

AGENDA
LANDMARK COMMISSION
REGULAR MEETING
4:00 p.m. Monday, March 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. February 17, 2025 – Regular Meeting

Documents:

[02-17-2025 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-006 (1219 Ball / Avenue H) Request For A Certificate Of Appropriateness For Modifications To The Site Including A New Garage Apartment. The Property Is Legally Described As Abstract 628, M.B. Menard Survey, Lot 3, Block 252, In The City And County Of Galveston, Texas. Applicant: Morris McDaniel, McDaniel Construction
Property Owner: Thomas And Leslie Legrand

Documents:

[25LC-006 - PKT.PDF](#)

2. 25LC-007 (1202 Postoffice / Avenue E) Request For A Certificate Of Appropriateness For Modifications To A Previous Approval – Case No. 23LC-012. Property Is Legally Described As The M. B. Menard Survey, Lots 8 And 9, Block 492, In The City And County Of Galveston, Texas. Applicant: Ralph McMorris Property Owner: Ralph And

Lynn McMorris

Documents:

[25LC-007 STF PKT.PDF](#)

3. 25LC-009 (711 14th Street) Request For A Certificate Of Appropriateness For Alterations To The Structure Including Replacing The Front Door, Replacing An Existing Window, And Adding A Staircase. 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:

[25LC-009 - PKT.PDF](#)

B. TEXT AMENDMENT

1. 25ZA-001 Request For A Text Amendment To The Galveston Land Development Regulations, Article 13: Permits And Procedures To Establish A Fee For Galveston Landmark Designation And Replacement Galveston Landmark Plaques. Applicant: Development Services Department

Documents:

[25ZA-001 STF PKT - LC.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 February 25, 2025 at 3:30 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 – February 17, 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), Stetzel-Thompson, Thierry,

Members Absent: Chastain, Ex Officio CM Lewis

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 February 3, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LANDMARK DESIGNATION

25LC-003 (2114 Avenue O) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Cindy and Jim Laufer

Property Owner: Cindy and Jim Laufer

Staff presented the report and noted that 29 public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

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

The motion passed.

LICENSE TO USE

25LC-005 (Adjacent to 112 23rd Street) Request for a License to Use recommendation in order to place a card reader in the City of Galveston right-of-way. Adjacent property is legally described as Lot A Thompson Place (2022) Abstract 628, in the City and County of Galveston, Texas.

Applicant: David Watson

Property Owner: SC Galveston Thompson, LLC.

Staff presented the report and noted that 12 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 Thierry made a motion to recommend approval of 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), Stetzel-Thompson, Thierry
Opposed: None
Absent: Chastain, Ex Officio Lewis
Non-voting participant: None

The motion passed.

THE MEETING ADJOURNED AT 4:08 PM





25LC-006

STAFF REPORT

ADDRESS:

1219 Ball / Avenue H

LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M.B. Menard Survey, Lot 3, Block 252, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Morris McDaniel, McDaniel Construction

PROPERTY OWNER:

Thomas and Leslie Legrand

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End Historic District

REQUEST:

Request for a Certificate of Appropriateness for a garage apartment.

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
6				



Executive Summary

The applicant is requesting approval of site modifications including the addition of a two-story garage apartment. The structure will be located adjacent to the alley in the rear of the main house. Note that the previous non-historic garage was demolished with a permit in 2024.

A summary of the project is provided below. See Exhibit A for additional details.

- Hardie lap siding from grade to roof;
- Hardie trim, soffits, and fascia;
- One-over-one vinyl-clad windows with Hardie trim;
- Fiberglass exterior doors with smooth Hardie trim;
- Treated wood stairs and handrails; and
- Composition shingle roof

See Exhibit A for additional details.

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	1885
Style	Folk Victorian
Condition	Good
Evaluation	“Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.

Design Standards

Standards for New Secondary Buildings on Residential Properties

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

Enclosing an Elevated Foundation

To preserve the character of Galveston's historic residential streets, elevated foundations should be enclosed or skirted in a way that promotes compatibility with surrounding residential structures. Note that it is also important to provide proper ventilation underneath a structure to discourage rot and mold. See "Storm-Safety Features on Historic Buildings" on page 47 for more information.

3.18 Enclose the space between the elevated foundation piers of a raised residential structure.

Appropriate for enclosing an elevated foundation (elevated to any compatible height):

- Properly dimensioned wood board and batten (see "Options for Board and Batten Foundation Skirting").
- Masonry (note that masonry may not be appropriate for smaller wood-framed houses.)
- Stucco, when compatible with the building type (a stuccoed foundation enclosure will generally be most compatible with a bungalow-type building.)
- Lattice and masonry combinations

Appropriate for enclosing a low elevated foundation only (elevated approximately 18" or less):

- Plywood panels framed and placed behind the foundation piers, faced with an appropriate material such as lattice, then painted a dark color that blends with the structure.

Appropriate for enclosing a moderately elevated foundation only (elevated approximately 4' or less):

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

- Cinder blocks
- Plastic or vinyl lattice
- Cedar shingles
- T-1-11 siding
- Plywood (except as used to skirt a low elevated foundation as described above)
- Cementitious fiber board (except as used for board and batten skirting as described in "Options for Board and Batten Foundation Skirting")
- Corrugated metal
- Faux siding (including faux brick and stucco)

Massing Standards for New Residential Construction

Galveston's traditional residential structures have varied heights, articulated masses and pedestrian-scaled fronts that convey a sense of human scale.

While it may be larger than a traditional residential structure in the surrounding context, a new residential structure in a locally designated historic district should appear to be similar in mass and scale to those seen historically in the block.

A special consideration is the design of a multifamily building in a single-family context. Where this is permitted by zoning, a new multifamily building in a single-family context should reflect façade widths of traditional single family structures in the area.

3.24 Construct a new structure to reflect the mass and scale of historic residential structures in the area.

Appropriate

- Subdivide the mass of a larger building into smaller “modules” that are similar in size to buildings seen traditionally.
- Design building features to incorporate traditional dimensions. Wall plate heights, window and door head heights and other vertical proportions should match the appropriate scale of the period.
- Design corner buildings be similar in height to buildings along adjoining blocks.

3.25 Express façade components in ways that will help to establish a human scale.

Appropriate

- Include horizontal elements in the design of residential buildings that help to express the height of floors and that relate visually to similar features in the block. For example, use a porch and groupings of windows to convey human scale.
- Articulate a building mass to create visual interest and convey a three-dimensional form. Provide vertical and horizontal wall offsets to reduce the overall scale of a building.
- Design a new residential façade to respect the traditional proportions of height to width.
- Use floor-to-ceiling heights that appear similar to those of traditional residential buildings.
- Consider window proportions, pairing and trim in the design.

3.26 Position taller portions of a structure away from neighboring buildings of lower scale.

Appropriate

- Where permitted by the base zoning, taller structures should be located to minimize looming effects on lower scaled neighbors.
- The height of first floors should be aligned whenever possible.
- A building should step down toward any lower, adjacent historic properties.

Building Forms

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

3.28 Use simple, rectangular building forms.

Appropriate

- Use building forms that appear similar to traditional forms.

Inappropriate

- Unless necessary, do not use building forms that do not have a traditional orientation to the street.

3.29 Use building and roof forms similar to those seen traditionally in the district.

Appropriate

- Use a pitched or gable roof form where they exist in the surrounding historic context.

Inappropriate

- Do not use an exotic roof form on the primary structure.
- Do not use shed roof forms except on porches or small additive forms attached to the primary structure.

Architectural Character

Design a new building to be visually compatible with nearby historic houses, while conveying the evolution and history of the area.

3.30 Design a new residential structure to reflect its time.

Appropriate

- Use contemporary interpretations of historic architectural styles when designing a new residential structure.
- Reflect current architectural trends in a new residential structure to convey the period in which it is built and continue to accurately portray the evolution of the community.

Inappropriate

- Do not imitate or copy the historic architectural styles of Galveston in the design of a new building.
- Do not imitate or copy historic architectural styles that are not native to Galveston to avoid confusing the architectural traditions of the community.

3.31 Use new interpretations of architectural features that are common to historic residences in the district.

Appropriate

- Use porch columns, balustrades, brackets, rafter ends, windows, doors and other historically-appropriate trim elements.

Inappropriate

- Do not use historic details that were not found in Galveston.

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.

3.35 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.

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

Appropriate

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

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

- Traditionally, these are located along an alley edge.

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

Inappropriate

- Metal buildings are not permitted.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. The proposed work conforms to the elements prescribed in the Design Standards regarding materials, size, placement, and massing in comparison to the historic main structure.

Exterior Materials: the architectural plans submitted utilize Hardie siding throughout. This is permissible for new construction, especially 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. However, staff notes that the Design Standards recommend board and batten siding below the first habitable floor, and that cement siding such as Hardie be smooth, and without any exaggerated patterns.

Doors and Windows: the doors are proposed to be fiberglass, some of which will include glass lights. The windows will be vinyl-clad single-hung windows. Both doors and windows will be trimmed with smooth Hardie material. This conforms to the Design Standards for new construction of accessory structures and additions.

Stairs and Handrails: the plans submitted include an elevated deck to access the upstairs area as well as a treated wood staircase with simple, square design typically approved for new construction in historic districts. This conforms to the Design Standards.

Roofing Materials: the proposed roof will be composition shingles to match the existing house, which conforms to the Design Standards.

Massing and Scale: site photos indicate that the building will be barely visible from the main street, if at all; however, the view is significantly blocked by the main house, which itself is two stories tall and raised several feet above grade.

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

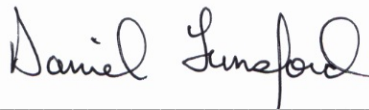
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A ;
 - a. Hardie or wood board and batten skirting be installed below the first habitable floor and down to grade;
 - b. All Hardie siding be smooth and without patterns

