

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, JULY 7, 2025 - 4:00 PM
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL
823 ROSENBERG, GALVESTON, TEXAS
REGULAR MEETING**

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

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

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

4.A June 16, 2025 – Regular Meeting

5. Public Comment
Members of the public may address the Committee. Speakers will be limited to three minutes.
6. Old Business and Associated Public Hearings

6.A CERTIFICATE OF APPROPRIATENESS

- 6.A.1 **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 Buergler, Saint Buergler Property Management, LLC.

7. New Business and Associated Public Hearings

7.A CERTIFICATE OF APPROPRIATENESS

2. **25LC-028 (1302 Ball / Avenue H)** Request for a Certificate of Appropriateness for modifications to the structure including window replacement. Property is legally described as M.B. Menard Survey, Lots 8 and 9, Block 313, in the City and County of Galveston, Texas.
Applicant: Kayla Gutowski, Renewal by Andersen
Property Owner: Roger and Domenica Zimmerman

7.B ACTION ITEM

3. **25PA-003** Adoption of Policy Regarding Windows in New Construction and Additions
Applicant: City of Galveston

8. 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 07/02/2025 at 4:30 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 – June 16, 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; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Tate Burchfield, Office of the City Attorney Intern; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The June 2, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

APPEAL OF STAFF'S DETERMINATION

25LC-027 (2218 Avenue O) Request to appeal Staff's determination regarding front setbacks in the San Jacinto Neighborhood Conservation District (NCD). The property is legally described as Abstract 628 M.B. Menard Survey, Lot A, Eunett Enterprises Replat (2004), in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owner: Toby Wilson

Staff presented the report and noted that 23 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.

Chairperson Click made a motion to reverse Staff's Determination and accept the applicant's proposed setback.

Vice-Chairperson Bourgeois 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 Lewis

The motion passed.

LICENSE TO USE

25LC-020 (Adjacent to 2102 Mechanic / Avenue C) Request for a Recommendation regarding a License to Use in order to retain construction fencing. Adjacent property is legally described as M.B. Menard Survey, Lot 8 And East 28-6 Feet of Lot 9, Block 621, in the City and County of Galveston, Texas.

Applicant: Jonathan Aronin

Adjacent Property Owner: Goldman Investments – The Cotton Exchange, LLC.

Easement Holder: City of Galveston

Staff presented the report and noted that 22 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. 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 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:	None
Non-voting participant:	Allen (Alternate), Smith (Alternate), Ex Officio Lewis

The motion passed.

THE MEETING ADJOURNED AT 4:17 PM





25LC-022

MEMORANDUM

TO: Sarah Moore Click, Landmark Commission Chairperson and Landmark Commissioners

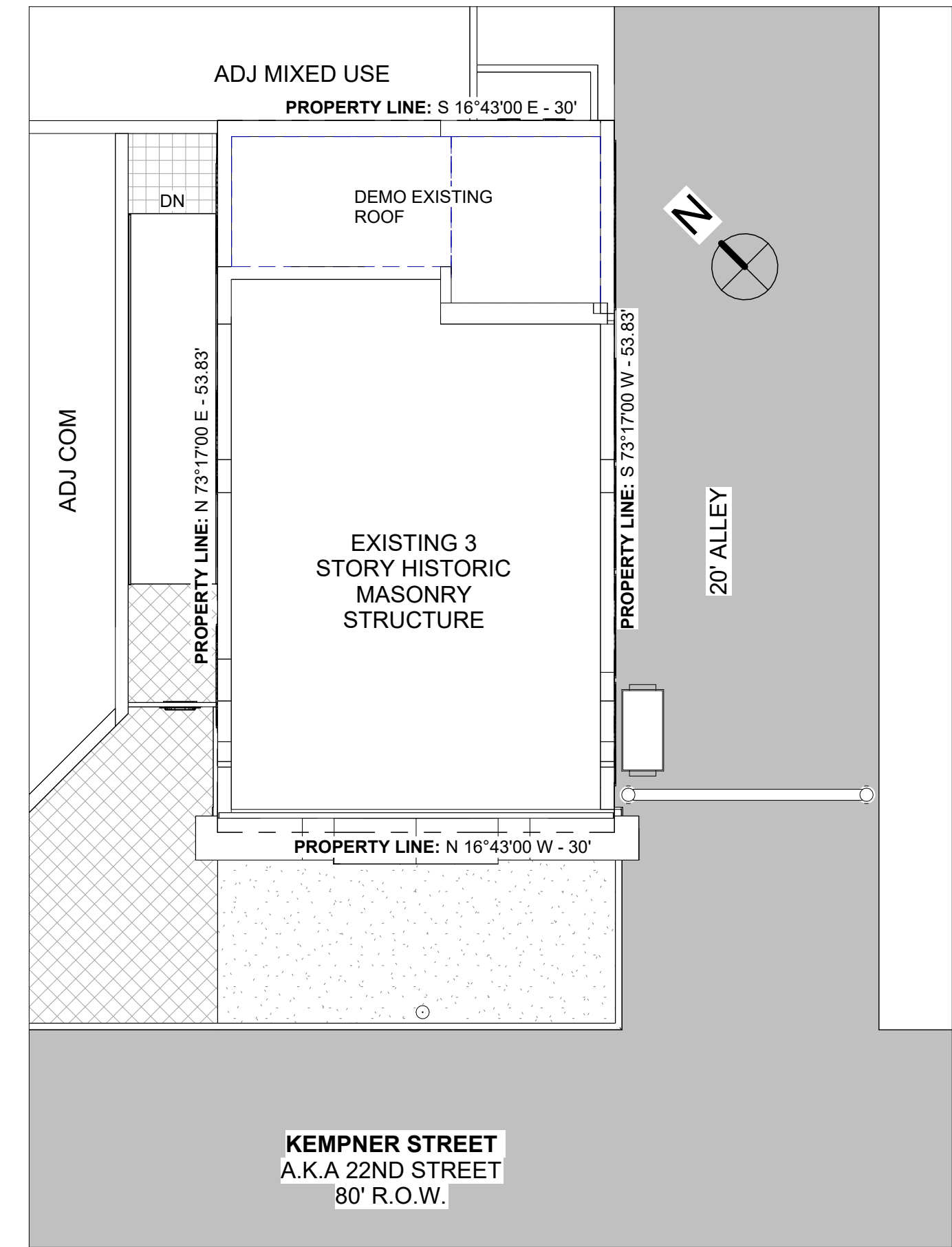
FROM: Daniel Lunsford
Planning Manager
Development Services Department

DATE: June 27, 2025

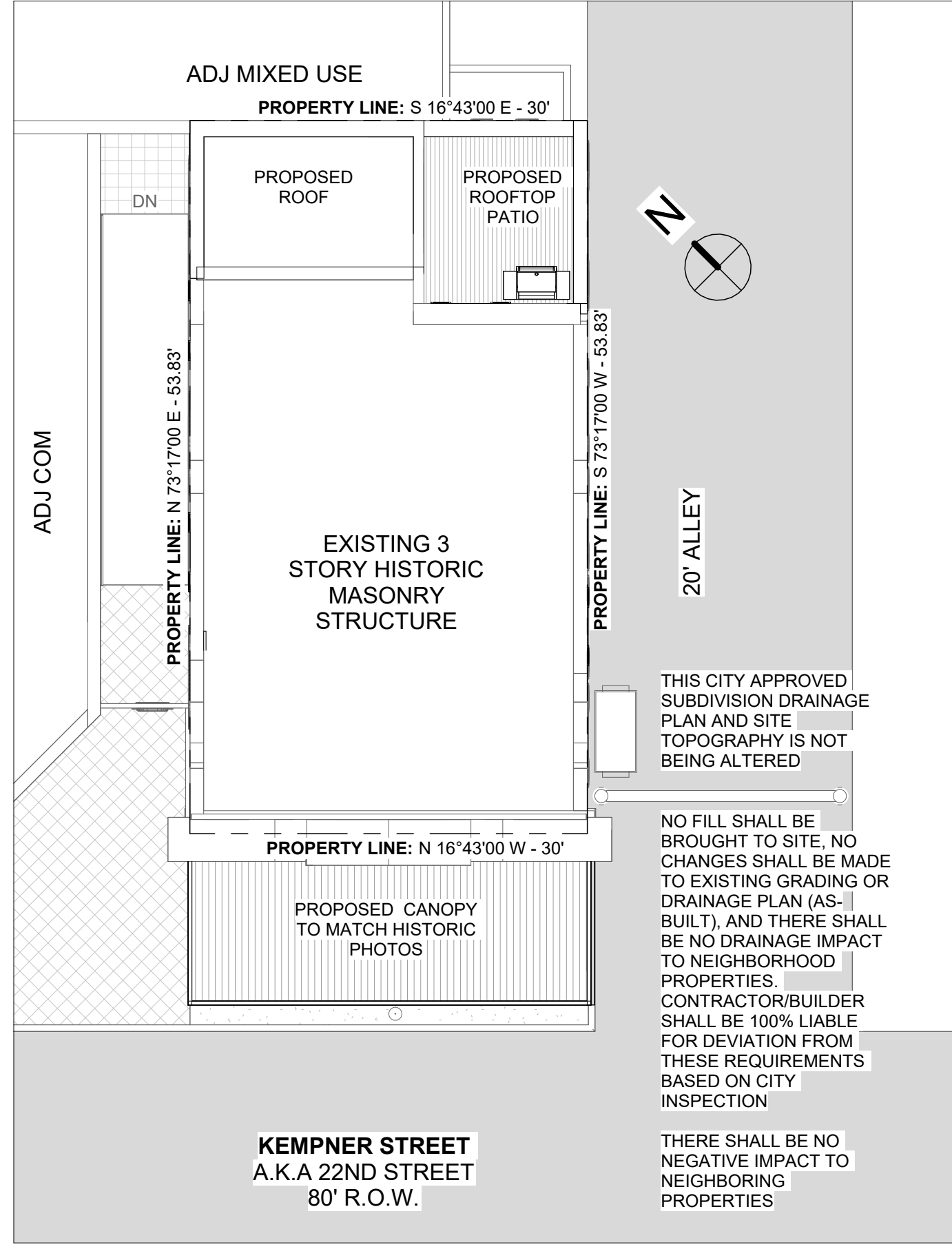
RE: **25LC-022 (212 22nd Street)** Request for a Certificate of Appropriateness for modifications to the structure including a new canopy and a third floor addition. The property is legally described as Abstract 628 M.B. Menard Survey, Part of Lots 1 & 2 (1-1) Block 621, in the City and County of Galveston, Texas.
Applicant: Brax Easterwood, AIA
Property Owner: Catherine Buerger, Saint Buerger Property Management, LLC.

The Landmark Commission requested a deferral of the above referenced request from the June 2, 2025 regular meeting to the July 7, 2025 regular meeting in order for the applicant to provide additional information. The June 2, 2025 staff report and additional information from the applicant as requested is attached for consideration.

This was the first request for deferral and there were no costs associated with the request.

