



19LC-026

STAFF REPORT

ADDRESS:

1510 Church / Avenue F

LEGAL DESCRIPTION:

Property is legally described as Lot 10, Block 435, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Ann and George Schaumburg, Jr.

PROPERTY OWNER:

Ann and George Schaumburg, Jr.

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

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

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

A – Applicant’s Submittal

STAFF:

Catherine Gorman, 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 (R-3-H)	Residential
North	Residential, Single Family, Historic District (R-3-H)	Residential
South	Residential, Single Family, Historic District (R-3-H)	Residential
East	Residential, Single Family, Historic District (R-3-H)	Park
West	Residential, Single Family, Historic District (R-3-H)	Residential

Historical and/or Architectural Significance

Date	1886
Style	National Folk
Condition	Fair
Priority Rating	Medium / Contributing
Alterations	Moved from 1823 Postoffice

Executive Summary

The applicant is requesting a Certificate of Appropriateness for a new two-story addition to house an elevator. The addition is proposed to be located on the east façade, approximately six feet in length by six feet in width, and clad in smooth cementitious fiber-board.

Design Standards for Historic Properties

The following *Design Standards* are applicable to the project:

Standards for Residential Additions

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

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 Standards

The request conforms to the Design Standards. The proposed addition is located in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. The addition will be clearly differentiated from the main house through the use of modern materials.

Staff Recommendation

Staff recommends Case 19LC-026 be approved with the following conditions:

Specific Conditions:

1. The applicant shall conform to the design, materials and placement indicated in Attachment A in 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 Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 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,

Catherine Gorman
Catherine Gorman, AICP, Assistant Director, HPO

April 30, 2019
Date

GEORGE J. SCHAUMBURG, JR.
P.O. Box 2230, Galveston, TX 77553
409-893-8042 g.schaumburg@comcast.net

April 2, 2019

Mr. Tom Schwenk
Chairperson
Landmark Commission
City of Galveston
823 Rosenberg
Galveston, TX 77550

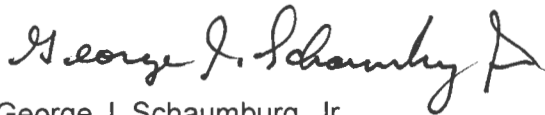
Re: Proposed Elevator Addition for 1510 Church St.

Dear Mr. Schwenk and Members:

The enclosed information is being submitted to the Galveston Landmark Commission to obtain approval for the addition of an elevator on the property located at 1510 Church St.

Your consideration of this proposal is appreciated. If you have any question, please contact me.

