Landmark Commission
Planning & Development Division
City of Galveston
August 3, 2020

20LC-058 STAFF REPORT

ADDRESS:
1118 Sealy / Avenue I

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

APPLICANTS/REPRESENTATIVES:
Brax Easterwood, AIA

PROPERTY OWNERS:
Christopher and Rachel Lankford

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

HISTORIC DISTRICT:
East End

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

STAFF RECOMMENDATION:
Approval based on findings and conditions.

EXHIBITS:
A – Applicant's Submittal
B – 19LC-078 Staff Report

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
7				

Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1875
Style	Greek Revival
Condition	Excellent
Evaluation	Medium; Contributing

Executive Summary

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

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

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

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Materials and Finishes

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

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

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

2.1 Preserve original building materials.

Appropriate

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

Inappropriate

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

2.2 Preserve the visibility of original historic materials .

Appropriate

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

Inappropriate

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

Historic Windows

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

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

Appropriate

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

2.14 Maintain original window proportions and components.

Appropriate

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

Inappropriate

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

Historic Roofs

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

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

Appropriate

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

Inappropriate

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

Historic Residential Porches and Decks

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

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

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

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

3.14 Maintain an original porch or gallery on a house.

Appropriate

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

Inappropriate

- Do not enclose or screen a front porch.

Conformance with the Design Standards

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

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

Similarly, the additional changes requested under case 20LC-058 are in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.

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

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

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions to Case 20LC-058:

1) The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report, with the following modifications:
    a. The salvaged windows shall be approved by the Planning and Development Division prior to installation;
    b. Existing windows that are removed shall be reused if possible, or retained on site;

Standard Conditions:

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

Respectfully Submitted:

Daniel Lunsford

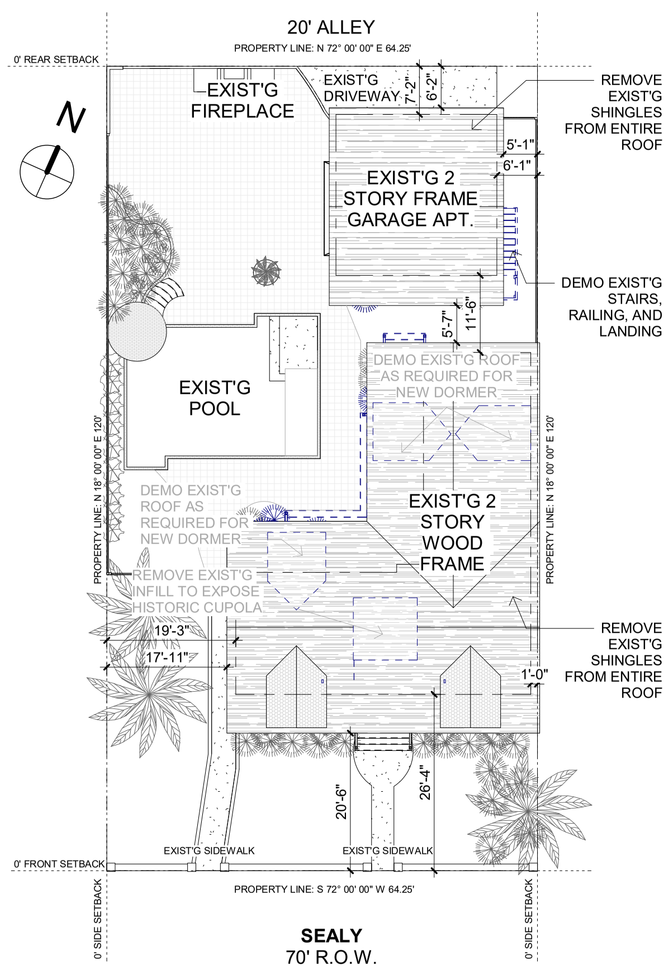
Daniel Lunsford
Planner

07/28/2020
Date

3 Street Perspective

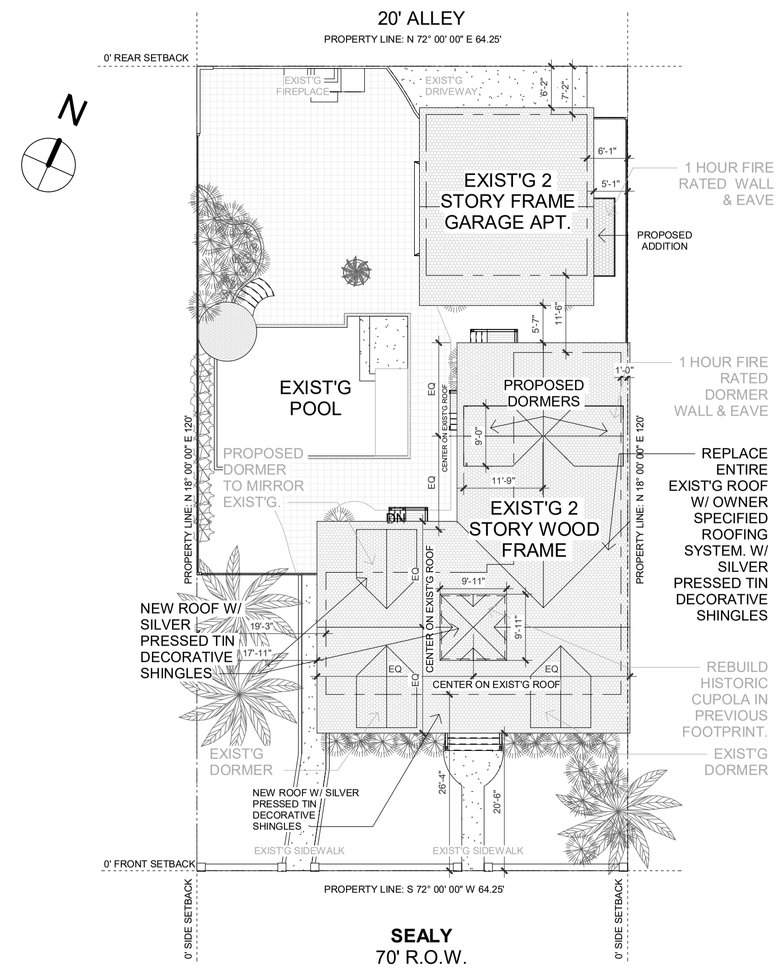
4 Backyard Perspective

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



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

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



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

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

ATTACHMENT A

Lankford Remodel
1118 Sealy

Project Number: R19-004.01

eas eastwood ARCHITECTS STUDIO
409.354.8976
CONTACT@BEAIA.COM
2627 Avenue K,
GALVESTON, TEXAS 77550

