



20LC-015

STAFF REPORT

ADDRESS:

1013 Sealy/Avenue I

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, East Half of Lot 4 (4-2), Block 190, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Justin and Meghan Harrelson

PROPERTY OWNER:

Same

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness in order to retain an accessory structure

STAFF RECOMMENDATION:

Denial

EXHIBITS:

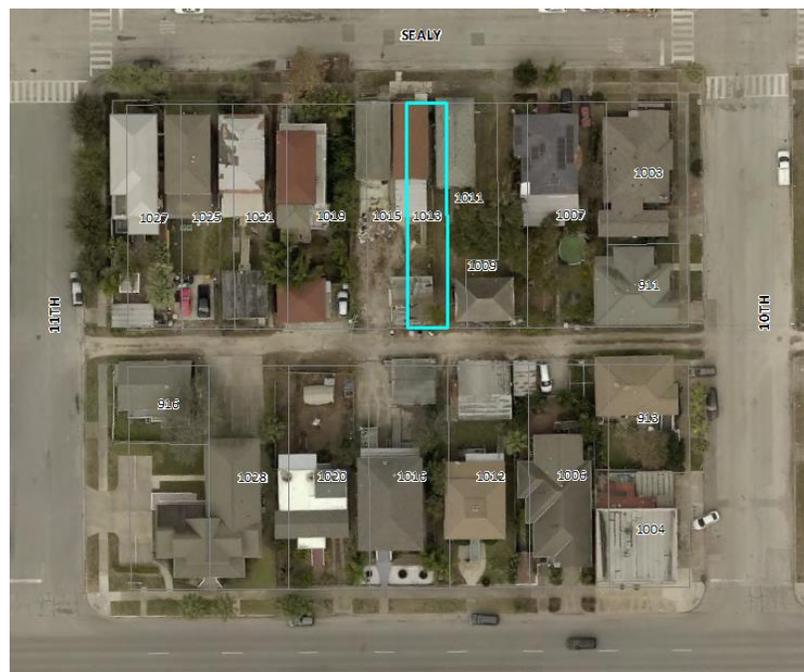
- A – Photograph of Main House
- B – Applicant’s Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic 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	1905
Style	National Folk, Craftsman
Condition	Fair
Evaluation Medium	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Notes	

Background

The accessory building is in place. No historic approval has been granted and the property has been red-tagged.

Executive Summary

The applicant is requesting a Certificate of Appropriateness to retain an accessory structure placed in the rear yard. The structure is 49 square feet and constructed of resin.

Design Standards for Historic Properties.

The following Design Standards are applicable to the project:

Building Materials

Use building materials that appear similar to those used traditionally in Galveston. Building materials of a new structure should be compatible with adjacent historic houses. They should appear similar to those seen traditionally to establish a sense of visual continuity.

3.34 Use building materials that are compatible with the surrounding context.*Appropriate*

- Use wood siding with a weather-protective, painted finish, or masonry (brick, stone or genuine stucco) as the primary exterior building material (preferred approach).
- Consider using alternative materials that are similar to traditional materials in scale, proportion, texture if they have proven durability in the local climate (i.e., cementious fiber board with a smooth finish).
- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

Inappropriate

- Do not use highly reflective materials such as glass or polished metal as a primary building material.

Standards for New Secondary Buildings on Residential Properties

These Design Standards apply to the design of a new secondary structure. These include garages, garage apartments, garden sheds and alley houses.

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 new secondary structure to be line with others in the district.

- Traditionally, these are located along an alley edge.

3.39 Use materials that appear similar in character to those of the primary structure.

Inappropriate

- Metal buildings are not permitted.

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards state that secondary structures shall use materials that appear similar in character to those of the primary structure. The resin material of the accessory structure does not appear similar in character to the main house which has wood lap siding. A photo of the main house is included as Attachment A.