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

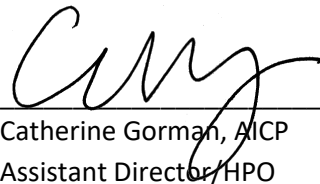
Respectfully Submitted,



Daniel Lunsford
Senior Planner

02/25/25

Date

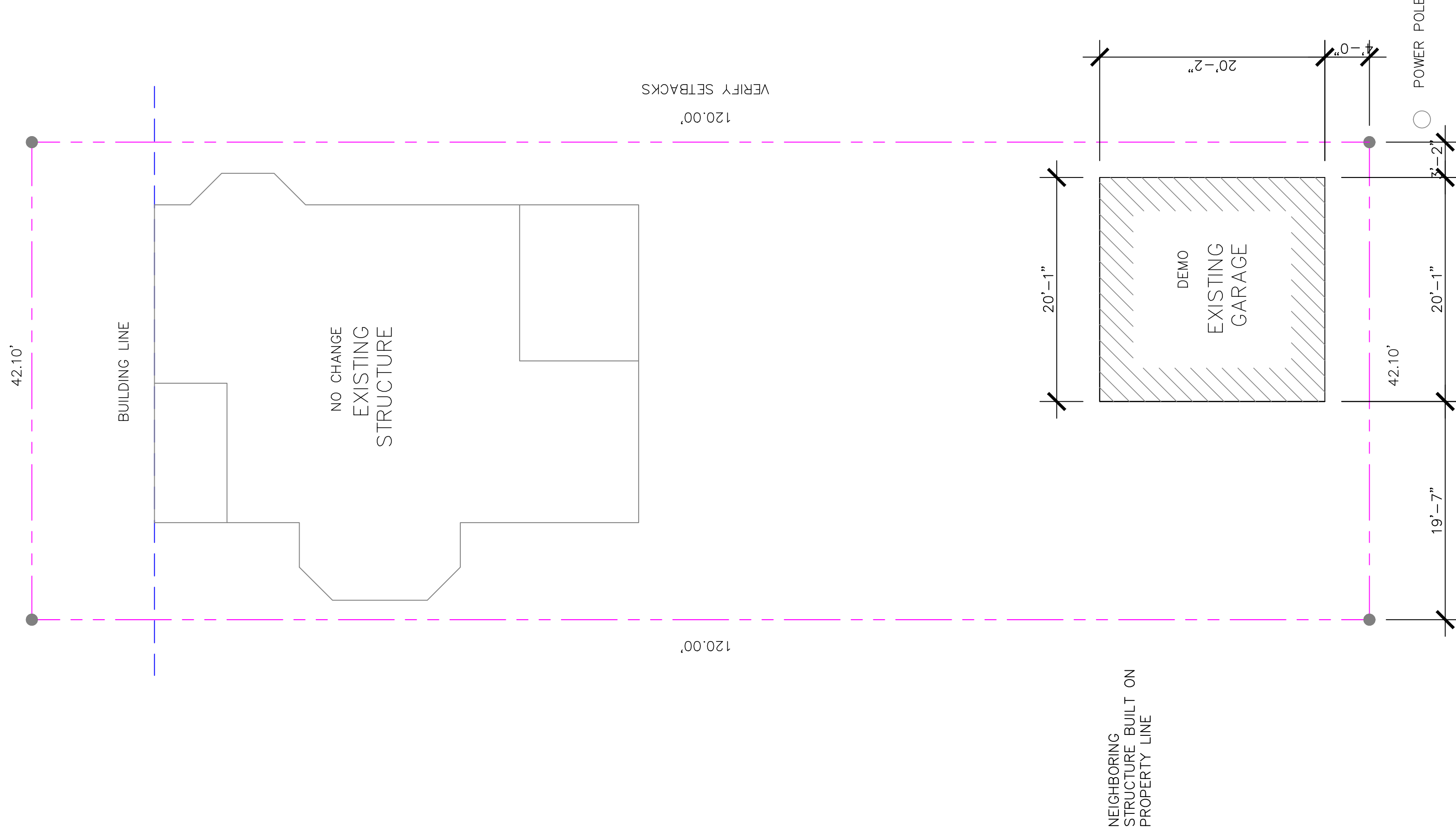


Catherine Gorman, AICP
Assistant Director/HPO

02/25/25

Date

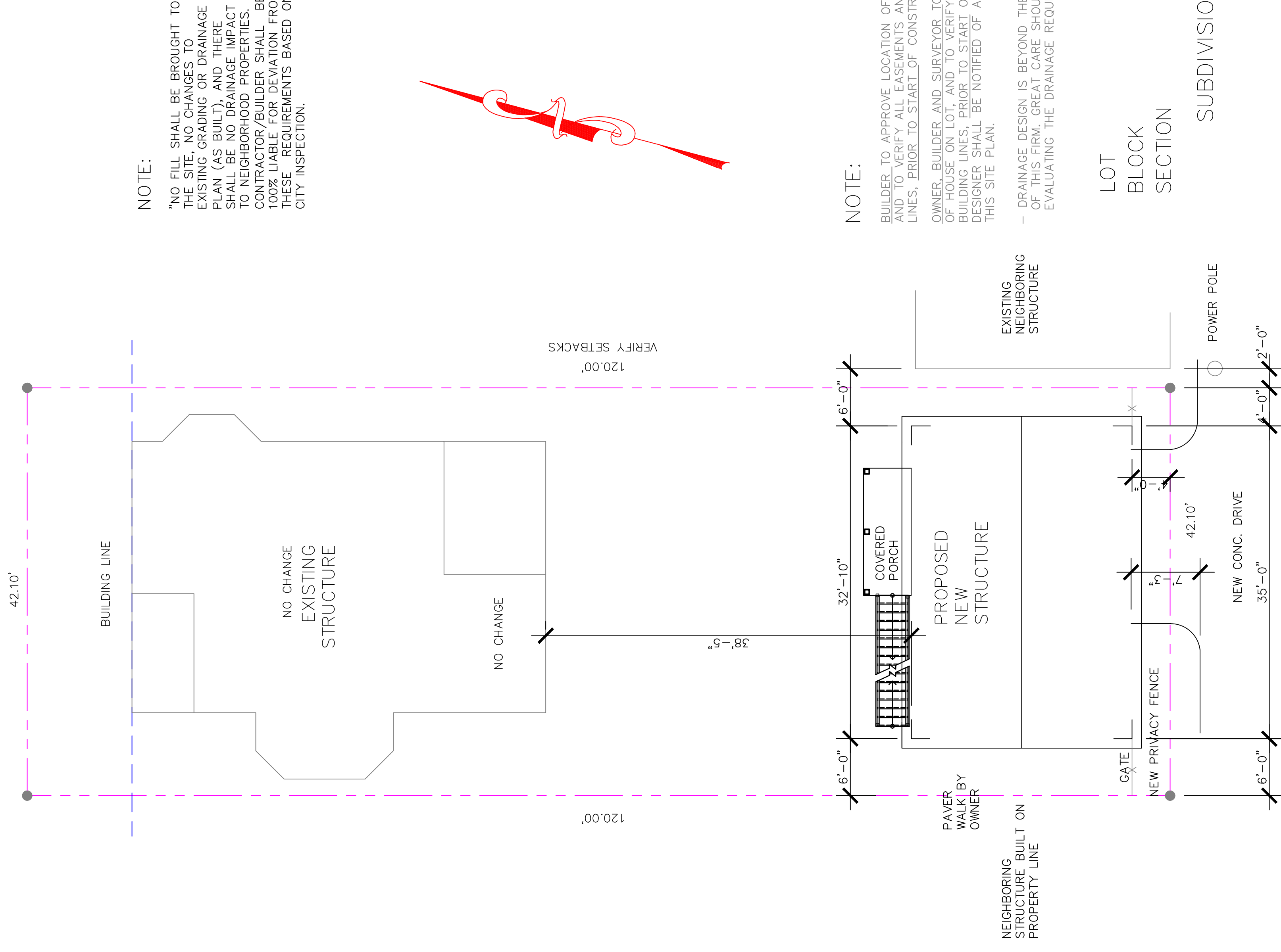
BALL STREET



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

DEMO PLAN

BALL STREET

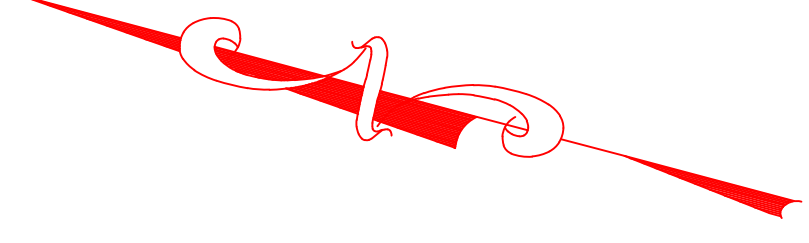


SCALE: 1/8" = 1'-0"

SITE PLAN

NOTE:

"NO FILL SHALL BE BROUGHT TO THE SITE. NO CHANGES 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."



NOTE:

BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.

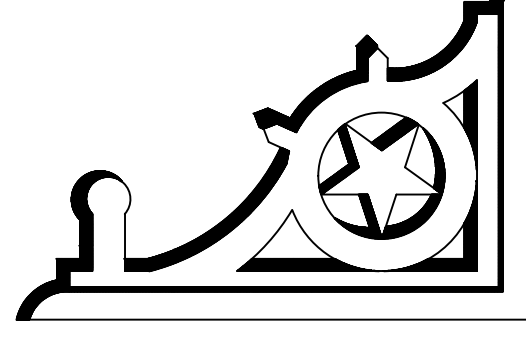
OWNER, BUILDER AND SURVEYOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION. DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM THIS SITE PLAN.

— DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

LOT —
BLOCK —
SECTION —

SUBDIVISION

McDANIEL DESIGNS
RESIDENTIAL-COMMERCIAL-LANDSCAPE
2304 URSULINE ☆ 409-762-6772
GALVESTON, TEXAS 77550



TOM & LESLIE LEGRANDE

1219 BALL

GALVESTON, TEXAS

SITE

PROJECT NUMBER: 56789098766

ISSUE DATE: 07/18/24

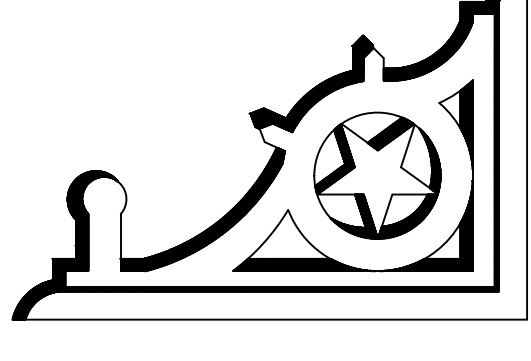
DESIGNER: MSM

CHECKED BY: MM

A 0.0

EXHIBIT A

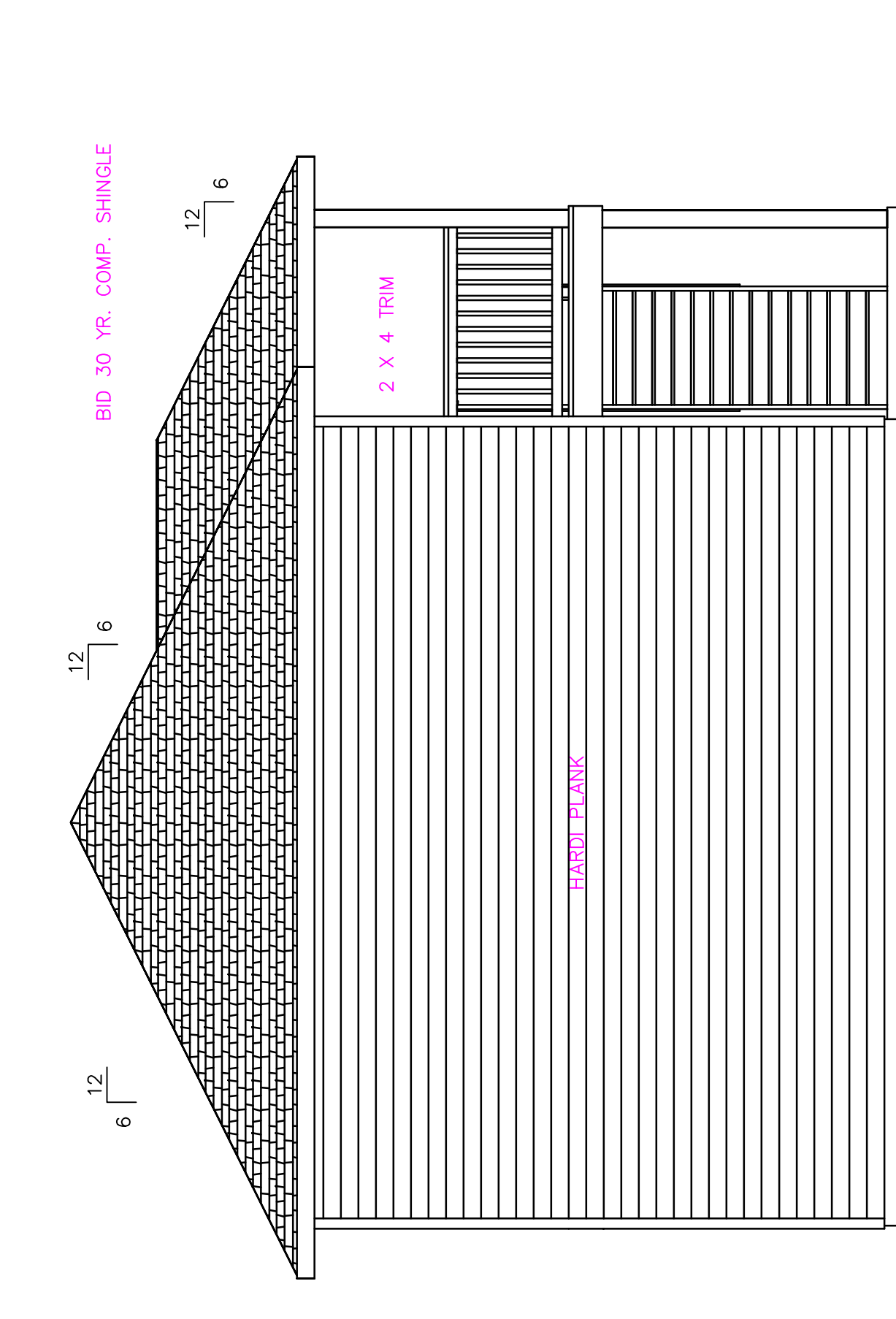
McDANIEL DESIGNS
 RESIDENTIAL-COMMERCIAL-LANDSCAPE
 1423 23RD STREET ☆ 409-762-6772
 GALVESTON, TEXAS 77550