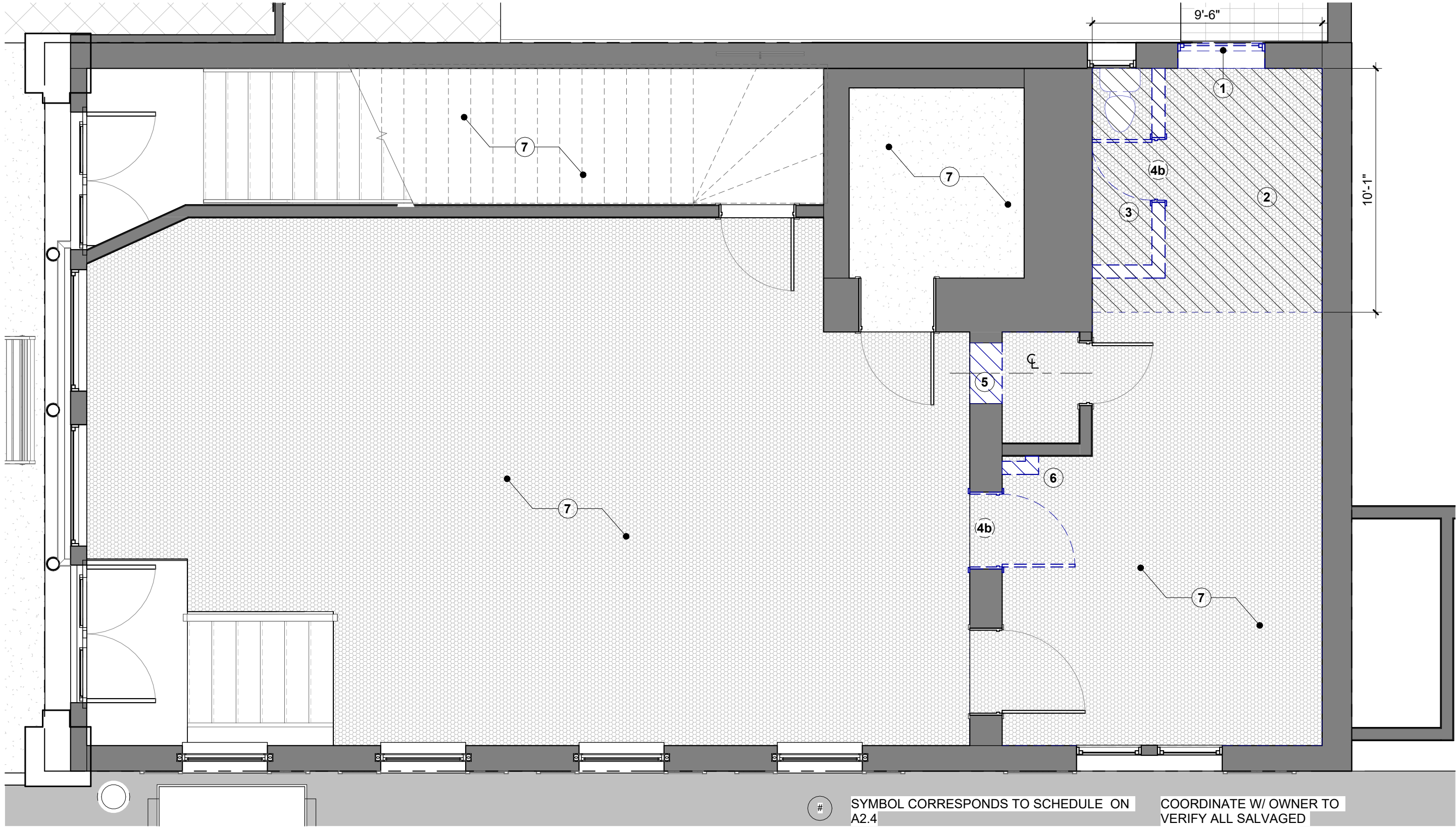


1 EXISTING SITE PLAN
1" = 10'-0"



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

**REVISED
EXHIBIT A**



1 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

St. John Residence
210 22nd Street

Project Number: R19-012.01

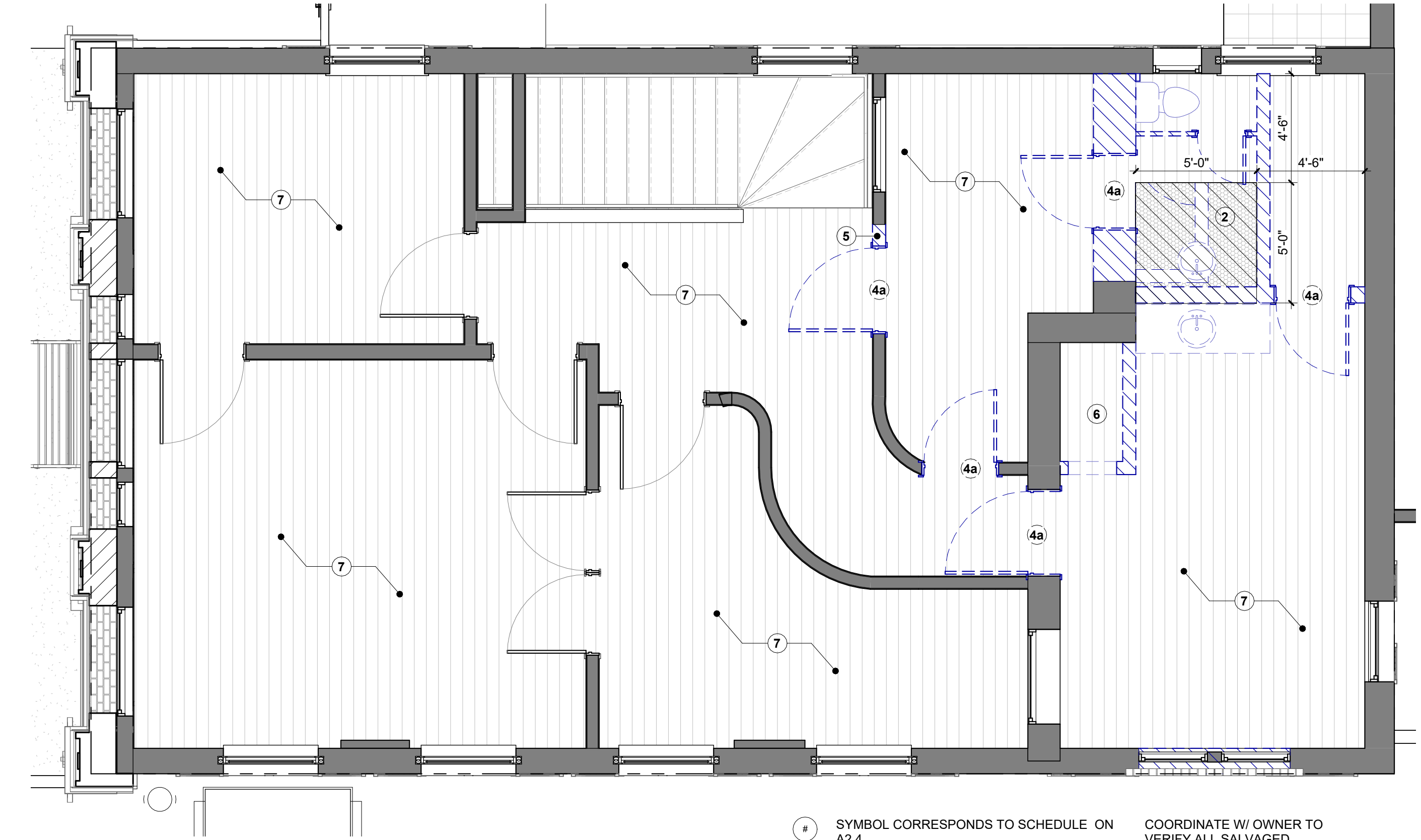
eas easterwood
ARCHITECTS STUDIO

123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beala.com

A2.1
Demo Plan

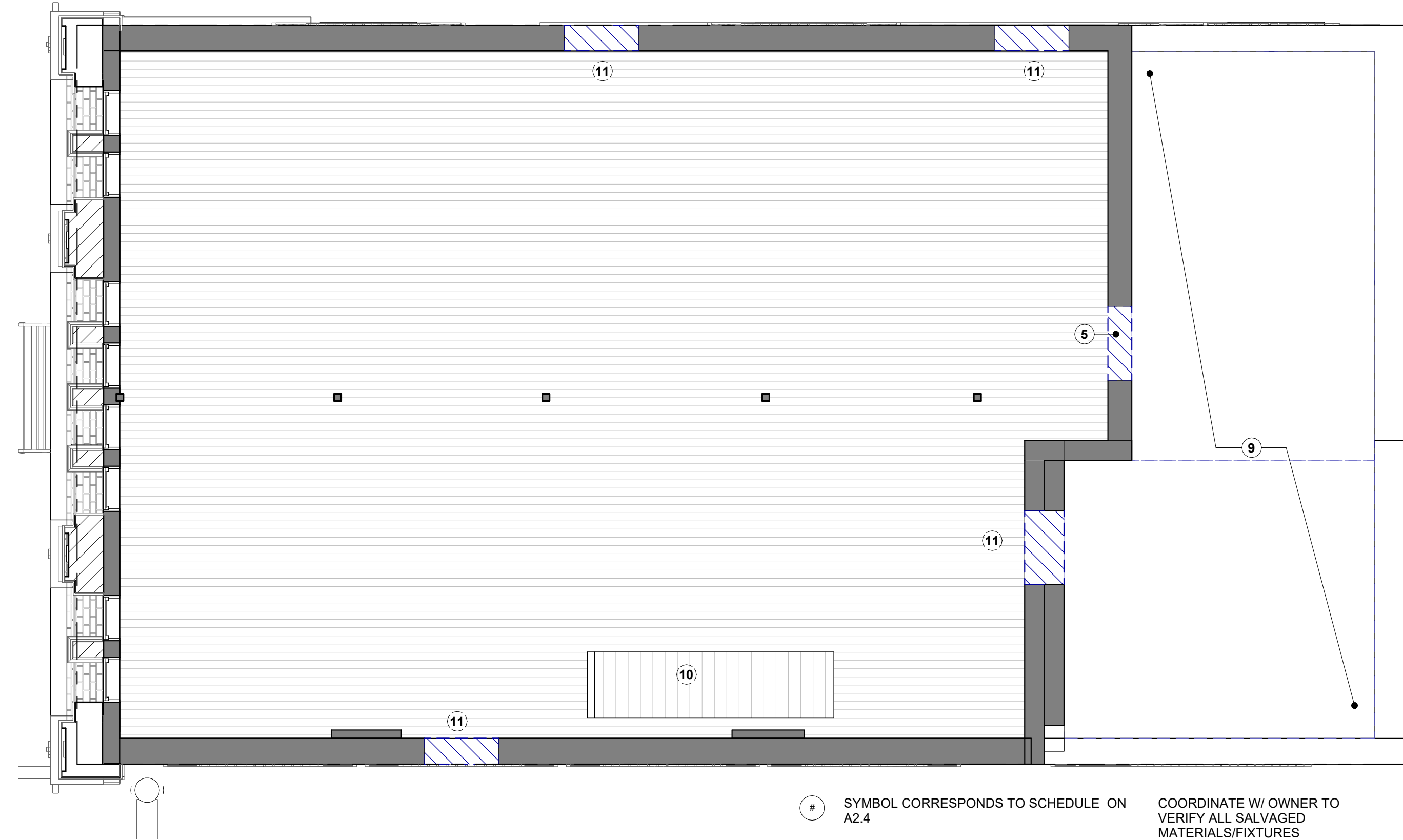
Issue Date: 06/18/2025



1 EXISTING SECOND 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 THIRD 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

