

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

**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. Approval of Minutes

4.A **April 21, 2025 – Regular Meeting**

4.B **May 5, 2025 – Regular Meeting**

4.C **May 19, 2025 – Regular Meeting**

5. 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)

6. Consent Agenda

6.A **CERTIFICATE OF APPROPRIATENESS**

6.A.1 **25LC-026 (1811 Avenue K)** Request for a Certificate of Appropriateness for alterations to the structure including door replacement. Property is legally described as M.B. Menard Survey, Lot 5, Block 78, in the City and County of

Galveston Texas.

Applicant: Tim Riley, The Neher Group

Property Owner: Jeffrey and Michelle Robinson

7. New Business and Associated Public Hearings

7.A **CERTIFICATE OF APPROPRIATENESS**

2. **25LC-021 (1515 24th Street)** Request for a Certificate of Appropriateness for alterations to the structure including front porch railings. Property is legally described as the Abst 628, M. B. Menard Survey, Lot 6 and North Half of Lot 7, Northwest Block 42, Galveston Outlots, Special Subdivision, in the City and County of Galveston, Texas.
Applicant: Laurie M. Winslow
Property Owner: Laurie M. Winslow
3. **25LC-022 (212 Kempner / 22nd Street)** Request for a Certificate of Appropriateness for modifications to the structure including a new canopy and a third floor addition. The property is legally described as Abstract 628 M.B. Menard Survey, Part of Lots 1 & 2 (1-1) Block 621, in the City and County of Galveston, Texas.
Applicant: Brax Easterwood, AIA
Property Owner: Catherine Buerger, Saint Buerger Property Management, LLC.
4. **25LC-024 (2424 Avenue L)** Request for a Certificate of Appropriateness for modifications to the structure including enclosing a rear porch. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 13 Block 84, in the City and County of Galveston, Texas.
Applicant: Brax Easterwood
Property Owner: Kevin and Laura Scott
5. **25LC-025 (1411 24th Street)** Request for a Certificate of Appropriateness for modifications to the structure including the addition of Hardie siding and removing existing chimneys. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 12 Southwest Block 17 Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas. Applicant: Brax Easterwood
Property Owner: Harold and Debra McCracken

7.B **LANDMARK DESIGNATION**

6. **25LC-023 (1211 21st Street)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block

21, in the City and County of Galveston, Texas.
Applicant: Mona Purgeson, Galveston Housing Authority
Property Owner: Galveston Housing Authority

8. Discussion & Action Items

8.A Direct Staff to develop a Window Policy for New Construction (Staff)

9. 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 05/28/2025 at 2:40 PM

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



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 21, 2025

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: Allen (Alternate), Bourgeois, Chastain, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson, Thierry, Ex Officio CM Lewis

Members Absent: None

Staff Present: Tim Tietjens, Development Services Executive Director; Catherine Gorman, Assistant Director, AICP, HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician; Chris Harrison, Fire Marshal.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 7, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-014 (2422 Avenue M) Request for a Certificate of Appropriateness for alterations to the structure including door removal and installation of a new window. Property is legally described as M.B. Menard Survey, Portion of Lots 12 and 13 (12-1), Block 24, in the City and County of Galveston Texas.

Applicant: David Watson

Property Owner: Mark and Rebecca Downs

Staff presented the report and noted that 9 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, David Watson, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Fitz made a motion to approve the request with Staff's Recommendations.

Commissioner Chastain seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry
Opposed: None
Absent: None
Non-voting participant: Allen (Alternate), Smith (Alternate), Ex Officio CM Lewis

The motion passed.

LANDMARK DESIGNATION

25LC-015 (1623 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 2 Block 136, in the City and County of Galveston, Texas.

Applicant: Tianna Hall

Property Owner: Donna Alexander

Staff presented the report and noted that 15 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, Tianna Hall, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Thierry made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry
Opposed: None
Absent: None
Non-voting participant: Allen (Alternate), Smith (Alternate), Ex Officio CM Lewis

The motion passed.

LICENSE TO USE

25LC-016 (Adjacent to 711 14th Street) Request for a License to Use in order to retain existing encroachments. The property is legally described as M.B. Menard Survey, South 52 Feet of Lot 7 (7-2), Block 314, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owner: Scott Rice, Sandbar Properties LLC.

Staff presented the report and noted that 26 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Chastain made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry
Opposed: None
Absent: None

Non-voting participant: Allen (Alternate), Smith (Alternate), Ex Officio CM Lewis

The motion passed.

RESOLUTION

25PA-001 Adoption of a Resolution by the Landmark Commission regarding the National Register of Historic Places nomination for St. Augustine of Hippo Episcopal Church, 1402 41st Street.

Chairperson Click opened the public hearing on the case. Norma Lowrey gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the resolution.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry
Opposed:	None
Absent:	None
Non-voting participant:	Allen (Alternate), Smith (Alternate), Ex Officio CM Lewis

The motion passed.

DISCUSSION ITEMS

Staff opened the “Discussion of the fires at 1401, 1405, and 1411 24th Street. (Staff)” discussion item. Chris Harrison, Fire Marshal, answered questions from the commission.

THE MEETING ADJOURNED AT 4:32 PM





City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 5, 2025

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: Allen (Alternate), Bourgeois, Chastain, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson, Thierry

Members Absent: Ex Officio CM Lewis

Staff Present: Catherine Gorman, Assistant Director, AICP, HPO; Daniel Lunsford, Senior Planner; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-017 (2400 Mechanic / Avenue C) Request for a Certificate of Appropriateness for alterations to the structure a change of material on the rear façade of the garage. Property is legally described as The Strand Loft Condos (2015), Abstract 628, in the City and County of Galveston, Texas.

Applicant: David Watson, Architect & Assoc.

Property Owners: Strand Lofts Condominium Association

Staff presented the report and noted that 51 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, David Watson, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request due to the wall not being original to the structure and only dating back to 1995.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson
Opposed: Thierry
Absent: Ex Officio Lewis
Non-voting participant: Allen (Alternate), Smith (Alternate)

The motion passed.

25LC-018 (1407 Ball/Avenue H) Request for a Certificate of Appropriateness for modifications to the site including a new garage apartment. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 5 Block 254, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owners: John and Joan Serice

Staff presented the report and noted that five public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Langdale made a motion to approve the request with Staff's Recommendations.

Commissioner Thierry seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry

Opposed: None

Absent: Ex Officio Lewis

Non-voting participant: Allen (Alternate), Smith (Alternate)

The motion passed.

25LC-019 (1711 Postoffice / Avenue E) Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material. The property is legally described as Abstract 628 M.B. Menard Survey, East ½ of Lot 4 & West ½ of Lot 5 (4-1), Block 437, in the City and County of Galveston, Texas.

Applicant: Shannon and Will Graber

Property Owners: 1711 Post Office LLC

Staff presented the report and noted that six public hearing notices were sent, and two returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Shannon Graber, gave a presentation to the commission and withdrew the east side. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Bourgeois made a motion to deny the request with Staff's Recommendations.

Commissioner Thierry seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry

Opposed: None

Absent: Ex Officio Lewis

Non-voting participant: Allen (Alternate), Smith (Alternate)

The motion passed.

DISCUSSION ITEMS

Staff opened the "Appeal of Case 25LC-002 (Bourgeois/Click)" discussion item.

Staff opened the "Recommendations to the Planning Commission (Bourgeois/Click)" discussion item.

Vice-Chairperson Bourgeois requested “Windows in new construction – 1 over 1 & 2 over 2 light patterns (Bourgeois/ Click)” discussion item be added to the May 19, 2025, meeting agenda.

THE MEETING ADJOURNED AT 4:42 PM



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City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 19, 2025

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: Allen (Alternate), Bourgeois, Chastain, Click, Fitz, Thierry,
Ex Officio CM Lewis

Members Absent: Langdale, Smith (Alternate), Stetzel-Thompson

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel
Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City
Attorney; Mehran Jadidi, Assistant City Attorney; Karina
Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

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

Staff presented the report and noted that 6 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, Marsha Lutz, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request with Staff's Recommendations.

Commissioner Thierry seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Allen (Alternate), Bourgeois, Chastain, Click, Fitz, Thierry
Opposed: None
Absent: Langdale, Stetzel-Thompson, Smith (Alternate)

Non-voting participant: Ex Officio Lewis

The motion passed.

DISCUSSION ITEMS

Staff opened the “Windows in new construction – 1 over 1 & 2 over 2 light patterns (Bourgeois/ Click) discussion item.

The commission requested the “Direct Staff to develop a Window Policy for New Construction (Staff)” action item be added to the June 3, 2025, meeting agenda.

THE MEETING ADJOURNED AT 4:16 PM



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25LC-026

STAFF REPORT

ADDRESS:

1811 Avenue K

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 5, Block 78, in the City and County of Galveston Texas

APPLICANT/REPRESENTATIVE:

Tim Riley, The Neher Group

PROPERTY OWNER:

Jeffrey and Michelle Robinson

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including door replacement

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

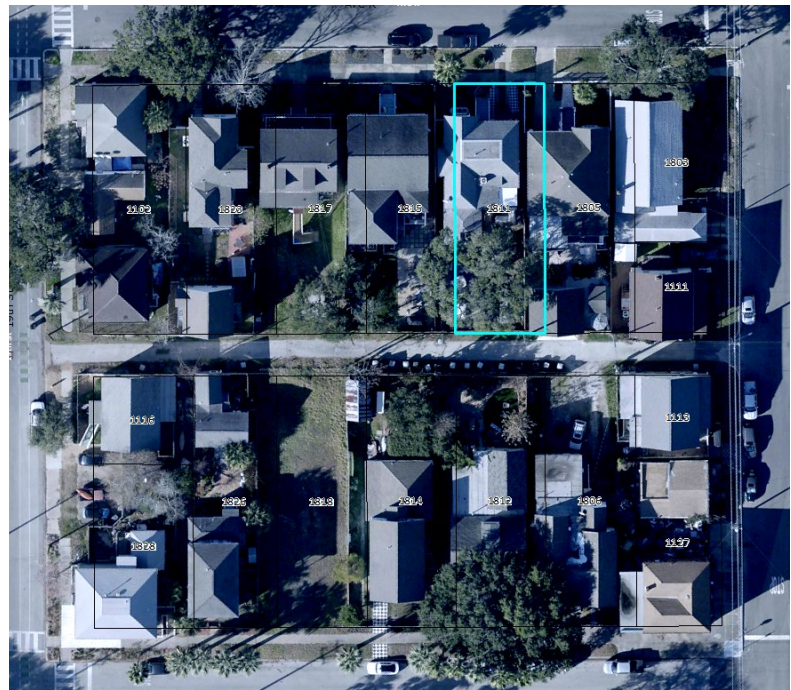
A – Applicant's Submittal

STAFF:

Catherine Gorman, AICP
Assistant Director/HPO
409-797-3665
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
4				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1894
Style	Folk Victorian
Condition	Excellent
Evaluation	Medium, Contributing

Executive Summary

The applicant is requesting to replace a wood sliding door on the rear façade with a new vinyl sliding door. The door is on a non-historic, rear addition. The Design Standards for Historic Properties require Landmark Commission review of all change in door materials. In this case the door is being changed from wood to vinyl.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

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 with the Design Standards

Staff finds that the request generally conforms to the Design Standards. The modifications are located in Location D: Not Typically Visible Rear Façade where more flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. The door replacement is taking place in a non-historic addition and not to the original historic structure.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

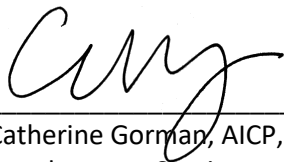
Specific Conditions;

1. The applicant must adhere to the design, placement and materials submitted 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,



Catherine Gorman, AICP, Assistant Director/HPO
Development Services

05/28/2025

Date

Job # 50268416

Customer Name: JEFFREY ROBINSON

Customer Phone #: null

Front Facade



Family Room - Floor 1

Line Item: 1







Last Modified Date: 04/15/2025 14:43:05
PO#:54054660
Job Name:ROBINSON
Job Address:
Quote # 8358403
Ship Date:
Sales Person:Sherrie Torrance

Order Summary-Verification

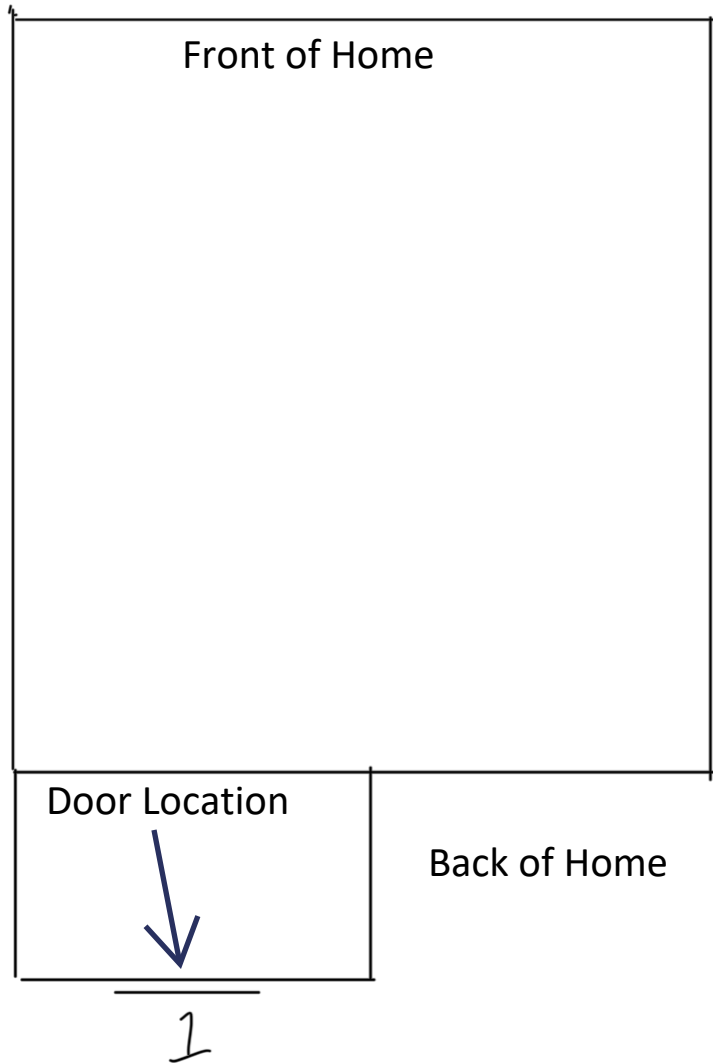
ShipTo: HDIS - HOUSTON
Account#: A06057
9777 WEST GULF BANK RD STE 15A C/O HOUSTON HOME DEPOT EXTERIO 012228-20 HOUSTON, TX 77040-3137 Phone# Fax#

Customer
Account #
,
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing			
0001 (1.00)	SGD5570 VINYL SGD SERIES 5570	Ordered: 1.00		List Price \$12,320.76	Sell Price	Ext Price
	Configuration: 140.875X77.375,BYPASS,3P2T,OXO,STD,3.5,W,1-1/16 TLIG,CLEAR,ARG,ES Max,NO GRID,STD,BVK,ALL					
	Send Unit: COMPLETE Door Configuration: BYPASS Panel Configuration: OXO Size Selection: CUSTOM Height: 77.3750 Calc Track Length: 140.8750 Glass Makeup: LIT307AS7 Glass Family: LI - Laminated Insulating Glass Color: CL - CLEAR Argon Gas: ARGON Interlayer Type: PVB090 Sill Riser Height: 3.5000 Screen Type: BVK - BetterVue Charcoal Handle Type: RAISED/RAISED Lock/Handle Location: CENTERED Keyed Alike: N Panel Fxd Rlr: NYLONTM Nylon Tandem Send frm w/snap on Nail Fin: N Max Energy/Composite Reinf: N PositiveDesignPressure: 60.0000 PANumber: N/A CondensationResistance: 58.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300		Certification Type: AAMAA440 Pnl/Trk: 3 Panel / 2 Track Panel Stack: STD Width: 140.8750 Actual Size: 140 7/8 X 77 3/8 Frame Color: W - White Glass: 1-1/16" LIG (3/16 TMP-7/16ARG-7/16 AN/HS Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Screen Panel Type: STANDARD Screen Rail Qty: 1-STD Handle Color: W - White Key Lock: Y Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SGD5570 Boxing Options: N - None CAR#: 190-263/770 NegativeDesignPressure: 60.0000 EnergyStar: 1.0000 UF: 0.3100 VT: 0.4400 CPD: PGT-K-211-02469-00004			
Location: family		Notes:				

Products Ordered	Total Quantity
SGD5570	1

Jeffrey Robinson 1811 Ave. K Galveston





25LC-021

STAFF REPORT

ADDRESS:

1515 24th Street

LEGAL DESCRIPTION:

Property is legally described as the Abst 628, M. B. Menard Survey, Lot 6 and North Half of Lot 7, Northwest Block 42, Galveston Outlots, Special Subdivision, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Laurie M. Winslow

PROPERTY OWNER:

Laurie M. Winslow

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including retention of front porch railings

STAFF RECOMMENDATION:

Denial with conditions

EXHIBITS:

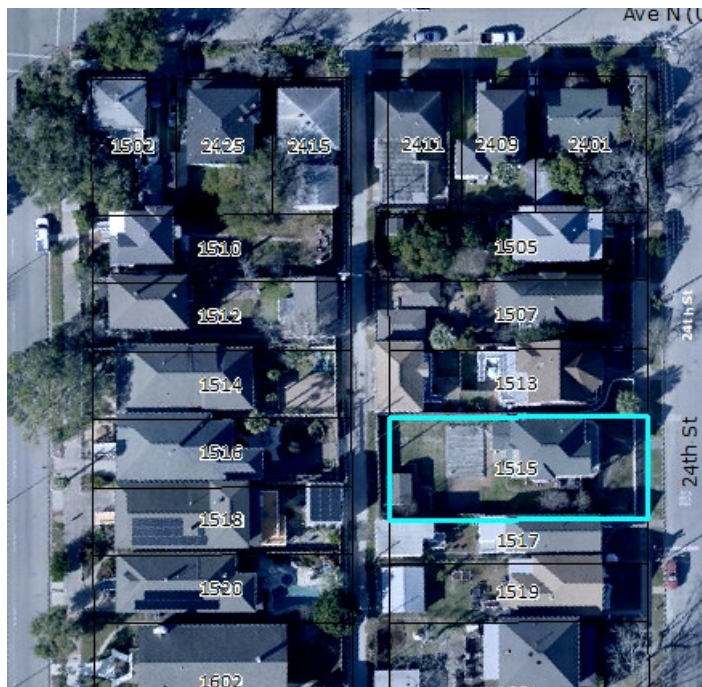
- A – Current Photographs
- B – Staff Photographs, 2015
- C – Standard Handrail Detail

STAFF:

Catherine Gorman, AICP
Assistant Director/HPO
409-797-3665
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Historical and/or
Architectural
Significance

Date	1900
Style	Queen Anne
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.

Background

In September 2024, work was performed without a permit and a red-tag was issued. The work included the instillation of new handrails on the first and second floor porches.

Executive Summary

According to the applicant, since 2020, multiple attempts to find a contractor capable of recreating the original 1"x1" grid pattern handrail were unsuccessful. The upper and lower railings were damaged during Hurricane Beryl in July 2024, allowing water to access the home’s second level. Unaware that Commission approval was required, the railings and damaged roof were replaced using a different style. The applicant is requesting approval to replace the current railings with the standard railing design as shown in Exhibit C.

Design Standards for
Historic Properties

The following Design Standards are applicable to this request:

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.)

Also see “Extending Porch Stairs to Access an Elevated Foundation” on page 82 for guidance on extending porch stairs to raised residential foundations.

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, replaced 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

Staff finds that the request does not conform to the Design Standards. The previous railing was unusual in design and a character defining feature of the house. Staff recommends that the railings be returned to their original appearance.

Staff Recommendation

Staff recommends denial of the request with the following conditions:

1. The porch railings shall be returned to their original appearance as shown in Exhibit B;
2. The work be completed within six months of the Landmark Commission decision; and
3. 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 Planning Department by the next respective deadline date.

However, should the Landmark Commission find that the request conforms to the Design Standards, the following conditions may be appropriate:

Specific Conditions:

1. The exterior modifications shall conform to the design, material and placement as shown in Exhibit C of 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;
5. The Landmark Commission approval shall expire after 2 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 Planning Department by the next respective deadline date.

