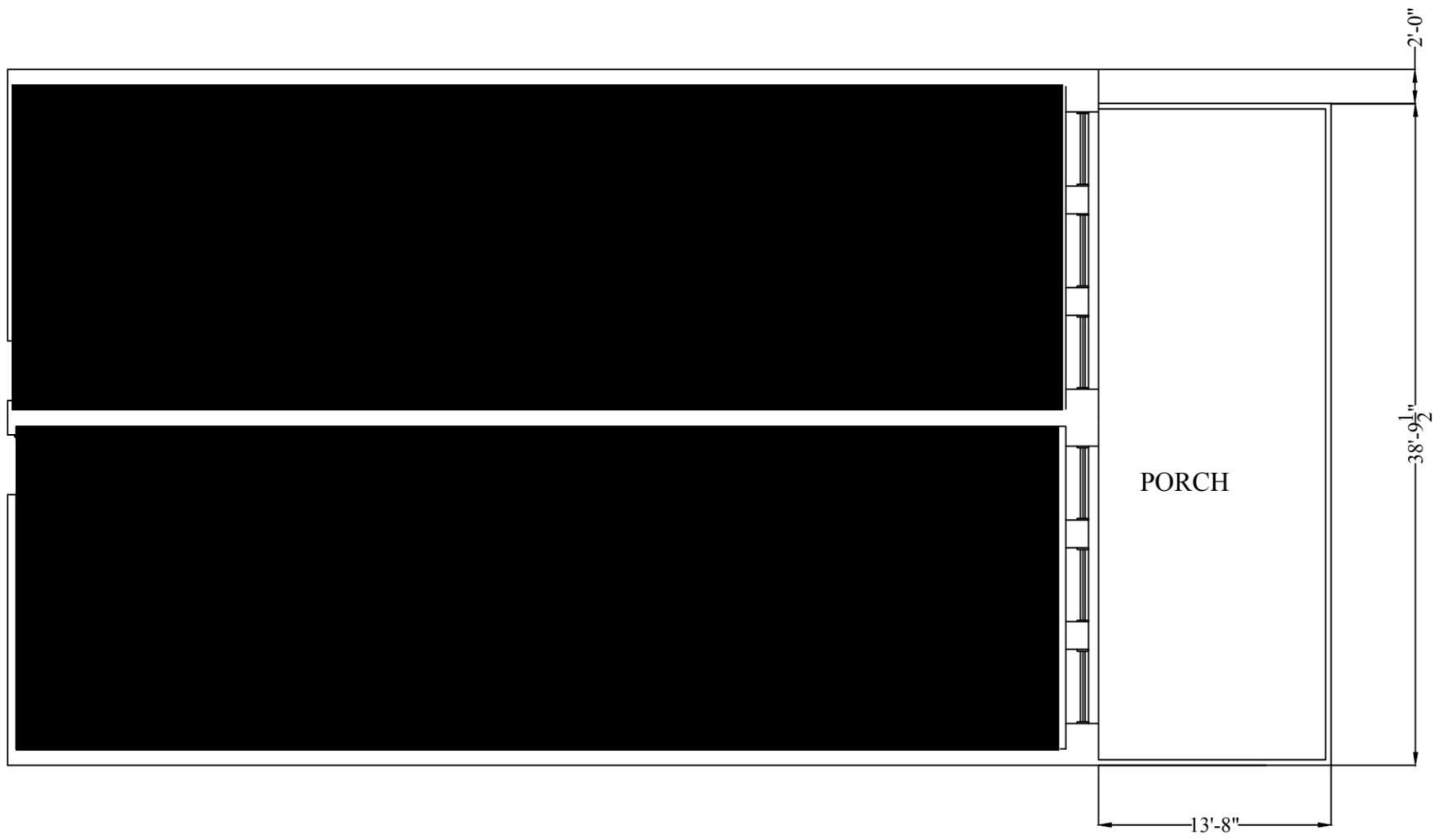
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SHEET NO:

**C1**

SHEET 1 OF 4



3.01 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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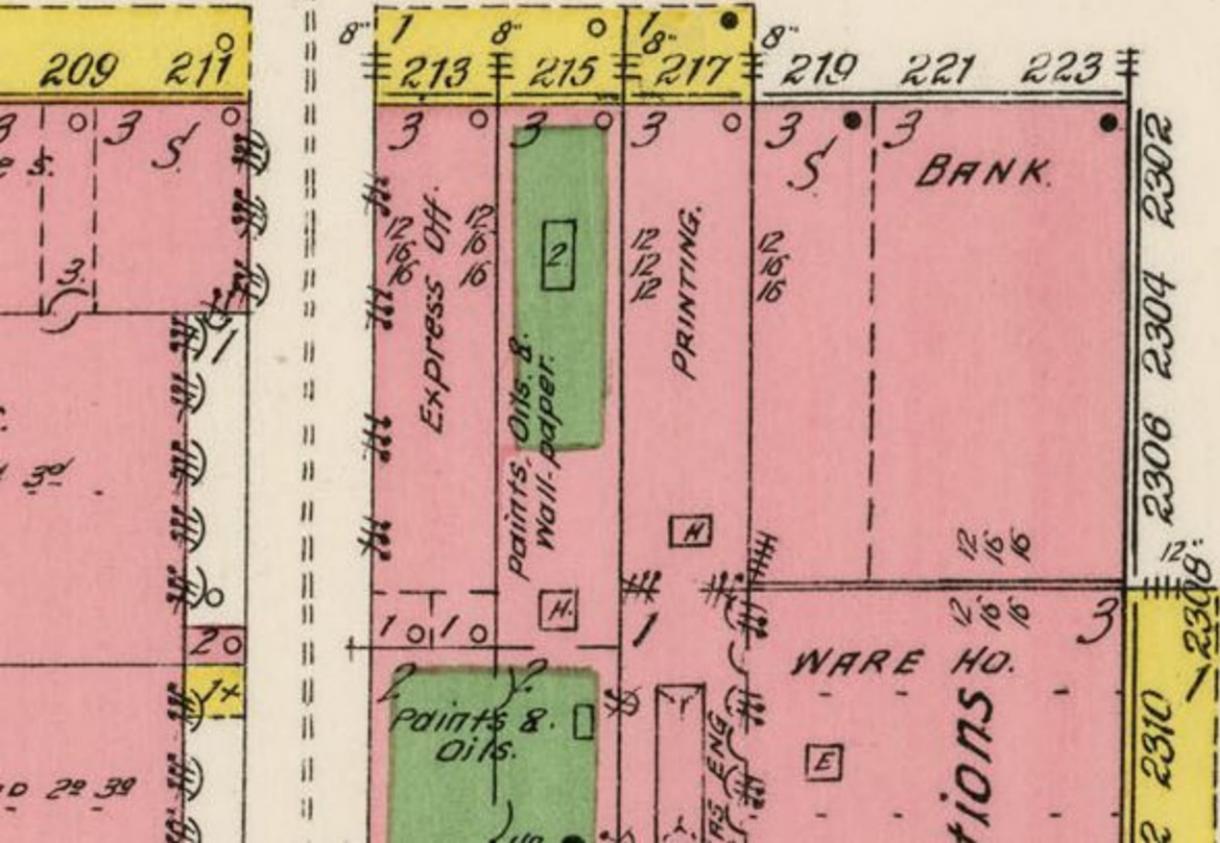
**A3**

SHEET 3 OF 4

OR

# TREMONT

Exhibit B





# 20LC-067

# STAFF REPORT

**ADDRESS:**

1201 24th Street

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, North 55 feet of Lots 6 & 7 (6-2), Block 24, in the City and County of Galveston, Texas.

**APPLICANT/PROPERTY OWNER:**

Michael Pack, Jr.