Staff Recommendation

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

1. The accessory structure be removed within six months of the Landmark Commission; and
2. 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

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

Specific Conditions:

1. The applicant shall conform to the design, material, and placement shown in Attachment B 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,


Catherine Gorman, AICP
Assistant Director/HPO

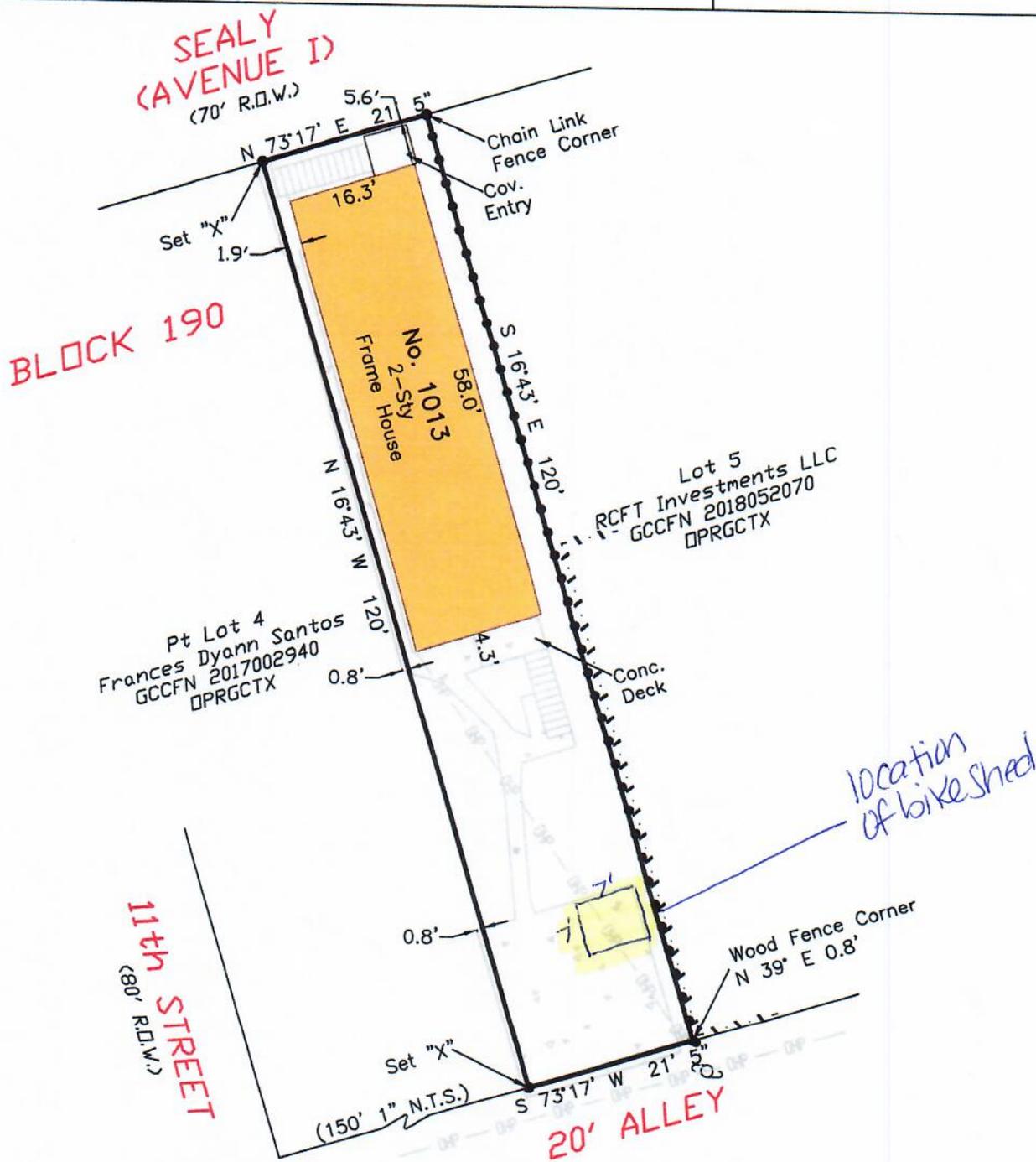
05/14/2020

Date



1013

1013 B



Survey of the East One-Half (1/2) of Lot Four (4) in Block One Hundred Ninety (190) in the City of Galveston, Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



Addendum 1



Alley view from 11th Street, shed NOT visible



Zoomed in view from 11th street, shed NOT visible



Alley view from 10th street, shed NOT visible



Zoomed in view from 10th street, shed NOT visible



[Share](#) [Save to Favorites](#) [Print](#)

Exclusive

Suncast >

Vista 7 ft. x 7 ft. Resin Storage Shed

★★★★★ (596) [Write a Review](#) [Questions & Answers \(157\)](#)