AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, September 21, 2020
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

In order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19), the meeting will be held by videoconference and there will be no public access to the location described above.

Public Comment can be submitted on-line: https://forms.galvestontx.gov/Forms/PublicComment or by calling 409-797-3665.

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: August 17, 2020

   Documents:

   2020-08-17 LC MINUTES.PDF

5. Meeting Format (Staff)
6. Public Comment

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

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

   a. Agenda Items
   b. Non-Agenda Items

7. 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 STF PKT_REDACTED.PDF

8. New Business And Associated Public Hearings

A. 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.

Documents:

20LC-061 - PKT.PDF

B. 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

Documents:

20LC-062 PKT.PDF

C. 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

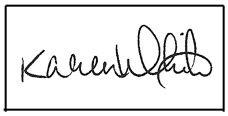
Documents:

20LC-063 STF PKT FINAL.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 September 21, 2020 at 1:00 P.M.

Prepared by:  Karen White, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 10 days of the rendition of the Commission's decision.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARIES OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING

City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – August 17, 2020

CALL MEETING TO ORDER

The meeting was called to order at 4:03 p.m.

ATTENDANCE

Members Present via Videoconference:	Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood, Collins (Ex-Officio)
Members Absent:	Heatley (Alternate), McLean
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 3, 2020 minutes were approved as presented.

MEETING FORMAT

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

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

20LC-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

Staff presented a memorandum requesting that case 20LC-059 be continued until the regular meeting of September 21, 2020 in order for the applicant to complete coordination with CenterPoint Energy regarding the location of the proposed canopy.

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.

Chairperson Fred Huddleston made a motion to continue case 20LC-059 until September 21, 2020 per staff's request. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

In favor:	Click, Griffin, Huddleston, Lang, Patterson, Swanson (Alternate), Wood
Opposed:	None
Absent:	Heatley (Alternate), McLean

Non-voting participant: CM Collins (Ex-Officio)

The motion passed.

20LC-060 (1413 Postoffice / Avenue E) Request for a Certificate of Appropriateness for alterations to the structure including window replacement. Property is legally described as M.B. Menard Survey, East 24-6 Feet of Lot 4 (4-1), Block 434, in the City and County of Galveston, Texas.
Applicants and Property Owners: Kelly and Pamela Brooks

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-060. Applicant and property owner Pamela Brooks presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Clyde Wood made a motion to approve case 20LC-060 with the recommended conditions. Sarah Moore Click seconded.

Constance Patterson suggested a friendly amendment to clarify that the approval only applies to the two (2) upstairs windows on the east façade.

Clyde Wood amended his motion to reflect the above friendly amendment as follows:

> Specific Condition 1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with regard to the two (2) upstairs windows on the east façade;

Sarah Moore Click seconded, and the following votes were cast:

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

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 4:35 PM

Landmark Commission
Development Services Department
City of Galveston
September 21, 2020

20LC-059 STAFF REPORT

ADDRESS:
213 Tremont/23rd 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.

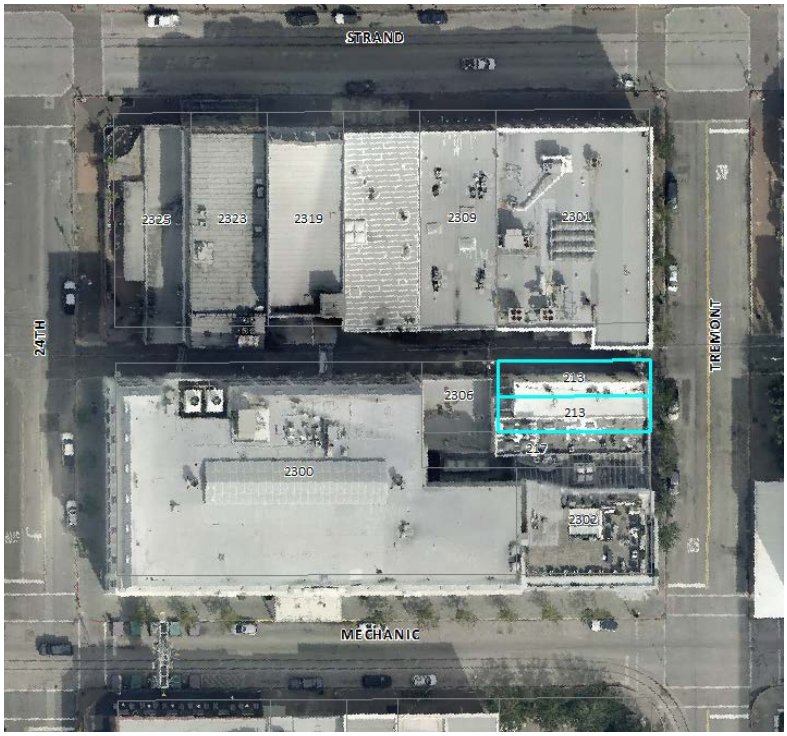
STAFF RECOMMENDATION:
Approval with conditions

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/23rd 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 he — 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/23rd Street consists of two buildings that are part of the Rice, Baulard & Company Building, which also includes 217 Tremont/23rd 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/23rd Street is under separate ownership from 213 Tremont/23rd 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,

_____ 9-15-2020

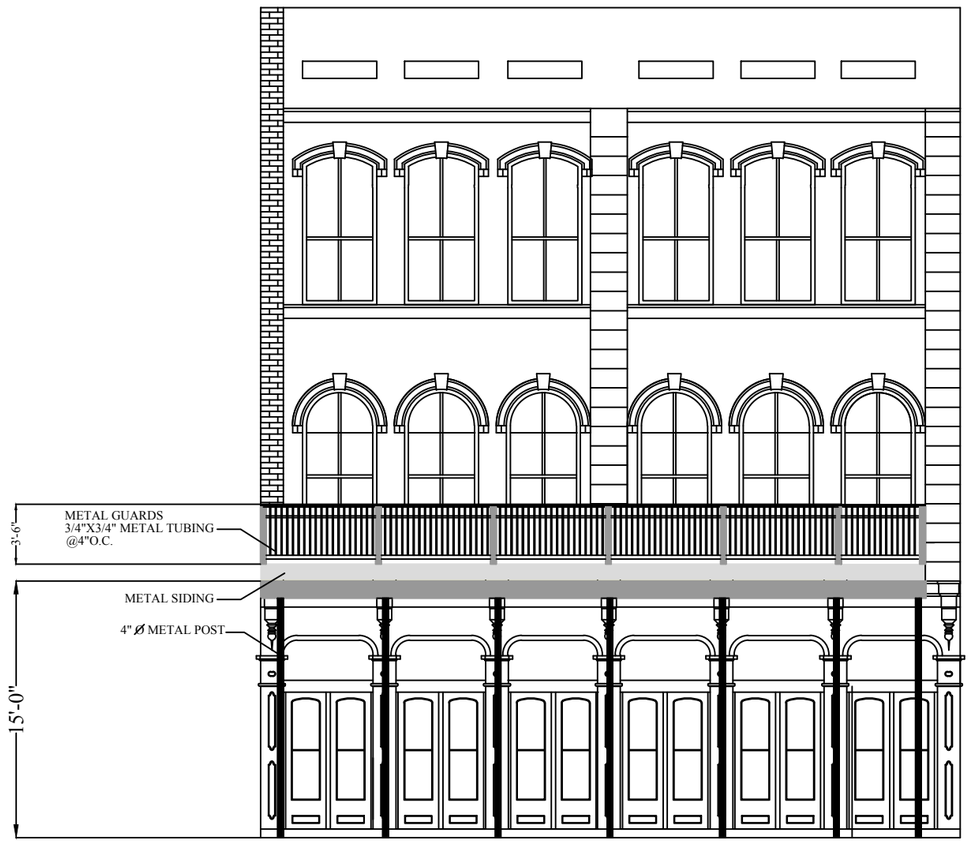
Catherine Gorman, AICP, Assistant Director/HPO Date

Exhibit A

The Island
POUR HOUSE
WINE BISTRO
BEER
BISTRO
213
The Island
WINE BISTRO
OPEN

The Island
POUR HOUSE
WINE BISTRO
VINTAGE CROWN
gallery
Évasion

gallery
Évasion
VINTAGE CROWN
MICHELADA BAR
POUR HOUSE
WINE BISTRO
TOYOTA



4.01 NORTH EAST SIDE ELEVATION VIEW

SCALE 1/4" = 1'-0"

