



19LC-033 STAFF REPORT

ADDRESS:
 1327 Ball/ Avenue H

LEGAL DESCRIPTION:
 Property is legally described as, Lot 1 (1-1), Block 253, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
 Justin Serrette

PROPERTY OWNER:
 Justin and Lindsey Serrette

ZONING DISTRICT:
 Residential, Single Family (R-3)

HISTORIC DISTRICT:
 East End Historic District

REQUEST:
 The applicant is requesting a Certificate of Appropriateness in order rebuild the existing stairs and add new vertical balustrades.

STAFF RECOMMENDATION:
 Approval with conditions

EXHIBITS:
 A – Survey
 B – Photo of original stairs
 C – Applicant photo of stairs
 D – Sanborn map
 E – Standard Railing Detail

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
9				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1880
Style	Folk Victorian
Condition	Fair
Priority Rating	Medium/Contributing
Alterations	Exterior wall material replaced, Door replaced, Roof material replaced, Porch materials replaced.

Executive Summary

The stairs were in disrepair so the applicant repaired the stairs and added new railing without getting a permit. The applicant is requesting approval of a Certificate of Appropriateness in order to retain the side stairs and railing that has been constructed. The balustrades are square and set outside the railing. Please reference Exhibit B for the design of the newly constructed stairs.

Design Standards for Historic Properties

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

Historic Residential Porches and Decks

Porches and galleries are, and always have been, the focal point of Galveston houses. They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman-style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches also may be important architectural features, especially for buildings that are located on corner lots, and their preservation is encouraged (although these may also be appropriate locations for new additions.)

3.14 Maintain an original porch or gallery on a house.*Appropriate*

- Maintain the height and shape of the porch roof.

- Re-open an enclosed rear porch.
- Consider removing a non-historic rear access stair.

Inappropriate

- Do not enclose or screen a front porch.

3.15 If necessary, replace damaged porch elements.

Appropriate

- Use materials that are similar to the historic building materials.
- An alternative material may be considered for a porch in a secondary location, when the appearance is similar to that of the original. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

3.16 If necessary, replace damaged porch railings and steps.

Appropriate

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

Inappropriate

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

Conformance with the Design Standards

The new landing and stairs are located in Location B: Highly visible secondary wall: Preservation and repair in place is the priority. According to a Sanborn Map dated 1899 the stairs are not original to the house. Since the stairs are not original to the structure, Staff finds the railing should be in a simple square design with the balusters set inside the railing. Please see Exhibit E for the standard railing design for use in historic districts.

Staff Recommendation

Staff recommends Case 18LC-035, request regarding a Certificate of Appropriateness to remove the existing balcony and add a new wood landing and stairs, be approved with the following conditions:

Specific Conditions:

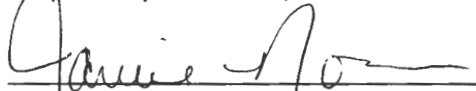
1. The work shall conform to the design, materials, and placement shown in Exhibit C of the Staff Report, with the following modifications:
 - a. The stairs shall be painted to match the house;
 - b. The railing shall be modified to match the design shown in Exhibit E within

six months of the Landmark Commission approval;

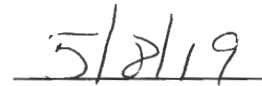
Standard Conditions:

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.

