

**AGENDA**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**  
**4:00 p.m. Monday, January 6, 2025**  
**City Council Chambers, 2<sup>nd</sup> Floor of City Hall**  
**823 Rosenberg, Galveston, Texas**

**One or more members of the Landmark Commission may attend the meeting by  
videoconference.**

**A quorum of the members of the Landmark Commission will be physically present at the  
meeting location.**

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes

A. December 16, 2024 – Regular Meeting

Documents:

[12-16-2024 LC MINUTES.PDF](#)

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business And Associated Public Hearings

A. CERTIFICATE OF APPROPRIATENESS

1. 24LC-036 (2400 Mechanic / Avenue C) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Demolition Of The Internal Garage Structure, New Surface Parking Lot, Storage Area And Roof Terrace. Property Is Legally Described As The Strand Loft Condos (2015), Abstract 628, In The City And County Of Galveston, Texas. Applicant: David Watson, Architect & Assoc. Property Owners: Strand Lofts Condominium Association

Documents:

[24LC-036 - STF PKT.PDF](#)

2. 24LC-037 (1202 Ball / Avenue H) Request For A Certificate Of Appropriateness For Modifications To The Structure Including A New Side Porch And The Installation Of A New Driveway. Property Is Legally Described As M.B. Menard Survey, Lots 8 And 9,

Block 312 Galveston, AKA Tract 1, 1202 Ball Subdivision, In The City And County Of Galveston, Texas. Applicant: Laura LeBlanc Property Owner: Richard Jacksin

Documents:

[24LC-037 - STF PKT.PDF](#)

3. 24LC-038 (1401 Winnie / Avenue G) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Creating A New Door Opening, Replacing The Breeze Blocks, Modifying The Garage Door Opening With Transoms And A Decorative Trellis, Applying Stucco, Constructing A Staircase And Landing, Adding A Brick Fence, And Replacing Shutters With Bahama-Style Shutters. Property Is Legally Described As M.B. Menard Survey North 68 Feet Of Lot 7 (7-1) Block 314, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood Property Owner: Scott Rice, Sandbar Properties LLC

Documents:

[24LC-038 - PKT.PDF](#)

4. 24LC-039 (711 14th Street) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Demolishing The Existing Garage And Breezeway, Replacement Windows, Replacing Porch, And Adding A Handrail To The Front Porch. Property Is Legally Described As M.B. Menard Survey South 52 Feet Of Lot 7 (7-2) Block 314, In The City And County Of Galveston, Texas. Applicant: Brax Easterwood Property Owner: Scott Rice, Sandbar Properties LLC.

Documents:

[24LC-039 - PKT.PDF](#)

#### 7. 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 December 31, 2024, at 3:35 P.M.

Prepared by: Karina Rosales, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 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 – December 16, 2024

### CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

### ATTENDANCE

Members Present: Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Smith(Alternate), Stetzel-Thompson, Thierry, Ex Officio CM Lewis

Members Absent: None

Staff Present: Catherine Gorman, Assistant Director, AICP, HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The December 2, 2024 – Regular Meeting minutes were accepted as presented.

### PUBLIC COMMENT

None

### OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

#### LICENSE TO USE

**24LC-033 (Adjacent to 1522 Ball / Avenue H)** Request for a recommendation regarding a License to Use in order to place a charging station in the City of Galveston right-of-way. Adjacent property is legally described as M.B. Menard Survey, Lot 12, Block 315, in the City and County of Galveston, Texas.

Applicant: Jason Johnston

Property Owners: Jason and Danielle Johnston

Staff presented the report and noted that 25 public hearing notices were sent, and three returned in opposition.

Chairperson Click opened the public hearing on the case. The applicant and property owner, Jason Johnston, gave a presentation to the commission. See the attached list for presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Click, Stetzel-Thompson, Thierry  
Opposed: Bourgeois, Chastain, Fitz, Langdale (Alternate),  
Absent: None  
Non-voting participant: Smith (Alternate), Ex Officio Lewis

**The motion failed due to a lack of four affirmative votes.**

## **NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

### **CERTIFICATE OF APPROPRIATENESS**

**24LC-034 (1728 Church/Avenue F)** Request for a Certificate of Appropriateness for alterations to the site including a new garage. Property is legally described as M. B. Menard Survey, South 78 feet of Lot (14-1), Block 437, in the City and County of Galveston, Texas.

Applicant: Laura LeBlanc

Property Owners: Matthew and Melissa Brodman

Staff presented the report and noted that six public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. A representative for the applicant, Dwayne Crow, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request with Staff's Recommendations.

Commissioner Fitz seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry  
Opposed: None  
Absent: None  
Non-voting participant: Smith (Alternate), Ex Officio Lewis

**The motion passed.**

**24LC-035 (1115 Ball / Avenue H)** Request for a Certificate of Appropriateness for alterations to the site including a new garage apartment. Property is legally described as Abstract 628, M.B. Menard Survey, Lot 4 Block 251, in the City and County of Galveston, Texas.

Applicant: Brent Chesson

Property Owner: Natalie Dobias

Staff presented the report and noted that six public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant and property owner gave a presentation to the commission. See the attached list for presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations.

Commissioner Fitz seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry  
Opposed: None  
Absent: None  
Non-voting participant: Smith (Alternate), Ex Officio Lewis

The motion passed.

THE MEETING ADJOURNED AT 4:40 PM





# 24LC-036

# STAFF REPORT

**ADDRESS:**

2400 Mechanic / Avenue C

**LEGAL DESCRIPTION:**

Property is legally described as The Strand Loft Condos (2015), Abstract 628, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

David Watson, Architect & Assoc.

**PROPERTY OWNER:**

Strand Lofts Condominium Association

**ZONING DISTRICT:**

Central Business, Historic District, Galveston Landmark (CB-H)

**HISTORIC DISTRICT:**

Strand Mechanic

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including demolition of the internal garage structure, new surface parking lot, storage area and roof terrace

**STAFF RECOMMENDATION:**

Approval 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
51				



**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Central Business, Historic District, Galveston Landmark (CB-H)	Residential
North	Central Business, Historic District, Galveston Landmark (CB-H)	Commercial
South	Central Business, Historic District (CB-H)	Commercial, Parking
East	Central Business, Historic District, Galveston Landmark (CB-H)	Commercial
West	Central Business, Historic District (CB-H)	Commercial, Residential

**Historical and/or Architectural Significance**

Date	1904
Style	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	Designed by Architect C.W. Bulger

**Executive Summary**

The applicant is requesting alterations to the structure including demolition of the internal garage structure, new surface parking lot, storage area and roof terrace. At the rear of the building, several garage door openings will be infilled with new CMU with brick veneer to match the existing. Two new person doors will be installed for fire exits. The alterations are proposed for the building's west annex.

**Design Standards for Historic Properties**

The following Design Standards are applicable to this request:

**Materials**

Building materials for new structures and additions to existing buildings should contribute to the visual continuity of the district and appear similar to those seen traditionally.

Masonry, including brick, stone and genuine stucco, was traditionally the primary building material in Downtown Galveston. Within the Strand/Mechanic Historic District, brick was traditionally the primary building material. Traditional commercial structures in the city's historic residential districts use a wider range of building materials, often including wood siding.

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

*Appropriate in the Strand/Mechanic Historic District*

- Use brick as the primary exterior building material. Note that other masonry materials such as stone and genuine stucco may be appropriate in Downtown locations outside of the Strand/Mechanic Historic District.

*Appropriate for Commercial Buildings in Residential Historic Districts*

- Use wood siding with a weather -protective finish, or masonry (brick, stone or genuine stucco) as the preferred primary exterior building material.

- When necessary, use alternative materials that are similar to traditional materials in scale, proportion, texture and finish and have proven durability in the local climate.

*Inappropriate in All Areas*

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

**Standards for Commercial Additions**

Additions to locally-designated historic commercial landmarks and commercial structures in locally-designated historic districts should be compatible with the original structure and surrounding historic context.

Two distinct types of additions to historic commercial buildings may be considered. First, a ground-level addition that involves expanding the footprint of a structure. Such an addition should be to the rear or side of a building. This will have the least impact on the character of the building. Second, an addition to the roof may be designed that is subordinate in character and set back substantially from the front. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible with those of the existing structure.

Greater flexibility on less visible façades is appropriate. (See “Locating Façade Improvements” on page 29 for more information on selecting the most appropriate places for alterations.)

Note that treatment of previously-constructed additions that have achieved historic significance in their own right is discussed on page 50.

**4.59 Design an addition to be compatible with the main structure.**

- Design an addition to appear subordinate to the original building in mass, scale, character, and form.
- Design an addition to be distinguishable as new, albeit in a subtle way.
- Use a compatible roof form. An addition with a pitched roof is usually inappropriate for a building with a flat roof.
- Do not locate an addition to the front of the primary façade.

**4.60 Do not damage or obscure architecturally important features when adding an addition.**

*Inappropriate*

- Avoid damaging historic façades, cornice lines or other details.

**4.61 Design a roof addition to be compatible with the historic structure.**

*Appropriate*

- Set a roof addition back from the primary, character-defining façade, to preserve the perception of the historic scale of the building.
- Minimize the visibility of a roof addition from the street.
- Design a roof addition to be simple and modest in character, so it will not detract attention from the historic façade.

**Conformance with the Design Standard for Historic Properties**

Staff finds that the request generally conforms to the Design Standards. There has been a rooftop terrace at this location for a number of years and has not detracted from the historic building. The roof top addition is set back from the primary facades and the visibility is minimized. The applicant has provided an exhibit demonstrating that the addition will not be visible for pedestrians on the south side of Mechanic/Avenue C.

**Staff Recommendation**

Staff recommends the request be approved with the following conditions:

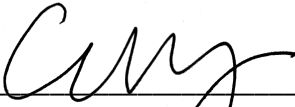
*Specific Conditions:*

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

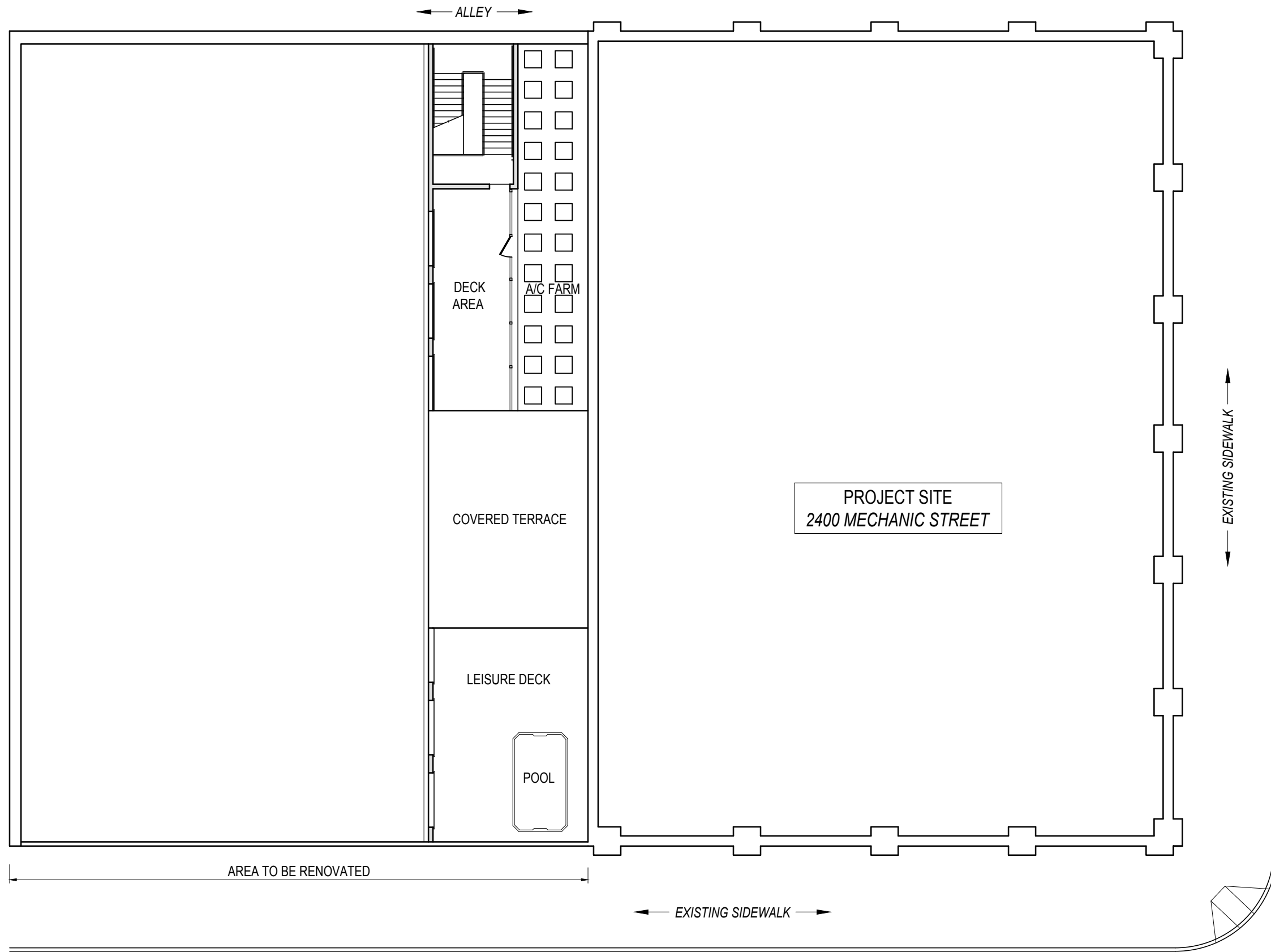
*Standard Conditions:*

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,

  
\_\_\_\_\_  
Catherine Gorman, AICP  
Assistant Director/HPO

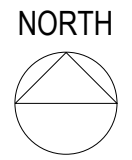
12/30/2024  
Date



01

# STRAND LOFTS SITE PLAN

SCALE: 1/16" = 1'-0"



  
**DAVID WATSON,**  
**ARCHITECT &**  
**ASSOCIATES**  
402 TWENTIETH STREET  
 GALVESTON, TEXAS 77550  
 409.762.8000  
 DWARCH@AOL.COM