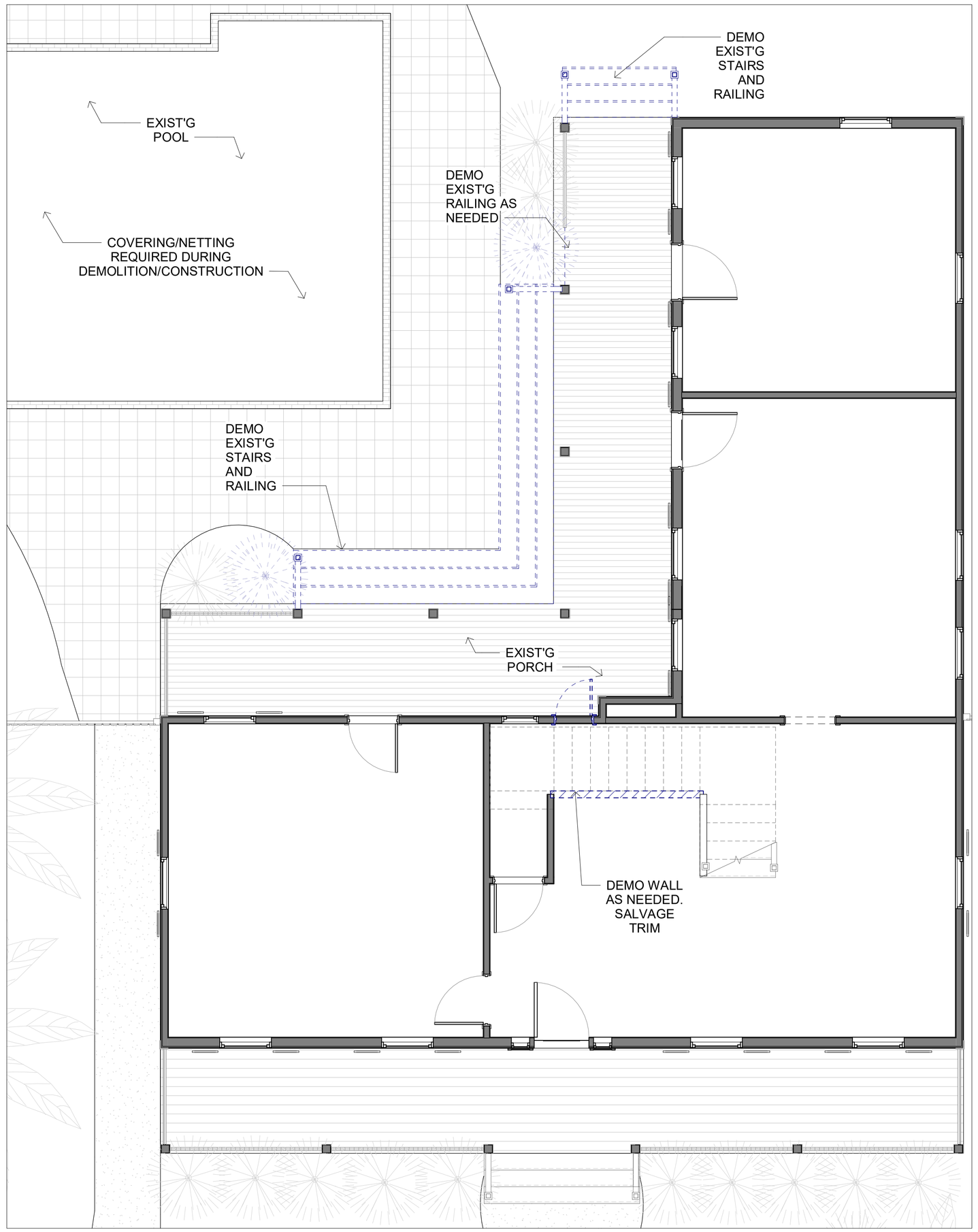
REVISION SCHEDULE

Number	Date

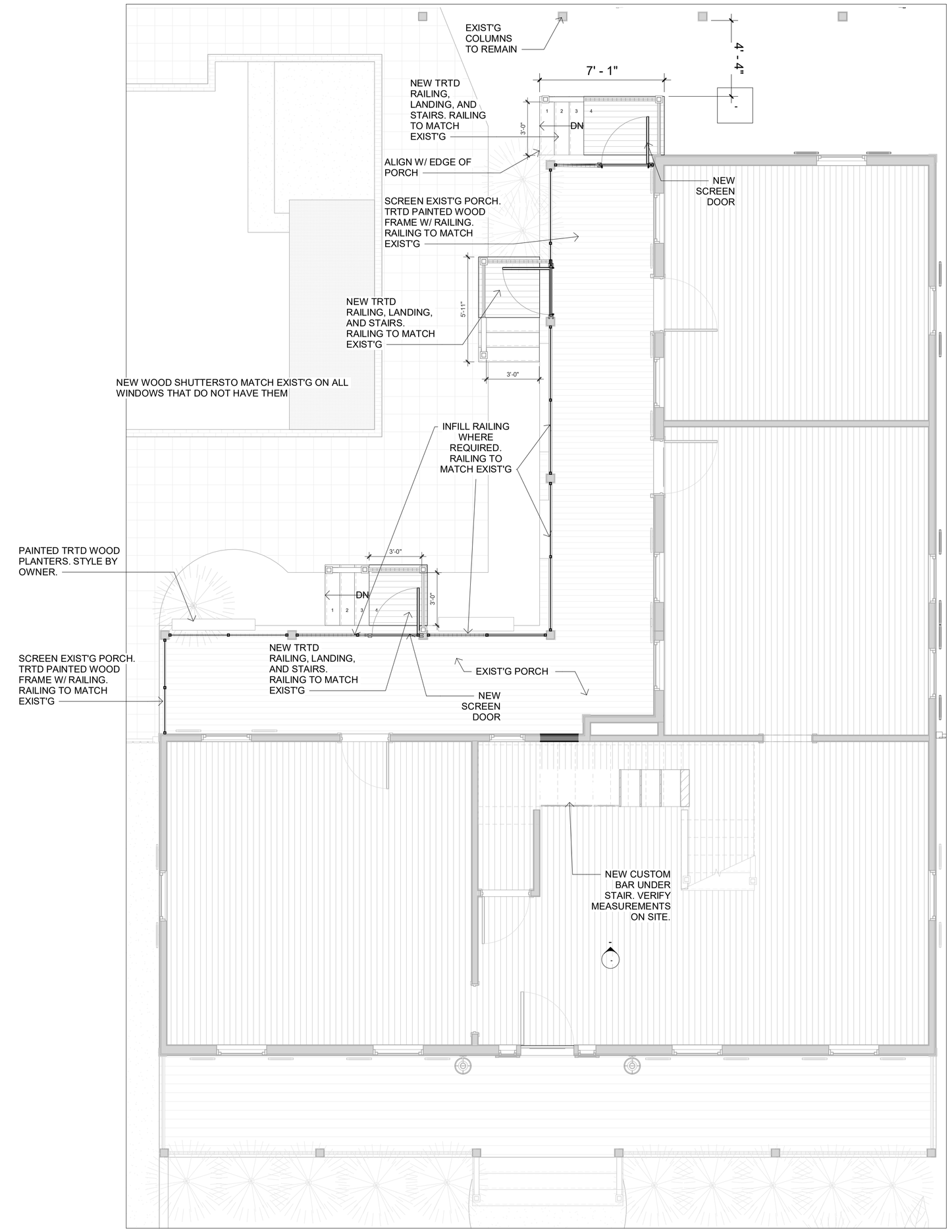
LANDMARK SET ISSUED: 07/07/20

A0.0

Cover



1 1- First Floor Existing/Demo
1/4" = 1'-0"



2 1- First Floor New/Proposed
1/4" = 1'-0"

Lankford Remodel
1118 Sealy

Project Number: R19-004.01

eas easterwood ARCHITECTS STUDIO
2627 Avenue K
GALVESTON, TEXAS 77550
409.354.8976
CONTACT@BEAIA.COM

REVISION SCHEDULE

Number	Date

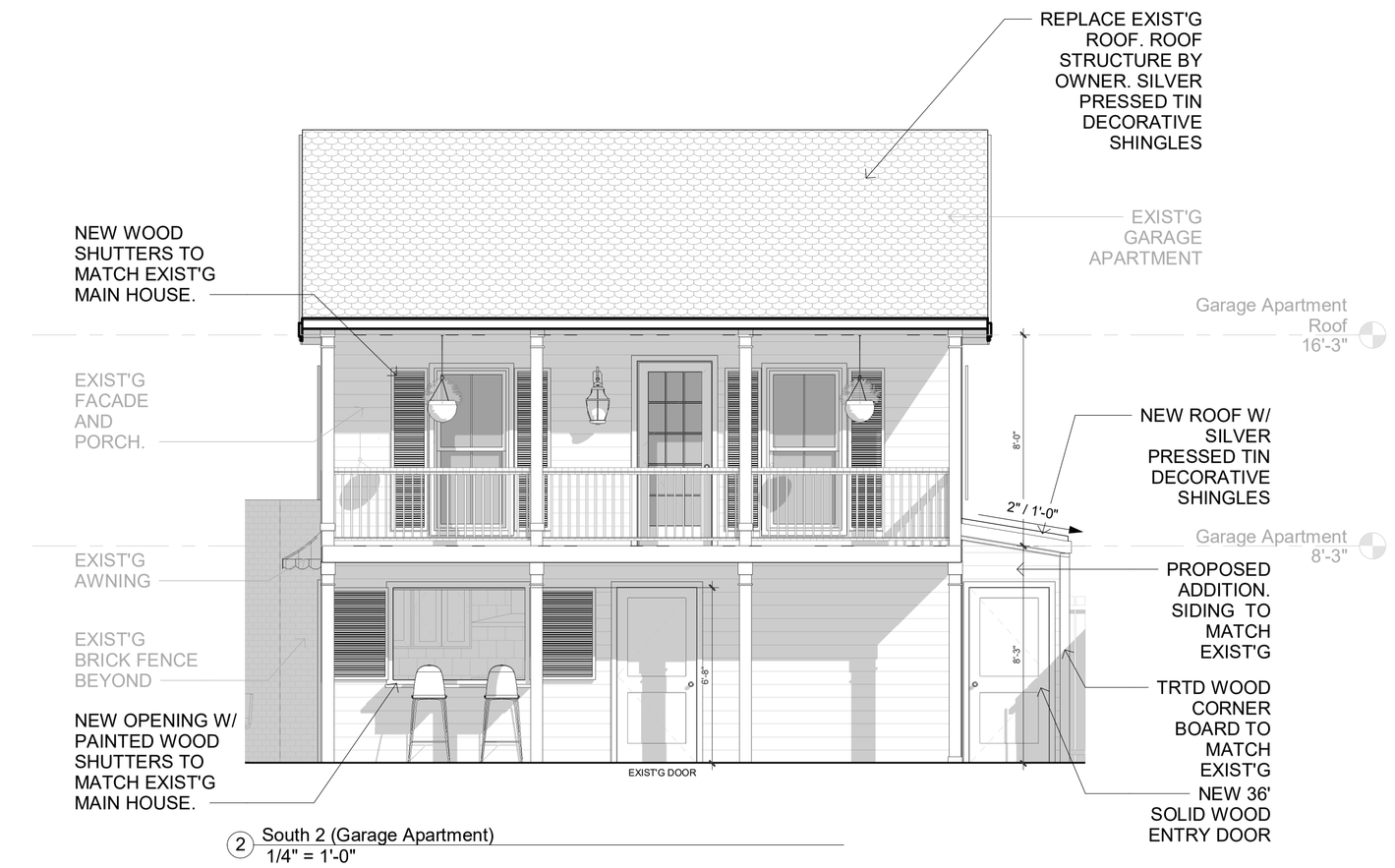
LANDMARK SET SUED: 07/07/20

A1.1

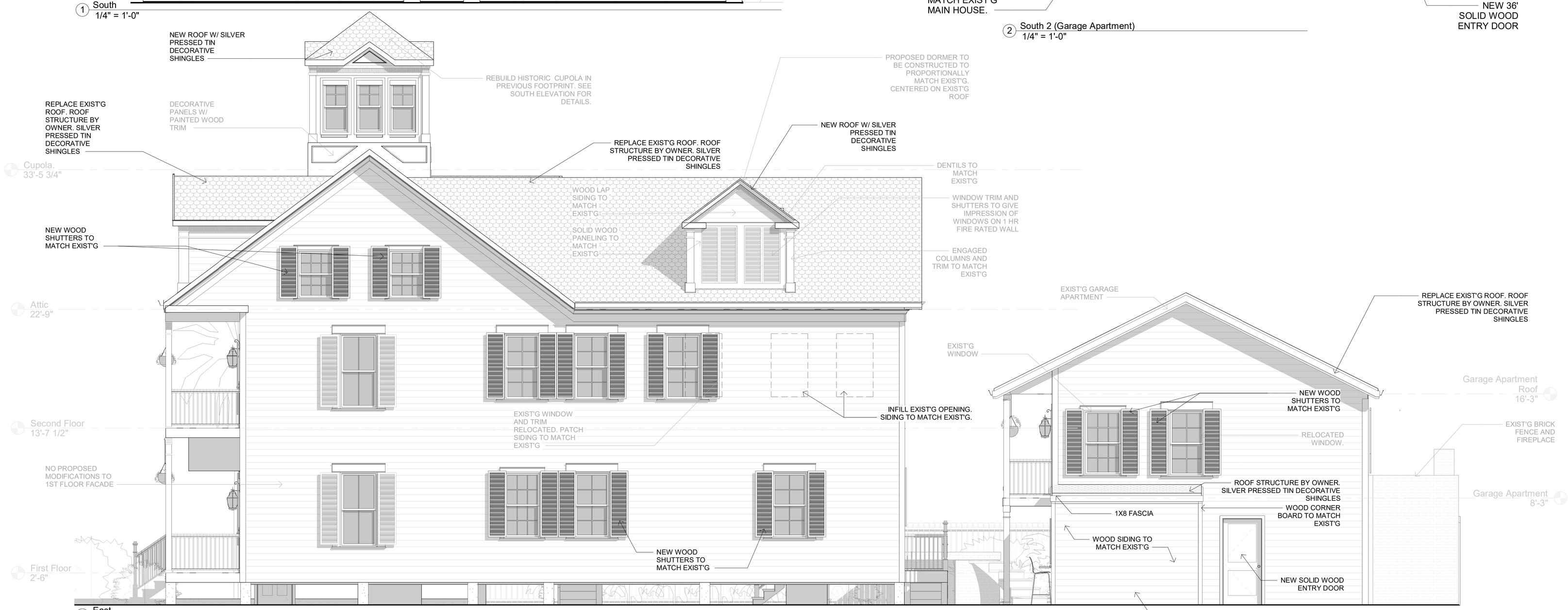
Floor Plan

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

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



2 South 2 (Garage Apartment)
1/4" = 1'-0"



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

Lankford Remodel
1118 Sealy

Project Number: R19-004.01

easterwood ARCHITECTS STUDIO
2627 Avenue K
GALVESTON, TEXAS 77550
409.354.8976
CONTACT@BEAIA.COM