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

Silk Stocking

**REQUEST:**

Request for a Certificate of Appropriateness for modifications to the structure including installation of decorative elements on the front porch

**STAFF RECOMMENDATION:**

Denial

**EXHIBITS:**

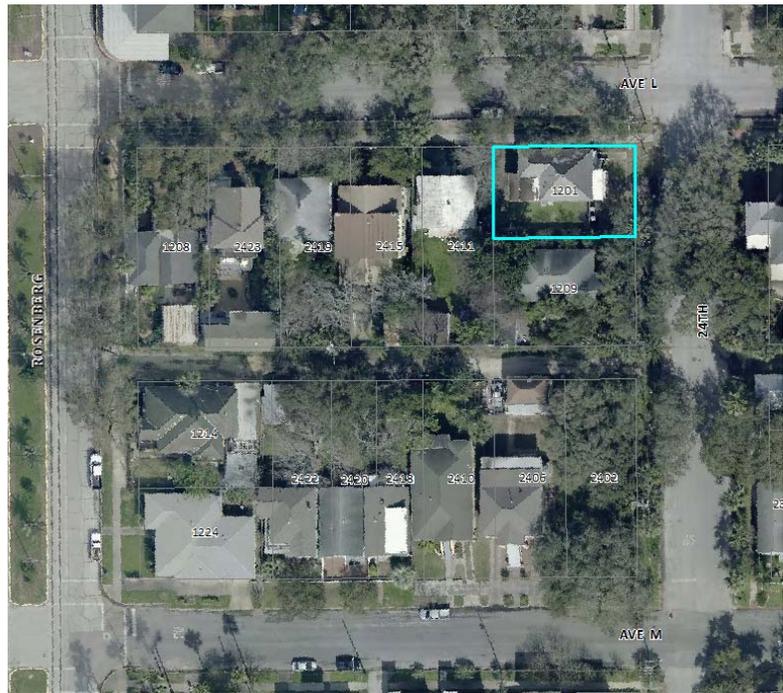
A – Applicant’s Submittal

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
6				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Residential - Single Family, Historic (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	1920
Style	Bungalow
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	None

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to install new decorative trim on the front porch. The decorative trim would be wood brackets mounted to the columns and the base of the porch roof.

**Design Standards for Historic Properties**

The following Design Standards are applicable to the request:

**Architectural Details**

Architectural details contribute to the character of a structure and some details are associated with specific architectural styles. Those details that are key character-defining features should be preserved. The method that requires the least intervention is preferred.

**2.37 If repair is impossible, replace an architectural feature accurately.***Appropriate*

- Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- Use the same kind of material as the original detail when feasible. However, an alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.
- If reconstructing an architectural detail is impossible, design a compatible interpretation by using a new feature that is similar to comparable features in general size, shape, texture, material and finish. The replacement must match the original in material, composition, design, color, texture and other visual qualities.

*Inappropriate*

- Avoid adding architectural details that were not part of the original structure. For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

**Conformance with the Design Standards**

Staff finds that the request does not conform to the Design Standards. The Design Standards specifically prohibit adding details not appropriate to a structure's architectural style as doing so conveys a false sense of history. The applicant has not submitted evidence that the house had decorative trim.

**Staff Recommendation**

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

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

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

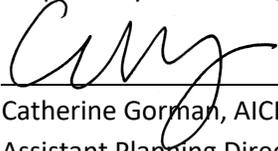
*Specific Conditions:*

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

*Standard Conditions:*

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

Respectfully Submitted,



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Catherine Gorman, AICP  
Assistant Planning Director/HPO

10/13/2020

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Date



on this edge in front.

on this edge

Roof  
Roof

Coasters  
three on  
2 edges

< Corbels

\$30.63

0 stars  
View Q&A

**Ekena Millwork Medium Ellis Wood Maple 8.5-in Medium Ellis Maple Unfinished Wood Corbel**  
Item #1850480 Model #CORW02X09X11ELMA



MON  
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C

- Dimensions: 1-1/2-in W x 8-1/2-in D x 10-1/2-in H
- Perfect for countertop or shelf support
- Fully sanded and ready for your paint or stain

Dimensions — Stained white





# 20LC-068

# STAFF REPORT

**ADDRESS:**

1324 Sealy / Avenue I

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, East part of Lot 13 (13-1), Block 253, in the City and County of Galveston, Texas.