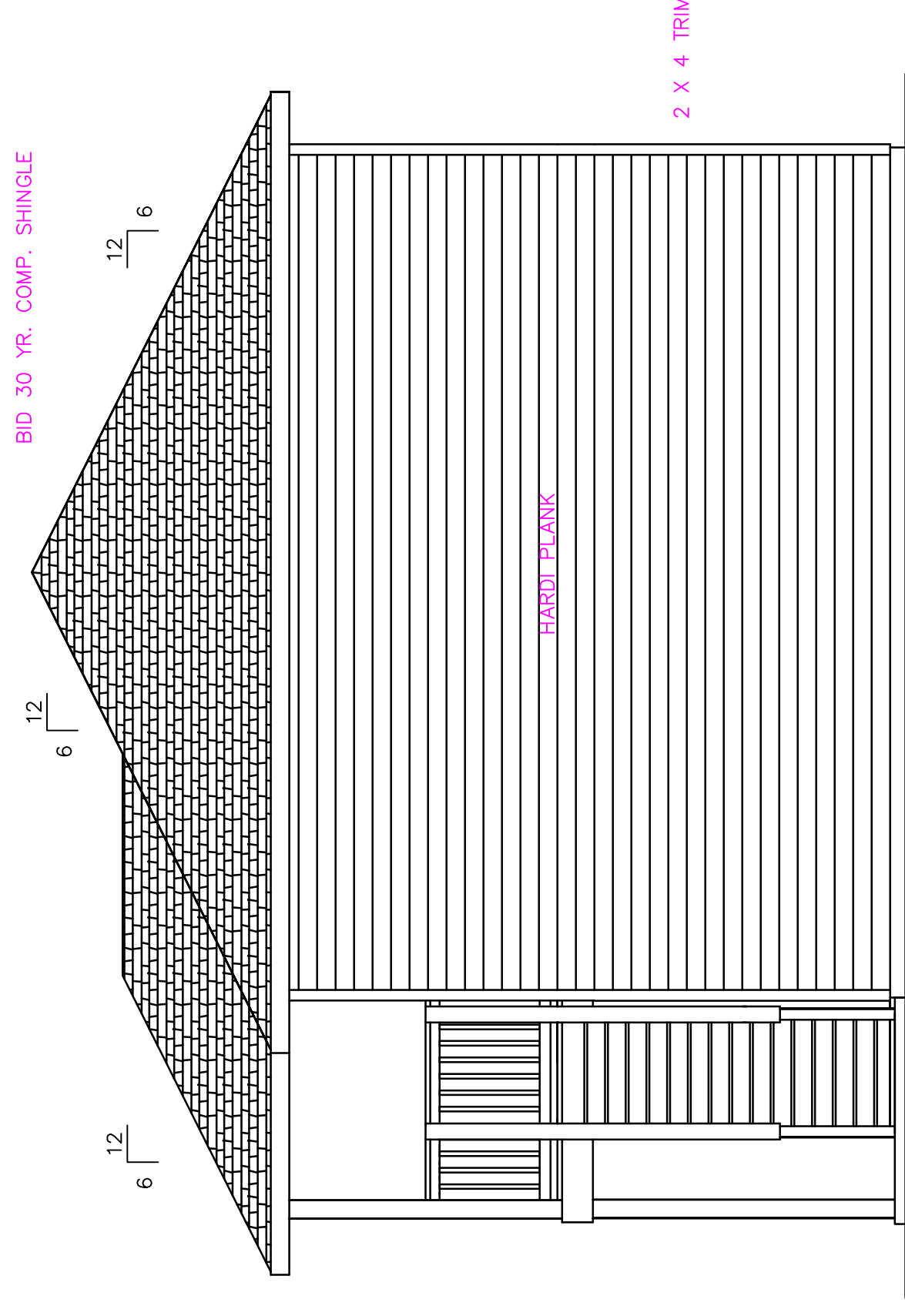
TOM LEGRANDE
 BALL STREET
 GALVESTON, TEXAS
 ELEVATIONS

PROJECT NUMBER: 987654567
 ISSUE DATE: 0071824
 DESIGNER: MSM
 CHECKED BY: MM

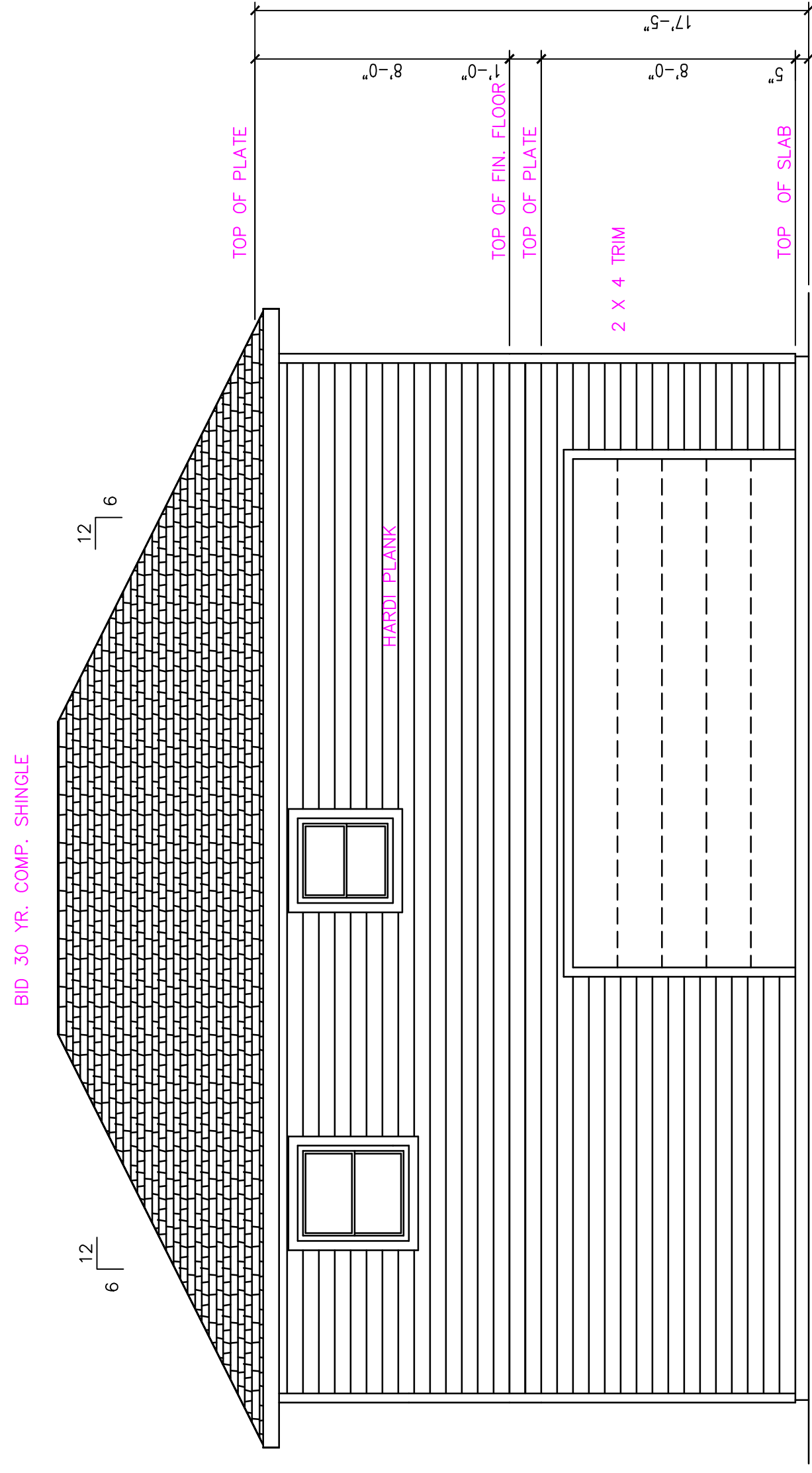
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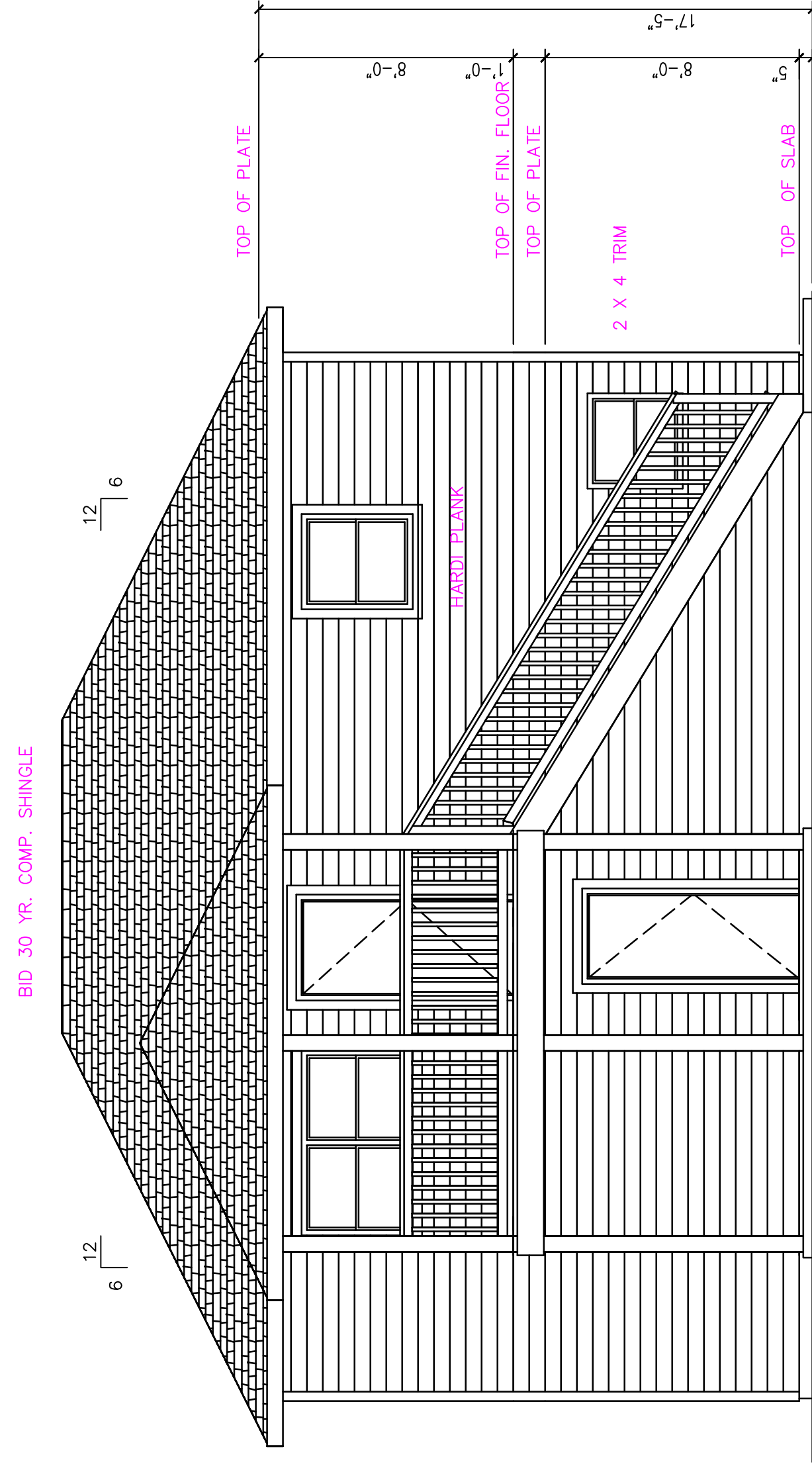
LEFT ELEVATION
 1/4"=1'-0"



RIGHT ELEVATION
 1/4"=1'-0"



REAR ELEVATION
 1/4"=1'-0"



FRONT ELEVATION
 1/4"=1'-0"

1219 BALL, GALVESTON, TX 77550

HHM-12748

Parcel ID 689721

Year Built ca. 1885

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating Medium

Medium = Contributing

Building Faces N

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences Folk Victorian

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type High-raised, Pier-and-beam

Landscape Features Brick curb, Concrete wall

Outbuildings Alley residence

Outbuilding Condition Good

ROOF

Roof Shape Hipped, Cross-gabled

Roof Materials Asphalt composition shingles

Roof Features Flared eaves, Box eaves

Gable End Treatment Wood shingle, Wood siding

Gable End Openings Enclosed opening

Gable End Features Vent, Decorative brackets

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light, Screens

CHIMNEYS

PORCH

Porch Type Partial width, One story

Porch Location Front

Porch Roof Inset

No. of Porch Bays 1

Porch Support Type Chamfered posts

Porch Features Jig-sawn brackets, Squared wood balusters

INTEGRITY

Condition Good

Alterations Roof material replaced



TX_GalvestonCounty_1219_Ball_1.jpg



25LC-007

STAFF REPORT

ADDRESS:

1202 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lots 8 and 9, Block 492, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Ralph McMorris

PROPERTY OWNER:

Ralph and Lynn McMorris

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to a previous approval – Case No. 23LC-012

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

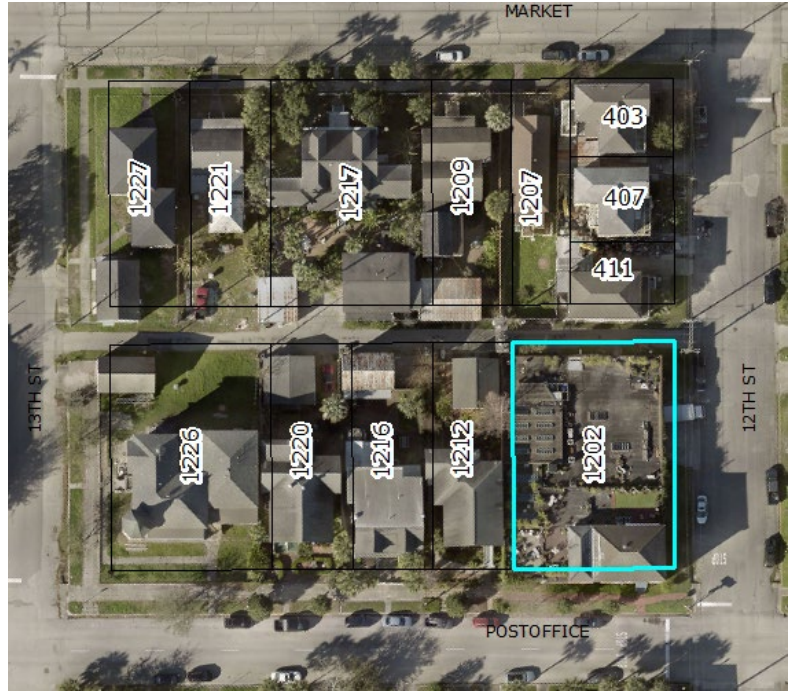
- A – Staff Report and Action Letter for 23LC-012
- B – Applicant’s Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District, Galveston Landmark (R-3-H)	Industrial/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	1878
Style	National Folk, Commercial Block
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Former Purity Ice Cream Factory

Background

On September 19, 2022, the Landmark Commission approved a Certificate of Appropriateness for alterations to the structure including the installation of a rooftop addition under Case Number 22LC-033. In April of 2023, the applicant reapplied to the Landmark Commission for revisions to the 2022 approval. Those revisions were changes of roofing material from galvalume, embossed, metal shingles to metal standing seam and change of the window material from wood to vinyl (Case 23LC-012).

Executive Summary

The applicant is requesting the following modifications to a previous approval – Case Number 23LC-012:

- Modify the rooftop addition to be an open rooftop porch with no windows in the openings, and
- On the south façade, install a steel railing inside the openings for safety, recessed about 8" from the outer façade.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Windows

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

2.13 Preserve the functional and decorative features of a historic window.

Appropriate

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

2.14 Maintain original window proportions and components.

Appropriate

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

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

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

Appropriate

- Use the same material as the original window, especially on character-defining walls (preferred approach).
- Consider an alternative material only if the appearance of the window components will match those of the original in dimension, profile and finish.

- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).

Inappropriate

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

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

Appropriate

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

2.19 Convey the character of historic sash divisions.

Appropriate

- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

Inappropriate

- Do not use strips of material located between panes of glass to simulate muntins.

Historic Roofs

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

2.32 Use new roof materials that convey a scale and texture similar to those used traditionally.

Appropriate

- Consider the architectural style of the structure when choosing roof replacement materials. Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof. Use a color similar to the original, or of the material in weathered condition.
- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures. Use a ribbed roof or one with a standing metal seam to break up the surface.
- Use metal with a matte, non-reflective finish.
- Install the roof to have low profile seams.
- Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle, use a matching replacement material. Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photo voltaic systems, use a dark color.

Inappropriate

- Do not use rolled roofing material except on flat roofs.

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.

4.62 Design a side addition to be compatible with the historic structure.

Appropriate

- Recess the façade of a side addition at least 18” from the original building façade.

Conformance with the Design Standard for Historic Properties

Staff finds that the proposed modifications are in keeping with the Design Standards for Historic Properties. The form of the rooftop addition remains as previously approved. The change from an enclosed rooftop addition to an open porch reduces visual impact while preserving the overall design rhythm, ensuring the new elements remain secondary to the historic structure. The removal of windows and the use of steel railings on the west façade, which is not visible from any right-of-way, will not be seen by the public.

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 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,



Catherine Gorman, AICP
Assistant Director/HPO

02/25/2025

Date



City of Galveston

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

April 24, 2023

Ralph McMorris
1202 Postoffice Street
Galveston, Tx, 77550

Re: **23LC-012 (1202 Postoffice / Avenue E)** Request for a Certificate of Appropriateness for modifications to a previous approval – Case No. 22LC-033. Property is legally described as the M. B. Menard Survey, Lots 8 and 9, Block 492, in the City and County of Galveston, Texas.
Applicant: Ralph McMorris
Property Owner: Ralph and Lynn McMorris

Dear Mr. McMorris,

The Galveston Landmark Commission, at their meeting on Monday, April 17, 2023, voted to approve the above-referenced request with the following conditions:

1. The exterior modifications shall conform to the design, materials, and placement presented in Exhibit B of the staff report. Must use Vinyl windows;
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.

Please keep a copy of this letter for your records, and feel free to contact me at CGorman@galvestontx.gov if you have any questions.