Respectfully Submitted:



Catherine Gorman, AICP, Assistant Director/HPO

05/21/2025

Date





Staff Photographs, 2015

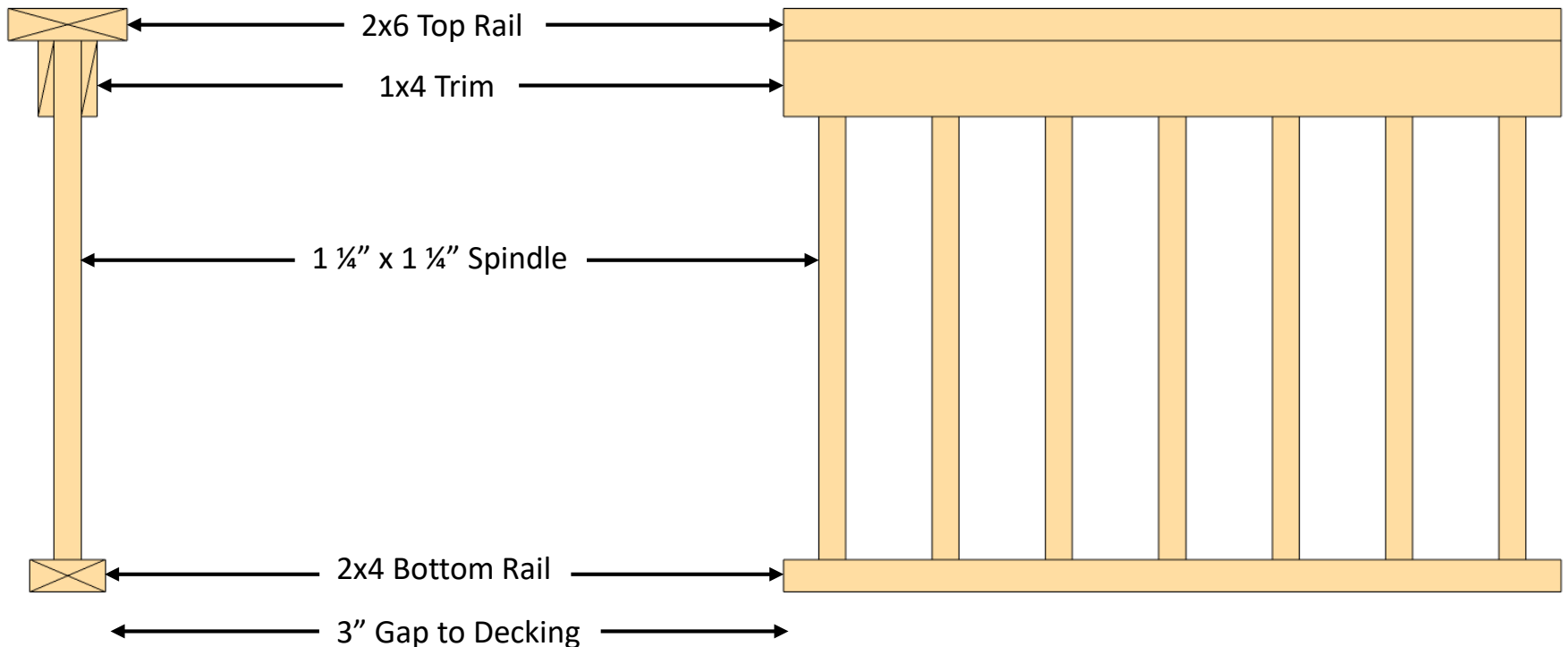




DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660



Oblique
View



Typical Handrail – Historic Districts



25LC-022

STAFF REPORT

ADDRESS:

212 22nd Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Part of Lots 1 & 2 (1-1) Block 621, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNER:

Catherine Buegler, Saint Buegler Property Management, LLC.

ZONING DISTRICT:

Central Business, Historic District, Galveston Landmark (R-3-H)

HISTORIC DISTRICT:

Strand-Mechanic

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including a new canopy and a third floor addition.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

- A – Applicant's Submittal
- B – Sanborn insurance maps

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business, Historic District, Galveston Landmark (R-3-H)	Commercial
North	Central Business, Historic District (R-3-H)	Commercial
South	Central Business, Historic District (R-3-H)	Commercial
East	Central Business, Historic District (R-3-H)	Commercial
West	Central Business, Historic District (R-3-H)	Commercial

Historical and/or Architectural Significance

Date	1882
Style	Italianate
Condition	Good
Evaluation	High: Individually contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Trueheart & Company Building, architect Nicholas Clayton

Executive Summary

The applicant is requesting to install a rooftop addition including new conditioned space, decking and rooftop patio along the mid-block alley. The applicant is also proposed to install new windows on the north and south façades in conjunction with floor plan changes. Finally, the applicant proposes to add a canopy extending over the sidewalk into the 22nd Street right of way.

The materials list is as follows:

- Salvaged historic brick to match existing
- Wood windows of a four-over-four light configuration,
- Wood railings,
- Metal and wood shutters to match existing, and
- Wood and metal canopy structure.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Materials

Building materials for new structures and additions to existing buildings should contribute to the visual continuity of the district and appear similar to those seen traditionally.

Masonry, including brick, stone and genuine stucco, was traditionally the primary building material in Downtown Galveston. Within the Strand/Mechanic Historic District, brick was traditionally the primary building material. Traditional commercial structures in the city's historic residential districts use a wider range of building materials, often including wood siding.

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

Appropriate in the Strand/Mechanic Historic District

- Use brick as the primary exterior building material. Note that other masonry materials such as stone and genuine stucco may be appropriate in Downtown locations outside of the Strand/Mechanic Historic District.

Appropriate for Commercial Buildings in Residential Historic Districts

- Use wood siding with a weather -protective finish, or masonry (brick, stone or genuine stucco) as the preferred primary exterior building material.
- When necessary, use alternative materials that are similar to traditional materials in scale, proportion, texture and finish and have proven durability in the local climate.

Inappropriate in All Areas

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

Standards for Commercial Additions

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

Two distinct types of additions to historic commercial buildings may be considered. First, a ground-level addition that involves expanding the footprint of a structure. Such an addition should be to the rear or side of a building. This will have the least impact on the character of the building. Second, an addition to the roof may be designed that is subordinate in character and set back substantially from the front. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible with those of the existing structure.

Greater flexibility on less visible façades is appropriate. (See “Locating Façade Improvements” on page 29 for more information on selecting the most appropriate places for alterations.)

Note that treatment of previously-constructed additions that have achieved historic significance in their own right is discussed on page 50.

4.59 Design an addition to be compatible with the main structure.

- Design an addition to appear subordinate to the original building in mass, scale, character, and form.
- Design an addition to be distinguishable as new, albeit in a subtle way.
- Use a compatible roof form. An addition with a pitched roof is usually inappropriate for a building with a flat roof.
- Do not locate an addition to the front of the primary façade.

4.60 Do not damage or obscure architecturally important features when adding an addition.

Inappropriate

- Avoid damaging historic façades, cornice lines or other details.

4.61 Design a roof addition to be compatible with the historic structure.

Appropriate

- Set a roof addition back from the primary, character-defining façade, to preserve the perception of the historic scale of the building.
- Minimize the visibility of a roof addition from the street.
- Design a roof addition to be simple and modest in character, so it will not detract attention from the historic façade.

4.62 Design a side addition to be compatible with the historic structure.

Appropriate

- Recess the façade of a side addition at least 18" from the original building façade.

Conformance with the Design Standard for Historic Properties

Staff finds that the request partially conforms to the Design Standards. The third floor / rooftop addition is located in Location B: Highly Visible Secondary Wall (preservation and repair in place is the priority) and Location C: Less Visible Secondary Wall (preservation is still preferred but additional flexibility exists for compatible replacement or alteration). However, the majority of the proposed changes are along the third story are well above eye level, and the north façade faces primarily other structures with little opportunity for pedestrian views.

For these reasons, staff recommends approval of those changes but recommends the use of one-over-one windows to clearly denote new windows in new openings. Staff also recommends setting the third floor additions back at least 18" from the historic façade if feasible; if not staff recommends adding some visual detail to differentiate the original walls from the historic brick to be added (such as a decorative brick course or trim piece). The applicant also proposes to add metal and wood shutters to the new window openings to match existing shutters; this conforms to the Design Standards.

Finally, the applicant proposes to add a wood and metal canopy across the 22nd Street sidewalk for the width of the building. Staff recommends approval of this addition; the proposed canopy is of a simple design and Sanborn insurance maps show that the structure had a canopy in the past. Note that a License to use the Public right of way (LTU) will be required prior to construction (LTUs for canopies are typically reviewed by staff per City Code).

Staff Recommendation

Staff recommends the request be approved with the following conditions:

Specific Conditions:

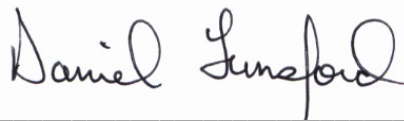
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications:
 - a. The rooftop additional shall be set back from the plane of the historic building along the mid-block alley (south façade) by 18 inches, or otherwise visually differentiated from the historic wall below if that is not feasible;
 - b. The new windows shall be of a one-over-one light configuration; and

- c. The applicant shall obtain a License to Use the public right-of-way prior to construction of the canopy;

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. A License to Use the public right of way (LTU) shall be obtained prior to constructing the canopy;
5. 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;
6. 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,
7. 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.

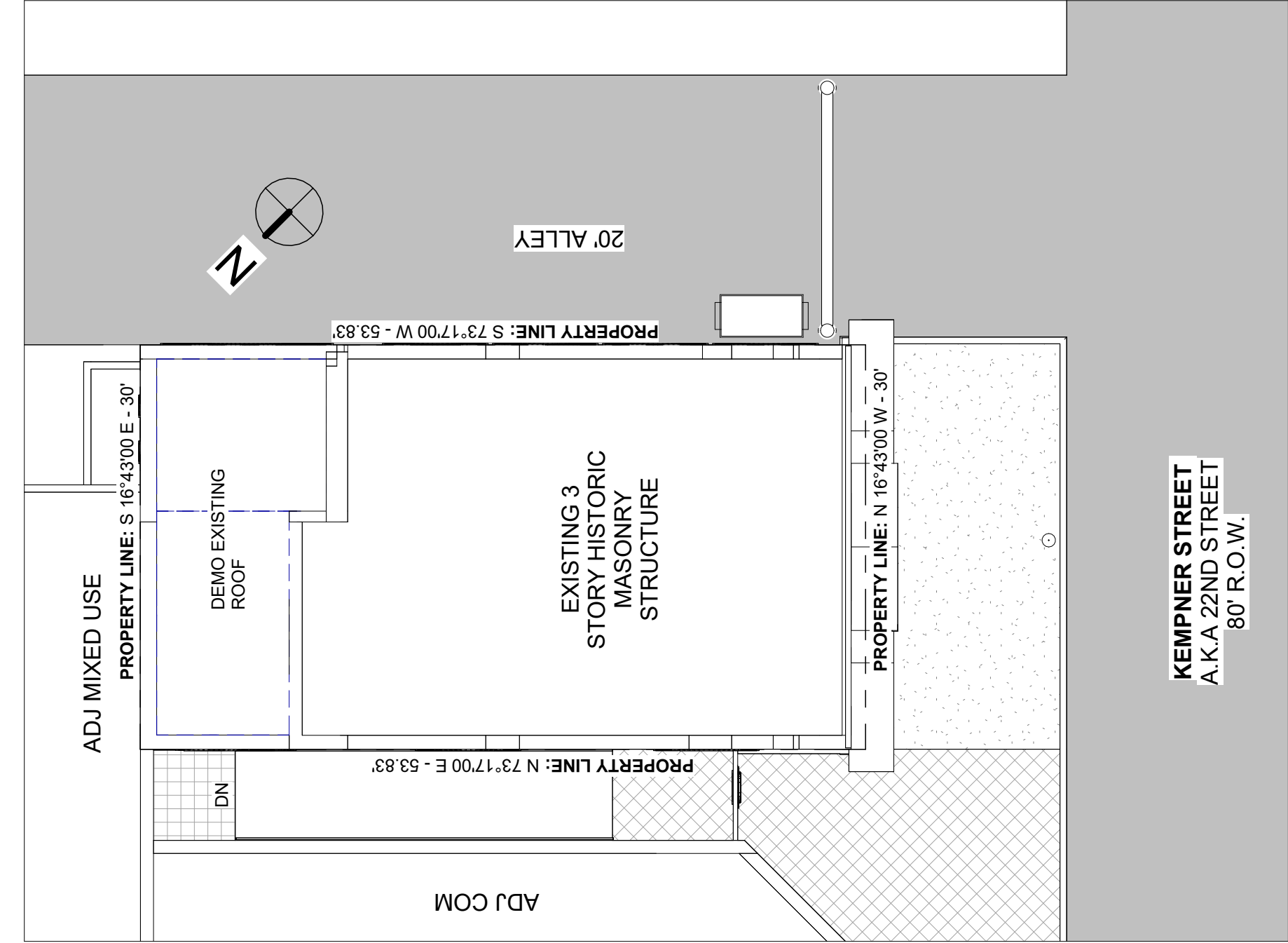
Respectfully Submitted,



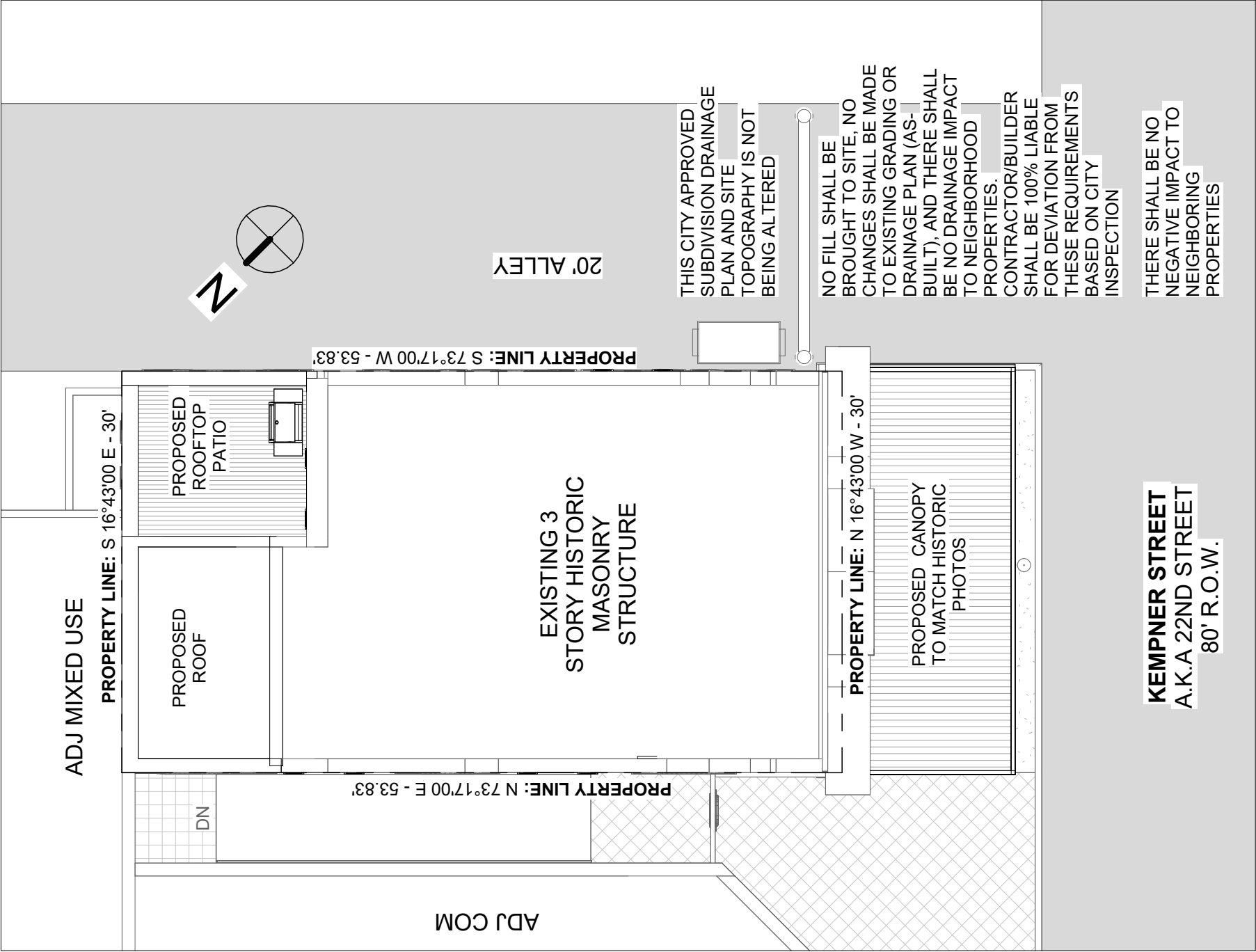
Daniel Lunsford
Senior Planner

May 27, 2025

Date



1 EXISTING SITE PLAN
1" = 10'-0"



2 PROPOSED SITE PLAN
1" = 10'-0"

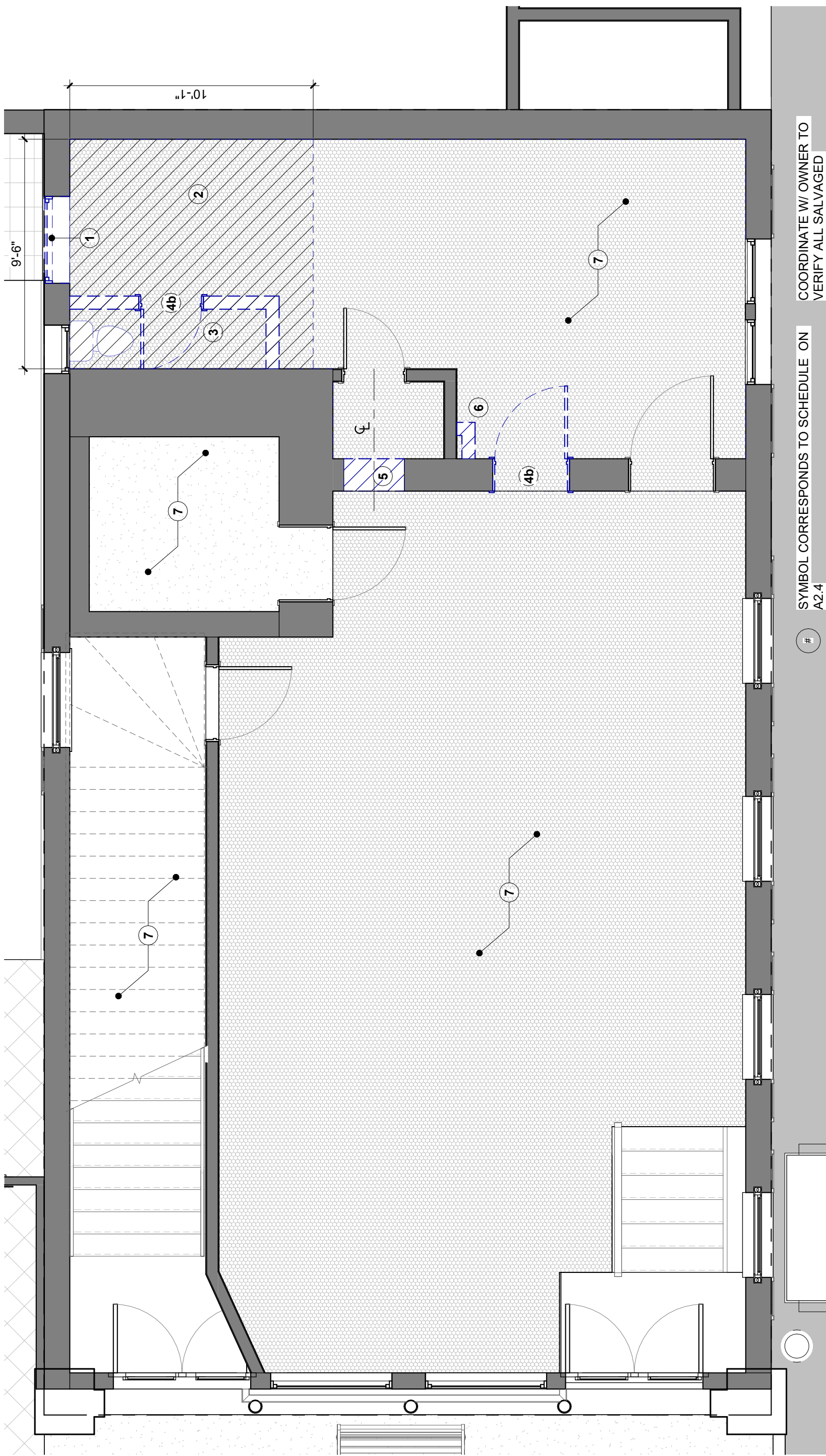
A EXHIBIT

St. John Residence
210 22nd Street

Project Number: R19-012.01

eas **easterwood** ARCHITECTS STUDIO
123 25th Street - Suite 2007
409.354.8976
contact@beala.com
Galveston TX 77550

