

AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, February 3, 2025
City Council Chambers, 2nd 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. January 6, 2025 – Regular Meeting

Documents:

[01-06-2025 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. 25LC-001 (1716 Avenue K) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Use Of An Alternative Material. The Property Is Legally Described As Abstract 628 M.B. Menard Survey Lot 11 & Part Of Lot 12, Block 137, In The City And County Of Galveston, Texas. Applicant: Laura Bourgeois Property Owner: Christian Bourgeois

Documents:

[25LC-001 - PKT.PDF](#)

2. 25LC-002 (1721 Postoffice / Avenue E) Request For A Certificate Of Appropriateness For Modifications To The Structure Including Use Of An Alternative Material, Replacement Of Existing Windows, And Addition Of Covered Porch To The Rear Façade. The Property Is Legally Described As Abstract 628 M.B. Menard Survey, Lot 2

& West 10-8.5 Feet Of Lot 3, Block 437, In The City And County Of Galveston, Texas.
Applicant: Robert Faickney Property Owners: Donna Baker And Robert Faickney

Documents:

[25LC-002 - PKT.PDF](#)

B. LICENSE TO USE

1. 25LC-004 (Adjacent To 312 17th Street) Request For A Recommendation Regarding A License To Use In Order To Construct Stairs. Adjacent Property Is Legally Described As M.B. Menard Survey, South 35-1 Feet Of Lot 1(1-3), Block 556, In The City And County Of Galveston, Texas. Applicant: Jeremy Slade, Stonewater Inc. Adjacent Property Owner: Linda Jonjock Easement Holder: City Of Galveston

Documents:

[25LC-004 STF 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 January 30, 2025 at 1:30 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 10 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 – January 6, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Bourgeois, Click, Fitz, Langdale (Alternate), Smith (Alternate), Thierry

Members Absent: Chastain, Stetzel-Thompson, Ex Officio CM Lewis

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 16, 2024, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

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

Staff presented the report and noted that 51 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, David Watson, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

The motion passed.

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

Staff presented the report and noted that eight 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. 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 approve the request with Staff's Recommendations and an additional condition that the railings shall conform to the standard detail for railings.

Vice-Chairperson Bourgeois seconded.

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

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

The motion passed.

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

Staff presented the report and noted that five public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, 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 approve the request with Staff's Recommendations.

Commissioner Langdale seconded.

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

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

The motion passed.

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.

Staff presented the report and noted that five public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Langdale 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, Click, Fitz, Langdale (Alternate), Smith (Alternate), Thierry

Opposed: None

Absent: Chastain, Stetzel-Thompson, Ex Officio Lewis

Non-voting participant: None

The motion passed.

THE MEETING ADJOURNED AT 4:43 PM



25LC-001

STAFF REPORT

ADDRESS:

1716 Avenue K

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey Lot 11 & Part of Lot 12, Block 137, in the City and County of Galveston, Texas.

APPLICANT:

Laura Bourgeois

PROPERTY OWNER:

Christian Bourgeois

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for a Certificate of Appropriateness for use of an alternative material.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

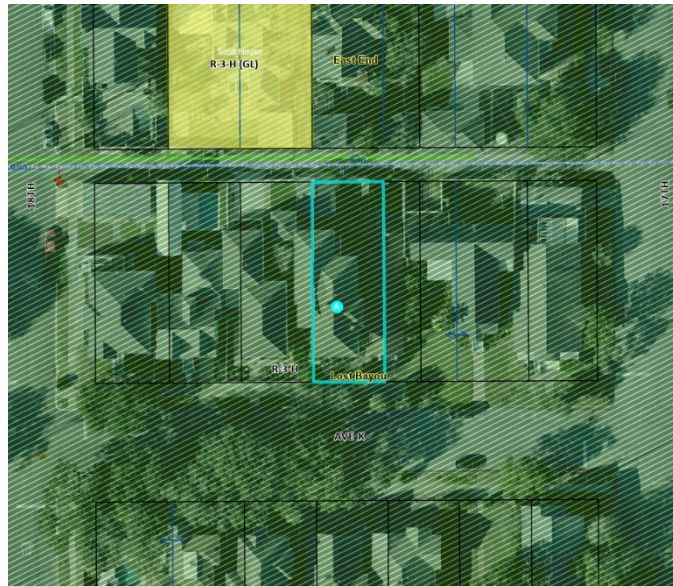
- A – Applicant’s Submittal
- B – Historic Inventory Sheet

STAFF:

Daniel Lunsford
 Senior Planner
 409-797-3659
 dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
4				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1888
Style	National Folk
Condition	Excellent
Evaluation	Contributing – contributing to the sense of time and place and historical development of the district.

Executive Summary

The applicant is requesting a Certificate of Appropriateness to replace the front porch and front gallery decking with composition decking. This material is composed of PVC polymer and wood pulp, referred to by the brand name and product line, “Aeritis Heritage”. The applicant has provided specifications for the material and photos of the areas to be replaced, included in Exhibit A. Note that the Landmark Commission approved a similar product, “Aeritis Traditions” previously (23LC-028 and 23LC-058); the difference between the two products is that Traditions must be painted, whereas Heritage is pigmented in one of three colors (see Exhibit A).

Design Standards for Historic Properties**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.

2.3 Use original materials to replace damaged materials on primary surfaces.*Appropriate*

- Use original materials to replace damaged building materials on a primary façade. If the original material is wood clapboard, for example, then the replacement material should be wood that matches the original in finish, size and the amount of exposed lap.
- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.

- Consider using an alternative material if a wood porch or deck floor needs replacement because of significant deterioration.

Inappropriate

- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials.

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

- The Commission may consider alternative materials located on a residential accessory building, addition or rear façade.

The Commission may consider alternative or imitation materials that match the style and detail of the original material to replace materials located above the pedestrian-level of a commercial building. For example, alternative materials may be considered for replacement of cornice elements. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

2.37 If repair is impossible, replace an architectural feature accurately.

Appropriate

- Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building’s history.
- Use the same kind of material as the original detail when feasible. However, an alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.
- If reconstructing an architectural detail is impossible, design a compatible interpretation by using a new feature that is similar to comparable features in general size, shape, texture, material and finish. The replacement must match the original in material, composition, design, color, texture and other visual qualities.

Inappropriate

- Avoid adding architectural details that were not part of the original structure. For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

Conformance with the Design Standards

The Design Standards do not specifically prohibit the use of composition decking material for porches, and the specifications indicate that the proposed material lacks an exaggerated rusticated or patterned surface. This is consistent with design standards for the use of cement fiber board and similar products. In addition, although historic material is still preferred, the Design Standards specifically permit alternative materials when porches or deck boards are significantly deteriorating.

According to the applicant’s submittal, the proposed material is visually similar to wood when painted, does not significantly bow or warp over time, and conforms to the same dimensions as wood decking. Finally, the material can be sanded, painted, and cut like wood according to the manufacturer.

Staff notes that the material should be painted in an appropriate color per the Design Standards and per manufacturer’s recommendations.

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

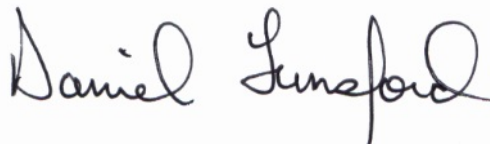
Specific Conditions:

1. The replacement decking shall conform to the design, materials and placement presented in Attachment A of the staff report with the following clarification:
 - a. the decking material shall be finished and painted per manufacturer recommendations;

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 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning and Development Division by the next respective deadline.