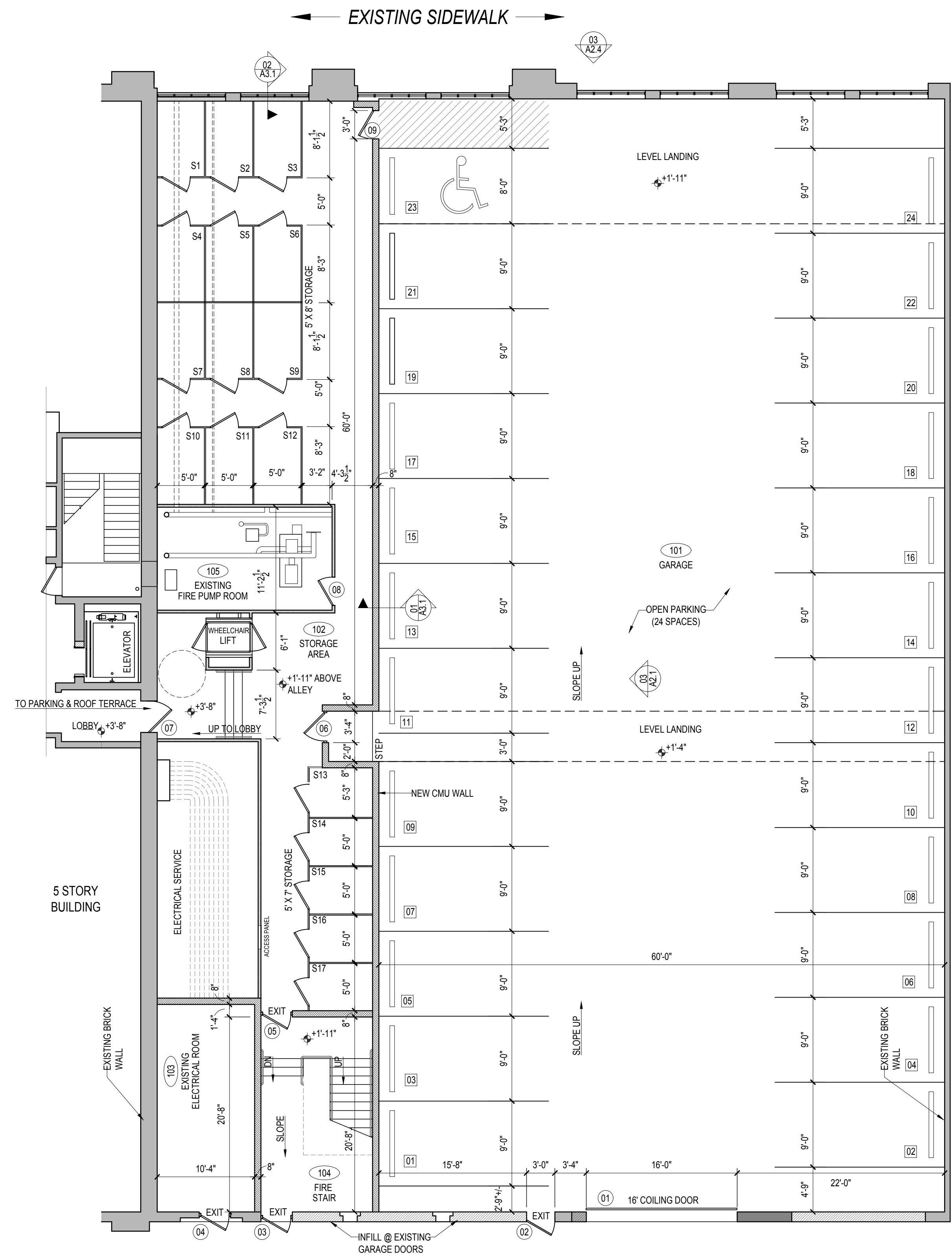
CONSULTANT

PROJECT / OWNER

**STRAND**  
**LOFTS**  
**BUILDING**  
2400 MECHANIC STREET  
 GALVESTON, TEXAS 77550

REVISIONS		
MARK	DATE	DESCRIPTION

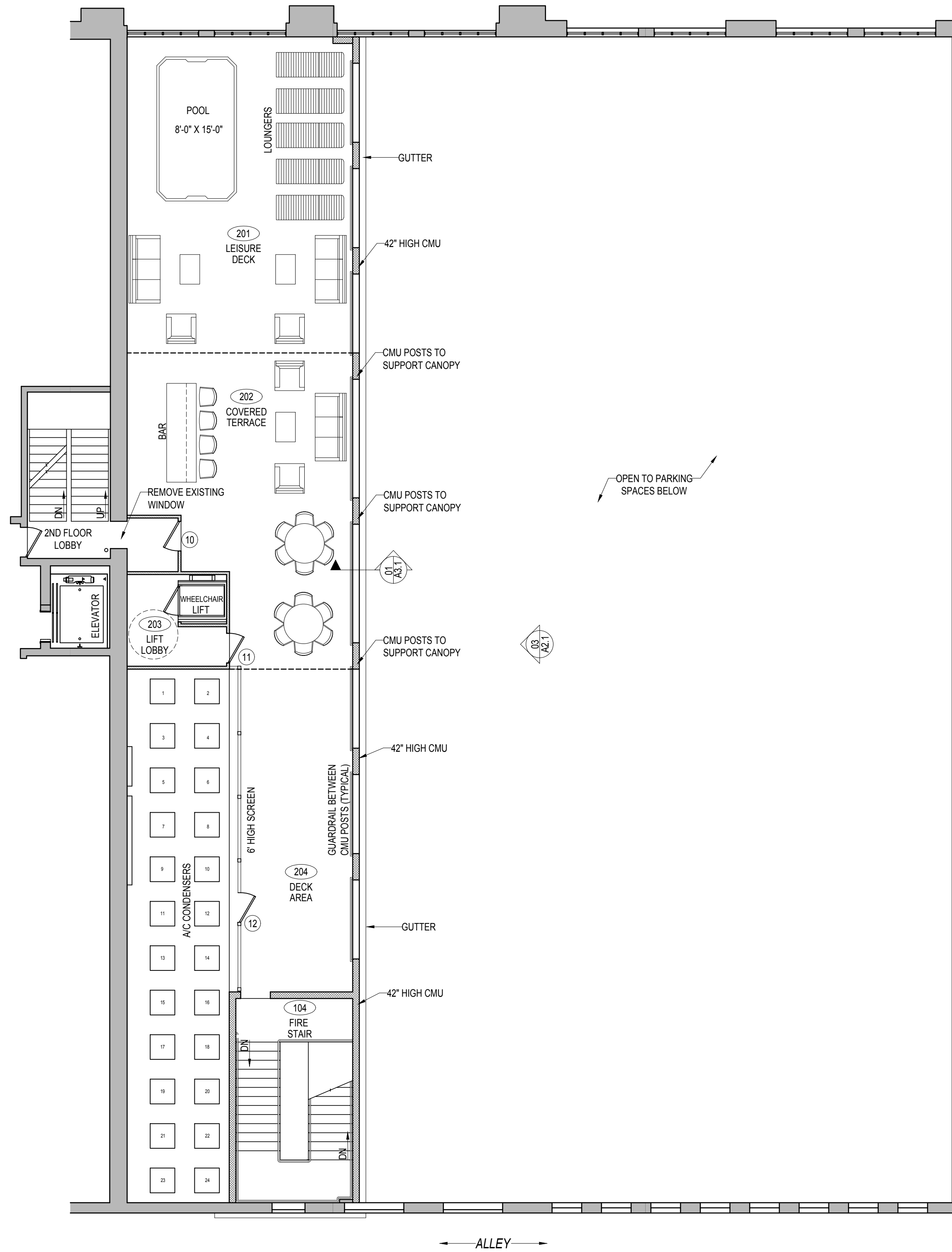
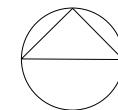
SHEET NUMBER



**STRAND LOFTS GARAGE  
LEVEL 1 LAYOUT**

SCALE: 1/8" = 1'-0"

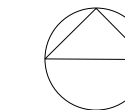
NORTH



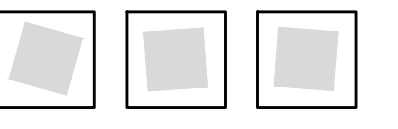
**STRAND LOFTS GARAGE  
LEVEL 2 LAYOUT**

SCALE: 1/8" = 1'-0"

NORTH



FOR LANDMARK  
COMMISSION ONLY



**DAVID WATSON,  
ARCHITECT &  
ASSOCIATES**

402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

**JAMES AUSTIN  
ENGINEERS INC.**

13201 NORTHWEST FREEWAY  
SUITE #600  
HOUSTON, TEXAS 77040  
713.884.4471

PROJECT / OWNER

**STRAND LOFTS  
GARAGE  
RENOVATIONS**

2400 Mechanic Row  
Galveston, Texas 77550

REVISIONS

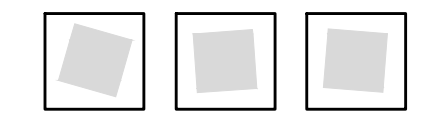
MARK	DATE	DESCRIPTION

SHEET NUMBER

**A1.1**

DECEMBER 2, 2024

FOR LANDMARK  
COMMISSION ONLY



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES  
402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.762.8000  
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

JAMES AUSTIN  
ENGINEERS INC.  
13201 NORTHWEST FREEWAY  
SUITE #800  
HOUSTON, TEXAS 77040  
713.864.4471

PROJECT / OWNER

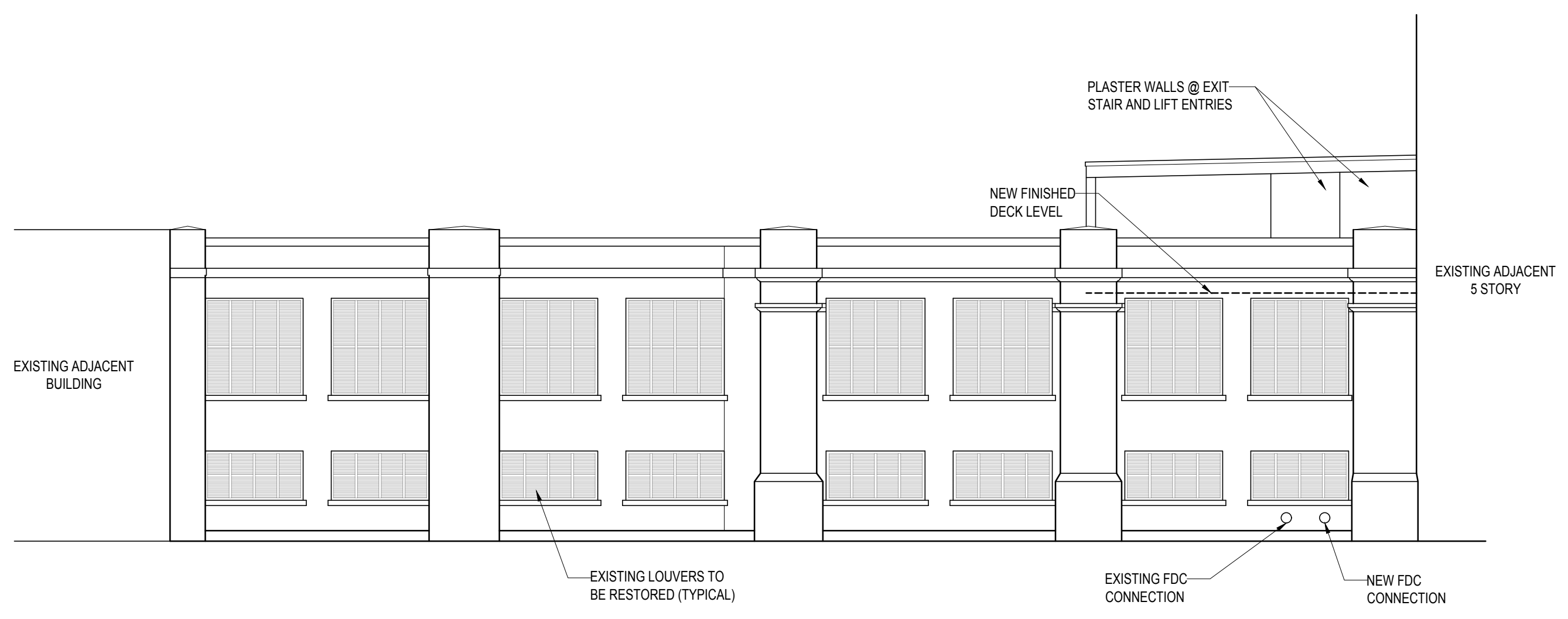
STRAND LOFTS  
GARAGE  
RENOVATIONS  
2400 Mechanic Row  
Galveston, Texas 77550

REVISIONS		
MARK	DATE	DESCRIPTION

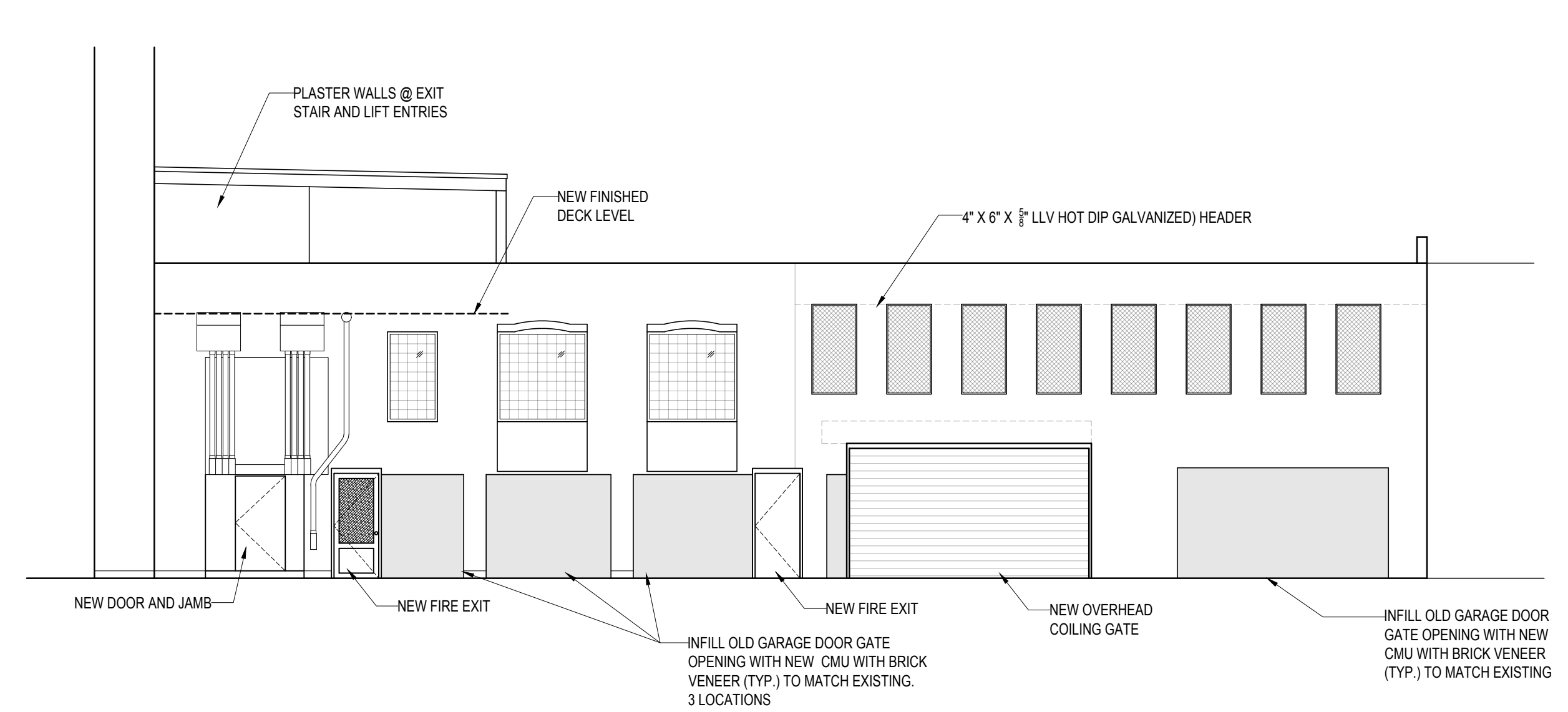
SHEET NUMBER

A2.1

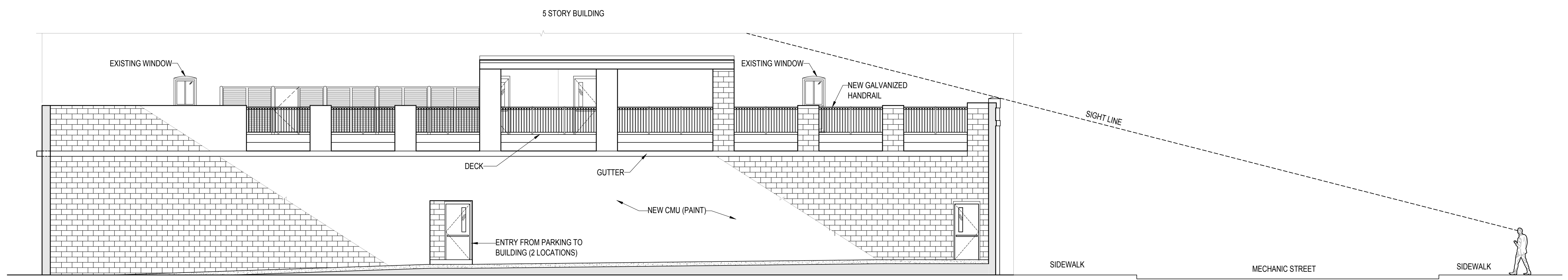
DECEMBER 2, 2024



01 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



03 WEST ELEVATION  
FROM NEW PARKING AREA  
SCALE: 1/8" = 1'-0"



# 24LC-037

# STAFF REPORT

**ADDRESS:**

1202 Ball / Avenue H

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey, Lots 8 and 9, Block 312 Galveston, AKA Tract 1, 1202 Ball Subdivision, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Laura LeBlanc

**PROPERTY OWNER:**

Richard Jackson

**ZONING:**

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 a new side porch and the installation of a new driveway

**STAFF RECOMMENDATION:**

Approval 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
8				



**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, Galveston Landmark (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1882
Style	Italianate
Condition	Excellent
Evaluation	Medium; Contributing

**Executive Summary**

The applicant is requesting approval for modifications to the structure including a new side addition and porch and the installation of a new driveway. The drawings provided by the applicant indicates the following scope of work and materials are proposed:

- Addition – Smooth textured Hardiplank, composition roofing, two-over-two windows.
- Driveway – Concrete.

