



20LC-003

STAFF REPORT

ADDRESS:

2017 Avenue N 1/2

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 4, Southwest Block 44, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood, AIA

PROPERTY OWNER:

Jeffrey Brown

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Certificate of Appropriateness in order to add shutters on three (3) windows

STAFF RECOMMENDATION:

Approval with standard 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
6				



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	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	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	Circa 1870
Style	Greek Revival
Condition	Excellent

Executive Summary

The applicant is requesting a Certificate of Appropriateness to add shutters to three (3) windows. These windows are on the northeast (front) corner of the house and open into a remodeled bathroom. The shutters will be placed as shown in Attachment A.

The materials will be as follows:

Shutters

Traditional horizontal louvres, wood construction

Design Standards for Historic Properties**Historic Shutters**

Wood shutters are common to Galveston buildings and have been used since the 19th century. Shutters provide protection from the heat and provide some protection from storms. Louvered or slatted shutters, also known as blinds, were placed on most window openings and many door openings. The louvers were usually operable.

2.22 Replace shutters where they previously existed.*Appropriate*

- Use replacement shutters that match the size and scale of the original shutters.
- Match the width of new or replacement shutters to the width of the associated window or opening.
- Use replacement shutters that appear to be operable (even if they are not).

- Use replacement shutters that match the size of the window openings.

Inappropriate

- Do not use metal or vinyl storm shutters on windows that are visible from the street.
- Do not install shutters that are narrower than the associated window or opening.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. While shutters do not exist on any other part of the house, the proposed shutters do match the overall character of the house and the proposed style and dimension are appropriate. The shutters do not significantly alter the appearance and character of the house, and are easily removed later if desired. Finally, the shutters do serve to provide privacy to the upstairs bathroom the applicant intends to add, while retaining the existing larger windows.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

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

Standard Conditions:

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

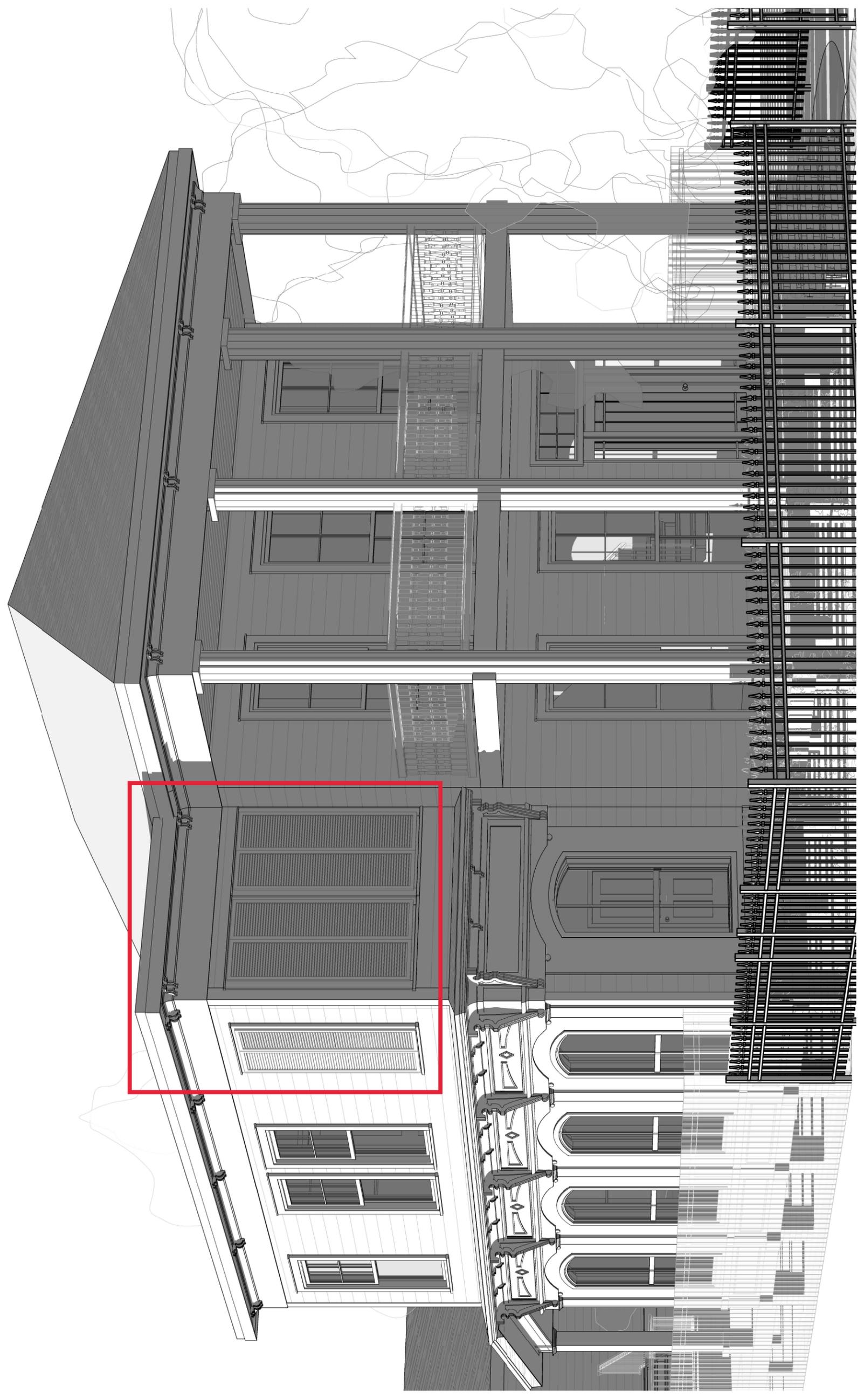
Daniel Lunsford

Daniel Lunsford
Planner

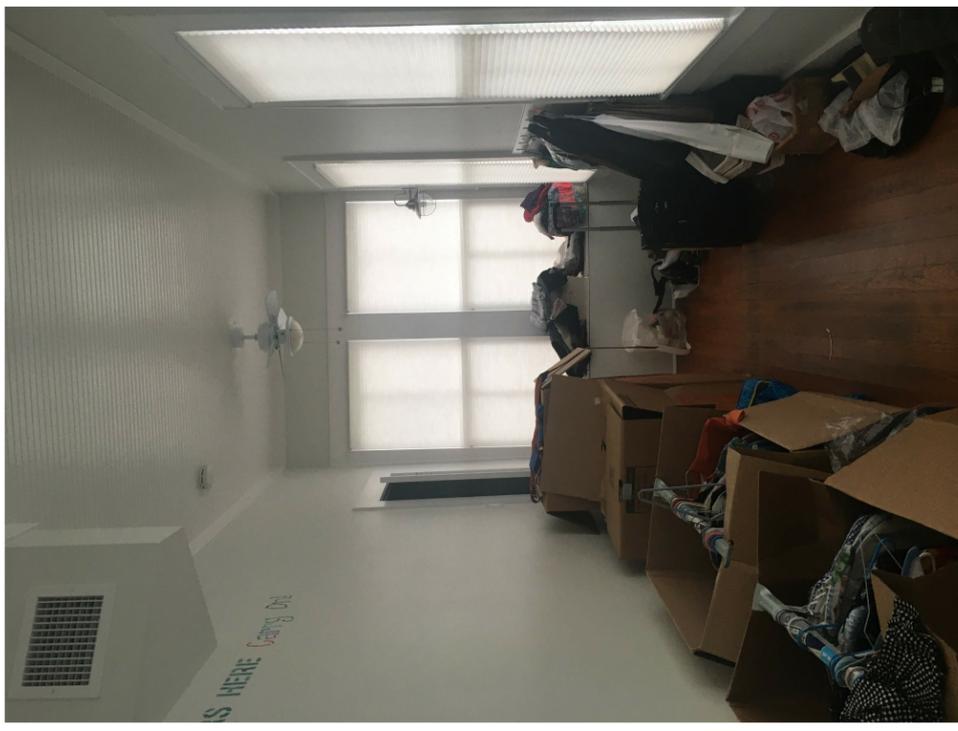
February 3, 2020

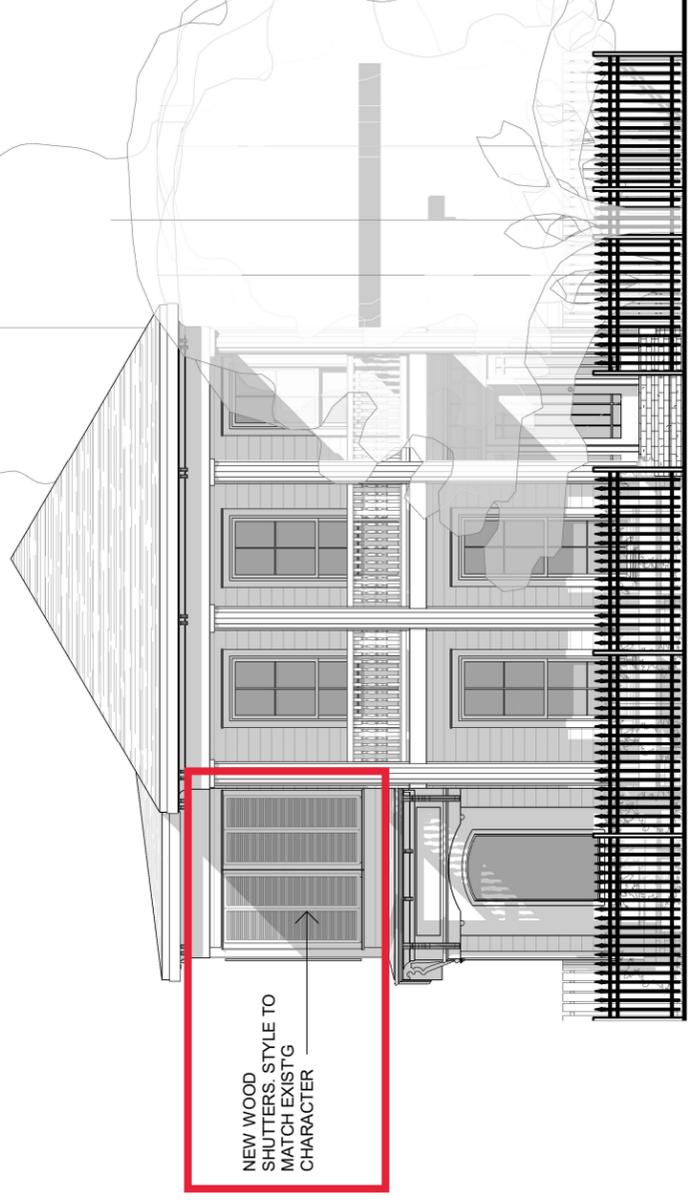
Date