**APPLICANT:**

Chris Arneson, Buildings Galveston, Inc.

**PROPERTY OWNERS:**

Gary Charles and Nina G. Perez

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Certificate of Appropriateness to replace existing stained glass windows

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

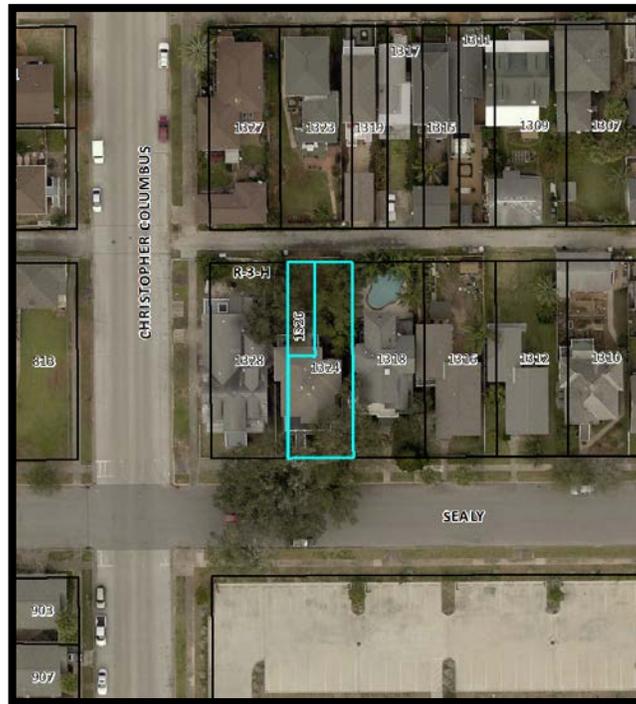
- A – Applicants submittal
- B – Staff photos
- C – Historic Sites Inventory Sheet

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
4				



**Zoning and Land Use**

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

**Historical and/or Architectural Significance**

Date	1880
Style	Folk Victorian, Neoclassical
Condition	Excellent
Evaluation	Medium: Contributing

**Executive Summary**

The house at 1324 Sealy / Avenue I currently includes two stained glass windows and a stained glass light in the front door. One first-story windows faces east, and is a floor-to-ceiling size that does not match the other first story windows. The other window faces west and is on the second story (see Attachment B). These stained glass windows do not appear to be original to the house, possibly installed in the 1980s according to the applicant.

The windows in question are located on the sides of the house. As noted above, one is much taller floor to ceiling than the other windows on the first floor. It is possible that window was modified specifically to accommodate the stained glass panes. The door in question is the front door facing Sealy Street. Photos of all three openings are provided in Attachments A and B of the staff report. The applicant wishes to restore the oversized opening to its original dimensions that match the other downstairs windows, replace the stained glass panes with clear glass, and replace the stained glass light in the front door with clear glass. Only the glass will change on the front door and one upstairs window; however, the oversized downstairs window will be replaced with a new window with clear glass panes.

**Design Standards for Historic Properties**

**Historic Windows**

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

**2.14 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.

**Conformance**

The windows are located in Location C: Less Visible Secondary Wall- Preservation is preferred but additional flexibility exists for compatible replacement or alteration. The window glass is likely not original to the house, nor likely historic. The tall ground floor window does not match the dimensions of any other windows on the house, and was likely modified as well. Due to the location in Location C: Less Visible Secondary Wall, and due to the non-historic nature of the stained glass and unusual window size, Staff recommends approval of the request to replace all stained window glass with clear glass, and to restore the east-facing downstairs window to its original size.

