



# 18LC-034

# STAFF REPORT

**ADDRESS:**

1007 Ball/ Avenue H

**LEGAL DESCRIPTION:**

East Half of Lot 5 and the West Half of Lot 6 (5-1) Block, 250, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

3910 Enterprises Inc., Rejone Edwards

**PROPERTY OWNER:**

Same

**ZONING DISTRICT:**

Historic Zoning District, Historic (HZD-H)

**HISTORIC DISTRICT:**

East End

**REQUEST:**

Request for a Certificate of Appropriateness in order to elevate a residential structure

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Photographs
- B – Survey and Elevation Certificate
- C – Historic Site Survey

**STAFF:**

Janice Norman  
 Planning Manager  
 409-797-3670  
 jnorman@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
11				



**Background**

A permit was issued in error to elevate the structure on March 19, 2018. The error was brought to staff’s attention and the owner was notified. The property owner submitted an application for a Landmark Commission Certificate of Appropriateness immediately.

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness in order to elevate the structure and to add stairs and railing to the porches. The structure’s elevation was at 10.7 feet above sea level before it was raised and is now at 14-feet above sea level. The applicant is proposing to go back with the same style wood stairs and railing on the front and back of the structure. The skirting was wood lattice and the applicant is proposing to keep the wood lattice for the skirting.

**Zoning and Land Use**

Location	Zoning	Land Use
Subject Site	Historic Zoning District, Historic (HZD-H)	Residential
North	Urban Neighborhood (UN)	School
South	Historic Zoning District, Historic (HZD-H)	Residential
East	Historic Zoning District, Historic (HZD-H)	Residential
West	Urban Neighborhood (UN)	Residential

**Historical and/or Architectural Significance**

Date	1880
Style	Italianate
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note	None

**Elevation:**

When a house is being elevated there are two ways of measuring the final height – from sea level and from the existing ground level (grade). Each measurement is taken to the bottom of the first habitable floor. The following table describes the request from both measurements:

	Sea Level	Grade
Previous Elevation	10.7 feet	3.2 feet
Existing Elevation	14 feet	6.50 feet
Required	12.5 feet	5 feet

The Flood elevation will not change in this area with the proposed new flood maps it will remain AE-11. City Council just passed a new Ordinance requiring a freeboard of 18-inches or 1.5-feet above base flood elevation making the final required elevation at 12.5-feet above sea level. The above chart reflects this change.

**Design Standards**

The following Design Standards are applicable to the project:

**Standards for Elevated Residential Foundations**

In some cases, it may be necessary or desirable to elevate the foundation of an existing or new residential structure to provide greater flood protection. Elevated residential foundations should be compatible with the surrounding historic context.

The standards below should guide both the raising of an existing or re-located residential structure, and the foundation elevation of new residential construction.

### **Elevating a Residential Foundation**

The Landmark Commission will consider requests to raise a structure to meet flood elevation requirements if the overall change in height is compatible with the building type and context.

#### **3.17 Locate the foundation height of a structure to be compatible with the building type and surrounding historic context**

*Appropriate:*

- Ensure that the foundation height of an elevated structure is in scale with historic structures on the block face.
- Ensure that the foundation height is compatible with the character of the elevated structure.

### **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.

#### **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
- 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

### **Extending Porch Stairs to Access an Elevated Foundation**

In most cases, elevating a residential foundation will require porch stairs to be raised and/or extended. Extended porch stairs should be designed to be compatible with the design of the front porch and entry.

#### **3.19 Extend stairs to be compatible with the design of the front entry**

**and porch.**

*Appropriate:*

- Extending front-facing porch stairs towards the street where space allows.
- Extending front-facing stairs with a 90-degree dog-leg extension to access an asymmetrical front porch.
- Extending front-facing stairs with two symmetrical 90-degree dog-leg extensions to access a symmetrical front porch.

## **Conformance with the Design Standards**

### **Elevation**

The house has been raised 1.5-feet above the current required Base Flood Elevation (BFE) of 12.5-feet. The distance from the grade before elevation was 3.2-feet above grade and is now after elevation 6.5-feet above grade. This is a large distance from grade for such a substantial house. To meet our flood regulations the house only needs to be raised to 12.5-feet above sea level or 5-feet above grade. Staff recommends the house be lowered by 1.5-feet, which will leave a distance from grade of 5-feet or 12.5-feet above sea level. Also note, that most of the houses on the block are raised at approximately 3-feet above the grade.

### **Skirting**

Staff finds the lattice would not be in conformance with the Design Standards since lattice is not appropriate for any foundation above 4-feet. With the house being substantial in size and above grade by 5 -feet appropriately dimensioned board and batten is recommended for skirting.