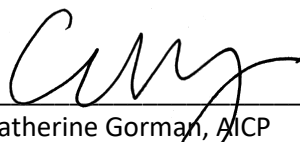
Respectfully Submitted,



Daniel Lunsford
Senior Planner

January 27, 2025

Date



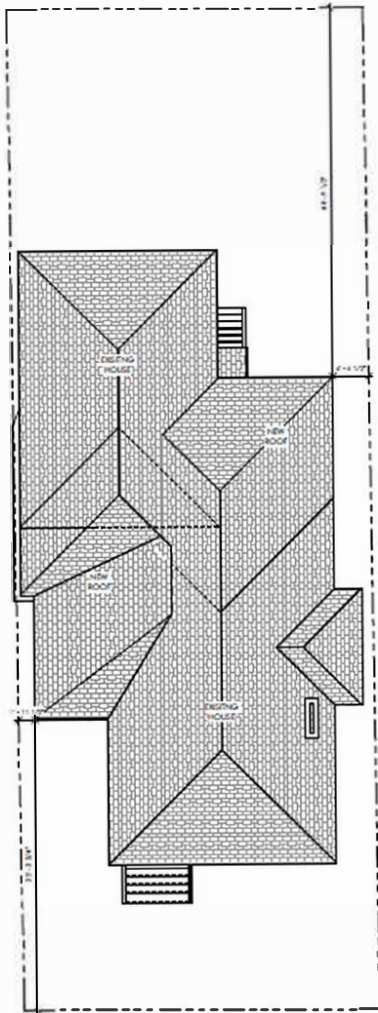
Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer

January 27, 2025

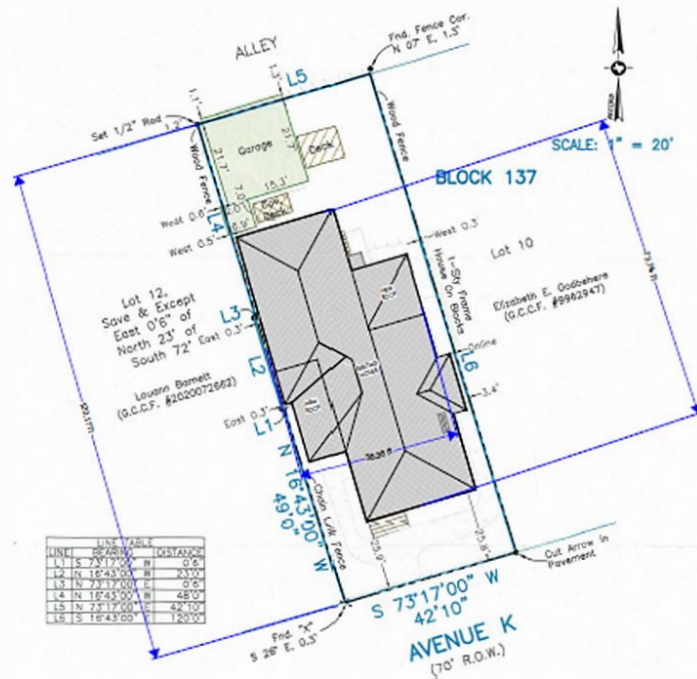
Date



AVE. K STREET ELEVATION



1 SITE PLAN - NEW
1/8" = 1'-0"



LINE	BEARING	DISTANCE
1	S 73°17'00" W	230.0
2	N 12°43'00" E	15.3
3	N 73°17'00" W	15.3
4	N 12°43'00" E	15.3
5	N 73°17'00" W	42.10
6	S 12°43'00" E	15.3

Survey of lot Eleven (11), and the East Six inches (0'6") of the North Twenty-Three feet (23'0") of the South Seventy-Two feet (72'0") of Lot Twelve (12), Block One Hundred Thirty-Seven (137), in the CITY OF AND COUNTY OF GALVESTON, TEXAS, and based on the common record.

I hereby certify that on the 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.

Brian S. House
 Brian S. House
 Registered Professional
 Land Surveyor No. 6520



SURVEY DATE: FEBRUARY 26, 2021
 FILE No.: 1505-0137-0011-000
 DRAWING: AM
 JOB No.: 21-0153

GALVESTON OFFICE
 Registration Number: 10190665
 (409) 748-1517 www.HighTideSurveying.com
 6017 Harborshore Drive | GALVESTON, TX 77558
 Mailing P.O. Box 161421 | GALVESTON, TX 77596

- NOTES:
- This project does not comply with the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - This project is subject to any restrictions of record as established by the City, Plat, or Subdivision Conveyance and Easements. They also be subject to easements and encumbrances for utility services and other lines as indicated on record or established by DWH (and your owner company).
 - Boundaries based on measurement of the street R.O.W. line of Avenue K.
 - Surveyed without benefit of a Title Report.

2 SITE PLAN W/ SURVEY
1/16" = 1'-0"



Front porch trim before rot



First Floor porch - typical splits and buckling



First Floor porch - typical splits and buckling



First Floor porch - typical splits and buckling



First Floor porch - typical condition of the boards paint peels off do to the dampness of the wood



Second Floor porch - typical splits and buckling



Rot damage from water intrusion from the upstairs porch floor gaps



Waterproof Installation

Currently, Aeratis is the only product that is approved and warranted for use in a waterproof installation. Aeratis will warranty the product will perform as outlined on this website and all marketing material. We cannot warrant that your project will be 100% waterproof because we cannot warrant the craftsmanship of the contractor who does the work. Please keep in mind, to ensure that you are able to have a successful waterproof installation, it is very important for you to follow the recommendations for the water proof installation. Below are a couple of reminders for the most critical aspects for creating a successful waterproof installation.

1. Make sure the framing and substrate are sloped at a rate no less than 1/4" per foot.
2. Make sure your membrane will gasket the fasteners that penetrate it.
3. Never try to float a frame or system over a membrane. The pressure treated wood will warp and become unsightly.
4. You must fasten Aeratis to an acceptable substrate. Please know, plywood is not an acceptable substrate. Either use a sleeper or you must fasten to the joist system through the plywood and membrane (3" screws should be used if you are not using sleepers). The sleepers can be 3/4", 5/4" or 1-1/2" or as thick as you would like. Keep in mind, if you use a sleeper less than 7/16" your screws could penetrate the membrane.
5. Make sure the membrane turns up the wall far enough to stop water from getting behind the membrane.
6. Run your boards the direction you would like for the water to flow. Try not to ever install Aeratis on a waterproof structure with the boards running parallel. This will slow down the water runoff.
7. Make sure you do not have any low spots in your framing or plywood sub-floor. This can cause puddles and lead to leaking.
8. Never leave any gaps or intentionally gap your Aeratis boards.
9. Make sure you run the membrane up any columns or post and then hide the membrane with a base or trim.
10. Use stainless steel fasteners.

*All products listed within the waterproof section of the Aeratis installation instructions have been tested to qualify for our recommendation. Deviation from our recommended products and/or utilizing products outside of those listed may result in the project falling short of meeting the requirements for a waterproof application resulting in it's failure to meet the minimum standards to maintain the Aeratis product performance warranty.

Aeratis Heritage

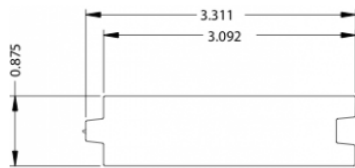


Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip complaint and carry a Class "B" fire rating (more flame resistant than any other competitors' product). This double-sided board offers a finished ceiling look from the underside of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 12', 16' and 20' lengths and come 1" longer than published length. As seen above from left to right: Battleship Gray, Weathered Wood and Vintage Slate. The Aeratis products have the appearance of wood and natural color variation.