**Staff Recommendation**

Staff recommends approval with the following conditions:

*Specific to Case 20LC-068:*

1. The applicant shall conform to the design, materials and placement indicated in Exhibit A of the Staff report; with the following modifications:
  - a. The replacement window shall conform to the common dimensions of the other ground floor windows, and shall be a wood window with true divided lights and muntins in a 2 over 2 configuration to match the other side-facing windows on the house;

*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. 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; and,
4. 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,
5. 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,



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Daniel Lunsford, Planner

10/08/2020

Date



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Catherine Gorman, AICP  
Assistant Planning Director

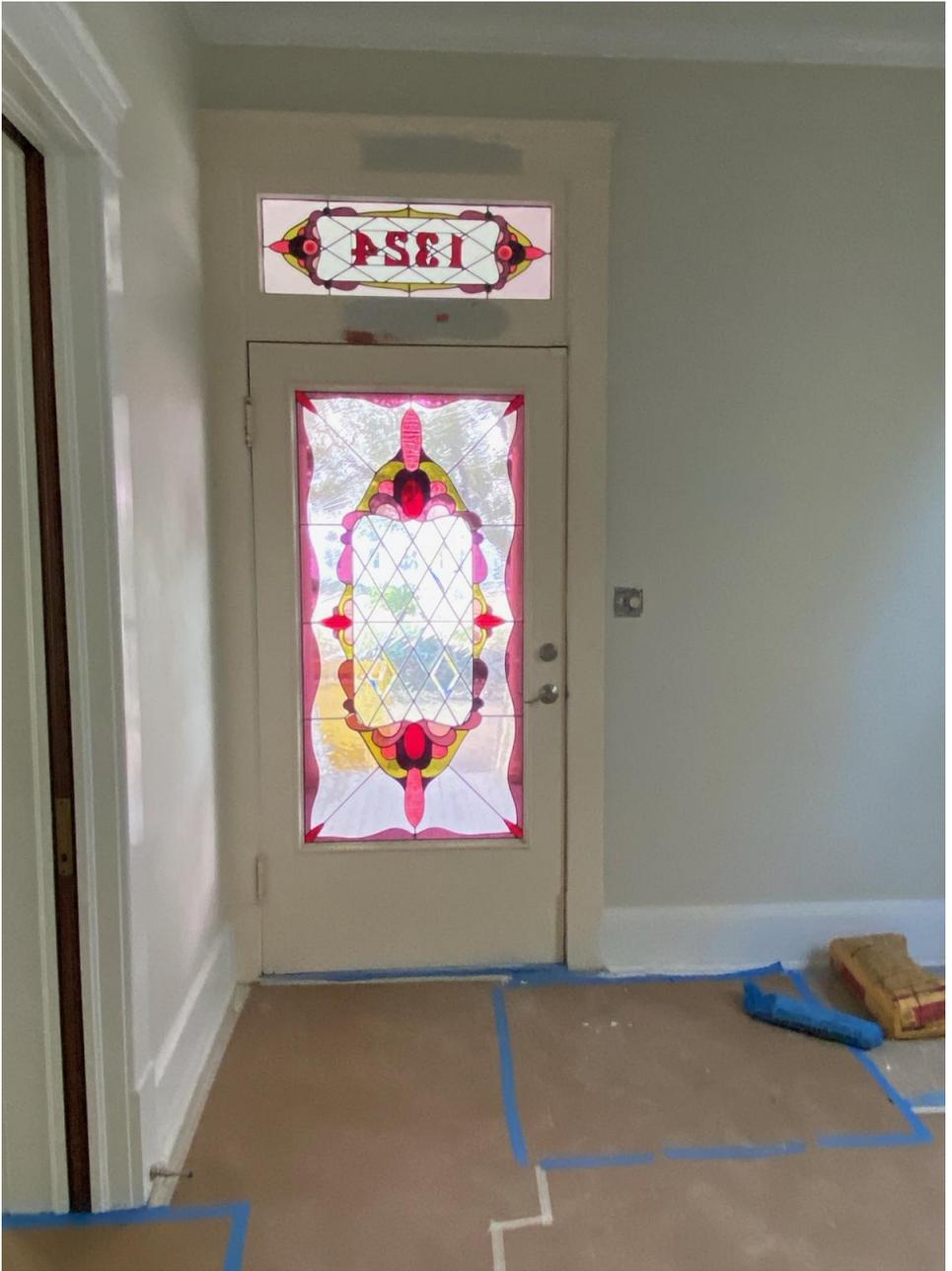
10/08/2020

Date

No. 1 Door stained glass only to be replaced with Glass.