St. John Residence
210 22nd Street

Project Number: R19-012.01

eas easterwood
ARCHITECTS STUDIO

123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beala.com

A2.3
Demo Plan

Issue Date: 06/18/2025

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 reusue
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
9	Demo roof structure, parapet to remain
10	Remove attic door
11	Demo for new window opening

#

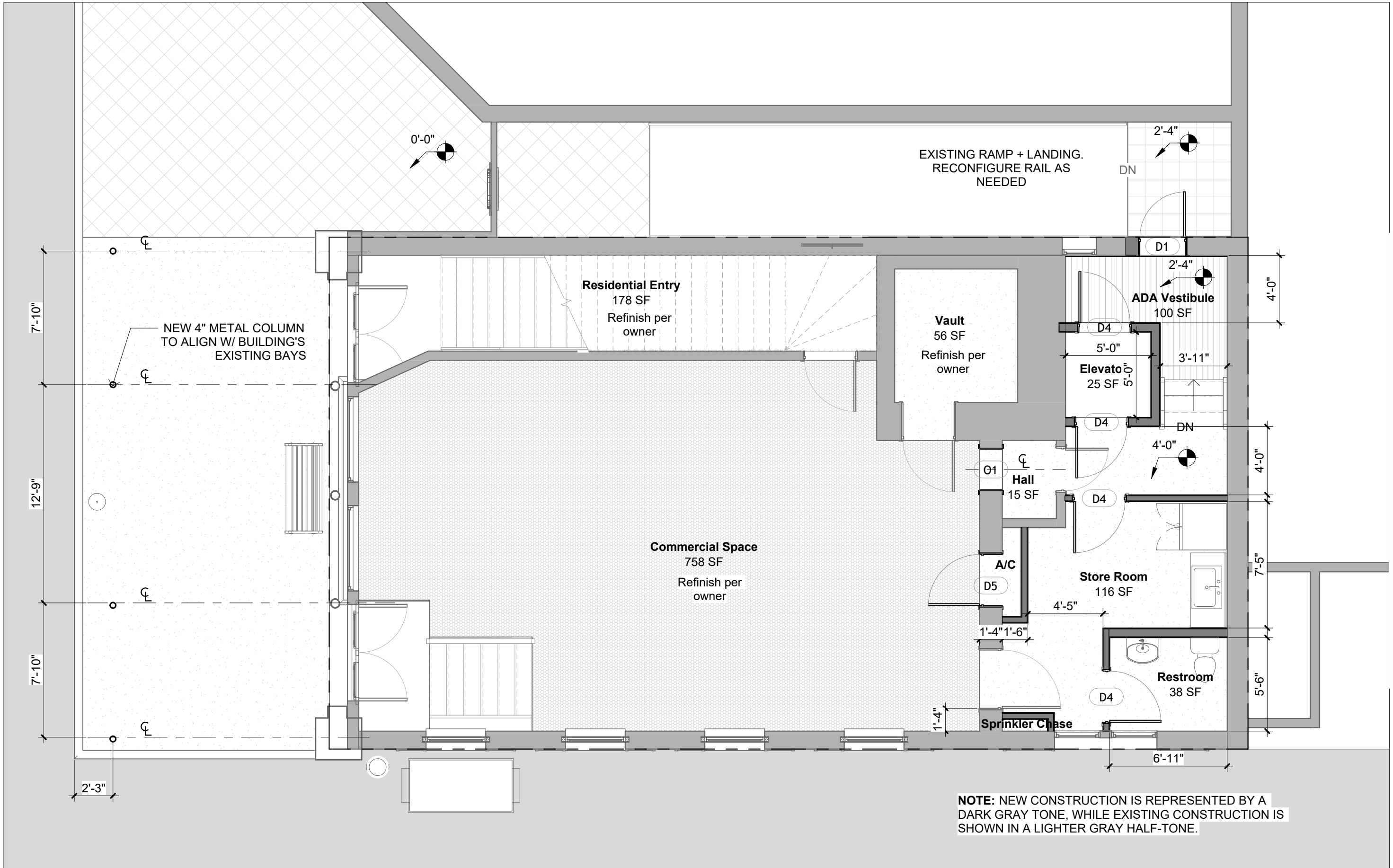
REFER TO SYMBOL ON FLOOR PLANS/SITE PLANS ON A2.4

COORDINATE W/ OWNER TO VERIFY ALL SALVAGED MATERIALS/FIXTURES

NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

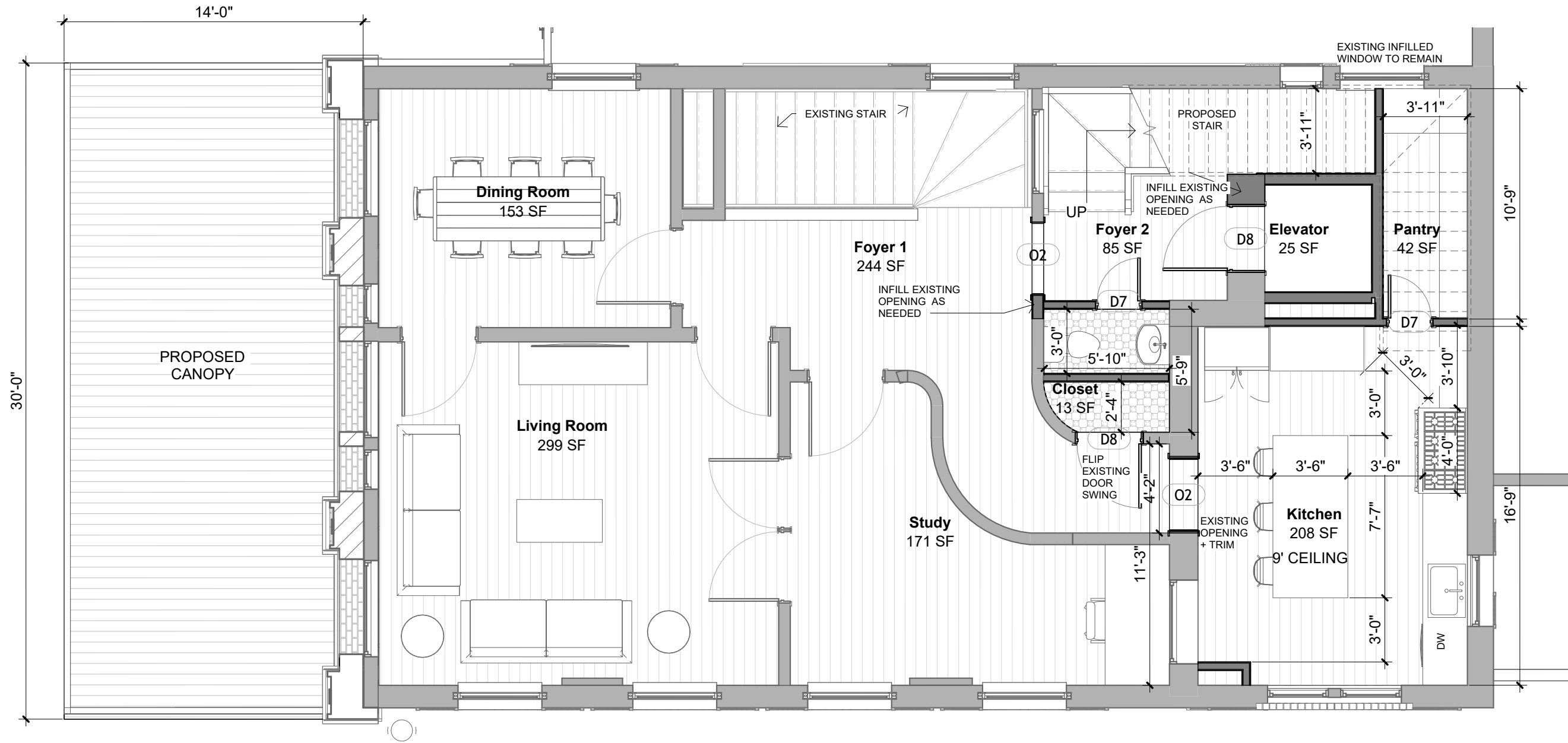
Demo Schedule

1/4" = 1'-0"



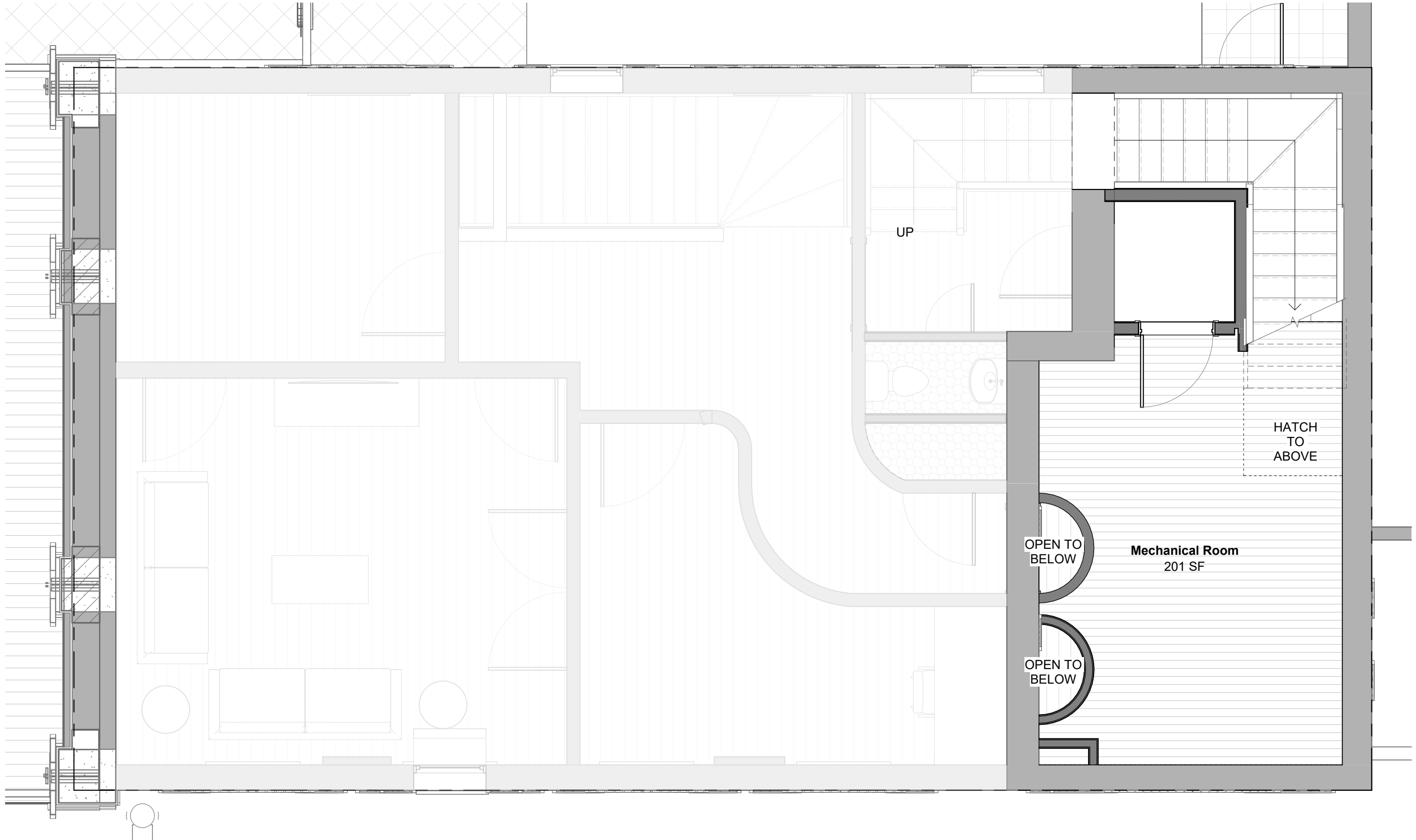
1 PROPOSED FIRST FLOOR
3/16" = 1'-0"