Sincerely,

Catherine Gorman, AICP
Assistant Director, HPO
Development Services Department



23LC-012

STAFF REPORT

ADDRESS:

1202 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lots 8 and 9, Block 492, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Ralph McMorris

PROPERTY OWNER:

Ralph and Lynn McMorris

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to a previous approval – Case No. 22LC-033

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

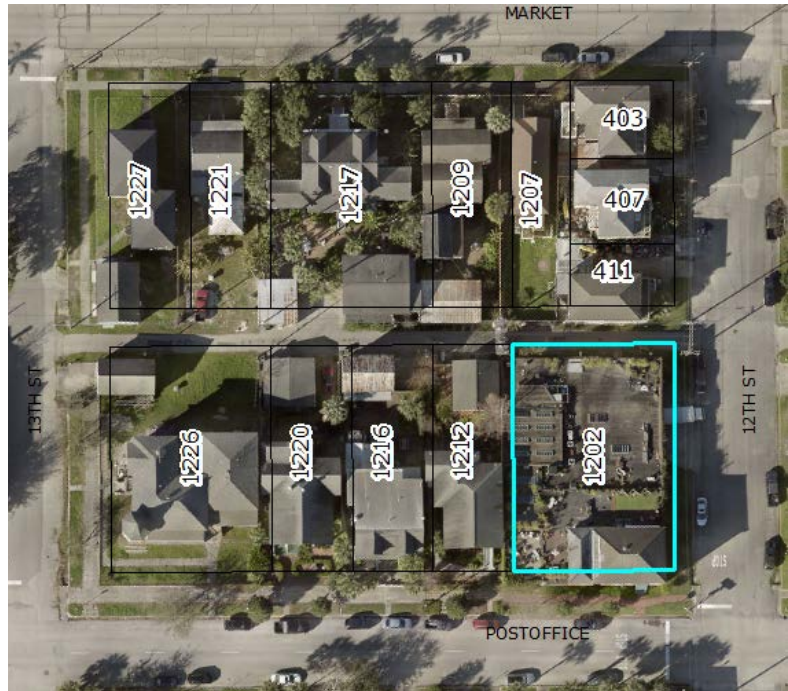
- A – Staff Report and Action Letter for 22LC-033
- B – Applicant’s Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District, Galveston Landmark (R-3-H)	Industrial/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	1878
Style	National Folk, Commercial Block
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Former Purity Ice Cream Factory

Background

On September 19, 2022, the Landmark Commission approved a Certificate of Appropriateness for alterations to the structure including the installation of a rooftop addition under Case Number 22LC-033. The staff report and action letter and included as Exhibit A.

Executive Summary

The applicant is requesting the following modifications to a previous approval – Case Number 22LC-033:

- Roof Material – from galvalume, embossed, metal shingles to metal standing seam; and
- Window Material – from wood to aluminum for the 15 new windows not visible from the street. The three new windows visible from the street will remain wood, as previously approved.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Windows

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

2.13 Preserve the functional and decorative features of a historic window.

Appropriate

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

2.14 Maintain original window proportions and components.

Appropriate

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

2.19 Convey the character of historic sash divisions.

Appropriate

- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

Inappropriate

- Do not use strips of material located between panes of glass to simulate muntins.

Historic Roofs

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

2.32 Use new roof materials that convey a scale and texture similar to those used traditionally.

Appropriate

- Consider the architectural style of the structure when choosing roof replacement materials. Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof. Use a color similar to the original, or of the material in weathered condition.
- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures. Use a ribbed roof or one with a standing metal seam to break up the surface.
- Use metal with a matte, non-reflective finish.
- Install the roof to have low profile seams.
- Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle, use a matching replacement material. Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photo voltaic systems, use a dark color.

Inappropriate

- Do not use rolled roofing material except on flat roofs.

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.

4.62 Design a side addition to be compatible with the historic structure.

Appropriate

- Recess the façade of a side addition at least 18” from the original building façade.

Conformance with the Design Standard for Historic Properties

The subject windows are located in Location D: Not Typically Visible Rear Façade. In this location “more flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.” The subject windows are located on the proposed addition and will not be visible from the street. Therefore, Staff finds that the request conforms to the Design Standards. The Design Standards indicate the standing seam metal roofing is an appropriate material.

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 Exhibit B of the staff report;

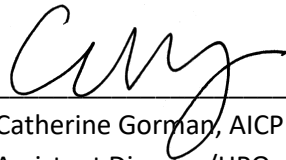
Standard Conditions:

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,



Catherine Gorman, AICP
Assistant Director/HPO

4/5/2023

Date



22LC-033

STAFF REPORT

ADDRESS:

1202 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lots 8 and 9, Block 492, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Ralph McMorris

PROPERTY OWNER:

Ralph and Lynn McMorris

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including the installation of a rooftop addition

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

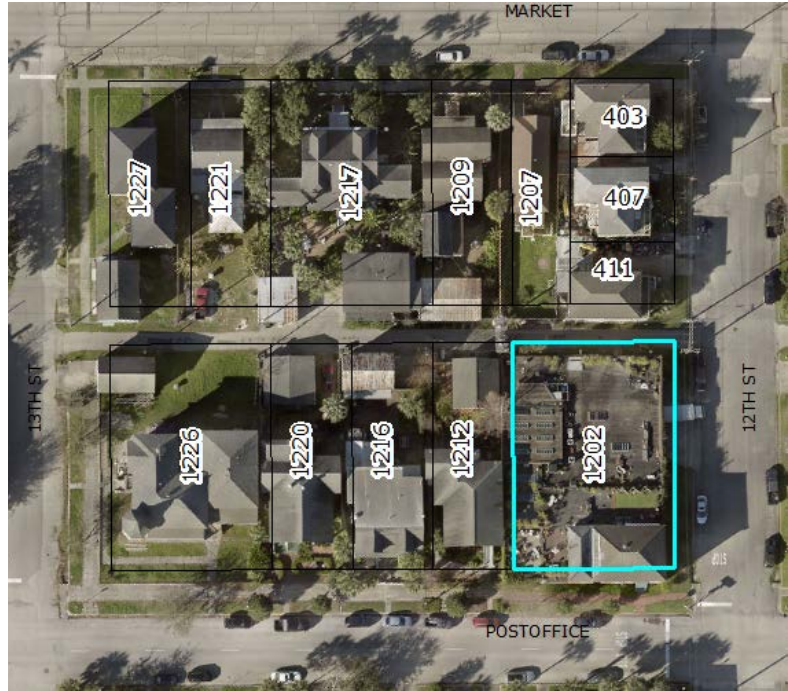
A – Applicant’s Submittal

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 District, Galveston Landmark (R-3-H)	Industrial/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	1878
Style	National Folk, Commercial Block
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Former Purity Ice Cream Factory

Executive Summary

The applicant is requesting to install a rooftop addition include new conditioned space, decking and railing on the existing flat roof portion along Postoffice. The applicant is also proposed to install new dormers on the north and south portion of the existing pitched roof section. Also proposed is a new metal shingle roof for the pitched roof.

The materials list is as follows:

- Wood siding,
- Wood windows,
- Wood railings, and
- Metal shingle roofing.

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.

4.62 Design a side addition to be compatible with the historic structure.

Appropriate

- Recess the façade of a side addition at least 18” from the original building façade.

Conformance with the Design Standard for Historic Properties

Staff has concerns about the visibility of the proposed addition. The addition is located in Location A: Primary Façade. In these locations “preservation of repair of features in place is the priority. This is especially important at the street level and in location where the feature is highly visible. In order to minimize the visibility of the proposed addition, Staff recommends that the rooftop addition be setback from the plane of the historic building along Postoffice by 18 inches. Additionally, Staff recommends that the dormer on the south elevation be omitted. The dormer on the north elevation will not be visible from the right-of-way. Staff consistently recommends the use of one-over-one light configuration for windows in new construction and additions in order to differentiate the new construction from the historic building.

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 rooftop additional shall be setback from the plane of the historic building along Postoffice by 18 inches;
 - b. The dormer on the southern elevation shall be omitted; and
 - c. The windows in the rooftop addition shall be one-over-one pane configuration;

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

9/13/2022

Date

**Landmark Commission Meeting 9/19/22 – Narrative, Case Number,
Ralph McMorris, 1202 Post Office**

Project Goals

One: Outdoor living space: There are multiple, adjoining structures on this property that are built out to the lot line on all four sides resulting in no accessible outdoor ground space. Therefore, the applicant would like to develop roof space to substitute for the lack of outdoor space on the property while adding needed interior space to accommodate a growing family.

Two: Roof Leaking Problem: The primary Residential structure and a later addition to the west, or rear of the property both have a hip roof but they do not intersect in a way that promotes drainage. Instead, the two hip roofs meet at the bottom of their respective slopes (at a “flat” valley to put it another way) allowing water to pile up with no accommodation for drainage. This has created a constant roofing challenge that cannot be fixed with spot repairs. Only a change in the design of the roof will fix the problem permanently. In addition, the roof of the main house has lasted beyond its serviceable life and should be replaced.

Project Narrative:

To the west, or rear of the existing main house at the second level, the applicant proposes to enclose the existing adjacent flat roof area using wood siding and wood windows matching the adjacent existing materials to create an enclosed porch (labeled “New rooftop porch addition” on the South Elevation of the application drawing).

The applicant proposes to replace the small hipped roof to the west of the main roof by extending the main roof to the west to cover it, terminating in a gable on the west end as shown on the West Elevation of the application drawings. This gable end on the west side will lead to an outdoor deck with a simple painted wood railing (labeled “New deck and wood railing” on the Roof Plan of the application drawing) over the new “rooftop porch addition” described above. The existing asbestos shingle roof material will be replaced with a “galvalume” metal shingle roof commonly used in the East End Historical District. Two dormers will be installed to allow headroom in the space under the roof leading to the rooftop deck, one on the south side and one on the north side, both with wood windows to match the existing on the main house. The dormer on the north side is larger to accommodate an existing stair run from below and, this north dormer cannot be seen from the right-of way.

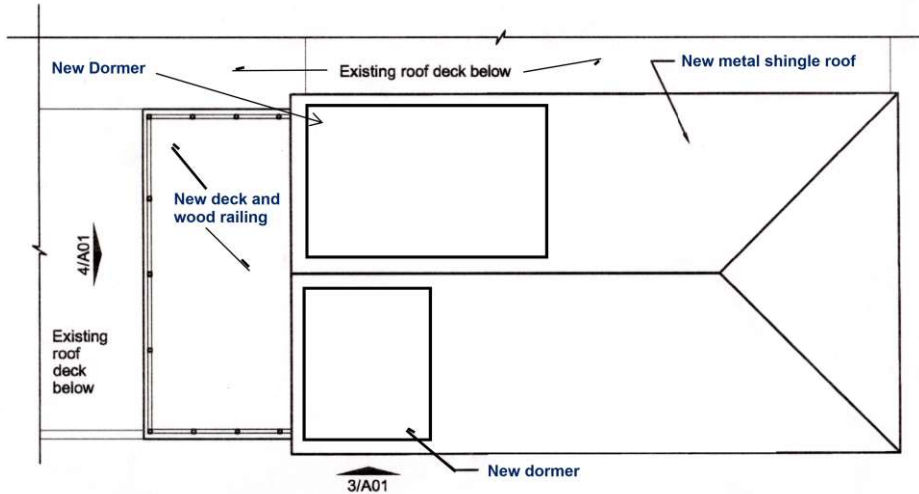
This property has been historically not only a home but also a factory, and remains so today for the applicant since he purchased the property from its previous owners who operated the Purity Ice Cream factory from it. The 1889 Sanborn map indicates several structures and a large canopy on the corner at this property indicating that a corner store was at this location. Because this property is and has historically functioned as a combination residence and business, there are currently several different structures built over several different timeframes in several different styles, from painted wood to plaster over masonry, glass block, painted wood windows, etc., And so, while the property is a stylistic hybrid of commercial and residential, the proposed improvements are, through the proposed materials, proportions and sensitivity to context, compatible with the existing building and neighborhood while providing an improvement to the home’s livability for the applicant.



South Elevation, 1202 & 1208 Postoffice, August 2022



East Elevation, 1202 Postoffice, August 2022



1 McMorris Residence - Roof Plan
A01 SCALE: 1/16" = 1'-0"



2 McMorris Residence - Photo (2010)
A01 SCALE: 1/16" = 1'-0"



3 McMorris Residence - South Elevation
A01 SCALE: 1/16" = 1'-0"

4 McMorris Residence - West Elevation
A01 SCALE: 1/16" = 1'-0"

© 2022 Robert P. Brown, Architect
This document dated September 19, 2022 and Authorized
by Robert P. Brown, Architect (Texas Reg. No. 14663)
is submitted in support of an application To the
Landmark Commission for a Certificate of Appropriateness.
Not for use for any other regulatory approval, permit or construction.



Berridge Victorian & Classic Shingles

SHINGLE SYSTEM



The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.



Materials

24 Gauge Steel

Specifications

Uses: Roof, Wall, Fascia

Finishes: Victorian or Classic embossed pattern

Fasteners: Concealed

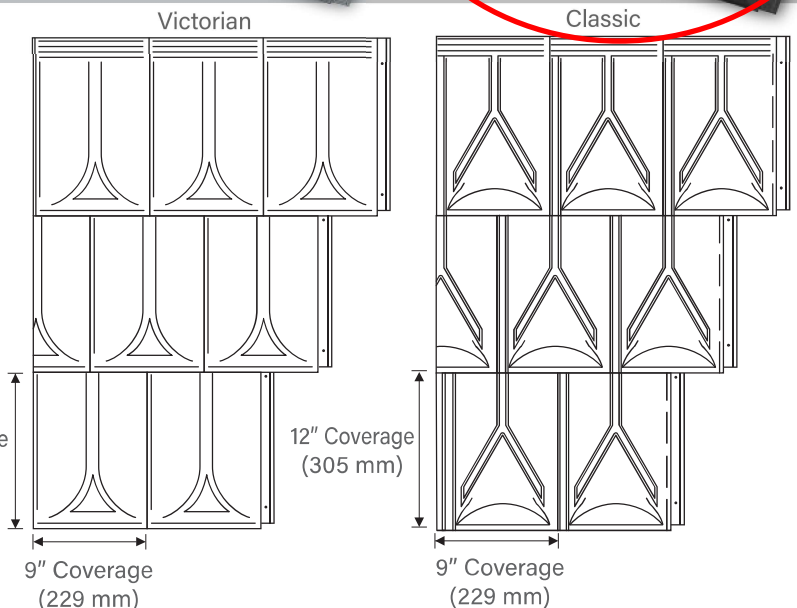
Applications: Solid sheathing

Coverage: 9" wide and 12" tall

Installation

- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square 12" Coverage
(305 mm)
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.*
- Use 4" ridge/hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



Pictured Above
Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer:
Brester Construction
Color: Zinc Grey

Pictured Right
Panel: Victorian



BERRIDGE VICTORIAN & CLASSIC SHINGLES TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■ Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	■ Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422,2 (24 GA-Wood Deck) FL# 11241,3 (24 GA-Plywood)
ROOF LISTINGS	■ Miami Dade	TAS 125	Miami Dade County approval of building products directly related to the structural wind resistance	NOA # 17-0808,05
	■ TDI Listed	UL 580	Texas Department of Insurance Listing for wind capacities	RC-231 (24 GA-Plywood)

■ - Steel only □ - Steel and Aluminum
 For further details please visit www.berridge.com



CORPORATE HEADQUARTERS

2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (800) 669-0009
www.Berridge.com



Certificate of Appreciation

This certificate is awarded to

RALPH MCMORRIS

1202 POSTOFFICE STREET

in recognition of valuable contributions in preserving and maintaining the architectural heritage of the City of Galveston.