**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).

### **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).

##### *Inappropriate*

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

#### **3.35 When using horizontal lap siding, ensure that it is applied in a manner similar to that seen historically.**

##### *Appropriate*

- Use new siding that is similar to the lap exposure, texture and finish of traditional wood siding.
- When possible, use trim boards that show depth and typify high-quality construction.

##### *Inappropriate*

- Do not use a finish that is out of character, such as a raised grain, or rusticated surface.

### **Additions to Historic Residential Structures**

A new addition, if appropriately designed, can be made to a historic building without compromising its historic character. When making an addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district, it is important to consider the relationship with the surrounding historic context and the scale, placement and materials of the addition.

#### **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.

**3.42 Design an addition to a historic residential structure to be subordinate to the primary structure.**

*Appropriate*

- Place an addition to the side or the rear.
- Vertical additions must be placed in the rear so they are not visible from the street or right-of-way.

**Parking and Driveways**

Driveways placed in the city right-of-way must adhere to the requirements for sidewalks as prescribed by the City Code. The proper permits must also be obtained.

**3.7 Minimize the visual impact of parking.**

*Appropriate*

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen parking areas.
- Keep paved areas and curbs cuts for driveways to a minimum widths.
- Maintain historic strip driveways. These driveways, from the 1920s and 1930s, allow for better drainage and permit grass to grow between the concrete strips.

*Inappropriate*

- Paving the front yard for parking is not permitted.
- New driveways and garages that open onto a primary street are not permitted.
- A new semi-circular drive in a front yard is not permitted unless there is evidence of its previous existence.

**Conformance with the Design Standards**

Staff has concerns about the proposed porch on the side addition. The proposed new porch is located in Location B: Highly Visible Secondary Wall. At this location preservation and repair of features in place is the priority. The porch on the proposed addition is unusually deep. While porches are a common feature on side additions, the depth of the proposed porch could detract from the main house. The Design Standards state that additions should be subordinate to the main structure and be simple in size. To minimize the visual impact of the porch, Staff recommends that the depth be reduced to match the depth of the main house’s front porch.

The applicant's submittal does not include materials for the porch elements such as the stairs, railing, and flooring or the porch door. Staff recommends the use of wood for these elements. The windows are proposed to have a two-over-two light configuration. In order to differentiate the addition from the main structure, Staff recommends a one-over-one light configuration.

The Design Standards indicate that new driveways that open onto a primary street are not permitted. However, the property has an existing curb cut and driveway approach on Ball/Avenue H.

**Staff Recommendation** Staff recommends approval of the request with the following conditions:

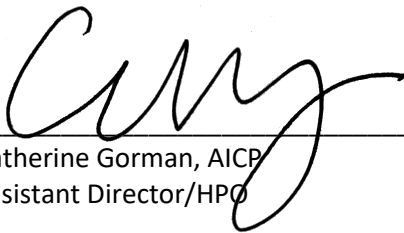
*Specific Conditions:*

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 depth of the porch on the proposed addition shall be reduced to match the depth of the main structure's front porch;
2. The porch elements including the stairs, railing, and flooring and the porch door shall be wood;

*Standard Conditions:*

3. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
4. The applicant shall obtain a building permit prior to beginning construction;
5. 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;
6. 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,
7. 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:



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Catherine Gorman, AICP  
Assistant Director/HPO

12/30/2024

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Date

# Ball Street Project

1202 Ball Street  
Galveston, TX 77550



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Ball St. Project  
1202 Ball St.  
Galveston, TX 77550

DRAWINGS PROVIDED BY:  
Crow Construction & Remodeling, LLC  
335 Cornelia Way  
League City, TX 77573  
libura@crowconstruction.net

DATE:  
12/2/24

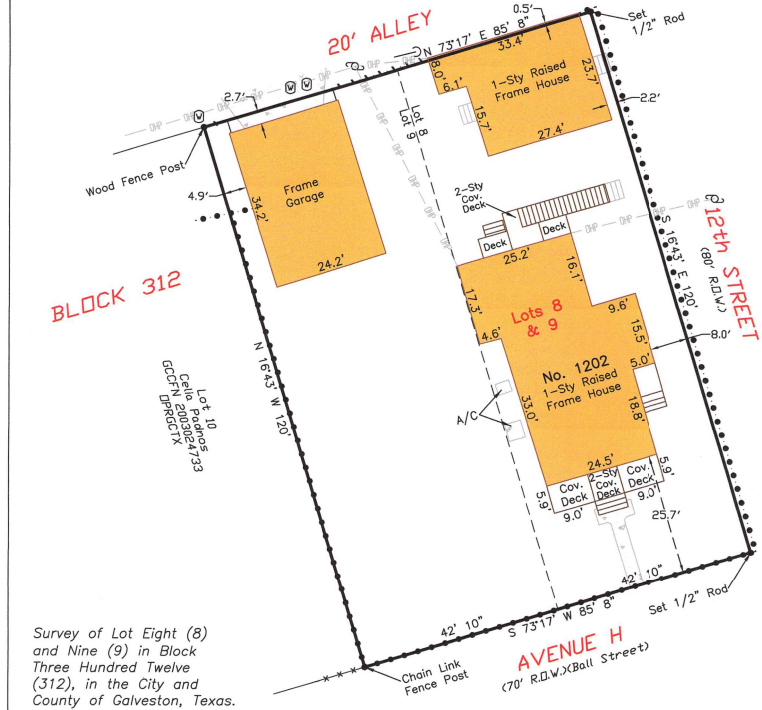
SCALE:  
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SHEET:  
P-1

TLS Job No 20-0848

1202 Ball, Galveston, TX. 77550

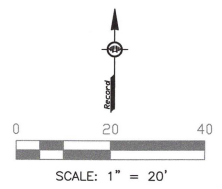
Ref No: 3565-0312-0008-000



Survey of Lot Eight (8) and Nine (9) in Block Three Hundred Twelve (312), in the City and County of Galveston, 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



- NOTES:**
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
  - 2) This property lies within Zone AE (EL 12') as established by the FEMA Flood Insurance Rate Map No. 49167C0442G, Dated August 15, 2019.
  - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
  - 4) Bearings are based on the monumentation of 13th Street.

Stewart Title File No. 969128  
 Borrower: Katherine Boeker

**Legend:**

- Overhead Power
- Chain Link Fence
- Wire Fence
- Concrete
- Water Meter
- Power Pole
- Down Guy

**TRICON LAND SURVEYING, LLC**  
 Mailing: 6341 Stewart Rd. #251  
 Galveston, TX 77551  
 409-497-2772  
 TriconLandSurveying.com  
 T.S.P.L.S. Firm No. 10194309

Drafting: LP Survey Date: October 20, 2020  
 Surveyed For: Stewart Title

Existing Site Plan



Ball St. Project  
 1202 Ball St.  
 Galveston, TX 77550

DRAWINGS PROVIDED BY:  
 Crow Construction & Remodeling, LLC  
 325 Cornelia Way  
 League City, TX 77573  
 libura@crowconstruction.net

DATE:

12/2/24

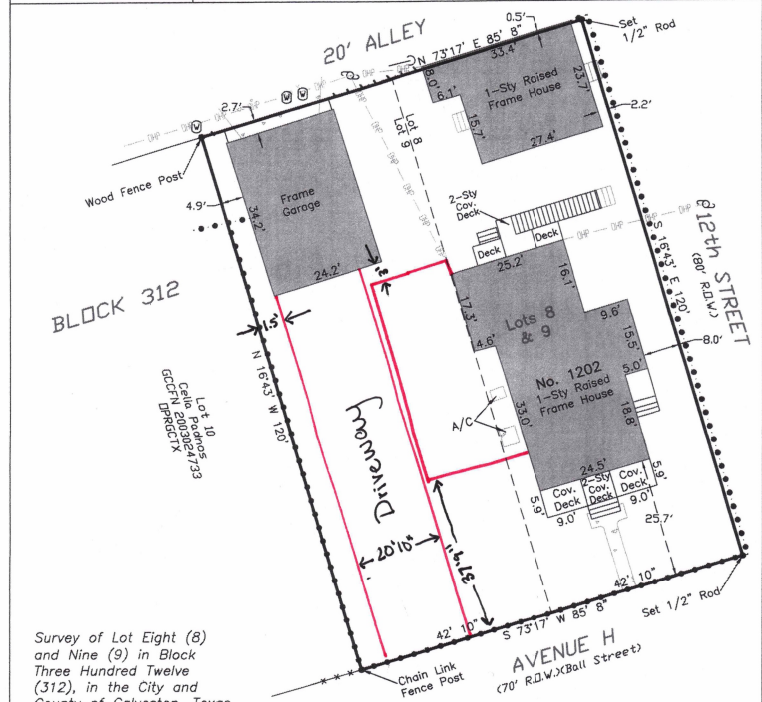
SCALE:

SHEET:

TLS Job No 20-0848

1202 Ball, Galveston, TX. 77550

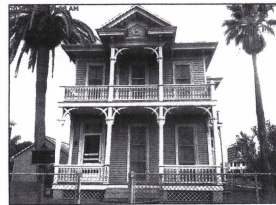
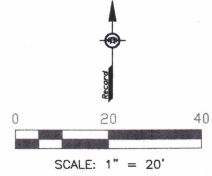
Ref No: 3505-0312-0008-000



Survey of Lot Eight (8) and Nine (9) in Block Three Hundred Twelve (312), in the City and County of Galveston, Texas.

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*Brene Addison*  
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 Registered Professional  
 Land Surveyor No. 6598



- NOTES:**
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
  - 2) This property lies within Zone AE (EL 12) as established by the FEMA Flood Insurance Rate Map No. 48167C0442G, Dated August 15, 2019.
  - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
  - 4) Bearings are based on the monumentation of 13th Street.

Stewart Title File No. 969128  
 Borrower: Katherine Boeker

**Legend:**

- Overhead Power
- Chain Link Fence
- x-x- Wire Fence
- Concrete
- ⊕ Water Meter
- ⊞ Power Pole
- Down Guy

**TRICON LAND SURVEYING, LLC**  
 Mailing: 6341 Stewart Rd. #251  
 Physical: 2011 30th Street  
 Galveston, TX 77551  
 409-467-2772  
 TriconLandSurveying.com  
 T.B.P.L.S. Firm No. 10194309

Drafting: LP Survey Date: October 20, 2020  
 Surveyed For: Stewart Title

Proposed Site Plan



**Ball St. Project**  
 1202 Ball St.  
 Galveston, TX 77550

DRAWINGS PROVIDED BY:  
 Crow Construction & Remodeling, LLC  
 235 Cornelia Way  
 League City, TX 77573  
 libura@crowconstruction.net

DATE:

12/2/24

SCALE:

SHEET:



Existing Elevations



Ball St. Project  
 1000 Ball St.  
 Galveston, TX 77550

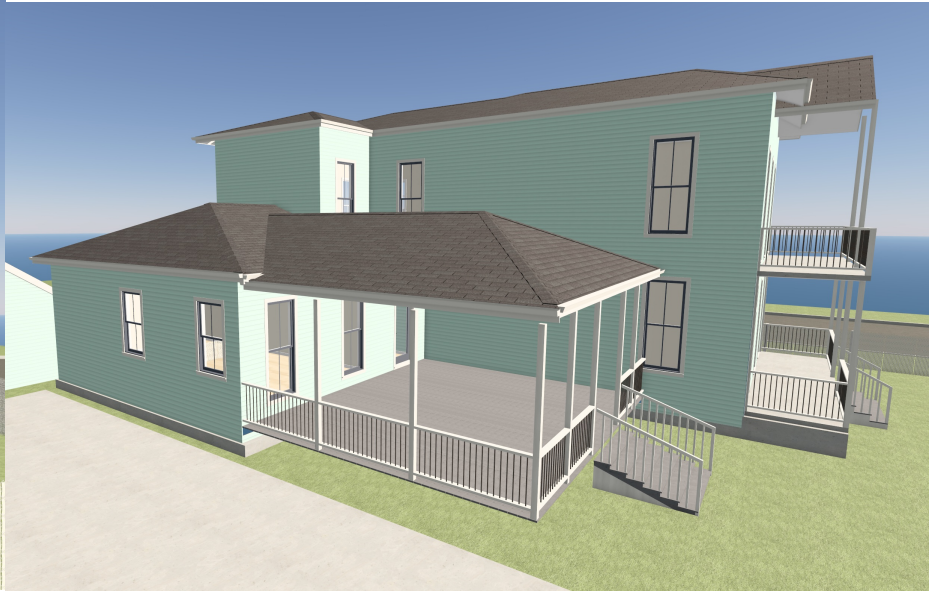
DRAWINGS PROVIDED BY:  
 Crow Construction & Remodeling, LLC  
 335 Cornelia Way  
 League City, TX 77573  
 libura@crowconstruction.net

DATE:

12/2/24

SCALE:

SHEET:



Proposed Elevations



Ball St. Project

1029 Ball St.  
Galveston, TX 77550

DRAWINGS PROVIDED BY:  
Crow Construction & Remodeling, LLC  
335 Cornelia Way  
League City, TX 77573  
libura@crowconstruction.net

DATE:

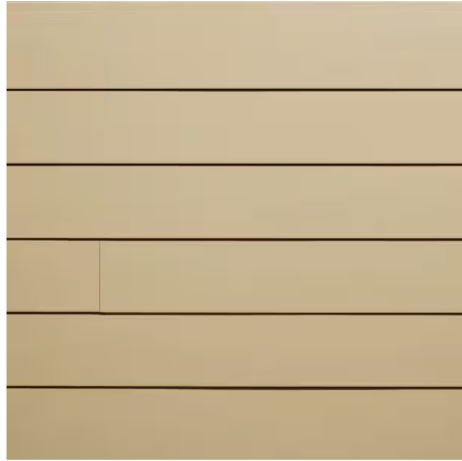
12/2/24

SCALE:

SHEET:

Hardie Plank HZ10 6.25 in. x 144 in. Primed Smooth Fiber Cement Lap Siding

★★★★★ (1) Questions & Answers



Smooth Hardie Siding will be used to match the house



Impact 2 over 2 Windows

- Composite Roof to match existing roof
- Driveway will be concrete

Proposed Materials



Ball St. Project  
1000 Ball St.  
Galveston, TX 77550

DRAWINGS PROVIDED BY:  
Crow Construction & Remodeling, LLC  
335 Connelly Way  
League City, TX 77573  
libura@crowconstruction.net

DATE:

12/2/24

SCALE:

SHEET:



# 24LC-038

# STAFF REPORT

**ADDRESS:**

1401 Winnie / Avenue G

**LEGAL DESCRIPTION:**

Property is legally described as the M.B. Menard Survey, North 68 Feet of Lot 7 (7-1) Block 314, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood

**PROPERTY OWNER:**

Scott Rice

**ZONING DISTRICT:**

Urban Neighborhood, Historic District (UN-H)

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including creating a new door opening, replacing the breeze blocks, modifying the garage door opening with transoms and a decorative trellis, applying stucco, constructing a staircase and landing, adding a brick fence, and replacing shutters with Bahama-style shutters.