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

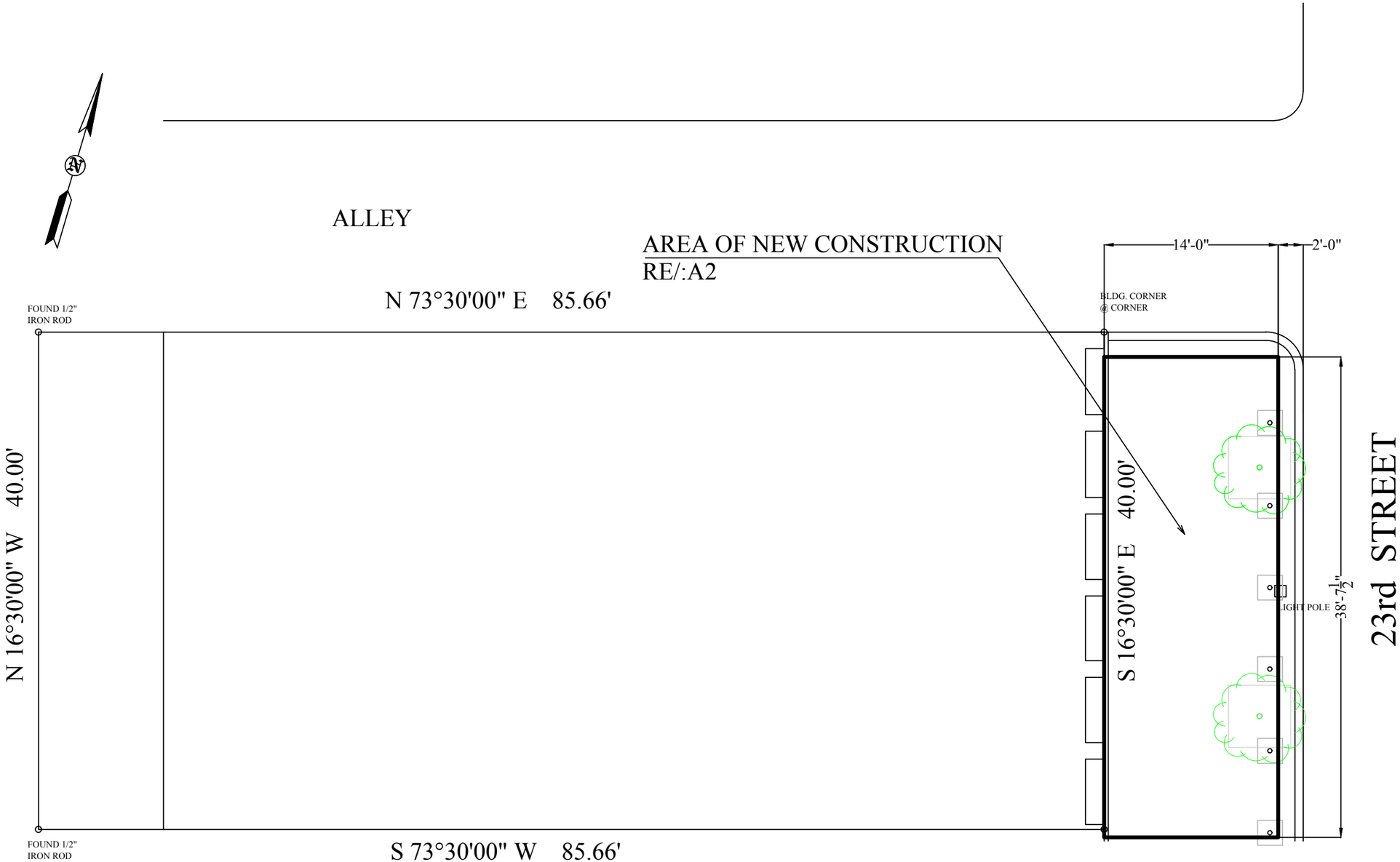
GalvCAD
Technical Drawings & Design

Branko Gligoric
BSME
Tel.(409) 766 - 7227
Cell.(409) 795 - 0625
Fax.(866) 585 - 6233
GalvCAD@comcast.net
www.GalvCADonline.com
4124 Avenue T 1/2
Galveston TX 77550

SHEET NO:

A4

SHEET 4 OF 4



1.01 SITE LAYOUT

SCALE 1/4" = 1'-0"

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

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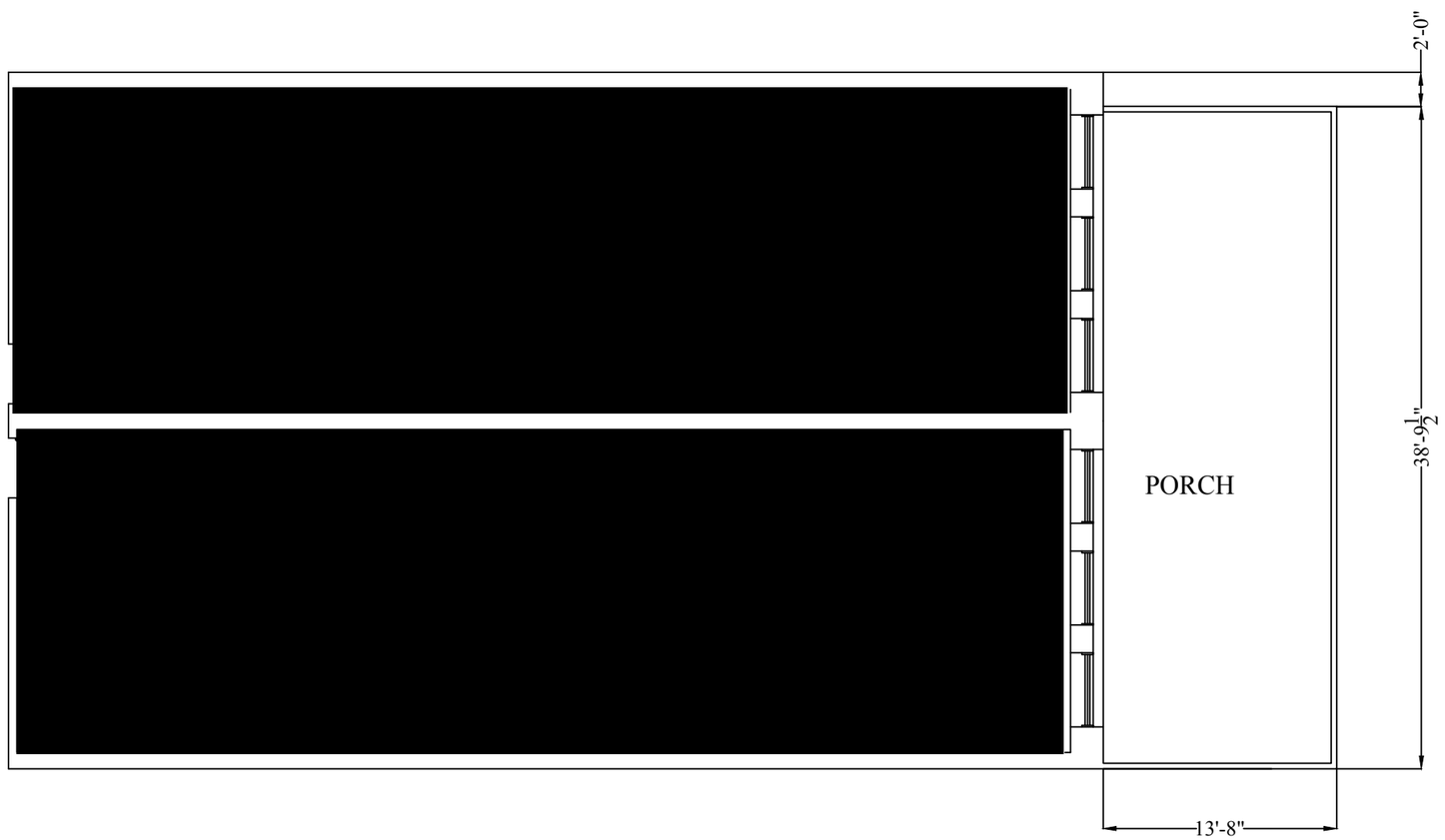
GalvCAD@comcast.net
www.GalvCADonline.com
4124 Avenue T 1/2
Galveston TX 77550

SHEET NO:
C1
SHEET 1 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

GalvCAD
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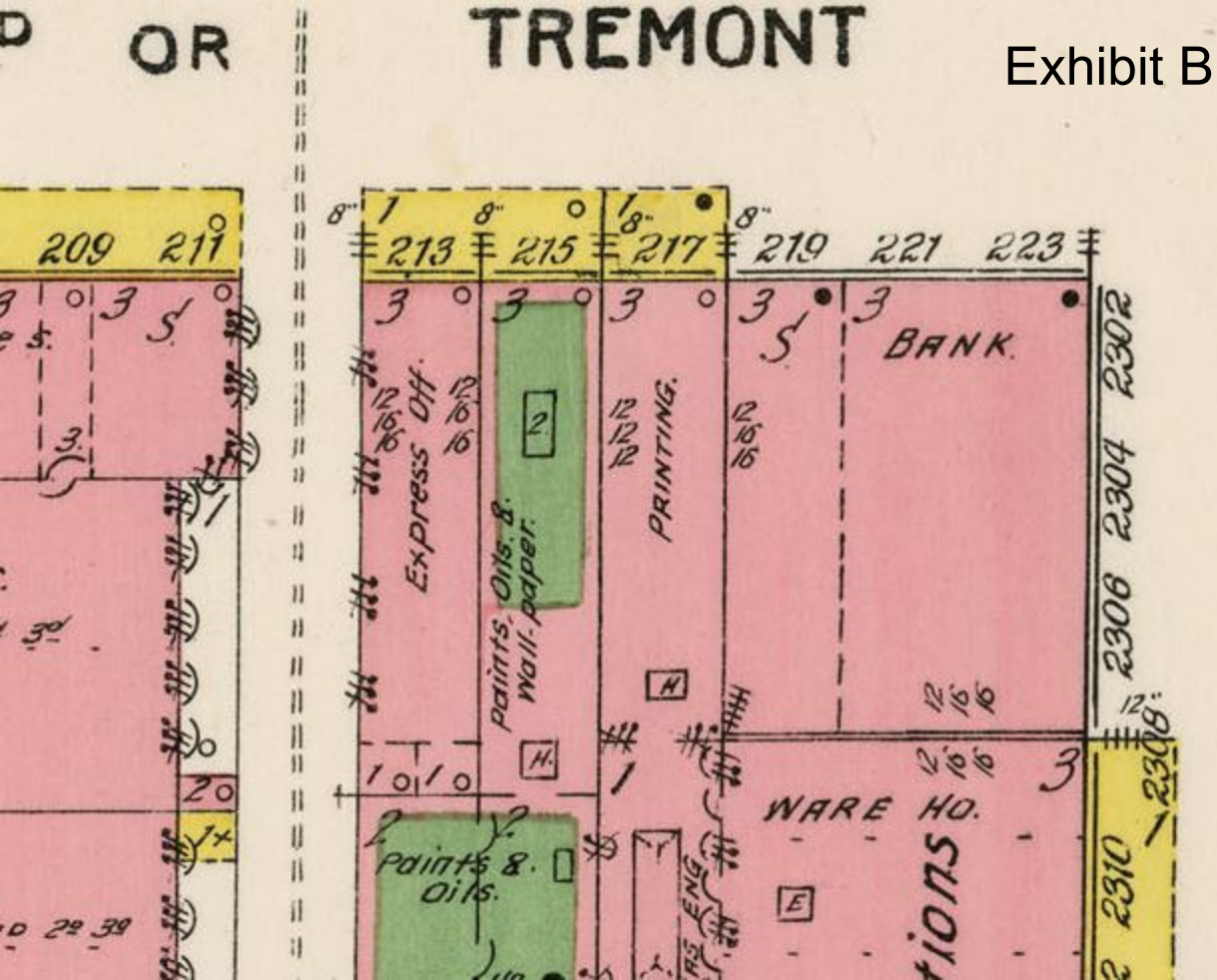
4124 Avenue T 1/2
Galveston TX 77550

SHEET NO:

A3

SHEET 3 OF 4

Exhibit B


D OR
TREMONT
209 211
213 215 217 219 221 223
Express Off.
paints, Oils & Wall-paper.
PRINTING.
BANK.
2302 2304 2306
WARE HO.
Paints & Oils.
2310

Planning and Development Division
Landmark Commission
City of Galveston
September 21, 2020

20LC-061 STAFF REPORT

ADDRESS:
2102 Strand / Avenue B

LEGAL DESCRIPTION:
Property is legally described as the M. B. Menard Survey, Lot 8, Block 681, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Mehboob I. Udawala

PROPERTY OWNER:
Naya Investments, LLC.

ZONING DISTRICT:
Central Business, Historic District, Galveston Landmark, Specific Use Permit (CB-H (GL)-S)

HISTORIC DISTRICT:
Strand-Mechanic

REQUEST:
Request for a Certificate of Appropriateness for modification of structure including balcony railings.