**2004 City of Galveston Landmark Commission Preservation Award for
Commercial Rehabilitation**

Signature Bob Byrnes

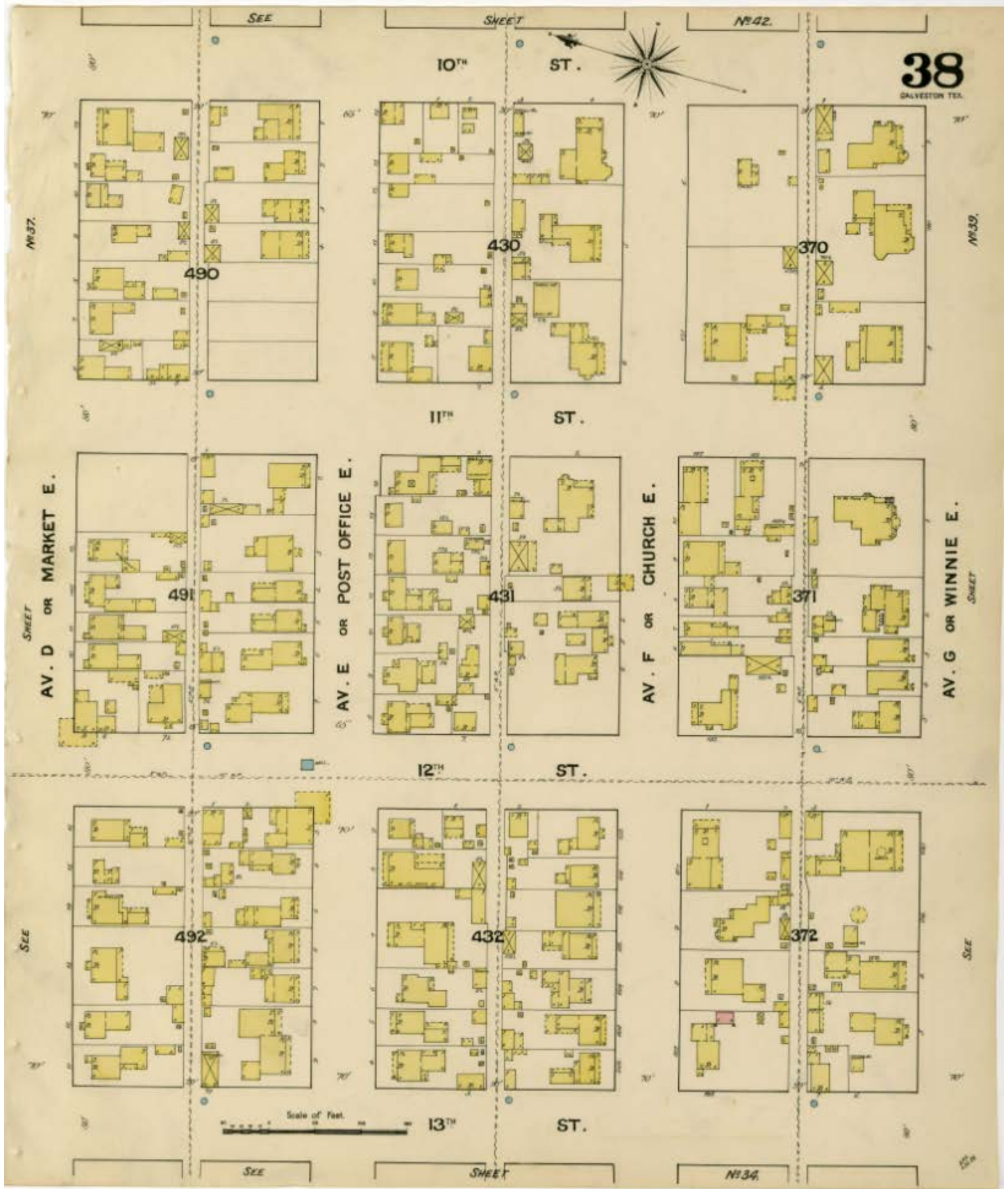
Chairman, Landmark Commission

Date 5/27/04

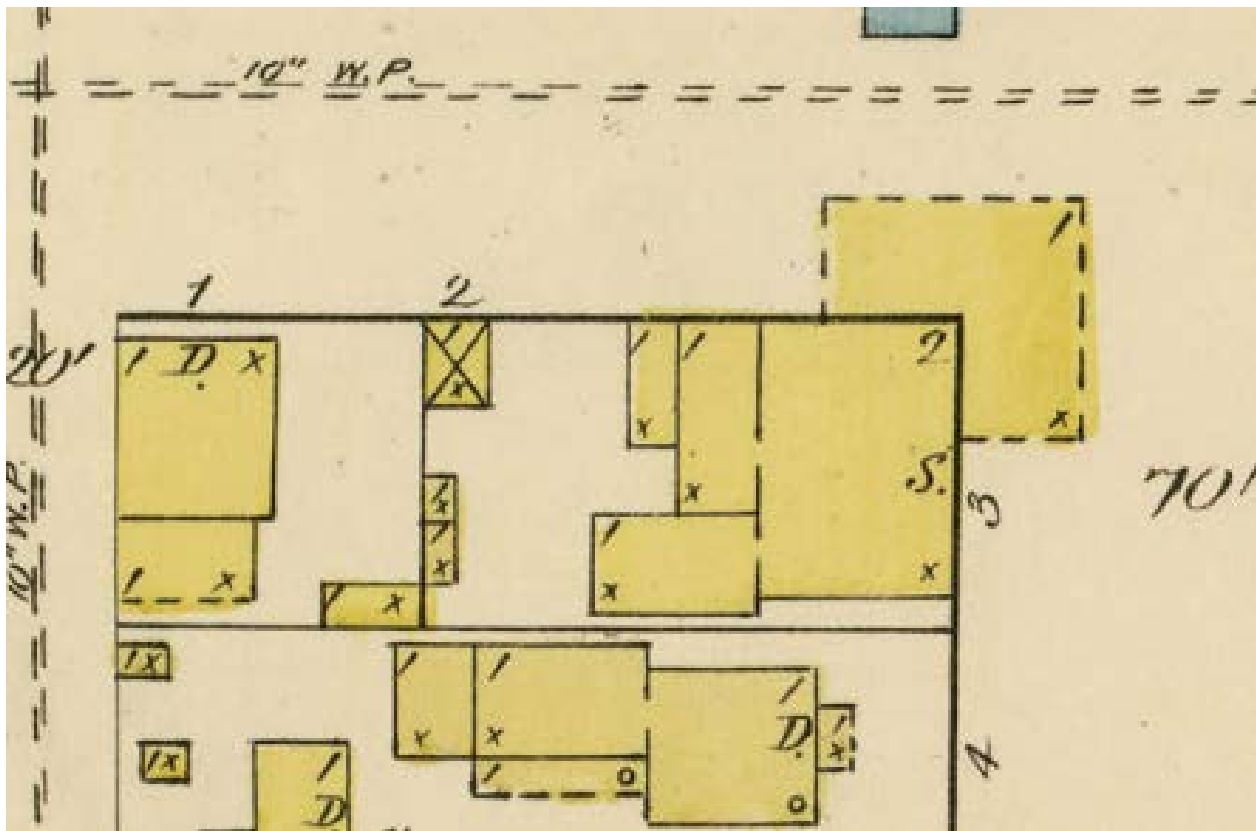
Signature Vori Field

Historic Preservation Officer

Date 5/27/04



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



KEY

NO. OF STORIES 3	1	FIRE WALL 6 IN. AB. ROOF
SHINGLE ROOF x		" " 12" " "
COMPOSITE ROOF •		" " 18" " "
SLATE OR TIN ROOF O		
STEAM BOILER		FRAME PARTITION
		OPENING & IRON DOOR
		WINDOWS " SHUTTERS
		STABLE
		WINDOW IN 1 ST STORY
		" 1 ST & 3 RD "
		" 2 ND & 4 TH "
B'LDGS COLORED YELLOW ARE FRAME		
" " RED " BRICK		
" " BLUE " STONE		
" " GREY " IRON		
" " BROWN " ADOBE		
" " GREEN " SPECIALS		
MARKED (CL) ARE CLOTH LINED		
(5) (19) INDICATE RELATIVE HEIGHTS		
ALTERNATE STREET NO'S ARE ACTUAL		
CONSECUTIVE " " " ARBITRARY		
BROKEN LINE NEAR B'LDG - WOOD CORNICE		
SOLID " " " METAL "		



City of Galveston

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

September 23, 2022

Ralph McMorris
1202 Postoffice
Galveston, TX 77550

Re: **22LC-033 (1202 Postoffice / Avenue E)** Request for a Certificate of Appropriateness for alterations to the structure including the installation of a rooftop addition. Property is legally described as the M. B. Menard Survey, Lots 8 and 9, Block 492, in the City and County of Galveston, Texas.
Applicant: Ralph McMorris
Property Owner: Ralph and Lynn McMorris

Dear Ralph McMorris,

The Galveston Landmark Commission, at their meeting on September 19, 2022, voted to approve the above referenced request with the following 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 rooftop additional shall be setback from the plane of the historic building along Postoffice by 6 inches;
 - b. The windows in the rooftop addition shall be one-over-one pane configuration;
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.

Please keep a copy of this letter for your records, and feel free to contact me cgorman@galvestontx.gov if you have any questions.

Sincerely,

Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer
Development Services Department

Landmark Commission application narrative – 1202 Post Office

3/20/23

The applicant requests approval to modify two aspects, roofing material and window construction material, of the previously approved Landmark Commission case number 22LC-033 Please refer to the original Landmark application for additional project goals, narrative, photos:

Roof Material:

Galvalume, embossed, metal shingles were originally envisioned for this project (refer to original Landmark application narrative). As design and detailing progressed and the final roof pitch of the new dormers was established, we learned that the metal shingle could not be warranted at the roof slope needed for the dormers (1:12). The pitch of the remainder of the roof (that part visible from the right-of-way) remains the same (7:12). A metal, standing seam roof can be used and warranted for the dormer slope required. This is a common and acceptable roofing material as described on page 44 of the Design Standards and, one used on many rooftops in the East End Historic District. The finish would remain the same galvalume (a matte, non-reflective finish) and roof details remain the same.

The applicant would like to replace the previously approved, metal shingle for the entire roof with a standing seam roof.

Windows:

Because the existing house/factory was added on to multiple times over its life, window dimensions vary slightly throughout the house but to maintain proportions consistent with the existing, as specified in the Design Standards, new windows are 2'-0" X 6'-0" and, 2'-6" X 5'-0" windows at dormers due to limited window head height available under the roof. Cost overruns have caused the applicant to consider options regarding windows, a major expense to the project.

Project cost estimates are exceeding what was budgeted for the windows due to:

- unexpected structural issues with roof/floor joists and their supporting beams that must be addressed
- Rapid inflation of materials
- Availability of qualified labor and
- Inconsistent supply chain (availability of materials)

Exterior doors, windows and window shutters used for construction in this area must be selected from a list of manufacturers on the Texas Department of Insurance that meet certain structural criteria and be either impact resistant or include window shutters or storm coverings that meets impact resistant criteria. Other criteria for window specification such as energy code, and building code also apply. As indicated on page 38 of the Design Standards, maintaining proportions of new windows in an historic structure is important. Most historic homes in the East End have proportions that are taller than modern, post air-conditioning windows. This is because ceiling were generally higher, natural ventilation and light were more important and the taller proportioned spaces and windows facilitated this before air conditioning took over that job. Window sizes of these proportions are not typical of modern homes and the selection of all wood windows such as those used in historic homes is supplanted by wood windows clad with an exterior of aluminum, vinyl or a composite, or all aluminum, fiberglass or vinyl in the popular lines available from manufactures.

While new windows meeting all of the criteria described above for this project are available, there is very little selection due to the limited market for them, resulting in custom size and higher cost.

Of the 18 new, second floor exterior windows and 3 doors on this project, three are visible from the right-of-way and appear on the south, or primary façade. The applicant proposes maintaining the custom, painted wood windows on this façade and utilizing an all-aluminum construction for the remaining windows to help control cost. Window color, proportions, operability and one-over-one configuration of the windows would match the new south wood windows and, remain the same as shown on the drawings. Painted wood window casing and trim similar to existing would still be used. The applicant believes this strategy is consistent with the Standards as described on page 38:

Preserve the size and proportion of a historic window opening.



