



# 19LC-041

# 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

**PROPERTY OWNER:**

Galveston Historical Foundation

**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 modification to the front facade

**STAFF RECOMMENDATION:**

Approval with conditions

**EXHIBITS:**

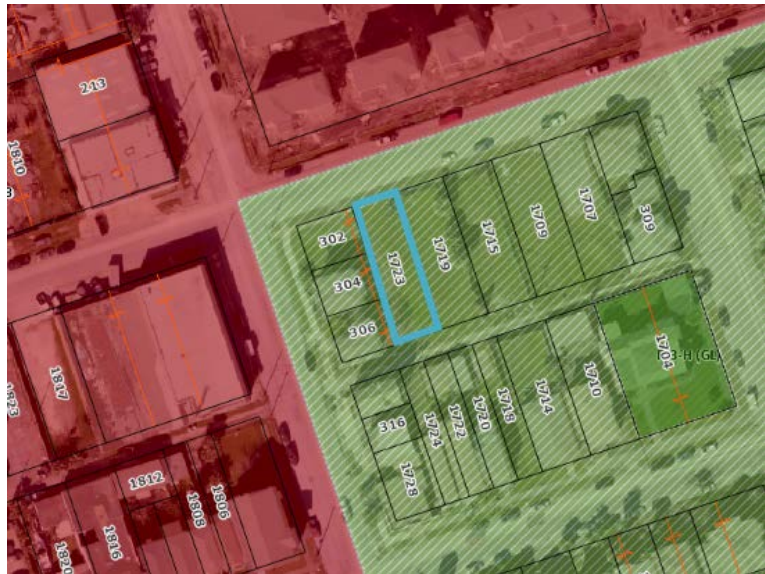
A – Applicants Submittal

**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 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.

**Executive Summary**

The applicant is proposing to remove an existing entry door on the front façade. Evidence has been submitted that shows that the door was a later addition and not original to the house. See Exhibit A for details. The door opening will be infilled with siding to match the existing siding.

**Design Standards for Historic Properties****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.

**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.

**Conformance**

Staff finds the request generally conforms to the *Design Standards*. The door to be removed is not the primary entrance door and is a later modification. The removal of the door and replacement with siding will help the house return to its original appearance.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:


***Specific Conditions:***

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,



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

\_\_\_\_\_  
July 10, 2019

Date





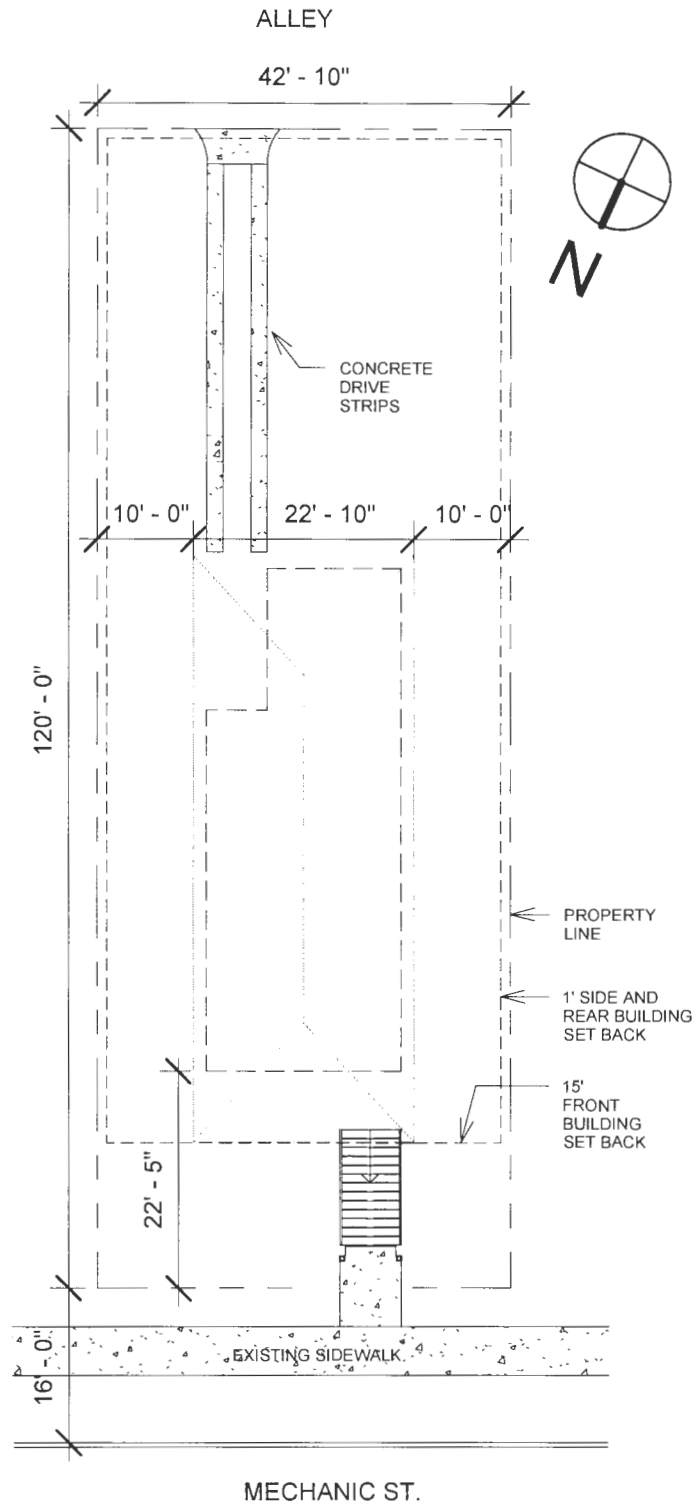
① Street Elevation 1723 Mechanic  
N.T.S.

**GALVESTON  
HISTORICAL  
FOUNDATION**

1723 Mechanic  
GHF House 3

Street Elevation  
Date - 9/15/17

Scale N.T.S.



① Site Plan 1723 Mechanic  
N.T.S.

**GALVESTON  
HISTORICAL  
FOUNDATION**

1723 Mechanic  
GHF House 3

Site Plan Date - 9/15/17	
	Scale N.T.S.