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Photo of Existing Handrails
B – Applicant's submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business, Historic District (CB-H)	Mixed Use
North	Central Business, Historic District (CB-H)	Mixed Use
South	Central Business, Historic District (CB-H)	Mixed Use
East	Central Business, Historic District (CB-H)	Park
West	Central Business, Historic District (CB-H)	Commercial

Historical and/or Architectural Significance

Date	1890
Style	Commercial
Condition	Good
Evaluation Medium	"Contributing" – Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.
Notes	Major alterations have been made through the years.

Executive Summary

The applicant is requesting a Certificate of Appropriateness to retain handrails added to the south-facing balcony on the building. A Certificate of Appropriateness for handrails was approved under Landmark Commission case 19LC-060; however, the handrails installed are of a design not approved previously. The applicant wishes to retain the handrails that were installed. The previously approved design is included as Attachment B of the staff report, and a photo of the handrails as installed is included as Attachment A.

Design Standards for Historic Properties.

The following Design Standards are applicable to the project:

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.

4.28 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.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. The railing as installed is of a modern style and material appearance, not likely to be mistaken for historic. It is simple and free of adornment except for a single round medallion shape as depicted in Attachment B. Finally, it does not obscure of overpower the historic façade beyond, and may be removed without damaging the historic building façade.

Staff Recommendation

Staff recommends approval of case 20LC-061 with the following conditions:

Specific Conditions:

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

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;

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 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 10, 2020 Date
Catherine Gorman, AICP Assistant Director/HPO	September 10, 2020 Date

ATTACHMENT A

ATTACHMENT B

2104 Strand Street, Commerce Building

1A Number of stories in Building – 4

1B Type of construction – Concrete

1C Occupancy Classification – 1st floor Retail, Floors 2-4 Residential

1D What is floor used for where balcony is located – Residential

1E Is Building 100% sprinklered – No (smoke alarms and fire extinguishers are in proper placement)

2A Floor plan – see 2 attachments

2 B – Passageway to outside balcony – see 2 attached photos

3 Live load for balcony – see attachment

4 Comply with appendix – see attachment

5 JA. Babb letter revision – see attachment

COM2020-00009

Status Date	Task	Reviewer Name	Reviewer Dept.	Status	Comment
1/10/2020	Mechanical Inspector Review	Todd Sukup	Planning	NA	na
1/10/2020	Building Inspector Review	Richard Torres	Building	Action Necessary	STRUCTURAL PLAN REVIEW COMMENTS- ACTION NECESSARY: 1. Provide project information: indicate no. of stories in this building, type construction, occupancy classification and what this floor is used for, if building is 100% sprinklered. 2. Provide floor plan of this floor with the deck located outside of each unit. Indicate what the "passageway" is. The exit from the permanent balcony/deck shall be a minimum of a 3-0x6-8 exit door. A window shall not be used as a permanent exit from the deck back into the building. 3. Provide live load for the balcony/deck for 100 psf and that the balcony/deck and support columns, foundation are capable of supporting the proposed loads of the balcony/deck. Texas engineer seal signed and dated required. 4. Sheet 1. Section AA. Comply with Appendix T, item no. 10. Revise "3/16 inch diameter steel cable" to HDG or stainless steel cable. 5. J A Babb letter. Revise "2012 IRC" to 2012 IBC.
1/10/2020	Plumbing Inspector Review	Todd Sukup	Planning	NA	na
1/10/2020	Fire Review	Todd Sukup	Planning	NA	na
1/10/2020	City Engineer Review	Todd Sukup	Planning	NA	na
1/10/2020	Flood Plain Manager Review	Todd Sukup	Planning	NA	na
1/10/2020	Electrical Inspector Review	Todd Sukup	Planning	NA	na
1/13/2020	Planning Bldg Permit Review	Janice Norman	Planning	Approved	Must comply with all comments of 19LC-060 regarding railing. All work must be repair or replacement in kind regarding design and materials. Retain as much historic material as possible. All other exterior work, or alteration to work approved will require separate permit.
1/13/2020	Plan Coordination	Todd Sukup	Planning	Resubmittal Required	see building comments

CONSTRUCTION REPORT
2104 Strand
Galveston, TX

The proposed balcony at 2104 Strand, Galveston, is structurally acceptable:

- Loads
  - Live Load 100 psf
  - Dead Load 15
  - Wind loads based on 130 mph (TDI/ASD) or 150 mph (IBC/LRFD) are upload – opposite to Live Load, and are less than the live load.
- Notes on the drawing clearly call for use of Stainless Steel cables

STATE OF TEXAS
J A BABB
56440
REGISTERED
PROFESSIONAL ENGINEER

02/11/2020

3

NOTES:
- COLOR = BLACK
- THE GUARDRAIL ON THIS DRAWING IS MADE OF ½" SQ. ALUMINUM TUBING
- THIS IS NOT A NEW GUARDRAIL INSTALLATION
- THIS GUARDRAIL HAS BEEN IN USE FOR SEVERAL YEARS
- 24 OCCUPANTS MAX
- ALUMINUM GUARDRAIL, INFILL PANELS WELDED TO TOP, SIDE AND BOTTOM ½" TUBES.
- BALCONY /PATIO AREA WILL NOT BE AFFECTED STRUCTURALLY.
- MIDDLE RAILING WILL BE DROPPED TO THE BOTTOM TO ACCOMODATE A NEW GUARDRAIL PANEL, WELDED TO RAILINGS.
- ALL GAPS IN RAILINGS WILL BE LESS THAN 4" THIS INCLUDES FROM BOTTOM RAILING TO PATIO DECK.
- PASSAGEWAY WITHIN GATE IS 32".

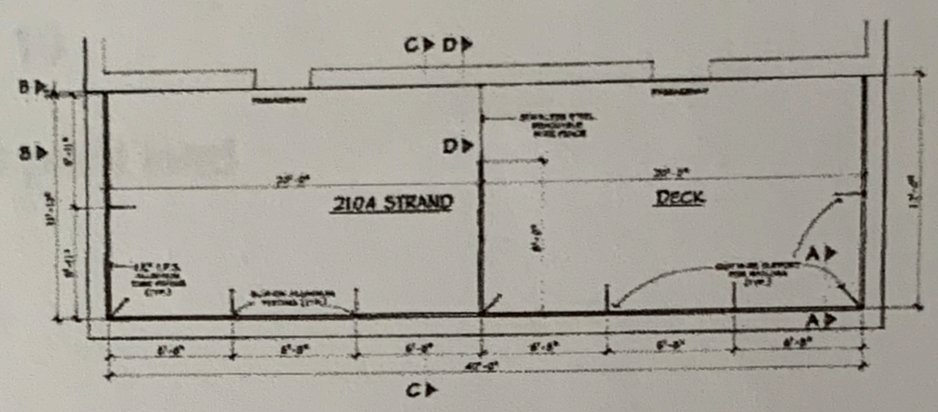
THIS DESIGN COMPLIES WITH THE IBC 2012 , AND WILL HOLD A LIVE LOAD OF 100 PSF AND POINT LOADS OF 200 LBS. THE GUARDRAIL INFILL PANEL IS MADE FROM ALUMINUM WELDED TO GUARDRAIL FRAME, AND THE CABLES ARE STAINLESS STEEL.

TABLE 1607.1 UNIFORM FLOOR LOADS OF 100 PSF

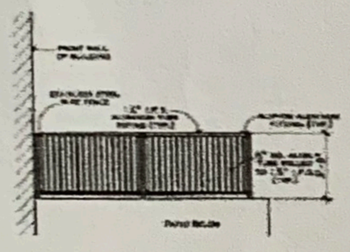
1607.8.1 HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 PLF IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7.

1607.8.1.1 HANDRAILS AND GUARDS SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS, IN ACCORDANCE WITH SECTION 4.5.1. OF ASCE 7.

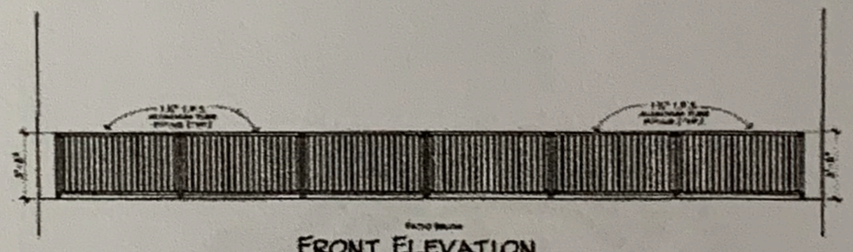
1607.8.1.2 INTERMEDIATE RAILS BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 LBS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7.



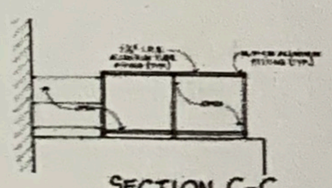
PERMANENT RAILING CONSTRUCTION PLAN
SCALE 1/4"= 1'-0"



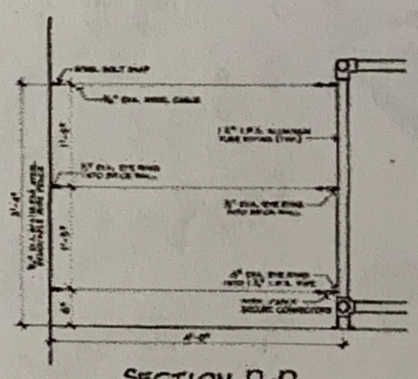
SIDE ELEVATION
SCALE 1/4"= 1'-0"



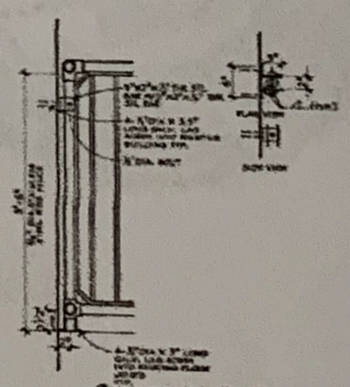
FRONT ELEVATION
SCALE 1/4"= 1'-0"



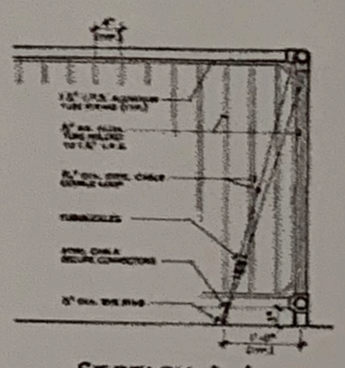
SECTION C-C
SCALE 1/4"= 1'-0"



SECTION D-D
SCALE 1"= 1'-0"



SECTION B-B
SCALE 1"= 1'-0"



SECTION A-A
SCALE 1"= 1'-0"

STATE OF TEXAS
J A BABB
58440
REGISTERED
PROFESSIONAL ENGINEER

2/12/20
F20260
JAMES A BABB, PE, LLC

4

2104 Strand
Balcony Railing
Galveston, TX
REVISION 1

I. The construction conforms to IBC 2012

II. Railing
- **A.** Aluminum tubing per drawing
  - i. exists as temporary structure
- **B.** stainless steel cable tension supports