Aeratis Heritage T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'

Width: 3-1/8" (3.092)

Thickness: 7/8"



Porch Stair Treads

Aeratis 12-1/2" Wide Stair Tread Now Available



Aeratis Heritage

Features:

- Now with DuraTech Capping Technology
- All Heritage boards 3-1/8" wide and are double sided.
- 3 fade resistant colors: Battleship Gray, Weathered Wood and Vintage Slate
- Comes in 12 foot, 16 foot, and 20 foot lengths
- ADA slip compliant both wet and dry

Best for:

- Covered and Uncovered Exterior Living Space
- Waterproof Applications
- Balconies
- Direct to Concrete
- Boat Docks
- Screened Porches
- Low Ventilation Environments

[View Details](#)



Aeratis Traditions

Features:

- 5-A paint adhesion, the strongest paint adhesion in the industry (Re-paint cycle 7-10 years on average)
- Competitively priced compared to wood
- Free Paint in the form of a Rebate (recommended paints only)
- Class B fire rated

Best for:

- Traditional Joist Application
- Waterproof Balconies and Porches
- Rental Property
- Commercial Property
- Historic Projects
- Screened Porches

[View Details](#)



1716 AVE K, GALVESTON, TX 77550

HHM-12905

Parcel ID 689534

Year Built 1888

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

District Lost Bayou Historic District

Priority Rating Medium

Building Faces S

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Fence Type Cast iron fence

Landscape Features Brick curb

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Wide eaves, Box eaves

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/4,

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light

CHIMNEYS

No. of Chimneys 2

Chimney Material Stucco

Chimney Placement Internal, Central, Side

Chimney Features Corbelling, Chimney cap

PORCH

Porch Type Full width, Two story

Porch Location Front

Porch Roof Inset

No. of Porch Bays 3

Porch Support Type Classical columns

Porch Features Turned wood balusters

INTEGRITY

Condition Excellent

Alterations Roof material replaced, Porch materials replaced



TX_GalvestonCounty_1716_Ave_K_1.jpg



25LC-002

STAFF REPORT

ADDRESS:

1721 Postoffice / Avenue E

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 2 & West 10-8.5 Feet of Lot 3, Block 437, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Robert Faickney

PROPERTY OWNERS:

Donna Baker and Robert Faickney

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 use of an alternative material, replacement of existing windows, and addition of covered porch to the rear façade

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

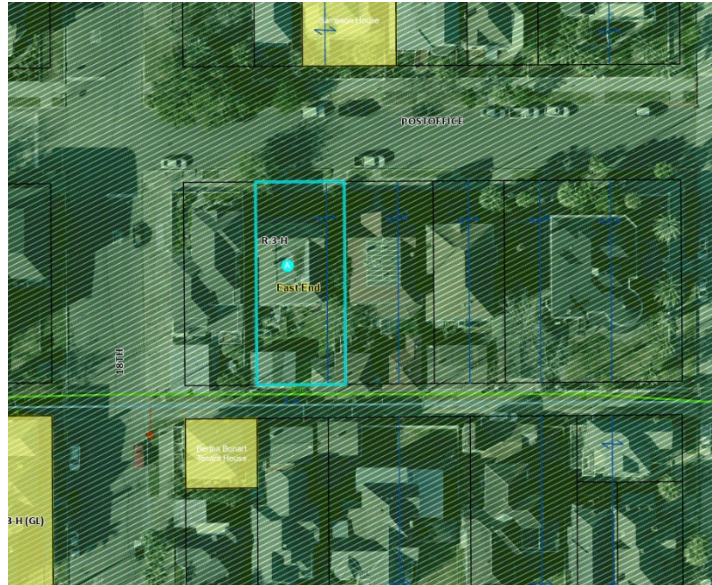
- A – Applicant’s Submittal
- B – Reference Images
- C – Historic Sites Inventory Sheet

STAFF:

Daniel Lunsford
 Senior Planner
 409-797-3659
 dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
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	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H)	Residential

Historical and/or Architectural Significance

Date	1895
Style	Folk Victorian
Condition	Fair
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Exterior wall material replaced. Roof material replaced. Window pattern altered. Porch materials replaced.

Background

In October 2024, the applicants submitted a building permit for repairs to the exterior façade. The permit was not issued; however, work was done to the exterior of the structure as described below. The applicant requests to allow the work done to remain.

Executive Summary

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

- Replace exterior wood siding with smooth, cement siding;
- Replace existing windows in existing openings with vinyl-clad metal windows;
- Remove an existing door opening; and
- Add a covered rear porch.

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 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 partially conforms to the Design Standards for Historic Properties; however, in other ways it deviates significantly from the standards.

While more flexibility may be considered in Location D: Not Typically Visible Rear Façade, the Design Standards specifically for “compatible replacement or alteration that is not visible from the street”. Staff also understands that the replacement windows and siding were added as part of an effort to stabilize and properly engineer the entire rear wall. While the rear façade is not easily visible from any right of way, the use of cement (“Hardie”) siding on a contributing structure is not considered compatible. Staff recommends removing the cement siding and replacing it with wood siding of the same dimensions and visual appearance of the existing wood siding.

Similarly, replacing existing wood windows with modern, vinyl-clad windows is not supported on contributing structures according to the Design Standards, regardless of location. Staff recommends that these windows be replaced with wood windows that match the existing windows which were removed as closely as possible. Staff also recommends approval of any door and window modifications done in order to facilitate interior design changes, such as the three clerestory windows shown in the plans and the second story door which currently opens onto empty space. New vinyl-clad windows in new openings may be considered appropriate to show changes to the house.

Finally, photos provided by the applicant show the new rear porch to be of wood construction. In addition, 1899, 1912, and 1947 Sanborn maps show that a rear porch was present on the house historically. Because of this, and because the porch is along the ground floor only, staff recommends approval of the request; however, the handrails should be of the “simple, square” design typically used for new construction as shown in Exhibit B.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

Specific Conditions:

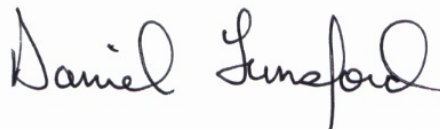
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications:
 - a. The cementitious siding be removed and replaced with wood siding to match the existing wood siding elsewhere on the house;

- b. Replacement vinyl-clad windows added into existing openings be replaced with wood windows that closely match the original windows as closely as possible, except when those windows reflect interior changes to the floor plans;
- c. The rear porch handrails shall be of the typical “simple, square” design;
- d. The applicant complete all required work by August 3, 2025;

Standard Conditions:

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

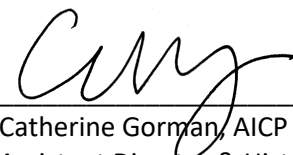
Respectfully Submitted,



 Daniel Lunsford
 Senior Planner

January 28, 2025

 Date



 Catherine Gorman, AICP
 Assistant Director & Historic Preservation Officer

January 28, 2025

 Date

EXHIBIT A

Approval of Variance for "D" side of 1721 Postoffice

We were always told that you can't change anything that can not be seen from the street.

We thought we could use hardy & vinyl windows on the back or alley facing the "D" side of the structure of the home.

When we received the hardy siding we sent the wood grain hardy back to McCoy's & got smooth sided hardy. In fact we ordered smooth sided hardy to begin with on our order.

We were trying to decide if old windows could be rebuilt when we realized the "entire" back wall of the home was bowed 5 inches and damaged from water from multiple storms & damaged from termites. It had to be completely rebuilt. We had an engineer include all the strapping needed to secure the back wall. We started that repair and needed the windows so we bought them at McCoy's locally. We will use plywood for protection shutters during storms.

The wall and windows looked too plain when completed plus Gulf winds begged for a back porch.

The construction of the covered porch greatly improved the historical appearance of the back elevation.

I watched Hurricane Beret come into the southwest part of the home and knew the strength and durability of the 5/8 Plywood and Hardy would be the best bet for the structural integrity of this home.

Backwall & Porch

Replaced with 2x4 on 16" centers

Straps from beam to plate up
2x4 studs
(see pictures)

Covered with 5/8" CDX
(nailed according to specs)

Tyvek covered entire wall and
taped with tyvek tape

Windows with tyvek around fins
and taped.