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

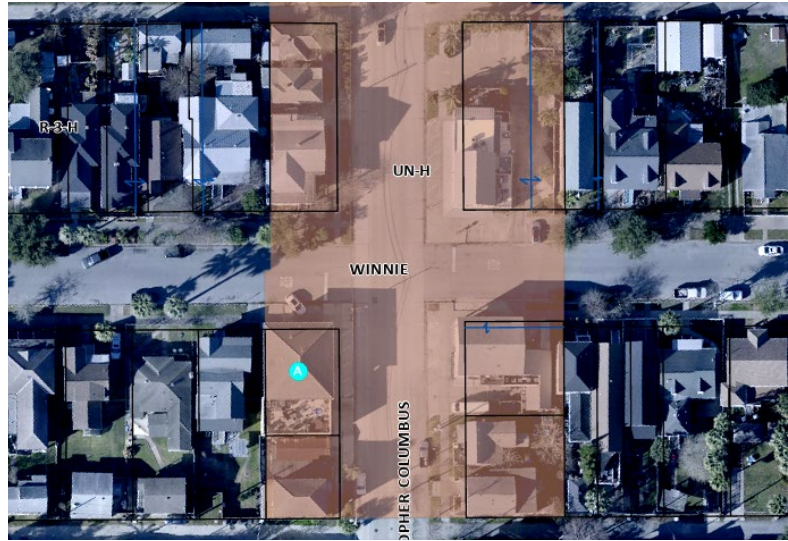
- A – Applicant’s Submittal
- B – Historic Sites Inventory Sheet

**STAFF:**

Daniel Lunsford  
 Senior 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	Urban Neighborhood, Historic District (UN-H)	Commercial
North	Urban Neighborhood, Historic District (UN-H)	Residential
South	Urban Neighborhood, Historic District (UN-H)	Residential
East	Urban Neighborhood, Historic District (UN-H)	Commercial, Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1915
Style	Commercial Box, Craftsman
Condition	Good
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Garage addition

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including:

- New door opening in south façade of garage structure;
- Removal of non-historic breeze blocks from east façade;
- Replacement of breeze blocks with treated wood and Trex handrail;
- Build staircase and landing to upstairs open deck;
- Add (brick) fence of an alternative design;
- Expand existing garage door opening for new garage door with transoms above;
- Add decorative trellis above garage door opening;
- Cover CMU garage addition with stucco; and
- Replace existing shutters with Bahama-style shutters.

Additional details are included in Exhibit A.

**Design Standards for Historic Properties**

The following Design Standards are applicable to this request:

**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 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.

Also see “Storm-Safety Features on Historic Buildings” on page 47.

### **2.21 Maintain existing wood shutters.**

#### *Appropriate*

- Preserve and repair existing wood shutters.

#### *Inappropriate*

- Do not remove original shutters. The shutters serve as accents, provide security, and offer protection against the climate.

## **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.

### *May be Considered on a Case-by-Case Basis by the Landmark Commission*

- The Landmark Commission may consider metal or vinyl shutters for windows that are not visible from the street.

## **Awnings**

Awnings are appropriate for traditional locations such as over windows and doors or attached to porches. Awnings should only be applied when evidence suggests that they are appropriate. Evidence could include photographic documentation, physical evidence on the house, or identical houses with evidence. However, not all houses with awnings today had awnings historically. Thus, they are not always appropriate.

## **2.23 Use material for awnings that is durable and weather resistant.**

### *Appropriate*

- Use canvas or a similar woven material (preferred approach).
- Use awning colors that blend with colors of the structure.
- Consider using wood slat awnings if there is evidence that this awning type was used historically.

### *Inappropriate*

- Do not use awning materials without proven durability or that have a gloss finish. See “Using Alternative Materials on a Historic Structure” on page 31 for more information on choosing appropriate materials.

## **2.24 Install an awning to fit the opening.**

### *Appropriate*

- Use a shed type awning for a rectangular window or door opening.
- Use curved or rounded awning forms over arched windows to match the curve of the opening.

### *Inappropriate*

- Do not install a bubble or curved form awning on a rectangular opening.
- Do not install awnings that cover or conceal significant architectural details such as the window hood molding.
- Do not install awnings so that they cover transom lights or decorative millwork.

## **Architectural Details**

Architectural details contribute to the character of a structure and some details are associated with specific architectural styles. Those details that are key character-defining features should be preserved. The method that requires the least intervention is preferred.

### **2.34 Preserve significant stylistic and architectural features.**

#### *Appropriate*

- Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Minimize damage to historic architectural details when repairs are necessary.
- Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
- Protect significant features that are adjacent to the area being worked on.

#### *Inappropriate*

- Do not remove or alter distinctive architectural features that are in good condition and can be repaired. This includes cast iron storefronts, columns, windows, molding and trim, and cornices.

## **Fences and Walls**

Fences and low walls have defined Galveston front yards since the 19th century. Wood picket and cast-iron fences were the most common historic fence materials. Some more elaborate fences have an unusual combination of cast and wrought-iron materials. Low walls that followed the sidewalk line were masonry and frequently stuccoed brick. Front yards were not enclosed with high walls; these were confined to rear yard areas.

Fences may be placed on the property line, but may not extend into the City right-of-way, without a License to Use Agreement with the City.

### **3.5 Maintain historically significant fences and masonry site walls.**

- Maintain historically significant wooden picket or cast iron fences.
- Maintain historically significant stuccoed brick or concrete masonry site walls.

### **3.6 Design a new fence to be compatible with the architectural style of the house and existing fences in the neighborhood.**

#### *Appropriate*

- Install a painted wood picket fence (this is the preferred option in most historic residential areas, and is often the easiest to install).
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house and does not exceed 48" in height.
- Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.

- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components. See “Using Alternative Materials on a Historic Structure” on page 31 and the table on page 17 for more information (may be appropriate if consistent with the approach described in “Interpreting the Design Standards” on page 16).

*Appropriate for a Non-Corner Side or Rear Yard Fence*

- Install a fence that uses alternative materials with proven durability, matte finish and an accurate scale and proportion of components.
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house (may exceed 48” in height if compatible).

*Inappropriate*

- Do not install chain link fencing.
- Do not mix wooden and metal fence styles.
- Do not use heavy brick fence posts unless there is historic documentation of their use.

## **COMMERCIAL DEVELOPMENT PATTERNS**

Galveston’s historic commercial areas include the grand buildings of downtown and the Strand as well as more modest neighborhood commercial and corner store buildings in historic residential districts. The development of Galveston’s neighborhoods, the economic boom years of the late 19th Century and the constant danger posed by storms and flooding were key influences that helped shape the City’s historic commercial development patterns.

### **Commercial Building Standards**

#### **Historic Commercial Façades**

Historic commercial façades in Galveston typically have a number of character-defining features that convey the historic significance of the property and also promote visual interest. Such features should not be altered, obscured or removed.

#### **4.22 Preserve the character-defining elements of a historic commercial façade.**

*Appropriate Features to Preserve*

- Cornice molding: A decorative band at the top of the building.
- Upper-story windows: Windows located above the street level often have a vertical orientation.
- Mid-belt cornice: A decorative band at the top of the first floor.
- Sign band: A flat band running above the transoms to allow for the placement of signs.
- Transom: The upper portion of the display window, separated by a frame.
- Display windows: The main portion of glass on the storefront, where goods and services are displayed.
- Entry: Usually set back from the sidewalk in a protected recess.
- Kickplate: Found beneath the display window.

#### **4.23 Repair an altered storefront to its original design.**

*Appropriate*

- Use historic photographs when determining the original character of a storefront design.
- Consider alternative designs that are contemporary interpretations of traditional storefronts where the historic façade is missing and no evidence of

it exists (the new design should continue to convey the character of typical storefronts).

**Conformance with the Design Standard for Historic Properties**

Staff finds that the request generally conforms to the Design Standards for Historic Properties due to the relatively unique nature of the property and its contextual surroundings.

While the Galveston Historic Sites Inventory notes the structure was built circa 1915, information from the Rosenberg Library provided by the applicant describes the structure as the 1932 Battaglia grocery store building. This narrative also notes that the garage was added in 1963. While the structure is considered contributing, staff notes that its specific date of construction and associated architectural style is uncommon in the East End but not uncommon at the intersection of Winnie/Avenue G and 14th Street, which is commercial neighborhood hub and has been since the 1930s (according to Galveston Historical Foundation, the commercial structure to the east was also built in 1932 and the commercial structure northeast across the intersection first appears on the 1871 bird's eye map of Galveston).

Because of the complexity of the request, conformance for each change is provided separately below:

**New Door Opening in South Façade of Garage**

The proposed exterior door in the south façade of the garage addition is 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. In this case, the location of the door will not be easily visible from 14th Street, especially given the applicant is proposing to add a fence to the space between the garage structure and the adjacent property line. This conforms to the Design Standards.

**Removal of Non-historic Breeze Blocks from East Façade and Replacement of Breeze Blocks with Treated Wood and Trex Handrail**

While no historic photos of the exterior façade were provided, the garage addition is not considered of historical importance; therefore, more flexibility in treatment is possible. Removal of the breezeblock wall down to the garage roof deck to replace it with a more traditional wood and composite material handrail which also meets current life-safety codes is permissible. While the plans call for Trex handrails - a material not previously approved by Landmark Commission - the handrail is well beyond the pedestrian realm. Staff does recommend that the replacement handrail conform to the typical "square, straight" design for new construction in the historic districts as shown in Exhibit B.

**Build Staircase and Landing to Upstairs Open Deck**

The proposed stairs from grade to the garage roof deck is technically in Location D: Not Typically Visible Rear Façade, but it is somewhat visible from 14th Street. Regardless, it is not detrimental to the appearance of the structure and will be obscured somewhat by the proposed wall as noted above and described below. Again, staff recommends that the handrails conform to the typical "square, straight" design as shown Exhibit B.

### **Add Brick Fence of an Alternative Design**

The applicant is proposing a brick wall and entry gate approximately eight feet high (see Exhibit A). While this is not specifically approved in the Design Standards, the proposed wall matches the materiality of the 1934 structure, which is encouraged in the Design Standards. And, while the wall is highly visible from 14th Street, it is less than twelve feet long according to the applicant's submittal.

### **Expand Existing Garage Door Opening for New Garage Door with Transoms Above Add Decorative Trellis Above Garage Door Opening**

The existing garage addition is not considered historic, so a higher degree of flexibility is allowed, even on highly visible façades. Modifying the existing opening to add transoms above, adding a short, decorative trellis above, and replacing the existing garage door with a more contemporary/industrial design is not prohibited by the Design Standards given the non-historic nature of the garage, the commercial nature of the property, and the surrounding commercial context of the street intersection.

### **Cover CMU Garage Addition with Stucco**

The Design Standards recommend protecting historic stucco and finishes, as well as not using stucco to cover historic finishes. As previously noted, however, the garage addition is not historically important, and thus can be treated with greater flexibility. Neither recommendation regarding stucco applies, so adding stucco may be considered.

### **Replace Existing Shutters with Bahama-style Shutters**

The applicant proposes to replace the existing traditional-style shutters with Bahama-style shutters on the historic portion of the building. The Design Standards do not specifically approve any shutter design except traditional shutters, and Bahama shutters are not typical to Galveston vernacular architecture. However, Bahama shutters were generally popular in the United States in the 1920s and 1930s, especially in Florida and the southeastern United States and associated with Mediterranean-style architecture. Because Bahama shutters are historically contemporary with the 1932 historic structure, Bahama shutters may be considered.

## **Staff Recommendation**

Staff recommends the request be approved with the following conditions:

### *Specific Conditions:*

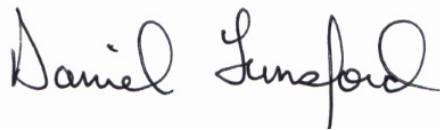
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications:
  - a. The handrails on the stairs and rooftop deck shall conform to the simple, square design shown in Exhibit B of the staff report;

### *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. 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,



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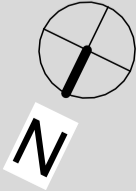
Daniel Lunsford  
Senior Planner

December 30, 2024

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Date





**14TH STREET**  
(80' R.O.W. - A.K.A. COLUMBUS)

EXISTING PROPERTY  
LINE TO BE  
REMOVED. TO BE  
REPLATTED INTO 1  
PROPERTY

NEW PROPERTY  
LINE

NEW TRTD WOOD  
PERGOLA STYLE  
AWNING

NEW ADA RAMP  
+ LANDING

5

4

PROPERTY LINE: S 16° 43' 00" E - 68.6'

PROPERTY LINE: N 73° 17' 00" E - 42.83'

PROPERTY LINE: N 16° 43' 00" W - 68.6'

EXISTING PARKING

EXISTING 2  
STORY  
BRICK  
BUILDING ON  
SLAB

REFINISH EXISTING  
AWNINGS

REFINISH EXISTING  
AWNINGS

NEW SITE BUILT  
TRTD WOOD  
LOUVER  
EQUIPMENT  
SCREEN

ALL MODIFICATIONS  
TO 711 14TH STREET  
UNDER SEP.  
APPLICATION.  
SHOWN FOR  
CONTEXT ONLY

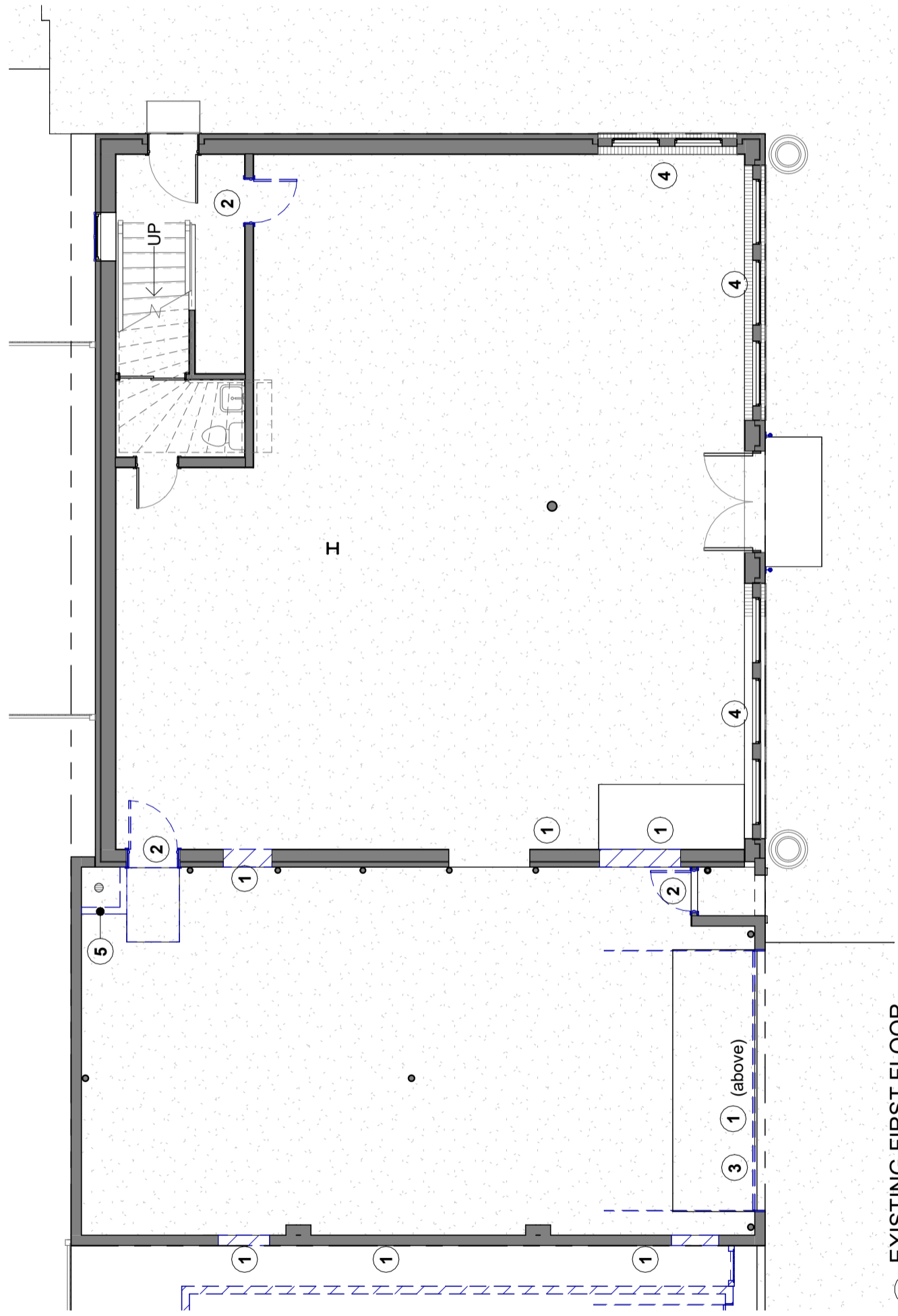
DUMPSTER  
ENCLOSURE

THIS CITY APPROVED SUBDIVISION DRAINAGE PLAN AND SITE TOPOGRAPHY IS NOT BEING ALTERED  
NO FILL SHALL BE BROUGHT TO SITE. NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION  
THERE SHALL BE NO NEGATIVE IMPACT TO NEIGHBORING PROPERTIES