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

Appropriate

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

Inappropriate

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

And, as these requested modifications appear on facades that are not visible from the right-of-way or street, the applicant believes that they would not compromise the historic integrity of the structure and would be appropriate for the project. This strategy is consistent with recommendations on page 29 of the Standards:

Location D: Not Typically Visible Rear Façade

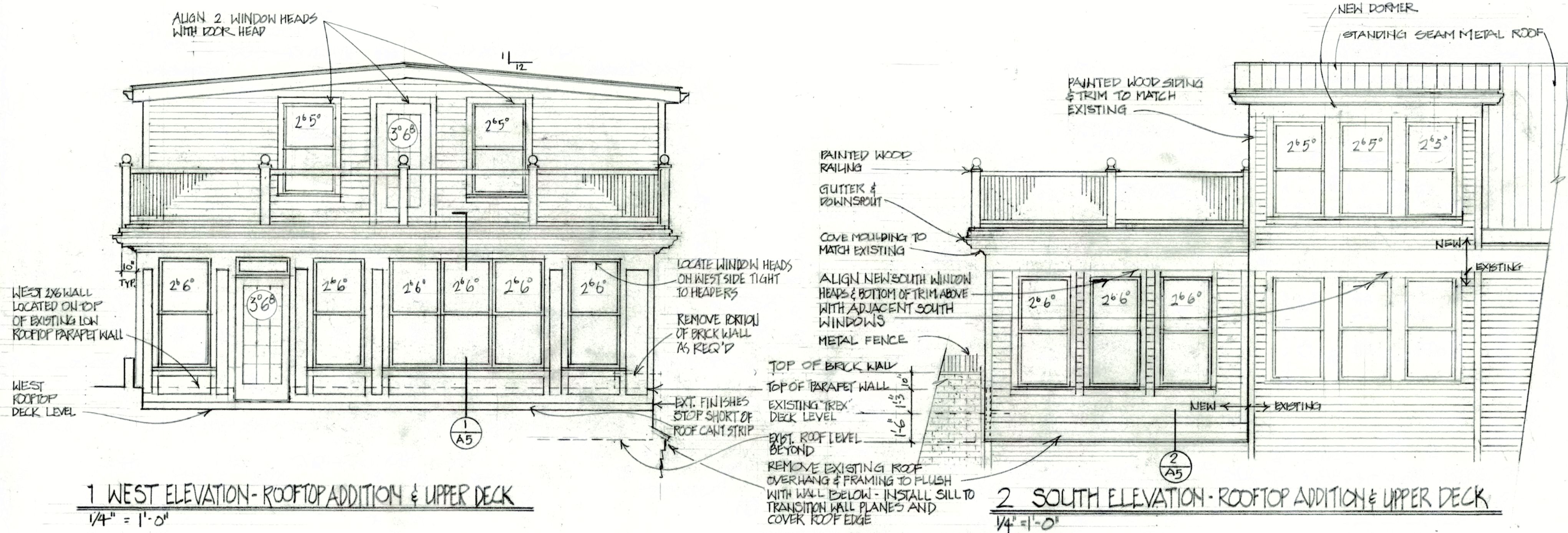
More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.



DESIGN STANDARDS FOR HISTORIC PROPERTIES

Thank you for your consideration,

Ralph McMorris

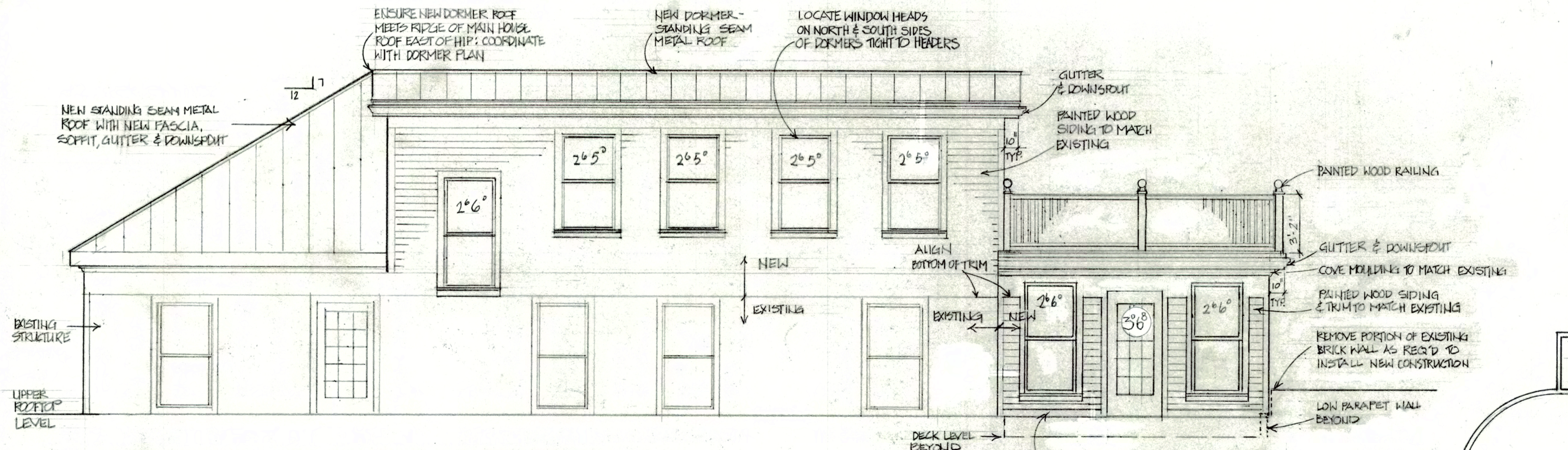


1 WEST ELEVATION - ROOFTOP ADDITION & UPPER DECK

1/4" = 1'-0"

2 SOUTH ELEVATION - ROOFTOP ADDITION & UPPER DECK

1/4" = 1'-0"



3 NORTH ELEVATION - NEW DORMER & ROOFTOP ADDITION

1/4" = 1'-0"

NEW ROOFTOP ADDITION - LOCATE ON TOP OF NORTH UPPER ROOFTOP EDGE
NOTE: LOCATE NEW WINDOWS AT NORTH AND WEST SIDES TIGHT TO SPECIFIED HEADER; RE:

BOB BROWN ARCHITECT
409-711-2269
12/20/22

RALPH McMORRIS
1021 POST OFFICE STREET
GALVESTON, TEXAS

A4

Ralph McMorris Landmark Application Project Narrative

2/1/25

The first phase of the project is complete and the second phase, the rooftop porch and upper deck has changed from the previously approved project. The original design called for an enclosed rooftop addition with windows. Mr. McMorris is now proposing an open rooftop porch with no windows.

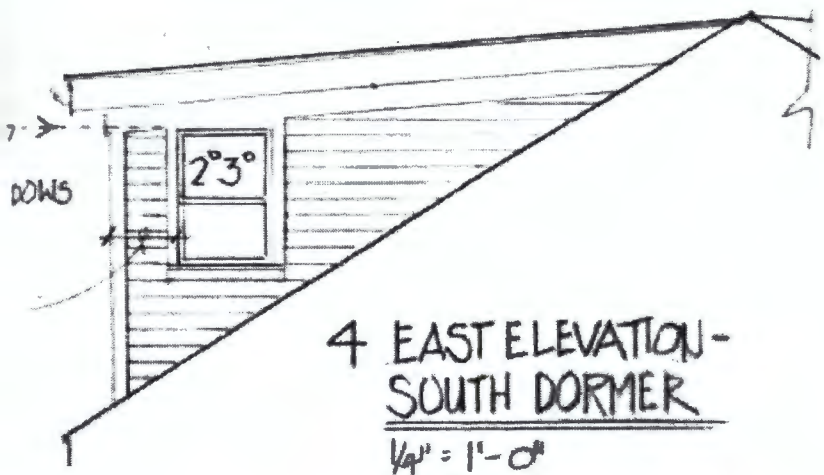
South Façade – visible from the Post Office Street right-of-way:

To be compatible with the scale and proportions of the existing façade, the openings remain the same size as they were when designed with windows. Because the sill of the south openings is only about 1'-6" above the floor, a steel railing will be installed on the inside of the openings (recessed about 8" from the outer façade) to a height of 3'-0" minimum above the floor to protect the opening. All other materials remain the same as when the project was last approved by the Landmark Commission. An existing steel railing atop an adjacent brick wall remains.

West façade – not visible from any right-of-way:

On the west side (not visible from Post Office Street) windows are also removed. The west-facing railing on the deck above the open porch has changed from the original painted wood to steel railings between painted wood support posts. The steel railings will match the existing steel railings as seen from Post Office in attached photo. .

The railings on the south (visible from Post Office Street) and north side (not visible from any right-of-way) remain painted wood.



4 EAST ELEVATION - SOUTH DORMER

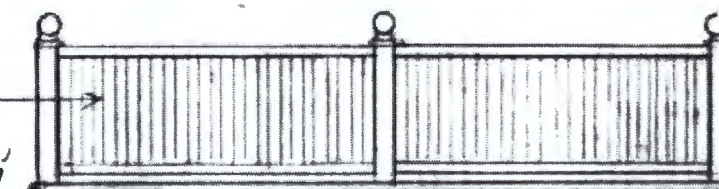
1/4" = 1'-0"

ALIGN TWO OUTSIDE WINDOWS WINDOW JAMBS BELOW - CENTER MIDDLE WINDOW

NEW DORMER

STANDING SEAM METAL ROOF

WOOD POSTS AND BALLUSTRADE
 ALIGN ALL NEW HEADS & BOTTOM OF TRIM ABOVE WITH ADJACENT SOUTH WINDOWS



METAL RAILING INSTALLED INSIDE OF OPENINGS - TOP RAIL AT 36" A.F.F.

EXISTING METAL FENCE

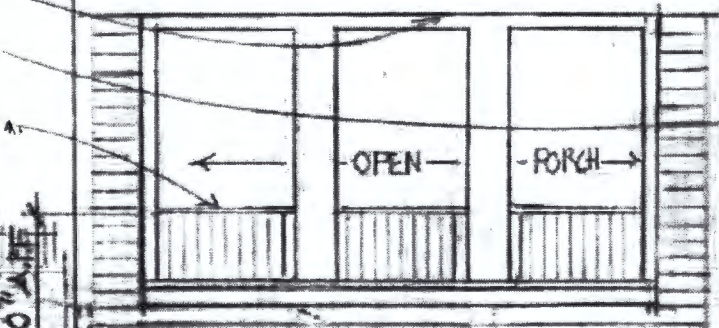
TOP OF BRICK WALL

TOP OF PARAPET WALL

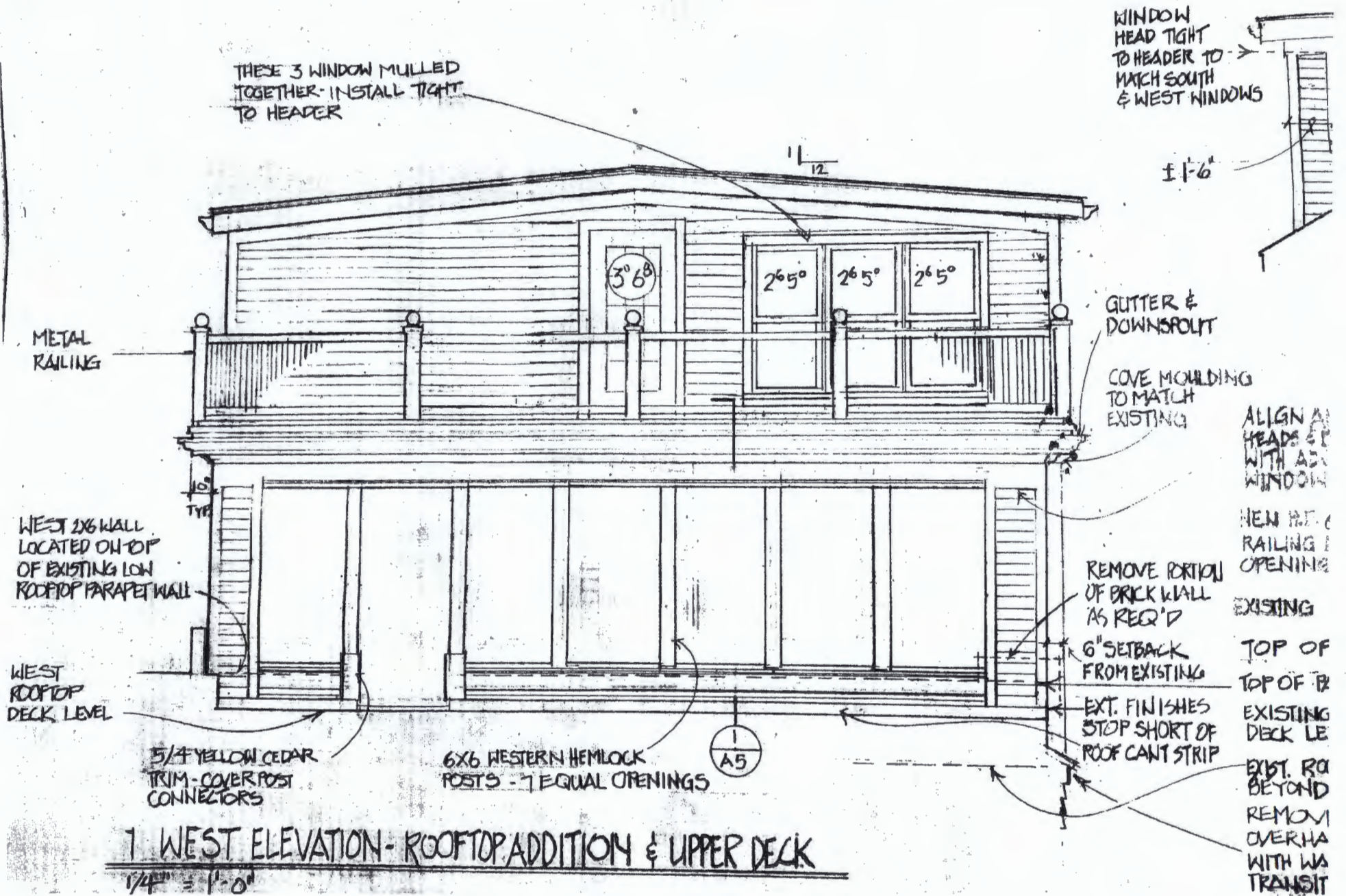
EXISTING 'TRENCH' DECK LEVEL

EXST. ROOF LEVEL BEYOND

REMOVE EXISTING ROOF OVERHANG & FRAMING TO FLUSH WITH WALL BELOW - INSTALL SILL TO TRANSITION WALL PLANES AND



2 SOUTH ELEVATION - ROOFTOP ADDITION & UPPER DECK





South side, Postoffice Street view, *steel railing existing*



25LC-009

STAFF REPORT

ADDRESS:

711 14th 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 replacing the front door, replacing an existing window, and adding a staircase.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

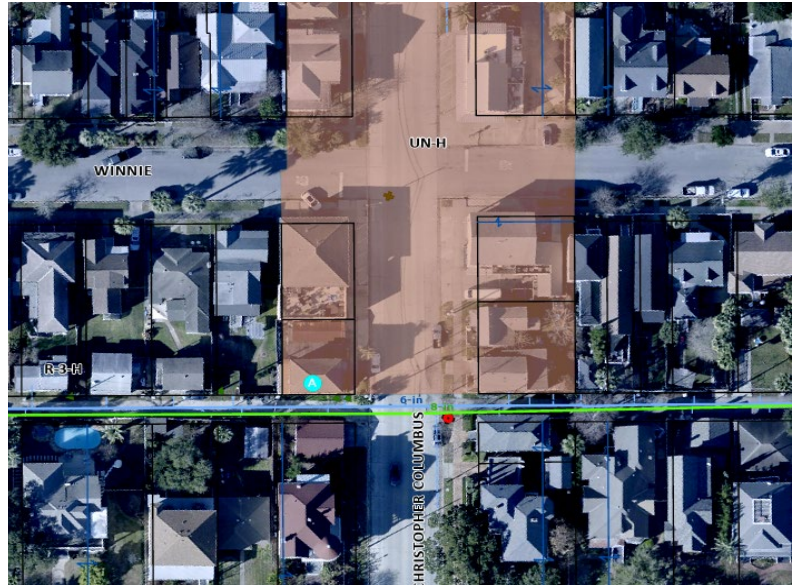
- A – Applicant’s Submittal
- B – Historic Sites Inventory Sheet

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 (approved for demolition under 24LC-039)

Executive Summary

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

- Replace an existing non-historic front door;
- Replace an existing non-historic window with a door to the side yard;
- Add a small one-story porch

Additional details are included in Exhibit A. Note that the removal of an existing non-historic addition where the proposed side yard door and porch are proposed was approved under case 24LC-039.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Historic Windows

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

2.13 Preserve the functional and decorative features of a historic window.*Appropriate*

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

2.14 Maintain original window proportions and components.

Appropriate

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

Inappropriate

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

Historic Doors

There are many different types and styles of front doors on historic Galveston buildings. Most common are single doors with wood panels, wooden doors with glass lights, or wooden doors with sidelights and/or transoms.

