



20LC-021

STAFF REPORT

ADDRESS:

1021 Sealy/Avenue I

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, East 28-10 Feet of Lot 2 (2-1), Block 190, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

RNC Real Estate Holdings, LLC., Paul Church

PROPERTY OWNER:

RNC Real Estate Holdings, LLC., Paul Church

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including the installation of replacement front porch rails, columns, balusters, siding, trim, replacement doors and windows; and to relocate the rear accessory structure.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

- A – Applicant’s Submittal
- B – Photographs of the Rear Accessory Structure

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				



oning 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 (UN)	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	1890
Style	National Folk
Condition	Fair
Priority Rating	Medium / Contributing

Executive Summary

The applicant is rehabilitating the house and requesting a Certificate of Appropriateness to remove the upstairs porch enclosure and construct a new double gallery. Staff research has confirmed that 1021 Sealy and the two houses to the west – 1025 and 1027 Sealy – were built at the same time by the same owner. Houses built in such a manner were commonly used for rental property and are now referred to as “sister houses” or “twins” or “triplets”. The applicant is not proposing to add the decorative porch trim to mimic the two sister houses and is proposing to leave the trim simple. The modifications to the front are as follows:

- Add new wood siding on the porch to match the rest of the house.
- Add new wood balustrades and railing in a simple squared design on the stairs and on the upstairs porch.
- Add new wood turned columns to match the downstairs.
- Install a wood walk through window in a two-over-two light configuration above the front door.
- Install two wood windows one downstairs and one above the down stairs window both in a two over two light configuration.

The applicant is also requesting to relocate the accessory structure on the lot and connect it to the main structure with an elevated walkway.

Design Standards for Historic Properties

The following *Design Standards* are applicable to the project:

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.

3.15 If necessary, replace damaged porch elements.

Appropriate

- Use materials that are similar to the historic building materials.
- An alternative material may be considered for a porch in a secondary location, when the appearance is similar to that of the original. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

Historic Windows

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

2.14 Maintain original window proportions and components.

Appropriate

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing

structure may be considered. See “Locating Façade Improvements” on page 29 for more information).

- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

- If the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung.
- Give special attention to matching the original design on a key character-defining façade.

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Standards for New Secondary Buildings on Residential Properties

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

Appropriate

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

3.38 Locate a secondary structure to be in line with others in the district.

- Traditionally, these are located along an alley edge.

Conformance with the Design Standards

Staff finds the proposed changes to the main structure generally conform to the Design Standards for Historic Properties. Evidence supports the construction of a double gallery on the front façade. Due to the fact that this is a modern reconstruction, it is appropriate to eliminate the decorative details found on the porches of the sister houses so as not to present a false sense of history.

Staff finds that the proposed relocation of the rear accessory structure does not conform to the Design Standards. The Design Standards specifically state that secondary structures should be located along the alley edge.

Staff Recommendation

Staff recommends Case 20LC-021, be approved with the following conditions:

Specific Conditions:

1. The applicant shall conform to the design, materials and placement indicated in Attachment A in the staff report with the following modifications:
 - a. The relocation of the rear accessory structure shall be omitted;

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.