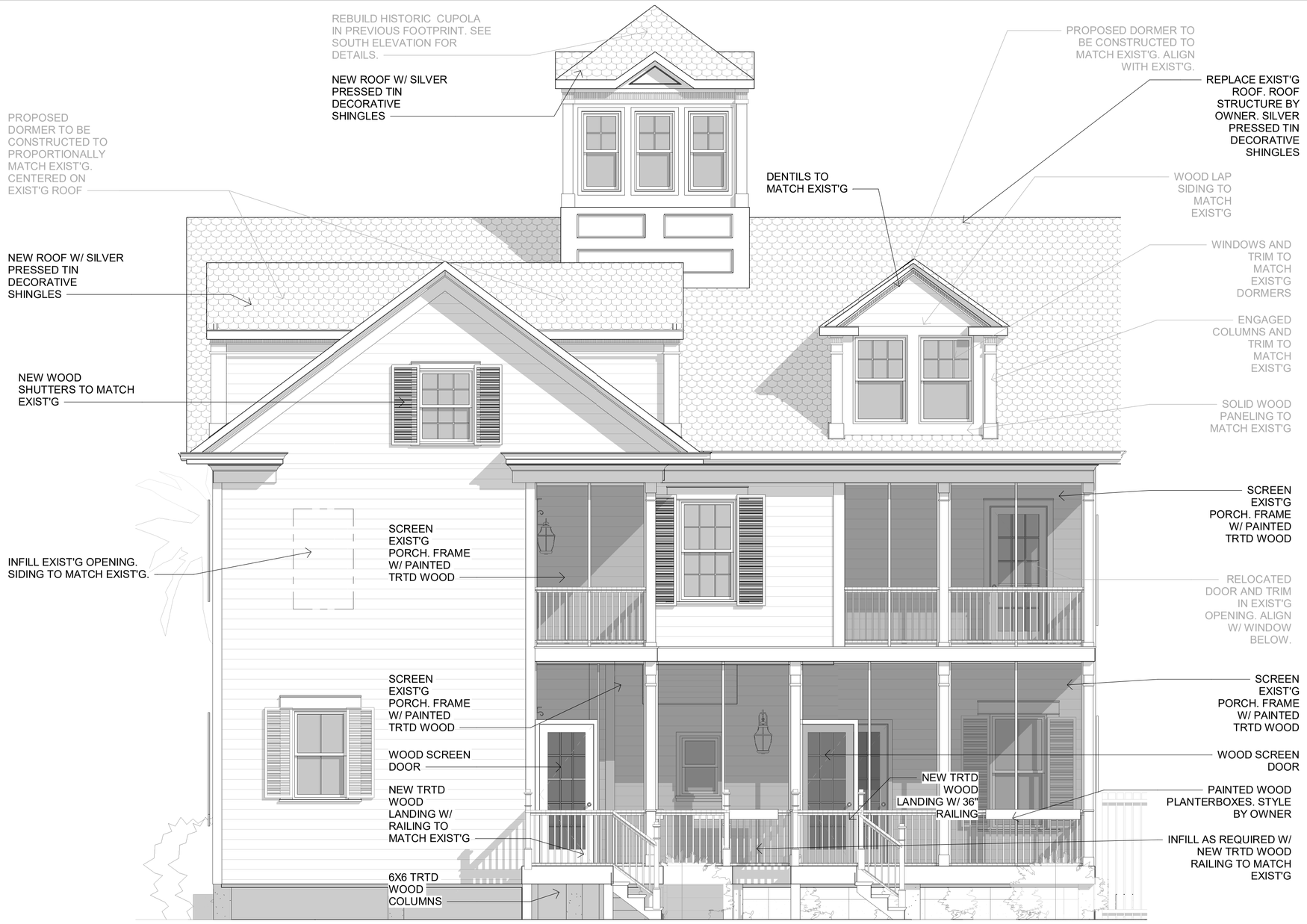
REVISION SCHEDULE

Number	Date

LANDMARK SET ISSUED: 07/07/20

A2.1

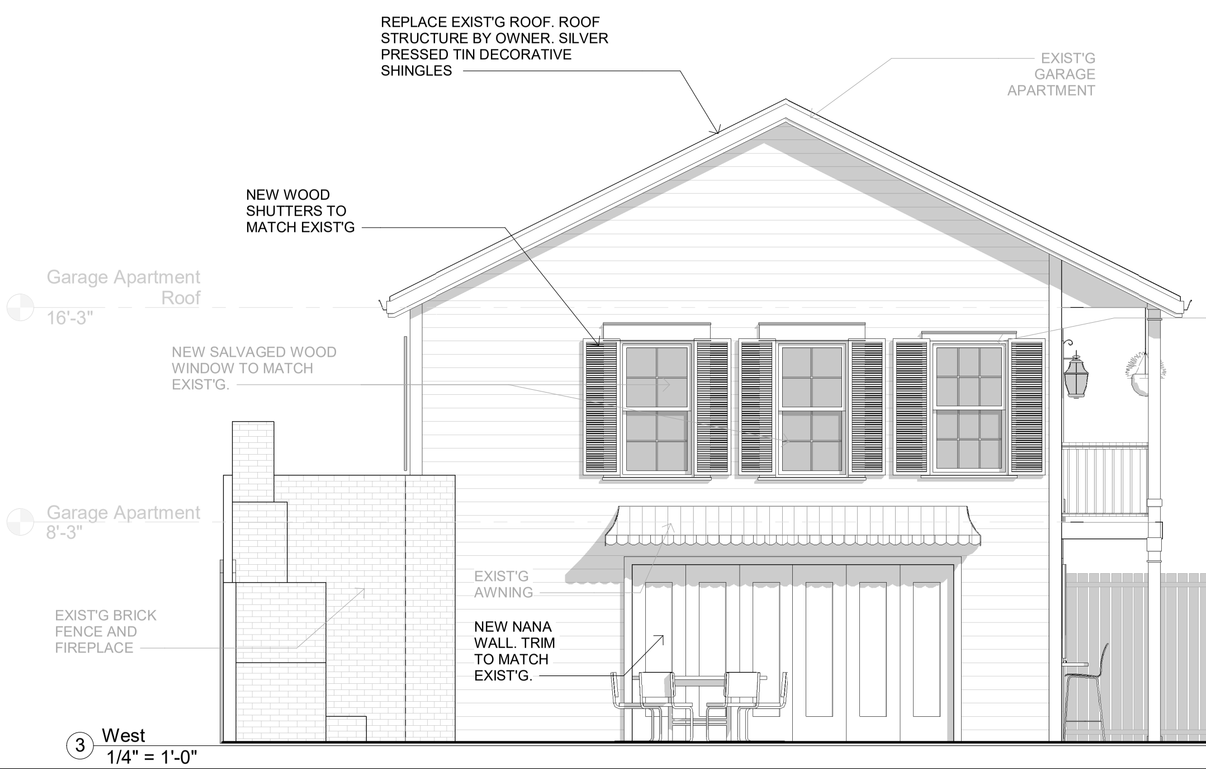
Elevations



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

2 North 2 (Garage Apartment)
1/4" = 1'-0"

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



3 West
1/4" = 1'-0"

Lankford Remodel
1118 Sealy

Project Number: R19-004.01

eas eastwood ARCHITECTS STUDIO
409.354.8976
CONTACT@BEAIA.COM
2627 Avenue K,
GALVESTON, TEXAS 77550

REVISION SCHEDULE

Number	Date

LANDMARK SET SUED: 07/07/20

A2.2

Elevations

Berridge Victorian & Classic Shingles

SHINGLE SYSTEM

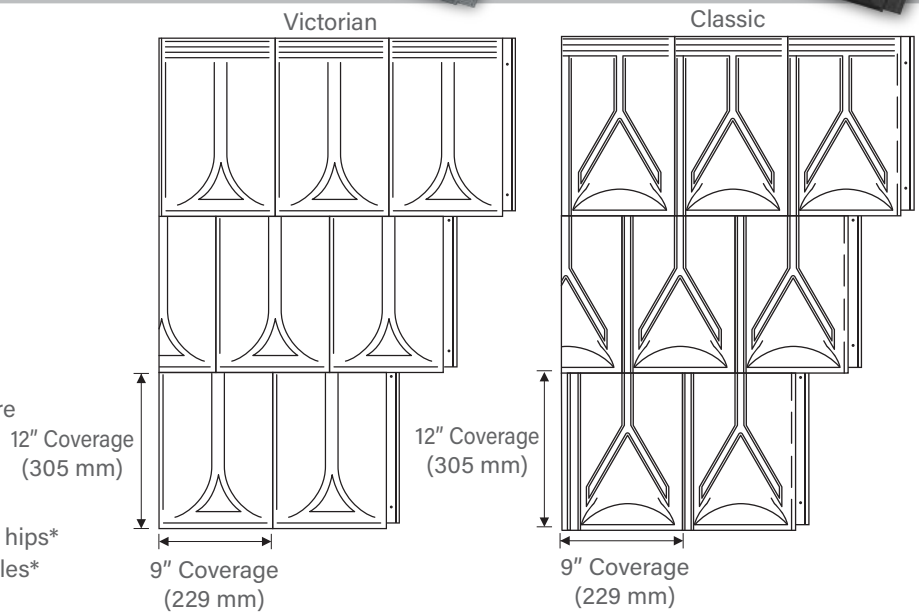
The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical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

Materials
24 Gauge Steel

Specifications
Uses: Roof, Wall, Fascia
Finishes: Victorian or Classic embossed pattern
Fasteners: Concealed
Applications: Solid sheathing
Coverage: 9" wide and 12" tall

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

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



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

Pictured Right
Panel: Victorian

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 ▪ 800-669-0009 ▪ www.berridge.com

Planning and Development Division
Landmark Commission
City of Galveston
January 7, 2020

ATTACHMENT B

19LC-078 STAFF REPORT

ADDRESS:
1118 Sealy/Avenue I

LEGAL DESCRIPTION:
Property is legally described as Lot 12 and the West one-half of Lot 11, Block 251, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Brax Easterwood, AIA

PROPERTY OWNER:
Chris and Rachel Lankford

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

HISTORIC DISTRICT:
East End

REQUEST:
Request for a Certificate of Appropriateness for alterations to the main structure including reconstructing a cupola, adding dormers and moving a door and alterations to the garage apartment including adding windows, reconfiguring the stairs, adding three new windows and relocating the overhead garage to face the patio.

STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Applicants Submittal

STAFF:
Janice Norman, Planning Manager
409-797-3670
jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
7				

Zoning and Land Use

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

Historical and/or Architectural Significance

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

Executive Summary

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

Main House –

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

South Side

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

East Side

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

North Elevation

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

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

Northwest shown as West Elevation

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

Garage Apartment -

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

Design Standards for Historic Properties.

The following Design Standards are applicable to this project:

Historic Windows

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

2 .13 Preserve the functional and decorative features of a historic window.

Appropriate

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

2.14 Maintain original window proportions and components.

Appropriate

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

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

• If the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung.

• Give special attention to matching the original design on a key character-defining façade.

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

2.19 Convey the character of historic sash divisions.

Appropriate

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

Inappropriate

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

Historic Doors

There are many different types and styles of front doors on historic Galveston buildings. Most common are single doors with wood panels, wooden doors with glass lights, or wooden doors with sidelights and/or transoms.

The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

2.25 Preserve the decorative and functional features of a primary entrance door.
Appropriate
• Repair locks and other hardware if feasible.
• Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights

Inappropriate
• Do not change the historic position of doors on primary façades.
• Do not add additional doors on primary façades.
• Do not enclose transoms or sidelights.

2.26 Maintain the original position and proportions of a historically significant door.
Inappropriate
• Do not alter the original size and shape of a historic door.

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

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

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

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

3.41 Keep an addition to a historic residential structure simple in size, shape, materials, color and detail.
Inappropriate
• Do not try to make an addition appear older than it is. This creates a false sense of history and is not permitted.
• Do not disturb the street sides of existing buildings whenever possible.

Historic Residential Garage Doors
3.13 Use a wooden garage door to match the historic architectural style where possible.

Appropriate

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

Inappropriate

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

Conformance with the Design Standards

Main House:

East Facade

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

North Facade

Location D: Not Typically Visible Rear Façade: More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. There is one dormer on this façade with windows to match the front dormers. A door will be relocated to this north façade in alignment with the downstairs window. The door is relocated from the west side of the upper back porch. Staff finds the modifications in this location to be in conformance with the Design Standards since they are in location D.

Interior Northwest Façade

Location D. Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. The west façade is in Location D on the rear of the structure but this side faces west in the interior of the lot. A door opening will be closed and siding to match the house will be added to cover the opening. A window is being installed on the second floor in alignment with the downstairs window. There is more flexibility in this location. Staff finds enclosing of a door opening and the installation of a wood window and a new dormer to be in conformance with the Design Standards in this location.

Cupola:

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

Garage Apartment -

Staff finds the proposed changes to the garage apartment to be in conformance with the Design Standards since the accessory structure is located in Location D: Not

Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.

Staff Recommendation

Staff recommends approval with the following conditions:

Specific Conditions:

1. The applicant shall conform to the design, material, and placement shown in Attachment A of the staff report with the following modifications:
    a. The dentil molding, decorative panels and clear story windows shall be omitted from the cupola design;

Standard Conditions:

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

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

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

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

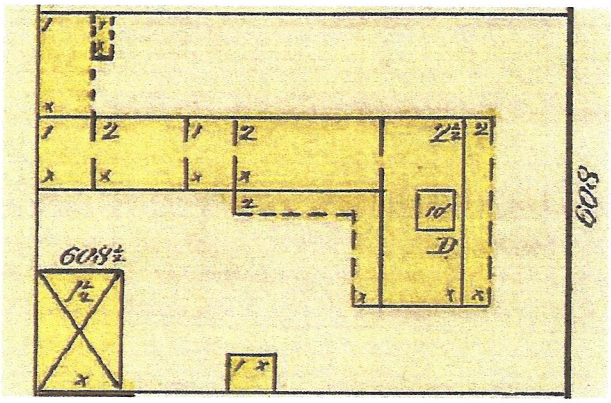
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning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

Respectfully Submitted,

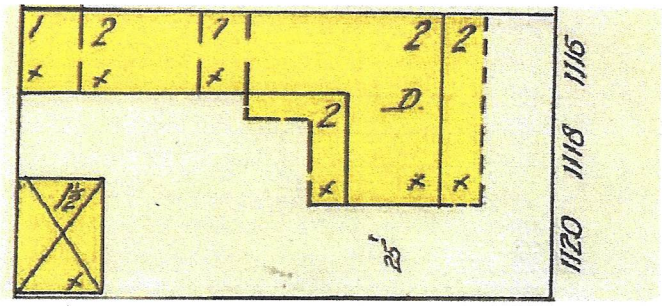
Janice Norman, Planning Manager — 12/30/19 Date