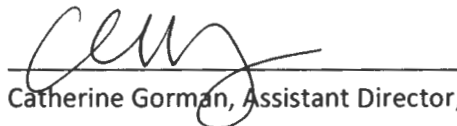
Respectfully Submitted,



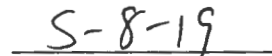
Janice Norman, Planning Manager, CFM



Date

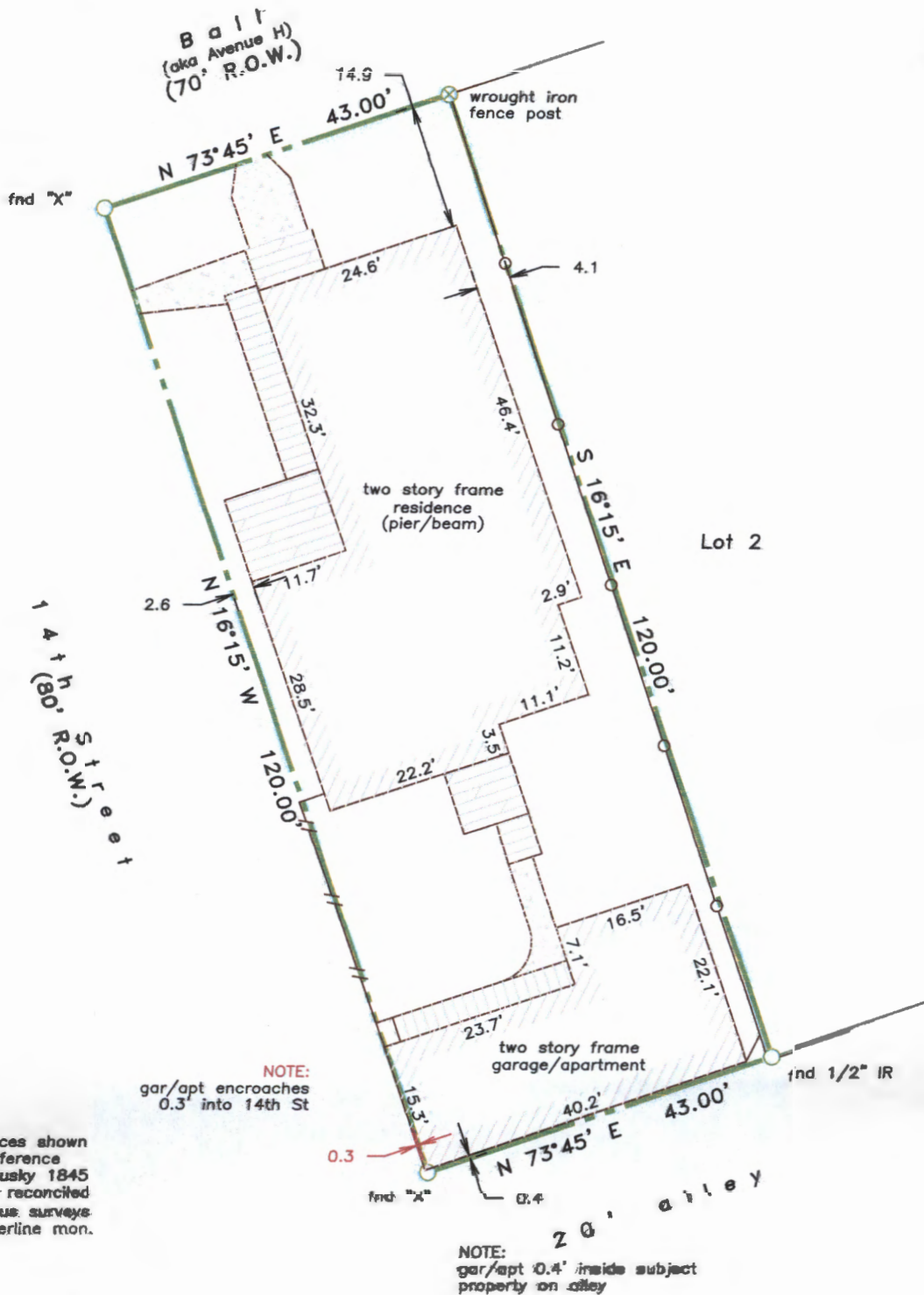


Catherine Gorman, Assistant Director, HPO, AICP



Date

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Panel 0026-E
Community #485469
December 6, 2002



NOTES:
 - True ground distances shown
 - Plat & bearings reference Plan of COG, Sandusky 1845
 - Survey monuments reconciled w/numerous previous surveys including COG centerline mon.

NOTE:
 gar/apt encroaches 0.3' into 14th St

NOTE:
 gar/apt 0.4' inside subject property on alley

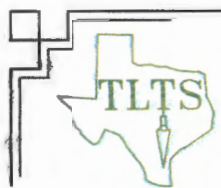


LAND TITLE SURVEY OF A TRACT OF LAND being Lot 1, in Block 253 in the City and County of Galveston, Texas.