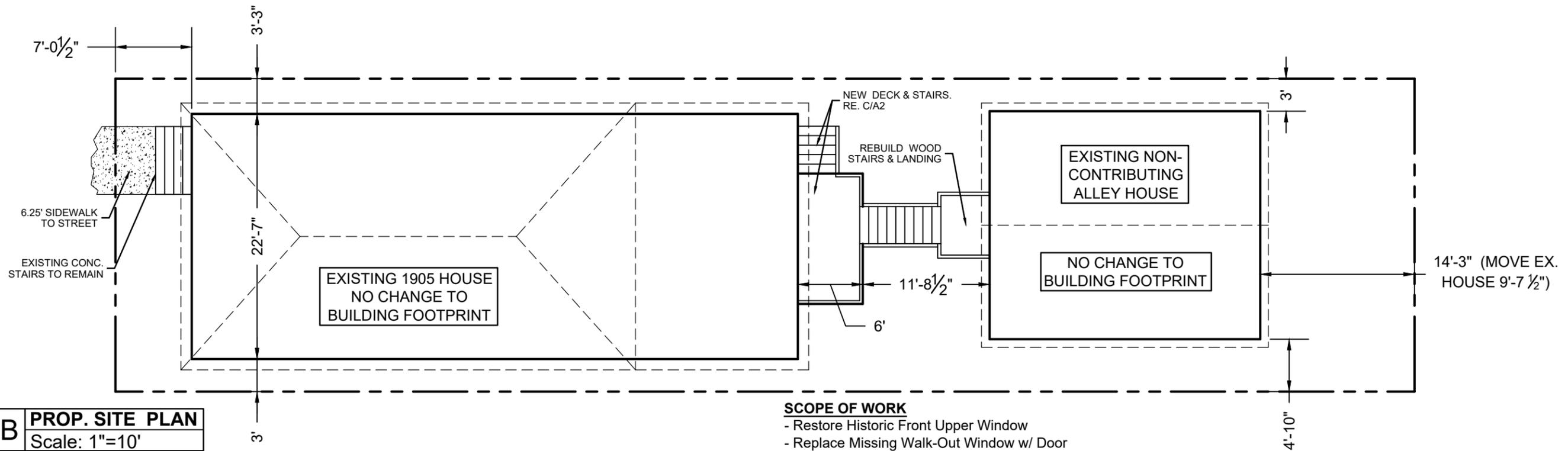
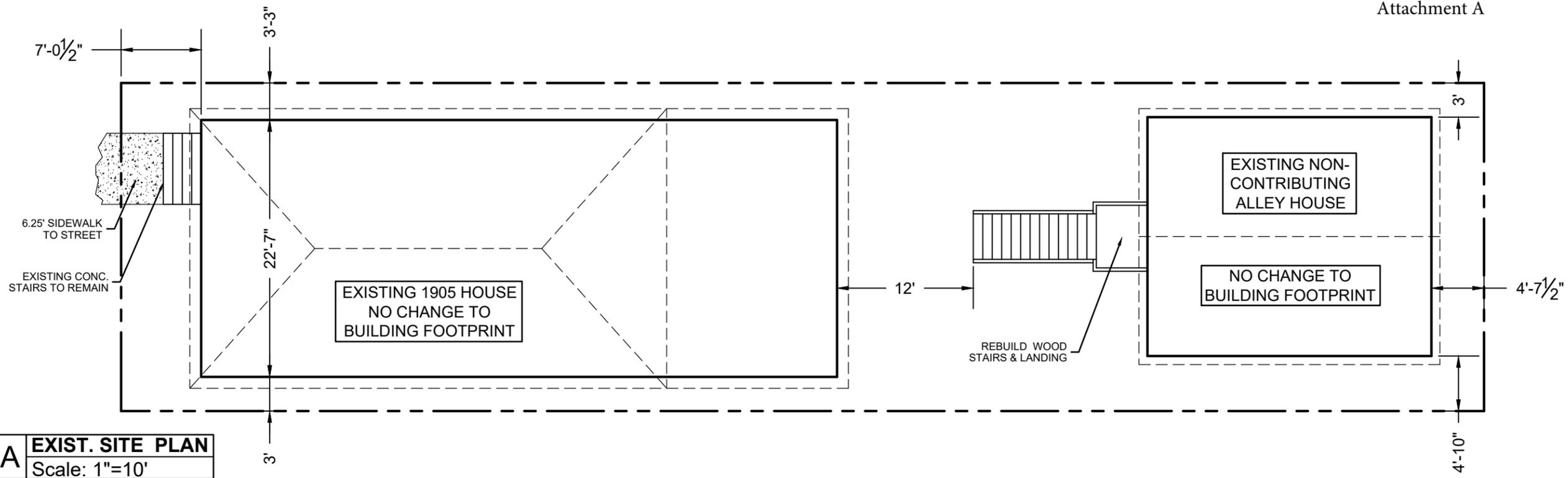
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

03/11/2020

Date



CODE REVIEW

Situs Address: 1021 Avenue I (Sealy)
Galveston 77550
Legal Description: Abstract 628 M.B. Menard Survey
East 28'-10" of Lot 2 (2-1)
Block 190
PID 101560
Zoning: Residential Single Family (R-3)
East End Historic District,
Contributing (Medium)

Applicable Codes:

- 2018 International Residential Code
- 2018 International Fire Code
- 2018 International Fuel and Gas Code
- 2018 International Mechanical Code
- 2017 National Electrical Code w/ Local Ordinances (Re: Code of Ordinances Ch. 12)
- 2018 International Plumbing Code
- 2012 International Energy Code
- City of Galveston Land Development Regulations of 2015, January 2020 Revisions.

NOTE: All Permitting By Others.