Comparisons of Sanborn Map footprints for 1118 Sealy

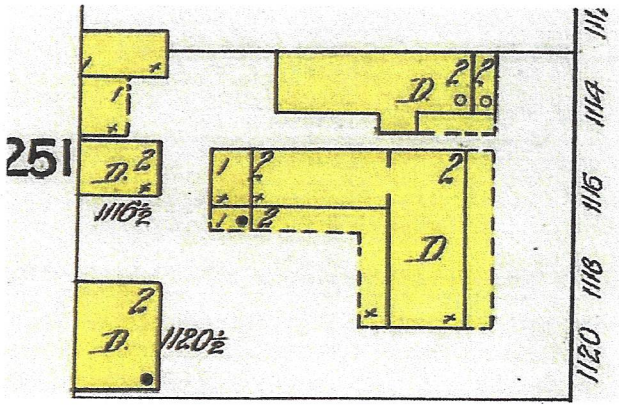
1889

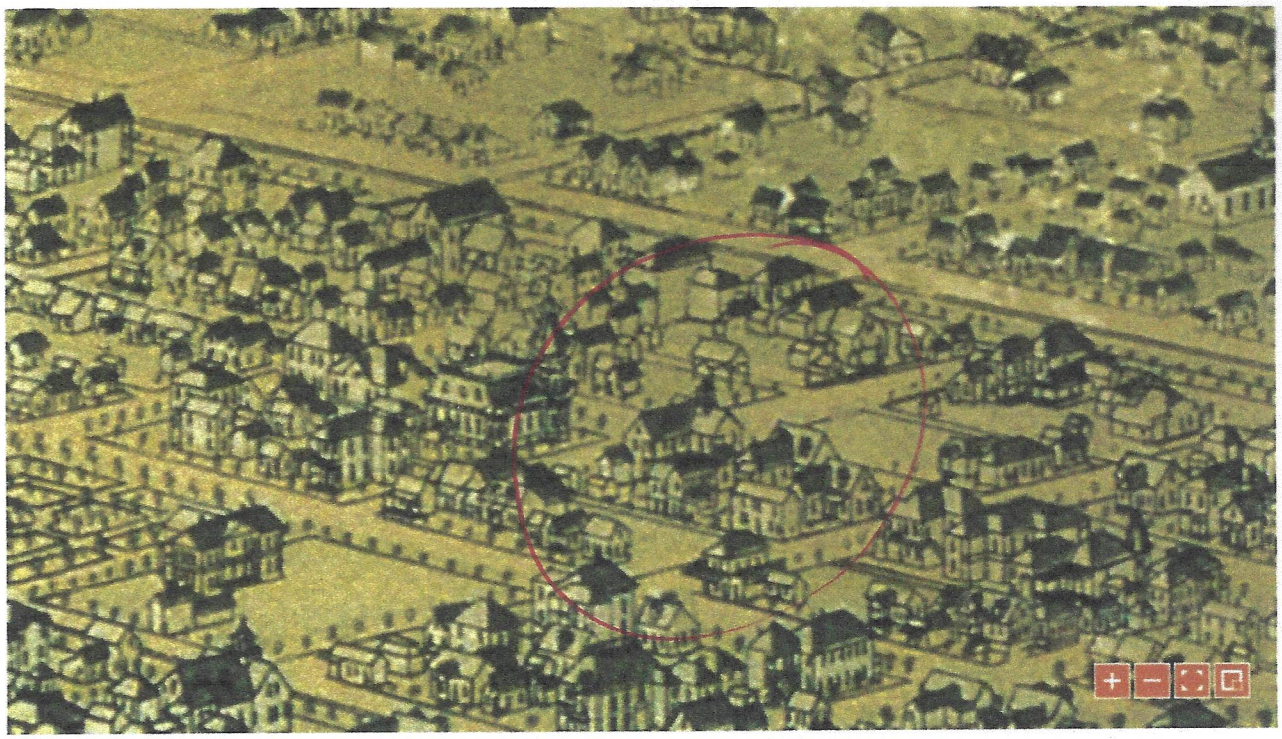


1899



1912





Galveston in 1885

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

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

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

1 Street Perspective

2 Backyard Perspective

A0.1
Perspectives

Issue Date: 12/04/19

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Lankford Master Bath

1118 Sealy

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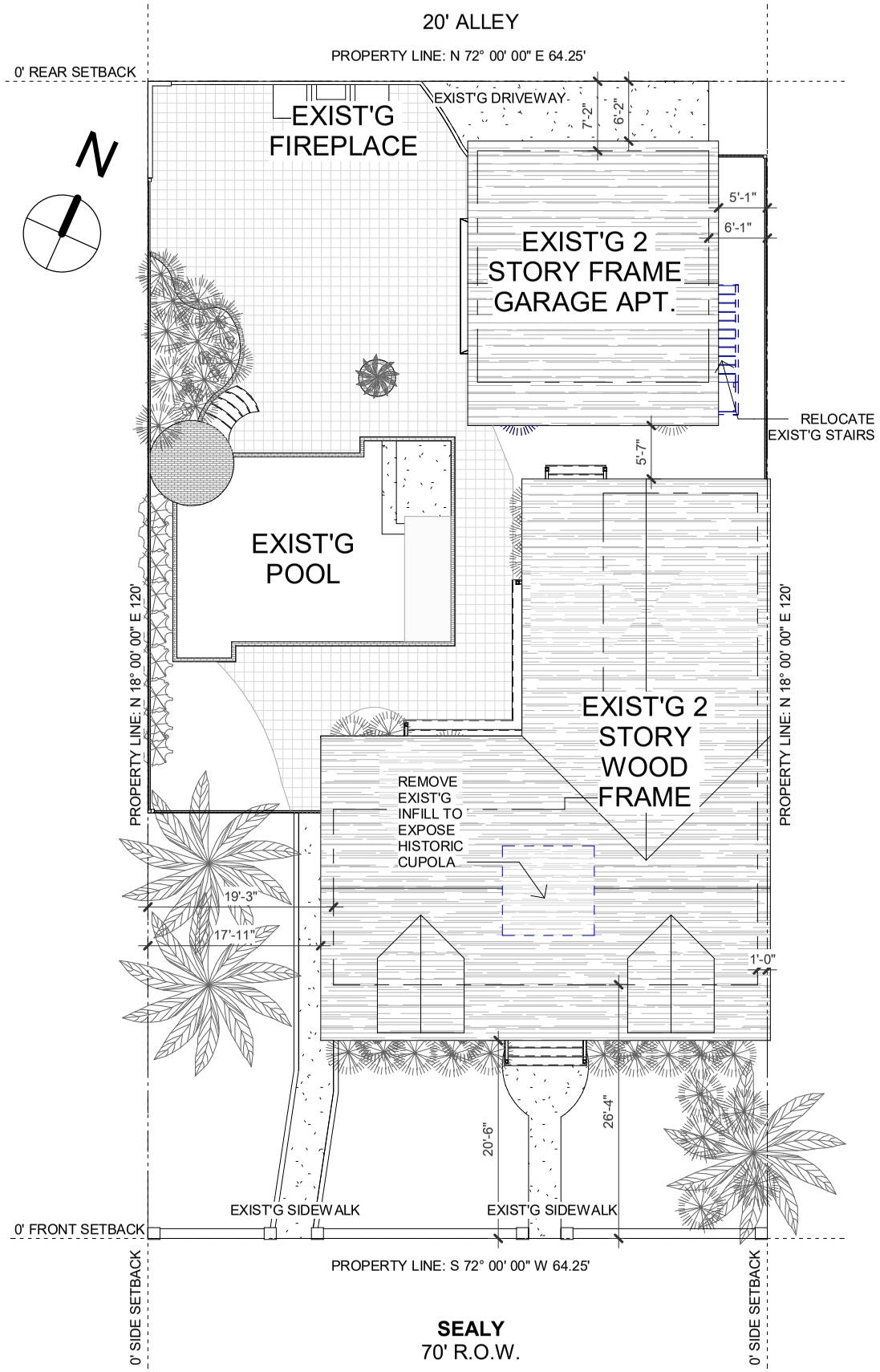
A0.2
Photos

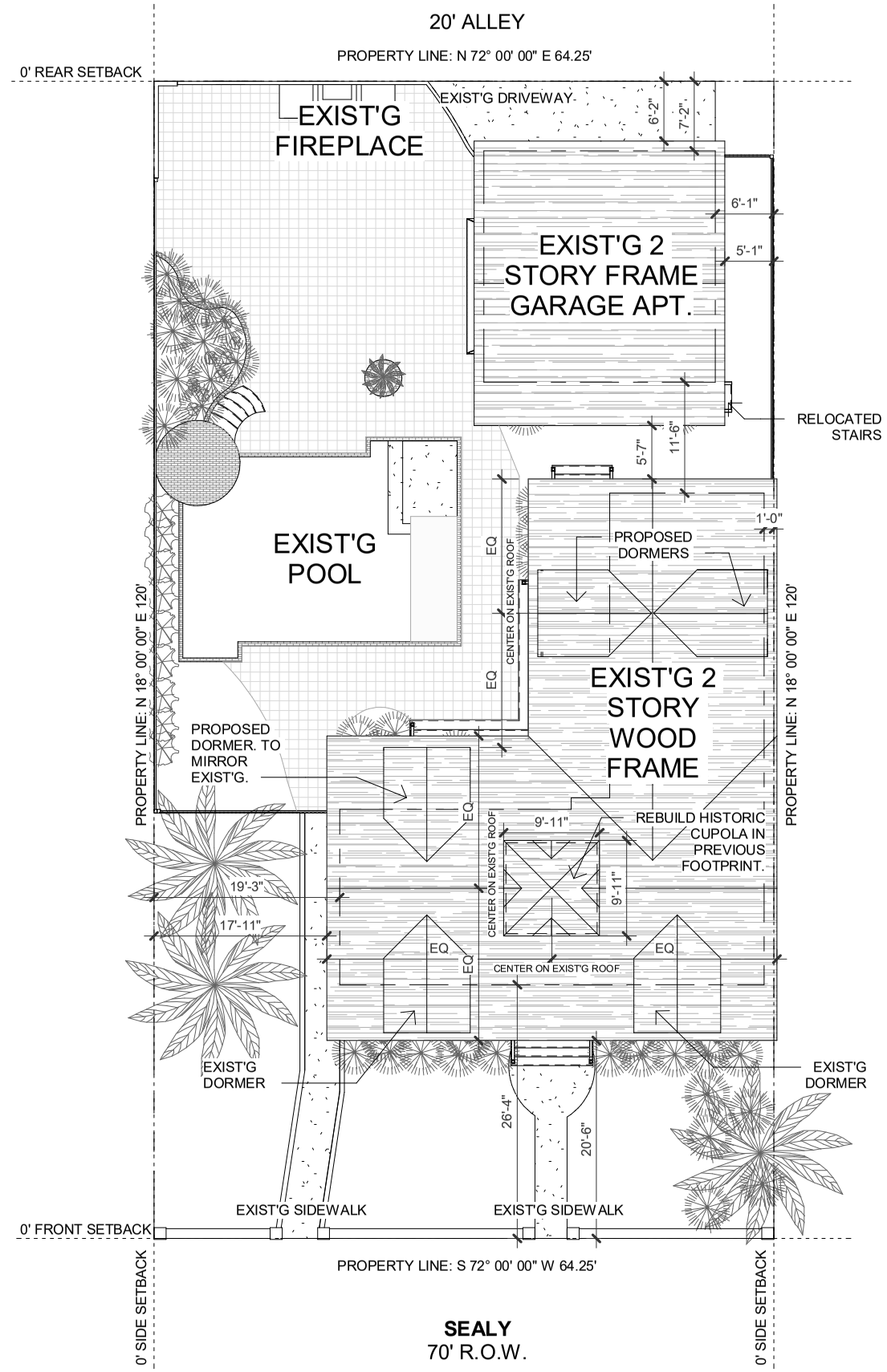
Issue Date: 12/04/19

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



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

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



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

A1.0
Site Plan
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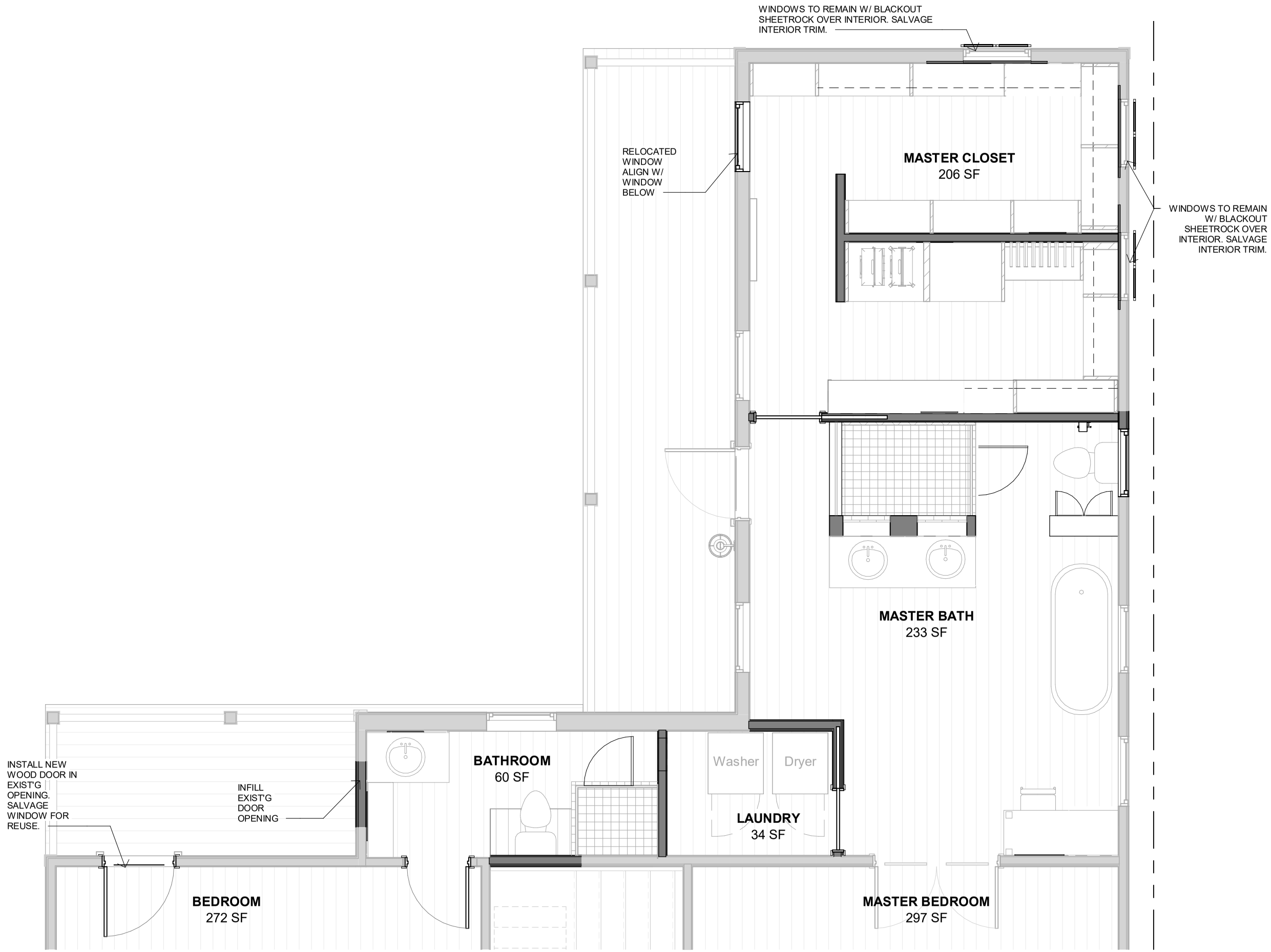