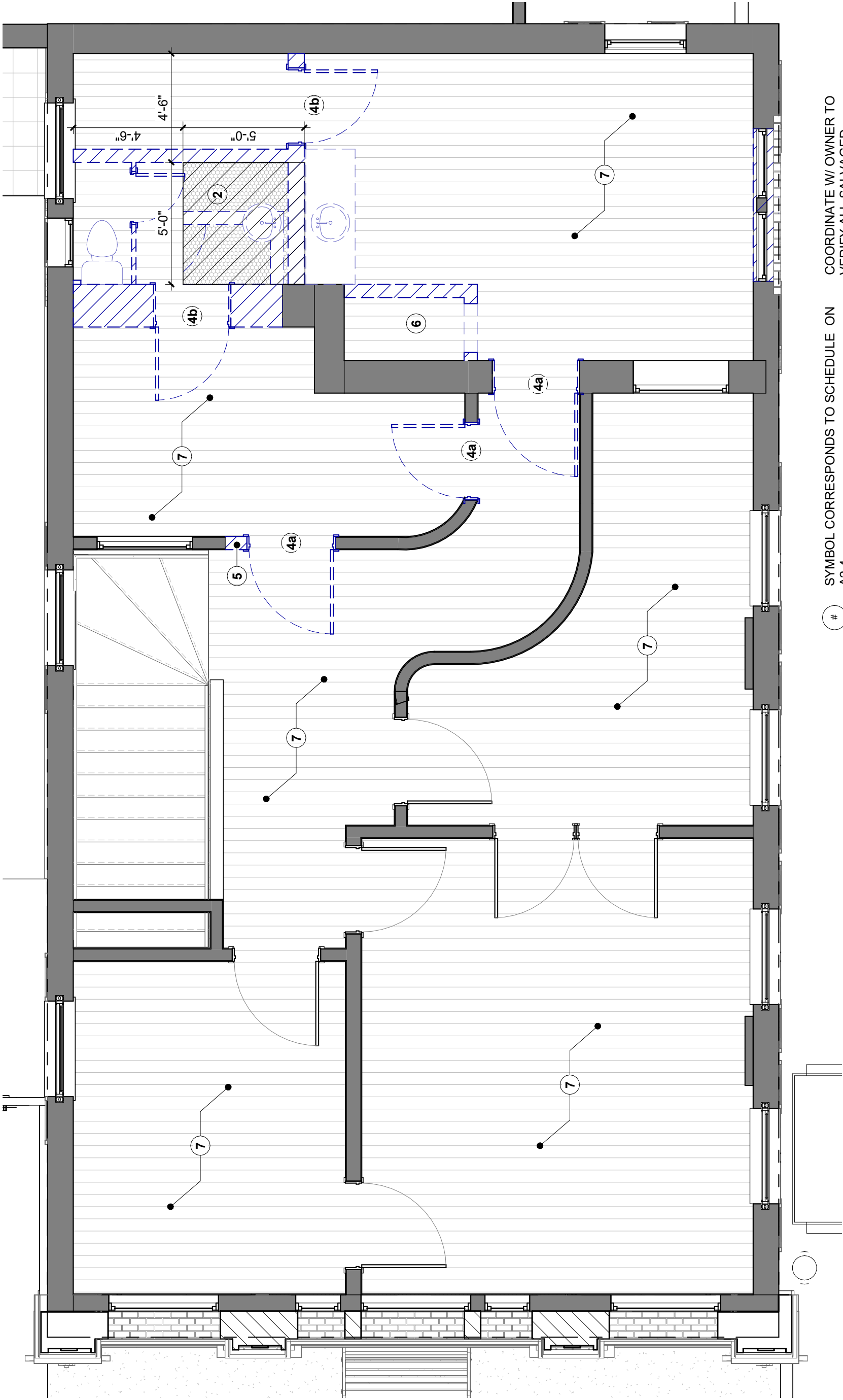
A1.1
Site Plan
Issue Date: 01/24/2025



NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

EXISTING FIRST FLOOR

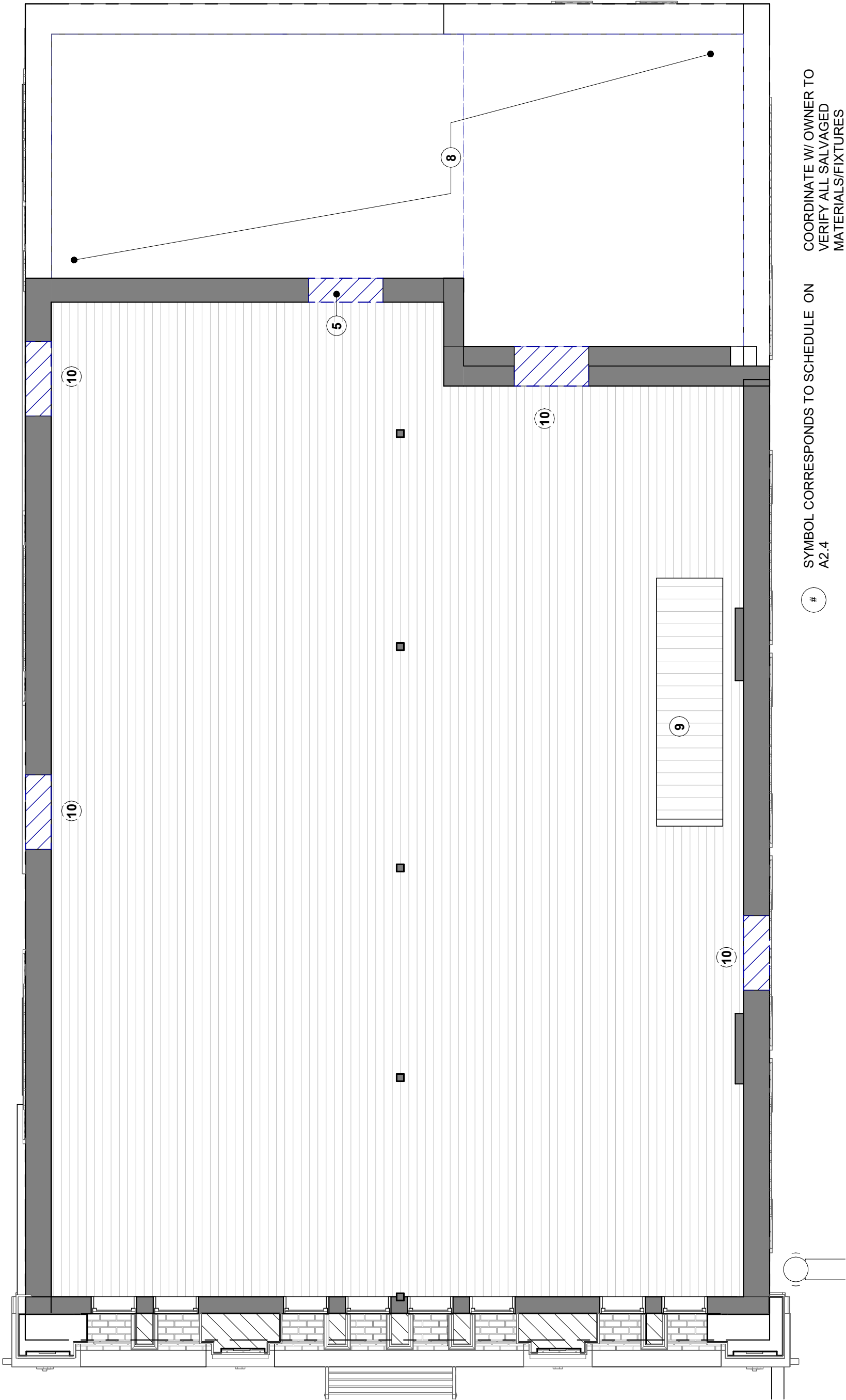
1/4" = 1'-0"



SYMBOL CORRESPONDS TO SCHEDULE ON A2.4
COORDINATE W/ OWNER TO VERIFY ALL SALVAGED MATERIALS/FIXTURES

NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

1 EXISTING SECOND FLOOR
1/4" = 1'-0"



COORDINATE W/ OWNER TO
VERIFY ALL SALVAGED
MATERIALS/FIXTURES

SYMBOL CORRESPONDS TO SCHEDULE ON
A2.4

NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

1 EXISTING THIRD FLOOR
1/4" = 1'-0"

Demolition Keynote Legend	
Keynote	Definition
1	Remove Window. Salvage for reuse. Demo for new 36" door opening as needed
2	Demo floor structure + finish
3	Demo half bath
4a	Remove door, salvage for reuse
4b	Remove non-historic door, salvage per owner
5	Demo for new door opening
6	Demo chase per owner
7	Remove/protect existing finishes per owner. All historic trim to remain
8	Demo roof structure, parapet to remain
9	Remove attic door
10	Demo for new window opening

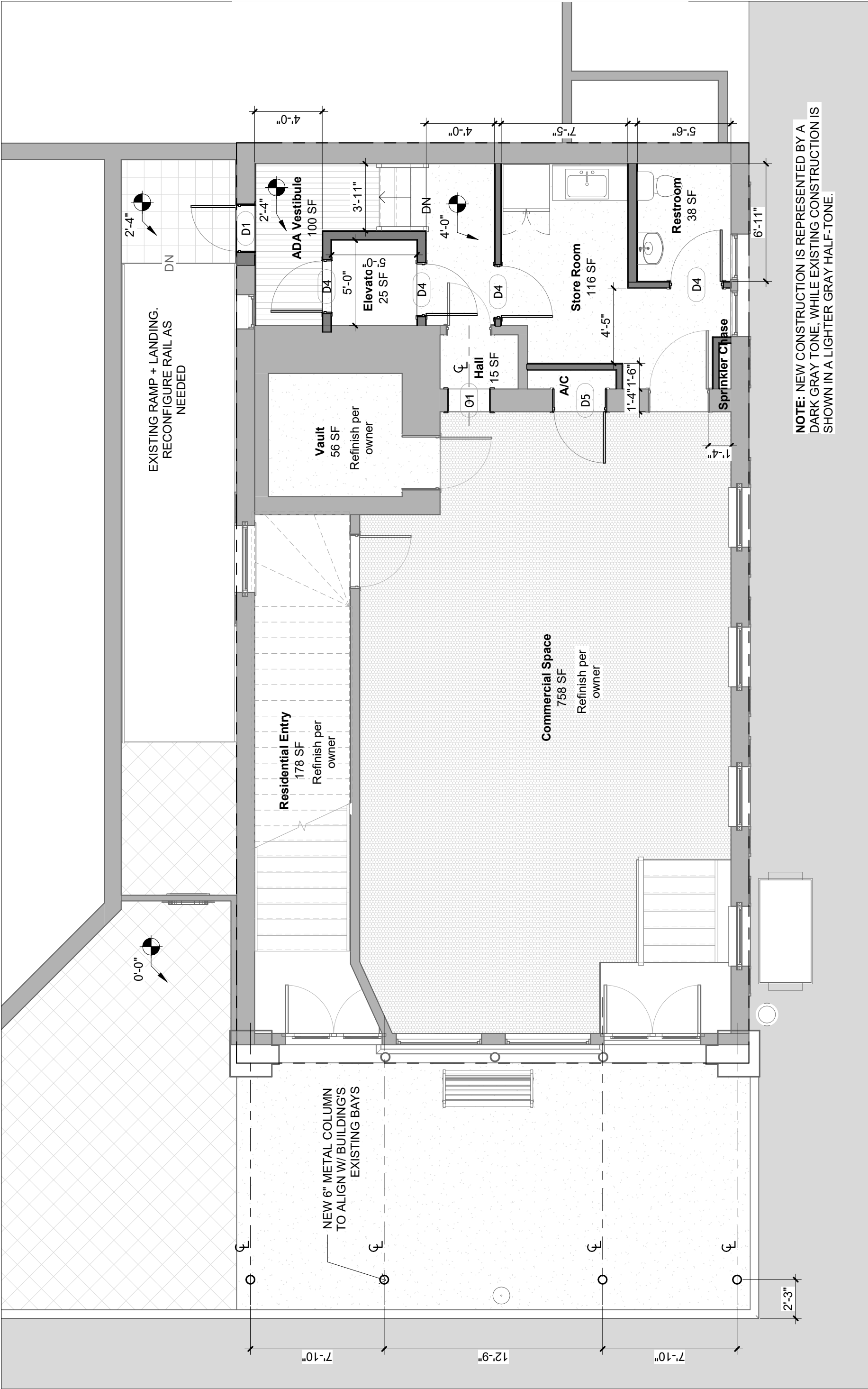
#

REFER TO SYMBOL ON EXISTING FLOOR
PLANS ON A2.1-A2.3

COORDINATE W/ OWNER TO
VERIFY ALL SALVAGED
MATERIALS/FIXTURES

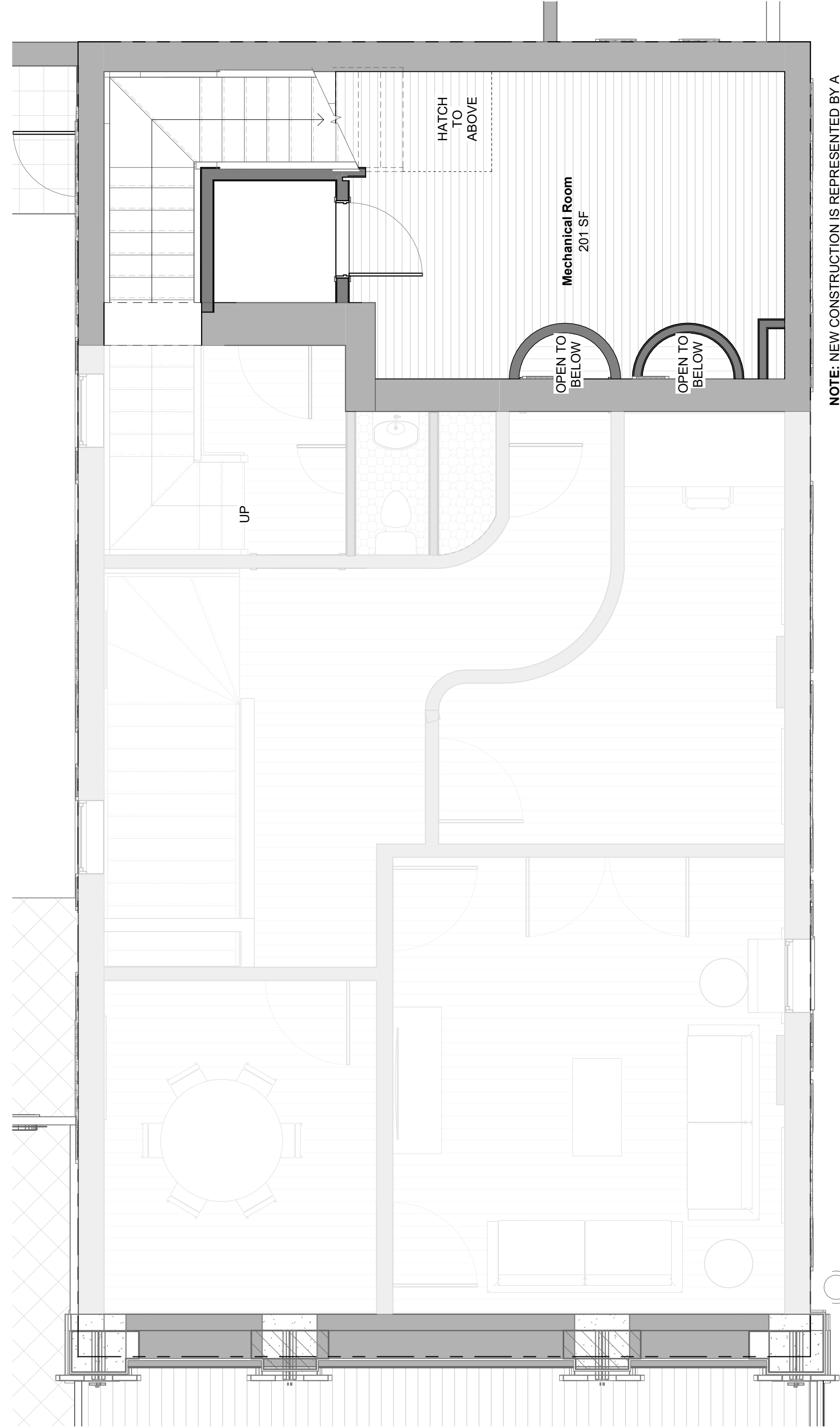
Demo Schedule

1/4" = 1'-0"



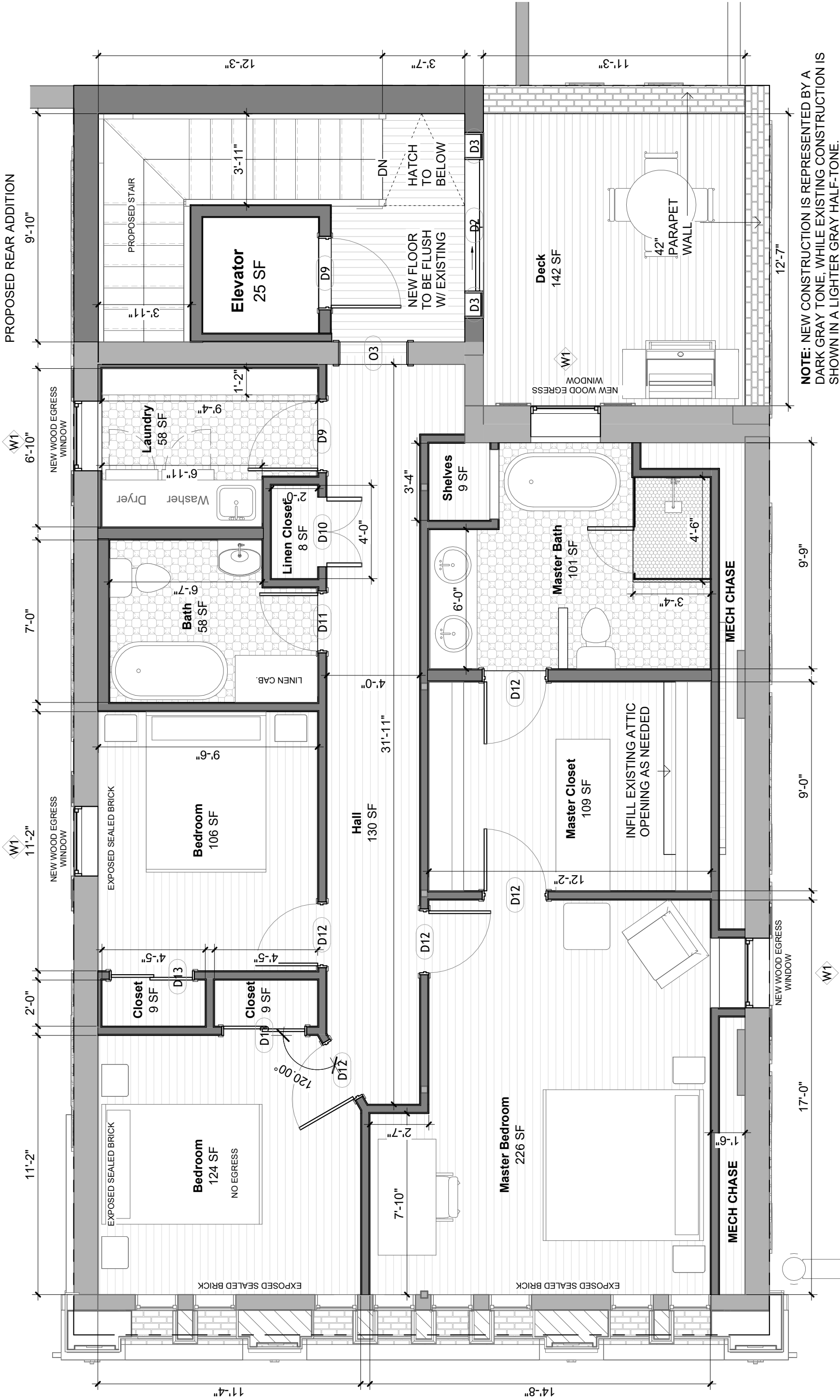
1 PROPOSED FIRST FLOOR

3/16" = 1'-0"