1 PROPOSED SECOND FLOOR
3/16" = 1'-0"

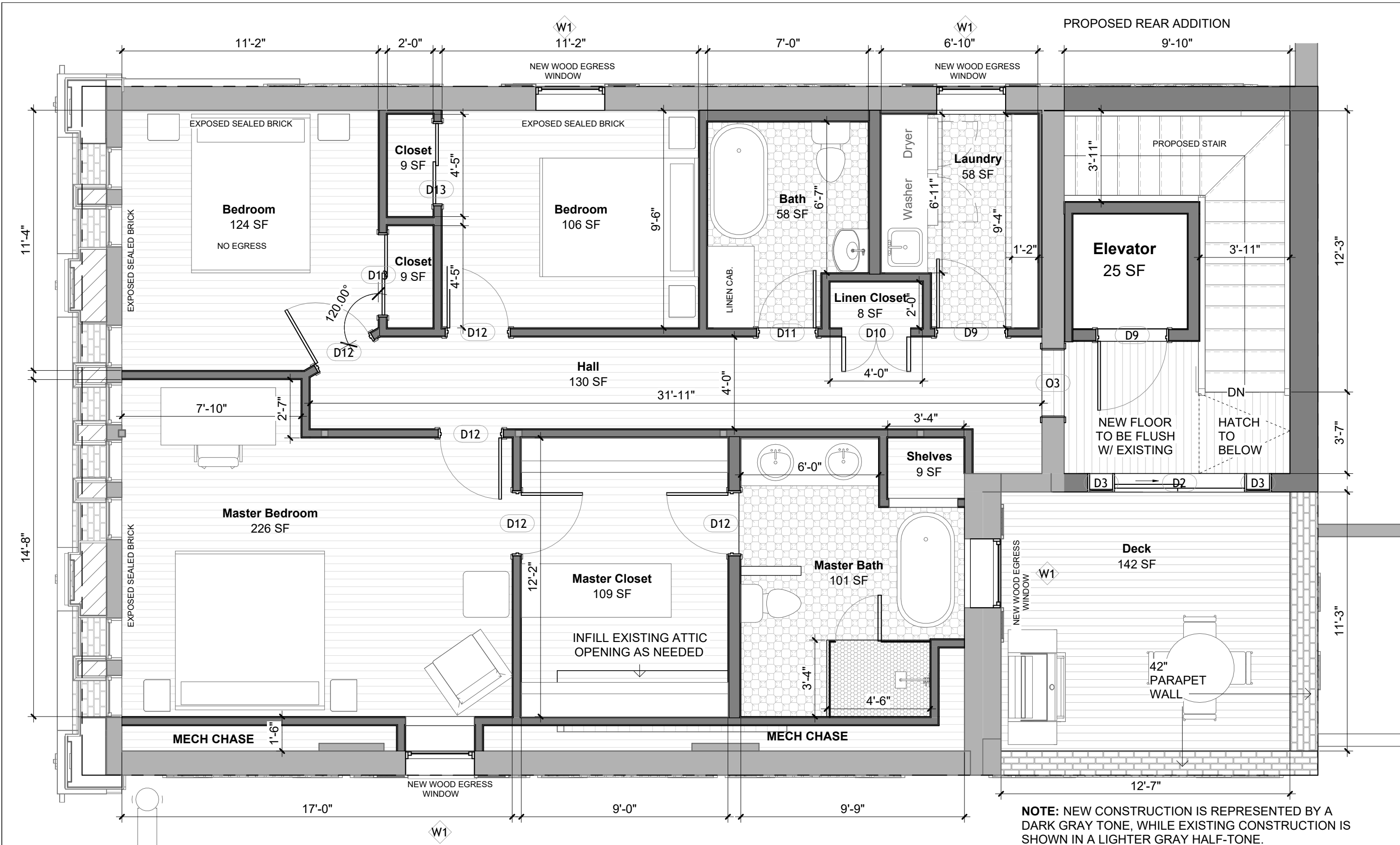


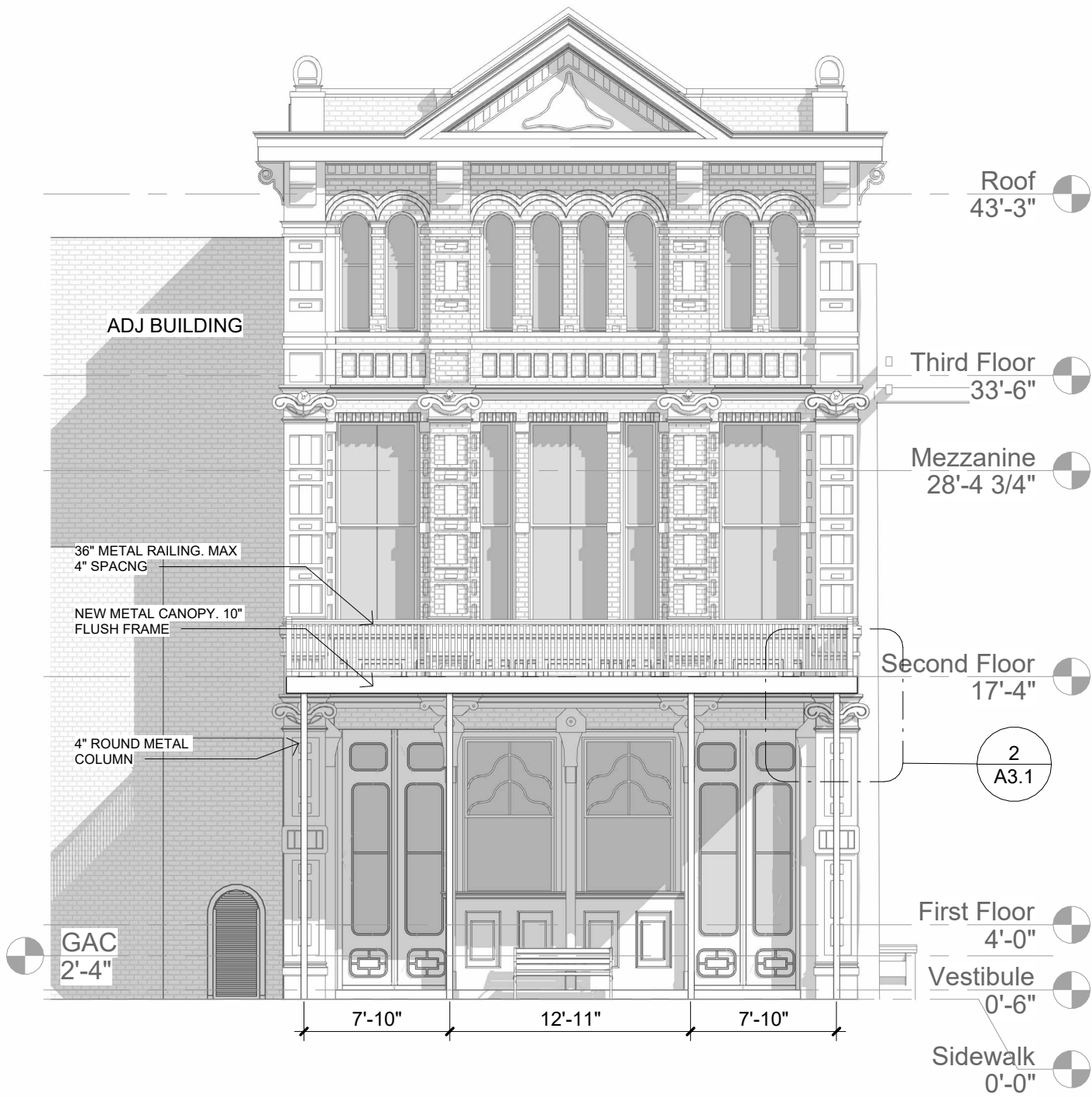
NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

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

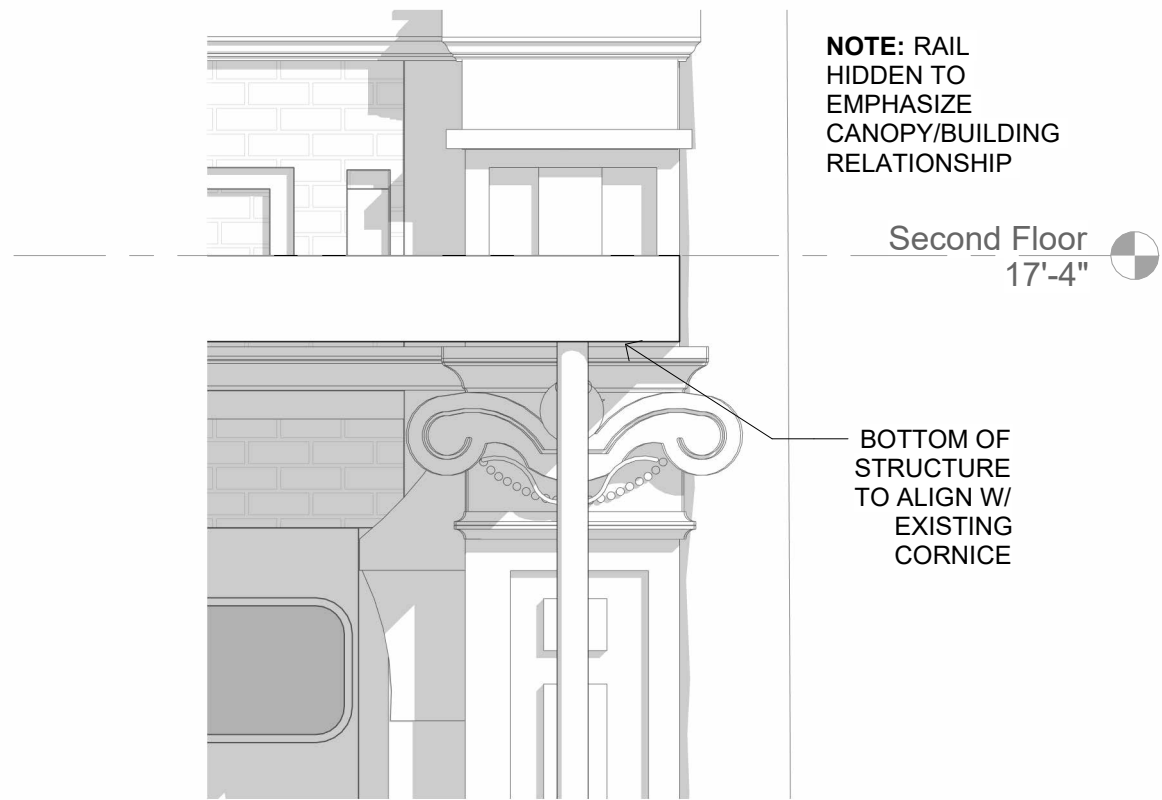


NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.





