

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, MAY 19, 2025 - 4:00 PM
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL
823 ROSENBERG, GALVESTON, TEXAS
REGULAR MEETING**

**One or more members of the Landmark Commission may attend the meeting by
videoconference.**

**A quorum of the members of the Landmark Commission will be physically
present at the meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Public Comment
Request to Address Commission on Agenda Items Without Public Hearings and
Non-Agenda Items (three-minute maximum per speaker. If speaking through a
translator, six-minute maximum per speaker)
5. New Business and Associated Public Hearings
 - 5.A **CERTIFICATE OF APPROPRIATENESS**
 1. **25LC-013 (1719 Winnie / Avenue G)** Request for a Certificate of
Appropriateness for modifications to the rear of the main structure. The property
is legally described as Abstract 628 M.B. Menard Survey, East 18 Feet of Lot 2 &
West 11 Feet of Lot 3 (3-1), Block 317, in the City and County of Galveston,
Texas.
Applicant: Marsha Lutz
Property Owner: Marsha Lutz
6. Discussion Items

6.A Windows in new construction – 1 over 1 & 2 over 2 light patterns (Bourgeois/Click)

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 05/15/2025 at 10:35 AM

Karina Rosales, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 days of the rendition of the Commission's decision.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



25LC-013

STAFF REPORT

ADDRESS:

1719 Winnie / Avenue G

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, East 18 Feet of Lot 2 & West 11 Feet of Lot 3 (3-1), Block 317, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Marsha Lutz

PROPERTY OWNER:

Marsha Lutz

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material

STAFF RECOMMENDATION:

Approval

EXHIBITS:

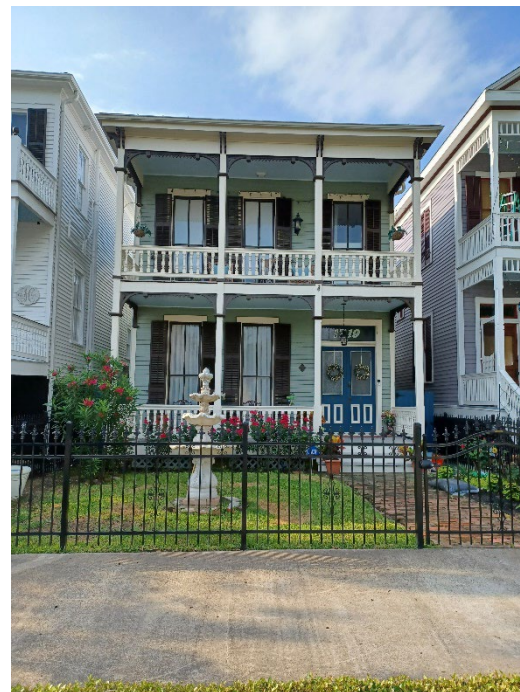
- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet
- C – Design Standards Excerpt: Using Alternative Materials on a Historic Structure

STAFF:

Daniel Lunsford
Senior Planner
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



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

Historical and/or Architectural Significance

Date	1880
Style	Italianate
Condition	Good
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association

Background

In 2020, the applicant obtained a Certificate of Appropriateness to make modifications to the non-historic rear addition including the addition of vinyl-clad windows (20LC-053). Since that approval the owner discovered more significant issues with the rear addition.

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including completely rebuilding a low, one-story rear addition. According to the applicant's submittal this addition was built in 1956 and expanded in 1989.

The addition was constructed approximately six inches below the finish floor of the main historic house, resulting in an inconvenient step-down between the two (see applicant's submittal in Exhibit A). More importantly, this has led to differential movement between the two which not only requires the entire foundation of the addition to be rebuilt but could affect the historic main structure as well. Repairs done in the past failed to remedy the issues with the addition.

Because of these factors, the applicant wishes to demolish the rear addition and rebuild it properly in the same footprint at the same level as the existing house but using modern construction methods. The applicant is also proposing to use the same exterior materials as the previous approval:

- Re-use existing doors and windows, including historic stained glass windows and vinyl-clad windows approved under case 20LC-053
- Milled wood lap siding
- Composition roofing

The following Design Standards are applicable to this request:

Building Standards for New Residential Construction

New residential structures in locally-designated historic districts should incorporate building features that promote compatibility with the surrounding context.

Note that the “Standards for Elevated Residential Foundations” on page 80 also apply to the foundation elevation of new residential construction.

Architectural Character

Design a new building to be visually compatible with nearby historic houses, while conveying the evolution and history of the area.

3.30 Design a new residential structure to reflect its time.

Appropriate

- Use contemporary interpretations of historic architectural styles when designing a new residential structure.
- Reflect current architectural trends in a new residential structure to convey the period in which it is built and continue to accurately portray the evolution of the community.

Inappropriate

- Do not imitate or copy the historic architectural styles of Galveston in the design of a new building.
- Do not imitate or copy historic architectural styles that are not native to Galveston to avoid confusing the architectural traditions of the community.

Building Materials

Use building materials that appear similar to those used traditionally in Galveston. Building materials of a new structure should be compatible with adjacent historic houses. They should appear similar to those seen traditionally to establish a sense of visual continuity.

3.34 Use building materials that are compatible with the surrounding context.

Appropriate

- Use wood siding with a weather-protective, painted finish, or masonry (brick, stone or genuine stucco) as the primary exterior building material (preferred approach).
- Consider using alternative materials that are similar to traditional materials in scale, proportion, texture if they have proven durability in the local climate (i.e., cementitious fiber board with a smooth finish).

Inappropriate

- Do not use highly reflective materials such as glass or polished metal as a primary building material.

3.35 When using horizontal lap siding, ensure that it is applied in a manner similar to that seen historically.

Appropriate

- Use new siding that is similar to the lap exposure, texture and finish of traditional wood siding.
- When possible, use trim boards that show depth and typify high-quality construction.

Inappropriate

- Do not use a finish that is out of character, such as a raised grain, or rusticated surface.

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 Standard for Historic Properties

Staff finds that the request conforms to the Design Standards for Historic Properties. The non-historic addition to be rebuilt is in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. In this case, the addition will be rebuilt in the same footprint and to the same dimensions and height, which is significantly lower than the main two-story structure and not visible from the street. The applicant proposes to reuse existing doors and windows, including the vinyl-clad windows approved under case 20LC-053. Siding and trim will be milled wood, with a low-pitched composition roof. The new addition will only differ from the existing in the quality of construction and six inch increase in height to match the finish floor of the main house.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

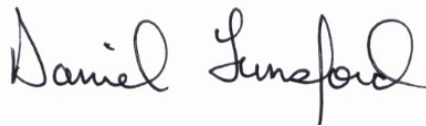
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A;

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 20 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.

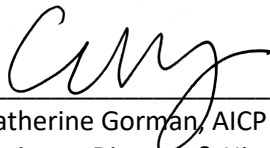
Respectfully Submitted,



Daniel Lunsford
Senior Planner

May 12, 2025

Date



Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer

May 12, 2025

Date

Part IV

1719 Winnie Home Renovation

This project grew out of an initial need for foundation repair. I have met with Ronnie Alvarado of Five Star Foundation & Construction numerous times as the project grew. Photos provided show a few of the cracks in ceilings and walls. The floors are uneven in places and creak and sag when stepped on at times. The real problem is shown from the photos of the extremely poorly built foundation for the newer one-story portion of the house.

The original old 2-story part of my house was built in 1886 and has withstood time fairly well. A few brick piers need adjustment and other minor modifications.

A one-story addition was added to the back of the house - the bedroom in 1956 and the sunroom in 1989 - according to tax rolls. Unfortunately, that part of the house was built more than 6 inches lower than the main house and is not quite 1 foot above grade. There is a stepdown inside the house to this back addition. Photos of these rooms are included.