ADJ RES

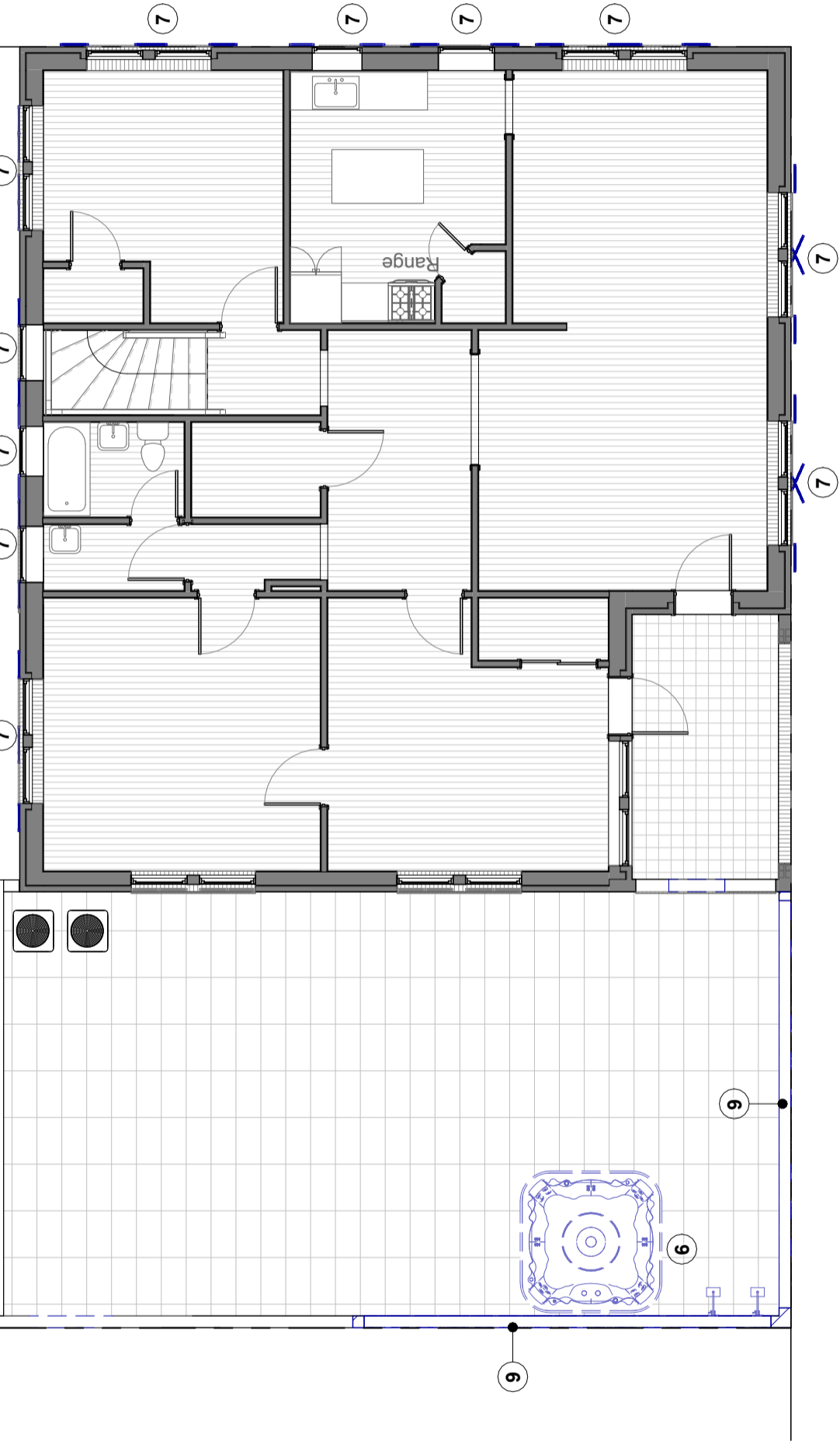
**AVENUE G**  
(70' R.O.W. - A.K.A. WINNIE)

1 PROPOSED SITE PLAN  
1" = 10'-0"



1 EXISTING FIRST FLOOR  
1/8" = 1'-0"

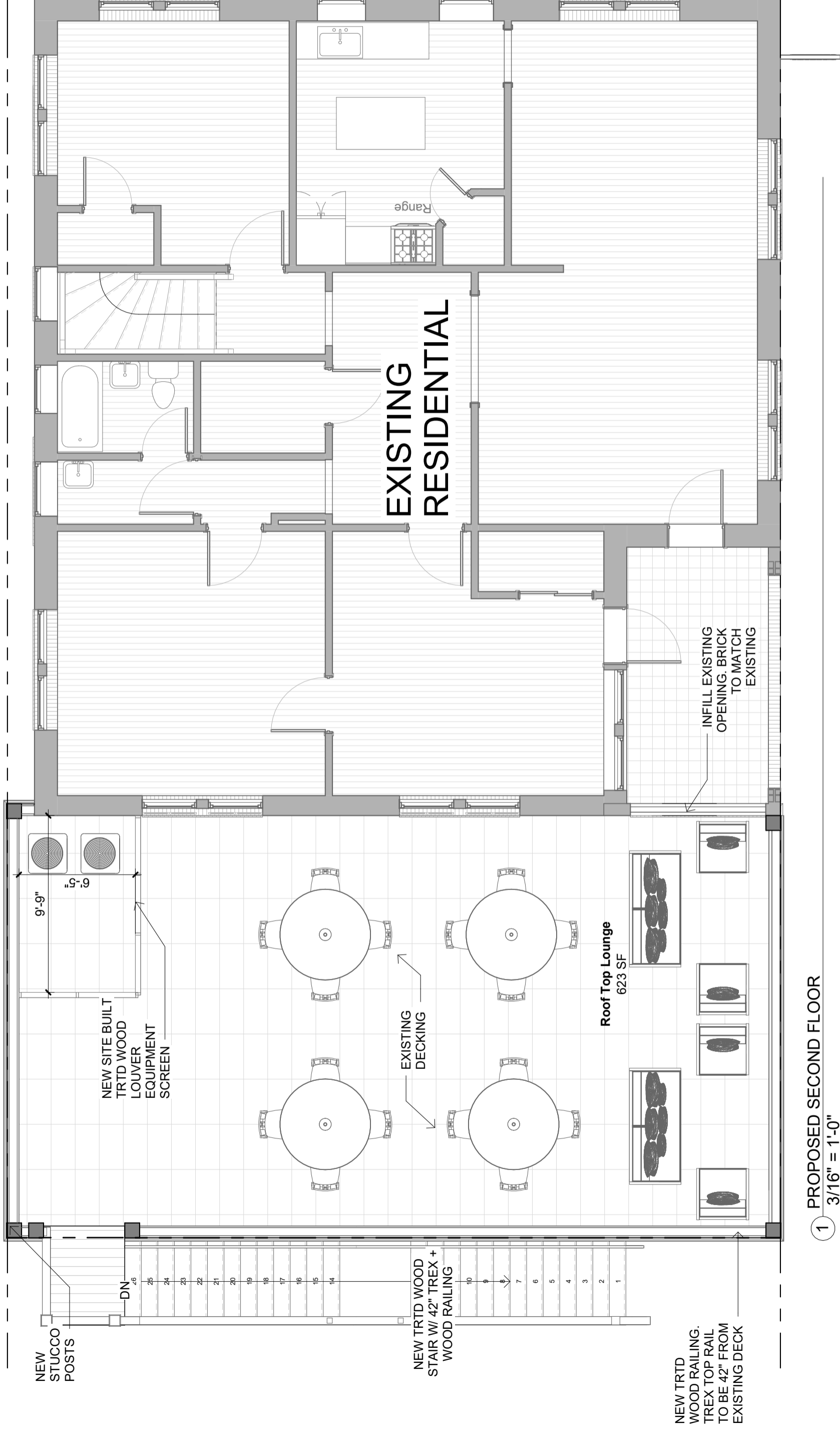
Demolition Keynote Legend	
Keynote	Definition
1	Demo for new opening
2	Remove door
3	Remove garage door
4	Remove interior trim
5	Demo concrete curb



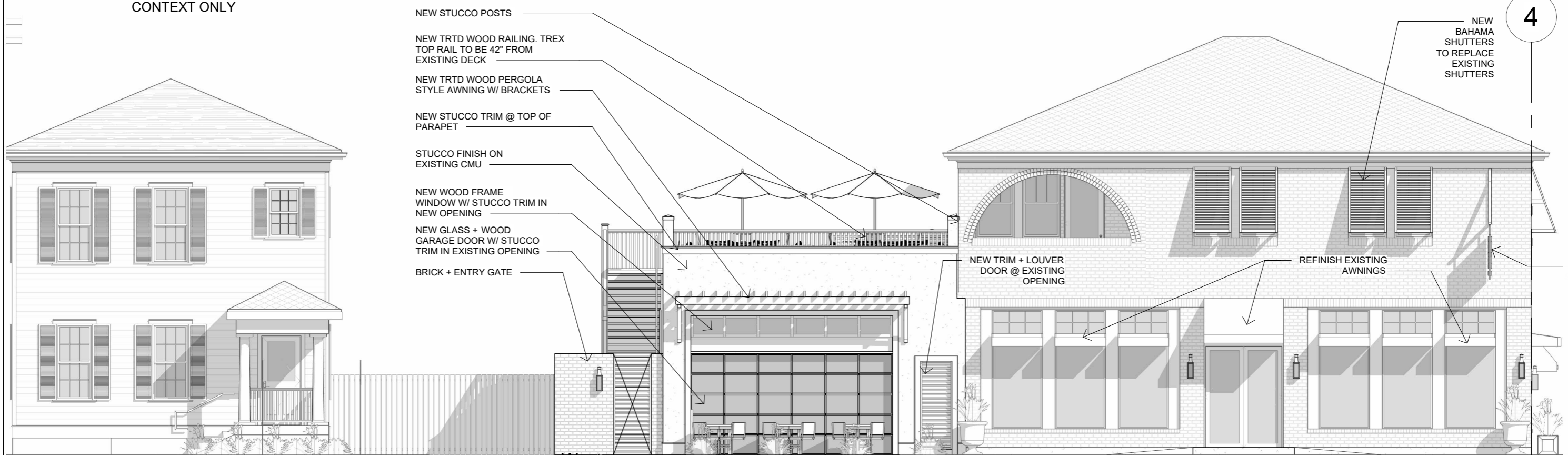
1 EXISTING SECOND FLOOR  
1/8" = 1'-0"

Demolition Keynote Legend	
Keynote	Definition
6	Remove Hot Tub/Shower
7	Remove Shutters
9	Demo breezeblock





ALL MODIFICATIONS TO 711 14TH STREET  
UNDER SEP. APPLICATION. SHOWN FOR  
CONTEXT ONLY



NEW STUCCO POSTS

NEW TRTD WOOD RAILING. TREX  
TOP RAIL TO BE 42" FROM  
EXISTING DECK

NEW TRTD WOOD PERGOLA  
STYLE AWNING W/ BRACKETS

NEW STUCCO TRIM @ TOP OF  
PARAPET

STUCCO FINISH ON  
EXISTING CMU

NEW WOOD FRAME  
WINDOW W/ STUCCO TRIM IN  
NEW OPENING

NEW GLASS + WOOD  
GARAGE DOOR W/ STUCCO  
TRIM IN EXISTING OPENING

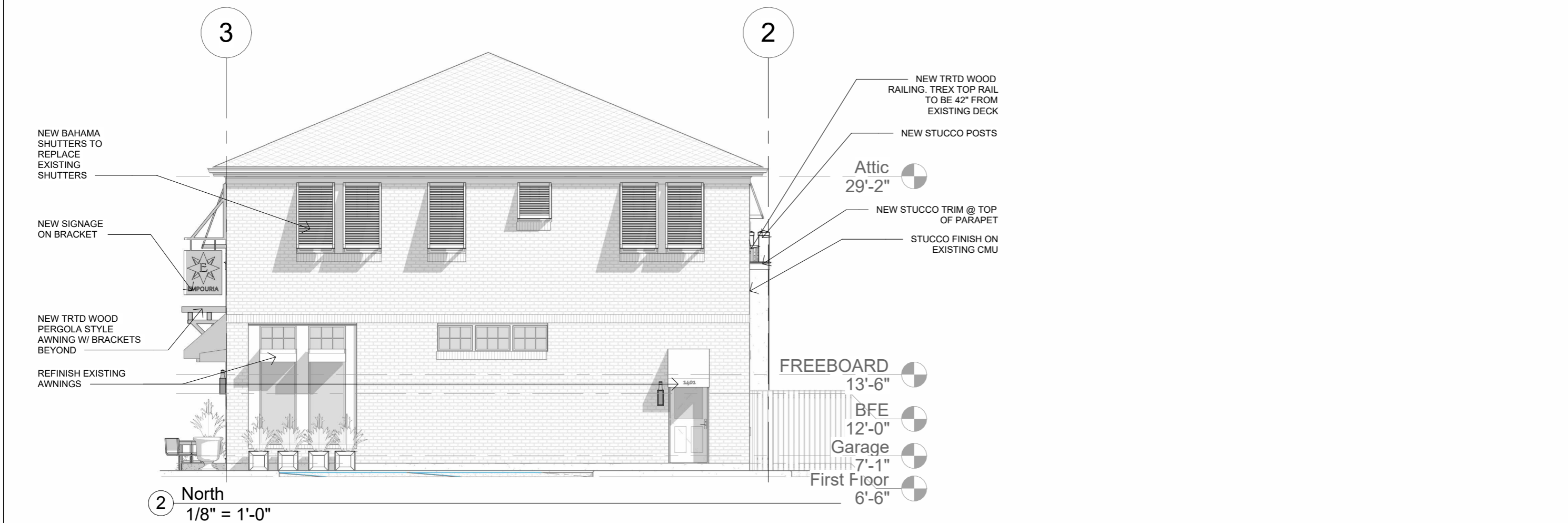
BRICK + ENTRY GATE

NEW  
BAHAMA  
SHUTTERS  
TO REPLACE  
EXISTING  
SHUTTERS

4

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

NEW CONCRETE ADA RAMP



NEW BAHAMA  
SHUTTERS TO  
REPLACE  
EXISTING  
SHUTTERS

NEW SIGNAGE  
ON BRACKET

NEW TRTD WOOD  
PERGOLA STYLE  
AWNING W/ BRACKETS  
BEYOND

REFINISH EXISTING  
AWNINGS

NEW TRTD WOOD  
RAILING. TREX TOP RAIL  
TO BE 42" FROM  
EXISTING DECK

NEW STUCCO POSTS

Attic  
29'-2"

NEW STUCCO TRIM @ TOP  
OF PARAPET

STUCCO FINISH ON  
EXISTING CMU

FREEBOARD	
FREEBOARD	13'-6"
BFE	12'-0"
Garage	7'-1"
First Floor	6'-6"

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

A3.1  
Elevations

Issue Date: 12/13/2024

**eas** easterwood  
ARCHITECTS STUDIO

409.354.8976  
contact@beaia.com

123 25th Street - Suite 2007  
Galveston TX 77550

East End Empouria  
1401 Winnie

Project Number: C24-009.01

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4

NEW BAHAMA SHUTTERS TO REPLACE EXISTING SHUTTERS

NEW STUCCO POSTS  
NEW TRTD WOOD RAILING, TREX TOP RAIL TO BE 42" FROM EXISTING DECK  
NEW STUCCO TRIM @ TOP OF PARAPET

NEW TRTD WOOD STAIR W/ 42" TREX + WOOD RAILING

STUCCO FINISH ON EXISTING CMU

NEW STUCCO TRIM @ BASE

RESTORE HISTORIC WOOD LOUVER SHUTTERS ON ALL WINDOWS

RESTORE SIDING/TRIM AS NEEDED.