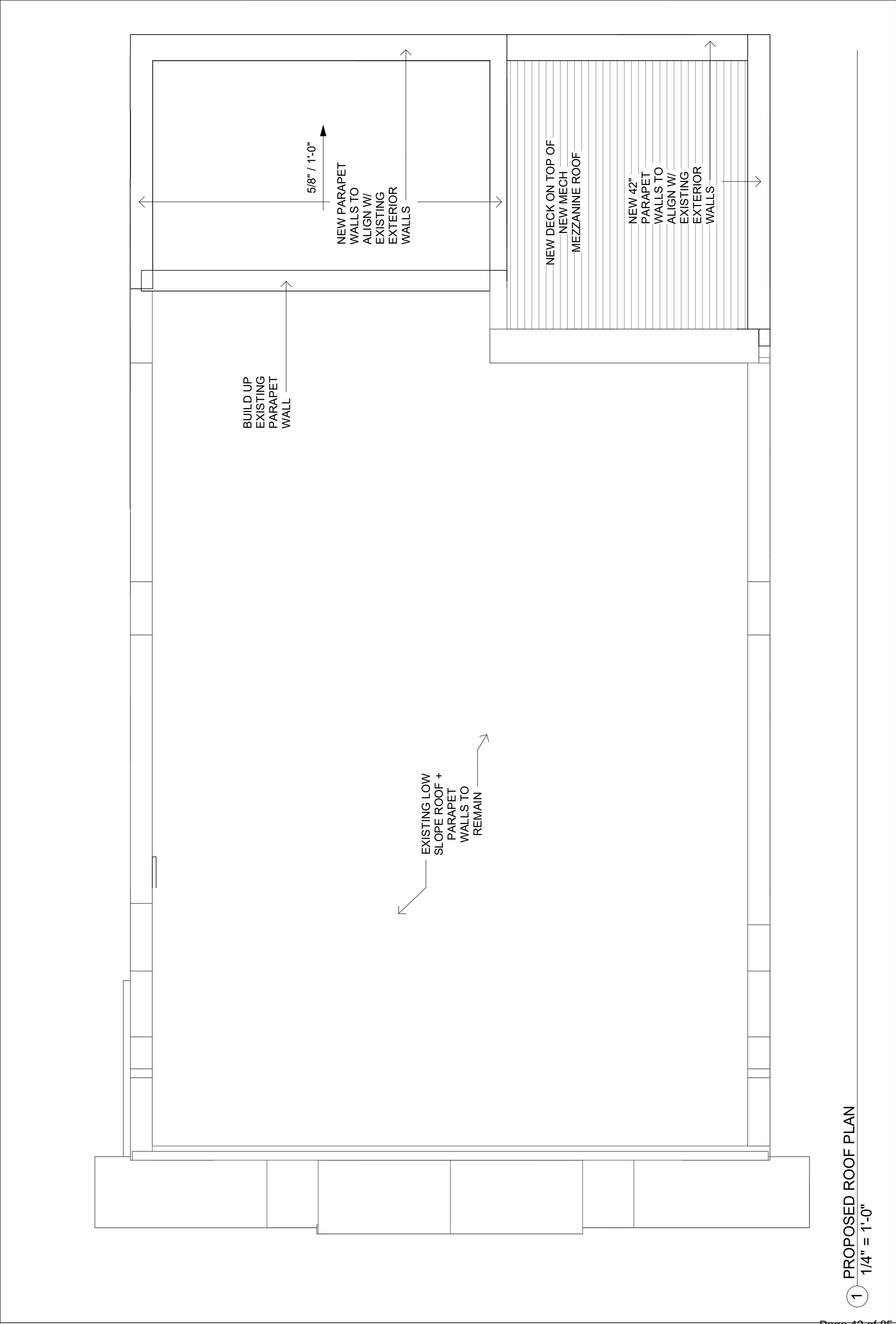


NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

1 Proposed Mechanical Mezzanine Plan
1/4" = 1'-0"



NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

St. John Residence

210 22nd Street

Project Number: R19-012.01

eas **easterwood** ARCHITECTS STUDIO

123 25th Street - Suite 2007

409.354.8976

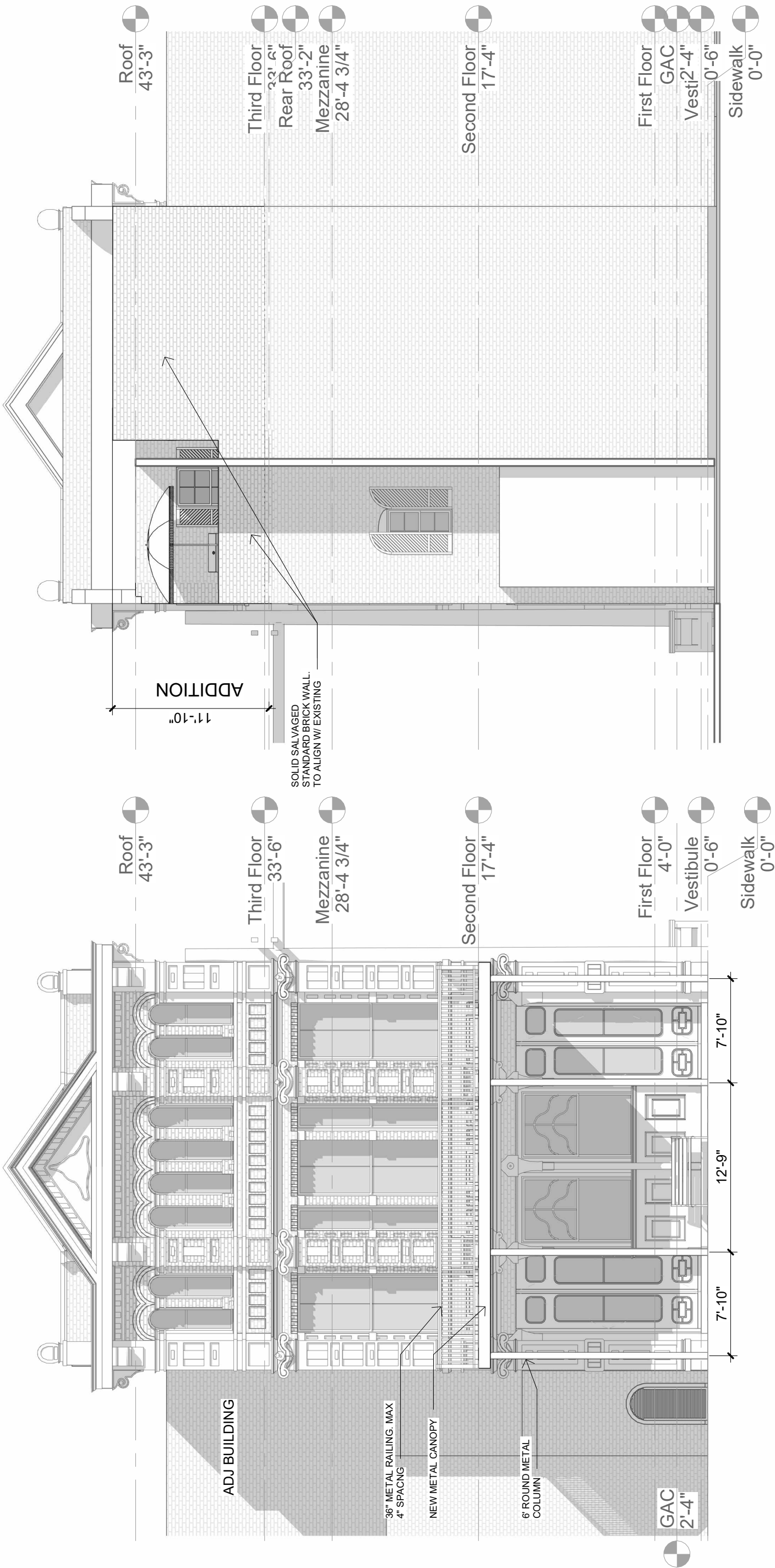
contact@beala.com

Galveston TX 77550

Issue Date: 01/24/2025

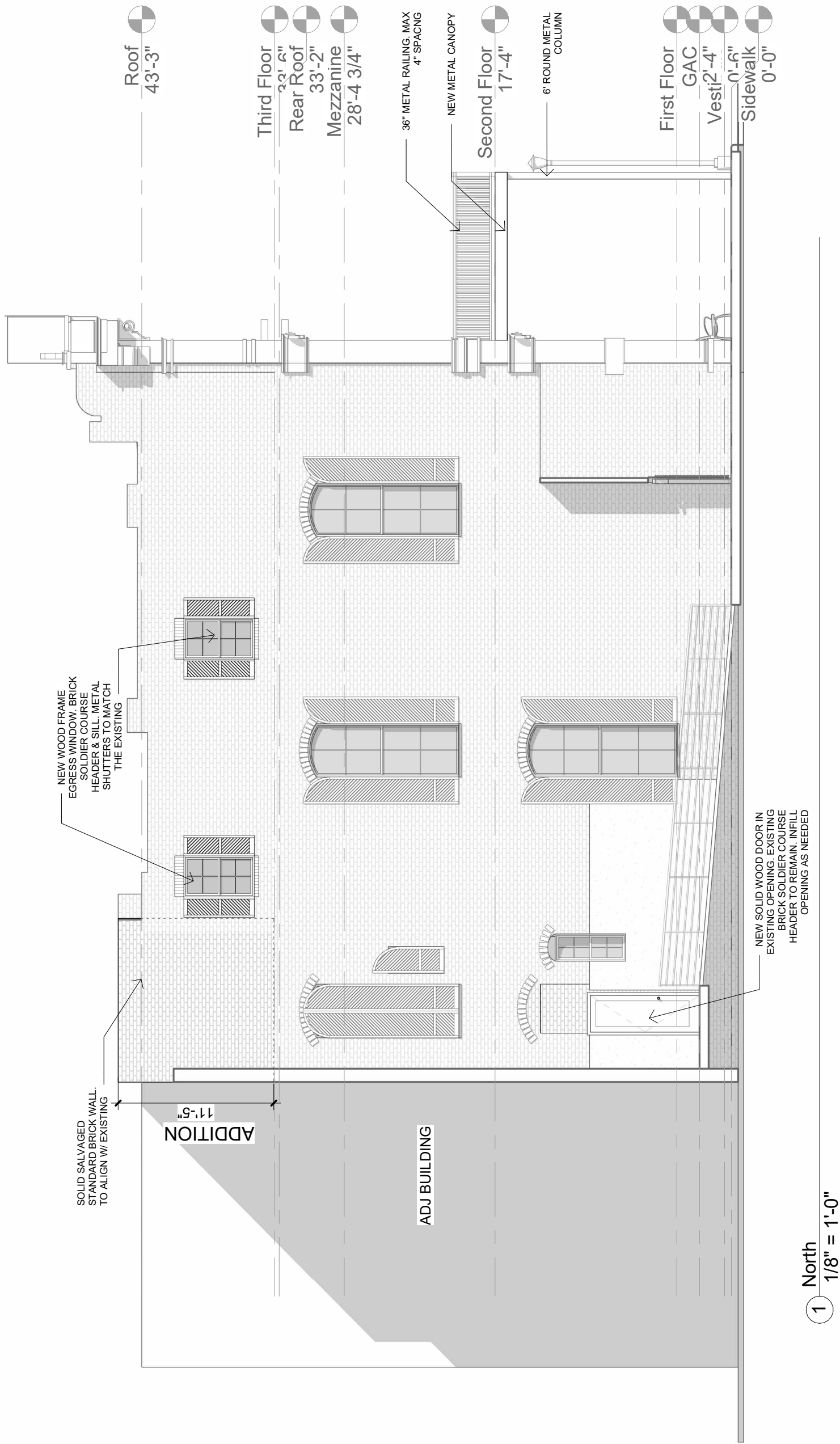
A2.9
Roof Plan

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© 2025 EAS





1 South
1/8" = 1'-0"



St. John Residence

210 22nd Street

Project Number: R19-012.01

eas
easterwood
ARCHITECTS STUDIO

123 25th Street - Suite 2007

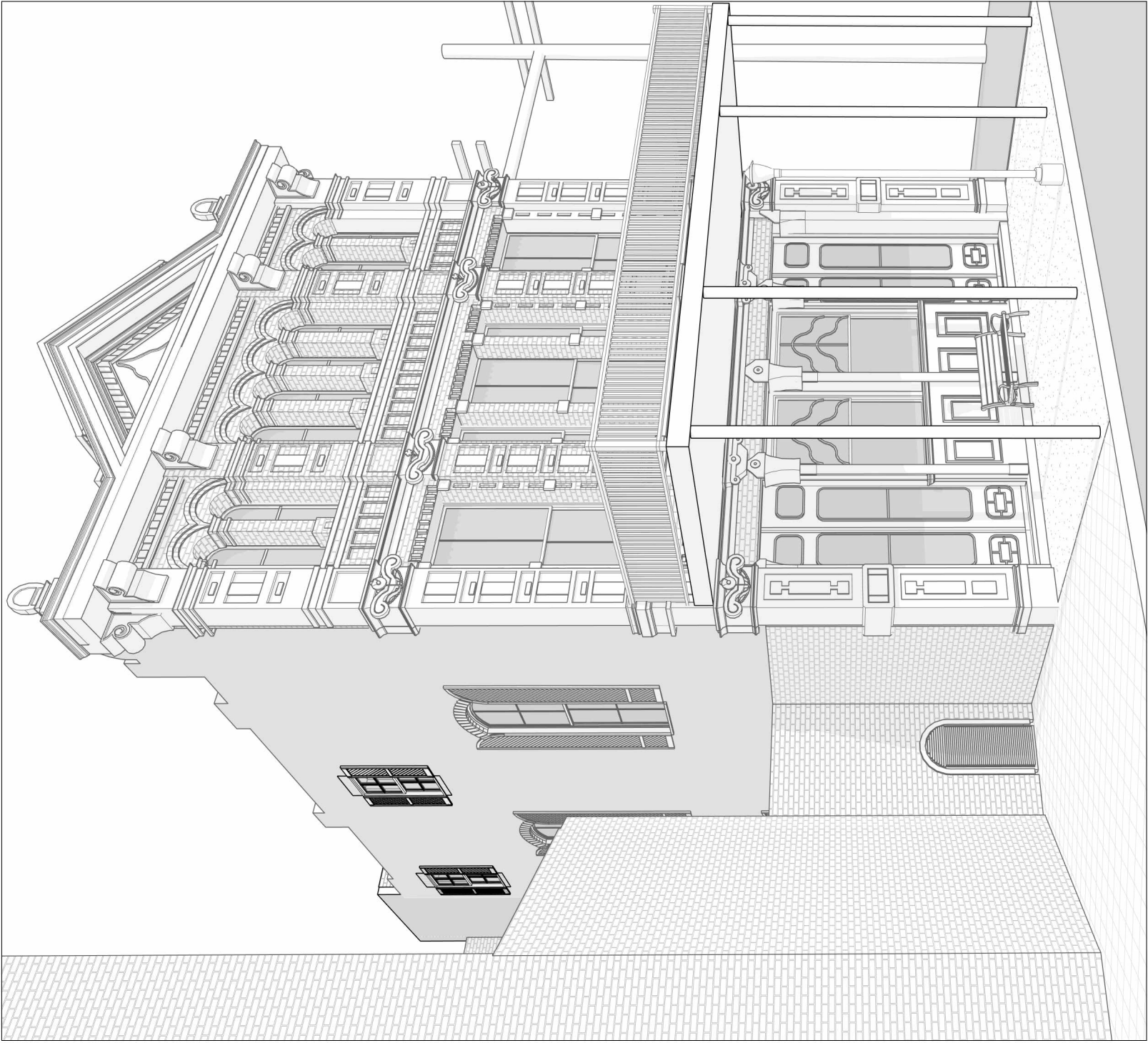
Galveston TX 77550

contact@beala.com

409.354.8976

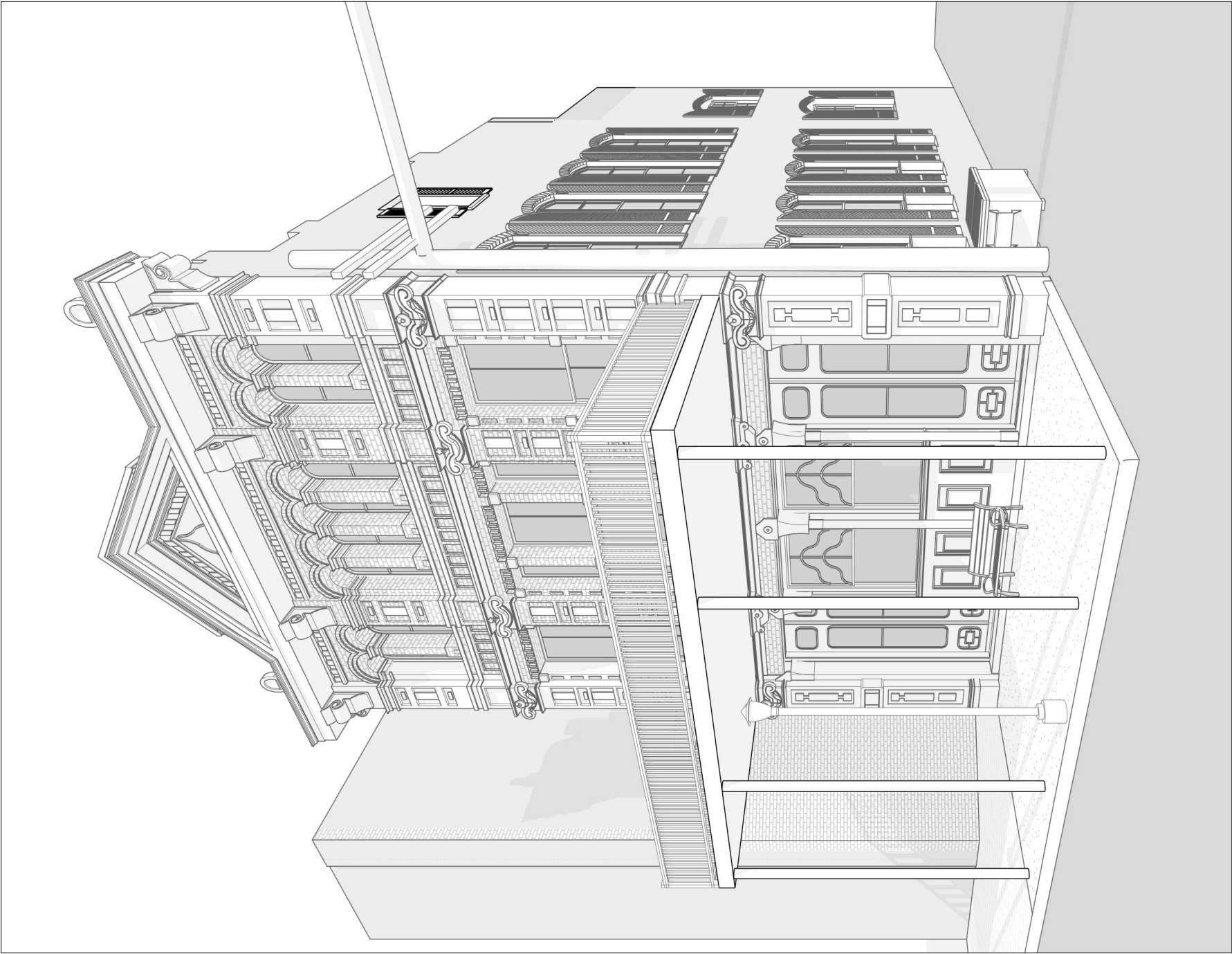
Issue Date: 01/24/2025

A4.1
Perspectives



3D View 2

2



3D View 1

1

NOTE: PERSPECTIVES FOR VISUAL PURPOSES ONLY. PLEASE REFER TO PLANS/ELEVATIONS FOR CONSTRUCTION.