Upon Five Star's inspection it was found that bad foundation repairs have been made under the one-story at some point before I bought the house in 2020. The design/construction was poorly done in the first place and later repairs were not professionally done— see photos. In order to repair it correctly now, most if not all of the poor foundation needs to be redone to make a strong foundation. Currently it is a piece meal "design" that could fail with a hurricane and cause this portion of the house to separate from the original 2-story house. It would be impossible to do it correctly by working under the existing house. The house can't be "raised" since it is a one-story addition next to the 2-story. And the roof is also in poor condition and needs replacement. As a result, the best design is to rebuild as needed this 1-story part of the house 6+ inches higher above backyard grade to match the main part of original house. See photos. This work provides an open space to properly construct a strong foundation and afterwards provide a little more crawl space for house maintenance.

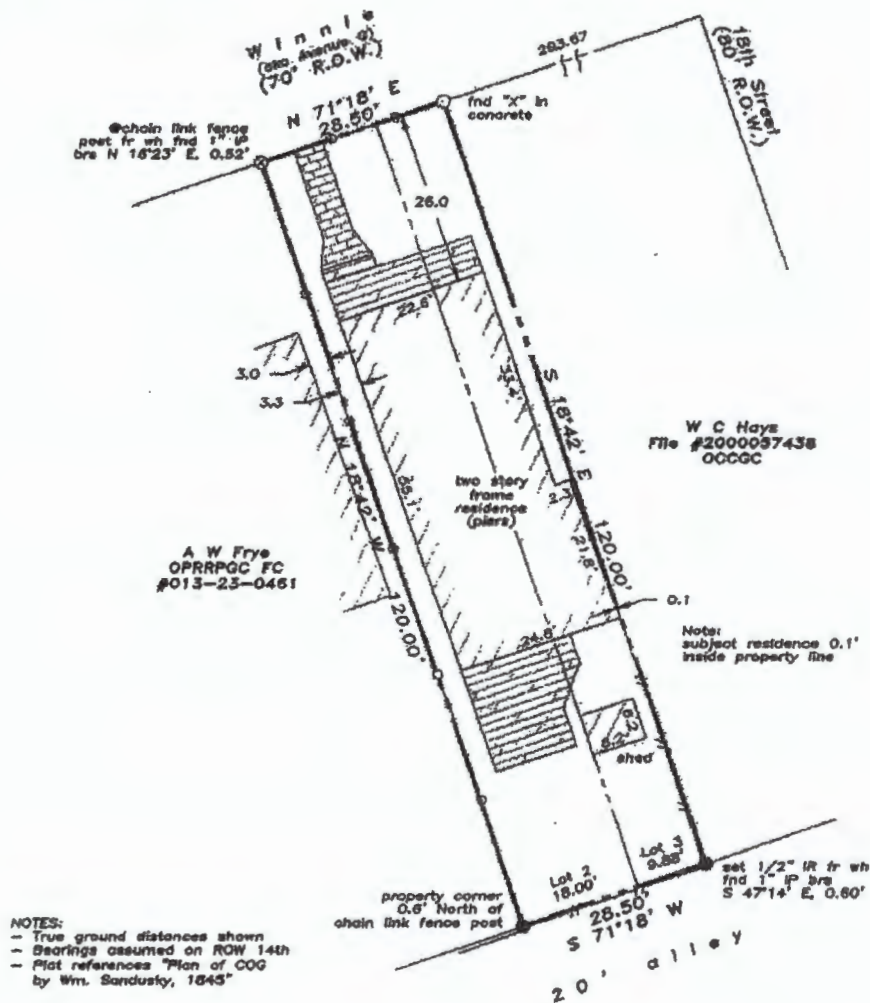
The rebuild will be built exactly as the existing rooms. Same footprint, same structure walls, same ceiling heights, wall type, windows, doors, etc. The roof will be built to current standards to replace the current poor design. See photos, architectural and structural drawings and the contractor's construction estimate. The photos of existing east wall shows

For clarification of some of the drawings and not really related to this appropriateness request—once the one-story part is rebuilt to same floor height of main old house, some adjacent kitchen walls will be rebuilt as shown on drawings for some interior wall redesigns.

This project purpose is not spelled out on the architectural or structural drawings so is provided in this attachment. The drawings were submitted to building permits on Monday, March 3rd.

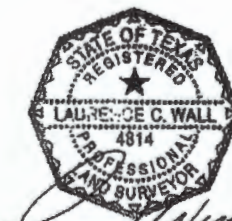
Materials are called out in the drawings and the contractor's construction proposal. The siding is milled to the same look as historic siding. For your reference, a permit was obtained in 2020 for a partial rebuild of the same wall and stationary windows due to water damage. A certificate of appropriateness was issued then by The Landmark Commission. Unfortunately, I did not know how bad the foundation was at that time so now that 5-year-old work needs to be redone again.

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 #489469, December 6, 2002.



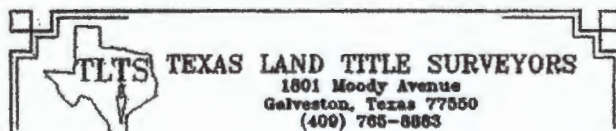
LAND TITLE SURVEY OF A TRACT OF LAND being the East 18 feet of Lot 2 and the West 10 feet, 6 inches of Lot 3, in Block 317, in the City and County of Galveston, Texas.

Subject property: 1719 Winnie
Galveston County, Texas
To Kathleen and Kirk Weindorff;
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.

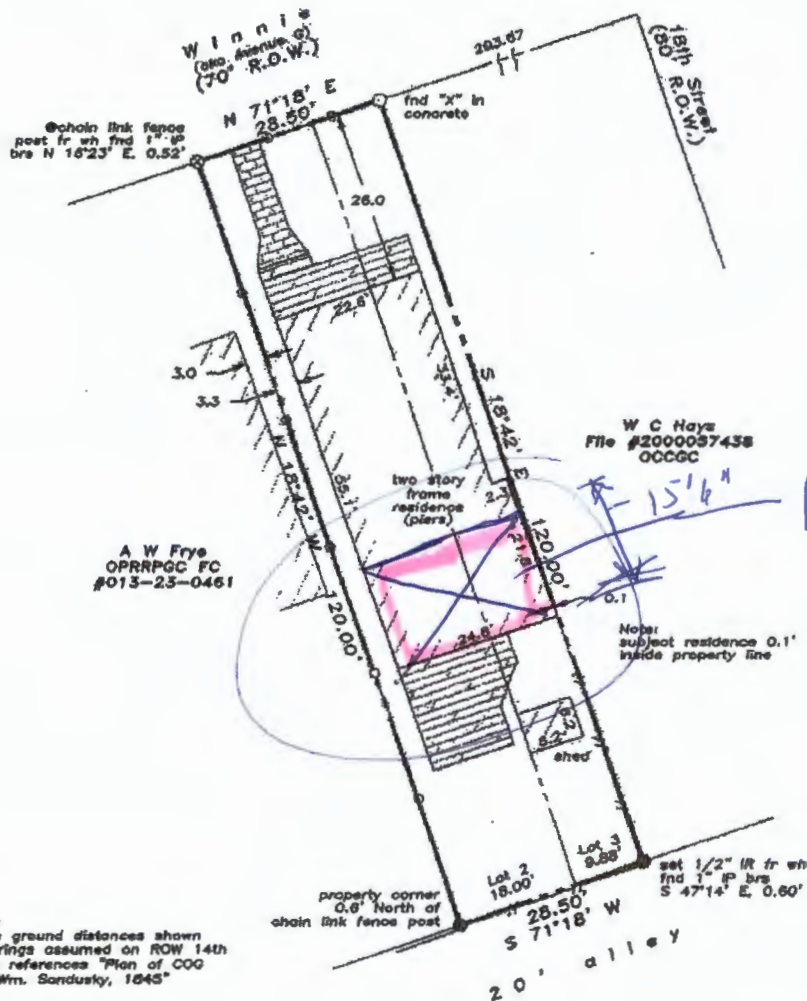


Laurence C. Wall
RPLS #4814
March 18, 2008

SURVEY



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.