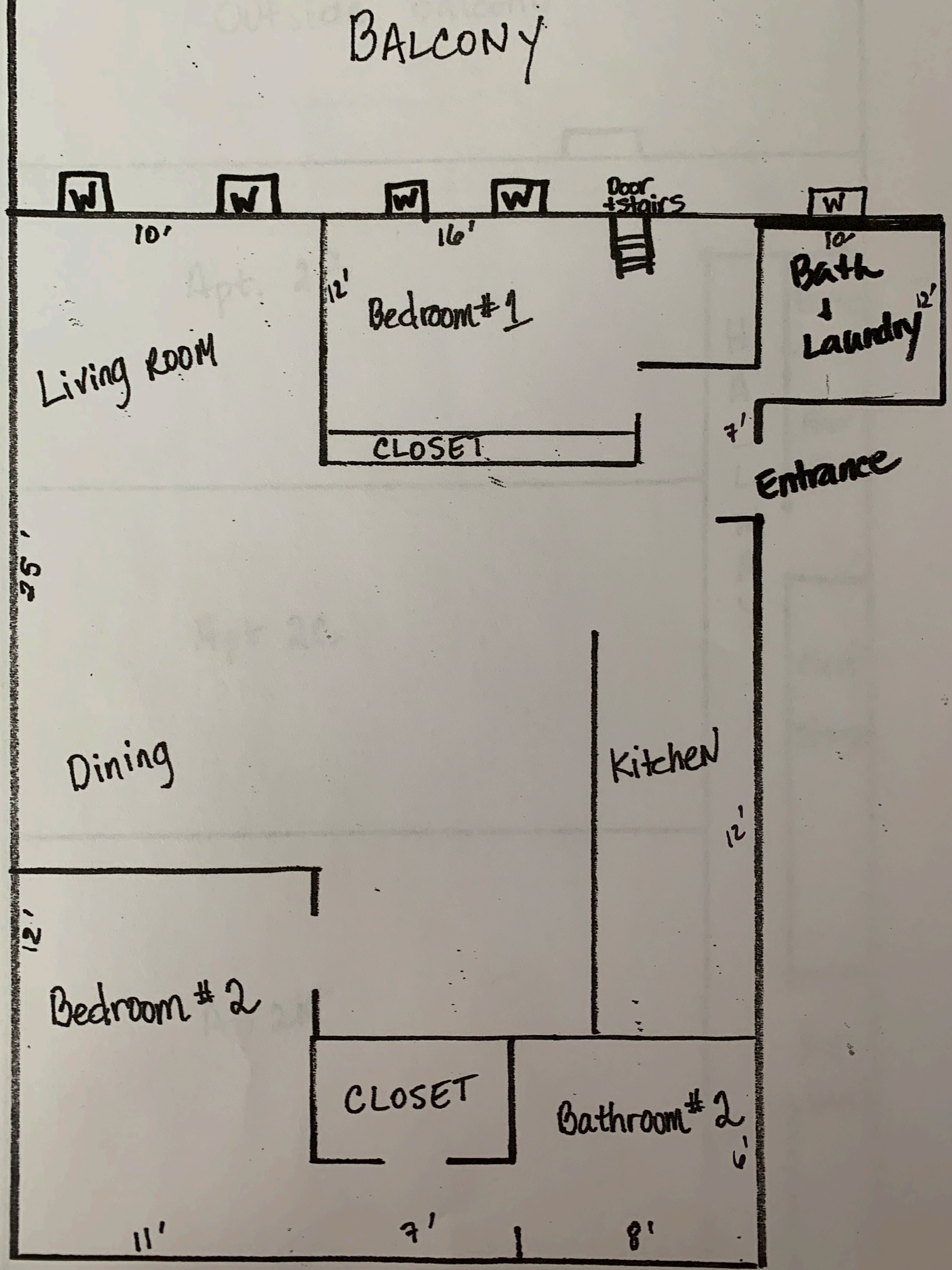
III. Loads
- **A.** ASCE 7 - 10
  - i. 50 plf
  - ii. 200 lb point load

STATE OF TEXAS
J A BABB
58440
REGISTERED
PROFESSIONAL ENGINEER

2/12/20
F20260
James A Babb,
PE, LLC

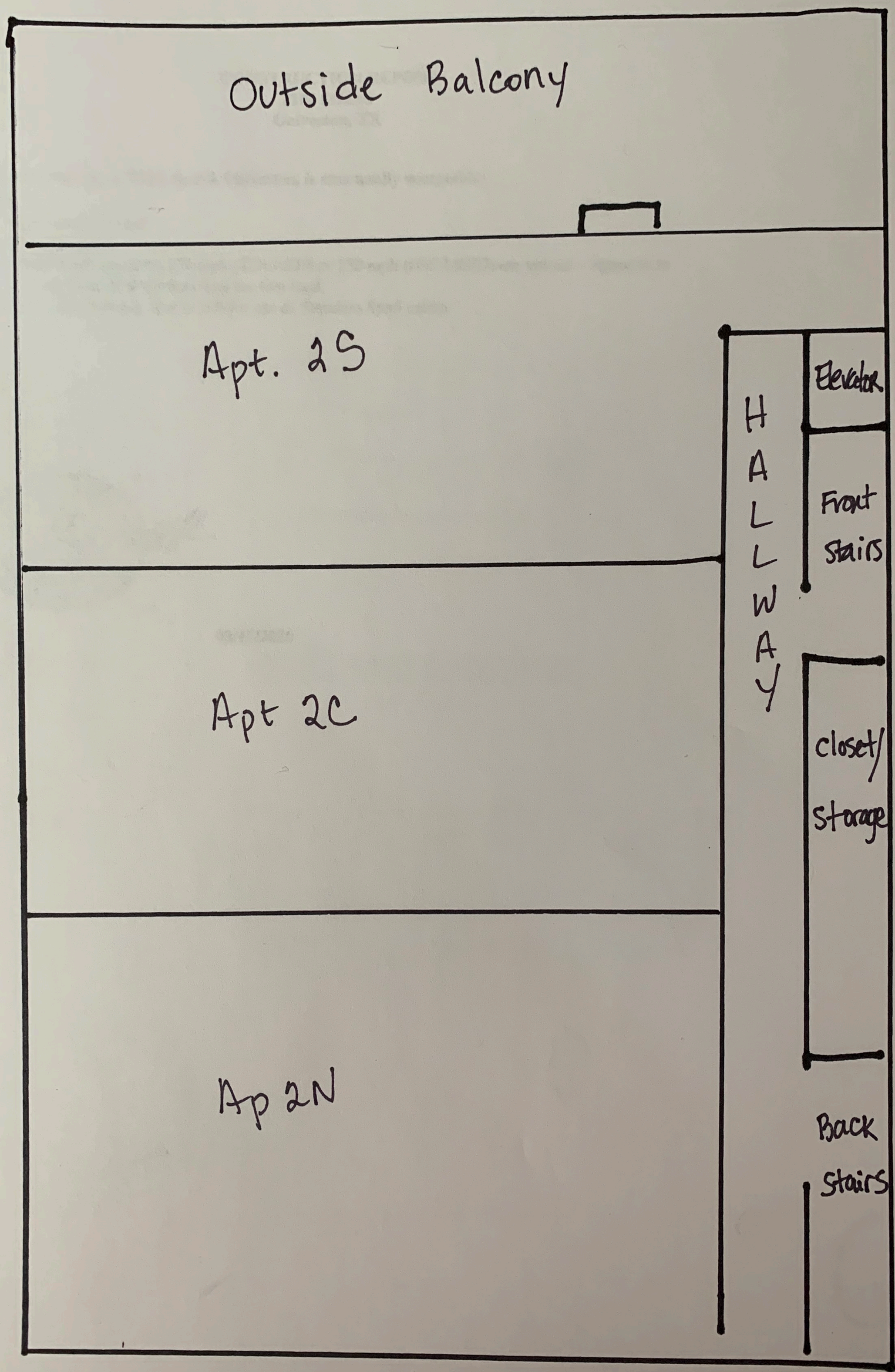
5

Apartment 25



29

2104 Strand 2nd floor



2A

THE
PORCH
SIT & RELAX
FRONT PORCH
Love
You don't
have Nana's
without it.

Landmark Commission
Planning and Development Division
City of Galveston
September 21, 2020

20LC-062 STAFF REPORT

ADDRESS:
1408 Ursuline / Avenue N

LEGAL DESCRIPTION:
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, a Subdivision in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Michael and Suzanne McClere

PROPERTY OWNER:
Michael McClere

ZONING DISTRICT:
Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)

HISTORIC DISTRICT:
N/A

REQUEST:
Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Applicant's Submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
36				

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
North	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
South	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
East	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
West	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	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.**

   The house at 1408 Ursuline / Avenue N and the adjacent houses were built circa 1913 on parcels owned by the Galveston Suburban Improvement Company. At the time its Board of Directors included insurance agent John Stowe (president), builders Frank Jones and Robert Palliser, and carpenter William Schadt. The company would build, "cottages to suit every purchaser" on any of their "desirable lots" according to early advertisements.

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

   Insurance records indicate that the National Folk-style house at 1408 Ursuline and the sister houses on either side were complete or "about complete" by November 11, 1913. The records further note that each cottage was elevated 2.5 feet on brick piers, and contained four rooms, one hall, one bathroom, and a porch.

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

   Will Crawford and wife Edna were the first recorded owners of 1408 Ursuline. Mr. Crawford was a longshoreman, and both were native Galvestonians. By 1920 the

family have five children according to the city directory, and at this time they sold the house back to the Galveston Suburban Improvement Company.

The following year, William and Susie Anderson purchased the house. William was a marine engineer and ship captain, and he and Susie lived in the house until William's death in 1939. It was during the Anderson's ownership that a 144 square foot expansion and back porch were added in 1928.

Susie lived in the house until 1966. Upon her passing, the house was purchased by Anthony D'Ambra. Mr. D'Ambra was born in Sicily in 1942, and immigrated with his parents to Galveston in 1947. As an adult, Mr. D'Ambra was part of the family's grocery business.

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 Crawford-Anderson House retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association. It is a prime example of the National Folk style of domestic architecture seen throughout Galveston.