St. John Residence

210 22nd Street

Project Number: R19-012.01

123 25th Street - Suite 2007

409.354.8976

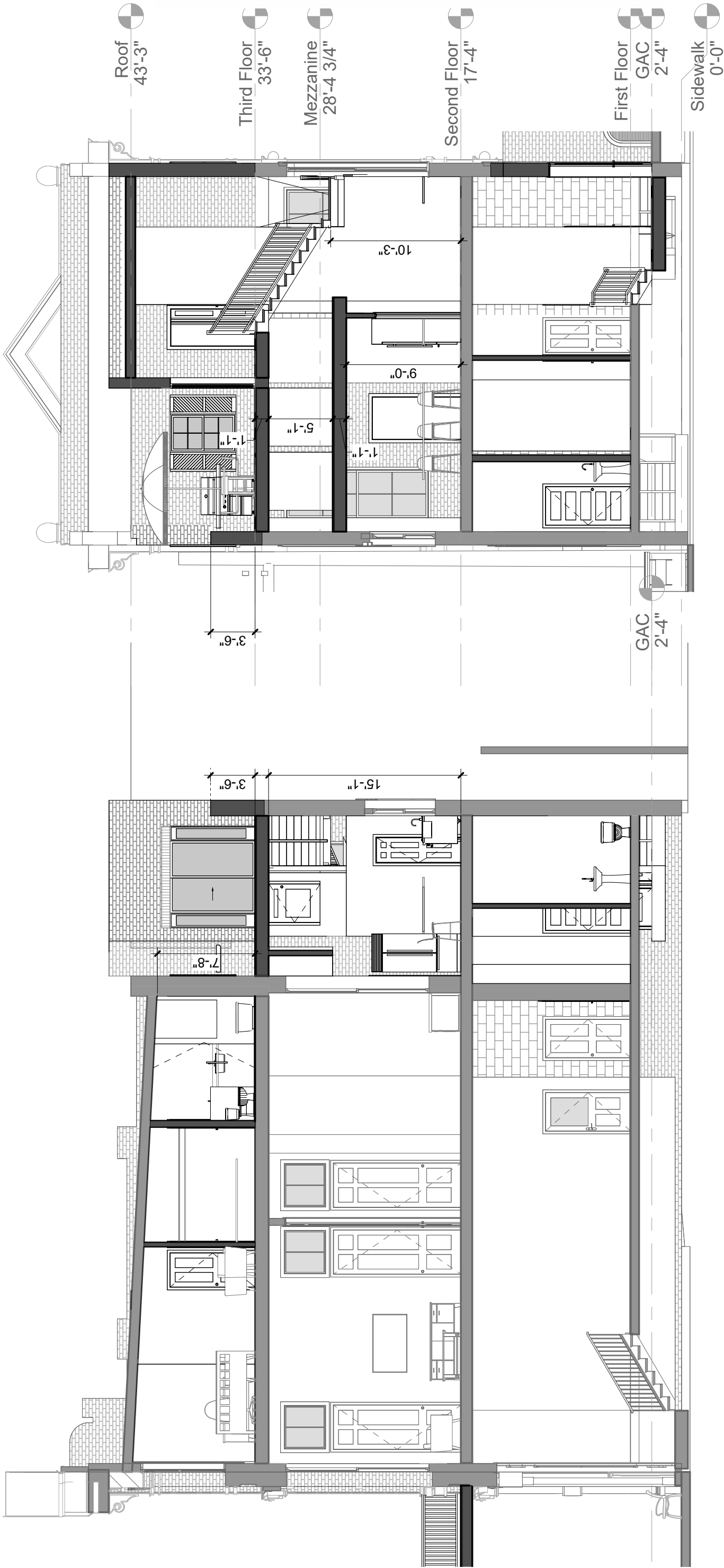
contact@beala.com

Galveston TX 77550

eas
easterwood
ARCHITECTS STUDIO

Issue Date: 01/24/2025

A7.1
Section



Section 2
1/8" = 1'-0"

Section 1
1/8" = 1'-0"

Materials List

Trueheart -Adriance Building
212 Kempner
Galveston, Texas 77550

All materials used will be like materials

Bricks

-We have bricks from the 1880's that match perfectly for the areas that are in front (if needed).

-The addition and parapet will use bricks that match the color and size.

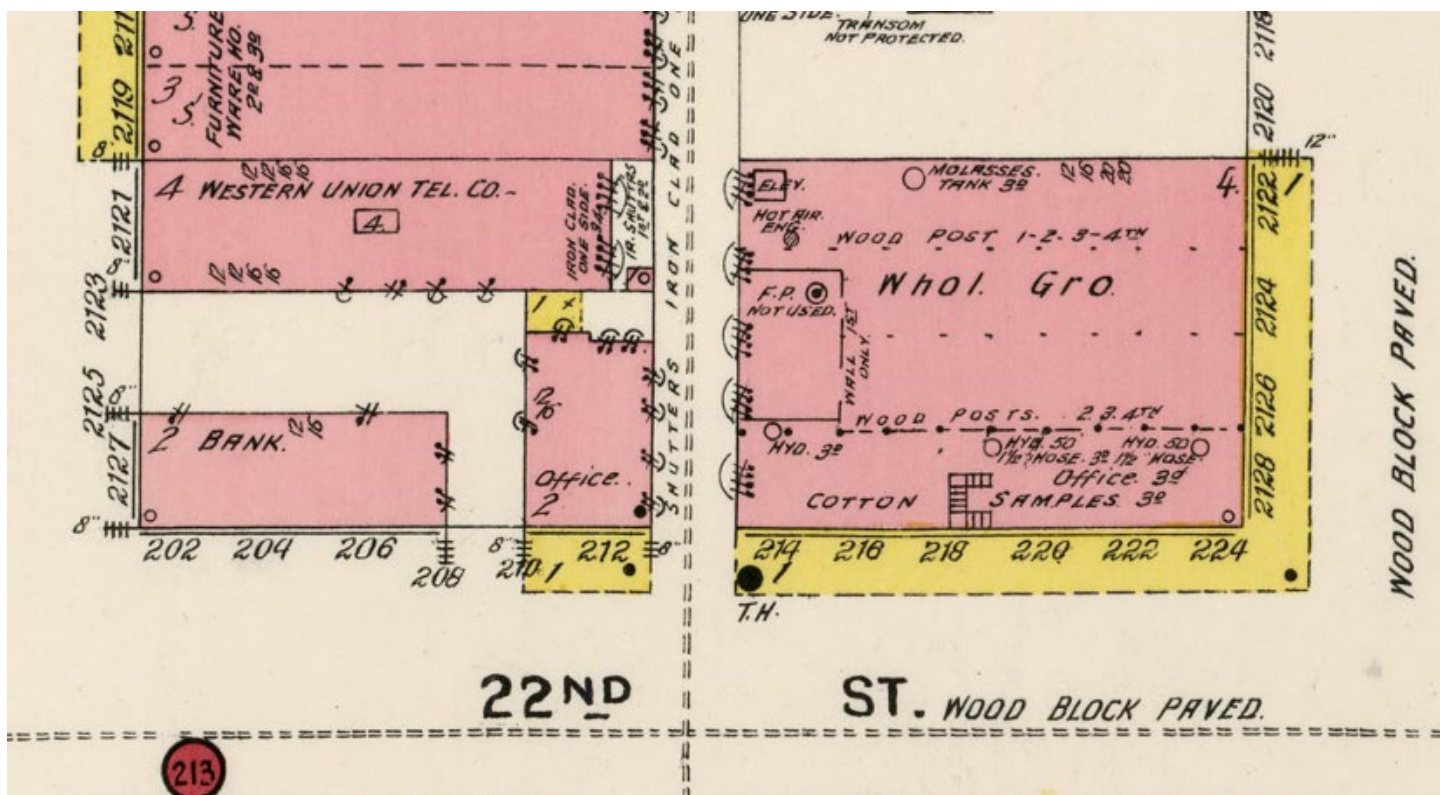
Windows

-Any new windows added will be custom made to match windows on the second floor

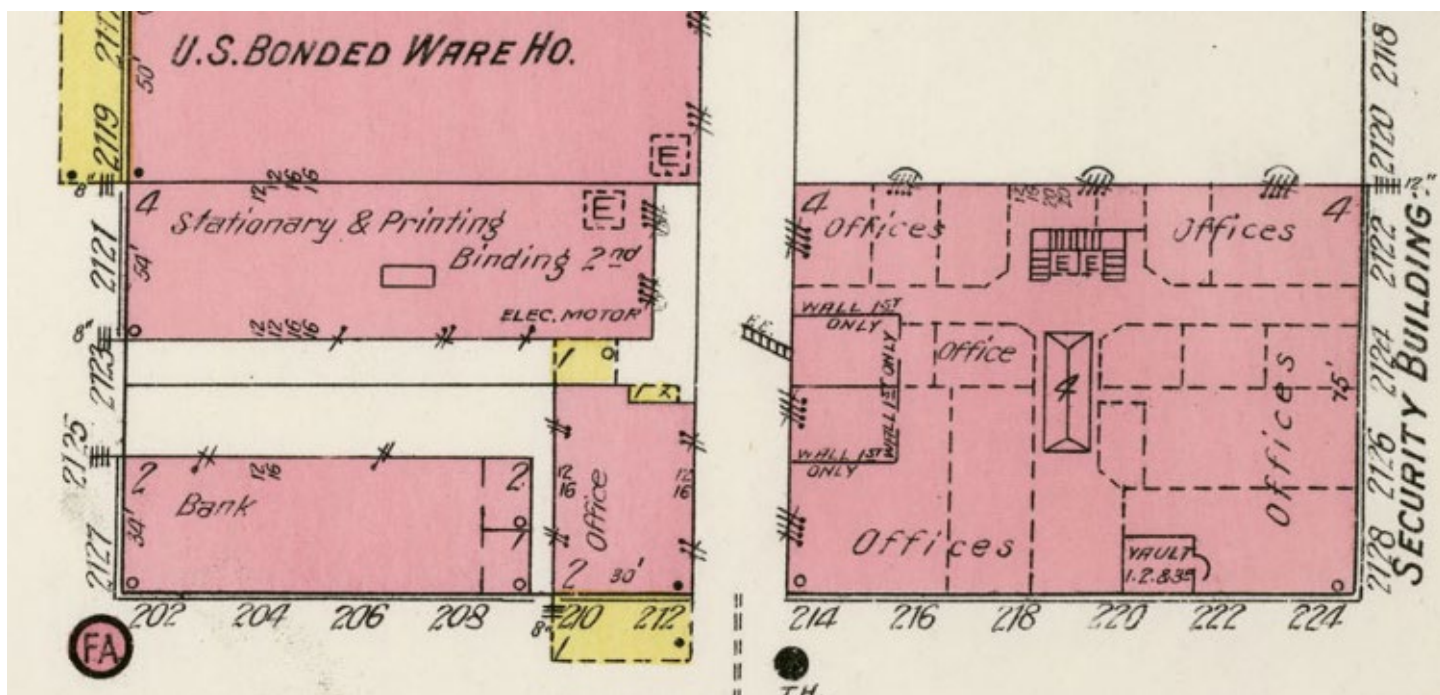
-If shutters are approved by the THC and NPS for the new windows on the third floor north and south walls, they will be functional and made to match the existing shutters using wood clad with sheet metal.

Canopy

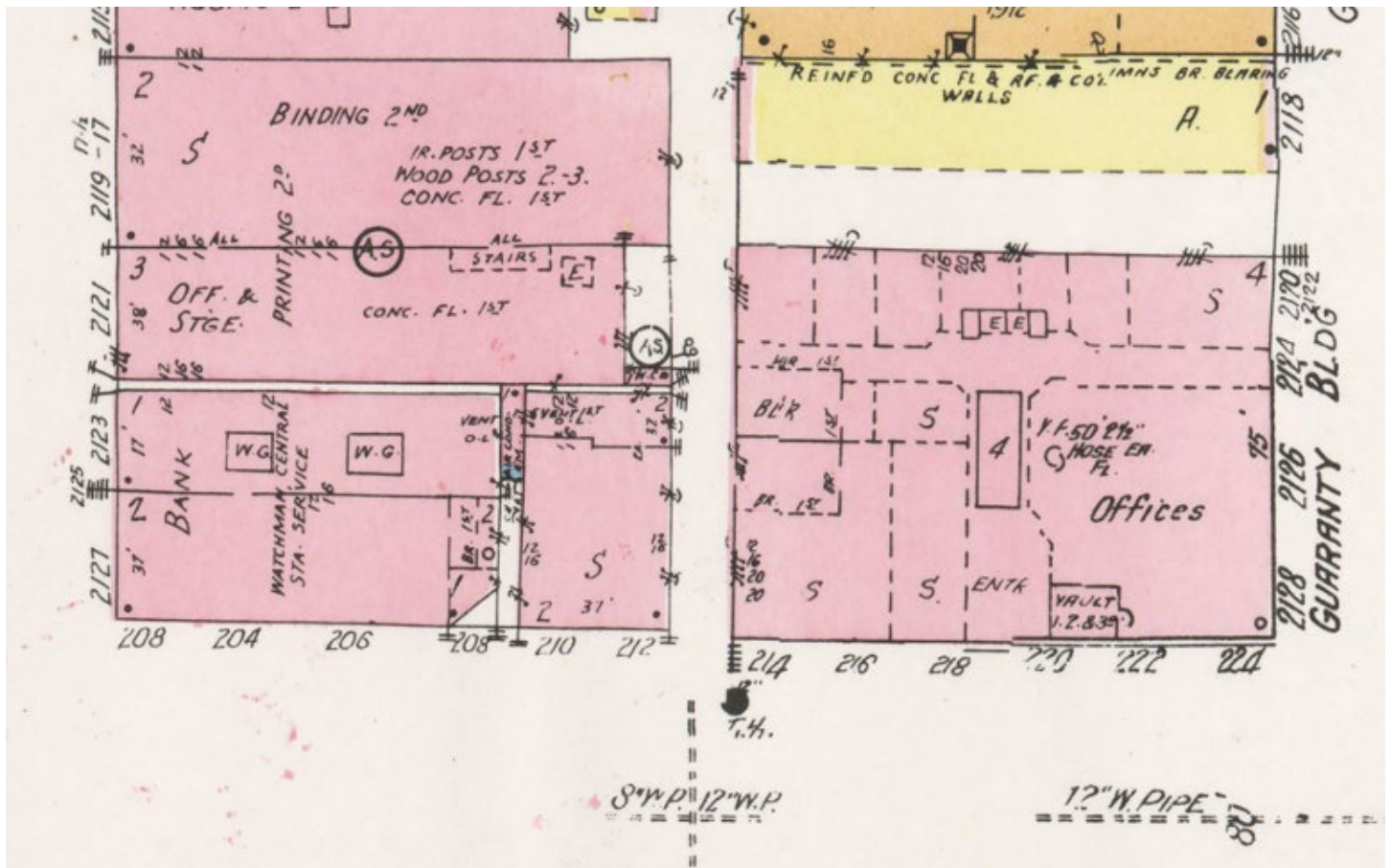
-We will be using the historic picture to build the canopy. We will use wood and galvanized steel.



1899 Sanborn



1912 Sanborn



1947 Sanborn



25LC-024

STAFF REPORT

ADDRESS:

2424 Avenue L

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 13 Block 84, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNER:

Kevin and Lauren Scott

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including enclosing a rear porch.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

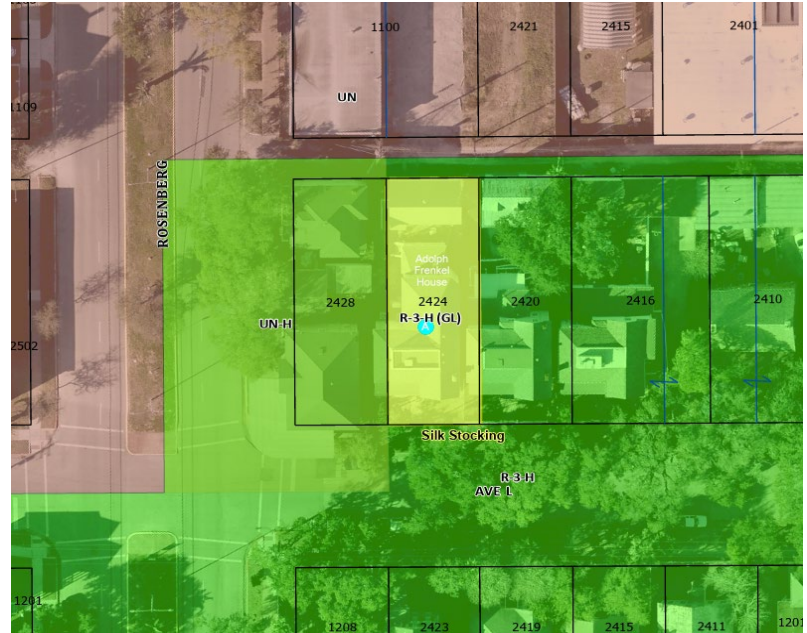
- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential Single-Family, Historic (R-3-H), Galveston Landmark	Residential
North	Urban Neighborhood (UN)	Commercial
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Urban Neighborhood, Historic (UN-H)	Residential

Historical and/or Architectural Significance

Date	1883
Style	Queen Anne, Stick
Condition	Excellent
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Adolph and Regina Frenkel House (18LC-013)

Background

On May 19, 2025 Landmark Commission initiated a discussion regarding the Design Standards for Historic Properties for window design in new construction. Staff's recommendation references the current Design Standards as applicable for this review.

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including converting an existing rear screened porch to enclosed conditioned living space.

According to the applicant's submittal included as Exhibit A, the proposed materials will be :

- Existing roof structure to remain
- Smooth Hardie trim and corner boards
- Smooth Hardie panels and battens to reflect front porch handrail design
- Site-built wood two-over-two windows to match existing windows on the main house

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

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.)

Also see “Extending Porch Stairs to Access an Elevated Foundation” on page 82 for guidance on extending porch stairs to raised residential foundations.

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.

Architectural Character

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

3.31 Use new interpretations of architectural features that are common to historic residences in the district.

- Use porch columns, balustrades, brackets, rafter ends, windows, doors and other historically-appropriate trim elements.

Inappropriate

- Do not use historic details that were not found in Galveston.

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.

Conformance with the Design Standard for Historic Properties

Staff finds that the request generally conforms to the Design Standards for Historic Properties. The screened porch 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 rear porch is well hidden by the main structure and proximity of adjacent structures. The applicant proposes to use modern materials such as Hardie trim and wall panels, which is acceptable for new construction; in this case, while the porch isn't new according to Sanborn insurance maps, it can be a strong indication of modern changes, and restoring the porch to an earlier appearance is not impossible. In addition, adding a pattern to the exterior wall which matches the front porch rail can be considered a new interpretation of historic architectural features.

Staff has concerns about the proposed two-over-two wood windows. While the applicant's intent to match existing windows on the main structure is understandable, wood two-over-two windows may be difficult to distinguish from historic windows. Staff typically recommends that new windows in new openings be of a one-over-one light configuration as a straightforward way to differentiate new from historic.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

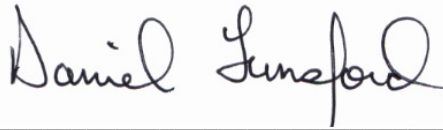
1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A with the following modifications:
 - a) The proposed windows on the enclosed porch shall be of a one-over-one light configuration;

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.