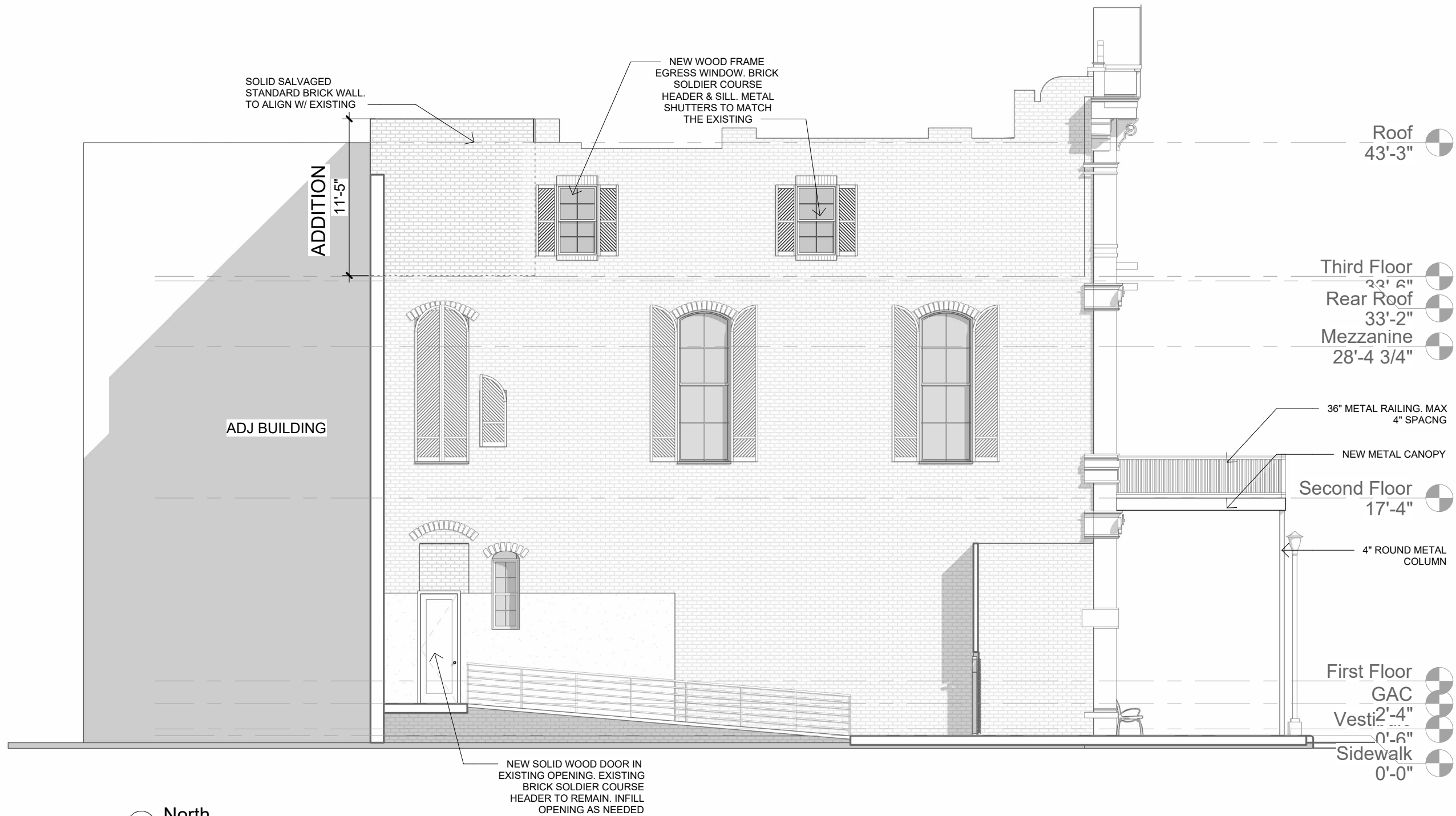
1 West
1/8" = 1'-0"



2 West - Callout 1
1/2" = 1'-0"



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





1 3D View 1



2 3D View 2

St. John Residence
210 22nd Street

Project Number: R19-012.01

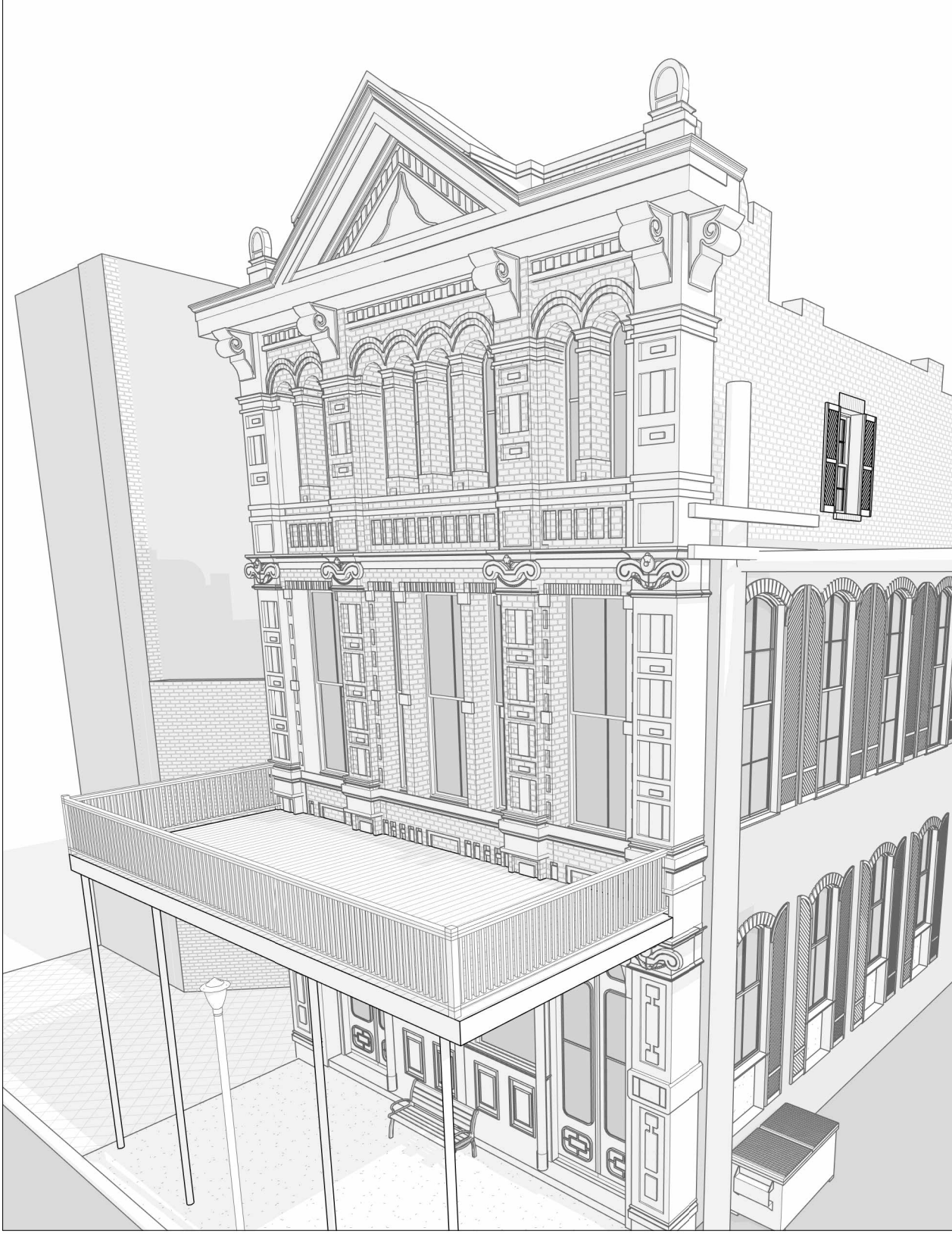
eas **easterwood**
ARCHITECTS STUDIO

123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beala.com

A4.1
Perspectives

Issue Date: 06/18/2025



1 Bird's Eye View



PEARL GALLERY

1000 10TH STREET, SUITE 100, DALLAS, TX 75201

972.443.1234

www.pearlgallery.com

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←

PEARL GALLERY



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:

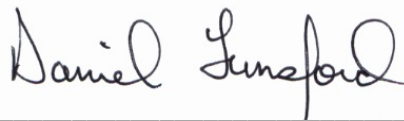
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications:
 - a. The rooftop additional shall be set back from the plane of the historic building along the mid-block alley (south façade) by 18 inches, 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.