Sincerely,

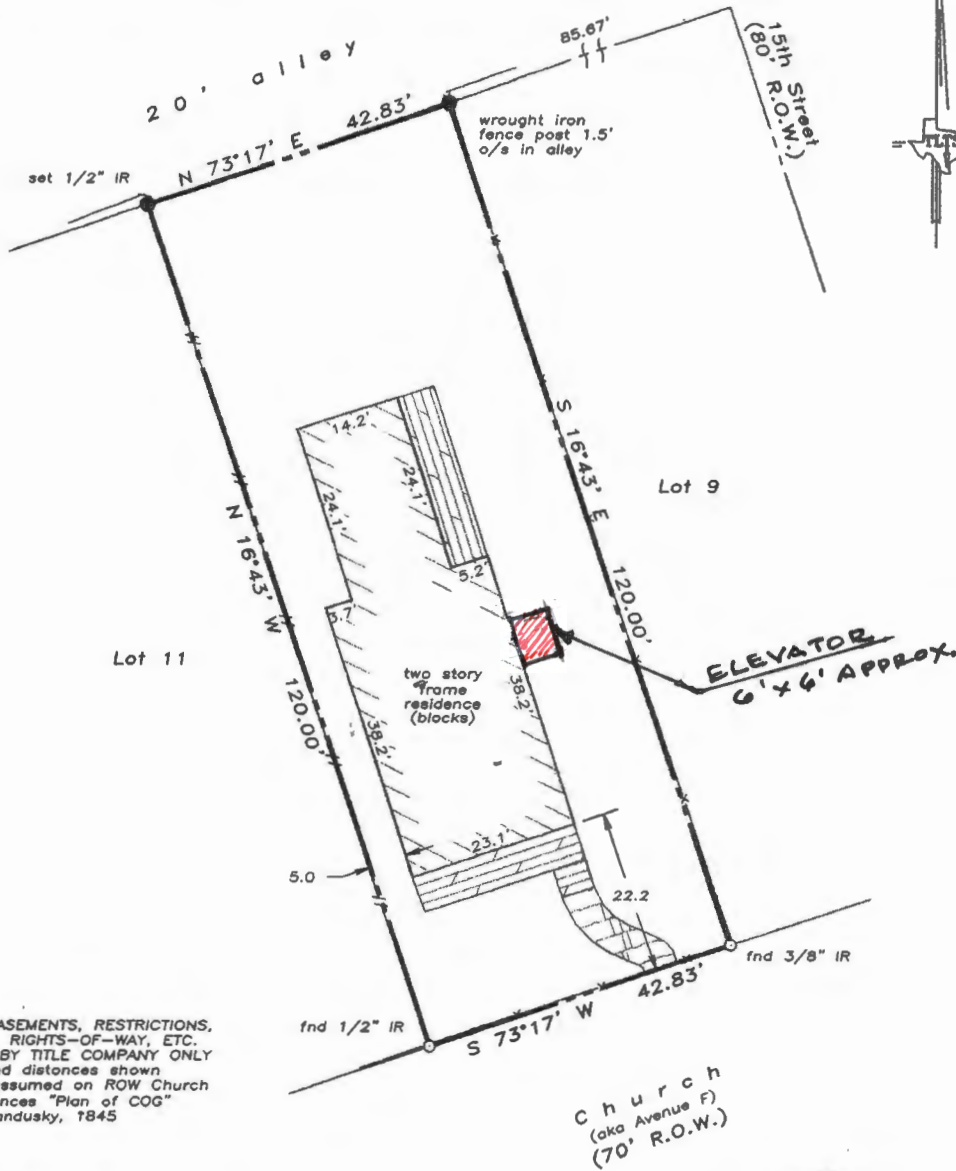


George J. Schaumburg, Jr.

Enclosed:

- Survey/Site Plan
- East Side Elevation
- Elevator Detail
- Three Photographs
- Application Fee
- Galveston Historical Foundation Approval

This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone AE, located on Panel 0026-E, Community #485469, December 6, 2002.



- NOTES:
- RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. PROVIDED BY TITLE COMPANY ONLY
 - True ground distances shown
 - Bearings assumed on ROW Church
 - Plat references "Plan of COG" by Wm. Sandusky, 1845