1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

A1.1
Floor Plan
Issue Date: 12/04/19

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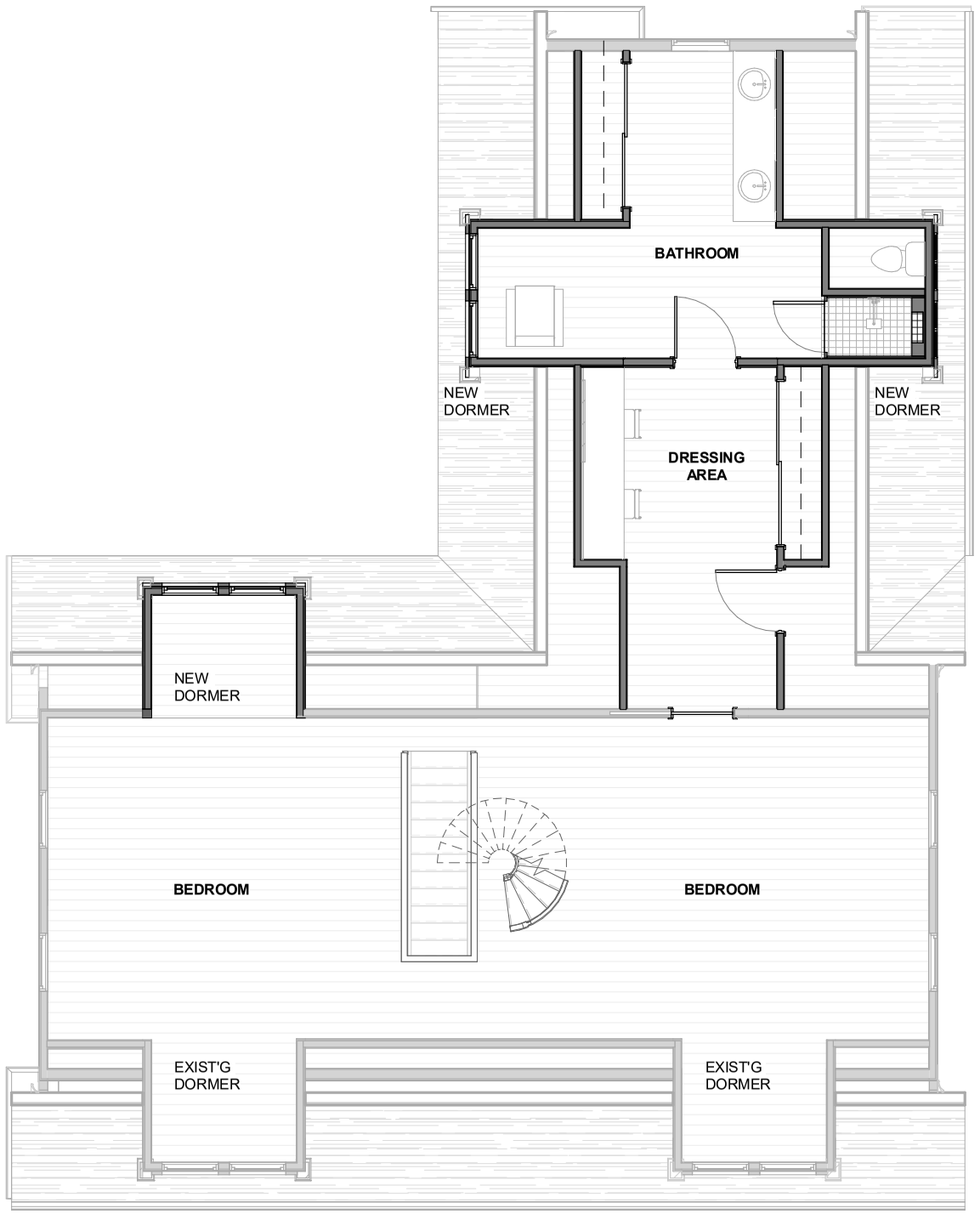
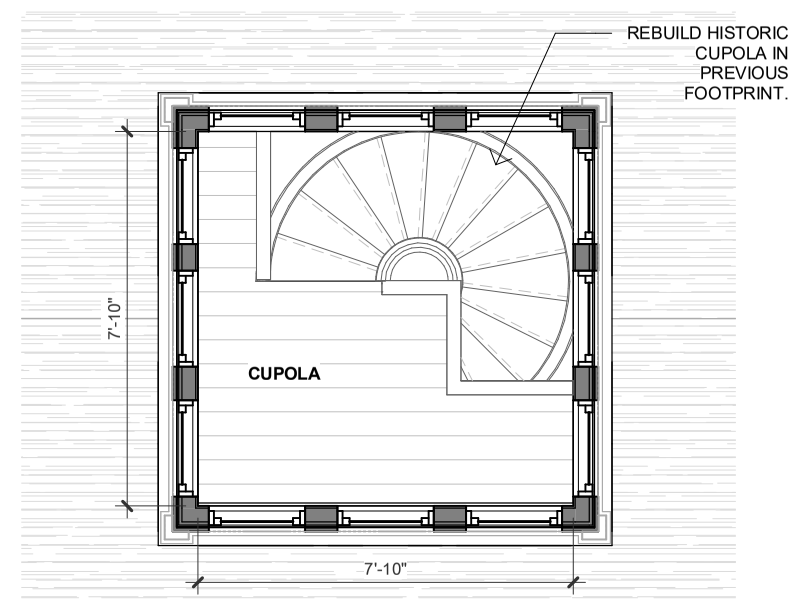


1 3- Attic New/Proposed.
1/8" = 1'-0"



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

A1.2
Floor Plan

Issue Date: 12/04/19

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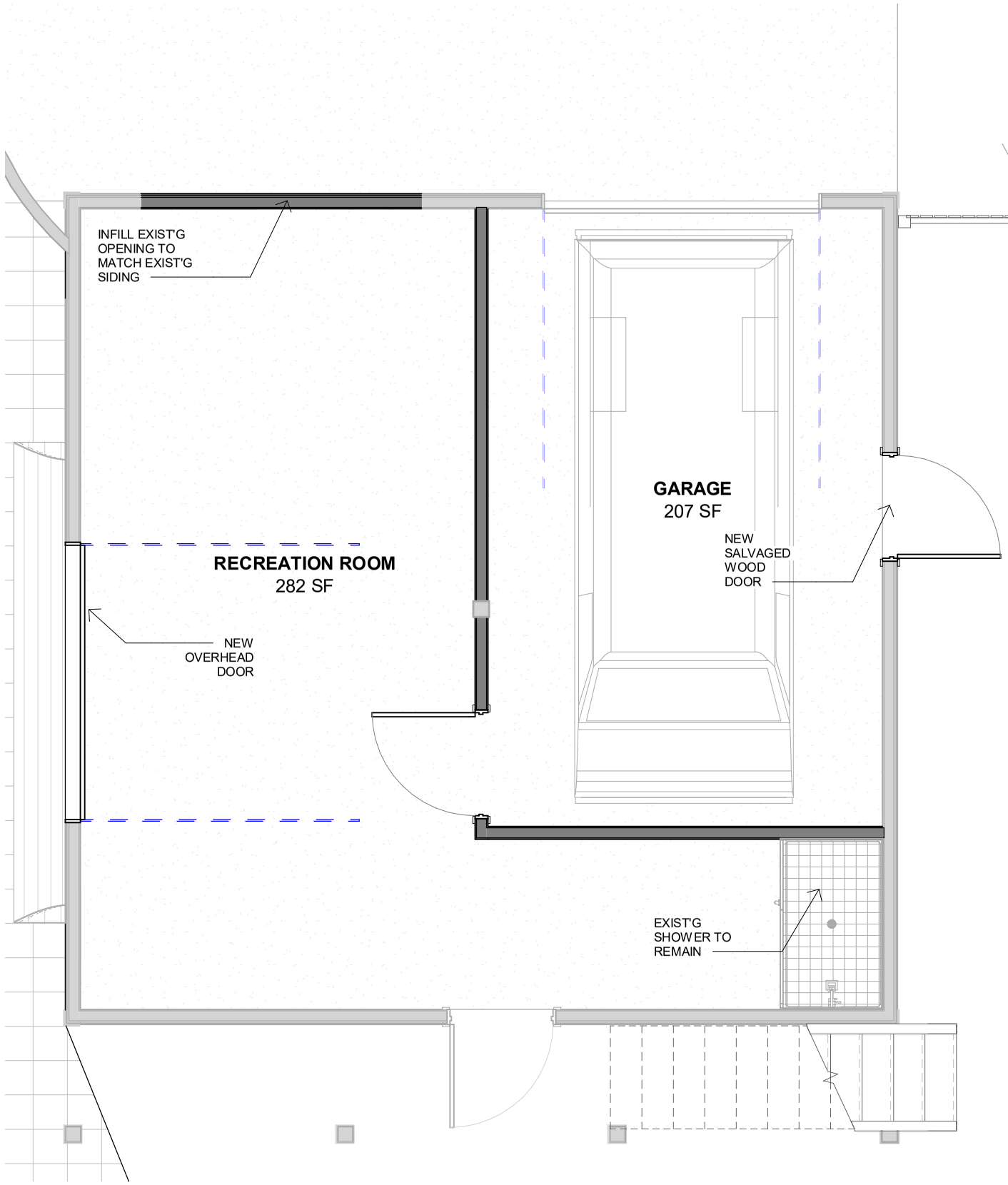
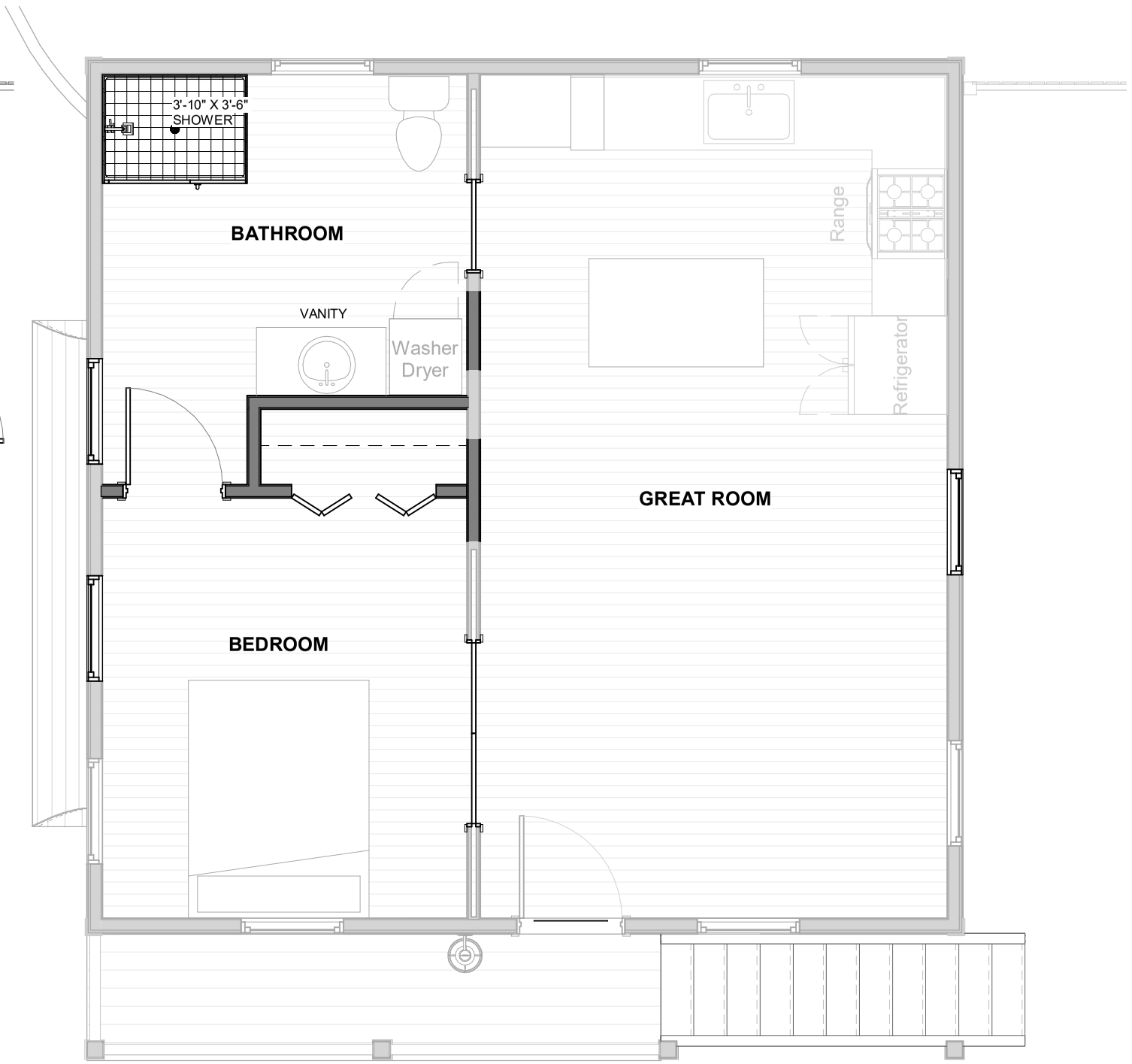