LAND TITLE SURVEY OF A TRACT OF LAND being the East 18 feet of Lot 2 and the West 10 feet, 6 Inches of Lot 3, in Block 317, in the City and County of Galveston, Texas.

Subject property: 1719 Winnie Galveston County, Texas To Kathleen and Kirk Weindorff; 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 18, 2008

TLTS TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

**Five Star Foundation & Construction
LLC**

810 Seadrift Ct

La Marque, TX 77568 US

+14096550505

level1ceo@gmail.com

http://5starfoundationandconstruction.com/



Estimate

ADDRESS

Marsha Lutz

SHIP TO

Marsha Lutz

1719 Winnie

Galveston, TX

ESTIMATE

EST-000286

DATE

11/04/2024

updated 02/2025

DATE	ACTIVITY	DESCRIPTION	QTY	AMOUNT
09/26/2024	Foundation Inspection	.Foundation Has Been Inspected By Ronnie Alvarado Owner Of FiveStar Foundation Andy Wagner Of WindForce Engineering .Foundation On Rear Room Is Not Preforming As Intended .Recommended Repairs Are As Listed In Estimate	1	0.00
	Pre-Cast Concrete Block & Base Support Piers	.Install Under Center Support Beams To Carry Load	17	2,550.00
	6x6 Support Beam	.6x6 Treated Lumber Floor Support Beams	100	2,800.00
	6x6 Support Beam	.6x6 Treated Lumber Center Wall On Room Addition Support Beam	1	1,850.00
	Foundation repair	.Add 1/4 Galvanized Steel 4X4 Angle Iron Under Spliced Exterior Wall Load Beam That Is Carrying Load	1	250.00
	Foundation repair	.Install 16"2x8 Treated Floor Joist	32	4,000.00
	Home Leveling	.front Wall	1	1,100.00
	Engineering:WINDFORCE	.Build Plans	1	4,500.00
	City permit:Galveston City Permit	.Galveston	1	300.00
	Demo	.Demo Back Room Addition .Roof System .Foundation System .Walls As Needed .All Debris To Be Hauled Off By Trailer To City Dump	1	4,500.00
	Room Addition	.Rebuild Room Addition To Same Foot Print With Gable Shingle (LandMark Pro) 6" Higher Elevation To Match Existing Home .1 French Door W/ build In Sades .3-Windows w/ Grids .Reinstall Stained Glass Window .Dry Wall Bed Room And Center Wall And Closet .Mill Treated Wood Beveled Siding With 1 Inch Trim To Be Historically Correct On Exterior Walls Interior East Wall ,North Wall	1	19,800.00

2 Stationary Windows



ALL WORK SHALL BE IN STRICT ACCORDANCE
WITH ALL APPLICABLE WINDSTORM CODES
LOCAL BUILDING CODES & ORDINANCES.

NEW REMODEL AT 1719 WINNIE GALVESTON, TEXAS 77550

INDEX OF SHEETS:

A-0.0	COVER PAGE
A-1.0	FOUNDATION PLAN
A-2.0	EXISTING + DEMO + PROPOSED PLANS
A-3.0	ROOF PLAN
A-4.0	EXTERIOR ELEVATIONS
A-5.0	INTERIOR ELEVATIONS

DESCRIPTION OF PROJECT:

PROPOSED REMODEL

LIVING: 325 SQFT

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 NATIONAL ELECTRICAL CODE

ZONING:

SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

CONSTRUCTION TYPE:

TYPE VB



FOR APPROVAL

DATE
SIGNATURE

DISCLAIMER:
TO THE BEST OF OUR
KNOWLEDGE, THESE PLANS AND
DRAWINGS ARE DESIGNED TO
COMPLY WITH THE OWNER'S
WISHES AND CRITERIA. ANY
CHANGES MADE TO THESE
DRAWINGS AFTER FINAL PRINTS
ARE MADE, WILL BE AT THE
SOLE EXPENSE OF THE
OWNER/CONTRACTOR.

THE OWNER/CONTRACTOR WILL BE
RESPONSIBLE FOR VERIFICATION
OF ALL DIMENSIONS, DETAILS,
AND SPECIFICATIONS.

WINDFORCE, THEIR EMPLOYEES,
OR THEIR SUBCONTRACT LABOR
PERSONAL WILL NOT BE LIABLE
FOR ANY HUMAN ERROR AFTER
THE CONSTRUCTION HAS BEEN
STARTED.

NO WARRANTIES ARE GIVEN OR
IMPLIED AS TO THE
COMPLETENESS OR ACCURACY OF
THESE PLANS.

THESE PLANS ARE THE SOLE
PROPERTY OF WINDFORCE AND
ARE FOR THE SOLE USE ON A
SPECIFIC PROJECT AND MAY NOT
BE USED ON ANY OTHER PROJECT
WITHOUT WRITTEN PERMISSION
FROM WINDFORCE.

No.	Description	Date

CLIENT NAME

RONNIE ALVARADO

PROJECT ADDRESS

1719 WINNIE
GALVESTON, TEXAS

SHEET NAME

COVER PAGE

PROJECT NUMBER: 25-0013
DATE: 02/07/2023
DRAWN BY: Arthur
CHECKED BY: Chester

A-0.0

SCALE:

Original 1886 house
(2 story part)

This one-story portion is being
rebuilt in order to raise house approx. 6 inches
to be at same level as original portion of home.
This allows for the proper reconstruction of
the failing foundation system.

One-story portion additions were done
in 1956 - bedroom, and in 1989 - sunroom.

EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602 AND SECTION 705.5. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

Grand totalGrand total

ENGINEERING FIRM @ 18926

DATE _____
SIGNATURE _____

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND DRAWINGS ARE DESIGNED TO COMPLY WITH THE OWNER'S WISHES AND CRITERIA. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE, WILL BE AT THE SOLE EXPENSE OF THE OWNER/CONTRACTOR.

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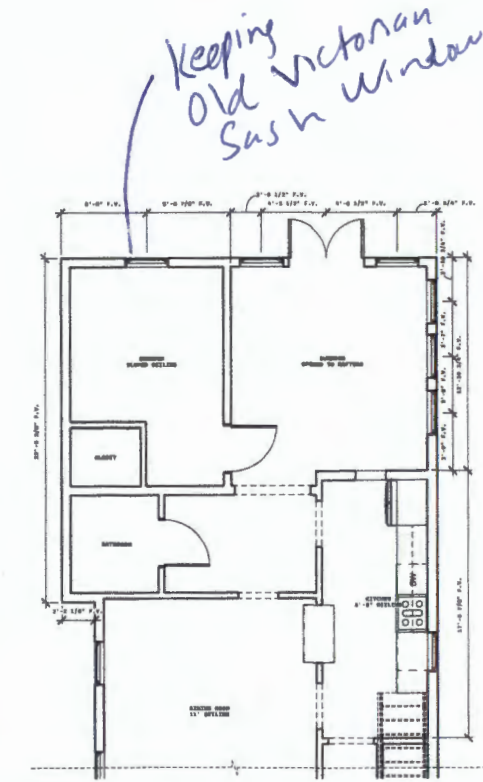
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No.	Description	Date