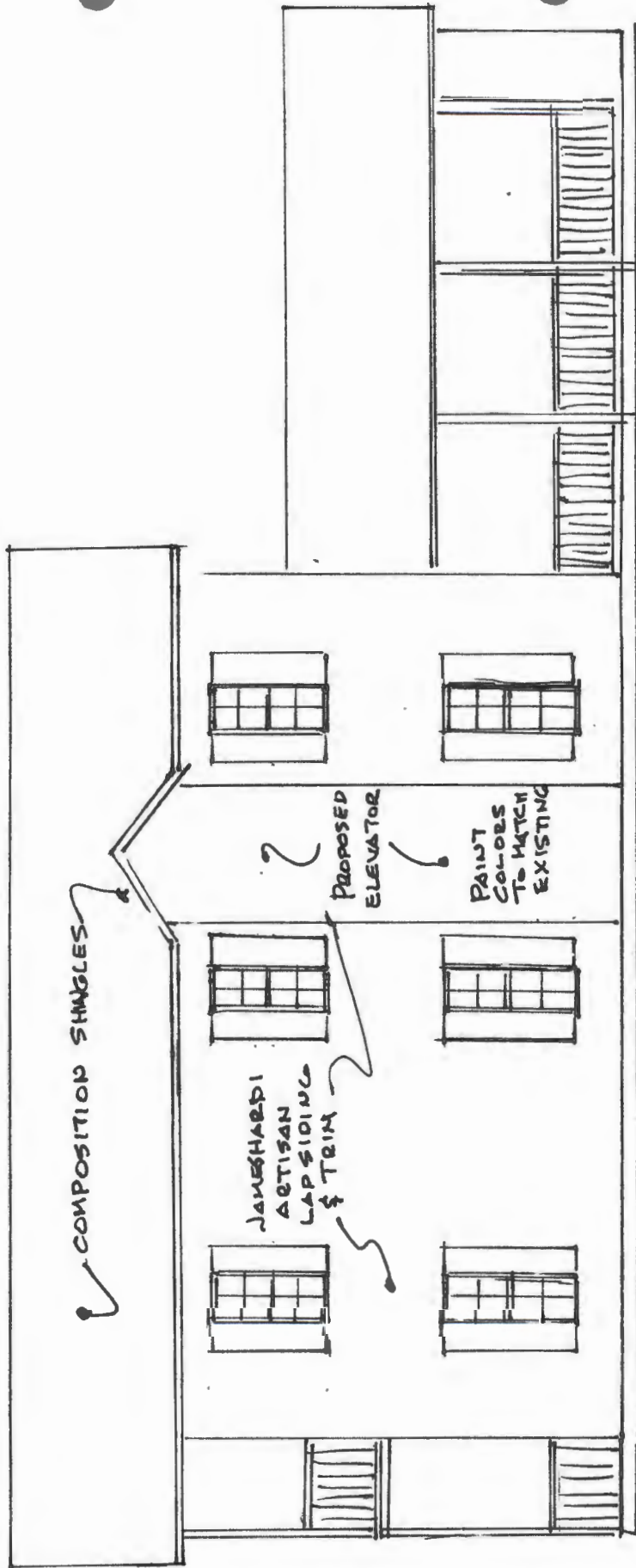
Scale: 1" = 20'

