



# 19LC-031 STAFF REPORT

**ADDRESS:**  
 1723 Mechanic/ Avenue C

**LEGAL DESCRIPTION:**  
 Property is legally described as the East 36-10 Feet of Lot 2 (2-1), Block 557, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**  
 Galveston Historical Foundation, Michael Guillot

**PROPERTY OWNER:**  
 Galveston Historical Foundation

**ZONING DISTRICT:**  
 Residential, Single Family, Historic District (R-3-H)

**HISTORIC DISTRICT:**  
 East End

**REQUEST:**  
 Certificate of Appropriateness  
 In order to enclose the second floor porch.

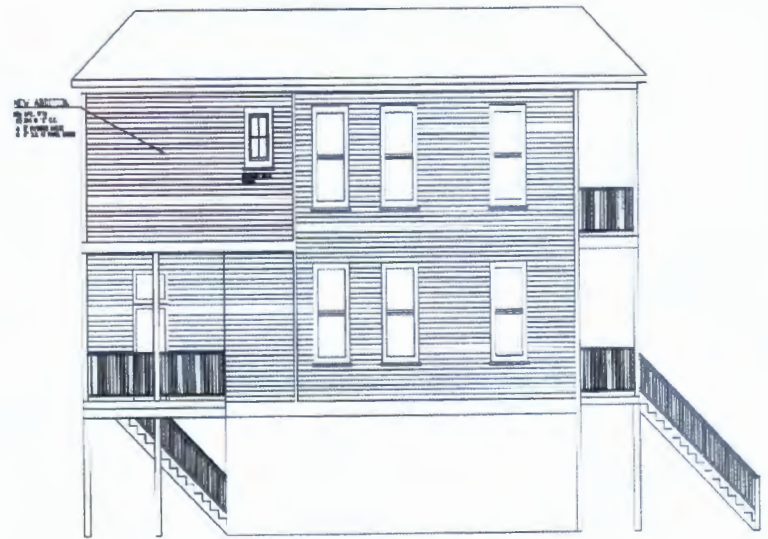
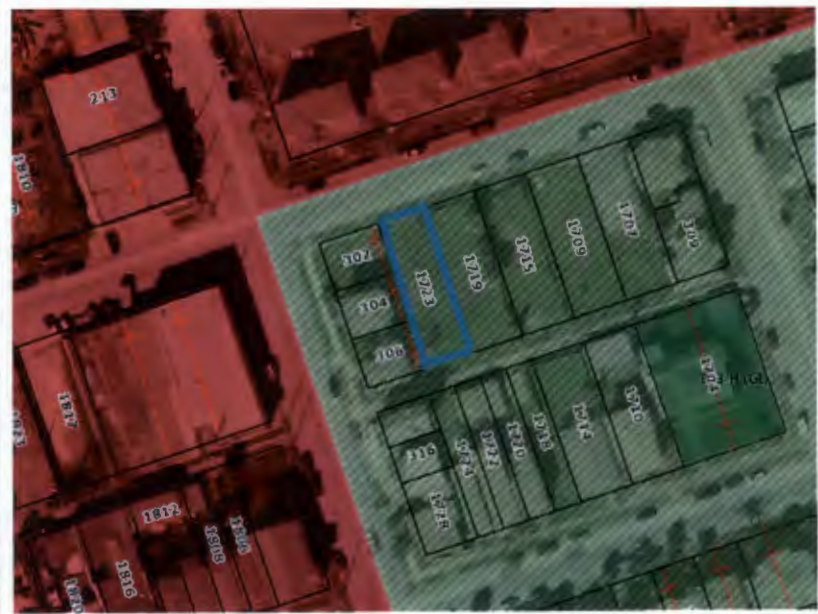
**STAFF RECOMMENDATION:**  
 Approval with conditions

**EXHIBITS:**  
 A – Historic District Survey  
 B – Photo of Window  
 C – Plans

**STAFF:**  
 Janice Norman  
 Planning Manager, CFM  
 409-797-3670 jnorman@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 Overlay (R-3-H)	Residential
North	Central Business (CB)	Multi-Family Residential
South	Residential, Single Family, Historic Overlay (R-3-H)	Residential
East	Residential, Single Family, Historic Overlay (R-3-H)	Residential
West	Urban Neighborhood ( UN)	Residential

**Historical and/or Architectural Significance**

Date	1890
Style	Folk Victorian
Condition	Fair
Evaluation Medium	Contributing – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.

**Background**

The structure was originally located at 1417 Mechanic and was owned by UTMB. The structure was donated to Galveston Historical Foundation and moved to 1723 Mechanic and is now in the process of rehabilitation.

**Executive Summary**

The applicant is proposing to enclose the second floor rear porch on the east side of the structure in order to add a closet and bathroom. An existing window on the porch will be relocated to the east side of the house. See Exhibit B for details.

The following is a list of materials:

**Exterior finishes for Addition**

- The siding material will be a wood siding to match the existing siding.
- Re-locate the existing window on the south side of the house where the addition is going and place it on the east side of the of the addition.

**Design Standards**

**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**

The proposed porch enclosure is located in location C: Less Visible Secondary Wall - Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. Staff finds the request generally conforms to the *Design Standards*. The Design Standards state that “the side or rear may be an appropriate location for additions”. The addition is simple and in keeping with the context and scale of the structure. Additionally, the porch is not highly visible from the street.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

***Specific to Case 19LC-031:***

1. The applicant shall conform to the design, materials and placement indicated in Exhibit 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 Department, and may require review by the Landmark Commission and/or the City’s Historic Preservation Officer prior to construction; and,
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 Manger

5/6/19  
Date

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

5-7-19  
Date

1417 MECHANIC, GALVESTON, TX 77550

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

HHM-11167

Parcel ID 690818  
 District East End Historic District  
 Building Faces N

Year Built ca. 1890  
 Priority Rating Medium

DESCRIPTION

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

ROOF

Roof Shape Hipped  
 Roof Materials Asbestos shingles  
 Roof Features Box eaves

WINDOWS & DOORS

Door Materials Wood  
 Door Types Multiple entrances  
 Door Features Transom light  
 Windows & Doors Windows shuttered  
 Notes

CHIMNEYS

PORCH

Porch Type Full width, Two story  
 Porch Location Front, Rear  
 Porch Roof Inset  
 No. of Porch Bays 3  
 Porch Support Type Turned wood posts  
 Porch Features Jig-sawn brackets, Jig-sawn porch frieze, Squared

INTEGRITY

Condition Fair



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