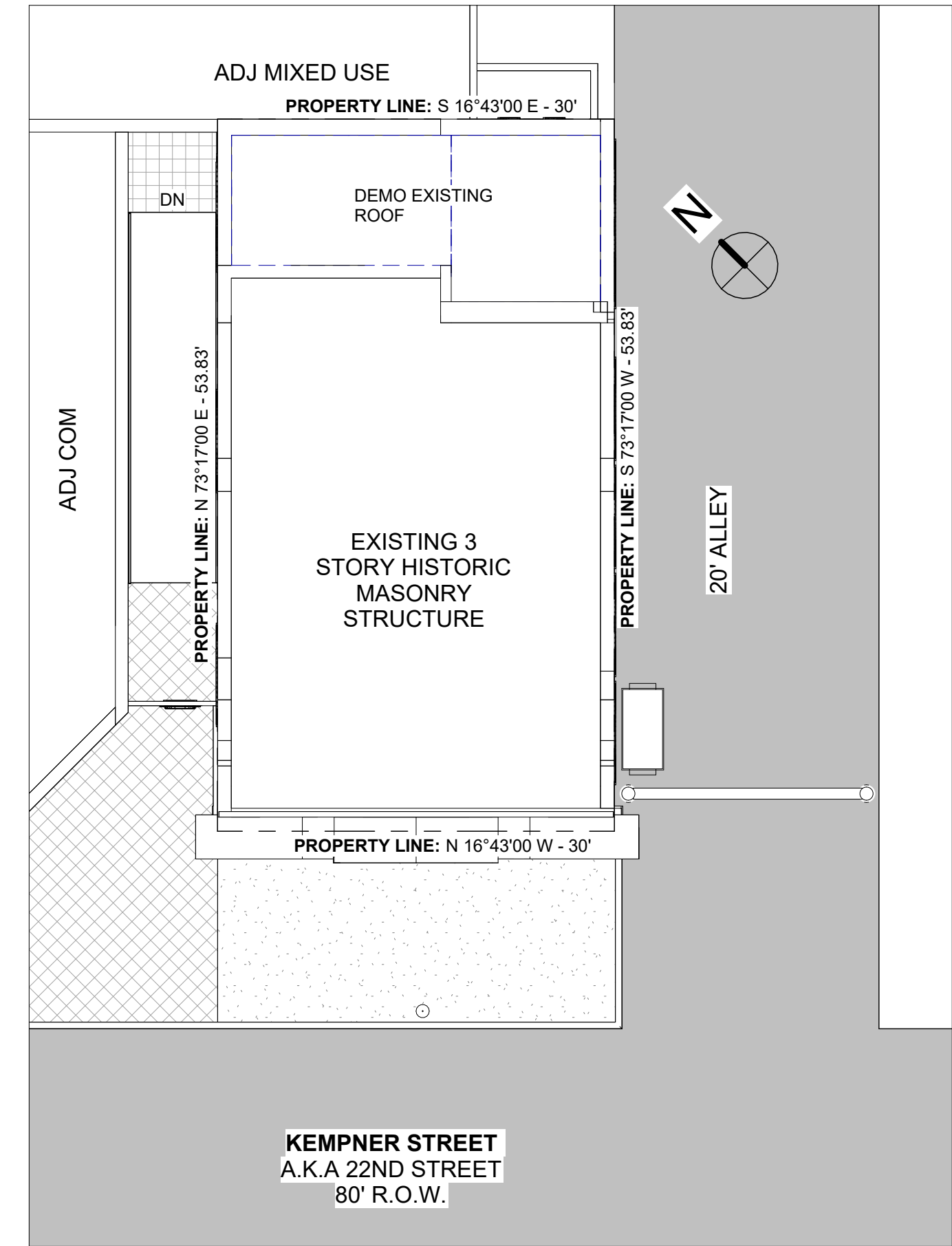
Respectfully Submitted,



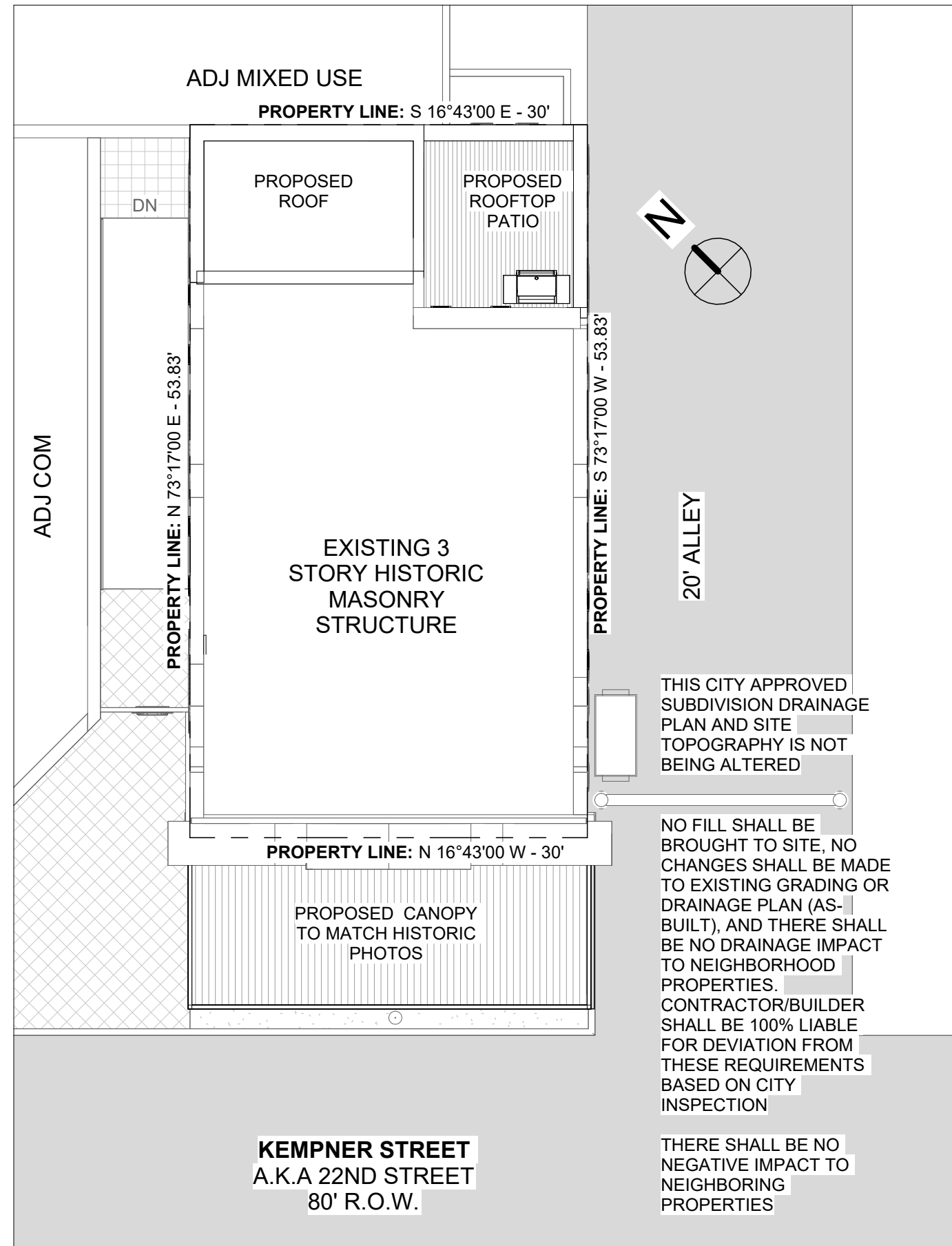
Daniel Lunsford
Senior Planner

May 27, 2025

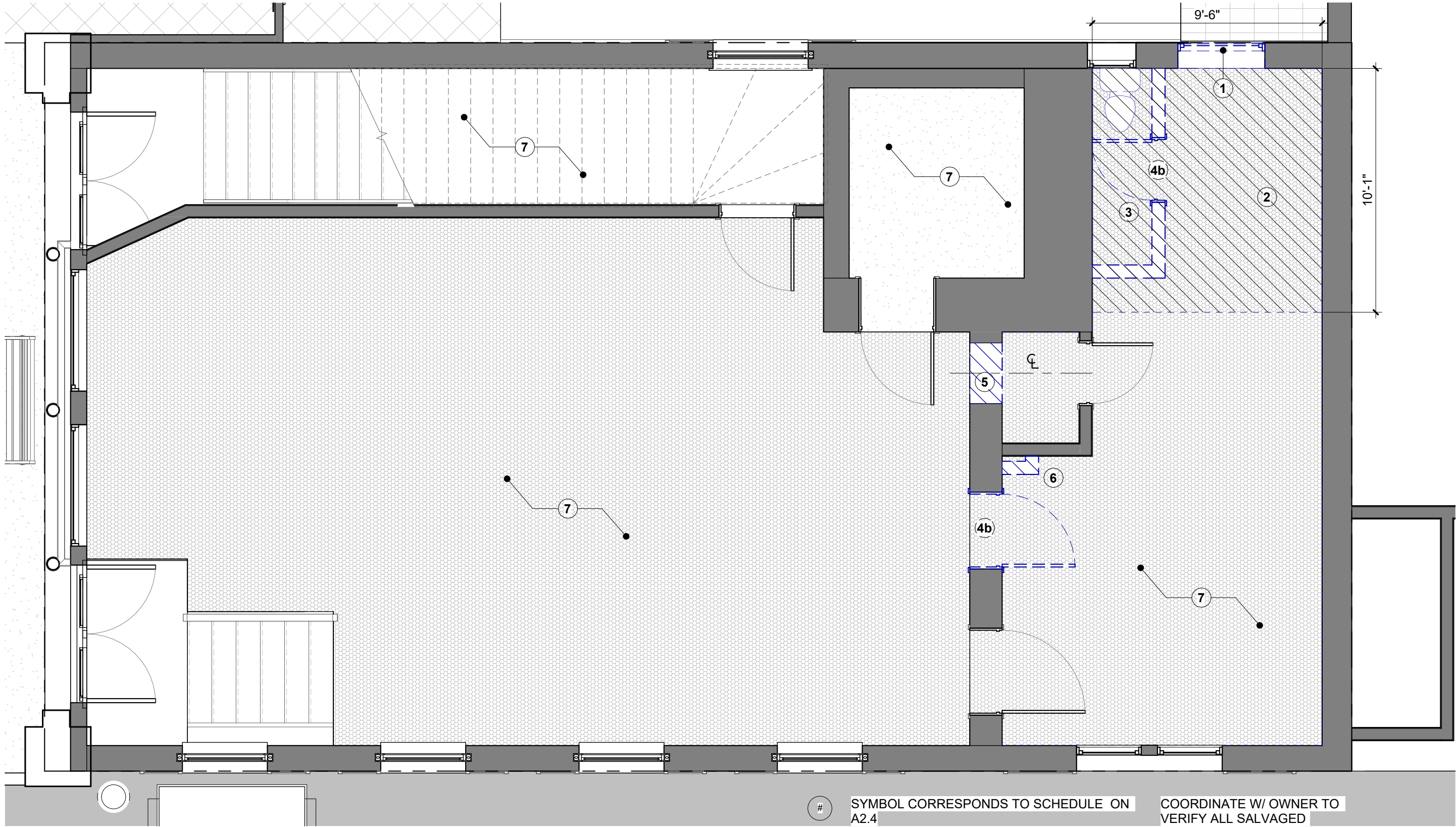
Date



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



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



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

NOTE: ALL BLUE DASHED LINES REFER TO DEMOLITION

#

SYMBOL CORRESPONDS TO SCHEDULE ON
A2.4

COORDINATE W/ OWNER TO
VERIFY ALL SALVAGED
MATERIALS/FIXTURES

St. John Residence
210 22nd Street

Project Number: R19-012.01

eas easterwood
ARCHITECTS STUDIO

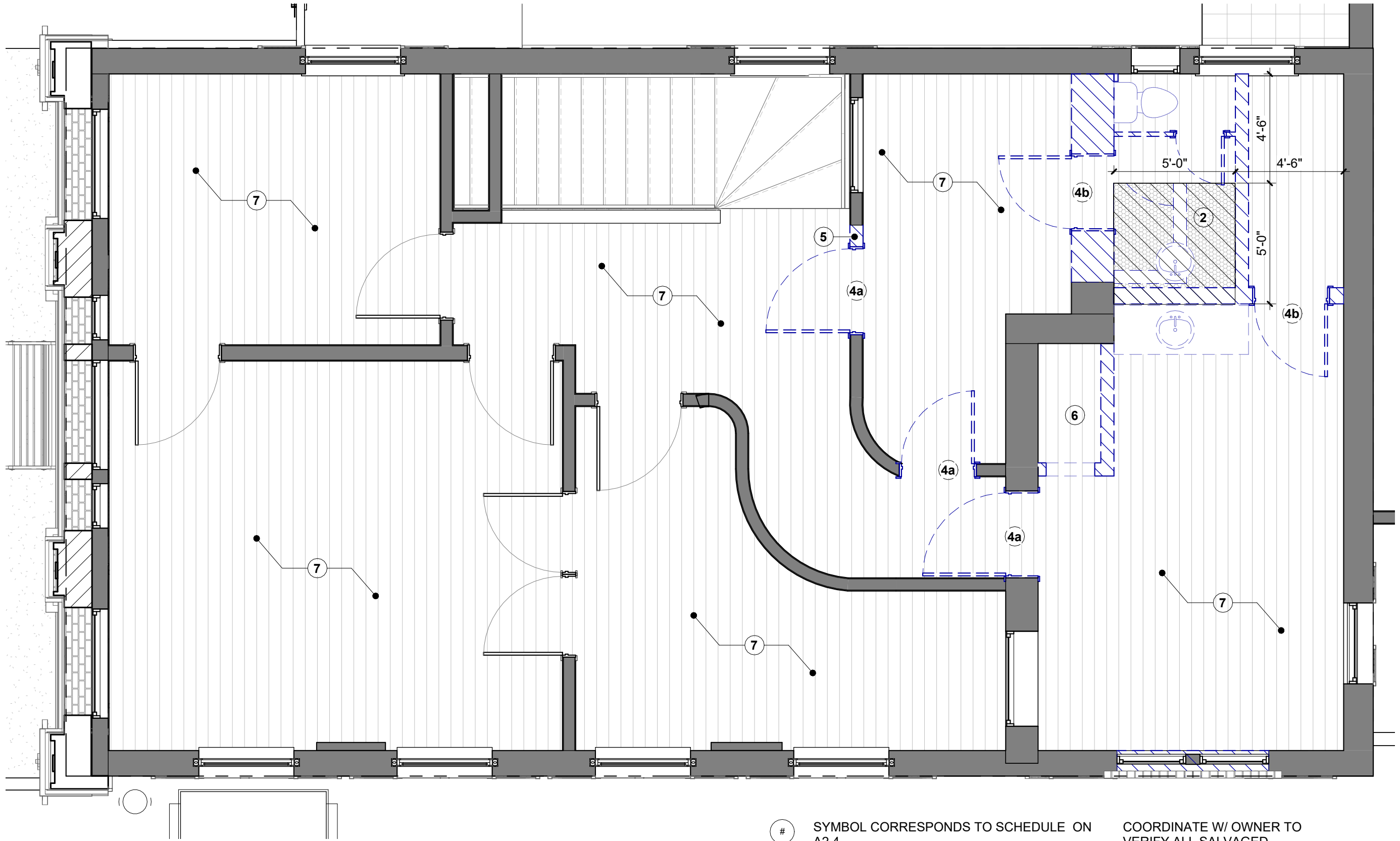
123 25th Street - Suite 2007
Galveston TX 77550

409.354.8976
contact@beala.com