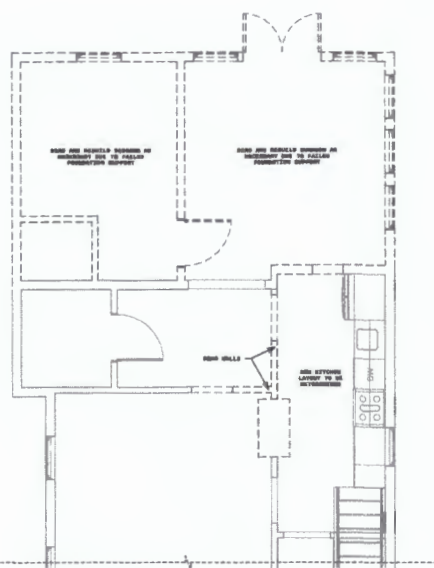
PROJECT NUMBER:	26-0013
DATE:	03/07/2020
DRAWN BY:	Author
CHECKED BY:	Checker

A-2.0

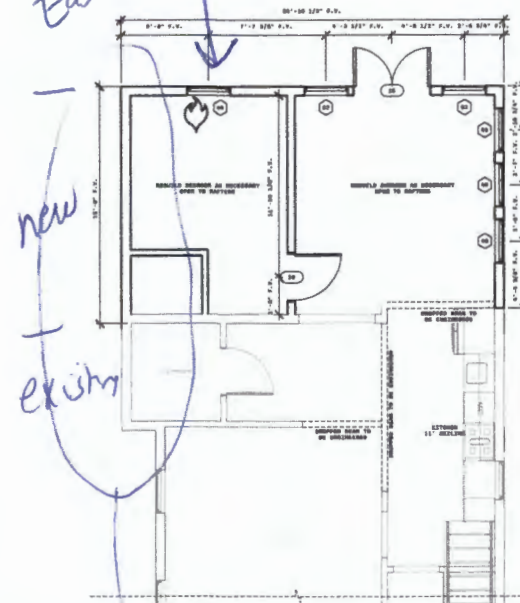
SCALE: $1/4" = 1'-0"$



① EXISTING FIRST LEVEL.
1/4" = 1'-0"



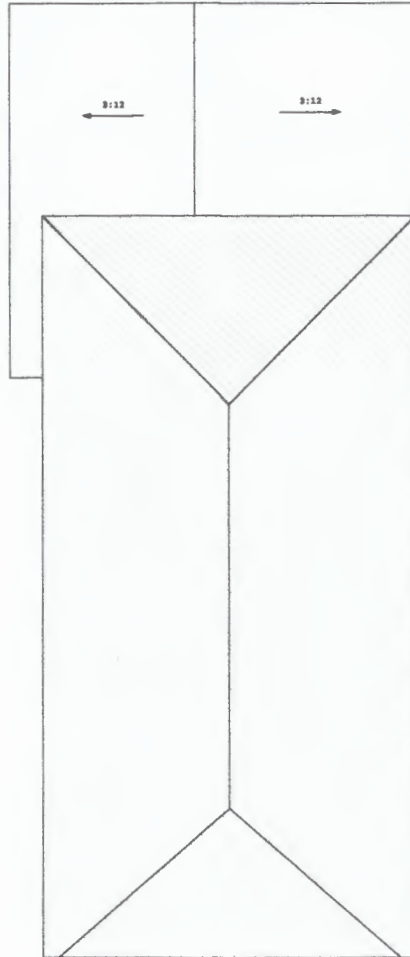
② DEMO PLAN
1/4" = 1'-0"



③ PROPOSED FLOOR PLAN
1/4" = 12'-0"

- photo shows entire east wall where new wall meets existing that juts out 2' 2" from 2-story portion

NOTE: CONTRACTOR TO COORDINATE WITH STRUCTURAL SET FOR ROOF FRAMING REQUIREMENTS.



① ROOF
1/8" = 1'-0"



ENGINEERING FIRM # 18926

FOR APPROVAL

DATE

SIGNATURE

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No.	Description	Date

CLIENT NAME

RONNIE ALVARADO

PROJECT ADDRESS

1719 WINNIE
GALVESTON, TEXAS

SHEET NAME

ROOF PLAN

PROJECT NUMBER:	25-0813
DATE:	02/07/2025
DRAWN BY:	Author
CHECKED BY:	Checker

A-3.0

SCALE: 1/8" = 1'-0"

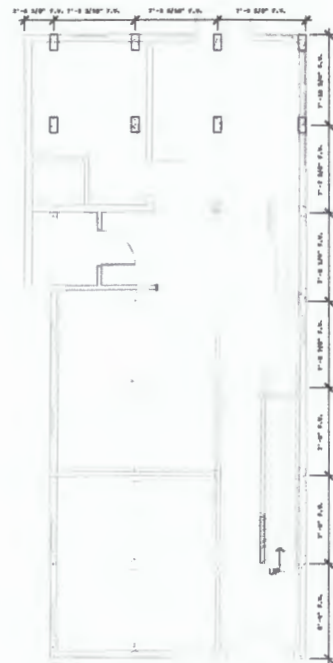
NOTE: THE CONTRACTOR MUST REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS TOGETHER IN ORDER TO ENSURE COORDINATION. ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND THE ENGINEER IN WRITING BEFORE CONSTRUCTION WORK BEGINS.

NOTE:

1. 8"X16" CMU BLOCK ON CONCRETE FOOTING PER ENGINEER.

2. R-19 COLD FLOOR INSULATION, INSULATION INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDER SIDE OF SUB-FLOOR.

Alley
Backyard



West Wall



① GROUND LEVEL
3'10" = 1'-0"

Winnie



FOR APPROVAL	
DATE	
SIGNATURE	

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No.	Description	Date

CLIENT NAME

RONNIE ALVARADO

PROJECT ADDRESS

1719 WINNIE
GALVESTON, TEXAS

SHEET NAME

FOUNDATION PLAN

PROJECT NUMBER:	25-0013
DATE:	02/07/2025
DRAWN BY:	ArtBov
CHECKED BY:	Checker
A-1.0	
SCALE:	3/16" = 1'-0"



ENGINEERING FIRM # 18926

FOR APPROVAL

DATE

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CLIENT NAME

RONNIE ALVARADO

PROJECT ADDRESS

1719 WINNIE
GALVESTON, TEXAS

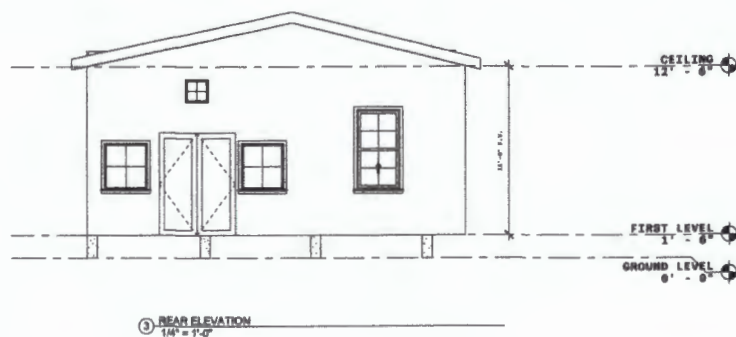
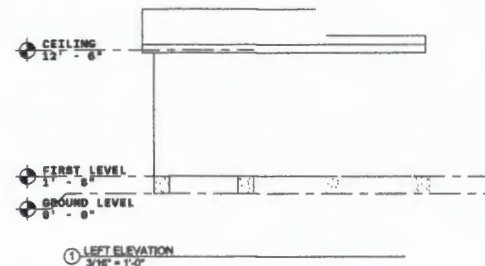
SHEET NAME