Subject property: 1327 Ball
 Galveston County, Texas
 This survey is certified for this transaction only and may only be relied on by Justin Serrette, Lindsey Serrette and Stewart Title Co., GF #269138. This survey is only valid if print has original seal and signature of surveyor.
 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
 September 5, 2018



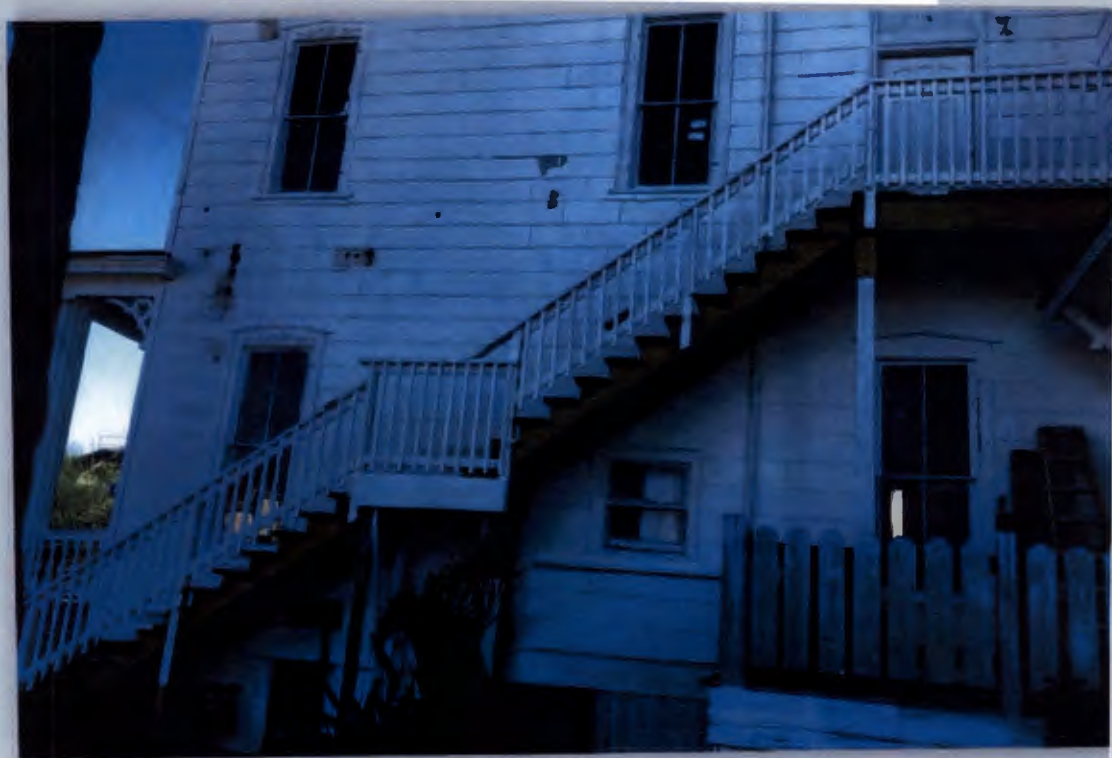
TLTS, Inc.
 TEXAS LAND TITLE SURVEYORS
 1801 Moody Avenue
 Galveston, Texas 77550
 (409) 785-8883