A2.1
Demo Plan

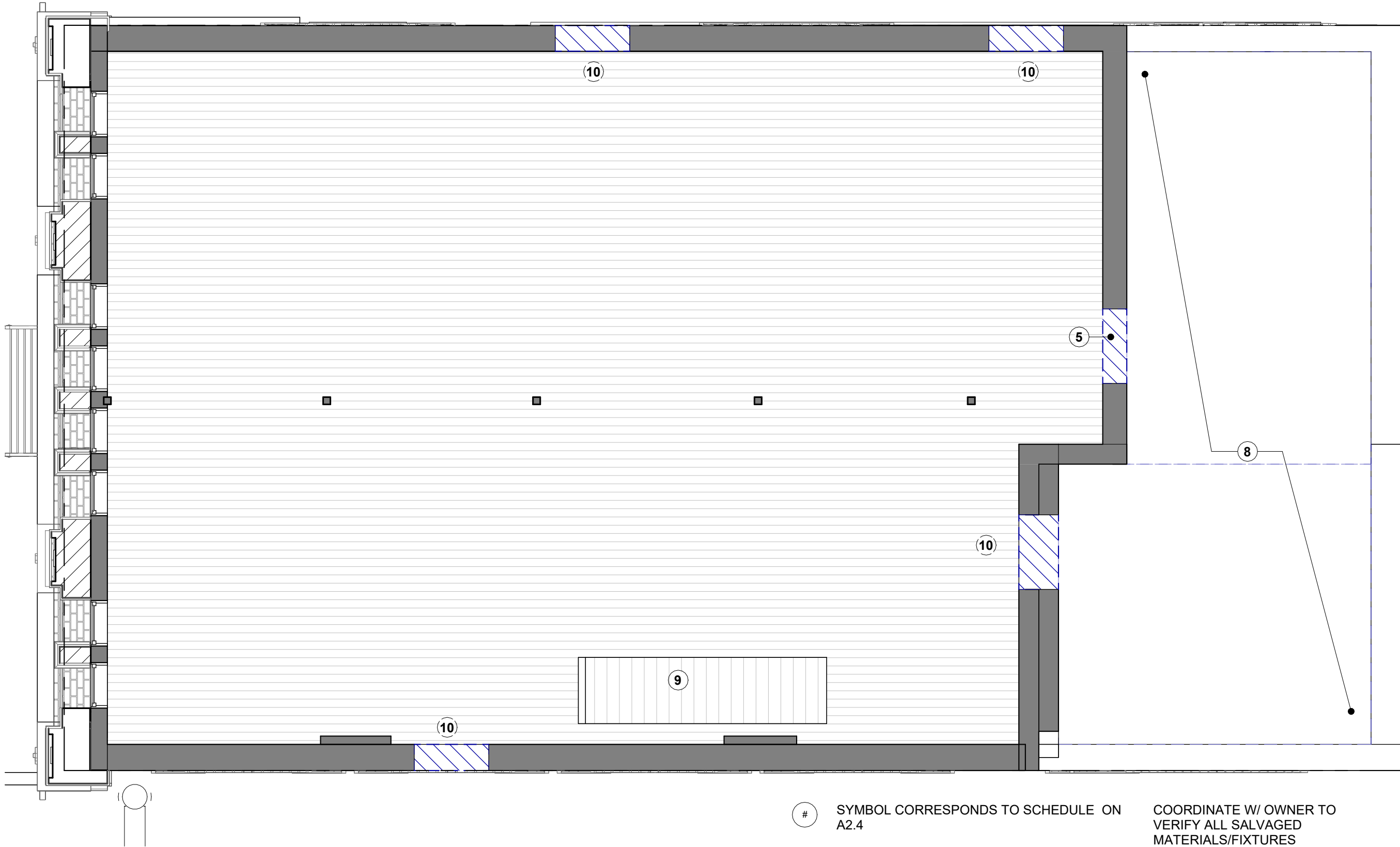
Issue Date: 01/24/2025

1 EXISTING SECOND 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 THIRD 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

St. John Residence
210 22nd Street

Project Number: R19-012.01

eas easterwood
ARCHITECTS STUDIO

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Galveston TX 77550

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A2.3
Demo Plan

Issue Date: 01/24/2025

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 reusue
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

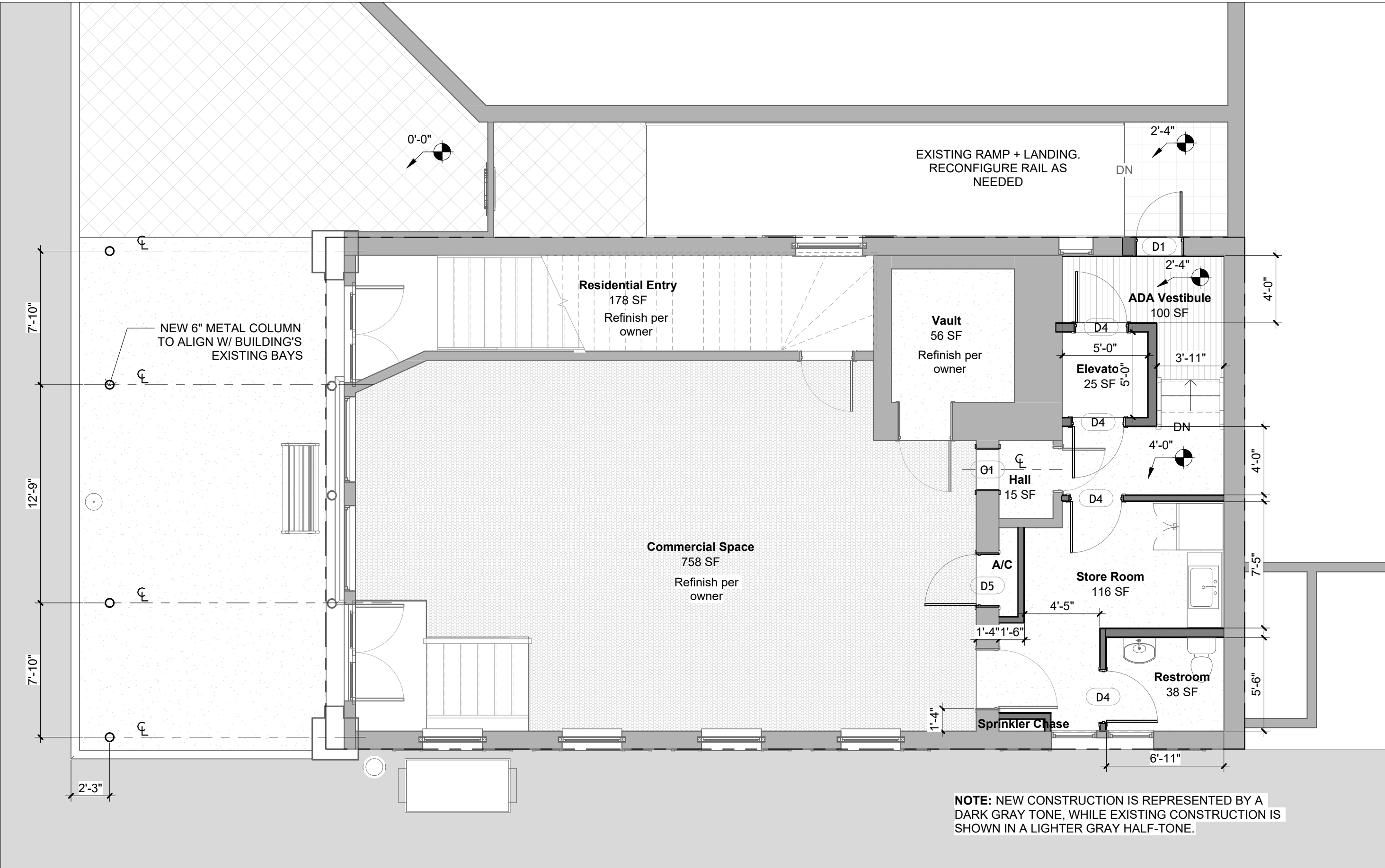
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REFER TO SYMBOL ON EXISTING FLOOR PLANS ON A2.1-A2.3