5

ALL MODIFICATIONS TO 711 14TH STREET UNDER SEP. APPLICATION, SHOWN FOR CONTEXT ONLY

1 East

1/8" = 1'-0"

2

NEW TRTD WOOD RAILING, TREX TOP RAIL TO BE 42" FROM EXISTING DECK

NEW STUCCO POSTS

NEW STUCCO TRIM @ TOP OF PARAPET

STUCCO FINISH ON EXISTING CMU

NEW TRTD WOOD STAIR W/ 42" TREX + WOOD RAILING

NEW TRTD WOOD RAIL UNDER STAIRS

EXISTING SHUTTERS TO REMAIN

3

Attic 29'-2"

NEW SIGNAGE ON BRACKET BEYOND

Roof Deck 20'-3"

NEW TRTD WOOD PERGOLA STYLE AWNING W/ BRACKETS

FREEBOARD 13'-6"

BFE 12'-0"

Garage 7'-1"

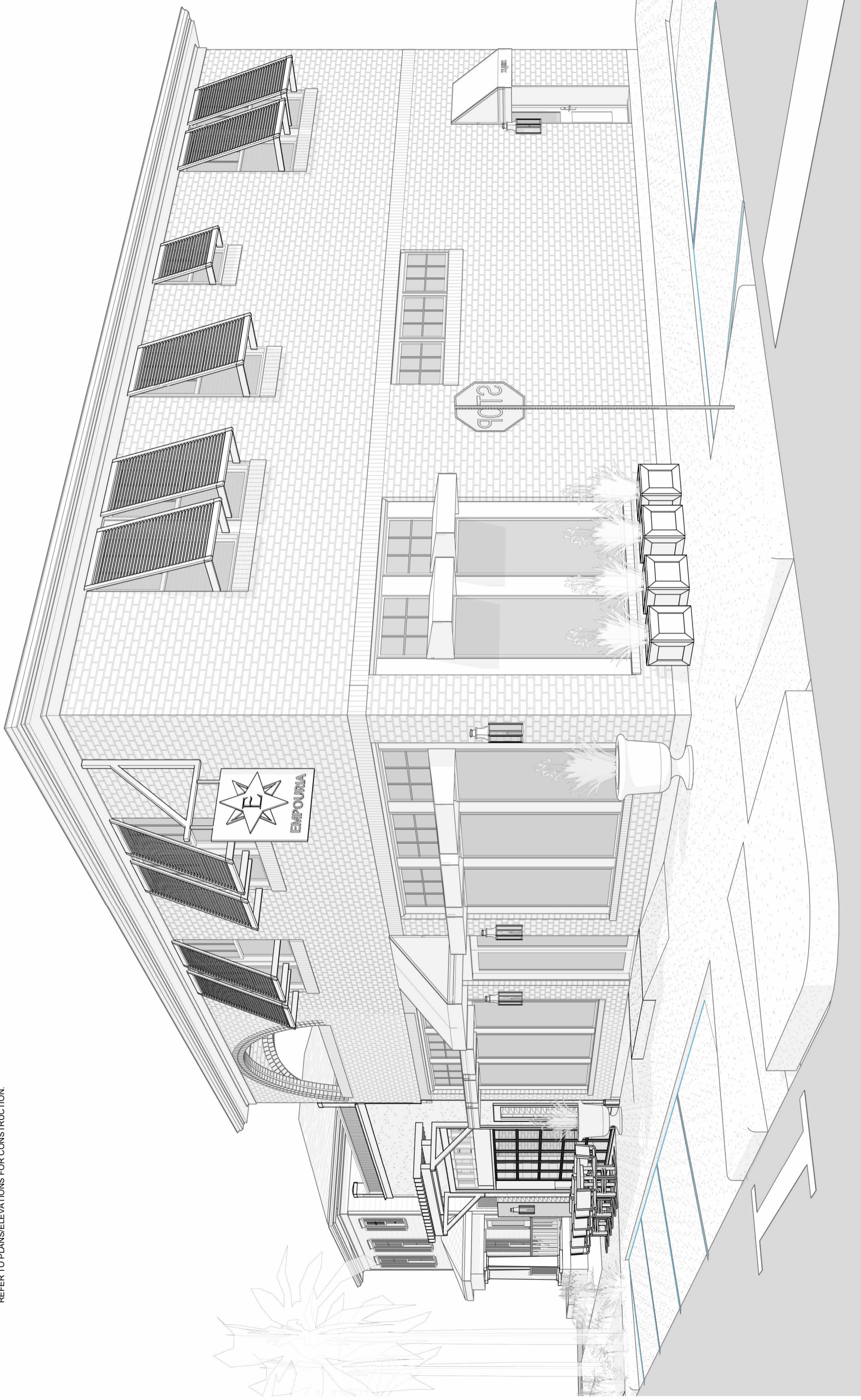
First Floor 6'-6"

NEW CONCRETE LANDING + STAIRS

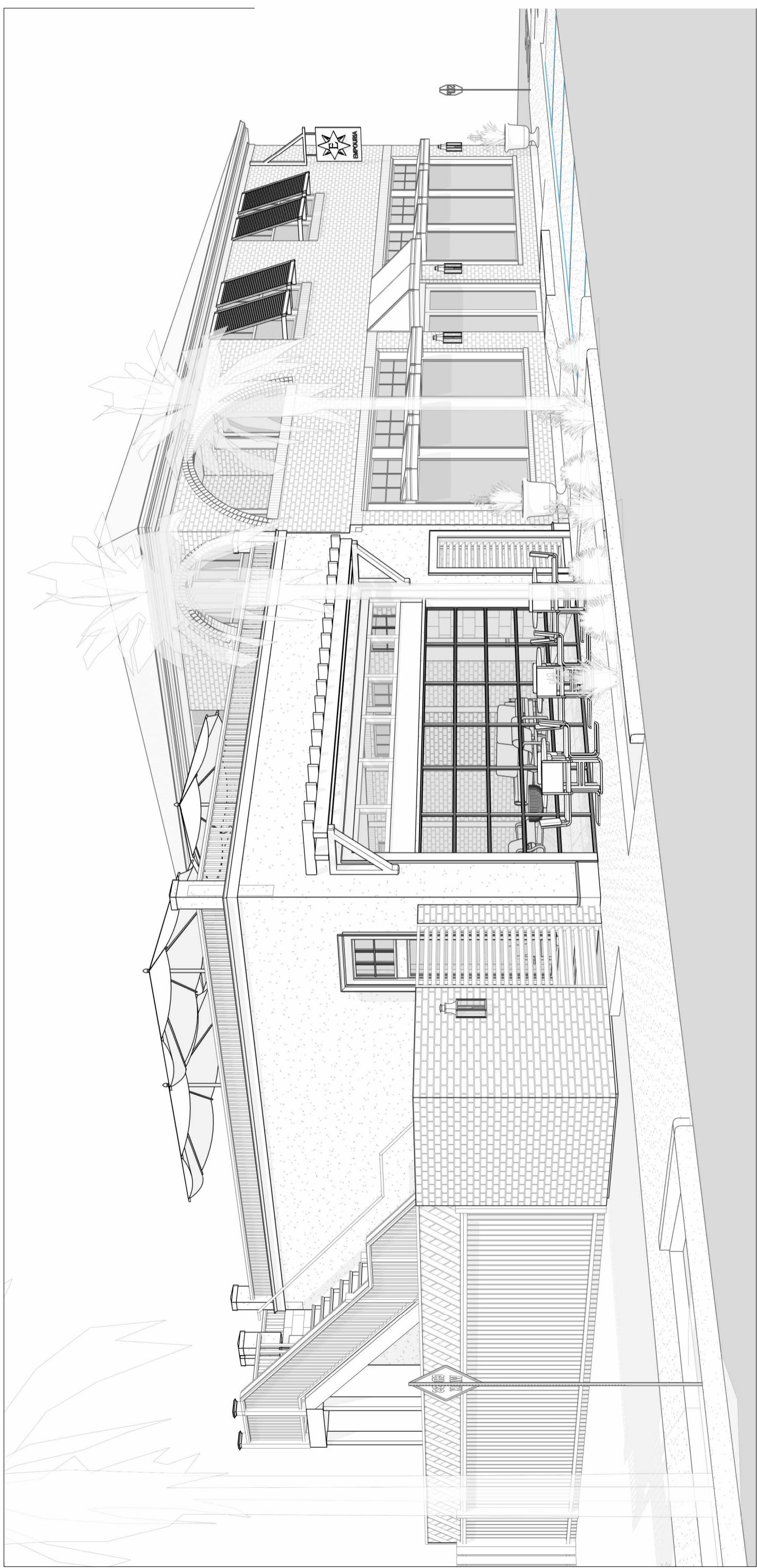
6'-5"

2 South

1/8" = 1'-0"



NOTE: PERSPECTIVES FOR VISUAL PURPOSES ONLY. PLEASE  
REFER TO PLANS/ELEVATIONS FOR CONSTRUCTION.



1 14th Street

1401 WINNIE, GALVESTON, TX 77550

HHM-12297

Parcel ID 689966

Year Built ca. 1915

High = Individually Eligible/Listed; Contributing

Medium = Contributing

Low = Non-Contributing

District East End Historic District

Priority Rating Medium

Building Faces 'B

## DESCRIPTION

Type Commercial Box  
Freestanding Store

Stylistic Influences Craftsman

Stories 2

Exterior Wall Materials Brick

Foundation Type Slab

Landscape Features Concrete curb

## ROOF

Roof Shape Pyramid

Roof Materials Asbestos shingles

Roof Features Wide eaves

## WINDOWS &amp; DOORS

Window Types Double-hung, Fixed,  
Hopper

Window Frame Materials Wood

Window Light Configuration 3/1, 1, 6

Window Features Transoms, Awnings

Door Materials Wood

Door Types Single door primary  
entrance, Double door  
primary entrance, Multiple  
entrances

## CHIMNEYS

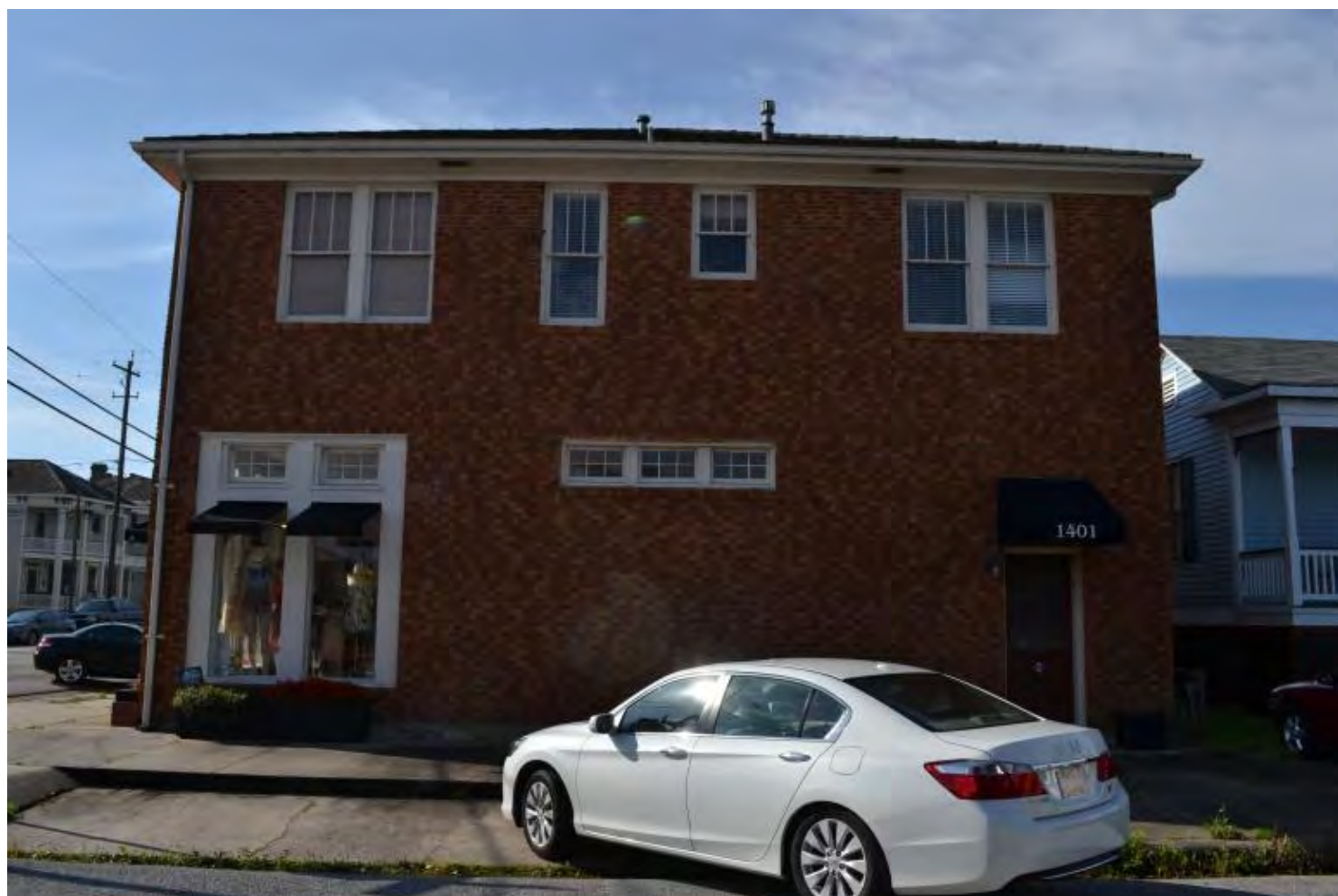
## PORCH

## INTEGRITY

Condition Good

Additions Rear addition

Alterations Exterior wall material  
replaced, Door replaced,  
Window replaced



TX\_GalvestonCounty\_1401\_Winnie\_1.jpg



# 24LC-039

# STAFF REPORT

**ADDRESS:**

711 14<sup>th</sup> Street

**LEGAL DESCRIPTION:**

Property is legally described as M.B. Menard Survey South 52 Feet of Lot 7 (7-2) Block 314, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

Brax Easterwood

**PROPERTY OWNER:**

Scott Rice

**ZONING DISTRICT:**

Urban Neighborhood, Historic District (UN-H)

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness for alterations to the structure including demolishing the existing garage and breezeway, replacing windows, replacing porch columns, and adding a handrail to the front porch

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

- A – Applicant’s Submittal
- B – Historic Sites Inventory Sheet

**STAFF:**

Daniel Lunsford  
 Senior 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	Urban Neighborhood, Historic District (UN-H)	Residential
North	Urban Neighborhood, Historic District (UN-H)	Commercial
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Urban Neighborhood, Historic District (UN-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

**Historical and/or Architectural Significance**

Date	1880
Style	National Folk
Condition	Fair
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Garage addition

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including:

- Demolish an existing garage and breezeway connection;
- Replace existing windows in existing openings with wood windows;
- Replacement of existing fiberglass columns at front porch; and
- Adding a handrail to the front porch;

Additional details are included in Exhibit A.