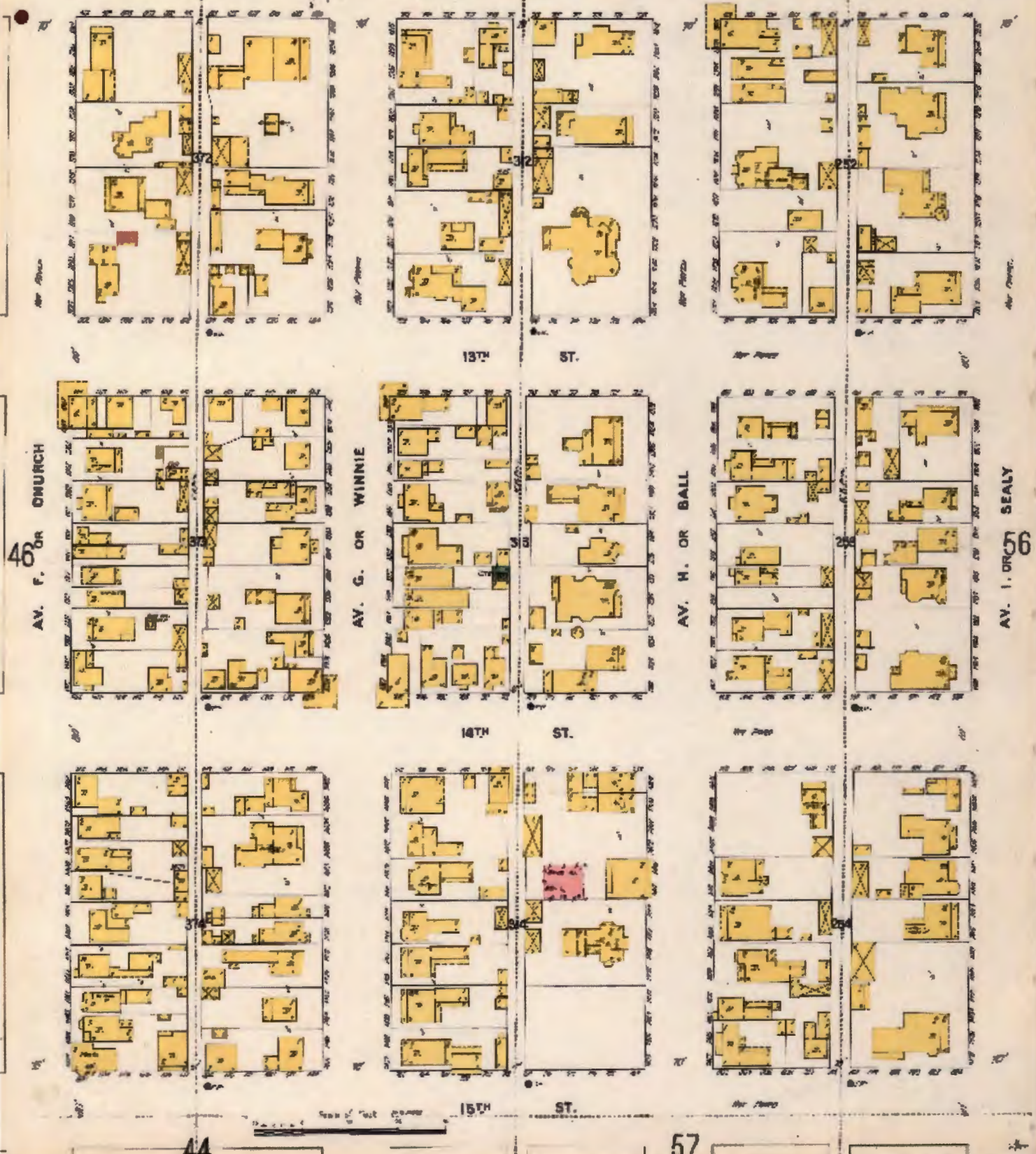
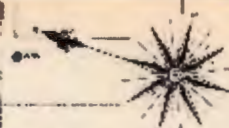




1899

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46 OR
AV. F. OR OMURCH

AV. G. OR WINNIE

AV. H. OR BALL

AV. I. OR SEALY

12TH ST.

ST.

13TH ST.

ST.

14TH ST.

ST.

15TH ST.

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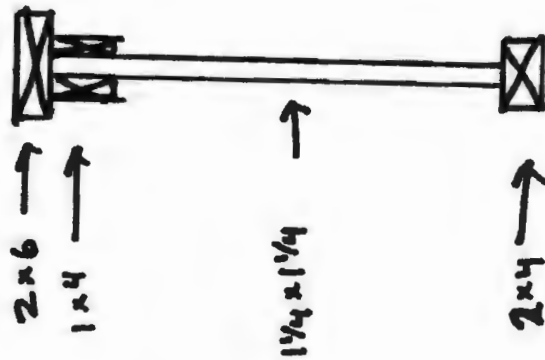
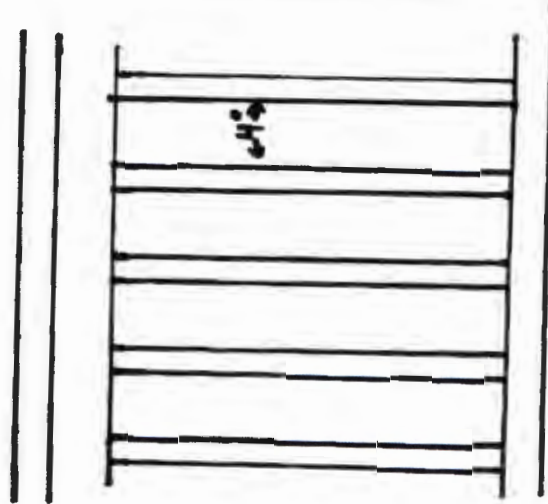
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Spacing between pickets is 4 inches on center. Gap from bottom of lower 2x4 rail to deck should be 3 inches.



Typical City-approved historic rail design