Financial Incentives for Historic Properties

The property is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the September 22, 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:

Daniel Lunsford

Daniel Lunsford

September 10, 2020

Date

Catherine Gorman, AICP
Assistant Director/HPO

September 10, 2020

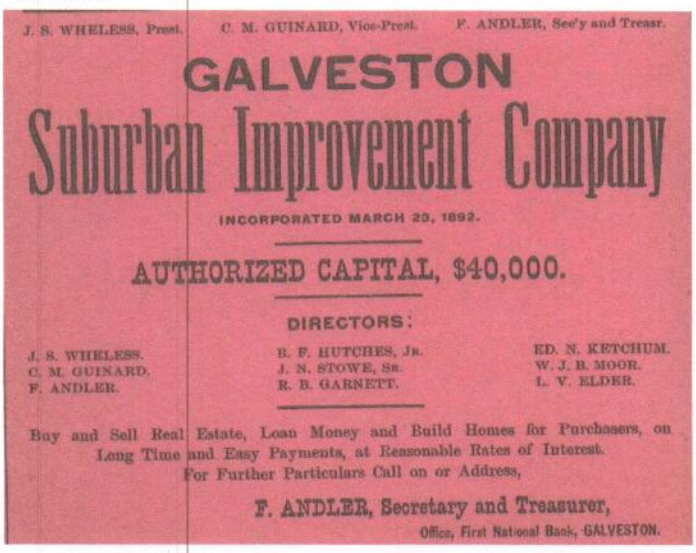
Date

1408 Ursuline (Avenue N)
Part of lots 9, 10/ Southwest Outlot 22
Built 1913 by the Galveston Suburban Improvement Company, Inc.
(Also built two identical houses at same time: 1404 N, to east, and 1412 N, to west.)

Galveston Suburban Improvement Company, Inc.

The Galveston Suburban Improvement Company was incorporated on 28 March 1892. The objective of the land and real estate development corporation was to build affordable housing for the working class. Early advertisements noted the company would build "cottages to suit any purchaser" on any of their "desirable" lots. Advertisements noted that a small payment was due when construction began with the balance paid in monthly installments when completed. In 1913 when the three cottages on Avenue N were built, John N. Stowe was president of the improvement company's board of directors. Stowe was an established insurance agent with his own firm on Strand Street. The 1913 board of directors for the improvement company also included pioneer builders Frank Jones and Robert Palliser, as well as pioneer carpenter, William Schadt, who manufactures windows, doors, sashes, blinds and other building materials at his mill at 27th and Ball Street. A new slate of directors were voted on every two years. The company was in operating as late as 1953 when dividend notices were posted in the local newspaper.

The original insurance record for the three Galveston Suburban Improvement Company cottages on Avenue N, dated 11 November 1913, noted that 1408 and 1412 were completed and that 1404 was "about complete." The record noted that each frame cottage was elevated 2 ½ feet on brick piers and contained four rooms, one hall, one bathroom and one porch. The record also notes each cottage was elevated 2 ½ feet on brick piers. The record also noted that all three cottages were "for sale."


J. S. WHELESS, Prest. C. M. GUINARD, Vice-Prest. F. ANDLER, Sec'y and Treasr.

GALVESTON
Suburban Improvement Company

INCORPORATED MARCH 29, 1892.

AUTHORIZED CAPITAL, $40,000.

DIRECTORS:

J. S. WHELESS. B. F. HUTCHES, Jr. ED. N. KETCHUM.
C. M. GUINARD. J. N. STOWE, Sr. W. J. B. MOOR.
F. ANDLER. R. B. GARNETT. L. V. ELDER.

Buy and Sell Real Estate, Loan Money and Build Homes for Purchasers, on Long Time and Easy Payments, at Reasonable Rates of Interest.
For Further Particulars Call on or Address,

F. ANDLER, Secretary and Treasurer,
Office, First National Bank, GALVESTON.

1893-94 Galveston City Directory Advertisement

William and Edna Crawford

Longshoreman Will Crawford was the first owner of the cottage at 1408 Avenue N. Crawford was born in Galveston in 1886 and married Edna Nelson on the island in 1919. Nelson was also a Galveston native, born here in 1890. The Galveston City Directories from 1914 to 1919 record the couple's residence as 1408 N. By 1920, their family included four children with a fifth on the way. Having outgrown the cottage, the Crawfords sold the cottage back to the Galveston Suburban Improvement Company on 26 April 1920.

William and Susie Anderson

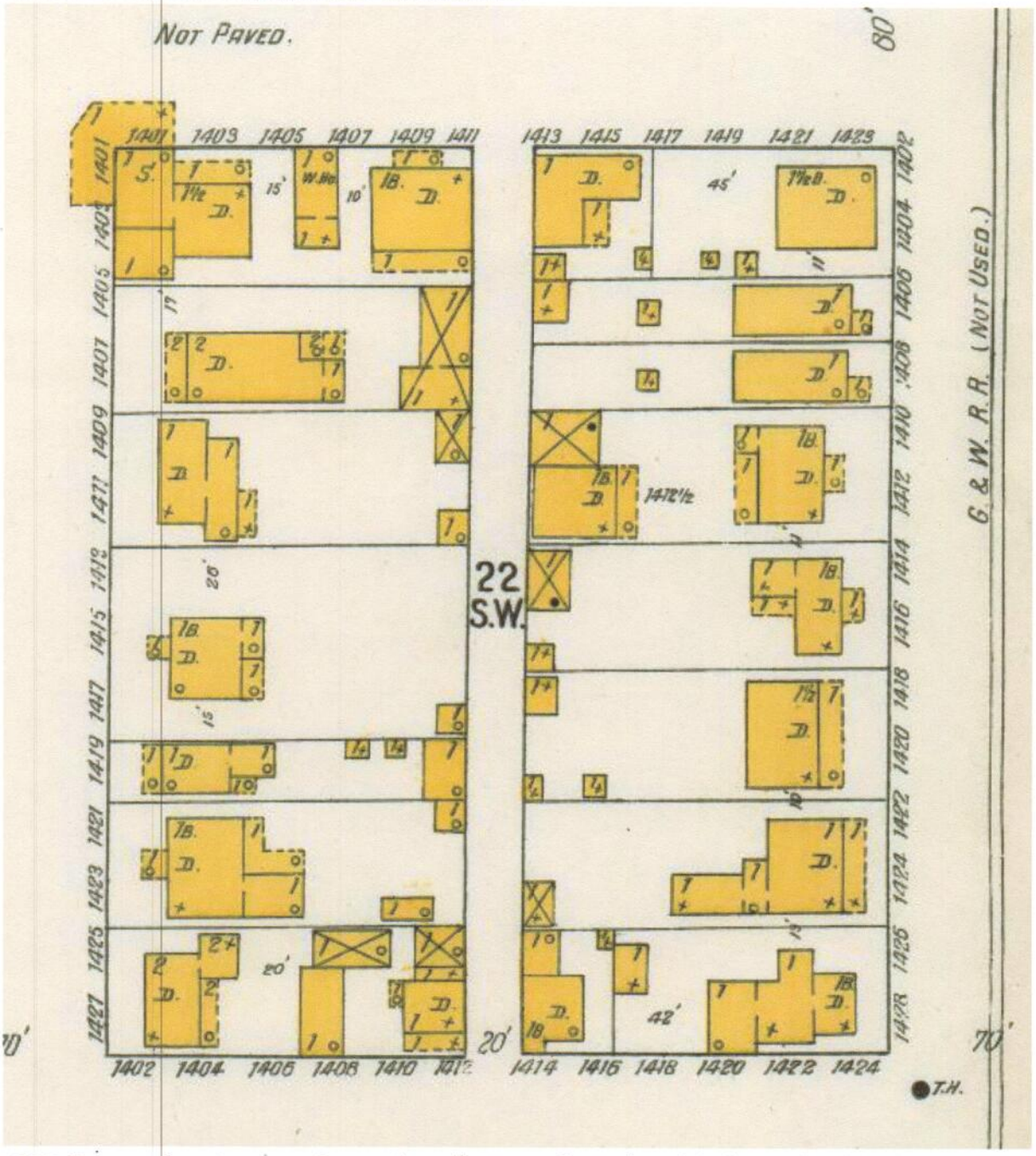
Marine engineer and ship captain William Anderson purchased the house from the Galveston Suburban Improvement Company in 1921. Anderson was born in Galveston in 1876. In 1902, he married Elizabeth Sylvester and their union produced five children between 1903 and 1919. After Elizabeth's death in 1919, William married Susie Frances Fraide. William and Susie resided together at 1408 Avenue N until William's death in 1939. During their ownership, the Andersons added on to the rear of the house in 1928. The insurance record noted the addition was 12 feet by 12 feet and also included a new back porch with dimensions of 6 feet by 11 feet.

After Williams death in 1939, Susie maintained her residence at 1408 Avenue until 1948. She relocated and used the house as rent property until she remarried and moved back to 1408 Avenue N in 1955. She resided there until her death in 1966, after which, her estate sold the house to Anthony D'Ambra. D'Ambra was born in Sicily in 1942. He immigrated to Galveston with his parents in 1947 and joined the family grocery business as an adult. He and his wife, Lucille, used 1408 Avenue N as their residence until 1973, when they sold the house to Thomas and Wilma Young. The current owner purchase the house from Young in 2019.