EXTERIOR
ELEVATIONS

PROJECT NUMBER: 25-0013
DATE: 02/01/2025
DRAWN BY: Author
CHECKED BY: Checker

A-4.0

SCALE: As indicated



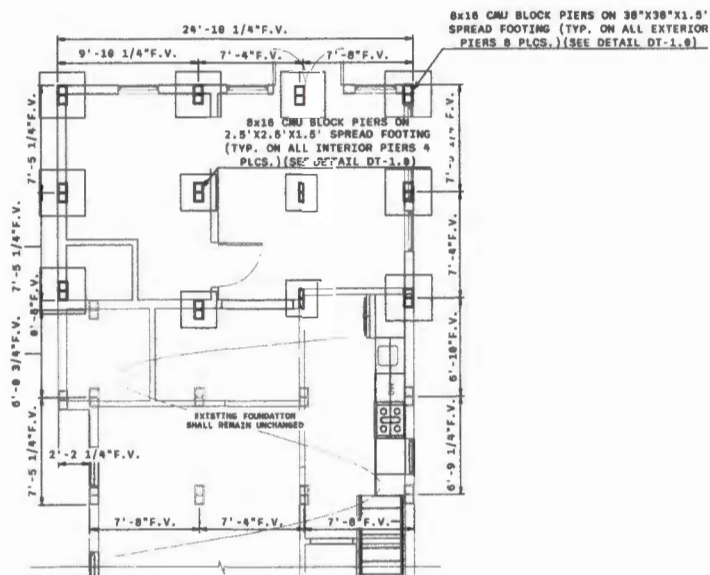
LEGEND:

- REPLACE CMU BLOCK PIERS
- EXISTING CMU BLOCK PIERS

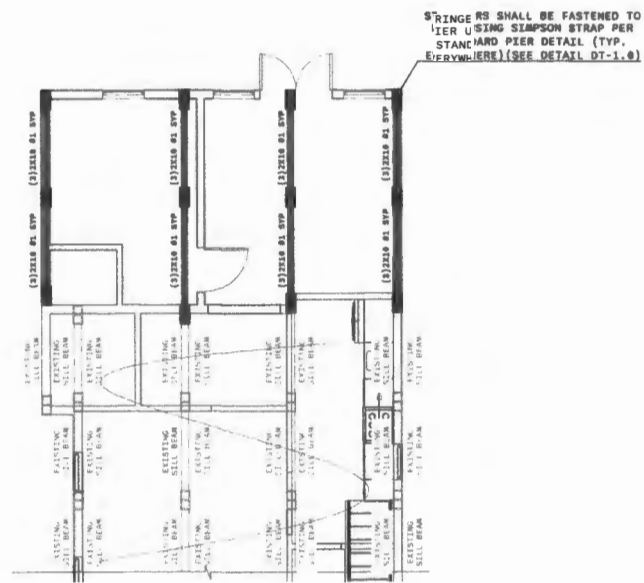
NOTE: FIELD VERIFY ALL DIMENSIONS, COORDINATE WITH ARCHITECTURAL DRAWINGS AND NOTIFY ENGINEER OF RECORD & ARCHITECT IN WRITING OF ANY INCONSISTENCIES OR DISCREPANCIES ASSUMED FOR DESIGN PURPOSES.

NOTE: CONTRACTOR TO FIELD VERIFY CONDITION OF ALL CMU BLOCKS AND REPLACE ACCORDINGLY AS SEEN FIT.

NOTE: ALL FRAMING MEMBERS SHALL BE IN GOOD CONDITION, WITHOUT NOTICEABLE WEAR OR ROT. FRAMING MEMBERS NOT IN ACCEPTABLE CONDITION SHALL BE REPLACED.



PILING PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



STRINGER PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

JOB #:
25-0013-01

PAGE TITLE:

**PILING &
STRINGER PLAN**

PLANS FOR:

**1740 WINDMILL
GALVESTON, TEXAS 77551**



W. J. P. P.
ENGINEER 10 PPM & 10000
1814 S. 1st Ave.
Galveston, TX 77550
Phone: (409) 422-8463

DRAWN BY:
L.S.

DATE:
2/28/2025

SCALE:
AS NOTED

SH. DET. #:
S-1.0

FLOOR FRAMING:

- FRAMING:**

- NOTES:**

CEILING FRAMING:

- STUD PACK FRAMING:**

2. (8) 2X STUD PACK UNDER EACH END OF GLULAM BEAM. (SEE PLAN FOR BEAM SIZE)

HEADER FRAMING:

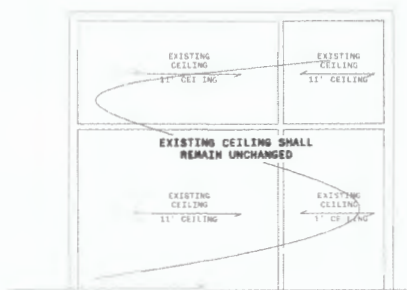
1. REFER TO DT-1.0 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)

FRAMING:

- LEGEND:**

Page 19 of 25

PLAN SHOWN FOR CLARITY NO
CHANGES SHALL BE MADE TO PLAN



2ND LEVEL CEILING PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

ROOF BRACING LEGEND:

1. ——— DESIGNATES STRONGBACK (SHOWN ON CEILING FRAMING PLAN)
2. ● DESIGNATES A VERTICAL (OR NEARLY VERTICAL) BRACE TO SUPPORTING MEMBER BELOW
3. BRACING SUPPORT CALLOUTS:
 - BR BRACE TO WALL
 - BS BRACE TO STRONGBACK
 - BB BRACE TO BEAM
 - BL BRACE TO DOUBLE JOIST BELOW
 - BE BRACE TO EXISTING
4. WHERE USED, STRONGBACKS SHALL BE 2-2X8, SPANNING OVER A MINIMUM OF 3 CEILING JOISTS, & INSTALLED PARALLEL TO THE AXIS OF THE BRACE.

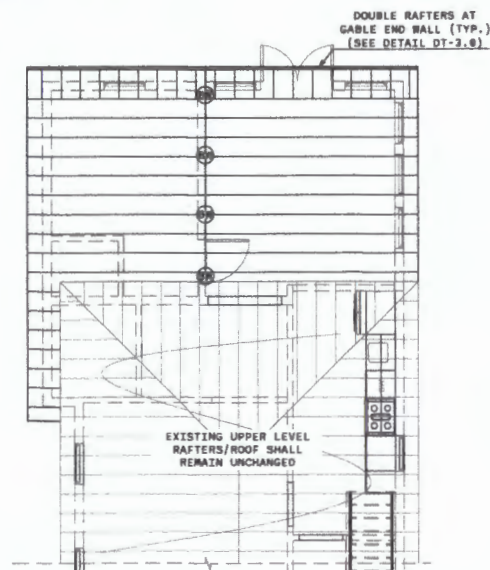
ROOF FRAMING LEGEND:

- H HIP
- R RIDGE
- RE RAKE EDGE
- V VALLEY
- B ROOF BREAK

NOTE:

1. ROOF SHEATHING TO BE 19/32" APA RATED PLYWOOD W/ 8-131X3" RING SHANK NAILS, 4" AROUND PERIMETER OF DIAPHRAGM, 6" EDGE & 6" FIELD NAIL PATTERN.
2. ALL ROOF RAFTERS SHALL BE A MIN. 2X8 NO. 2 SYP, @ 16" O.C. U.N.O.
3. HIPS, VALLEYS AND RIDGE LINES MUST BE BRACED EVERY 4'-0".
4. RIDGES TO BE 2X10 #2 SYP. (U.N.O.)
5. ALL HIPS TO BE 2X8 #2 SYP. (U.N.O.)