**Design Standards for Historic Properties**

The following Design Standards are applicable to this request:

**Demolition Considerations**

The preservation of Galveston's historic resources helps maintain the community's unique identity and quality of life. Demolition of any primary or secondary structure, or any portion of the exterior of a structure that is a locally-designated historic landmark or is considered to be a contributing structure in a locally-designated historic district will generally not be permitted. However, The Landmark Commission will consider requests for removal of inappropriate additions and alterations that are not original. Galveston's zoning standards include the specific requirements for demolition applications, including the criteria for claims of economic hardship or unusual and compelling circumstances, and evaluation of threats to safety. Demolition requests must include a presentation of any new construction, additions or improvements proposed after the demolition. The Commission will review such plans using the *Design Standards*. It is the burden of the applicant to prove the necessity for demolition.

## **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.

## **Architectural Details**

Architectural details contribute to the character of a structure and some details are associated with specific architectural styles. Those details that are key character-defining features should be preserved. The method that requires the least intervention is preferred.

### **2.34 Preserve significant stylistic and architectural features.**

#### *Appropriate*

- Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Minimize damage to historic architectural details when repairs are necessary.
- Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
- Protect significant features that are adjacent to the area being worked on.

#### *Inappropriate*

- Do not remove or alter distinctive architectural features that are in good condition and can be repaired. This includes cast iron storefronts, columns, windows, molding and trim, and cornices.

### **Historic Residential Windows**

Windows in older Galveston buildings are important character defining features. Most windows are wooden, double-hung sash. This means that they have two balanced sashes, one sliding over the other vertically. Each sash is divided into panes, also called "lights."

Also see "Storm-Safety Features on Historic Buildings" on page 47.

### **3.12 When replacing a window, match the original design and pane configuration.**

#### *Appropriate*

- Use wood frames and sashes for windows on a primary façade (preferred approach).
- Consider using clad wood windows on a primary façade (may be appropriate if consistent with the approach described in "Interpreting the Design Standards" on page 16).
- Maintain the wood window trim if metal or vinyl windows are installed (non primary façade only).
- Reinstall windows and doors in previously enclosed openings. City staff will field verify all evidence of the feature's previous existence prior to approval.
- Use clear replacement panes.

#### *Inappropriate*

- Vinyl windows are not permitted on primary façades
- Tinted glass is not permitted.
- Do not change the size or position of a window opening.
- The addition of large picture windows on the main façade is not permitted.
- Do not use dark window screens.
- Do not use unpainted metal sashes with a raw metal color.

### **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 Craftsmanstyle 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.

#### **3.16 If necessary, replace damaged porch railings and steps.**

##### *Appropriate*

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

##### *Inappropriate*

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

**Conformance with the Design Standard for Historic Properties**

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

The Galveston Historic Sites Inventory notes the main structure was built circa 1880; however, Sanborn insurance maps do not show the structure until after 1912. Regardless, the architectural style places the house close to 1912 and affirms its contributing status. The Historic Sites Inventory does not note the accessory structures as being historic.

Conformance for each proposed change is provided separately below:

**Demolish an Existing Garage and Breezeway Connection**

The garage and breezeway connections between 711 14<sup>th</sup> Street and the structure to the north (re: 24LC-038) are not noted as historic and can be demolished. The applicant is also proposing to restore the siding of the main structure with like materials and style which conforms to the Design Standards.

**Replace Existing Windows with Wood Windows**

The applicant requests to replace the existing windows with new windows of the same materials and style, with one exception: the existing small second floor window facing the street is a one over one configuration. Given that this window is likely a later addition (possibly for a bathroom), its historic value is negligible. Replacing it with a six-over-six wood window to match the others conforms to the Design Standards.

**Replacement of Existing Front Porch Columns**

The existing front porch columns are fiberglass, and of a much different style than the main house. Because of this, the applicant’s request to replace them with plain square wood columns to match the overall National Folk aesthetic conforms to the Design Standards.

**Add a Handrail to the Front Porch**

The applicant proposes to add a handrail of the “simple, square” design typically approved for new construction or replacement when the original style and appearance of a handrail is not known (see Exhibit B). Because no historic photos of the house are known to exist, this conforms to the Design Standards.

**Staff Recommendation**

Staff recommends the request be approved with the following conditions:

*Specific Conditions:*

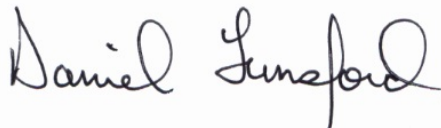
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report;

*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,



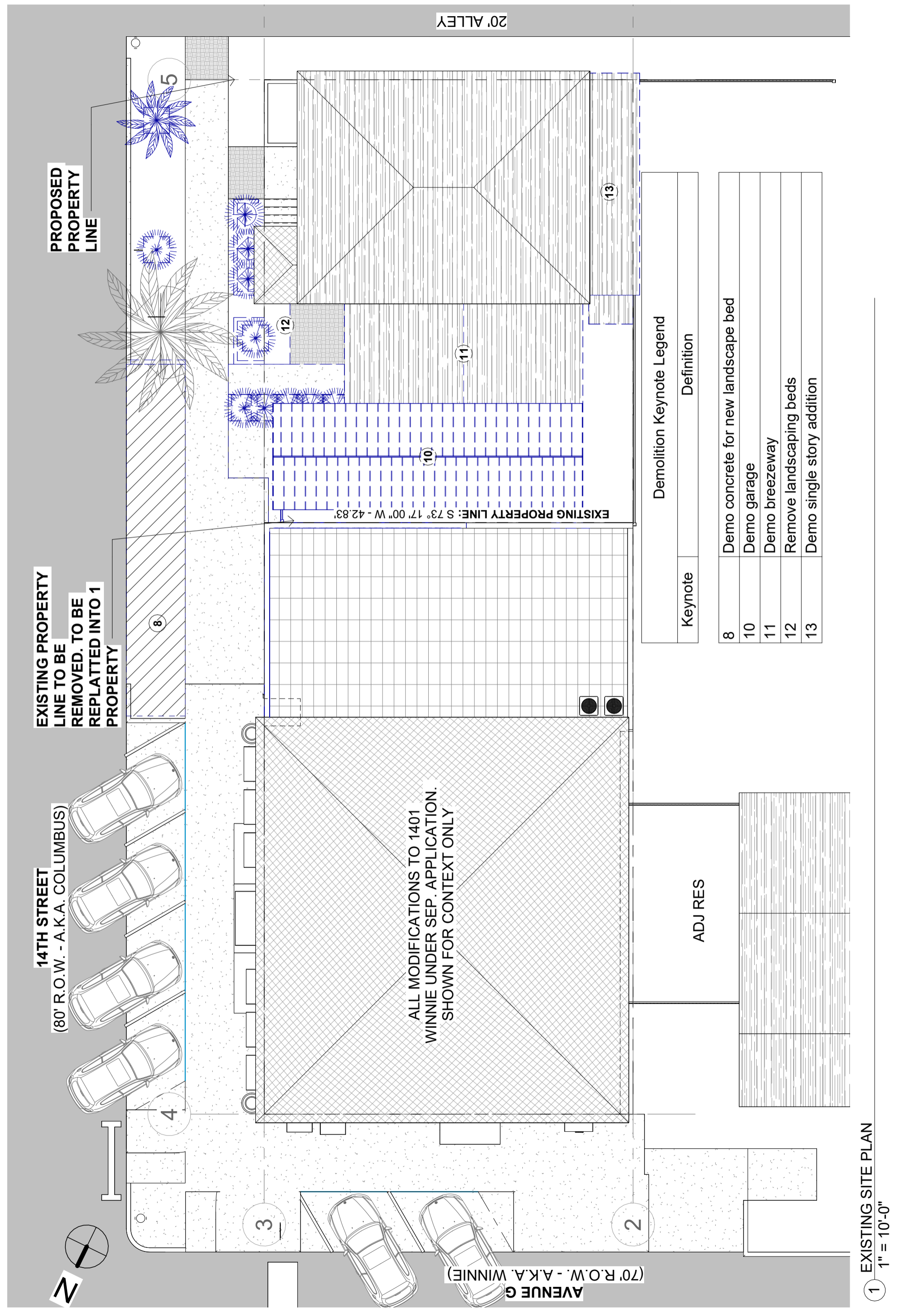
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Daniel Lunsford  
Senior Planner

December 30, 2024

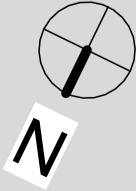
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Date



Demolition Keynote Legend	
Keynote	Definition
8	Demo concrete for new landscape bed
10	Demo garage
11	Demo breezeway
12	Remove landscaping beds
13	Demo single story addition

1 EXISTING SITE PLAN  
1" = 10'-0"



**14TH STREET**  
(80' R.O.W. - A.K.A. COLUMBUS)

EXISTING PROPERTY  
LINE TO BE  
REMOVED. TO BE  
REPLANTED INTO 1  
PROPERTY

NEW PROPERTY  
LINE

4

5

EXISTING PARKING

AVENUE G  
(70' R.O.W. - A.K.A. WINNIE)

DN DN

ALL MODIFICATIONS TO 1401  
WINNIE UNDER SEP. APPLICATION.  
SHOWN FOR CONTEXT ONLY

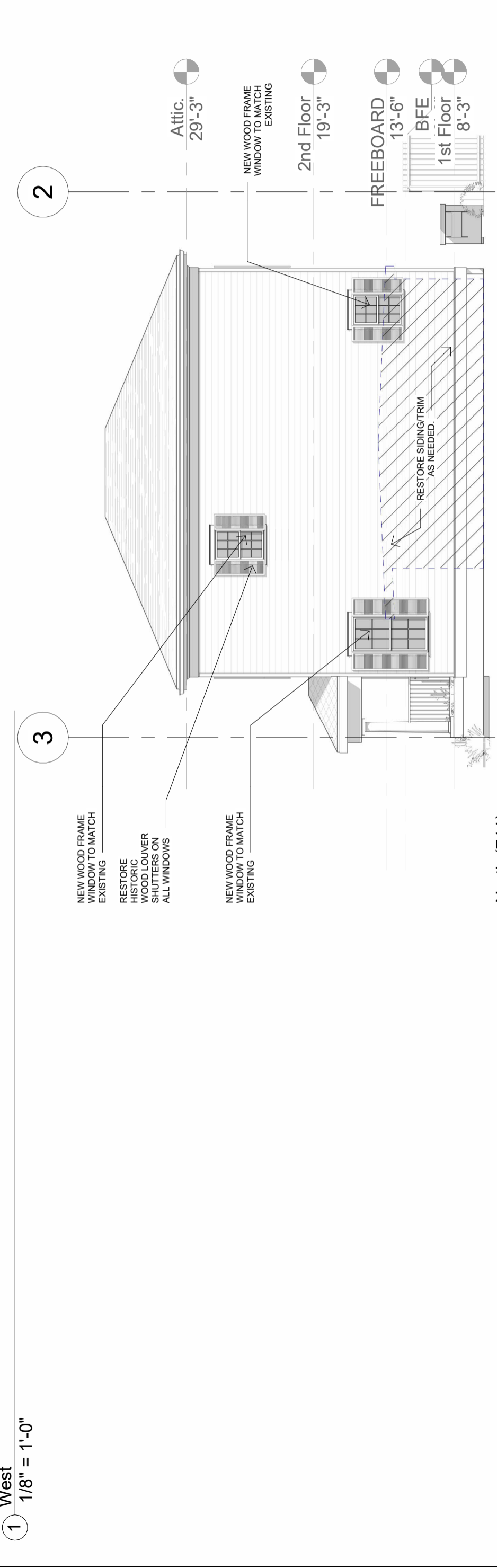
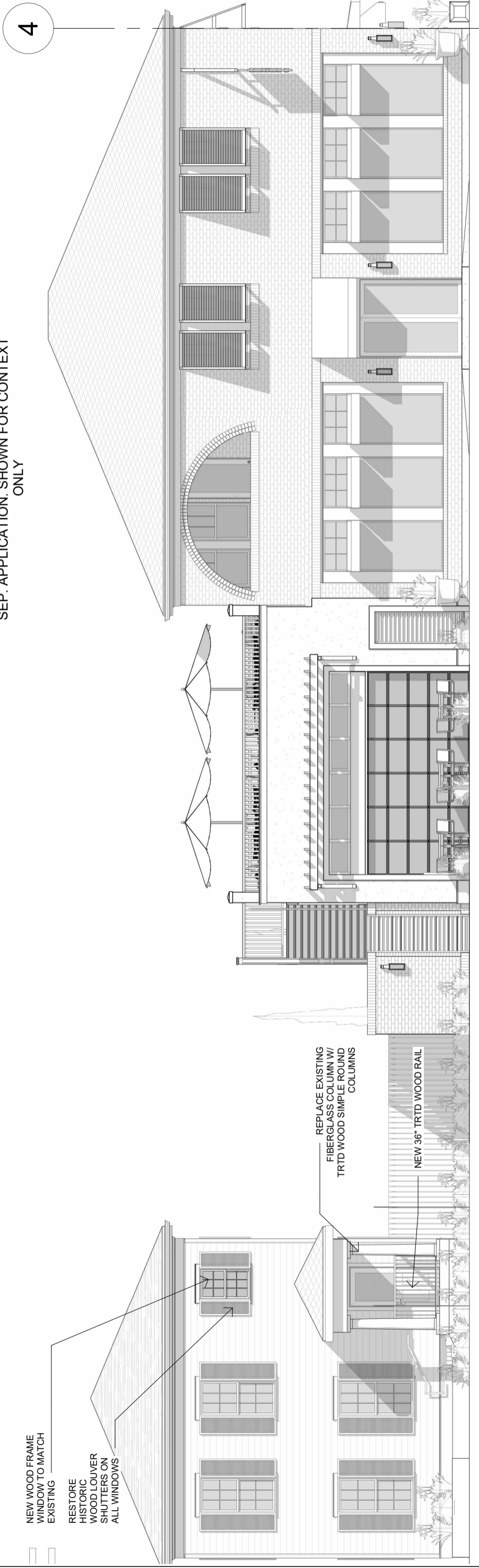
DUMPSTER  
ENCLOSURE