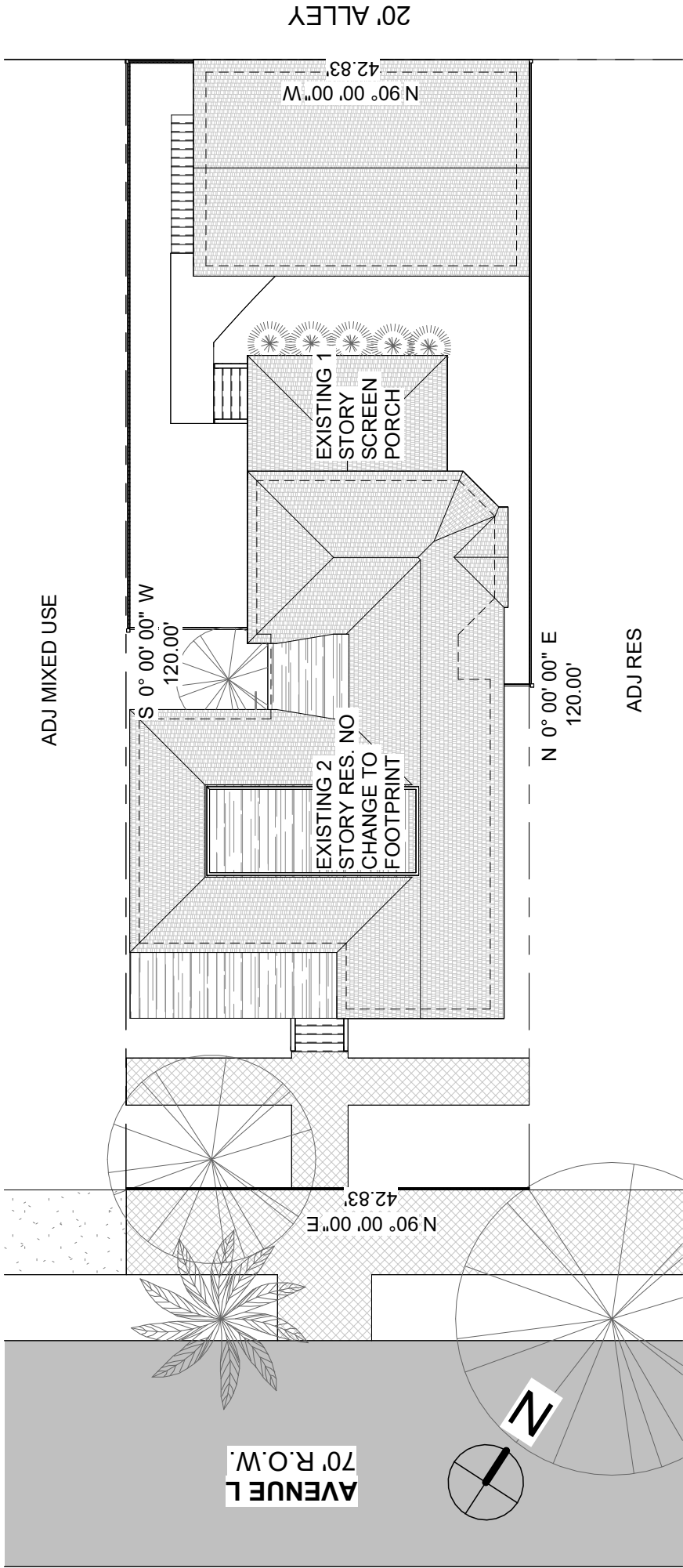
Respectfully Submitted,



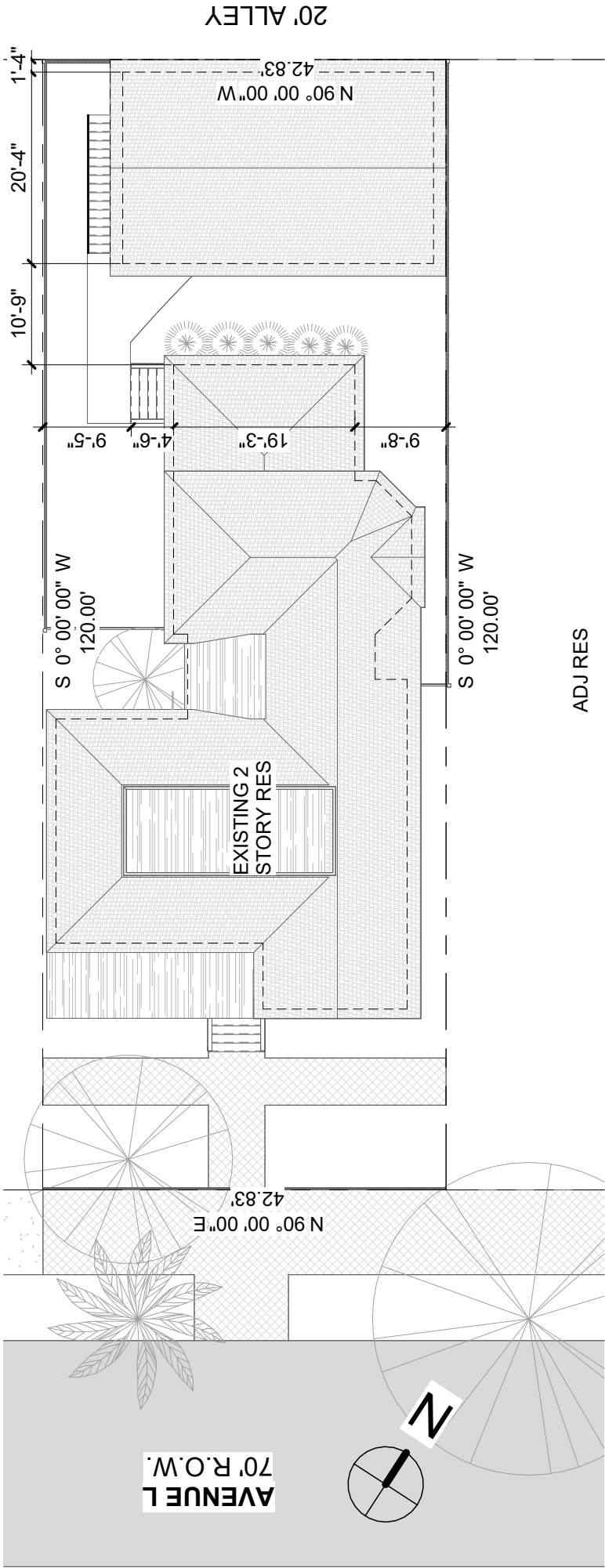
Daniel Lunsford
Senior Planner

May 27, 2025

Date



1 EXISTING SITE PLAN
1/16" = 1'-0"



2 PROPOSED SITE PLAN
1/16" = 1'-0"

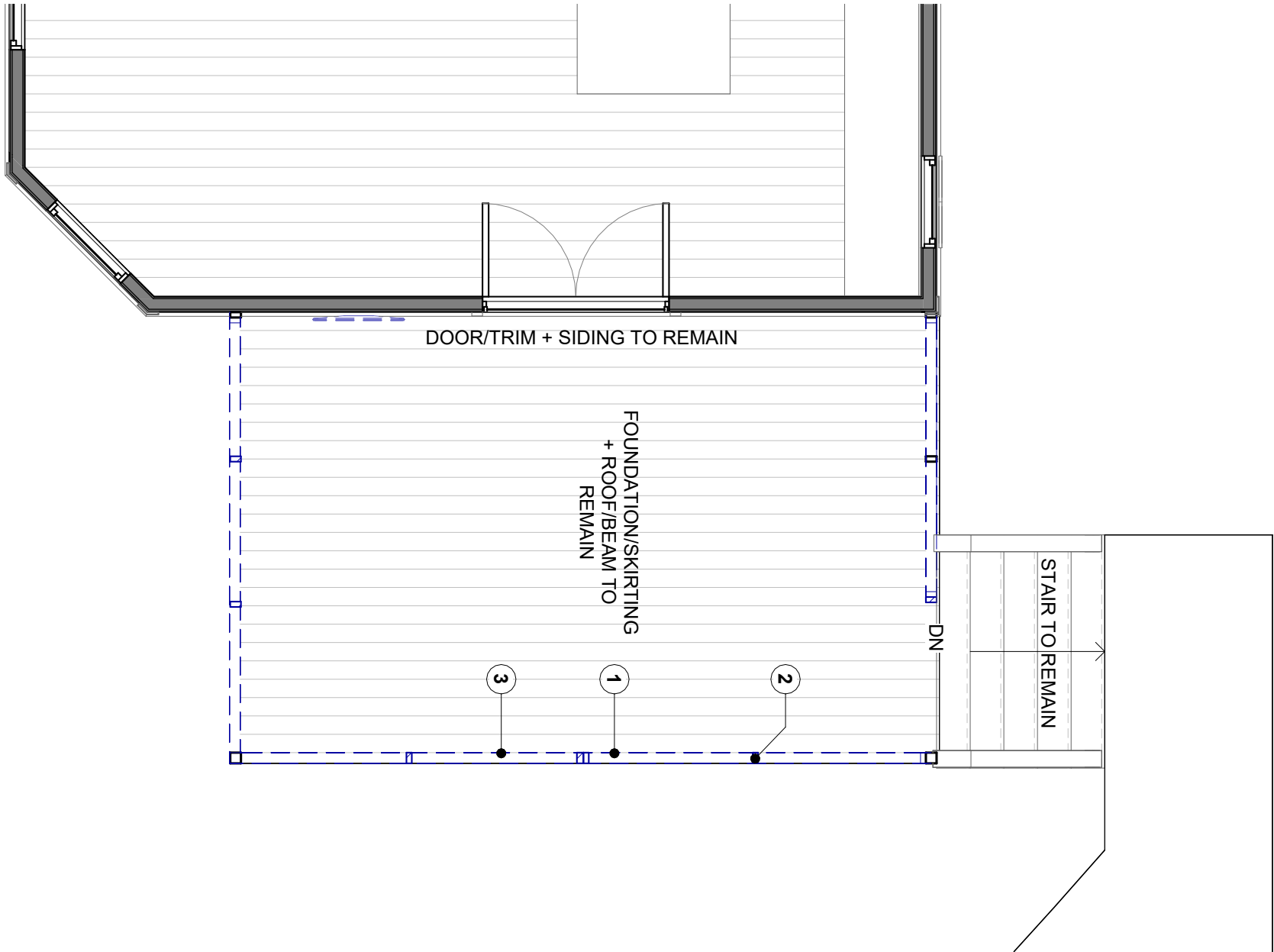
NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

THIS CITY APPROVED SUBDIVISION DRAINAGE PLAN AND SITE TOPOGRAPHY IS NOT BEING ALTERED

NO FILL SHALL BE BROUGHT TO SITE, NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES.

CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION

THERE SHALL BE NO NEGATIVE IMPACT TO NEIGHBORING PROPERTIES



1 EXISTING FIRST FLOOR
1/4" = 1'-0"

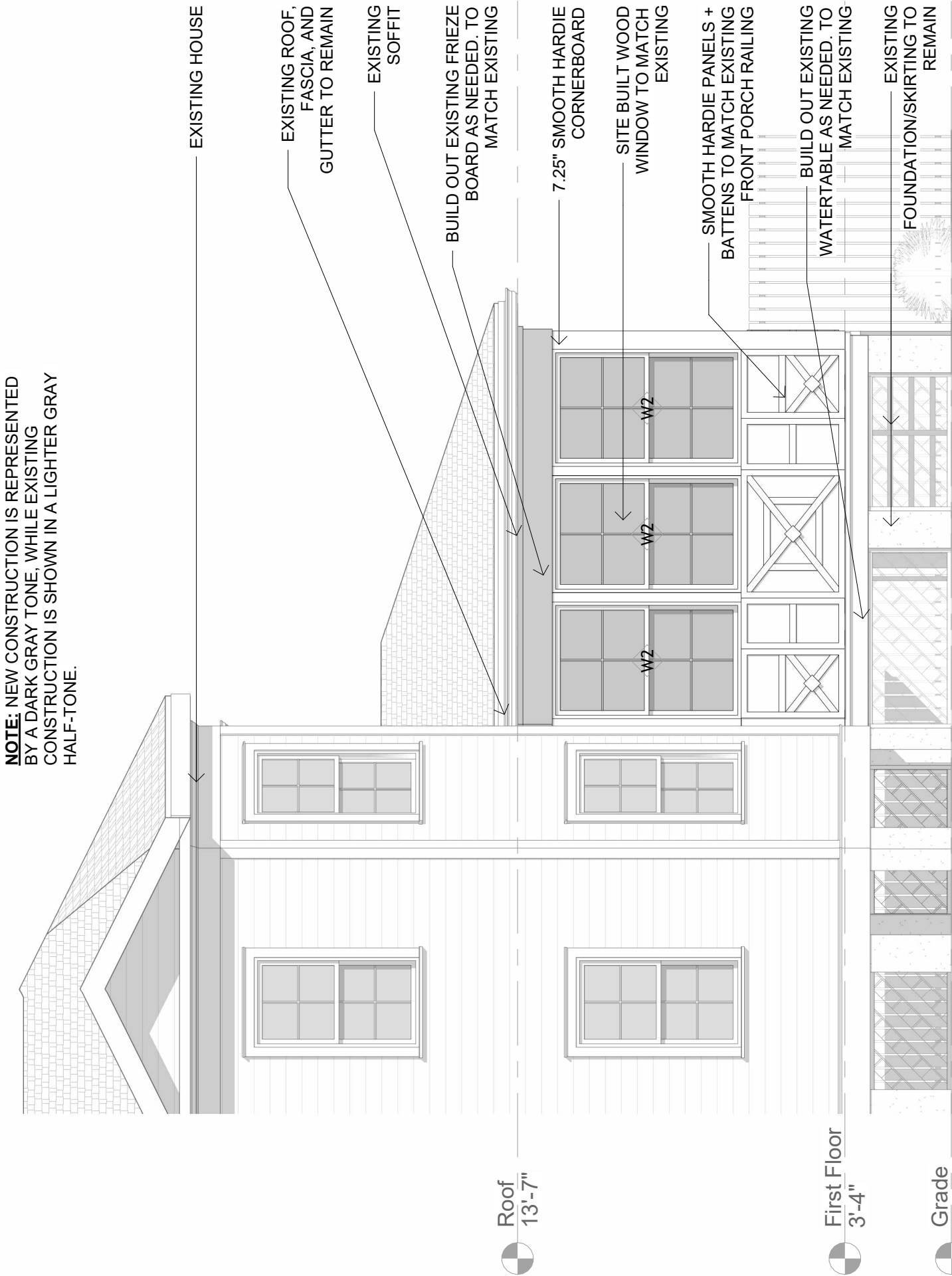
Demolition Keynote Legend	
Keynote	Definition
1	Remove louver railing
2	Remove all studs
3	Remove all screen panels

REFER TO SYMBOL ON FLOOR PLANS/SITE PLANS ON THIS SHEET

COORDINATE W/ OWNER TO VERIFY ALL SALVAGED MATERIALS/FIXTURES

NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

○ Demo Schedule
1/4" = 1'-0"



NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

EXISTING HOUSE
BEYOND

EXISTING ROOF,
FASCIA, AND
GUTTER TO REMAIN

EXISTING
SOFFIT

BUILD OUT EXISTING FRIEZE
BOARD AS NEEDED. TO
MATCH EXISTING

7.25" SMOOTH HARDIE
CORNERBOARD

SITE BUILT WOOD
WINDOW TO MATCH
EXISTING

SMOOTH HARDIE PANELS +
BATTENS TO MATCH EXISTING
FRONT PORCH RAILING

BUILD OUT EXISTING
WATERTABLE AS NEEDED. TO
MATCH EXISTING

EXISTING
FOUNDATION/SKIRTING TO
REMAIN

1 North
1/4" = 1'-0"

Roof
13'-7"

First Floor
3'-4"

Grade
0'-0"

EXISTING STAIR/RAIL
TO REMAIN

NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

EXISTING HOUSE

EXISTING ROOF,
FASCIA, AND
GUTTER TO REMAIN

EXISTING
SOFFIT

BUILD OUT EXISTING
FRIEZE BOARD AS
NEEDED. TO MATCH
EXISTING

7.25" SMOOTH HARDIE
CORNERBOARD

SITE BUILT WOOD +
GLASS DOOR W/
SMOOTH HARDIE TRIM
TO MATCH EXISTING

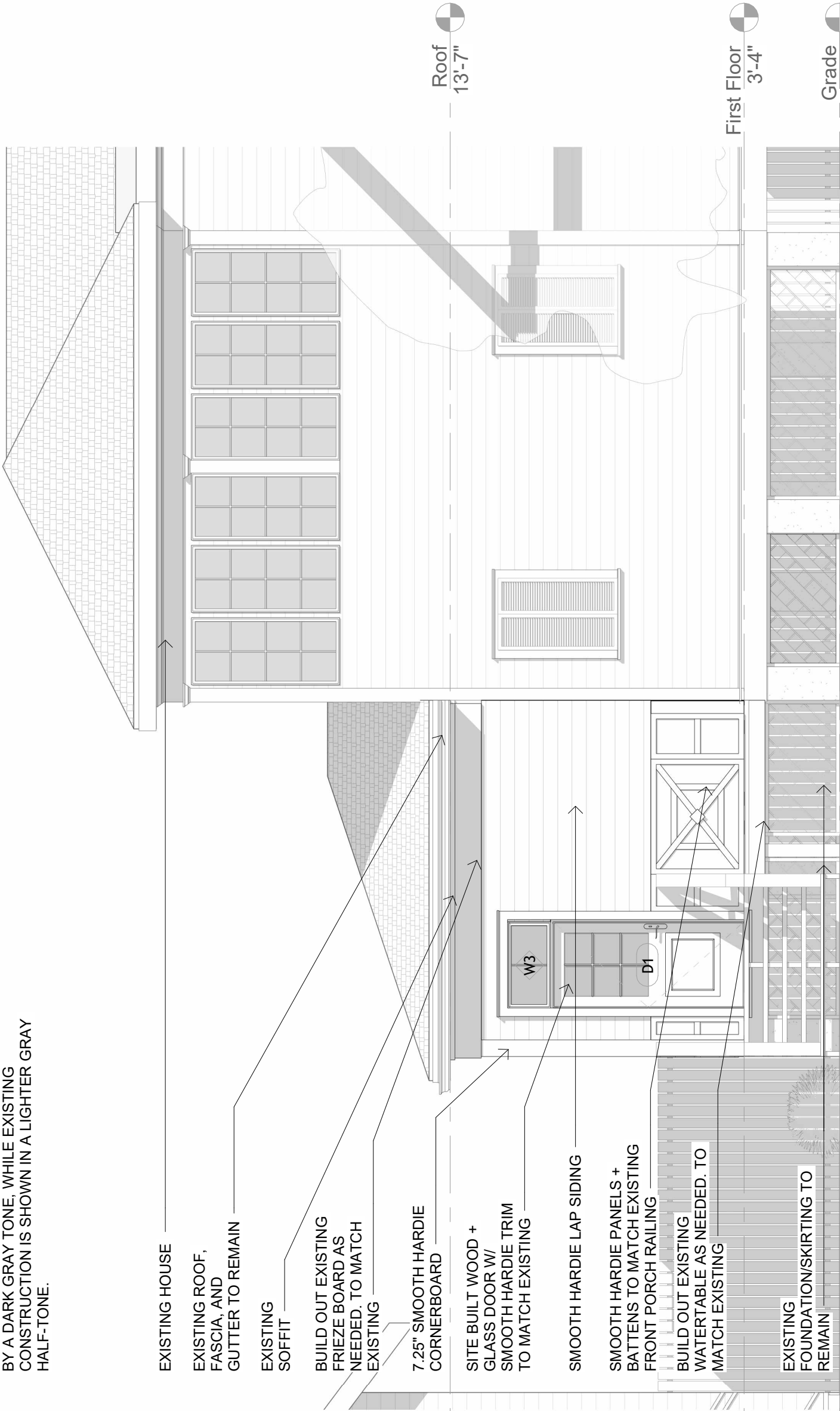
SMOOTH HARDIE LAP SIDING

SMOOTH HARDIE PANELS +
BATTENS TO MATCH EXISTING
FRONT PORCH RAILING

BUILD OUT EXISTING
WATERTABLE AS NEEDED. TO
MATCH EXISTING

EXISTING
FOUNDATION/SKIRTING TO
REMAIN

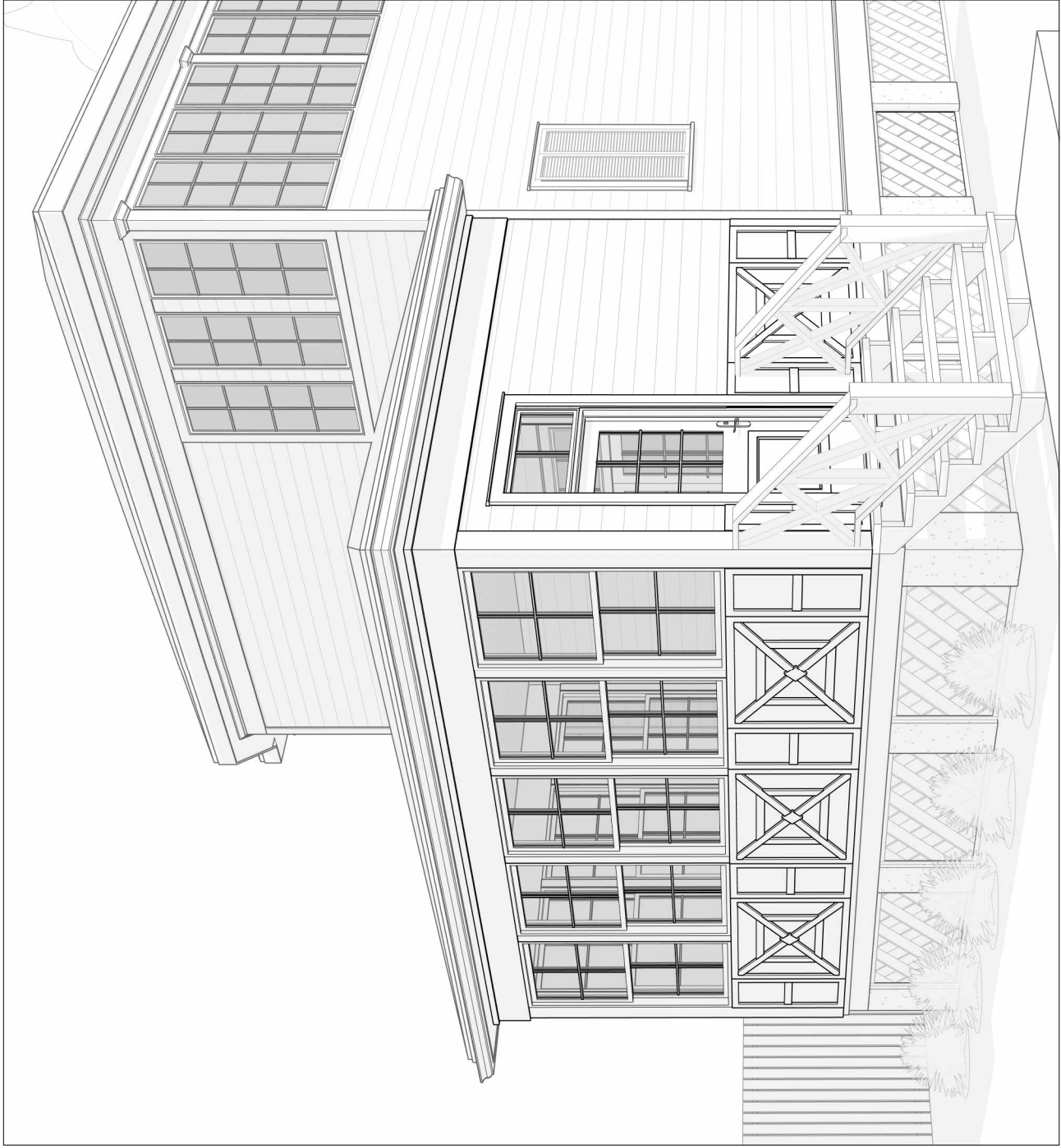
EXISTING STAIR/RAIL
TO REMAIN



NOTE: PERSPECTIVES FOR VISUAL PURPOSES ONLY. PLEASE REFER TO PLANS/ELEVATIONS FOR CONSTRUCTION.