NOTE: BEAMS ARE SIZED WITH ESTIMATED FRAMING DIRECTION AND LOAD. IF FRAMING DIRECTION IS NOT AS SHOWN ON THE PLANS, PLEASE CONSULT THE ENGINEER.



RAFTER PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

JOB #:
25-0013-01

PAGE TITLE:

SECOND LEVEL CEILING
& RAFTER PLAN

PLANS FOR:

1719 WINNIE
GALVESTON, TEXAS 77551



2/28/2025
ENGINEERING FIRM # 18028
1814 Sissy Ave.
Galveston, TX 77550
Phone: (409) 422-9483

DRAWN BY:

LS

DATE:

2/28/2025

SCALE:

AS NOTED

SHEET #:

S-3.0

NOTE: ANY INTERIOR SHEARWALL AND EXTERIOR WALLS WHERE RAFTERS DO NOT REST ON THE TOP PLATE WILL NEED TO BE SHEATHED ALL THE WAY TO THE ROOF DIAPHRAGM - NOT JUST TO CEILING JOIST OR TOP PLATE.

EGRESS WINDOWS MUST HAVE 5.7 SQUARE FEET OF NET CLEAR OPENING. NOT ALL $\frac{3}{4}$ " WINDOWS WILL MEET THIS REQUIREMENT. WINDOWS CAN BE ENLARGED TO $\frac{3}{4}$ " WITH NO NOTIFICATION TO ENGINEER.

SEE: HEADER SPAN TABLE ON DT-2.0

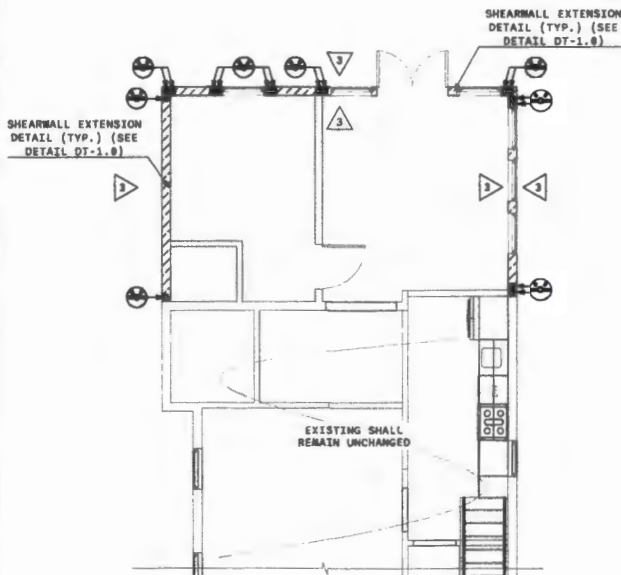
SEE: FASTENER SCHEDULE ON SL-0.0

SHEARWALL LEGEND (STUDS @ 16" O.C.)

△ DESIGNATES SHEARWALL
15/32" PLYWOOD OR 7/16" OSB ALONG SIDE INDICATED WITH A 3" EDGE/12" FIELD NAIL PATTERN USING 0.131"XW2-1/2" DEFORMED NAILS

HURRICANE STRAPS AND TIE DOWNS:

⊙ PROVIDE SIMPSON MSTC0603 IN LOCATIONS SHOWN. FASTEN TO DOUBLED (2) STUD-PACK & TRIPLE (3) 2X10 OR LARGER JOIST, OR MIN. 3 1/2" WIDE BY 11 1/4" DEEP BEAM. STRAPS TO BE INSTALLED DIRECTLY TO STUDS, OR ELSE RE-EVALUATION WILL BE NEEDED.



SHEARWALL PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"

JOB #:
25-0013-01

REVISION	DATE	BY	DESCRIPTION

PAGE TITLE:
SHEARWALL PLAN

PLANS FOR:
1719 WINNIE
GALVESTON, TEXAS 77551



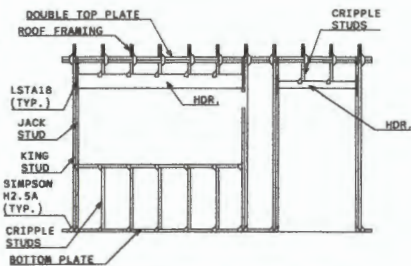
2/28/2025
WINDFORCE
ENGINEERING FIRM # 18020
1814 Seely Ave.
Galveston, TX 77550
Phone: (409) 421-6453

DRAWN BY:
LS

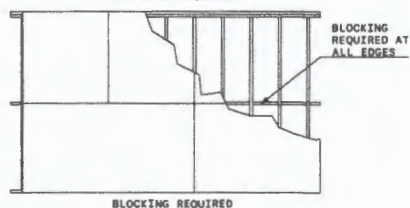
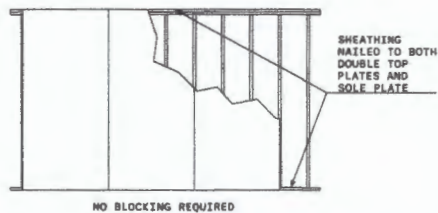
DATE:
2/28/2025

SCALE:
AS NOTED

SHEET #:
S-4.0

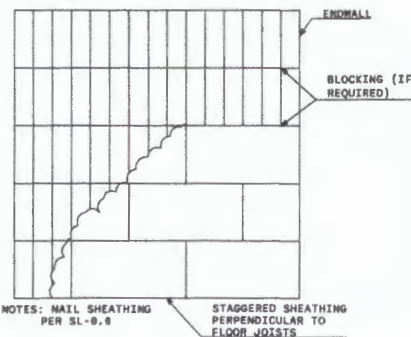


FRAMING AND CONNECTIONS FOR OPENINGS
NOT DRAWN TO SCALE

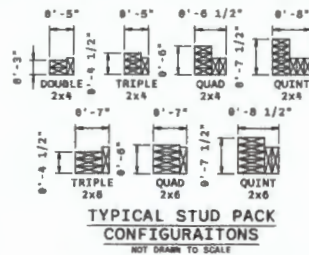


- NOTES:
1. NAIL SHEATHING PER SL-0.0
 2. ALL SHEARWALLS SHALL BE CONTINUOUS TO ROOF OR FLOOR DIAPHRAGM

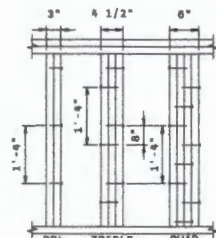
SHEARWALL SHEATHING LAYOUT
NOT DRAWN TO SCALE



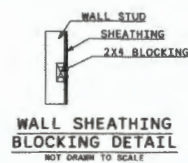
FLOOR DIAPHRAGM BLOCKING
NOT DRAWN TO SCALE