Porch 4 6x6 on Deck (planted 48" deep)
2 6x6 on stairs

Top post w 2-5/8" x 12 carriage bolts
2-2x12 around porch
through each 2x12

2.5 (metal clips) on each joist/rafter

150/160 Single Hung Window

Features:

- Beautiful, true brick mould exterior frame perimeter
- Bottom sash tilts in for easy cleaning
- DP Rating R50 (window size tested 36 x 74)
- Integrated J-channel (Series 160 available without J-channel)
- Pre-punched nail fin makes installation simple
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Block & tackle balance system
- Half screen comes standard
- Charcoal fiberglass mesh screen
- Jamb depth: 3.277"
- Limited lifetime warranty

Custom Options:

- Low-E Glass
- Low-E Glass + Argon Gas
- Ultra Low-E Glass + Argon Gas
- 5/8" or 3/4" flat, 5/8" or 1" contoured, 1 1/8" simulated divided lite (SDL), 5/8" contoured valance grids available
- Factory mulling of twins, triples and architectural shapes
- Paintable or stainable wood jamb extensions (4 9/16" and 6 9/16")
- Charcoal aluminum mesh screen
- Window Opening Control Device (for fall prevention)
- Nine Exterior Painted Colors (white interior only)
- Custom sizes available

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
36" x 74" (SH/DW)	HR-50	0.27	7.50
48" x 96" (SH/DW)	HR-25	0.26	7.50
108" x 74" (TRHP)	HR-50	0.15	7.52
108" x 74" (TR)	HR-30	0.15	7.52
72" x 72" (PW/HR/FR/OC/SS)	FR-50	0.01	7.52

Product Dimensions:

Vinyl Wall Thickness:	0.065"
Typ. Glass Thickness:	0.750"
Jamb Depth:	3.277"
Mullion Adder:	0.500"
Nail Fin Setback:	1.5"

Rough Opening:

Window Width + 1/2"
Window Height + 1/2"

Size Restrictions:

	Min:	Max:
Width	16 7/8"	51 3/4"
Height	23 1/2"	89 3/4"
(Max. United Inches 132")		



150/160 Single Hung Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Egress Width Formula = Window Width - 4.8125"

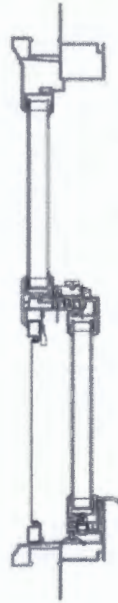
Egress Height Formula = (Window Height/2) - 3.5625"

Egress Area Formula = (Egress Width x Egress Height)/144

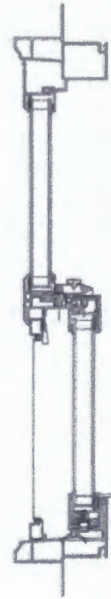
Screen Formulas:

Window Width - 3.8125"

(Window Height/2) - 1.25"



**Series 150
Vertical
Diagram**

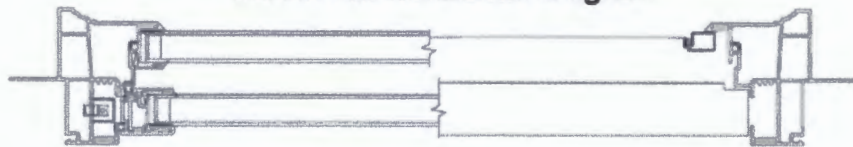


**Series 160
Vertical
Diagram**

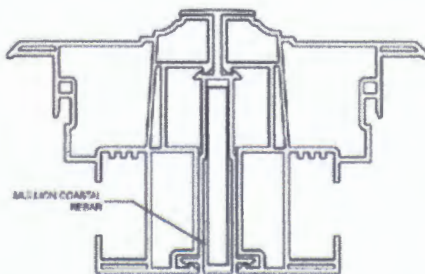
Series 150 Horizontal Diagram



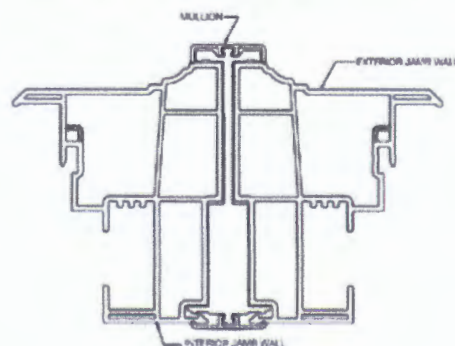
Series 160 Horizontal Diagram



Series 150 Mullion Assembly:



Series 160 Mullion Assembly:



150/160 Single Hung Window

Features:

- Beautiful, true brick mould exterior frame perimeter
- Bottom sash tilts in for easy cleaning
- DP Rating R50 (window size tested 36 x 74)
- Integrated J-channel (Series 160 available without J-channel)
- Pre-punched nail fin makes installation simple
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Block & tackle balance system
- Half screen comes standard
- Charcoal fiberglass mesh screen
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Custom Options:

- Low-E Glass
- Low-E Glass + Argon Gas
- Ultra Low-E Glass + Argon Gas
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- Factory mulling of twins, triples and architectural shapes
- Paintable or stainable wood jamb extensions (4 9/16" and 6 9/16")
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Window Width + 1/2"
Window Height + 1/2"

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(Max. United Inches 132")		



150/160 Single Hung Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Egress Width Formula = Window Width - 4.8125"

Egress Height Formula = (Window Height/2) - 3.5625"

Egress Area Formula = (Egress Width x Egress Height)/144

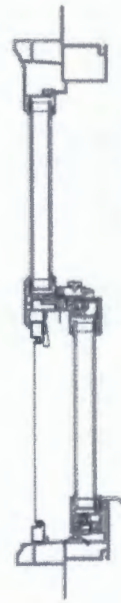
Screen Formulas:

Window Width - 3.8125"

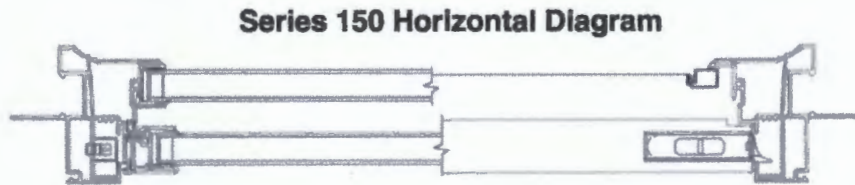
(Window Height/2) - 1.25"



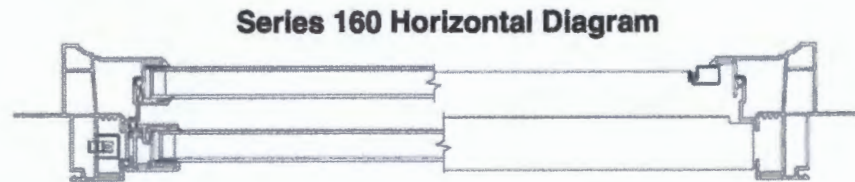
Series 150 Vertical Diagram



Series 160 Vertical Diagram

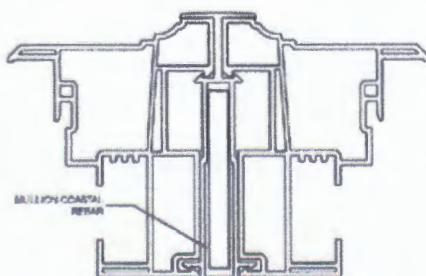


Series 150 Horizontal Diagram



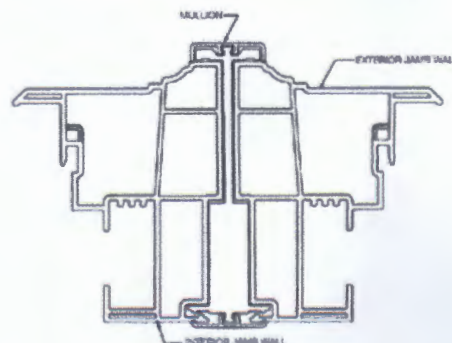
Series 160 Horizontal Diagram

Series 150 Mullion Assembly:



MULLION COASTAL REPAIR

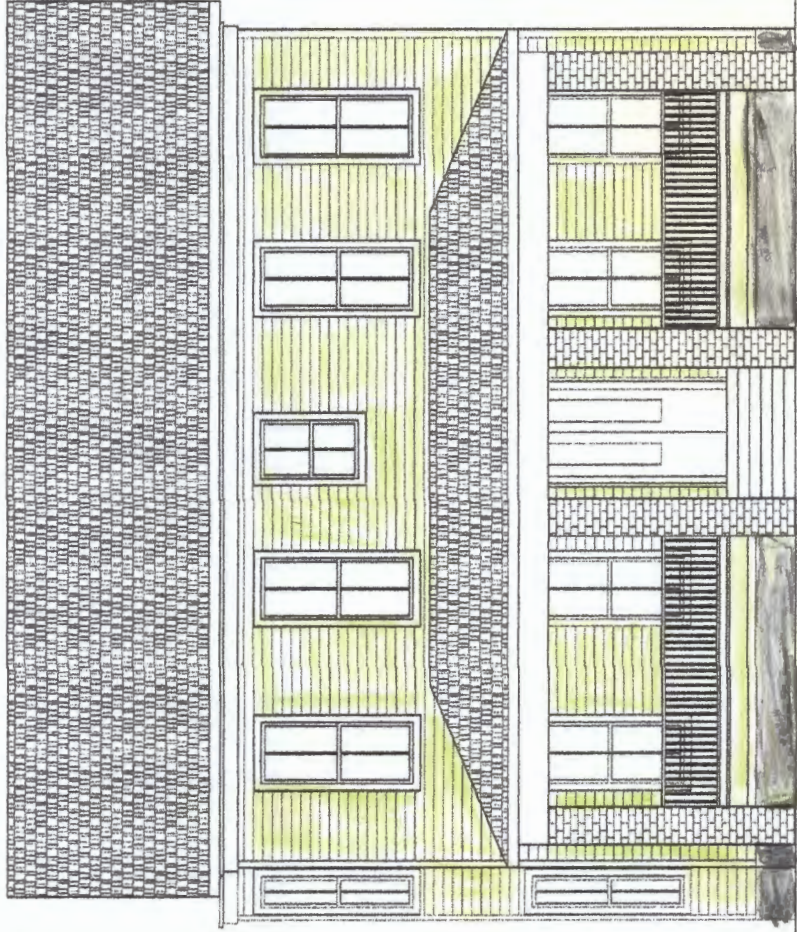
Series 160 Mullion Assembly:



MULLION

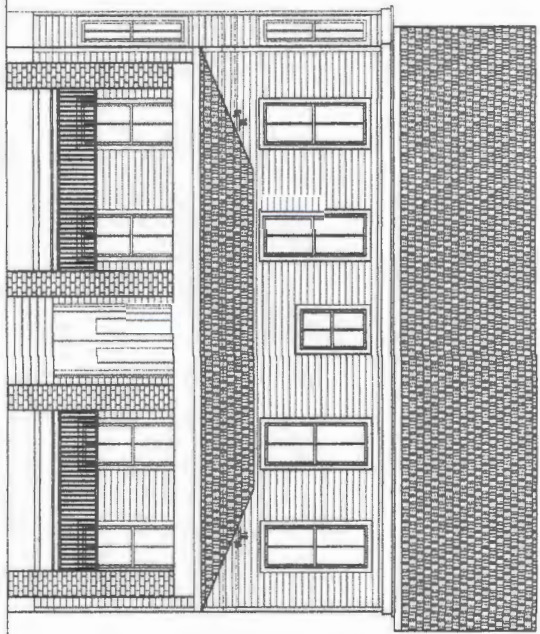
EXTERIOR JAMB WALL

INTERIOR JAMB WALL



A Renovation for Robert - Donna Faickney

1721 Post Office
Galveston, Texas



1 EXTERIOR ELEVATION - FRONT VIEW
SCALE: 1/8" = 1'-0"



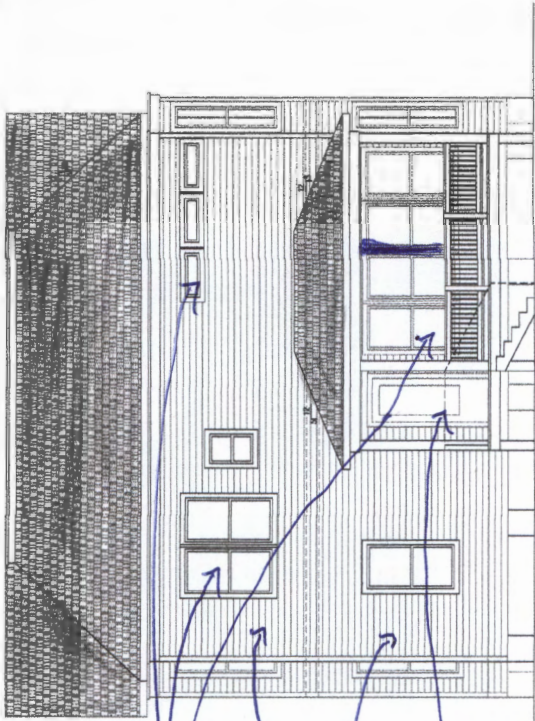
2 EXTERIOR ELEVATION - RIGHT SIDE VIEW
SCALE: 1/8" = 1'-0"