1 1- Garage New/Proposed
1/4" = 1'-0"



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

A1.3
Floor Plan
Issue Date: 12/04/19

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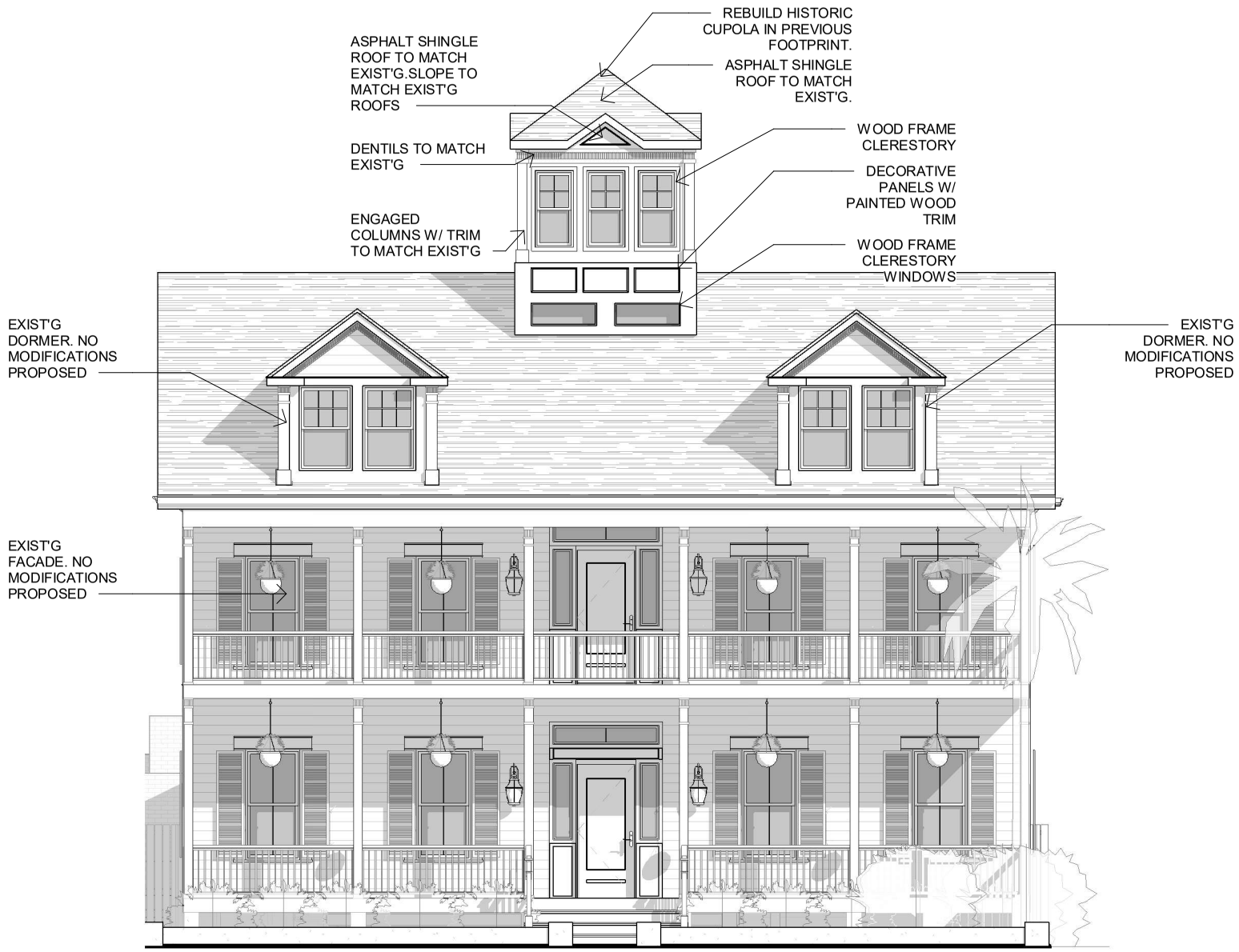

1 South
1/8" = 1'-0"

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

A2.1
Elevations
Issue Date: 12/04/19

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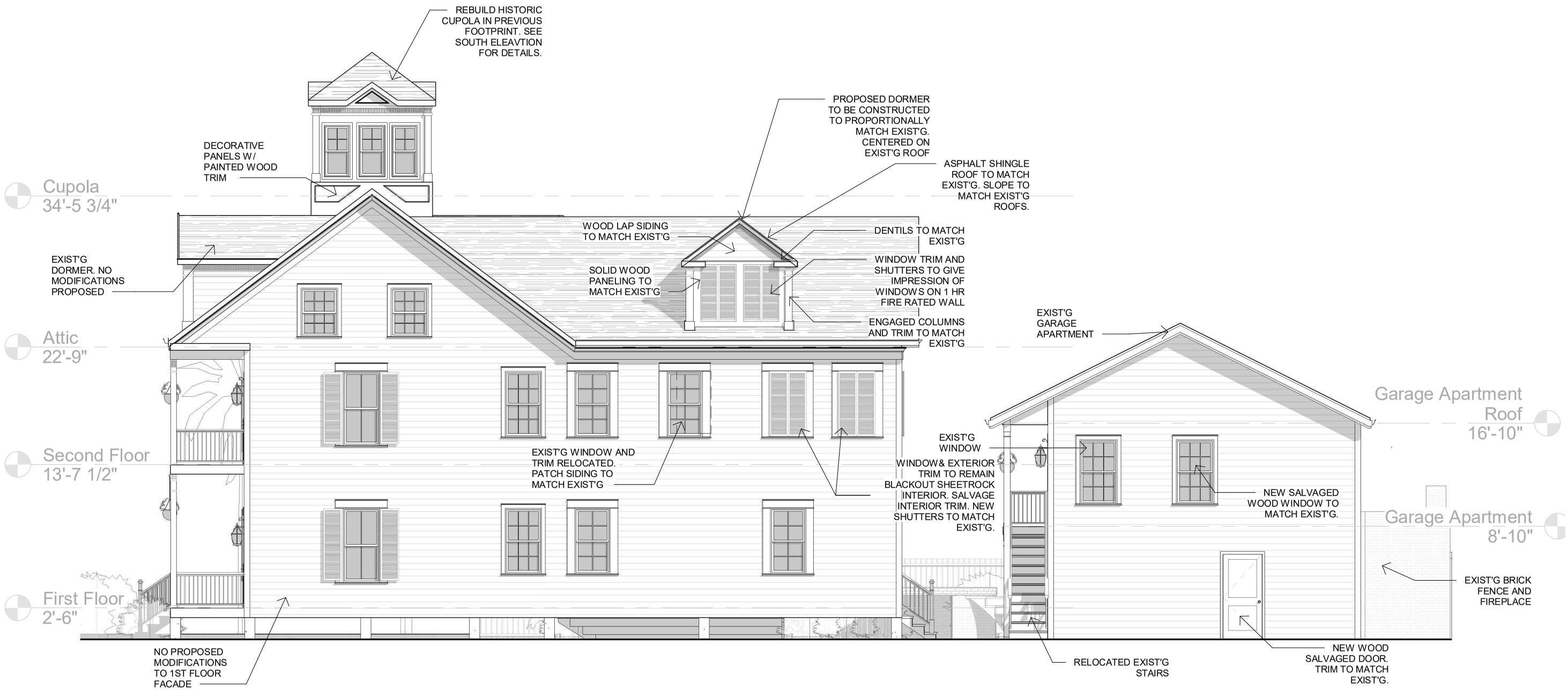