10 0 10 20 30 Feet

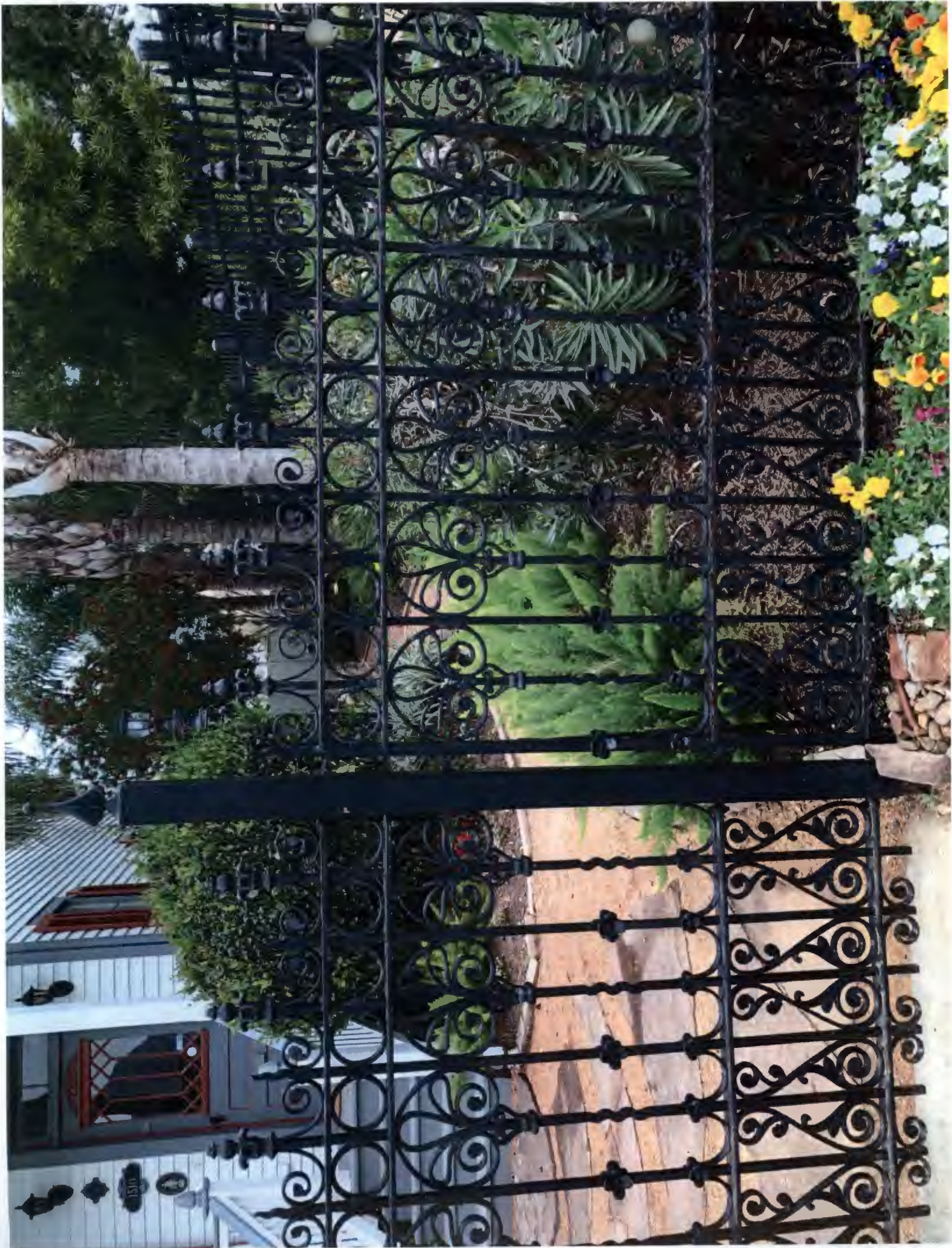
LAND TITLE SURVEY OF A TRACT OF LAND being Lot 10 in Block 435 in the City and County of Galveston, Texas.

Subject property: 1510 Church Galveston County, Texas
 To George J. Schaumburg, Jr., Ann S. Schaumburg and Stewart Title Co., GF #09206941;
 I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.