The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

2.25 Preserve the decorative and functional features of a primary entrance door.

Appropriate

- Repair locks and other hardware if feasible.
- Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights

Inappropriate

- Do not change the historic position of doors on primary façades.
- Do not add additional doors on primary façades.
- Do not enclose transoms or sidelights.

2.26 Maintain the original position and proportions of a historically significant door.

Inappropriate

- Do not alter the original size and shape of a historic door.

2.27 Repair or replace a damaged historic door to maintain its general historic appearance.

Appropriate

- Use materials that appear similar to that of the original.
- When replacing a historic door, use a design that appears similar to the original door.

Inappropriate

- Do not use solid core or flush doors.

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.

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 applicant indicates that the existing window where the proposed side door will be is not historic. The associated porch leading to the side yard is low, simple in design, and of compatible materials and style; the applicant plans to fence in the side yard which will hide the porch even more. Finally, the existing front door is not historic, and the applicant's proposed replacement is a door of a simple design, which conforms to the Design Standards.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

Specific Conditions:

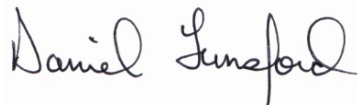
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report;

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.

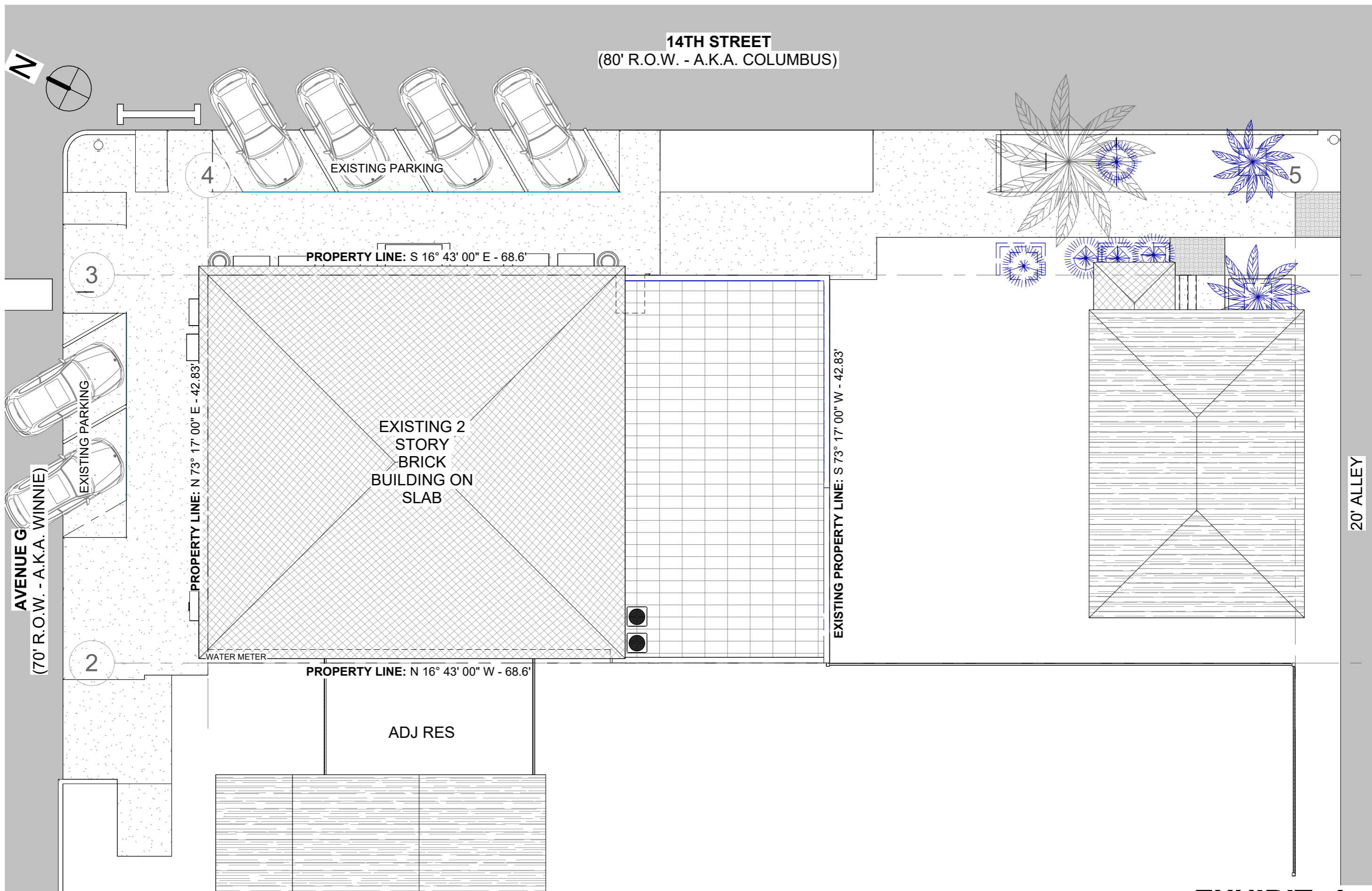
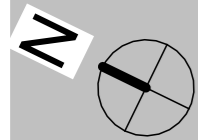
Respectfully Submitted,



Daniel Lunsford
Senior Planner

February 25, 2025

Date



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

EXHIBIT A

Rice Residence
711 14th Street

Project Number: R25-001.01

eas easterwood
ARCHITECTS STUDIO

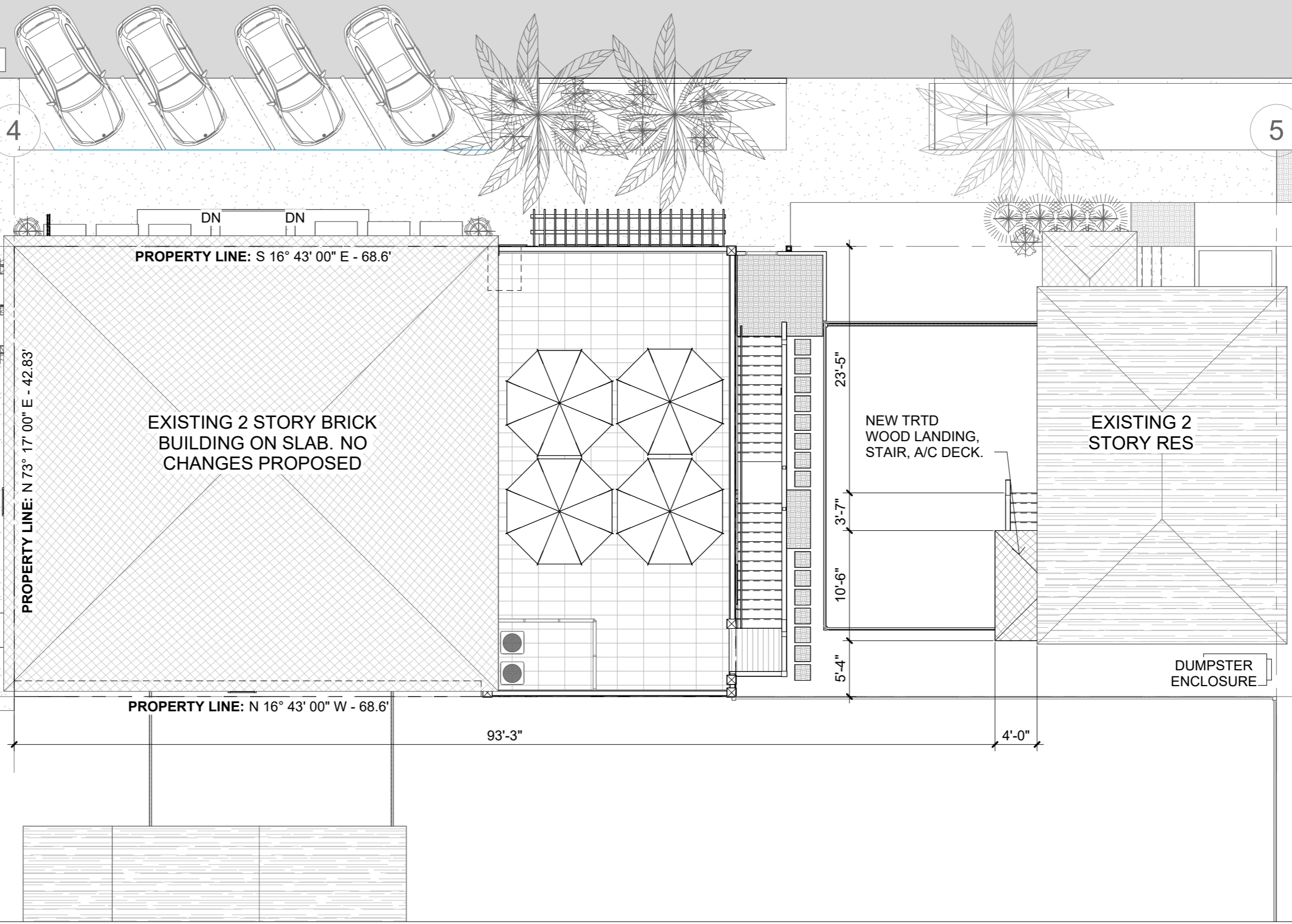
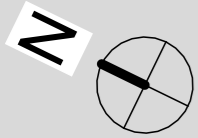
123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beaia.com

A1.1
Site Plan

Issue Date: 02/03/2025

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



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

EXISTING PARKING

EXISTING 2 STORY BRICK
BUILDING ON SLAB. NO
CHANGES PROPOSED

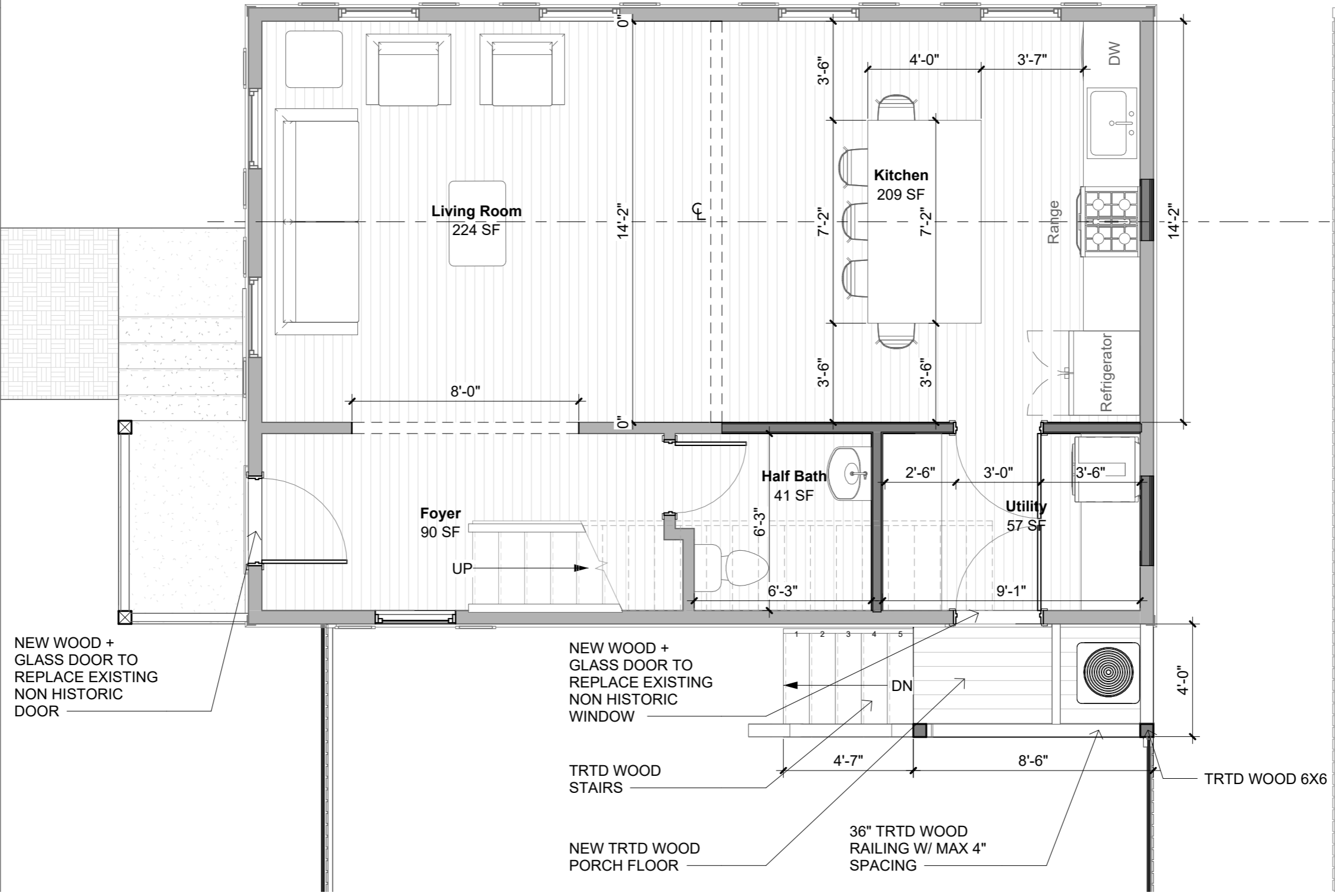
NEW TRTD
WOOD LANDING,
STAIR, A/C DECK.