Door Reversed

A Renovation for Robert - Donna Faickney
1721 Post Office, Galveston, Texas

CRQ Drafting Services, Inc.
8715 POWER ROAD
SANTA FE, TEXAS
409-927-4054

A1.0

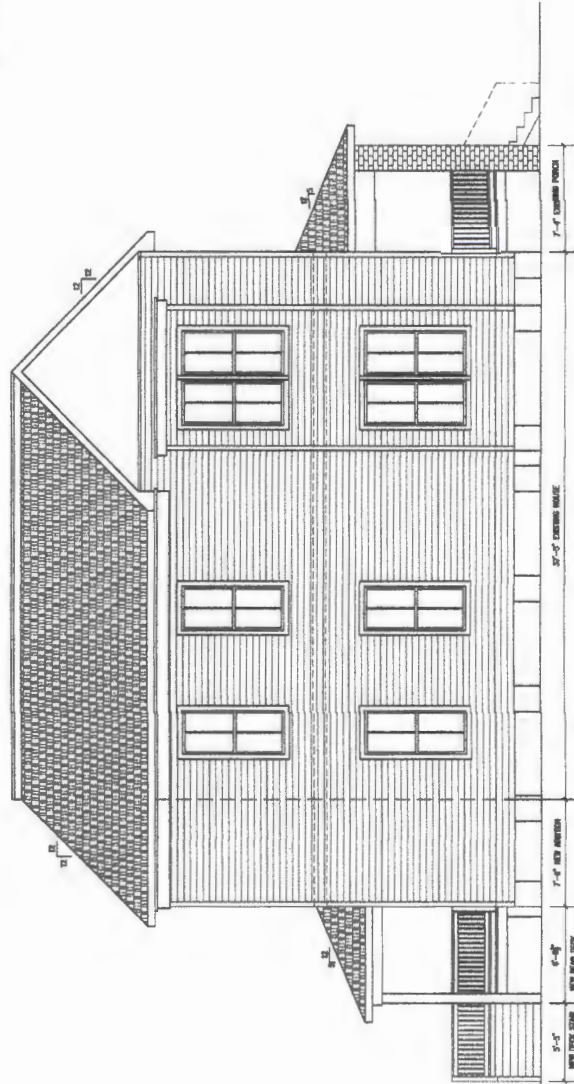


3 EXTERIOR ELEVATION - REAR VIEW
 SCALE: 1/4" = 1'-0"

Replaced with
 Atrium Windows

Replaced with
 Hardy Plank

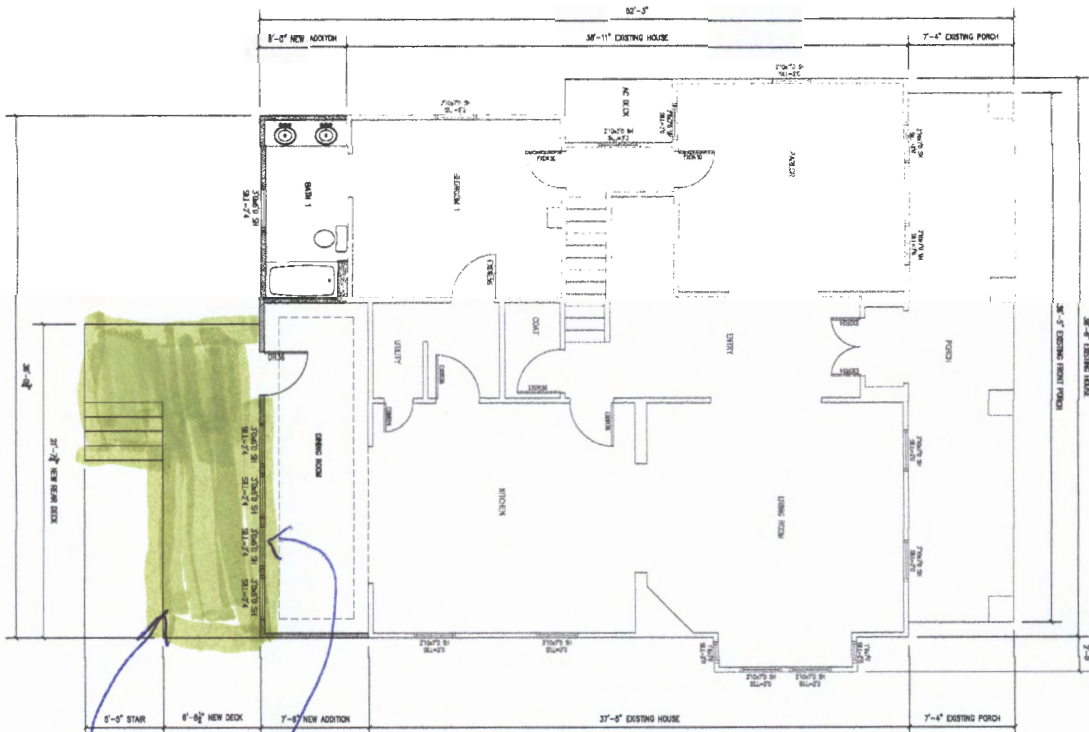
Replace with stain
 glass door from
 original house



4 EXTERIOR ELEVATION - LEFT SIDE VIEW
 SCALE: 1/4" = 1'-0"

C2Q drafting@aol.com

1 FLOOR PLAN - LEVEL 1
 SCALE: 1/4" = 1'-0"



*Added Porch AND Porch Roof
 Replaced rotted back wall with new wall + windows*

SQUARE FOOTAGE	
LEVEL 1	EXISTING HOUSE - 1,115 SQ FT
	EXISTING FRONT PORCH - 283 SQ FT
	NEW PORCH DECK - 194 SQ FT
LEVEL 2	EXISTING HOUSE - 1,181 SQ FT
	NEW PORCH DECK - 271 SQ FT

DATE: 11 DECEMBER 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET NO. **A2.0**

A Renovation for Robert - Donna Faickney
 1721 Post Office, Galveston, Texas

C2Q Drafting Services, Inc.
 8715 POWER ROAD
 SANTA FE, TEXAS
 409-97-4054

CS22 Drafting Services, Inc.
 8715 POWER ROAD
 SANTA FE, TEXAS
 408-927-4054

A Renovation for Robert - Donna Faickney

1721 Post Office, Galveston, Texas

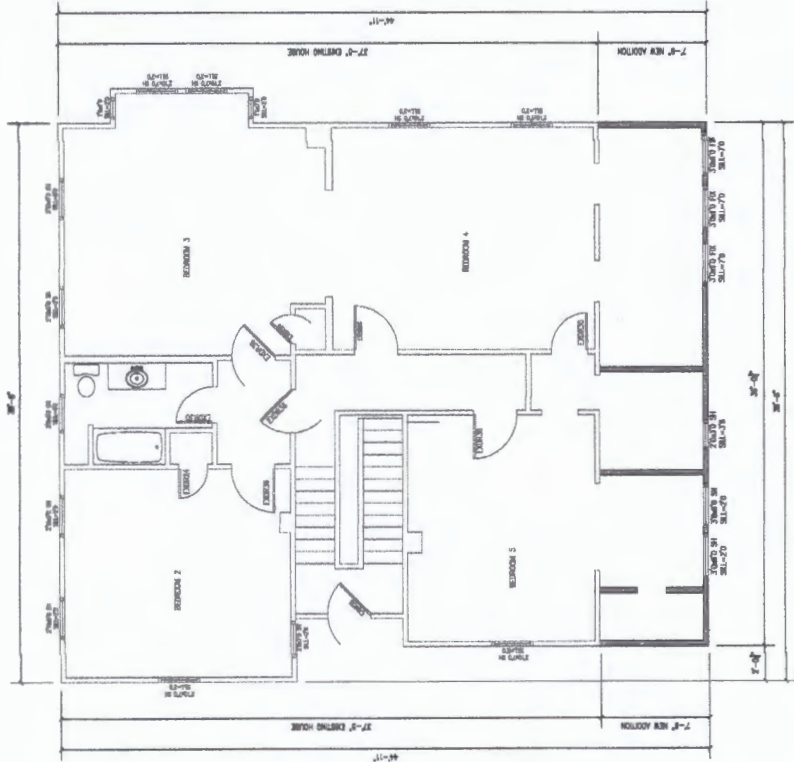
DATE: 11 FEBRUARY 2004
 DRAWN BY: [Name]

SHEET NO.

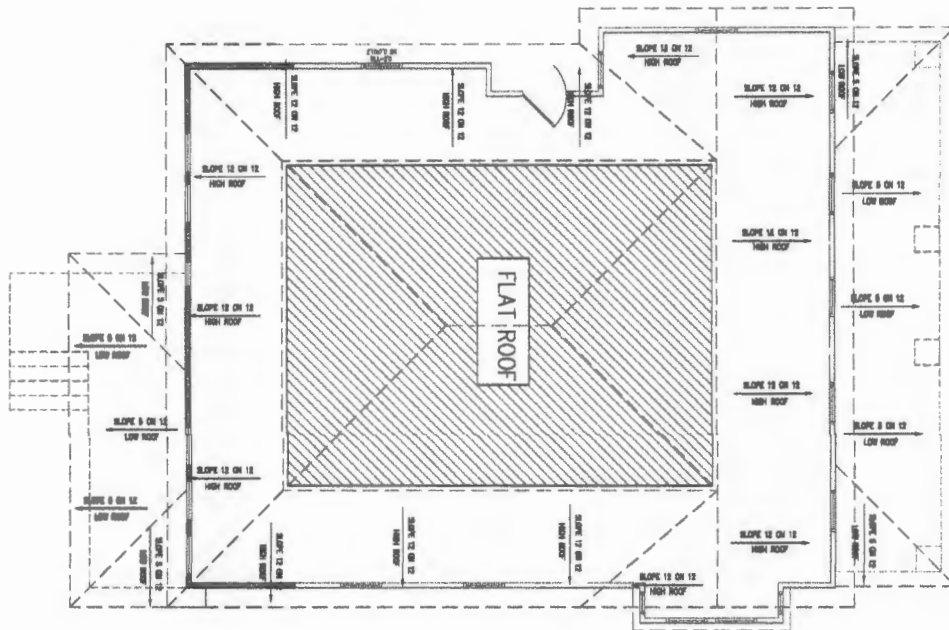
A2.1

SQUARE FOOTAGE

LEVEL 1
 EXISTING HOUSE = 1408 SQFT
 EXISTING FRONT PORCH = 200 SQFT
 NEW FRONT PORCH = 140 SQFT
 TOTAL EXISTING HOUSE = 1308 SQFT
 NEW ADDITION = 371 SQFT