Laurence C. Wall
 RPLS #4814
 March 5, 2009



EAST SIDE ELEVATION

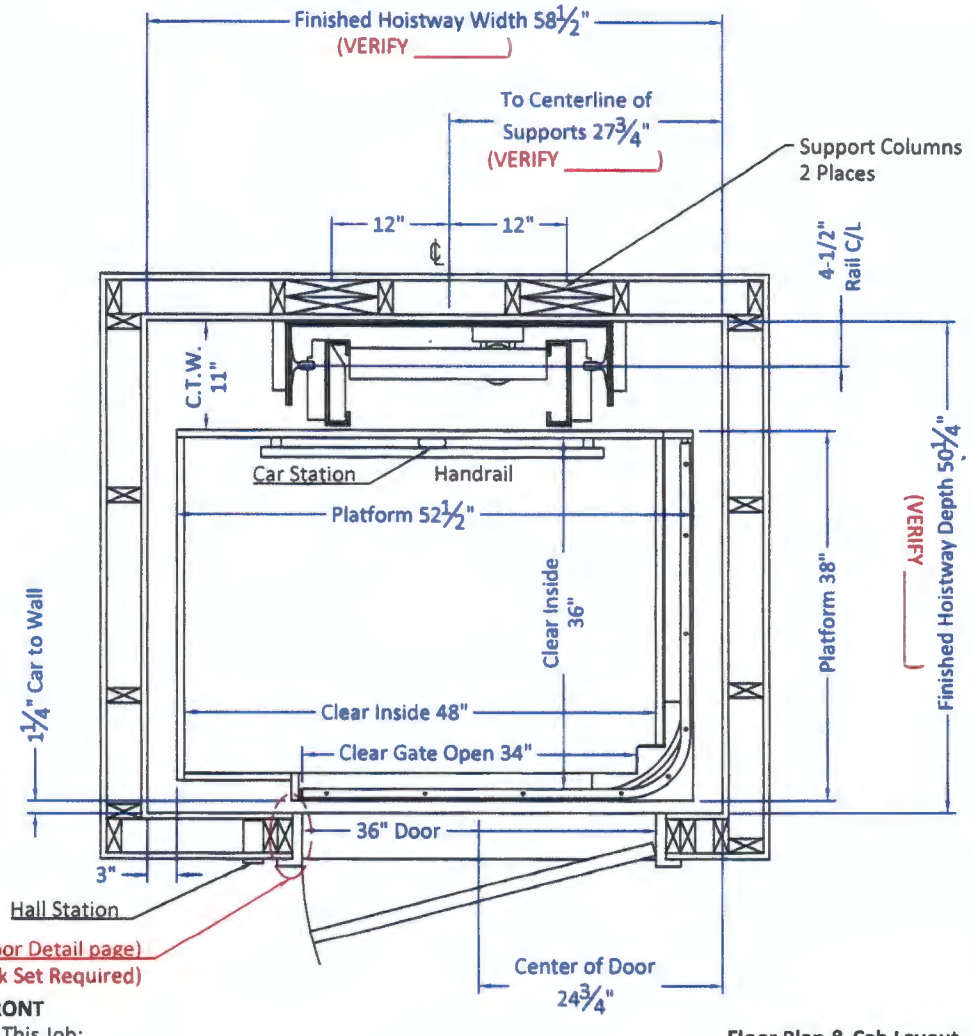






REV.	DATE	DESCRIPTION

4-2-19 - ALEX LAIRIO



(See Mandatory Door Detail page)
(2-1/2" Back Set Required)

FRONT
Doors This Job:
Example 3'0"x6'8" RH
1st ___
2nd ___
3rd ___

(VERIFY _____)

FRONT (VERIFY _____)

Floor Plan & Cab Layout
950# CAPACITY
WRAP-AROUND GATE

ROCKY MOUNTAIN ELEVATOR PRODUCTS
LIVE LIFE ELEVATED
Phone: (866) 482-4472
www.Rockymountainelevatorproducts.com

TITLE: SRH-WGR,48x36,RF,FRONT,LH		DRAWING #
DRAWN BY: ACC	DATE:	CONTRACTOR NAME:
APPROVED BY ELEVATOR DEALER:		DATE:

**GALVESTON
HISTORICAL
FOUNDATION**

POST OFFICE BOX 149
GALVESTON, TEXAS 77553

April 3, 2019

George and Ann Schaumburg
1510 Church Street
Galveston, Texas 77550

RE: 1510 Church Street, Galveston

Dear Mr. and Mrs. Schaumburg,

Thank you for working with Galveston Historical Foundation on the proposed alteration and addition for a new elevator for the property at 1510 Church. The description of proposed work is for an elevator located midway along the east elevation of the house, adjacent to a vacant lot. The area surrounding the location is a point of low visibility from the street. The proposed addition will be approximately 6' length x 6' width, extending the height of the house, and clad with smooth fiber cement siding (HardiBoard) to match the original wood siding. The siding will be painted to match the original exterior colors of the house with a gabled roof and matching composition shingles.

Galveston Historical Foundation's Preservation and Conservation Services finds the addition is in compliance with the original deed restriction on the house.

We would also like to remind you of the resources and technical assistance available to property owners through our Preservation Resource Center, located at 2228 Broadway. Should you have any questions or concerns regarding your GHF-monitored property, please contact Michael Guillot, 409-765-3401.

Sincerely,



Michael Guillot
Preservation and Conservation Services, Director
Galveston Historical Foundation