ATTACHMENT A

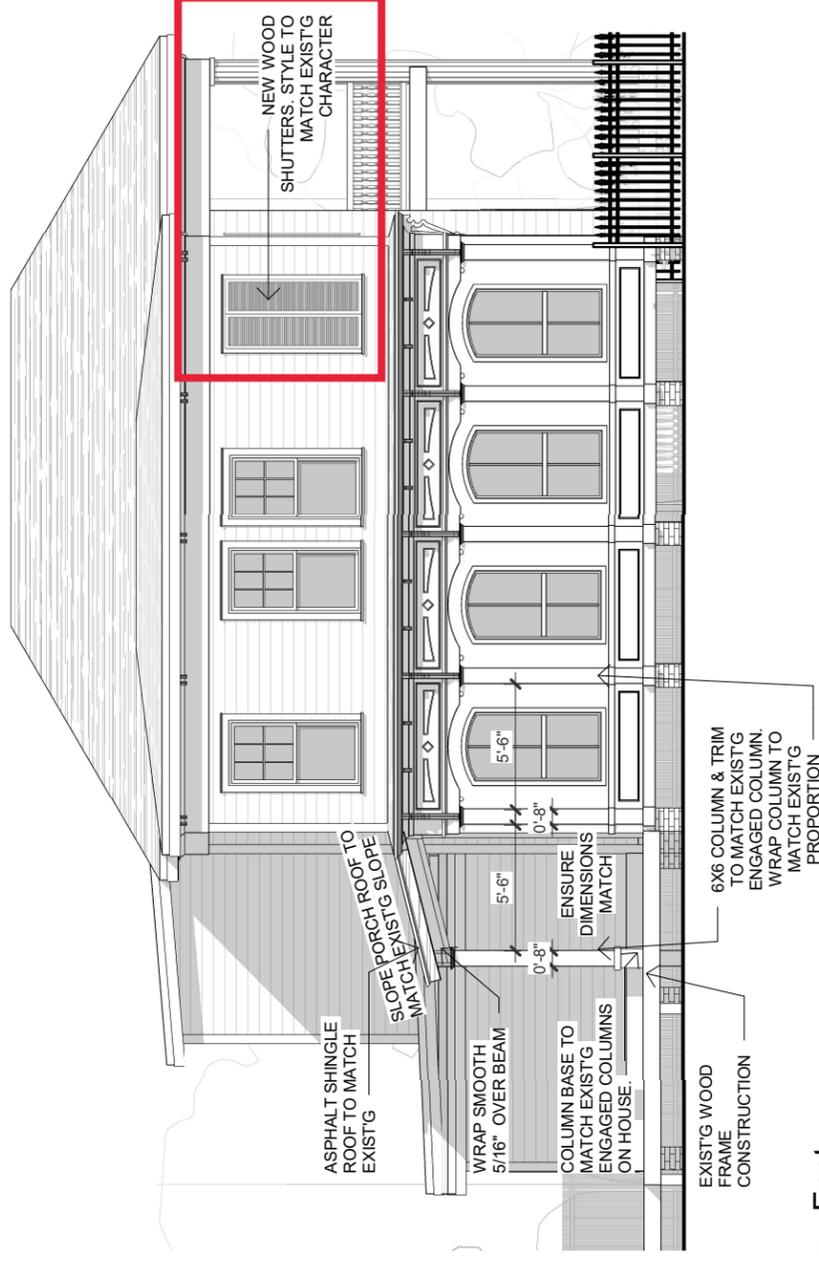


1 Front Elevation.





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



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



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