2 FLOOR PLAN - LEVEL 2
 SCALE: 1/4" = 1'-0"



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

A3.0

A Renovation for Robert- Donna Faickney
1721 Post Office, Sarverston, Texas

CRQ Drafting Services, Inc.
8715 POWER ROAD
SANTA FE, TEXAS
409-827-4054



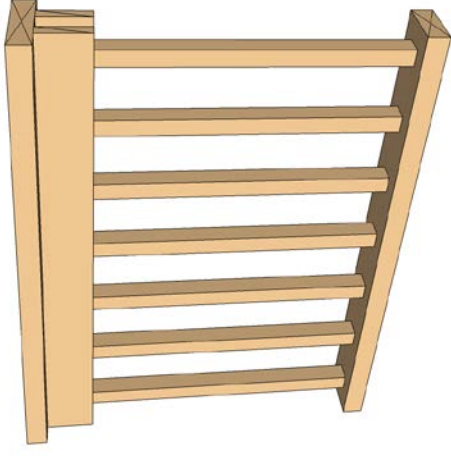








DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660



Oblique
View

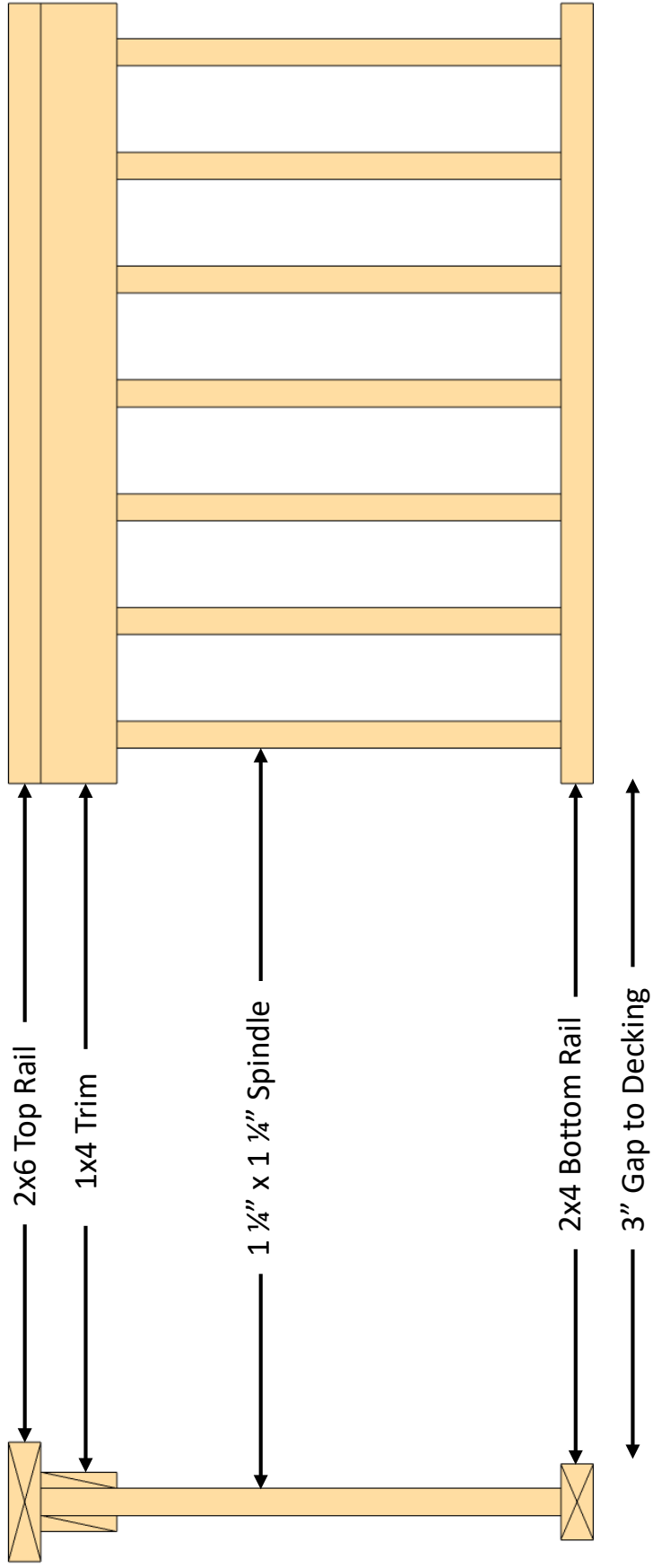


EXHIBIT B

Typical Handrail – Historic Districts

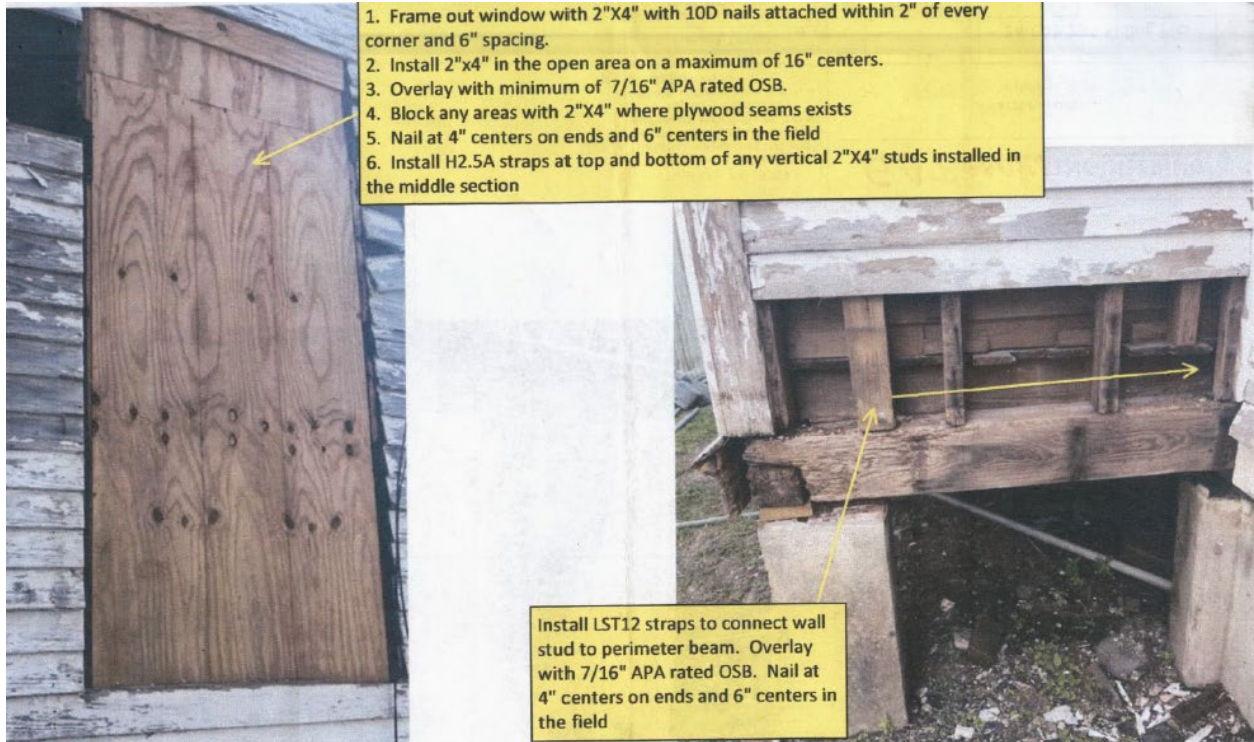


South (Rear) Before Work



Install H2.5A straps as per detail W3. All studs must be continuous on a 16" max spacing. See sheathing requirement page for OSB/CDX installation requirements. Block all sheathing seams with 2"x4" blocking

South (Rear) Before Work



South (Rear) Before Work

1721 POSTOFFICE, GALVESTON, TX 77550

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

HHM-12275

Parcel ID 690507 Year Built ca. 1895
 District East End Historic District Priority Rating Medium
 Building Faces N

DESCRIPTION

Type Single-Family House
 Massed Plan
 Stylistic Influences Folk Victorian
 Stories 2
 Exterior Wall Materials Horizontal wood board,
 Wood shingles
 Foundation Type Raised basement, Pier-
 and-beam
 Landscape Features Concrete curb

ROOF

Roof Shape Cross-gabled
 Roof Materials Asphalt composition
 shingles
 Roof Features Flared eaves, Box eaves,
 Frieze
 Gable End Treatment Wood siding
 Gable End Openings Enclosed opening
 Gable End Features Vent, Decorative gable
 truss

WINDOWS & DOORS

Window Types Double-hung
 Window Frame Materials Wood
 Window Light Configuration 2/2
 Window Features Metal storm blinds
 Door Materials Wood
 Door Types Double door primary
 entrance
 Door Features Transom light

CHIMNEYS

PORCH

Porch Type Full width, One story
 Porch Location Front
 Porch Roof Shed
 No. of Porch Bays 3
 Porch Support Brick piers

INTEGRITY

Condition Fair
 Alterations Exterior wall material
 replaced, Roof material
 replaced, Window pattern
 altered, Porch materials
 replaced



TX_GalvestonCounty_1721_Postoffice_1.jpg



25LC-004

STAFF REPORT

ADDRESS:

Adjacent to 312 17th Street

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, South 35-1 feet of Lot 1(1-3), Block 556, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Jeremy Slade, Stonewater Inc.