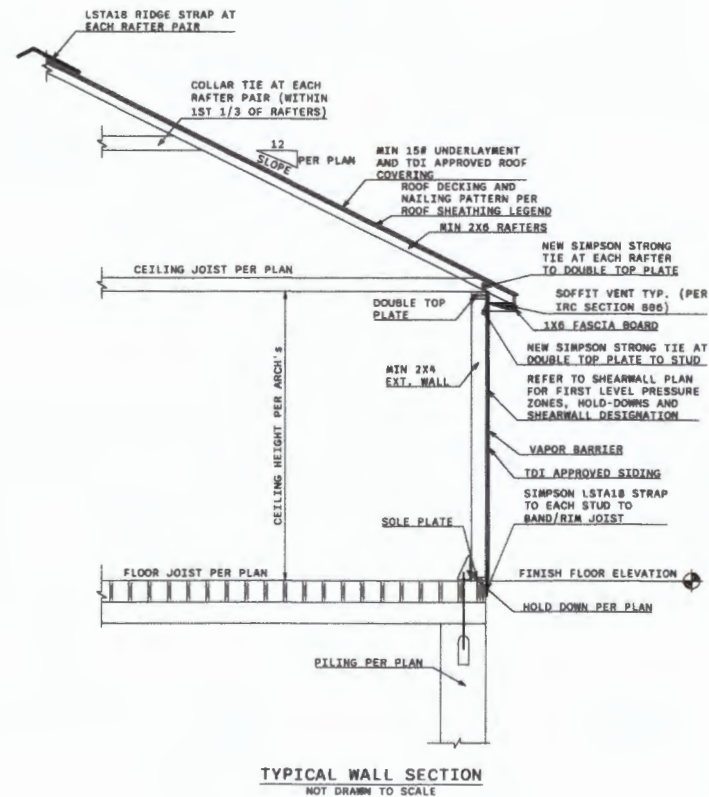
TYPICAL STUD PACK CONFIGURATIONS
NOT DRAWN TO SCALE



TYPICAL STUD PACK/BEAM NAILING PATTERN DETAIL
NOT DRAWN TO SCALE



WALL SHEATHING BLOCKING DETAIL
NOT DRAWN TO SCALE



TYPICAL WALL SECTION
NOT DRAWN TO SCALE

JOB #:
25-0013-01

PAGE TITLE

TYPICAL WOOD
CONSTRUCTION DETAILS

PLANS FOR

1719 WINNIE
GALVESTON, TEXAS 77551



WINDFORCE
ENGINEERING, INC.
1814 Seely Ave.
Galveston, TX 77550
Phone: (409) 422-0463

DRAWN BY:

LS

DATE:

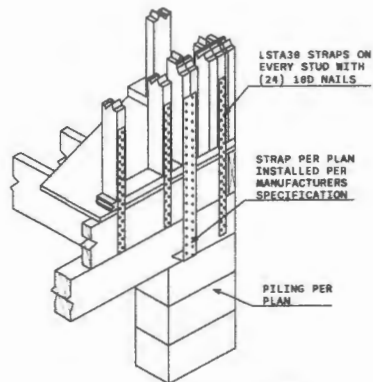
2/28/2025

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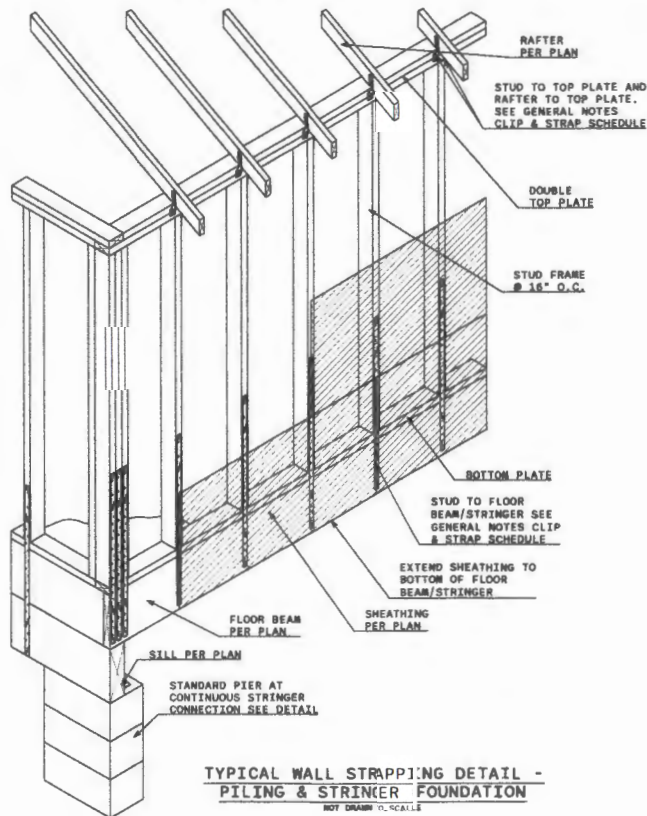
AS NOTED

SHEET #:

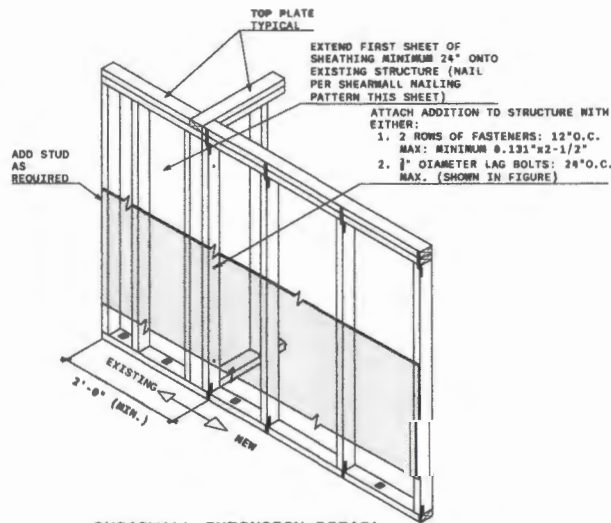
DT-0.0



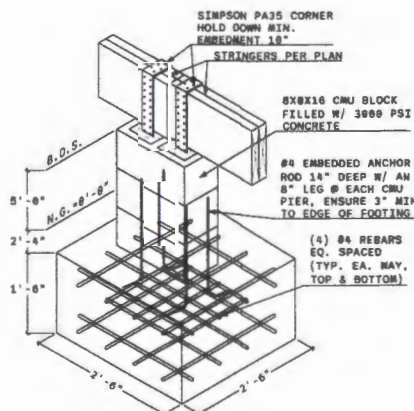
TYPICAL HOLD-DOWN/STRAP
INSTALLATION DETAIL
NOT DRAWN TO SCALE



TYPICAL WALL STRAPPING DETAIL -
PILING & STRINGER FOUNDATION
NOT DRAWN TO SCALE



SHEARWALL EXTENSION DETAIL
NOT DRAWN TO SCALE



STANDARD INTERIOR PIER AT SPLICED
STRINGER CONNECTION DETAIL
NOT DRAWN TO SCALE

KING AND JACK STUD SCHEDULE		
OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN	
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)	
4' TO 8' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)	
8' TO 12' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)	
12' TO 16' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)	
16' TO 20' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)	

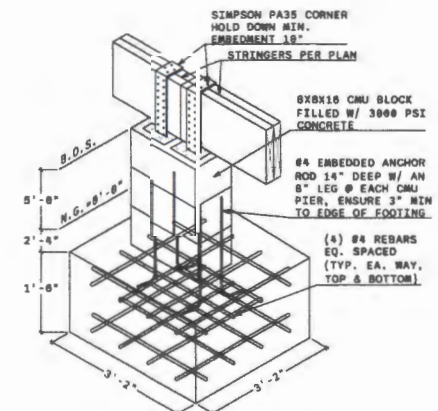
TYPICAL OPENING HEADER SCHEDULE		
ALL HEADERS ARE DROP BEAMS, U.N.O.		
TYPE	OPENING SPAN	HEADER REQ'D
1	3' OR LESS	(2) 2X6 #2 SYP. W/ 1/2\" PLYWOOD FLITCH
2	4' OR LESS	(3) 2X8 #2 SYP. W/ 1/2\" PLYWOOD FLITCHES
3	3' TO 5'	(2) 2X10 #2 SYP. W/ 1/2\" PLYWOOD FLITCH
4	3' TO 5'	(3) 2X10 #2 SYP. W/ 1/2\" PLYWOOD FLITCHES
5	5' TO 8'	(2) 2X12 #2 SYP. W/ 1/2\" PLYWOOD FLITCH
6	5' TO 8'	(3) 2X12 #2 SYP. W/ 1/2\" PLYWOOD FLITCHES

OPENINGS GREATER THAN 8'-1\" SHALL BE AS INDICATED ON PLAN DRAWINGS

NOTES:

- THIS TABLE USES EITHER 0.25\" DEFLECTION OR L/240 WHICHEVER IS LESS.
- THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING.
- FOR 2-STORY DWELLINGS USE 2X12 #2 SYP. W/ 1/2\" PLYWOOD FLITCH ON FIRST FLOOR LIVING SPACE (U.N.O.)