ADJ RES

THIS CITY APPROVED SUBDIVISION DRAINAGE PLAN AND SITE TOPOGRAPHY IS NOT BEING ALTERED  
NO FILL SHALL BE BROUGHT TO SITE. NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION  
THERE SHALL BE NO NEGATIVE IMPACT TO NEIGHBORING PROPERTIES

1 PROPOSED SITE PLAN  
1" = 10'-0"

ALL MODIFICATIONS TO 1401 WINNIE UNDER  
 SEP. APPLICATION. SHOWN FOR CONTEXT  
 ONLY

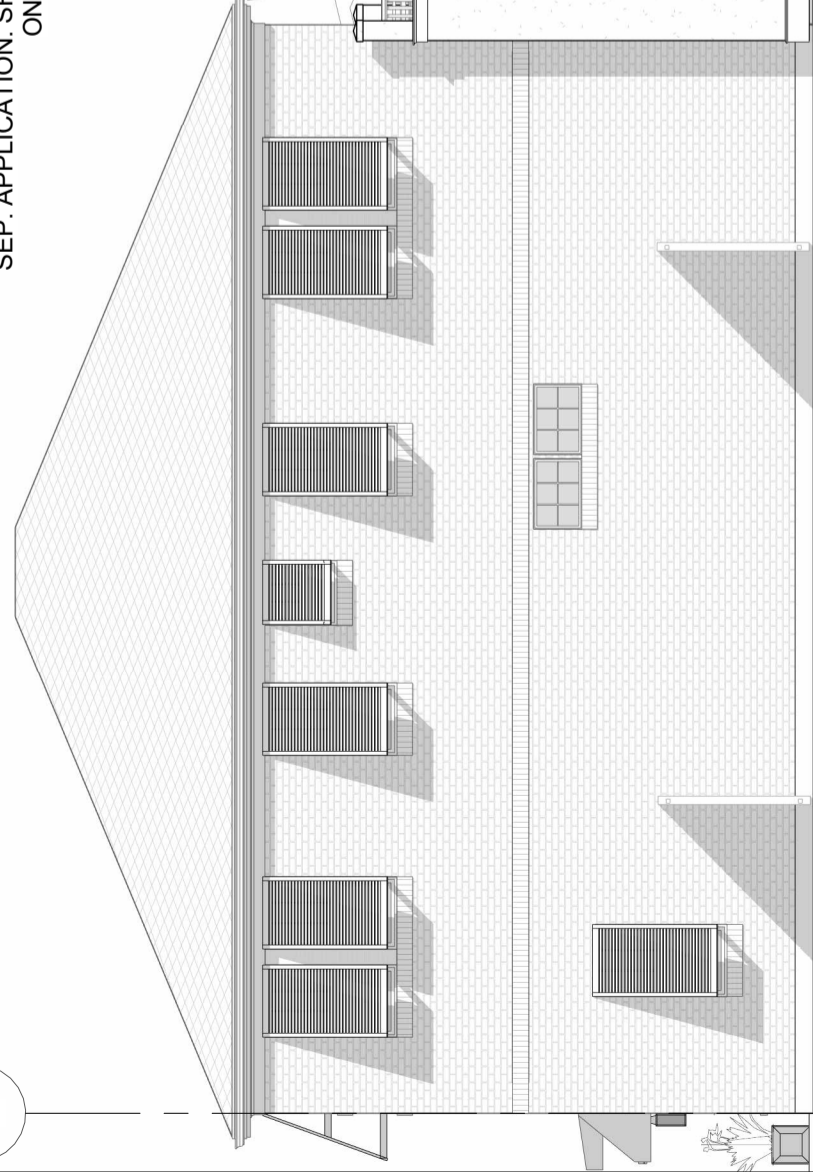


1 West  
 1/8" = 1'-0"

2 North (711)  
 1/8" = 1'-0"

4

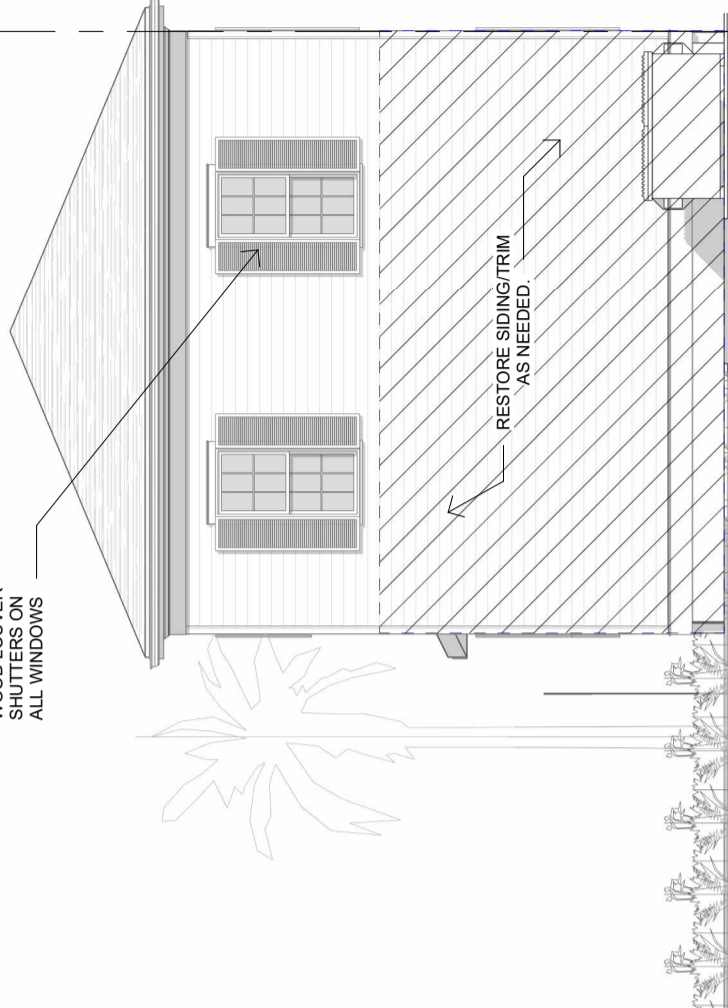
ALL MODIFICATIONS TO 1401 WINNIE UNDER  
SEP. APPLICATION. SHOWN FOR CONTEXT  
ONLY



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

5

RESTORE  
HISTORIC  
WOOD LOUVER  
SHUTTERS ON  
ALL WINDOWS



RESTORE SIDING/TRIM  
AS NEEDED.

1

2

3

RESTORE HISTORIC  
WOOD LOUVER  
SHUTTERS ON ALL  
WINDOWS

Attic.  
29'-3"

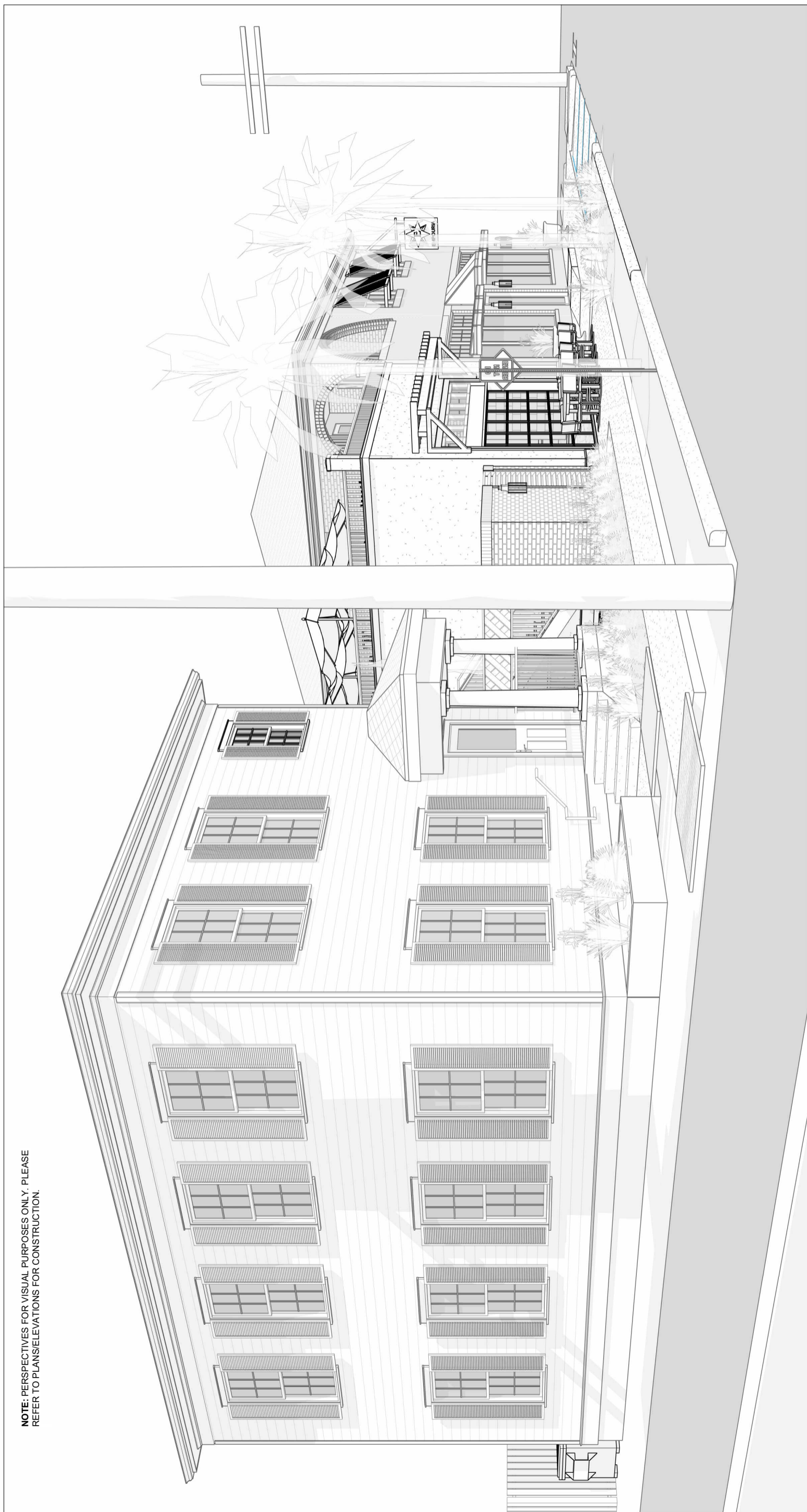
2nd Floor  
19'-3"

FREEBOARD  
13'-6"

BFE  
1st Floor  
8'-3"

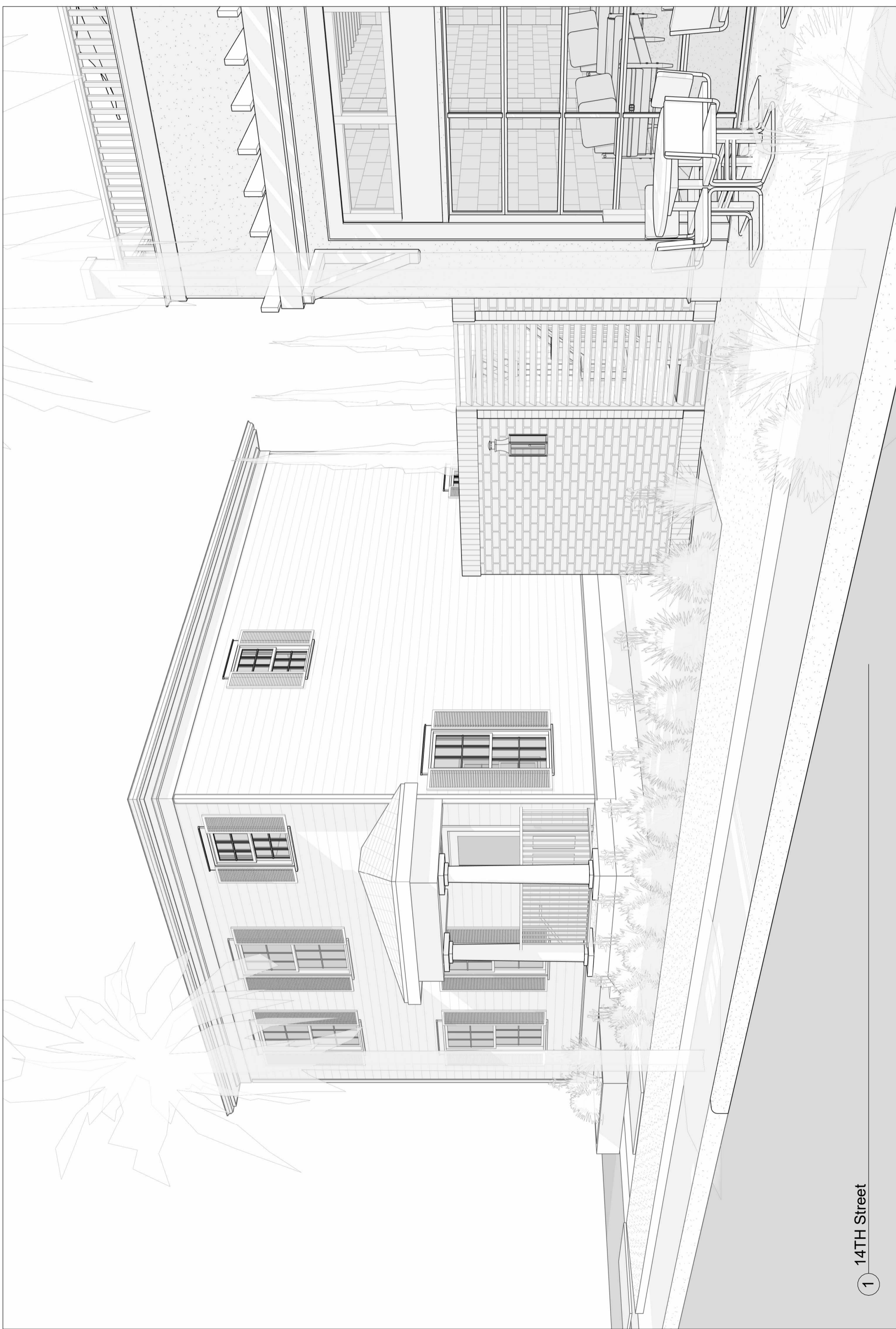


2 South (711)  
1/8" = 1'-0"



1 View from 14th & Alley

NOTE: PERSPECTIVES FOR VISUAL PURPOSES ONLY. PLEASE REFER TO PLANS/ELEVATIONS FOR CONSTRUCTION.



711 CHRISTOPHER COLUMBUS BLVD, GALVESTON, TX 77550

HHM-12309

Parcel ID 689967  
 District East End Historic District  
 Building Faces E

Year Built ca. 1880  
 Priority Rating Medium

High = Individually Eligible/Listed; Contributing  
 Medium = Contributing  
 Low = Non-Contributing

## DESCRIPTION

Type Single-Family House  
 Linear  
 Stylistic Influences National Folk  
 Stories 2  
 Exterior Wall Materials Horizontal wood board  
 Foundation Type Raised basement, Pier-and-beam  
 Landscape Features Concrete curb

## ROOF

Roof Shape Hipped  
 Roof Materials Asbestos shingles  
 Roof Features Flared eaves, Box eaves

## WINDOWS &amp; DOORS

Window Types Double-hung  
 Window Frame Materials Wood  
 Window Light Configuration 1/1, 6/6  
 Window Features Wood shutters  
 Door Materials Metal  
 Door Types Single door primary entrance

## CHIMNEYS

## PORCH

Porch Type One story, Entry  
 Porch Location Front  
 Porch Roof Hipped  
 No. of Porch Bays 1  
 Porch Support Type Classical columns

## INTEGRITY

Condition Fair  
 Additions Rear addition  
 Alterations Door replaced



TX\_GalvestonCounty\_711\_Christopher\_Columbus\_Blvd\_1.jpg