1 Exterior 1



2 Exterior 2

Scott Residence
2424 Avenue L

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A4.1
Perspectives

Issue Date: 05/05/2025

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CONSTRUCTION

eas
ARCHITECTS STUDIO

contact@beala.com

409.354.8976

123 25th Street - Suite 2007

Galveston TX 77550

2424 AVE L, GALVESTON, TX 77550

HHM-9697

Parcel ID 689379

Year Built 1883

High = Individually Eligible/Listed; Contributing

District Silk Stocking Historic District

Priority Rating Medium

Medium = Contributing

Low = Non-Contributing

Building Faces S

DESCRIPTION

Type Residential
Single-Family House

Stylistic Influences Queen Anne, Stick

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Brick, Pier-and-beam

Fence Type Cast iron fence

Landscape Features Brick curbing

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Balustrade, Dentals

Gable End Treatment Same as wall treatment

Gable End Features Vent, Wrap-around eaves

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/3

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary entrance

Door Features Integrated light, Sidelights, Transom light

CHIMNEYS

PORCH

Porch Type Double gallery, Partial width

Porch Location Front

Porch Roof Shed

No. of Porch Bays 3

Porch Support Type Square posts

Porch Features Jig-sawn brackets, Squared wood balusters

INTEGRITY

Condition Excellent

Alterations Roof material replaced



TX_GalvestonCounty_2424_Ave_L_1.jpg



25LC-025

STAFF REPORT

ADDRESS:

1411 24th Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 12 Southwest Block 17 Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNERS:

Harold and Debra McCracken

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material and removal of existing chimneys.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

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

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), Galveston Landmark	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	ca. 1880
Style	Folk Victorian
Condition	Excellent
Evaluation	High, Contributing: Individually contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	The structure and adjacent structures to the north were heavily damaged by a fire that occurred on April 12, 2025.

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including replacement of exterior wood siding with smooth, cement siding. The applicant also requests to remove two brick chimneys; both of these requests are associated with damage the house sustained in a fire on April 12, 2025.

According to the applicant, the replacement smooth cement siding would be on the north, south, and west sides of the house (all but the front). Note that with the exception of the alternative material and removal of existing chimneys, the applicant's submittal includes restoring all components of the structure to original appearance; that scope of work can be reviewed at the staff level.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Materials and Finishes

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy.

Primary historic building materials found in Galveston include wood, stone, brick, metal, stucco, plaster and concrete. Such materials should be preserved and rehabilitated whenever possible.

2.1 Preserve original building materials.

Appropriate

- Repair deteriorated building materials by patching, piecing in, consolidating or otherwise reinforcing the material.
- Remove only those materials which are deteriorated, and beyond reasonable repair.

Inappropriate

- Do not remove original materials that are in good condition (the Landmark Commission requires property owners to demonstrate that existing materials cannot be reasonably repaired prior to granting approval to remove original materials).

2.2 Preserve the visibility of original historic materials .

Appropriate

- Consider removing later covering materials that have not achieved historic significance.
- Once a non-historic siding is removed, repair the original, underlying material.
- Carefully remove a later stucco finish if the process does not damage the underlying original building material.

Inappropriate

- Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
- Do not cover or obscure original building materials.
- Do not add another layer of new material if a property already has a non-historic building material covering the original, as doing so would further obscure the original.

2.3 Use original materials to replace damaged materials on primary surfaces.

Appropriate

- Use original materials to replace damaged building materials on a primary façade. If the original material is wood clapboard, for example, then the replacement material should be wood that matches the original in finish, size and the amount of exposed lap.
- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- Consider using an alternative material if a wood porch or deck floor needs replacement because of significant deterioration.

Inappropriate

- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials.

May be Considered on a Case-by-Case Basis by the Landmark Commission

- The Commission may consider alternative materials located on a residential accessory building, addition or rear façade.
- The Commission may consider alternative or imitation materials that match the style and detail of the original material to replace materials located above the pedestrian-level of a commercial building. For example, alternative materials may be considered for replacement of cornice elements. See “Using

Alternative Materials on a Historic Structure” on page 31 for more information.

Included as Exhibit B.

2.31 Repair and maintain original roof materials wherever possible.

Appropriate

- Avoid removing historic roofing material that is in good condition.
- Patch and replace damaged areas of existing roof.
- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

Inappropriate

- Do not remove original roofing that can be repaired.

2.4 When replacing material on a non-primary surface, match the original material in composition, scale and finish.

Appropriate

- Use original materials to replace damaged materials on a non-primary façade.
- Use green building materials, such as those made with renewable and local resources to replace damaged materials on a non-primary façade if they do not impact the integrity of the building or its key features.

May be Considered on a Case-by-Case Basis by the Landmark Commission

- Alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

Included as Exhibit B.

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.

Conformance with the Design Standard for Historic Properties

Staff finds that the request partially conforms to the Design Standards for Historic Properties. According to the “Locating Façade Improvements” chart on page 29 of the Design Standards, the locations of the work are in the following areas:

- North and south façades : Location C – Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration.
- West façade : 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.

While more flexibility may be considered in Locations C and D, the Design Standards call specifically for “compatible replacement or alteration that is not visible from the street”. While the side and rear facades are not easily visible from any right of way, the use of cement (“Hardie”) siding on a contributing structure is not considered compatible. Staff recommends using wood siding of the same dimensions and visual appearance of the existing wood siding. The use of wood can be administrability approved.

The Design Standards do not extensively discuss the treatment of historic chimneys. The Standards recommend that decorative elements such as chimneys and crests be retained; however, in this case the chimneys are not in use and demolition is requested as part of the restoration of the house. Landmark Commission previously approved removal of a chimney which likewise proved problematic to the integrity of the structure at 1925 Avenue L (20LC-052).

Note that staff typically adopts a strict enforcement of the Design Standards for Historic Properties regardless of the request or unique conditions a request may involve. However, Landmark Commission is empowered to authorize exceptions based on the unique and compelling circumstances of any given request (Land Development Regulations 12.501(C)(1)(a) and page 14-22). Staff also acknowledges the importance of protecting the public health, safety, and welfare in all instances.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

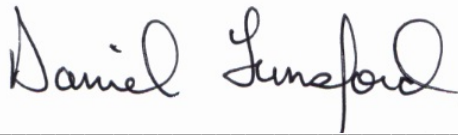
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A with the following modification:
 - a. Replacement siding shall be wood, to match the historic siding in appearance as closely as possible;

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.

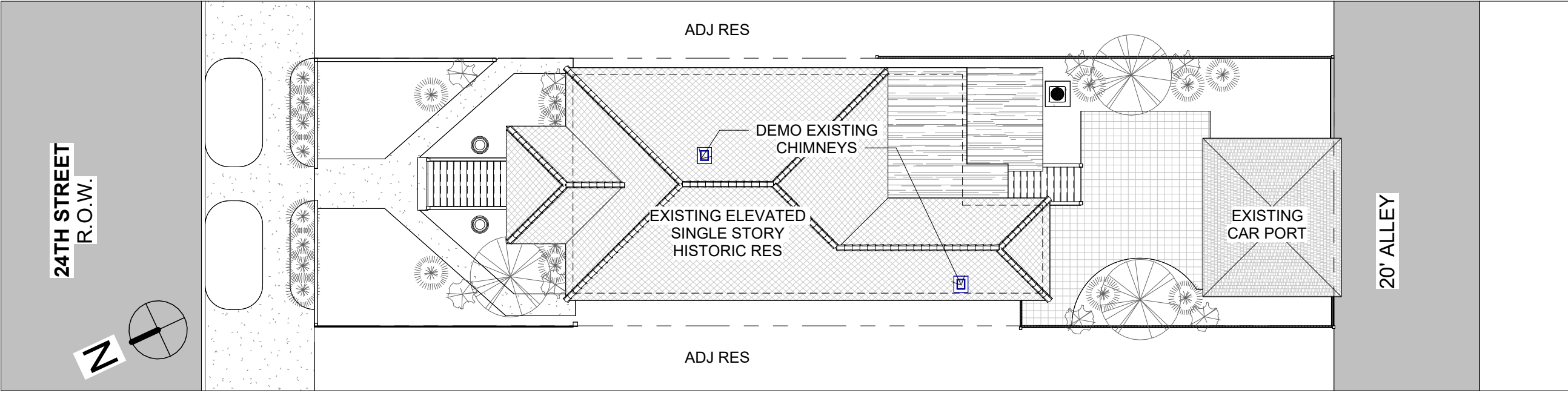
Respectfully Submitted,



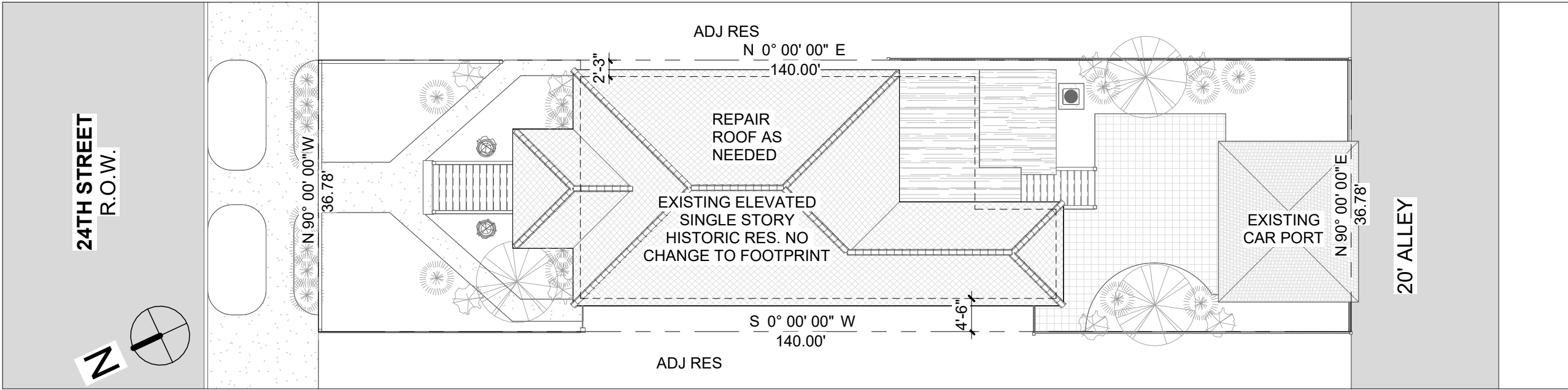
Daniel Lunsford
Senior Planner

May 27, 2025

Date



1 EXISTING SITE PLAN
1/16" = 1'-0"



THIS CITY APPROVED SUBDIVISION DRAINAGE PLAN AND SITE TOPOGRAPHY IS NOT BEING ALTERED

NO FILL SHALL BE BROUGHT TO SITE, NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION

THERE SHALL BE NO NEGATIVE IMPACT TO NEIGHBORING PROPERTIES

NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

2 PROPOSED SITE PLAN
1/16" = 1'-0"

EXHIBIT A

McCracken Residence
1411 24th Street

Project Number: R25-006.01

eas easterwood
ARCHITECTS STUDIO

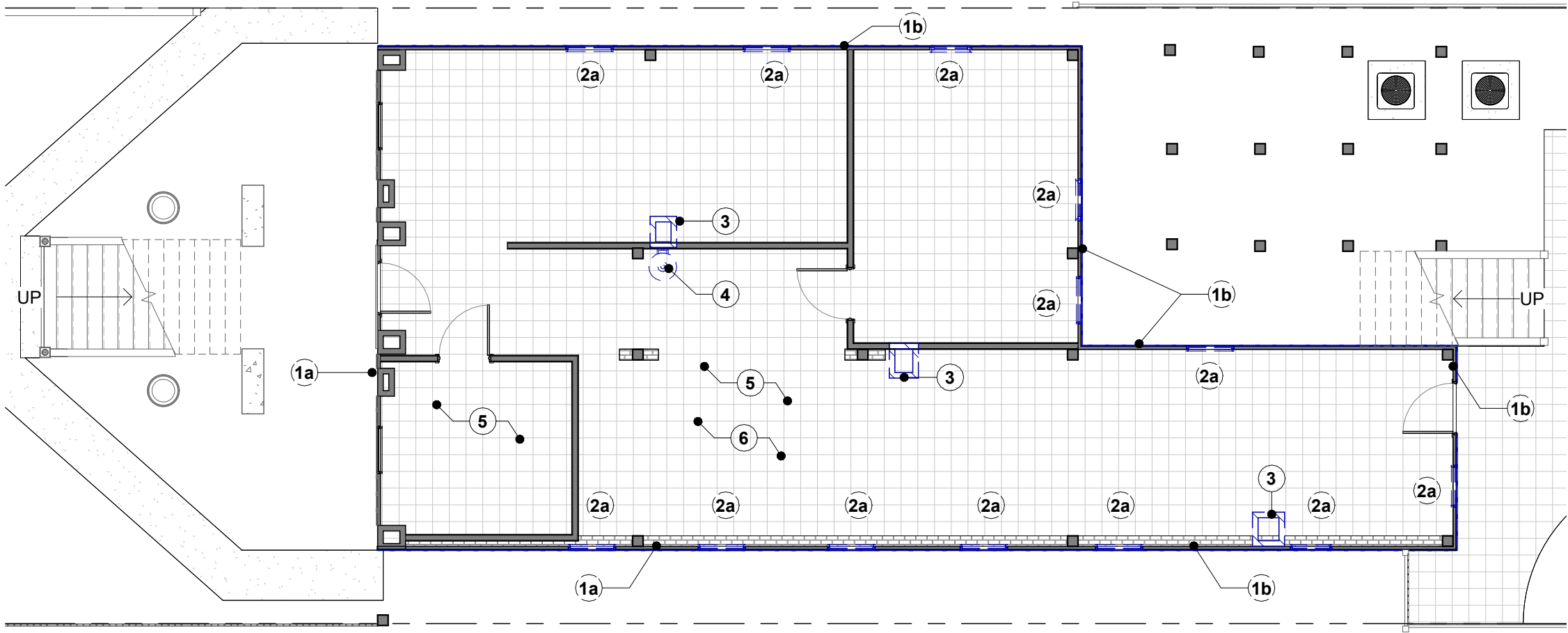
123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beala.com

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

A1.1
Site Plan

05/05/25



1 EXISTING GROUND FLOOR
1/8" = 1'-0"

Demolition Keynote Legend	
Keynote	Definition

1a	Remove Damaged Siding as needed
1b	Removed Siding
2a	Remove Infilled Window
2b	Remove Damaged Window
2c	Remove Damaged Door + Transom
3	Demo Chimney
4	Remove Hot Water Heater
5	Remove Damaged Ceiling
6	Remove Damaged Ducting
7	Remove Damaged Ceiling

NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

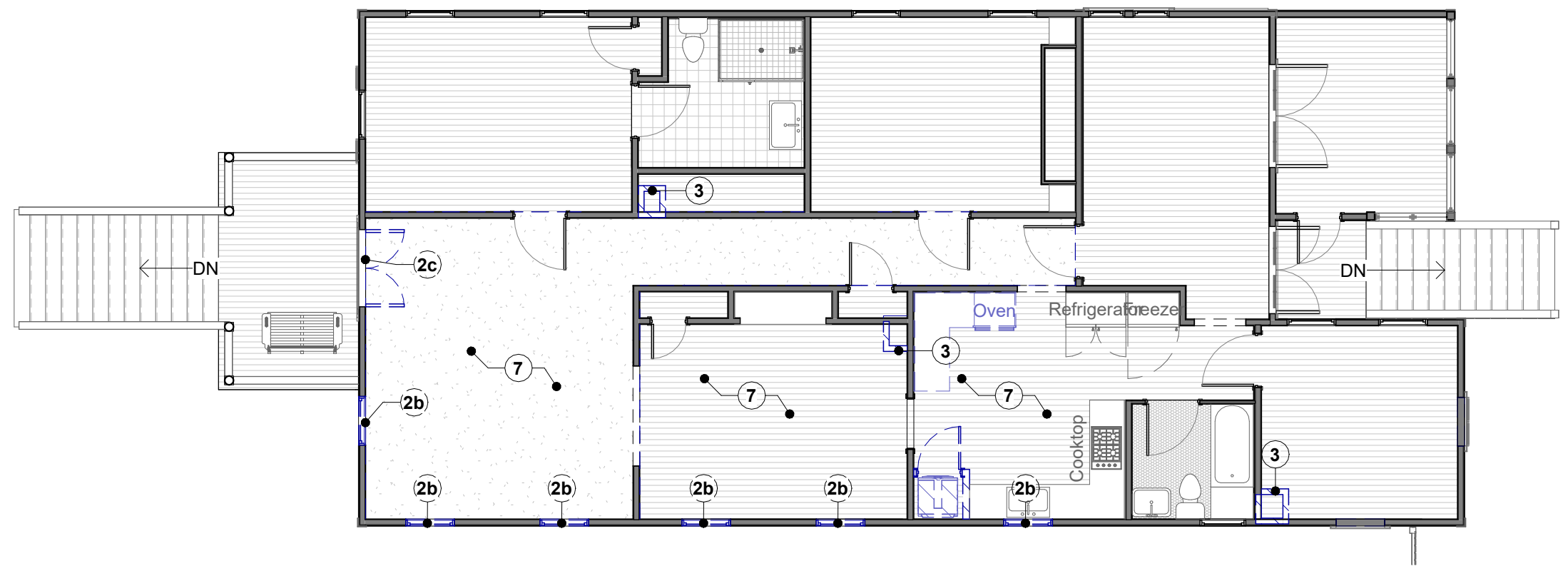
REFER TO SYMBOL ON FLOOR PLANS/SITE PLANS ON THIS SHEET

COORDINATE W/ OWNER TO VERIFY ALL SALVAGED MATERIALS/FIXTURES

○ Demo Schedule
1/4" = 1'-0"