1 East
1/8" = 1'-0"

A2.2
Elevations
Issue Date: 12/04/19

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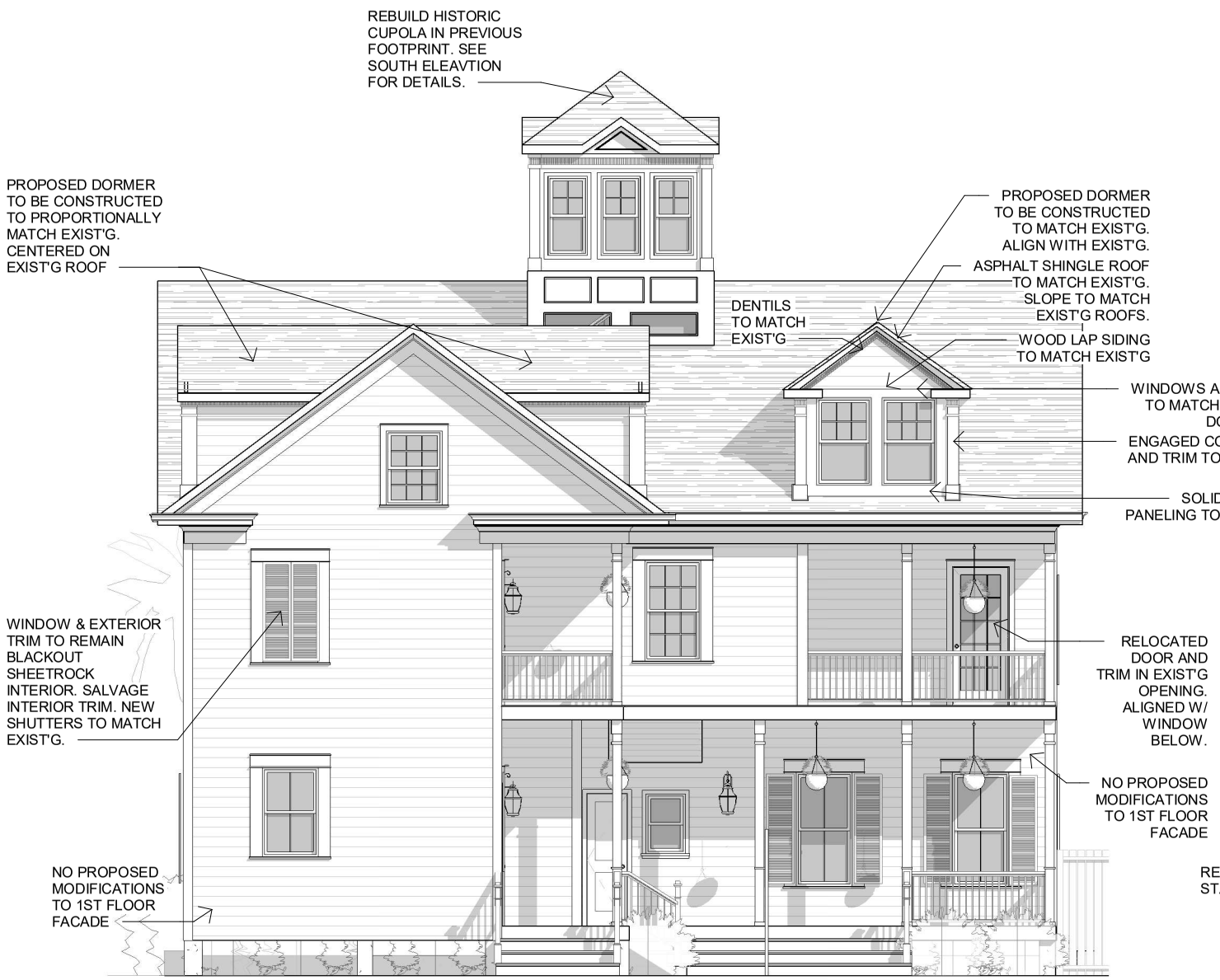
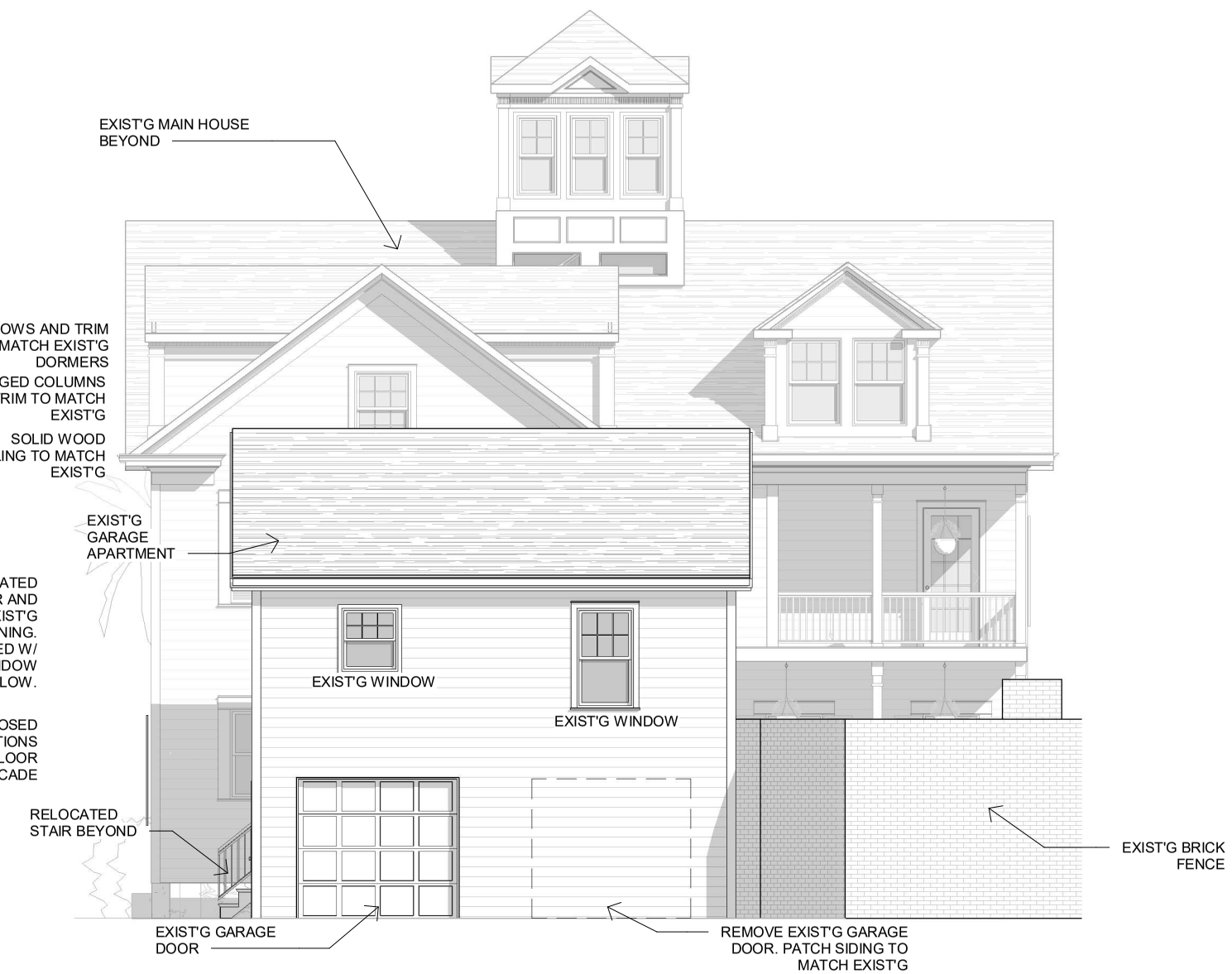


1 North
1/8" = 1'-0"



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

A2.3
Elevations
Issue Date: 12/04/19

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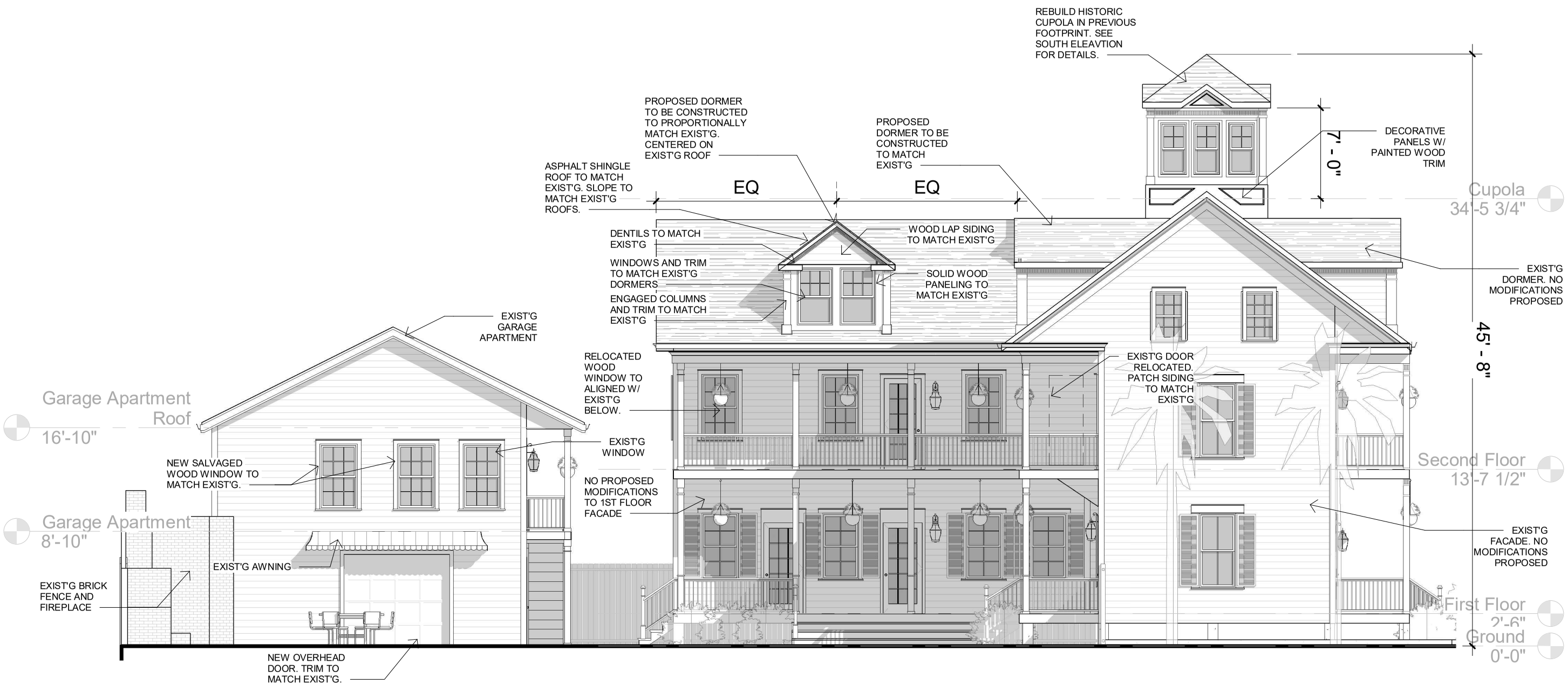

1 West
1/8" = 1'-0"

A2.4
Elevations
Issue Date: 12/04/19

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