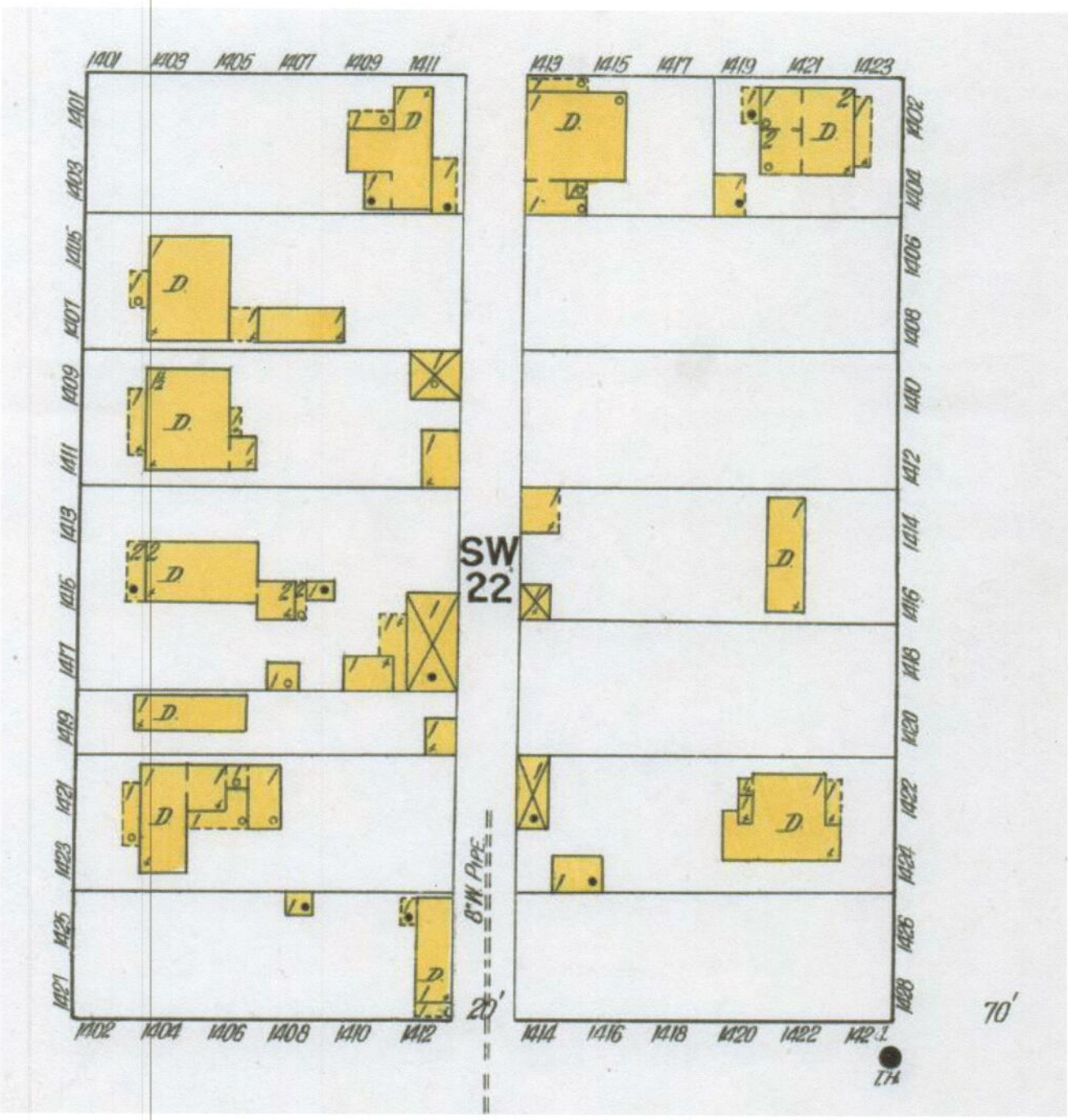
Chain of Title, 1408 Avenue N

Galveston Suburban Improvement Co., Inc. to Will H and Edna Crawford upon completion
Crawfords to Galveston Suburban Improvement Co, Inc- 26 April 1920 (B:321/P:572)
Galveston Suburban Improvement Co, Inc. to Wallace and Susie Anderson- 26 April 1921 (B:329/P:499)
Estate of Susie Anderson Winfield to Anthony D'Ambra- 15 June 1967 (B:1867/P:652)
D'Ambra to Thomas Lee and Wilma Young, 2 July 1973 (B:2383/P:148)
Young to current owners, 31 July 2019

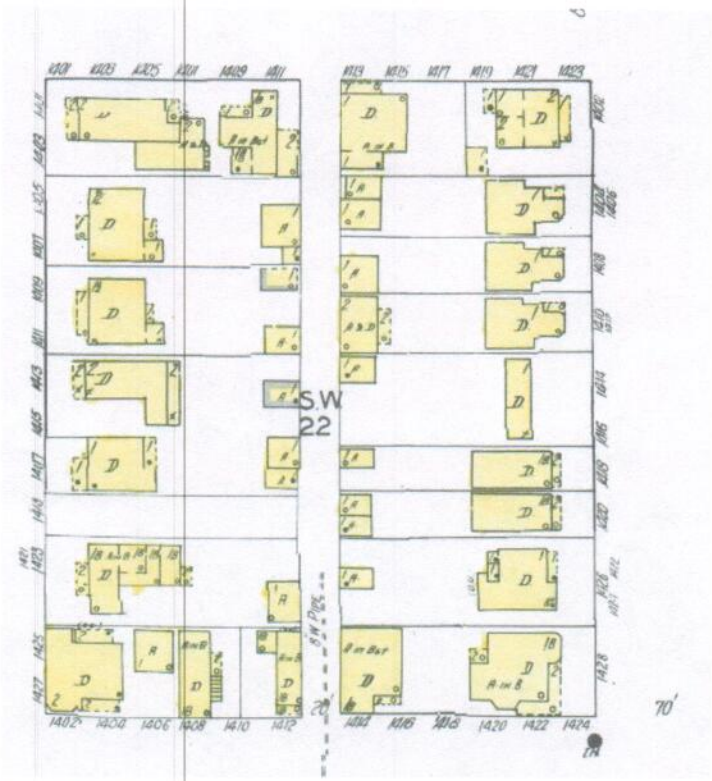
Sanborn Insurance Maps, Southwest Outlot 22



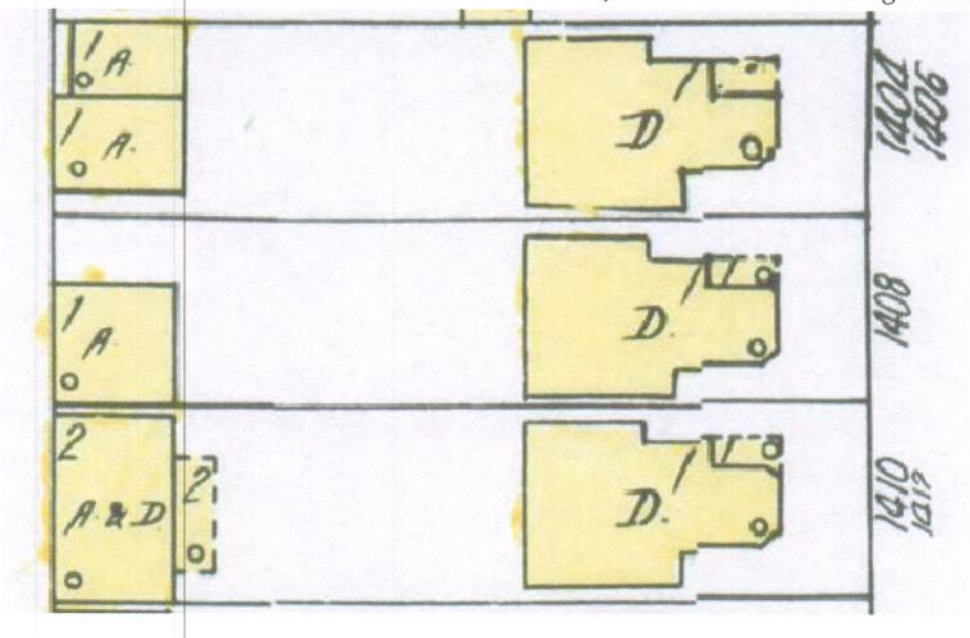
1899- Prior to hurricane on September 8th. Located just three blocks north of the beach, every building on this block was destroyed by the storm. The map also notes the track for the Galveston & Western Rail Road, which ran down Avenue N. The map notes that by 1899, this track was "not used."



1912- New construction, post 1900 Storm, is observed on several lots on the block. Lots 9 and 10 are noted as vacant in 1912. The train tracks are also absent from the 1912 map, having also been destroyed by the 1900 hurricane's storm surge.



1947- By the time the 1947 maps were drawn, the block had been rebuilt. Three houses on lots 9 and 10, including 1408 Avenue N, are seen for the first time. The identical one-story frame dwellings have identical footprints and each have an automobile garage(s) on the north end of the property, accessed from the alley. The map also recorded a one-story automobile garage behind 1408 N added by the Andersons after they purchased the property in 1921. The map does not record the 1928 addition to the back of 1408 N, noted on the building's insurance record.



City Directory Search, 1408 Avenue N (Ursuline)

1913 (Houses on N not completed/ addresses not included in the cross directory)
Galveston Suburban Improvement Company (Inc.), John Stowe, president, Fernand Andler, secy-treasurer, office 2301 Strand, Phone 125

1914
William H. Crawford, longshoreman, r. 1408 Ave N

1916
William H. Crawford, longshoreman, r. 1408 Ave N

1919
William H. Crawford (Edna), longshoreman, r. 1408 Ave N

1921
W. G. Anderson, marine engineer, r. 1408 Ave N

1924-1925
W. G. Anderson (Susie), engineer U.S. Army Corp, h. 1408 Ave N

1928-1929
W. G. Anderson (Susie), engineer U.S. Army Corp, h. 1408 Ave N

1930
W. G. Anderson (Susie), h. 1408 Ave N

1932-1933
W. G. Anderson (Susie), h. 1408 Ave N

1936-1937
W. G. Anderson (Susie), engineer, h. 1408 Ave N

1939
W. G. Anderson (Susie), h. 1408 Ave N

1941
Mrs. Susie F. Anderson (widow W. G.), h. 1408 Ave N

1945-1946
Mrs. Susie F. Anderson, clerk Zig Zag Inn, h. 1408 Ave N
Mrs. Mary A. Gould, r. 1408 Ave N

1949
Nuel E. Lewallen (Imogene), agent U. S. Internal Revenue, h. 1408 Ave N
No listing for Susie Anderson

1951
Edward A. Jahn (Margie), lawyer 409 Trust Bldg, h. 1408 Ave N

1955
Leon W. Winfield (Susie), h. 1408 Ave N

1960
Leon W. Winfield (Susie F.), h. 1408 Ave N

1968
Address listed in cross directory with note of "No return"

1971
Anthony D'Ambra (Lucille), with D'Ambra Grocery, h. 1408 Ave N
D'Ambra Grocery (Anello D'Ambra), 1602 Ave B(Strand)

1975
Thomas L. Young, h. 1408 Ave N

1980
Thomas L. Young, h. 1408 Ave N

1985
No return

1991
No return

1995
Wilma J. Young, 1408 Ursuline

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 1 story ~~Metal~~ Asbestos 80 roofed ~~frame~~ Ast-Bd-Cl. 56 building

Situated on Lot No. 9 Ept in Block No. SW¼ OL 92 No. 1406 (1404) N Street,

in the City of Galveston, owned by ~~Galv Sub Impt Co.~~ 1916 ~~J Gernand~~ T.D. Shaw

Occupancy:

- Basement 9½ part on 6" Bk pier for
- First Floor by 10 Owner ~~for sale~~ for dwlg
- ~~Second Floor by~~ for
- ~~Third Floor by~~ for

DESCRIPTION:

When built? 1913 Last repaired or painted? ~~about complete~~

Is it on leased ground? No. When does lease expire?

What is used for lighting? Elect. Is gasoline used? No.

Size of building? 16½ X 14 & 23½ X 26 ft

Number of rooms ~~Plastered~~ Rough ceiled and papered 4 Halls 1 Bath room 1 BT & T & sink 9

~~Ceiled and painted~~

Number closets? ✓ Porches? 1 Mantels and grates? ✓

Number of flues and construction thereof? 2, brick to gnd. -

Is public Fire Hydrant within 500 feet? Yes Within 1000 feet?

The above described building would cost, at present value of materials and labor 1683 $1500.00

T. D. Shaw and wife to Wallen Duhon and wife, the west 28 feet 2 inches of the east 28 feet 8 inches of lot 9 in the southwest block of outlot 22, and improvements; $10. (U.S. rev. stamps indicate transaction up to $5500).