**ATTACHMENT A**





No. 2 Window's Stain Glass only, to be replaced with Glass, window frame stays.



No. 3 Stained Glass to be Removed:



The stain glass shown will be removed and a window just like the one shown on previous Photo No. 2, will be installed in place.





1324 SEALY, GALVESTON, TX 77550

HHM-13249

Parcel ID 689751

Year Built ca. 1880

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating Medium

Medium = Contributing

Building Faces S

Low = Non-Contributing

## DESCRIPTION

Type Single-Family House  
Massed Plan

Stylistic Influences Folk Victorian, Neoclassical

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type High-raised

Fence Type Picket fence

## ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Asphalt composition shingles

Gable End Treatment Wood shingle

Gable End Openings Windows

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 1/1

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light

## CHIMNEYS

## PORCH

Porch Type Full width, Two story

Porch Location Front

Porch Roof No roof

No. of Porch Bays 5

Porch Support Type Classical columns

Porch Features Turned wood balusters

## INTEGRITY

Condition Excellent



TX\_GalvestonCounty\_1324\_Sealy\_1.jpg



## 20LC-069

## STAFF REPORT

**ADDRESS:**

523 10th Street

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lots 8 and 9, Block 430, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood, AIA

**PROPERTY OWNER:**

Lowell and Mary Stonecipher

**ZONING DISTRICT:**

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

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness in order to modify the roofing material on a previously approved accessory dwelling structure

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s submittal
- B – Historic Site Survey

**STAFF:**

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

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
4				



**Background**

This request involves an accessory structure previously approved under Landmark Commission case 20LC-041. This structure is currently under construction, with valid city building permits.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to change the roofing materials on the accessory structure previously approved. The approved roofing material for the accessory structure is composition roofing to match the main house; however, the applicant wishes to use metal roofing on the accessory structure instead.

A similar metal roof was approved for the adjacent property at 1001 Postoffice/ Avenue E under Landmark Commission case 19LC-074; the applicant proposes to use a comparable roofing material and color. The applicant’s photos of 1001 Postoffice are included in Attachment A of the staff report.

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

## Historical and/or Architectural Significance

Date	1886
Style	Folk Victorian
Condition	Excellent
Evaluation	High: contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Roof material replaced

## Design Standards

The following Design Standards are applicable to the project:

### Historic Roofs

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

#### 2.31 Repair and maintain original roof materials wherever possible.

##### *Appropriate*

- Avoid removing historic roofing material that is in good condition.
- Patch and replace damaged areas of existing roof.
- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

##### *Inappropriate*

- Do not remove original roofing that can be repaired.

### Historic Residential Roofs

Most roofs on older residential buildings have one of the following shapes: gable, hipped, pyramidal or a combination of a gable and hipped roof. Typical 19th and early 20th century roofing materials were slate, metal, wood shingles, asbestos tiles or composition materials.

When replacing a roof, select a material and a pattern that is historically appropriate to the house. If documentation of the original roof exists or an early roof on the house, use a comparable roofing material, similar in size, shape, texture, and color. If documentation is not available, precedents on similar buildings may be considered. Look at the roofing on building types that are similar to your house.

### **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.

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

Staff finds that the proposed standing seam metal roof conforms to the Design Standards. Metal roofing is relatively common as a replacement material in the historic districts due to its performance and aesthetic appeal, and the structure in question is a new accessory structure. There are no changes proposed to the main historic residence.