DRAWINGS ARE NOT
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PERMITTING OR
CONSTRUCTION

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION



1 EXISTING FIRST FLOOR
1/8" = 1'-0"

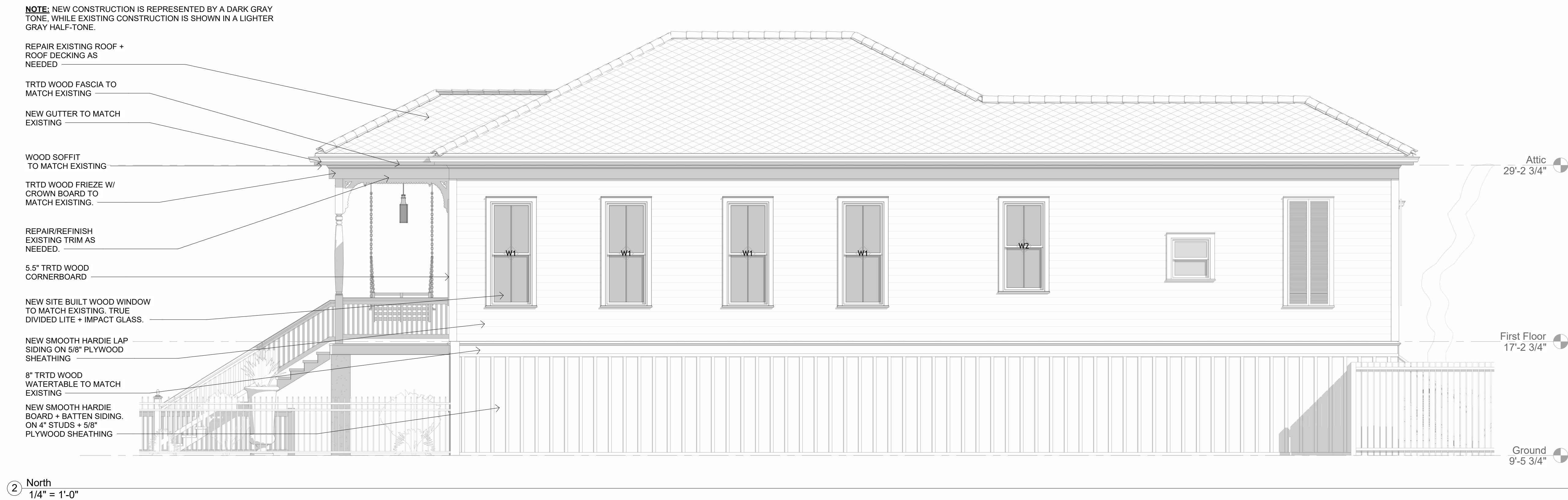
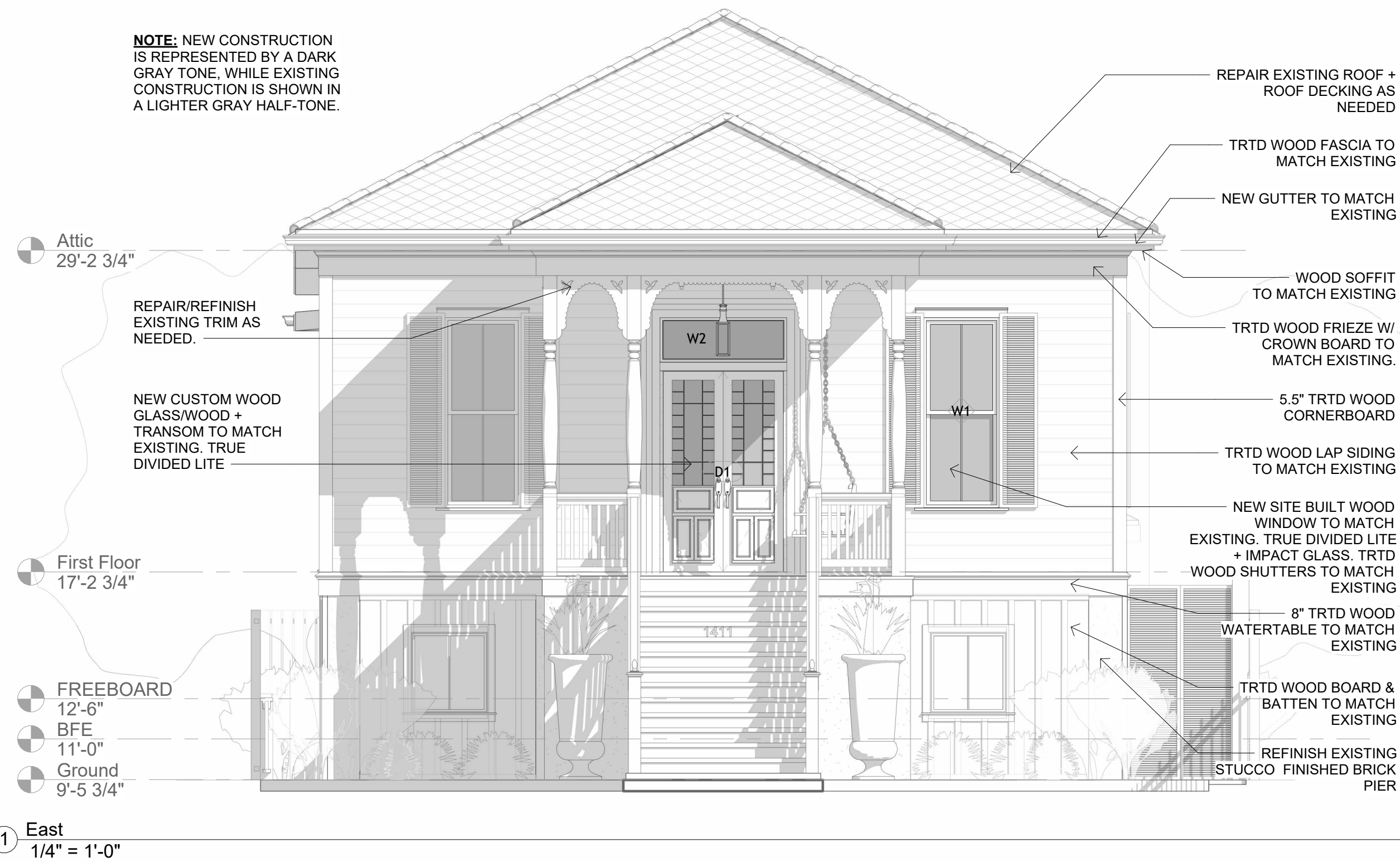
Demolition Keynote Legend	
Keynote	Definition
1a	Remove Damaged Siding as needed
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3	Demo Chimney
4	Remove Hot Water Heater
5	Remove Damaged Ceiling
6	Remove Damaged Ducting
7	Remove Damaged Ceiling

NOTE: ALL BLUE DASHED LINES REFER TO
DEMOLITION

REFER TO SYMBOL ON FLOOR PLANS/SITE
PLANS ON THIS SHEET

COORDINATE W/ OWNER TO
VERIFY ALL SALVAGED
MATERIALS/FIXTURES

Demo Schedule
1/4" = 1'-0"



McCracken Residence
1411 24th Street

Project Number: R25-005.01

eas easterwood
ARCHITECTS STUDIO

409.354.8976
CONTACT@BEAIA.COM

123 26th Street - Suite 2007
GALVESTON, TEXAS 77550

Revision Schedule

#	Description	Date
---	-------------	------

Landmark Set
DATE ISSUED: 05/05/25

A3.1

Elevations

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NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

REPAIR EXISTING ROOF +
ROOF DECKING AS
NEEDED

NEW SMOOTH HARDIE LAP
SIDING ON 5/8" PLYWOOD
SHEATHING

8" TRTD WOOD
WATERTABLE TO MATCH
EXISTING

NEW SMOOTH HARDIE
BOARD + BATTEN SIDING.
ON 4" STUDS + 5/8"
PLYWOOD SHEATHING

① West
1/4" = 1'-0"



③ 3D View 2



NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

NEW SMOOTH HARDIE LAP
SIDING ON 5/8" PLYWOOD
SHEATHING

NEW SMOOTH HARDIE
BOARD + BATTEN SIDING.
ON 4" STUDS + 5/8"
PLYWOOD SHEATHING

② South
1/4" = 1'-0"



McCracken Residence
1411 24th Street

Project Number: R25-005.01

eas easterwood
ARCHITECTS STUDIO

409.354.8976
CONTACT@BEAIA.COM

123 26th Street - Suite 2007
GALVESTON, TEXAS 77550

Revision Schedule

#	Description	Date
---	-------------	------

Landmark Set
DATE ISSUED: 05/05/25

A3.2

Elevations
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CONSTRUCTION**

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Using Alternative Materials on a Historic Structure

The Design Standards sometimes refer to the use of alternative materials when describing the appropriate treatment of historic building features and components such as moldings, windows, siding and other architectural details.

An alternative material is one which is different from that used originally for a specific application. Such materials may also be called “substitute”, “replacement”, “synthetic” or “imitation” materials, and can include:

- Vinyl siding or fencing
- PVC decking or fencing
- Aluminum siding
- HardiePlank siding
- Cementitious fiber siding
- Spray-on coatings
- Synthetic stucco
- Panelized brick
- Other non-original materials



Substitute materials may also include materials used to replace historic architectural features such as a resin-cast cornice used in place of a stamped metal cornice. In other cases, an alternative material may be traditional when used for other applications, but new for the particular detail being considered. Using wood to replace an original stamped-metal cornice is an example.

Alternative materials may be considered by the Landmark Commission on a case-by-case basis as replacement materials or for use on a new addition or new building in a historic district. The Commission will consider factors including:

Potential Impact on Historic Significance. Removing original material diminishes the integrity of a historic property by reducing the percentage of building fabric that remains from the period of historic significance. Retaining the original material is always preferred. If this is not feasible, alternative materials may be considered. When used, an alternative material should convey the character, including detail and finish, of the original to the greatest extent feasible.

Durability. An alternative material should have proven durability in similar applications. While some new materials are very sturdy, others may degrade quickly and can be difficult to repair.

Appearance. An alternative material should have a similar profile, texture and finish as the original material. Some synthetic siding has an exaggerated, rusticated finish that is an inaccurate representation of original clapboard, and many vinyl products have a sheen that is out of character with that of painted wood and metal.

Location. Up close, it is easier to identify some alternative materials due to differences in texture, finish and feel. Tapping on a hollow plastic column or fence does not convey the same experience as the original. For this reason, locations that are more remote are better. Similarly, use of alternative materials is more appropriate on non-primary façades. See “Locating Façade Improvements” on page 29 for more information.

Cost. Some alternative materials are promoted because their initial costs appear to be less than repairing or replacing the original. When the other qualities of appearance and durability are proven, then the less expensive option may be appropriate. However, long-term, “life cycle” costs should also be weighed. Sometimes, the up-front saving is deceptive.

Environmental Impacts. The potential environmental impacts of alternative materials should also be considered including impacts associated with manufacture, transport, installation and ability to recycle.

Interaction with Historic Building Materials. Some alternative materials may interact negatively with historic materials. For example, some metals may corrode and stain original materials and some window and siding materials may expand and contract with temperature changes in ways that degrade weather-protection properties.

See “Interpreting the Design Standards” on page 16 for more information. Also see design standard 3.6 on page 73 for information on alternative fencing materials.

1411 24TH ST, GALVESTON, TX 77550

Parcel ID 688047

Year Built ca. 1880

District Silk Stocking Historic District

Priority Rating High

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

Building Faces E

DESCRIPTION

Type Single-Family House
Center Passage

Stylistic Influences Folk Victorian

Stories 1

Exterior Wall Materials Board and batten at basement, Horizontal wood board

Foundation Type Raised basement

Fence Type Privacy fence

Landscape Features Concrete curb

ROOF

Roof Shape Hipped

Roof Materials Asbestos shingles

WINDOWS & DOORS

Door Materials Wood

Door Types Double door primary entrance

Door Features Transom light

CHIMNEYS

No. of Chimneys 1

Chimney Material Concrete

Chimney Placement Internal, Central

PORCH

Porch Type Entry

Porch Location Front

Porch Roof Hipped

No. of Porch Bays 1

Porch Support Type Turned wood posts

INTEGRITY

Condition Excellent

Alterations Door replaced, Some exterior wall materials replaced, Some exterior wall materials replaced at basement



TX_GalvestonCounty_1411_24th_St_1.jpg



25LC-023

STAFF REPORT

ADDRESS:

1211 21st Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 128, M.B. Menard Survey, Lots 1 Through 14 & Adjacent Alley & Adjacent East One-Half of 22nd Street, Block 21, in the City and County of Galveston, Texas.

Applicant:

Mona Purgeson, Galveston Housing Authority

Property Owners:

Galveston Housing Authority

ZONING DISTRICT:

Multifamily, Neighborhood Conservation District 1 (MF-NCD-1)

HISTORIC DISTRICT:

San Jacinto Neighborhood Conservation District

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

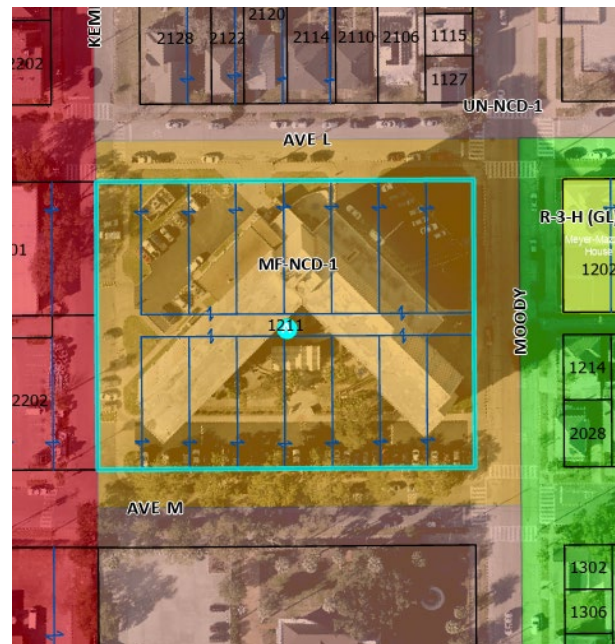
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
33				



Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark (the Gulf Breeze Apartments).

Zoning

Location	Zoning	Land Use
Subject Site	Multifamily, Neighborhood Conservation District 1 (MF-NCD-1)	Multifamily
North	Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1)	Residential
South	Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1)	Museum
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Commercial, Neighborhood Conservation District 1 (C-NCD-1)	Commercial

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

- 1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.**

Constructed in 1969 by the Galveston Housing Authority, this 11 story, 200 unit public housing structure marks a pivotal moment in the city's approach to public housing.

- 2. Properties that are associated importantly with the lives of persons historically significant in the history of the United States, the State of Texas, or the City of Galveston.**

Inspired by San Antonio's Victoria Plaza, the Gulf Breeze apartments was designed by architect Raymond R. Rapp, Jr. According to the applicant's narrative, Rapp was born in 1920, the year before his family moved to Galveston; his father was a graduate of the University of Louisville who was trained as an architect and served in the U.S. Army in World War I. In 1947, Rapp, Jr. joined his father's architecture firm as an apprentice and became office manager in 1959 on his father's death. In 1960 Rapp earned his architecture license and became the firm's sole owner. In addition to designing the Gulf Breeze apartments and his own home at 1009 Harbor View Drive, by 1982 he was involved in over a thousand projects across the Houston area. Rapp passed away in 2004 at the age of 84.

3. Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.

Raymond R. Rapp, Jr. designed primarily in Postwar Modern style, Contemporary Ranch, and Brutalism later in his career. The Gulf Breeze apartments take design cues not only from Postwar Modern style but also from the Victoria Plaza apartments. These structures marked a departure from previous low-rise housing projects by utilizing a more vertical form, and was designed with two wings set at a 90 degree angle to each other in order to provide all units with a view of the city and exposure to the natural world; again, a more dignified approach than most previous low-rise housing projects took. Over the years, Gulf Breeze became a cultural anchor for many of Galveston's working-class and African American residents, offering stability, community, and identity in the face of economic and environmental challenges.

Financial Incentives for Historic Properties

The property is not located in a historic district and is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks. However, the Galveston Housing Authority is a non-profit organization and does not pay property taxes and so cannot take advantage of the program.

Other Reviews

The Planning Commission will hear this request at the June 3, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of June 26, 2025.

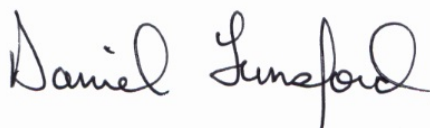
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

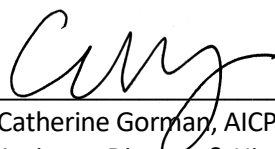
Respectfully Submitted:



Daniel Lunsford
Senior Planner

May 23, 2025

Date



Catherine Gorman, AICP
Assistant Director & Historic Preservation Manager

May 23, 2025

Date

Gulf Breeze Apartments

1211 Moody

1969, Raymond R. Rapp & Associates

Statement of Historical and Cultural Significance

Constructed in 1969 by the Galveston Housing Authority, the Gulf Breeze Apartments marked a pivotal moment in the city's approach to public housing, reflecting broader trends in modernist urban design. This 11-story, 200-unit complex drew architectural inspiration from Victoria Plaza in San Antonio, a groundbreaking public housing development that broke from the traditional "project"-style layout in favor of a more vertical, mid-rise apartment configuration. Architect Rex Rapp adopted a similar approach in Gulf Breeze, designing the building with two wings set at an angle—effectively forming a hinge—that offered residents sweeping views across Galveston's rooftops toward both the Gulf and Galveston Bay. This thoughtful design not only provided dignified living spaces but also emphasized a connection to the surrounding landscape. Over the years, Gulf Breeze became a cultural anchor for many of Galveston's working-class and Black residents, offering stability, community, and identity in the face of economic and environmental challenges. Its survival of Hurricane Ike in 2008, when much of the city's public housing stock was destroyed, only deepened its symbolic and practical importance in the local housing landscape. Today, Gulf Breeze stands as a lasting testament to resilient architecture, progressive housing policy, and the enduring significance of community-centered design.

Statement of Architectural Significance

The Gulf Breeze was designed by the architectural firm of Raymond R. Rapp & Associates and is a highly visible representation of Raymond R. Rapp, Jr.'s legacy.

The following biography is excerpted from *City of Galveston Midcentury Modern Architecture Historic Resources Survey*. The survey indicates that the Gulf Breeze is eligible for listing as a Galveston Landmark and on the National Register of Historic Places due to its association with Raymond R. Rapp, Jr.

Raymond Rudolf Rapp, Junior, was born in 1920, a year before his family moved to Galveston. His father, Raymond R. Rapp, Senior (1896-1959) was educated at the University of Louisville, worked for various architecture firms

in Kentucky and Texas, and served in the U.S. Army during WWI, before moving to Galveston in 1921. Rapp Jr. attended two years of college prior to serving in WWII (Texas Architect 1982). In 1947, he joined his father's firm and worked as an apprentice. He took over as office manager when his father died in 1959, earned his architecture license (#2507) in 1960, and became the firm's sole owner that year. In 1964, he designed his own house at 1009 Harbor View Dr (Survey ID #R33). By the time he became a Fellow of the American Institute of Architects in 1982, he had been involved in approximately 1,400 projects in the Galveston-Houston area (Texas Architect 1982). He designed primarily in the Postwar Modern style with common materials from the era, including brick, stucco, and concrete. His religious designs often blended Modernism and Revivalism, and some of his residences were designed in the Contemporary Ranch style. Later in his career, he also designed in the Brutalist style. Rapp Jr. died at the age of 84 in 2004.

A retrospective on the Rapp architecture firm for its 50th anniversary in 1971 noted that "the history of Galveston can be traced by the record books of Rapp Tackett Fash" (Angerstein 1971). The firm, established in 1921, was renamed Raymond R. Rapp and Associates in 1963, following the death of Rapp Sr. By 1971, the firm had added Gerald Tackett and Ronald Fash as general partners and opened an office in Houston.

Examples of Rapp Jr.'s extant projects in Galveston include:

- David G. Burnet Elementary School, 5511 Avenue S, 1960
- St. Mary's Cathedral School, 2011 Church Street, 1962
- E. C. Northen Memorial Scout Service Center, 3020 53rd Street, 1963
- Rapp Jr.'s personal residence, 1009 Harbor View Drive, 1964
- Ursuline Academy, 2601 Avenue N, 1964
- Gulf Breeze Housing Development, 1211 Moody, 1969
- Engineering Building, TAMU-Galveston: Mitchell Campus, 1971

GALVESTON HOUSING AUTHORITY

RESOLUTION NO. 2994

APPROVAL TO INITIATE THE APPLICATION PROCESS TO DESIGNATE GULF BREEZE AS A GALVESTON HISTORIC LANDMARK

WHEREAS, the City of Galveston's historic preservation program is designed to preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which impart a distinct aspect to the city and serve as visible reminders of the city's culture and heritage; and

WHEREAS, Galveston is known nationwide for its historic architecture, cultural and historical traditions, and for the preservation of its historical, cultural, and architectural resources. Galveston's unique character has proven increasingly attractive to residents, business interests, and visitors to the City, positively affecting the community; and

WHEREAS, the property located at 1211 21st Street otherwise known as Gulf Breeze Apartments possesses significant historical and architectural value to the City of Galveston; and

WHEREAS, the Galveston Housing Authority Board seeks to initiate historic landmark designation of 1211 Moody/21st Street, Gulf Breeze Apartments, in accordance with Texas Government Code Chapter 21 and City of Galveston's Land Development Regulations; and

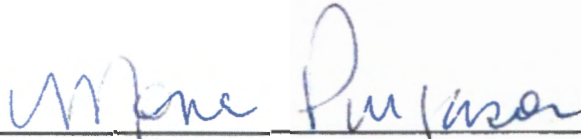
WHEREAS, the Board of Commissioners of the Galveston Housing Authority would like to initiate the process for Landmark Designation of this property.

NOW THEREFORE BE IT RESOLVED that the GHA Board of Commissioners directs GHA staff to initiate the process for an application to the City's historic preservation program for a Historic Landmark designation of the property located at 1211 21st Street, Galveston, Texas 77550.

Approved February 10, 2025

	AYES	NAYS	ABSTENTIONS	ABSENCES
Patricia Toliver	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Betty Massey	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brax Easterwood	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brenda Hall	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Belinda Davis	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Certified and signed by:



 Mona Purgason, Executive Director/Secretary
 For the Board