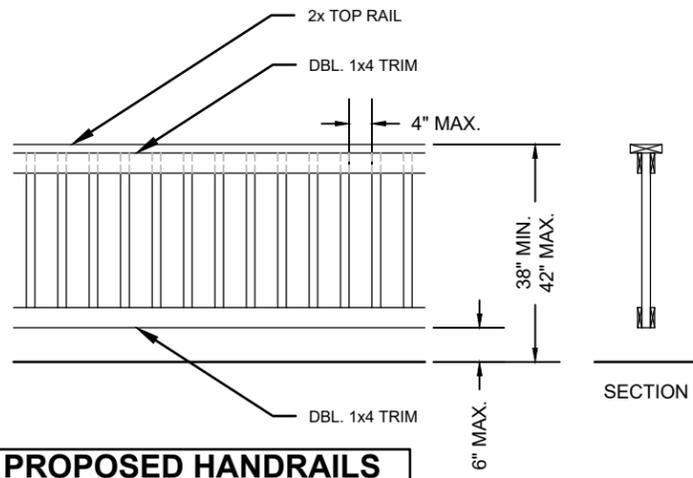
SCOPE OF WORK

- Restore Historic Front Upper Window
- Replace Missing Walk-Out Window w/ Door
- Replace Missing Upper Window with Salvaged Wood Window w/ 2-Over-2 Configuration and True Divided Lights and Muntins
- Replace Non-Historic Front Door
- Rebuild Existing Historic Windows on North, East, and West Facades
- Replace Upper and Lower Porch Columns, Handrails, and Decorative Scrollwork to Match that of "Sister" Houses at 1025 and 1027 Sealy (Re: Sheet A2)
- Rebuild Existing Stairs at Ex. Rear House
- Add New Deck at Rear of Front House
- Move Ex. Rear House 10' to North

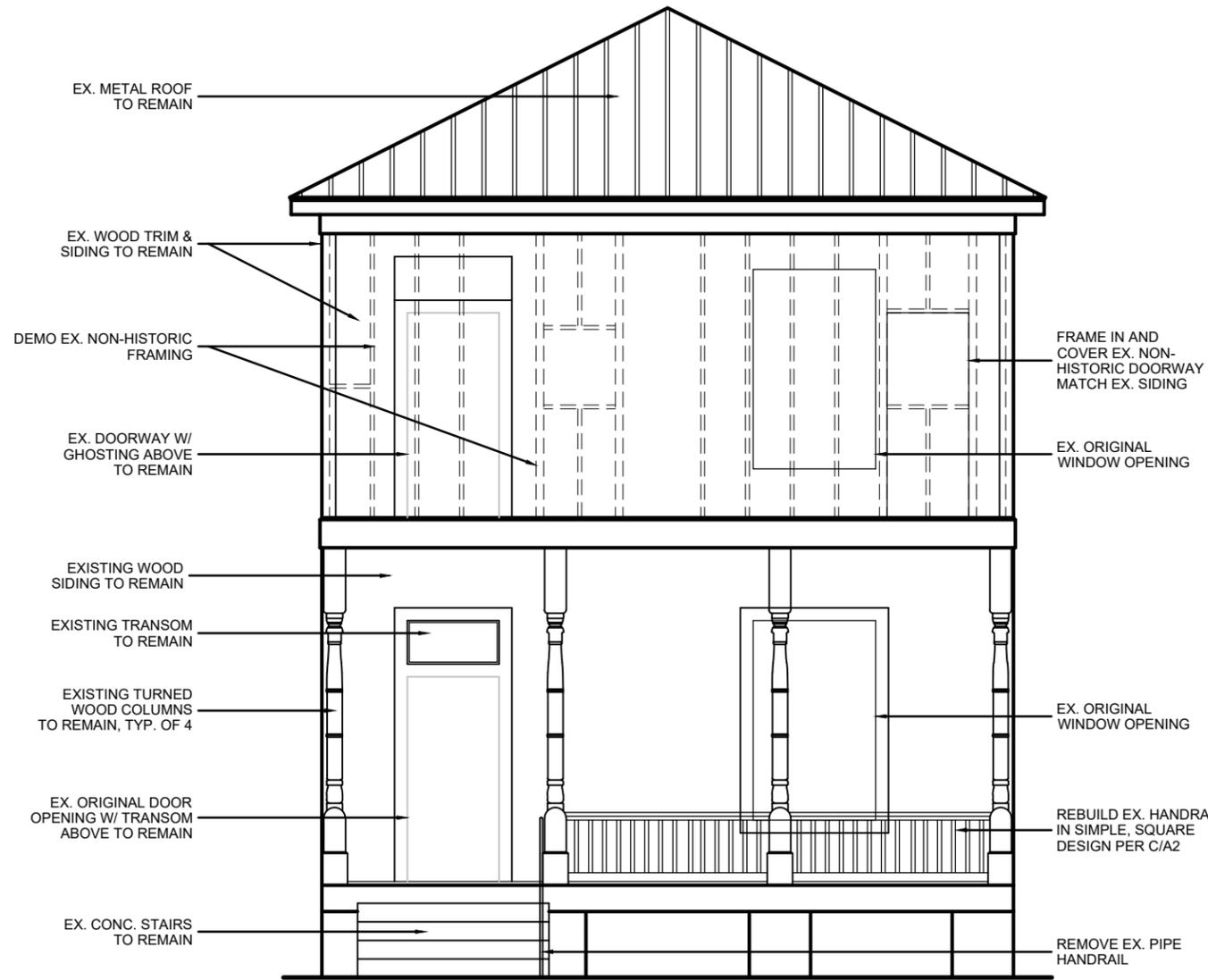
SHEET INDEX

- A1 Existing Site Plan
Proposed Site Plan
Code Review
- A2 Existing Front Elevation
Proposed Front Elevation