3/30/62 $ $

Allen Duhon and wife to Antonino Patane the west 28 feet 2 inches of the east 28 feet 8 inches of lot 9 in southwest block of outlot 22, Galveston, $10. (U.S. rev. stamps indicate transaction up to $5000).

age, use or location per cent $

11/9/67

~~Cond + Occ.~~ $

OTHER IMPROVEMENTS:

~~[illegible] Asbestos~~

~~[illegible] Dwlg same description & value~~ $

~~[illegible]~~ " " " " " $

~~[illegible]~~ $

$

$

Deduct for depreciation from age, use or location per cent $ $

Making the present Cash Value $

REMARKS: JNS&Co Elect wiring 6 Lt in each bldg OK

INSPECTOR.

Galveston, Texas, 11 day of Nov 1913

Map Page No. 31

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the One story Asbestos & Comp roofed ~~Frame~~ asb-Bd-Cl. '56 building

Situated on Lot No. pts 9 & 10 in Block No. SW 22 No. 1408 N Street

in the City of Galveston, owned by W. G. Anderson

Occupancy:
- Basement 3'CP for
- First Floor by 10' ~~Owner~~ Tun for Dwelling
- Second Floor by for
- Third Floor by for

DESCRIPTION

When built? 1913 Addn. 1928 Last repaired or painted? 1928

Is it on leased grounds? no When does lease expire?

What is used for lighting? elect Is gas used? yes

Size of building? 25x26 14x17 addn 1928 12x12 & porch 6x11

Plastered

Number of rooms ~~XX~~ ceiled and papered 5 Halls 1 Bath room 1

Winfield to Mary Ann Gould ... west 14 feet 2 inches of ... and east 14 feet 4 inches ... 10 out of southwest block ... 22 in Galveston $5.00 (No ... stamps)

Dorothy Lee Dew and husband to Mary Ann Gould and others, executrices ... quitclaiming the west 14 feet, ... inches of lot 9 and east 14 feet, ... inches of lot 10 out of southwest ... outlot 22, Galveston. $5.00. (U.S. stamps)

Wallace Anderson and others to Anthony D'Ambra west 14 feet 2 inches of lot 9 and east 14 feet 4 inches of lot 10 southwest block of outlot 22 Galveston, $2500. (U.S. rev. stamps indicate transaction up to $6500).

4-14-67 Porches? 2 Mantels and grates? none

...ction thereof? 2. Brick to Ground

5/2/47 ...n 500 feet? Yes Within 1000 feet?

...g would cost, at present value of materials and labor $ 28 " $

6-25-67 $ $

...m age, use or location 20 per cent $

Making the present Cash Valuation $

5

OTHER IMPROVEMENTS

1 sty comp roof frame garage size 16x16 elec lights. $ $

$ $

$ $

$ $

$ $

Deduct for depreciation from age, use or location per cent $ $

Making the present Cash Value $

REMARKS:

Est. E.C.a 6-38

INSPECTOR

Galveston, Texas, day of 19

Landmark Commission
Development Services Department
City of Galveston
September 21, 2020

20LC-063 STAFF REPORT

ADDRESS:
2402 Avenue L

LEGAL DESCRIPTION:
Property is legally described as Lot 8, Block 84, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:
Christopher W. Hendrix

PROPERTY OWNER:
Same

ZONING DISTRICT:
Residential, Single-Family - Historic (R-3)

HISTORIC DISTRICT:
Silk Stocking

REQUEST:
Request a ninety (90) day extension to complete construction for the following request: **19LC-066** Request for a Certificate of Appropriateness for alterations to the structure including painting of previously unpainted masonry

STAFF RECOMMENDATION:
Approval

EXHIBITS:
A – Case 19LC-066
B – Action Letter
C – Photos
D – Applicant's Justification

STAFF:
Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer
409-797-3665
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				

Background

The property was red-tagged for painting unpainted masonry on September 30, 2019. On November 18, 2019, the applicant went before the Landmark Commission requesting approval to paint unpainted portions of the slate roof tiles on the turret and dormers (work partially completed), the chimneys, and the skirting (case 19LC-066).

The request was denied with the following conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within six months of the Landmark Commission decision; and
3. 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 Planning Department by the next respective deadline date.

On June 1, 2020, the Landmark Commission approved a ninety (90) day extension to complete the removal of the paint (20LC-043).

Executive Summary

The applicant is requesting an additional ninety (90) day extension to complete removal of the paint from the gray slate roof tiles.

Historical and/or Architectural Significance

Date	1885
Style	Queen Anne
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Sweeny-Royston House

Justification for the Request

According to the applicant, sadly, the previous painter has passed away and more time is needed to hire a new painter and schedule the work. In addition, COVID-19 has significantly impacted the applicant's business revenue and the ability of paint company timing to complete the work while fitting in their budget.

From the applicant: "We have the materials to finish the removal of the paint based on the advise of the builder that advised us of what to use in the Commission meeting. As of right now, we are in the middle of two things, one, finding the qualified paint contractor to remove the paint, and a slow down in our amount of work coming in. We do, however intend on getting this resolved as soon as we can within a few months. My buildings is currently working with three clients that could make things move in the right direction again, and soon. I am hoping that the City of Galveston will work with me on this for a few more months."

Analysis

The initial denial of the Certificate of Appropriateness was on November 18, 2019. The original six-month deadline passed on May 18, 2020. The first extension passed on August 18, 2020. The current extension request was filed by the applicant on August 17, 2020. Due to the COVID-19 pandemic, Staff finds that the extension request is reasonable.

Staff Recommendation

Staff recommends approval of the request for an extension with the following conditions:

Specific Conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within ninety (90) days of the Landmark Commission decision;

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 Planning Department by the next respective deadline date.

Respectfully submitted,

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

9-17-2020
Date

Exhibit A

Landmark Commission
Development Services Department
City of Galveston
November 18, 2019

19LC-066 STAFF REPORT

ADDRESS:
2402 Avenue L

LEGAL DESCRIPTION:
Property is legally described as Lot 8, Block 84, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:
Christopher W. Hendrix

PROPERTY OWNER:
Same

ZONING DISTRICT:
Residential, Single-Family - Historic (R-3)

HISTORIC DISTRICT:
Silk Stocking

REQUEST:
Request for a Certificate of Appropriateness for alterations to the structure including painting of previously unpainted masonry

STAFF RECOMMENDATION:
Denial with conditions

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				

Historical and/or Architectural Significance

Date	1885
Style	Queen Anne
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	Sweeny-Royston House

Background

On September 30, 2019, this property was red-tagged for painting unpainted masonry. At that time, some portions of the slate roofing material had been painted.

Executive Summary

The applicant is requesting to paint the following:

- Unpainted portions of the slate roof tiles on the turret and dormers (work partially completed);
- Chimneys; and
- Skirting.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Historic Masonry

Brick, stone, terra cotta, stucco and concrete are the primary historic masonry building materials in Galveston. They are used as building walls, site walls, steps, and walkways. Historic masonry and concrete should be repaired and preserved whenever possible.

Preserve original masonry materials.

Appropriate

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

Inappropriate

- Avoid rebuilding a major portion of exterior masonry walls that could be repaired.
- Do not paint brick or stone that was not painted historically.

Appropriate

- Maintain the natural uncovered water-protective layer, or patina, to protect masonry from the elements.

Inappropriate

- Do not paint masonry walls (this can seal in moisture, which may cause extensive damage over time).
- Repoint deteriorated masonry mortar joints.

Appropriate

- Duplicate original mortar in strength, composition, color and texture.

- Duplicate the mortar joints in width and profile.

Inappropriate

- Avoid using mortar with a high Portland cement content, which will be substantially harder than the original.

Conformance with the Design Standards

Staff finds that the request partially conforms to the Design Standards. Originally, Staff was under the impression that the roof tiles were polychromatic slate. The applicant has submitted photographs that show that the white and red tiles were colored with paint. Due to the fact that the red and white tiles have been previously painted, the painting of these tiles conforms to the Design Standards and does not require Landmark Commission review. However, the gray slate tiles are the natural color and have not been previously painted. As the Design Standards state not to paint brick or stone that was not painted historically, Staff recommends that the gray slate roof tiles not be painted and that any gray tiles that have been painted have the paint removed. Furthermore, Staff does not support the painting of the concrete chimneys or the stucco skirting.

Staff Recommendation

Due to non-conformance with the Design Standards for Historic Properties, Staff recommends denial of the request with the following conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within six months of the Landmark Commission decision; and
3. 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 Planning Department by the next respective deadline date.

However, should the Landmark Commission find that the request conforms to the Design Standards, the following conditions may be appropriate:

Specific Conditions:

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

Standard Conditions:

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

the City's Historic Preservation Officer prior to construction;

5. The Landmark Commission approval shall expire after 2 years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning Department by the next respective deadline date.

Respectfully Submitted:

_____ 11/14/19

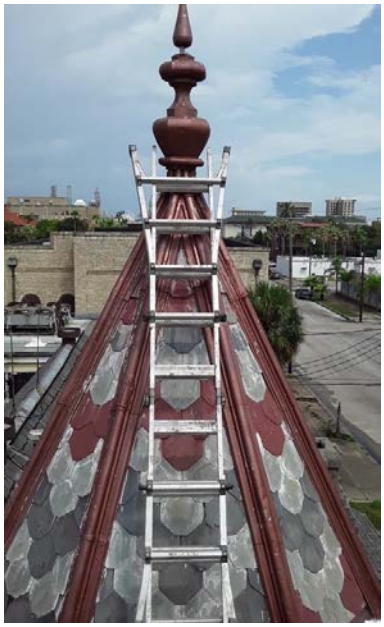
Catherine Gorman, AICP, Assistant Director/HPO Date

Attachment A

2402 Ave. L – Christopher W. Hendrix
Sweeney-Royston House

11/18/19 Landmark Commission – Request to Repaint

Current -- Turret & Dormers



Proposed – Paint slate on turret & dormers w/ Copper Paint with patina effect & marine varnish topcoat

Current – Poured & stamped concrete chimneys

Proposed – paint poured & stamped concrete chimneys with Beige DRYLOK Original Masonry Waterproofer to prevent water intrusion after repairing cracks

Current – Rusticated stucco made of Portland cement over original brick on basement skirt (per Tax Appraisal report dated 11/1/77)

Proposed – Paint rusticated stucco made of Portland cement over original brick on basement skirt with Beige DRYLOK Original Masonry Waterproofer to prevent water intrusion after repairing cracks & deteriorating stucco

DRYLOK® Original Basement & Masonry Waterproofer

MANUFACTURER

UNITED GILSONITE LABORATORIES
MAILING: P.O. Box 70, Scranton, Pennsylvania, 18501
SHIPPING: 1396 Jefferson Avenue, Dunmore, Pennsylvania, 18509
TOLL FREE: 1-800-UGL-LABS (845-5227)
PHONE: 1-570-344-1202 • **FAX:** 1-570-969-7634
www.UGL.com

PRODUCT DESCRIPTION

DRYLOK® Original Basement & Masonry Waterproofer is the manageable way to solve water seepage problems. Reduces radon gas penetration by reducing vapor transfer.