#### **Staff Recommendation**

Staff recommends Case 20LC-069, request regarding a Certificate of Appropriateness, be approved subject to the following conditions:

#### *Specific Conditions:*

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

#### *Standard Conditions:*

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

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Daniel Lunsford, Planner

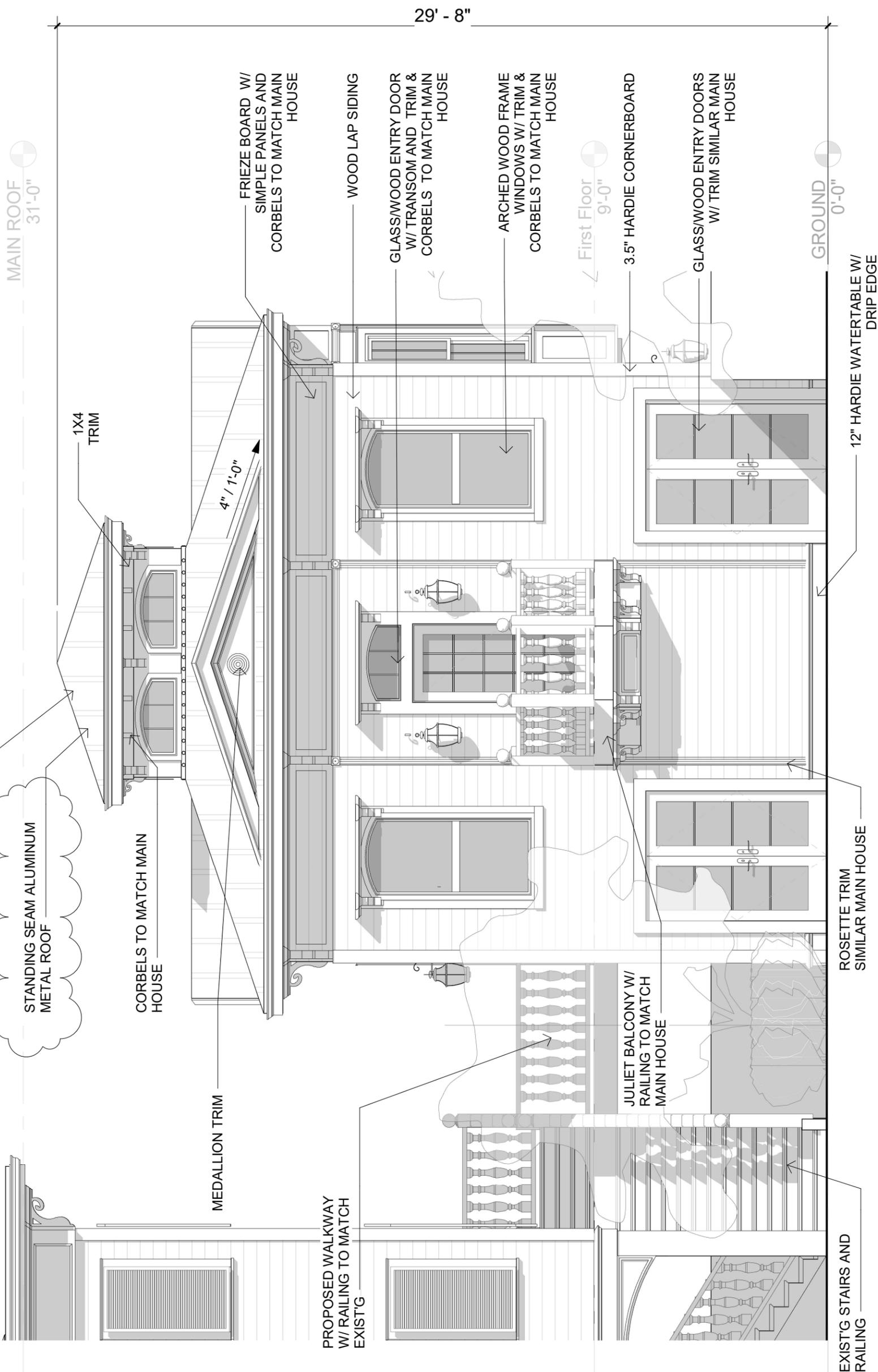
10/08/2020

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Date







1 East  
 1/4" = 1'-0"