EXISTING 2
STORY RES

DUMPSTER
ENCLOSURE

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

1 PROPOSED FIRST FLOOR
1/4" = 1'-0"





① East
1/4" = 1'-0"

PROPOSED COVERED
LANDING BEYOND. ROOF
SLOPE TO MATCH EXISTING

1'-0"

REPLACE NON-HISTORIC
FRONT DOOR W/ WOOD &
GLASS DOOR. TRIM TO
REMAIN

Rice Residence
711 14th Street

Project Number: R25-001.01

eas easterwood
ARCHITECTS STUDIO

123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beiaa.com

A3.1
Elevations

Issue Date: 02/03/2025

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3

2

Attic.
31'-10 1/2"

COMPOSITION SHINGLE
ROOF. SLOPE TO MATCH
FRONT PORCH. VERIFY ON
SITE

TRTD 8" FASCIA

NEW WOOD + GLASS DOOR
IN EXISTING OPENING. INFILL
OPENING AS NEEDED

2nd Floor
21'-5 1/2"

NEW 36" TRTD
WOOD RAILING

TRTD WOOD
6X6

6'-3"

FREEBOARD
13'-6"

BFE
12'-0"

1st Floor
8'-7"

Sidewalk
5'-11"

TRTD WOOD FRAMED
LATTICE SKIRTING IN EA
BAY

NEW TRTD
WOOD STAIRS

1 North (711)
1/4" = 1'-0"

A3.2
Elevations

Issue Date: 02/03/2025

eas easterwood
ARCHITECTS STUDIO

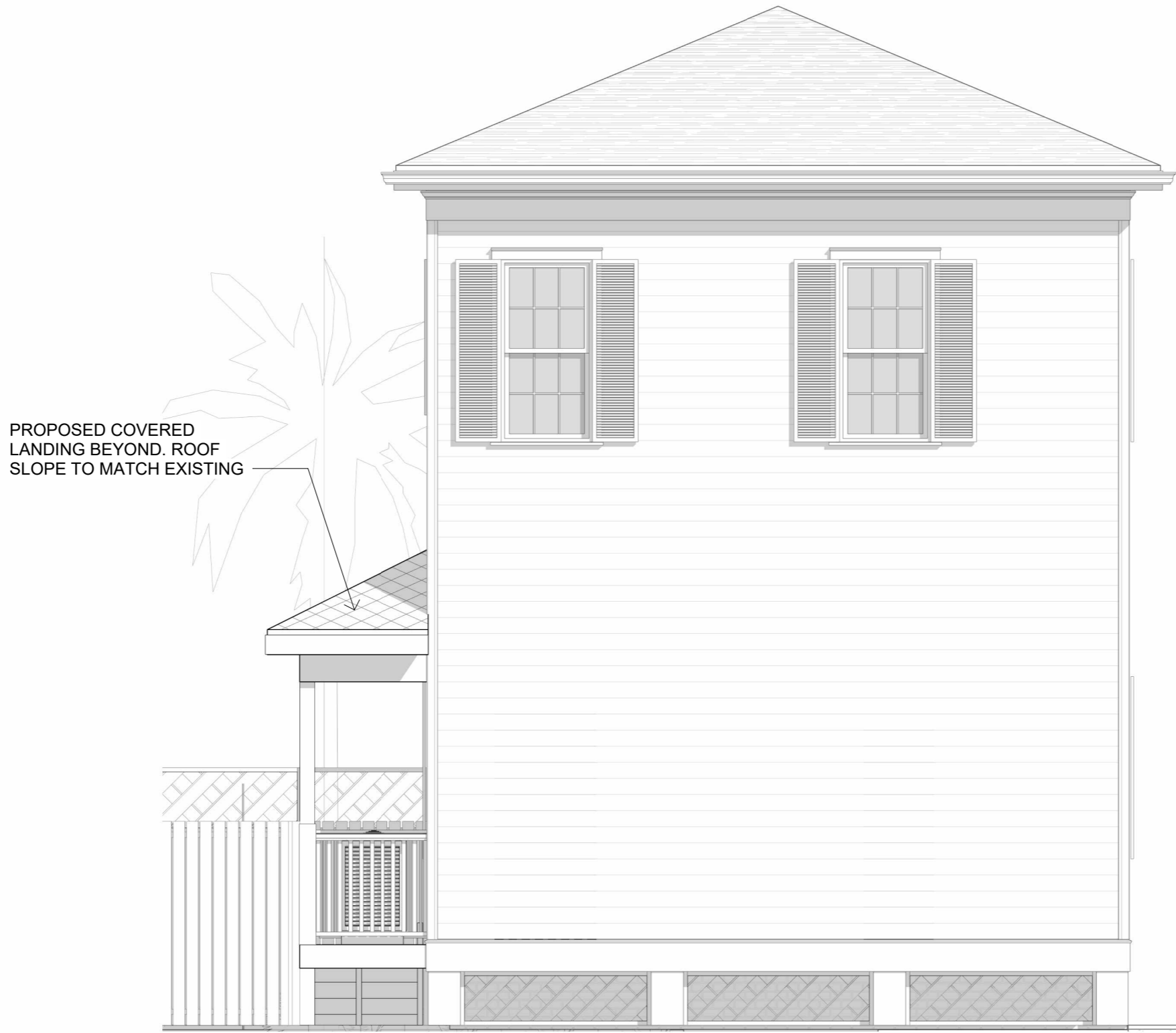
409.354.8976
contact@beaia.com

123 25th Street - Suite 2007
Galveston TX 77550

Rice Residence
711 14th Street

Project Number: R25-001.01

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① West
1/4" = 1'-0"

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



1 3D View 1

Rice Residence
711 14th Street

Project Number: R25-001.01

eas easterwood
ARCHITECTS STUDIO

123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beala.com

A4.1
Perspectives

Issue Date: 02/03/2025

PANEL STYLE 404 ARTS AND CRAFTS



Interior



Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	FSB 1035, Satin Stainless Steel
Grille Pattern	None
Exterior	White

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 & 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



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25ZA-001

STAFF REPORT

APPLICANT:

Development Services
Department

REQUEST:

Text Amendment

APPLICABLE ZONING LAND USE

REGULATIONS:

Land Development Regulations,
Article 13: Permits and
Procedures

PROPOSED TEXT AMENDMENT:

Establish a fee for Galveston
Landmark Designation and
replacement Galveston Landmark
Plaques

EXHIBITS:

- A – Galveston Landmark Plaque
Photograph
- B – Proposed Text Amendment

STAFF:

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

Executive Summary:

Staff is requesting a text amendment to Article 13: Permits and Procedures of the Land Development Regulations to establish fees for Galveston Landmark Designation and replacement Galveston Landmark plaques.

The Development Services Department has been researching suppliers for Galveston Landmark plaques, as our current inventory is low. These plaques are awarded to property owners upon the designation of a building as a Galveston Landmark and are intended to be displayed on the building. The existing plaques are 8 inches in diameter, made of resin, and feature the City seal along with the words "Galveston Landmark." Staff has identified a manufacturer to produce new plaques, which will retain the same design but be upgraded from resin to aluminum for improved durability.

To offset production costs, Staff is proposing a new \$100 fee for Galveston Landmark designation, as well as a fee for replacement plaques. Since the new plaques will be made of higher-quality material, we anticipate that some owners of previously designated landmarks may choose to replace their resin plaques with the new aluminum version.

Staff plans to order 100 plaques. Given that the City has averaged nine new designations per year, this order is expected to last more than a decade.

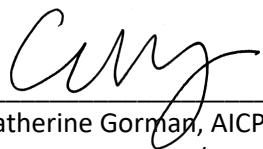
Other Reviews:

The Planning Commission will review this request at their March 4, 2025 meeting. The City Council has the final decision authority on Text Amendments and will review this request at their March 27, 2025 meeting.

Recommendation

Staff recommends approval as submitted.

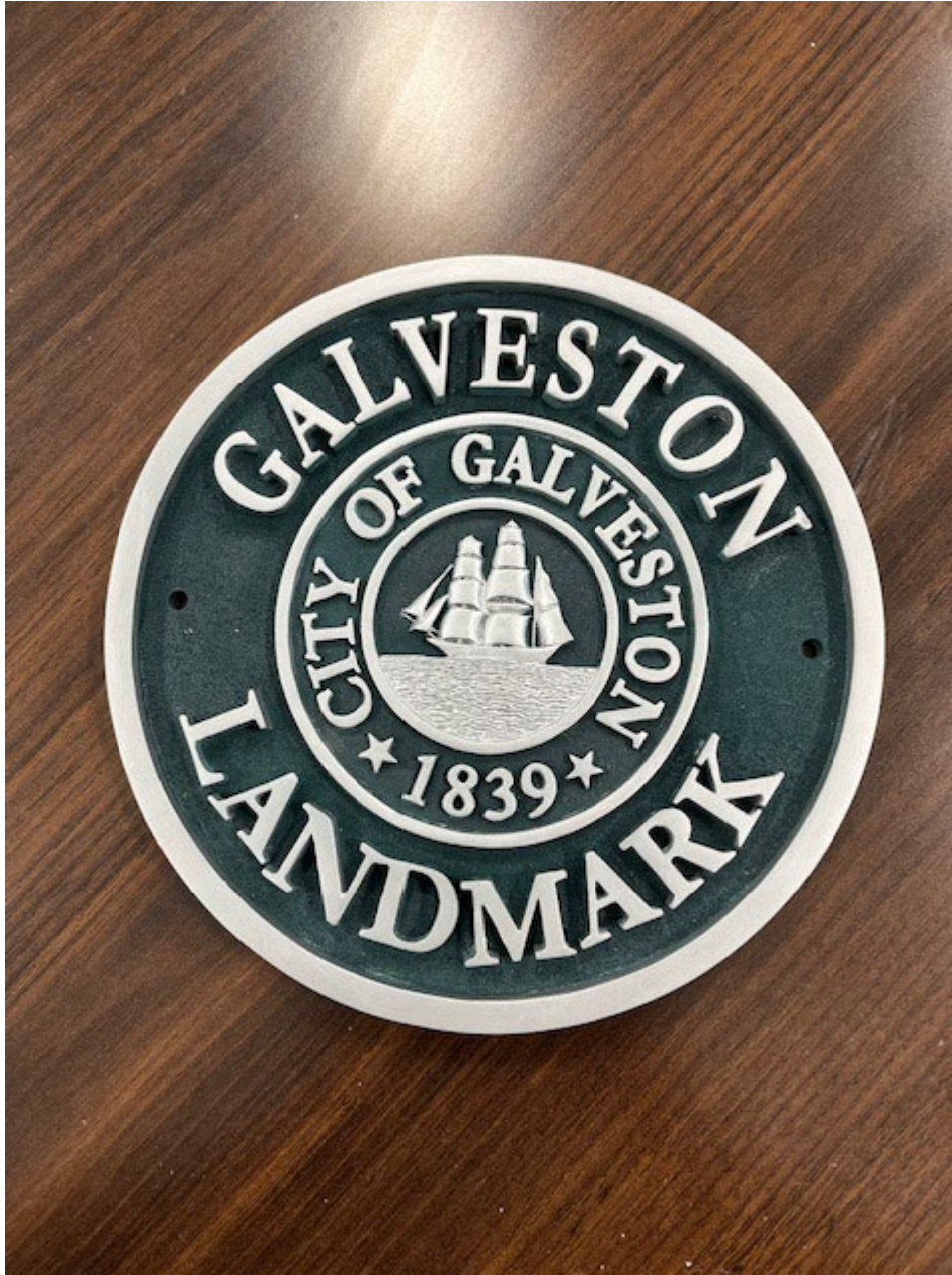
Respectfully Submitted,



 Catherine Gorman, AICP
 Assistant Director/HPO

02/24/2025

 Date



Division 13.1100 Fees (ORD. 18-037)

SEC. 13.1101 AUTHORITY TO ESTABLISH FEES

A. **Generally.** Fees for the administration of these regulations shall be established as provided in Table 13.1101, below.

Table 13.1101	
ZONING	
Zoning Change (includes SUP, Zoning Text Change, and Classification of New and Unlisted Use)	\$1,000 (plus cost of signage and associated fees)
Planned Unit Development (PUD)	\$1,200 Master/Concept Plan and Revision; and, \$300 Minor Amendment to PUD Plan (admin)
Galveston Landmark Designation	\$100
Variance	\$375
Appeal	\$350
Zoning Verification Letter	\$100
Zoning Analysis	\$500
Certificate of Zoning Compliance (COZC)	\$100
SUBDIVISION	
Minor Plat	\$250
Preliminary Plat	\$750
Final Plat	\$750
Subdivision Variance	\$375
REAL ESTATE	
Abandonment	\$1,000 application plus fair market value
BEACHFRONT	
Beachfront Construction and Dune Protection Permit	\$500 (plus \$200 fibercrete maintenance fee per state, when applicable)
Beachfront Construction and Dune Protection Permit – Planning Commission Review	\$750 (plus \$200 fibercrete maintenance fee per state, when applicable)
Beach Maintenance Permit	\$500
DEVELOPMENT	
Site Plan Review	\$100 Residential, \$200 Commercial, \$500 HDDZ, and \$50 Historic
Height and Density Development Zone (HDDZ) Design Review	Based on professional services cost
Sign	\$100
Tree Mitigation	\$125 per caliper inch up to 12 inches and \$200 per caliper inch more than 12 inches
LANDMARK	
New Construction	\$250
Demolition	\$500
MISCELLANEOUS	
GIS Map	\$100 per linear foot
Plot Plan Reproduction	\$50 per page
Galveston Landmark Plaque	\$100