- Guaranteed to stop water
- No pre-mixing or pre-wetting
- Resists 10 PSI, equivalent to a wall of water 22 ft. high
- Fully transferable 10 year warranty
- Resists 98 MPH wind-driven rain
- Tintable

BASIC USES

Formulated for waterproofing all interior, exterior, above or below grade masonry walls, cinder and concrete blocks, stucco and brick, retaining walls, fish ponds, birdbaths, planters, water features, basement walls, and foundations.

LIMITATIONS

DRYLOK® Original Basement & Masonry Waterproofer® may be applied over previous coatings in sound condition, but the warranty is void. **Not formulated for horizontal surfaces subject to foot traffic.**

TECHNICAL DATA

COMPOSITION:

Latex base

SHEEN:

Flat

% WEIGHT SOLIDS:

65-67%

DENSITY (LBS./US GAL.):

12.7-12.8 (1.52 g/L)

VISCOSITY:

120-130 Ku @ 77°F (25°C)

pH:

9.5-9.9

COLORS:

- White – ready mixed formula
- 3 ready mixed colors

DRY TIME:

- 2-3 hours
- To recoat: 2-3 hours
- Top coat with latex paint: 24 hours

Note: Maximum cure and dry time will be prolonged when slightly humid and damp, cool conditions prevail.

CLEAN UP:

Soap and water

Dispose of contaminated absorbent, container, and unused contents in accordance with local, state, and federal regulations.

COVERAGE (SQ. FT./GAL.):

First coat: Wet: 21 Dry: 10 mils @ 76 sq. ft./gal.

Second coat: Wet: 13 Dry: 7 mils @ 125 sq. ft./gal.

Note: Actual coverage will vary depending upon application method, surface texture, and porosity.

RECOMMENDED FILM THICKNESS/COAT:

21-13 wet mils/2 coats (533-330 microns)

SHELF LIFE:

5 Years unopened container

FREEZE/THAW:

Three cycles

CONTAINER SIZES:

One quart (946 mL), one gallon (3.785 L), two gallon (7.5 L) and five gallon (18.9 L) containers

VOC

Does not exceed 100 g/L

TINTING

Tint to light shades with alkali-proof universal tinting colors. Use only 25% of color normally recommended. Do not use more than 2 fl. oz. (15 g/L) of colorant per gallon.

SURFACE PREPARATION

Surface must be clean and free from dirt, dust, grease, oil, form release compound, or paint. Patch all holes, or cracks, and the floor/wall joint with DRYLOK® Fast Plug®, or a fast setting hydraulic cement, and smooth the patch evenly with the surface around it. Check the joint where the floor and wall meet and fill any breaks with DRYLOK® Fast Plug®.

EFFLORESCENCE, a white, powdery, crystal-like deposit visible on the masonry surface must be removed.

DRYLOK® Etch (liquid or powder) or muriatic acid, used according to manufacturer's directions, are effective efflorescence removal agents. All masonry surfaces are subject to occurrences of efflorescence.

Old paint in poor condition must be removed by wire-brushing, sand blasting, or by using other suitable means.

May be applied on slightly damp surfaces, but best results are obtained when applied over dry surfaces. For best waterproofing results, wait for a dry (rain-free) period.

WARNING

If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS

DRY TIME:
2-3 Hours
Recoat 2-3 Hours

CLEAN-UP:
Soap and Water

COVERAGE:
2 Coats Minimum

SPREAD RATE:
100 Sq. Ft./Gallon

OVER

TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

APPLICATION

STIR THOROUGHLY BEFORE AND DURING APPLICATION. DO NOT THIN. Paint only when air and surface temperatures are 50°F (10°C), or higher. Apply DRYLOK® Original Basement & Masonry Waterproofer directly on bare masonry. Apply first coat with DRYLOK® BRUSH or good quality nylon bristle brush working DRYLOK® Original Basement & Masonry Waterproofer into the pores of the masonry - avoid excessive brushing (see IMPORTANT). APPLY TWO COATS. Allow to dry 2-3 hours between coats. The second coat may be applied by brush, roller, or spray. For information on spray application specifications visit www.ugl.com.

IMPORTANT

If leaking is still present after two coats, it indicates that pores or pinholes are still open. Paint these areas again. When painting the inside of concrete fish ponds and non-potable water tanks, allow DRYLOK® Original Basement & Masonry Waterproofer to dry at least one week, fill with water.

If desired, a high quality latex paint can be applied over DRYLOK® Original Basement & Masonry Waterproofer after 24 hours for decorative purposes.

CAUTION

Vapor harmful. May affect the brain or nervous system causing dizziness, headache, or nausea. Overexposure may cause lung and kidney damage. **Cancer hazard: contains Crystalline Silica** which can cause cancer. (Risk of cancer depends on duration and level of exposure.)

Close container after each use. Causes eye, nose, and throat irritation. May be harmful if absorbed through skin. Harmful if swallowed. Do not take internally.

NOTICE: Reports have associated repeated and prolonged occupational overexposure to solvents with permanent brain and nervous system damage. Intentional misuse by deliberately concentrating and inhaling the contents may be harmful or fatal. Use only with adequate ventilation. Do not breathe vapors. Ensure fresh air entry during application and drying. If you experience eye watering, headache, or dizziness, or if air monitoring demonstrates vapor levels are above applicable limits, wear an appropriate, properly fitted respirator (NIOSH-approved) during and after application. Follow respirator manufacturer's directions for respirator use. Do not get in eyes, on skin, or clothing. Wash thoroughly after handling.

KEEP OUT OF REACH OF CHILDREN. KEEP FROM FREEZING.

FIRST AID

EYES: In case of eye contact, immediately flush eyes with plenty of water for at least 15 minutes, call poison control center, hospital emergency room, or physician immediately.
SKIN: Wash affected areas with soap and water. Consult a physician if irritation persists.
INHALATION: If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, call poison control center, hospital emergency room, or physician immediately.
INGESTION: If swallowed, do not induce vomiting. Call poison control center, hospital emergency room, or physician immediately.

For additional health and safety information please refer to the "Safety Data Sheet".

SPECIFICATION

DRYLOK® Original Basement & Masonry Waterproofer has been tested to ASTM D-7088 Resistance to Hydrostatic Pressure and exceeds ASTM D-6904 Resistance to Wind-Driven Rain of 98 mph.

LIMITED WARRANTY

United Gilsonite Laboratories (UGL) warrants DRYLOK® Original Basement & Masonry Waterproofer, when applied according to directions on a properly prepared bare masonry surface, will provide a waterproof coating for ten (10) years from the date of application, warranty includes subsequent owners. There are no other warranties that extend beyond this warranty. This warranty shall not apply when the waterproofer fails due to improper product application, failure to follow label directions, inadequate surface preparation, cracked structural surfaces, reoccurring efflorescence or any conditions not foreseen by UGL. Two coats of DRYLOK® Original Basement & Masonry Waterproofer are required to assure warranted waterproofing. Label directions are as complete as possible, but cannot encompass all conditions, applications and/or surfaces. In the event that the coating fails, your remedy is limited to either replacement of the product purchased or refund of the purchase price. This is the exclusive remedy. For warranty fulfillment, return used product container and sales receipt to UGL, Technical Customer Service, 1396 Jefferson Ave., Dunmore, PA, 18509. **THIS LIMITED WARRANTY EXCLUDES ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.** UGL will in no event be liable for any incidental or consequential damages. Some States do not allow limitations on how long an implied warranty lasts or the exclusion or limitations of incident or consequential damages, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from State to State.

DRYLOK® is a registered trademark of United Gilsonite Laboratories (UGL).

Original Basement & Masonry Waterproofer		White	Gray	Beige	Blue
1 QT.	4/Case	27512	n/a	n/a	n/a
1 GAL.	2/Case	27513	27613	27713	27813
2 GAL.	1/Case	27514	n/a	n/a	n/a
5 GAL.	1/Case	27515	27615	27715	27815

DISCLAIMER: This information is furnished without warranty, representation, inducement or license of any kind, except that it is accurate to the best of UGL's knowledge, or obtained from sources believed by UGL to be accurate, and UGL does not assume any legal responsibility for use or reliance upon same. Before using any product, read the label.

NOTE: COLOR SWATCHES ARE REPRESENTATIONAL ONLY.

Exhibit B

City of Galveston

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

November 19, 2019

Christopher Hendrix
2402 Avenue L
Galveston, TX 77550

Re: **19LC-066 (2402 Avenue L)** 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

Dear Mr. Hendrix:

The Galveston Landmark Commission, at their meeting on November 18, 2019, voted to deny the above referenced request with the following conditions:

1. All gray slate roof tiles that have been painted shall have the paint removed;
2. The work be completed within six months of the Landmark Commission decision; and
3. 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 Planning Department by the next respective deadline date.

We ask that you retain a copy of this letter for future reference. Please feel free to contact me at 409/797-3665, should you have any additional questions.

Sincerely,

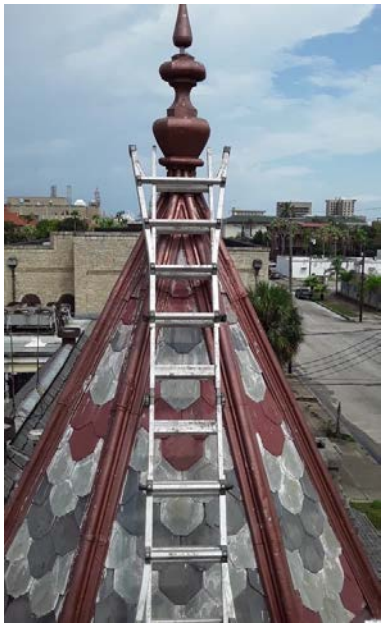
Catherine Gorman, AICP
Planning and Development Division

Exhibit C

2402 Ave. L – Christopher W. Hendrix
Sweeney-Royston House

11/18/19 Landmark Commission – Request to Repaint

Current -- Turret & Dormers



Proposed – Paint slate on turret & dormers w/ Copper Paint with patina effect & marine varnish topcoat

Exhibit D

From: Denise Hendrix <[redacted]>
Sent: Tuesday, September 15, 2020 4:31 PM
To: Catherine Gorman <CGorman@GalvestonTX.Gov>
Subject: Re: Landmark Commission Case 19LC-066 - REMINDER

Hello Catherine,

We have the materials to finish the removal of the paint based on the advise of the builder that advised us of what to use in the Commission meeting.

As of right now, we are in the middle of two things, one, finding the qualified paint contractor to remove the paint, and a slow down in our amount of work coming in. We do, however intend on getting this resolved as soon as we can within a few months. My buildings is currently working with three clients that could make things move in the right direction again, and soon.

I am hoping that the City of Galveston will work with me on this for a few more months.

Let me know if this helps,

Thanks,
Chris Hendrix