ADJACENT PROPERTY OWNER(S):

Linda Jonjock

EASEMENT OWNER:

City of Galveston

ZONING:

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

REQUEST:

License to Use for stairs

APPLICABLE REGULATIONS:

Section 13.202 of the LDR and Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:

Approval with findings and conditions

EXHIBITS:

- A – Applicant’s Submittal
- B – Aerial Map

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

- Airport: No Objection
- Building Division: No Objection
- Coastal Resources: No Objection
- Fire Marshal: No Objection
- Fire Chief: No Objection
- Police Chief: No Objection
- Public Works: No Objection

Private Utilities Notification Responses:

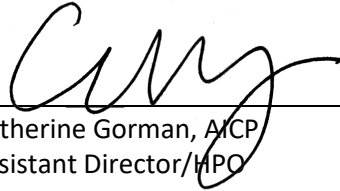
- AT&T: No Objection
- Comcast: No Objection
- CenterPoint Energy: No Objection
- Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a License to Use (LTU) the City right-of-way to construct stairs. Due to the proximity of the structure to the west property line, the proposed stairs will encroach approximately six feet, six inches into the 17 th Street right-of-way.
Physical Characteristics	<p>The proposed stairs will be located along the west of the structure, oriented parallel to the north property line. The subject property has undergone an extensive renovation, including the elevation of the property to meet floodplain regulations. Due to the increased height of the structure, the stair length has increased.</p> <p>See Attachment A for details of the extents and placement of the proposed improvements.</p>
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.
Other Reviews	Because the subject property is in the East End Historic District, the Landmark Commission may provide a recommendation to the Planning Commission regarding the request. The Planning Commission will consider the request at the February 4, 2025 meeting.
Staff Recommendation	<p>Staff recommends approval subject to the following conditions:</p> <p><i>Specific Conditions:</i></p> <ol style="list-style-type: none"> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the proposed stairs; 2. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; <p><i>Standard Conditions:</i></p> <ol style="list-style-type: none"> 3. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit; 4. The cleaning of the debris from the site shall be the responsibility of the Licensee; 5. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any; 6. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully; 7. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and 8. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall

be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

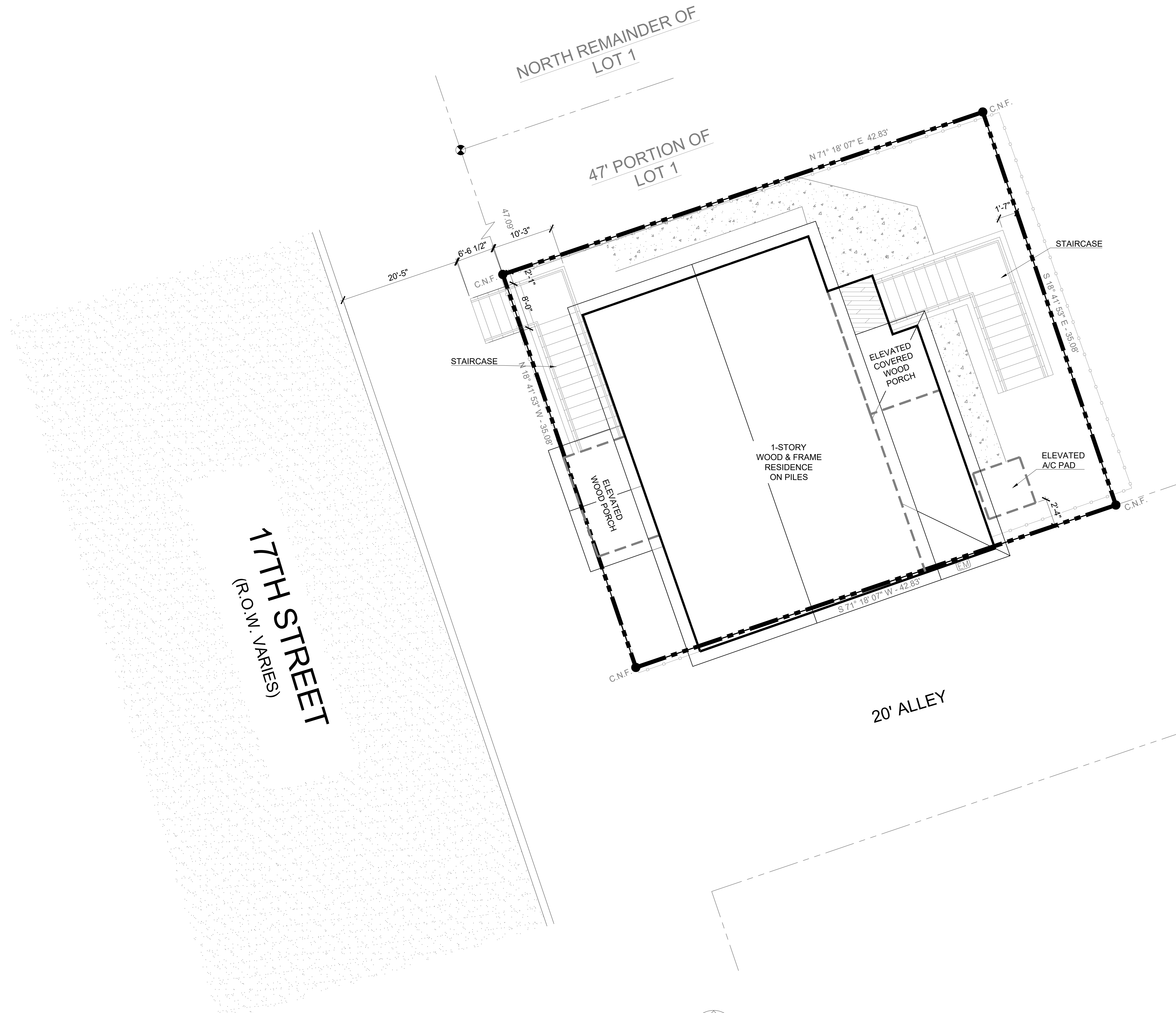
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

01/30/2025

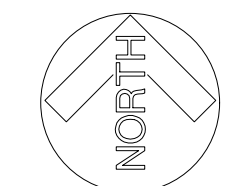
Date



17TH STREET
(R.O.W. VARIES)

01 EXISTING SITE PLAN

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



LEGEND

—○—○—○— FENCE

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	10/03/2024	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES




CLIENT:
STONWATER
PROJECT LOCATION OR ADDRESS:
312 17TH ST
GALVESTON, TX 77550


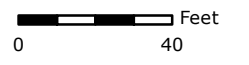
EXISTING SITE PLAN

DESIGNED BY:	GEA	CHECKED BY:	CCH
PROJECT #:	20-0197-187	SCALE:	1/8" = 1'-0"
DATE:	10/03/2024		20-0197-187EX-0.10



Planning and Development Division


Printed on: 01/30/2025
By: City of Galveston Development Services Department
Source Credits:
 City of Galveston, USGS, et al. - Basemap
 Galveston Central Appraisal District (GCAD) - Street Centerlines & Parcels
 GCAD & Pictometry - 2020 Aerial; City of Galveston - Landmarks, Historic Districts, Zoning Overlays, & Zoning Districts


 1 in = 50 feet
 Feet
 0 40
Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Units: Foot US

Parcels
 Image
 RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3



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