DOOR & WINDOW FRAMING HEADER SCHEDULE
NOT DRAWN TO SCALE



STANDARD EXTERIOR PIER AT SPLICED
STRINGER CONNECTION DETAIL
NOT DRAWN TO SCALE

JOB #:
25-0013-01

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/25/2024	LS	
2	REVISED PER COMMENTS	12/10/2024	LS	
3	REVISED PER COMMENTS	12/10/2024	LS	
4	REVISED PER COMMENTS	12/10/2024	LS	
5	REVISED PER COMMENTS	12/10/2024	LS	
6	REVISED PER COMMENTS	12/10/2024	LS	
7	REVISED PER COMMENTS	12/10/2024	LS	
8	REVISED PER COMMENTS	12/10/2024	LS	
9	REVISED PER COMMENTS	12/10/2024	LS	
10	REVISED PER COMMENTS	12/10/2024	LS	

PAGE TITLE:
STANDARD DETAILS 1.0

PLANS FOR:
1719 WINNIE
GALVESTON, TEXAS 77551

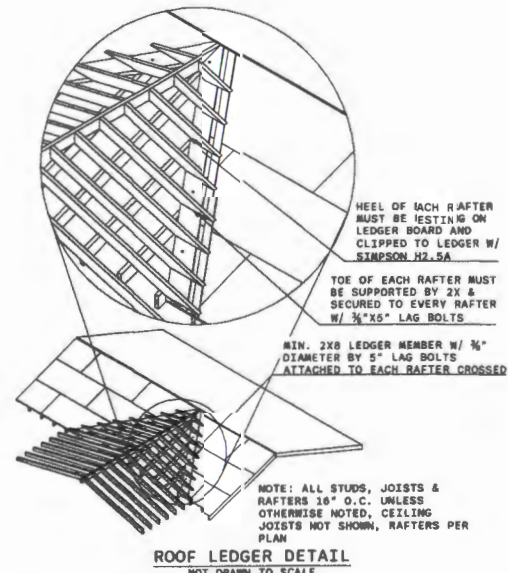
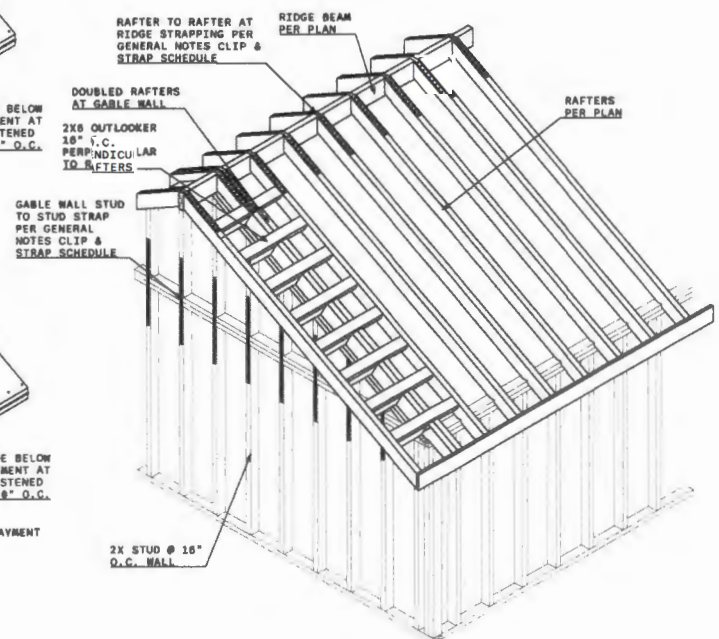
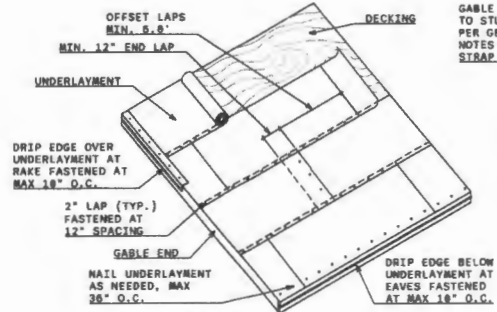
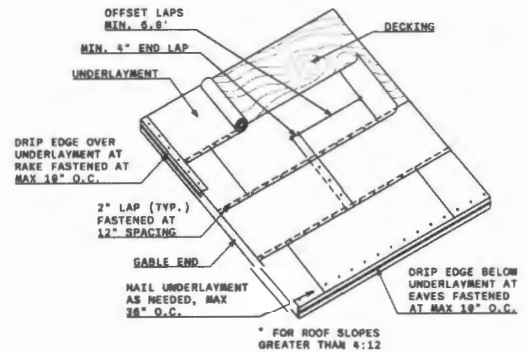
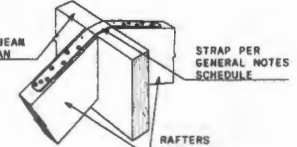
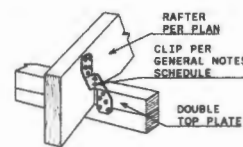
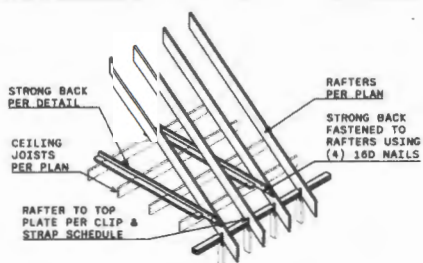
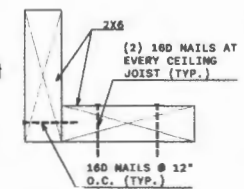
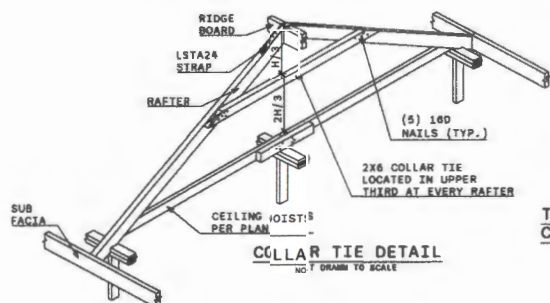


DESIGNED BY:
LS

DATE:
2/28/2025

SCALE:
AS NOTED

SHEET #:
DT-1.0



1719 WINNIE, GALVESTON, TX 77550

HHM-11745

Parcel ID 690004

Year Built ca. 1880

High = Individually Eligible/Listed; Contributing

Medium = Contributing

Low = Non-Contributing

District East End Historic District

Priority Rating Medium

Building Faces N

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 Chain link fence

Landscape Features Concrete curb

ROOF

Roof Shape Hipped

Roof Materials Flat/standing seam metal

Roof Features Decorative eave brackets, Flared eaves

WINDOWS & 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 Full width, Two story

Porch Location Front

Porch Roof Inset

No. of Porch Bays 3

Porch Support Type Chamfered posts

Porch Features Jig-sawn porch frieze, Turned wood balusters

INTEGRITY

Condition Good

Alterations Roof material replaced



TX_GalvestonCounty_1719_Winnie_1.jpg