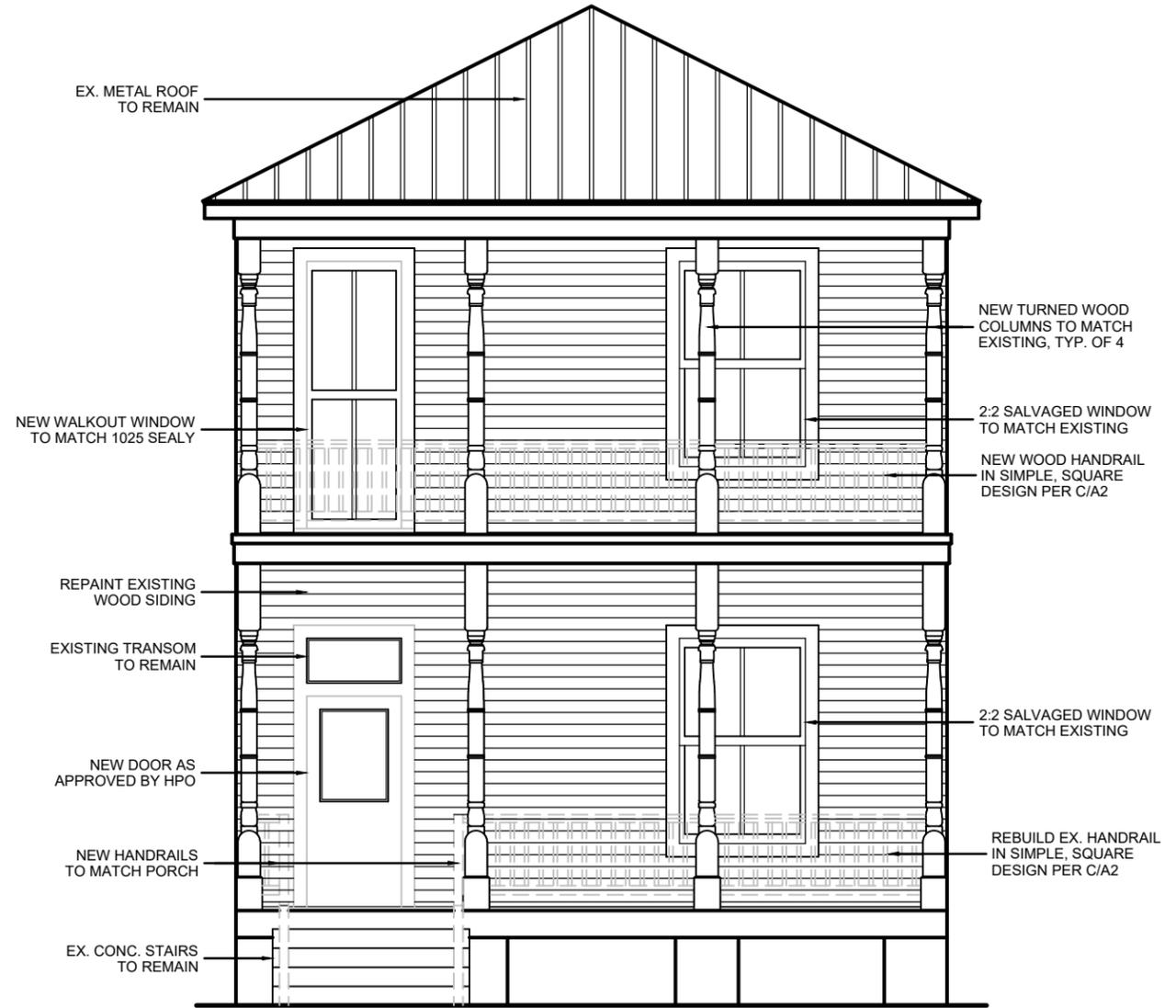
RNC Real Estate Holdings
 (732) 483-1111 / avdgroup@hotmail.com
A Historic Renovation of
1021 SEALY



C PROPOSED HANDRAILS
Scale: Not to Scale



A EX. FRONT ELEVATION
Scale: 3/16" = 1'-0"



B PROP. FRONT ELEVATION
Scale: 3/16" = 1'-0"