### **Porch stairs and railing**

With the elevation of the structure the front, side and rear porch stairs will have to be extended. The applicant will return the original balusters, railing, turned posts and jig-sawn brackets to the front porch after elevation and any new railing, stairs and balusters will be made of wood to match the original. Staff finds this conforms to the Design Standards.

In the photos submitted by the applicant there is a set of side stairs and railing without balusters on the west side of the house. The applicant indicated they will add on to the existing stairs and extend the railing to match the stairs. The railing in the side will be in a simple square design. The rear stairs and railing on back of the house will have added stairs and length to the ramp and will be returned to their original configuration. Staff finds these modifications conform to the Design Standards.

Staff recommends approval with the following conditions:

## Staff Recommendation

### *Specific Conditions:*

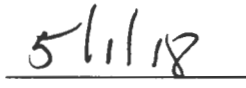
1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A of the staff report;
  - a. Appropriately dimensioned Board and batten skirting with 2-inch wide battens applied 12-inches on center to cover seams with smooth texture cementitious fiber boards shall be used as skirting;
  - b. The structures elevation shall be lowered by 1.5-feet or to 12.5-feet above sea level;
  - c. The original railing, stairs, turned posts and jig-down brackets will be placed back on the front porch and any new stairs, railing, balusters or posts will be made of wood to match the design of the original porch;
  - d. The rear ramp and stairs shall be returned to their original configuration and material with additional stairs and length to the ramp;
  - e. The side stairs and railing shall have additional stairs added and be made out of wood in a simple square design;

### *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 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,

  
\_\_\_\_\_  
Janice Norman, Planning Manager

  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

OF NO. 1013900-0002 FIRST AMERICAN TITLE  
 ADDRESS: 1007 BALL STREET  
 GALVESTON, TEXAS 77550  
 BORROWER: DAVID BESECKER AND  
 LORRI BESECKER

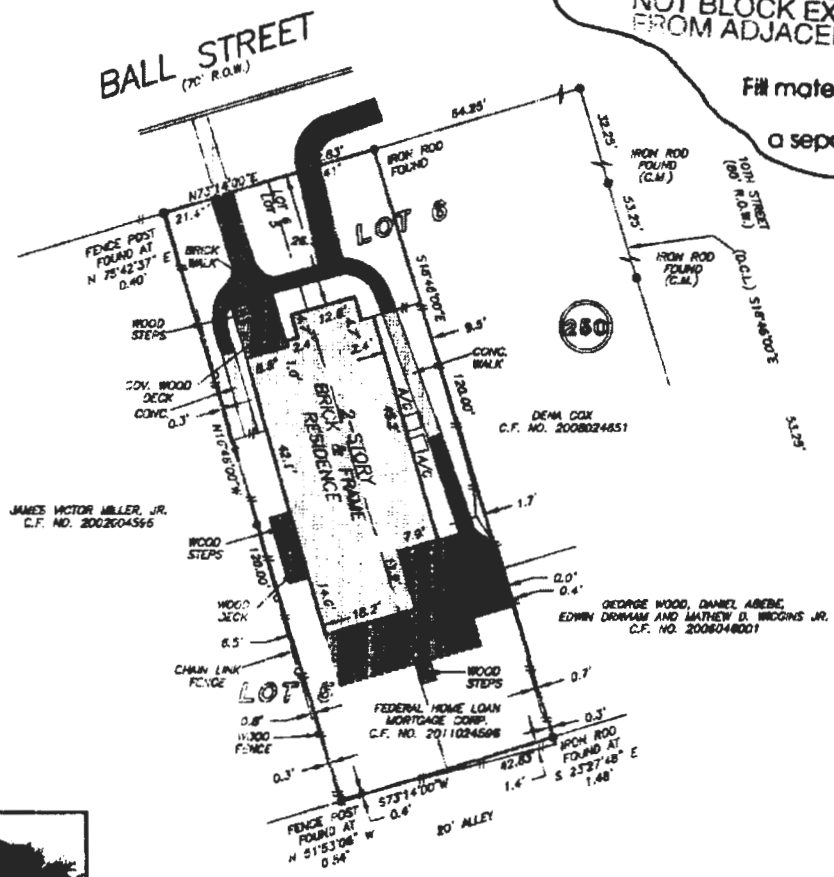
# THE EAST 1/2 OF LOT 5, AND THE WEST 1/2 OF LOT 6, BLOCK 250

IN THE CITY AND COUNTY OF GALVESTON, TEXAS



NEW CONSTRUCTION SHALL NOT DIVERT, SHEET FLOW, OR CONCENTRATE RUNOFF TO ADJACENT PROPERTIES, AND SHALL NOT BLOCK EXISTING RUNOFF FROM ADJACENT PROPERTIES

Fill material shall require a separate permit.



THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 485489 0027 E MAP REVISION: 12/06/2002 ZONE AE BASED ONLY ON VISUAL EXAMINATION OF MAPS. ENCROACHMENTS OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION HAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD RECORD GALVESTON TOWNSHIP

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS DERIVED FROM THIS TRANSACTION ONLY AND ABSTRACTING TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JCS 42 11-08298  
 SEPTEMBER 16, 2011

DRAWN BY JZ







COURTNEY SMITH  
752-211-0178









# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <b>DAVID BESECKER AND LORRI BESECKER</b>		For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>1007 BALL STREET</b>		Company NAIC Number
City <b>GALVESTON</b> State <b>TX</b> ZIP Code <b>77550</b>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>THE EAST 1/2 OF LOT 5, AND THE WEST 1/2 OF LOT 6, BLOCK 250, GALVESTON, TEXAS</b>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>RESIDENTIAL</b>		
A5. Latitude/Longitude: Lat. <b>29.305477</b> Long. <b>-95.778023</b> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <b>5</b>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <b>NA</b> sq ft		a) Square footage of attached garage <b>NA</b> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <b>NA</b>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <b>NA</b>
c) Total net area of flood openings in A8.b <b>NA</b> sq in		c) Total net area of flood openings in A9.b <b>NA</b> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>CITY OF GALVESTON, 485469</b>		B2. County Name <b>GALVESTON</b>	B3. State <b>TEXAS</b>
B4. Map/Panel Number <b>485469C027</b>	B5. Suffix <b>E</b>	B6. FIRM Index Date <b>12-06-2002</b>	B7. FIRM Panel Effective/Revised Date <b>12-06-2002</b>
B8. Flood Zone(s) <b>AE</b>		B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>11.0 FEET</b>	

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
 Benchmark Utilized **GALVESTON CITY, EL.=8.53** Vertical Datum **NGVD 1929**  
 Conversion/Comments **NA**

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <b>10.7</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <b>NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <b>NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <b>NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <b>8.4</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <b>7.1</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <b>7.5</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <b>NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

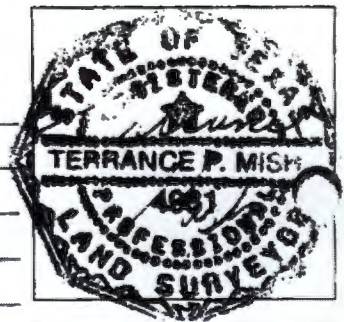
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name **TERRANCE MISH** License Number **4981**

Title **R.P.L.S.** Company Name **PRECISION SURVEYORS, INC**

Address **14925 MEMORIAL DRIVE, B100** City **HOUSTON** State **TX** ZIP Code **77079**

Signature *Terrance Mish* Date **09-16-2011** Telephone **281 496 1566**



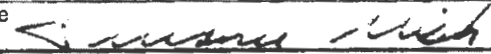
<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1007 BALL STREET	Policy Number
City GALVESTON State TX ZIP Code 77550	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

C2. e): AIR CONDITONING PAD

Signature 	Date 09-16-2011	<input checked="" type="checkbox"/> Check here if attachments
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**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.  
b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

1007 BALL, GALVESTON, TX 77550

HHM-13083

Parcel ID **689690**  
 District **East End Historic District**  
 Building Faces **N**

Year Built **1880**  
 Priority Rating **Medium**

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

## DESCRIPTION

Type **Single-Family House  
 Massed Plan**  
 Stylistic Influences **Italianate**  
 Stories **2**  
 Exterior Wall Materials **Horizontal wood board**  
 Foundation Type **Raised basement, Pier-  
 and-beam**  
 Fence Type **Picket fence**  
 Landscape Features **Concrete curb**

## ROOF

Roof Shape **Hipped, Front-gabled**  
 Roof Materials **Asphalt composition  
 shingles**  
 Roof Features **Flared eaves, Box eaves**  
 Gable End Treatment **Same as wall treatment**  
 Gable End Features **Decorative siding**

## WINDOWS &amp; DOORS

Window Types **Double-hung**  
 Window Frame Materials **Wood**  
 Window Light Configuration **2/2. /**  
 Window Features **Wood shutters**  
 Door Materials **Wood**  
 Door Types **Double door primary  
 entrance**  
 Door Features **Transom light**

## CHIMNEYS

## PORCH

Porch Type **One story, Entry**  
 Porch Location **Front**  
 Porch Roof **Hipped**  
 No. of Porch Bays **1**  
 Porch Support Type **Chamfered posts**  
 Porch Features **Jig-sawn brackets, Turned  
 wood balusters**

## INTEGRITY

Condition **Good**  
 Alterations **Roof material replaced,  
 Missing Roof Cresting,  
 Originally faced 10th Street  
 and a 1906 rotation led to  
 loss of substantial rear  
 wing**



TX\_GalvestonCounty\_1007\_Ball\_1.jpg