COORDINATE W/ OWNER TO VERIFY ALL SALVAGED MATERIALS/FIXTURES

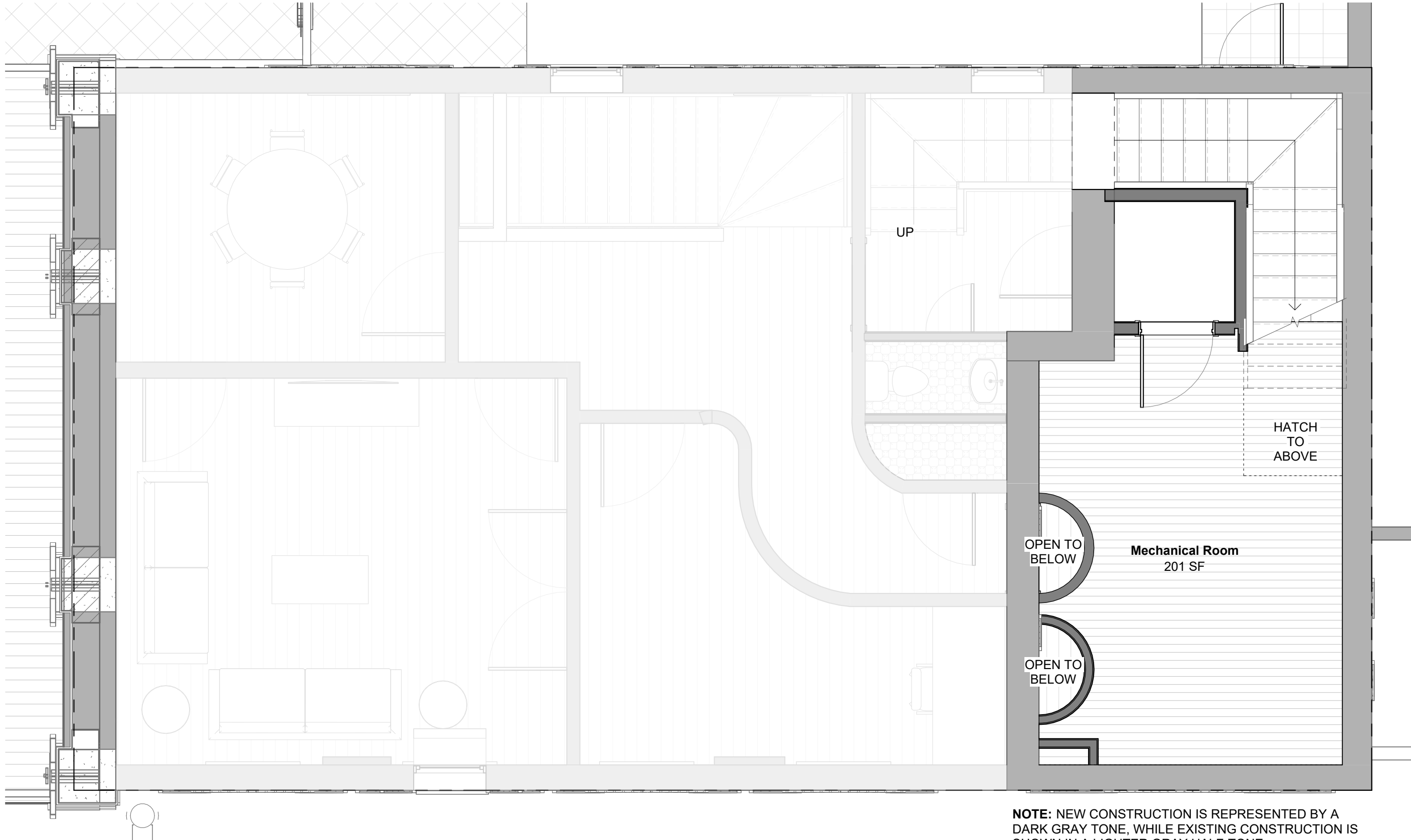
Demo Schedule

1/4" = 1'-0"

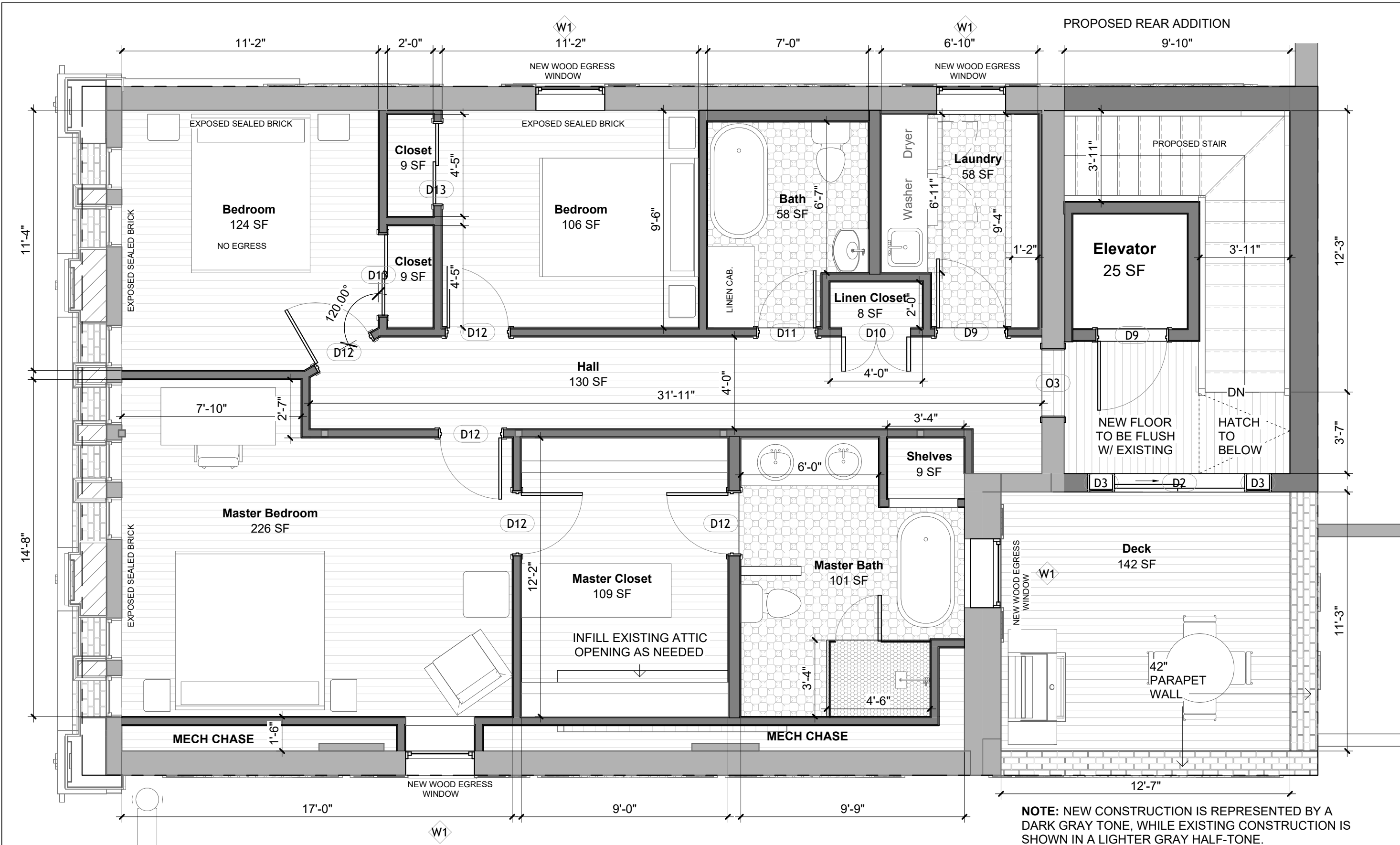


1 PROPOSED FIRST FLOOR
3/16" = 1'-0"

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



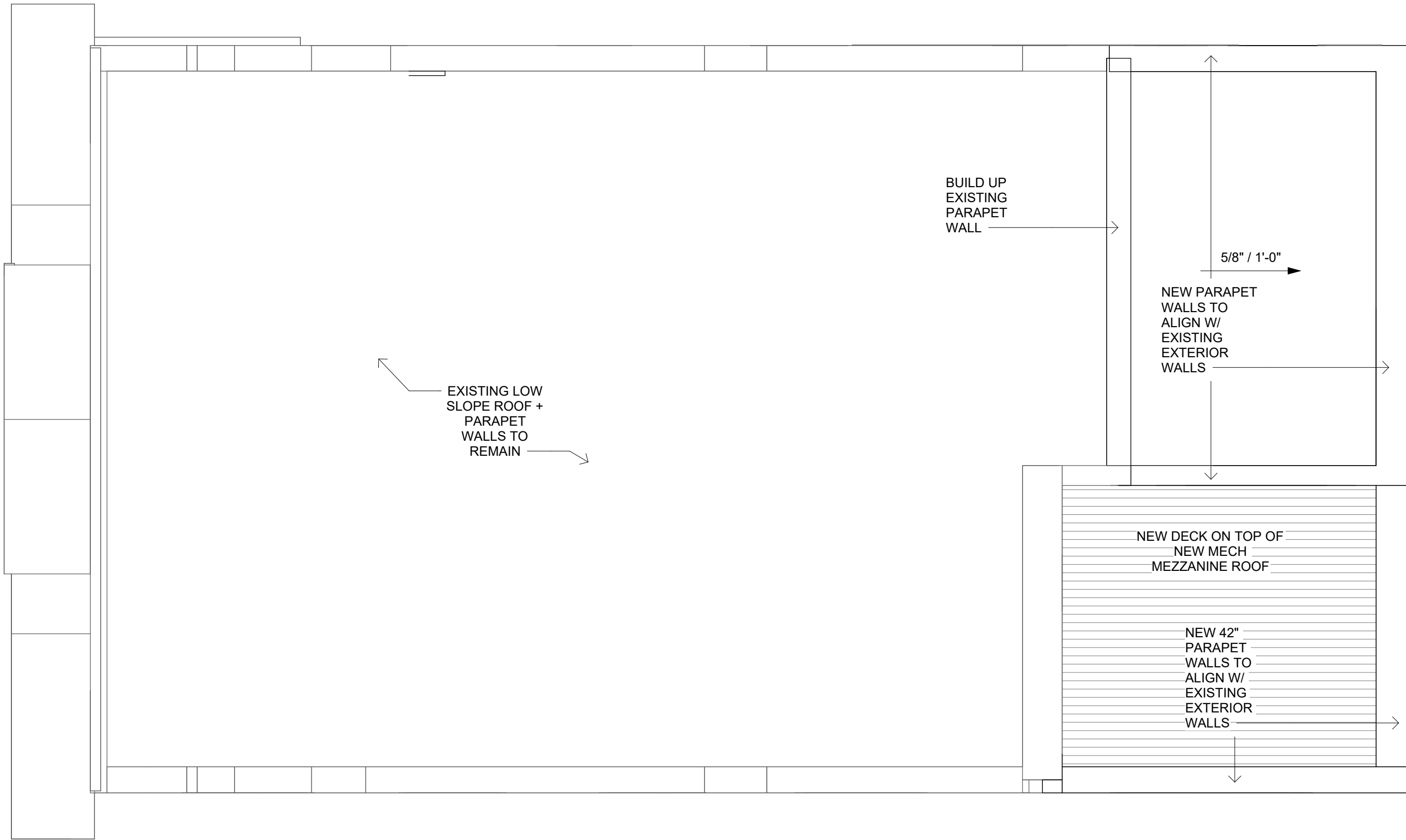
NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

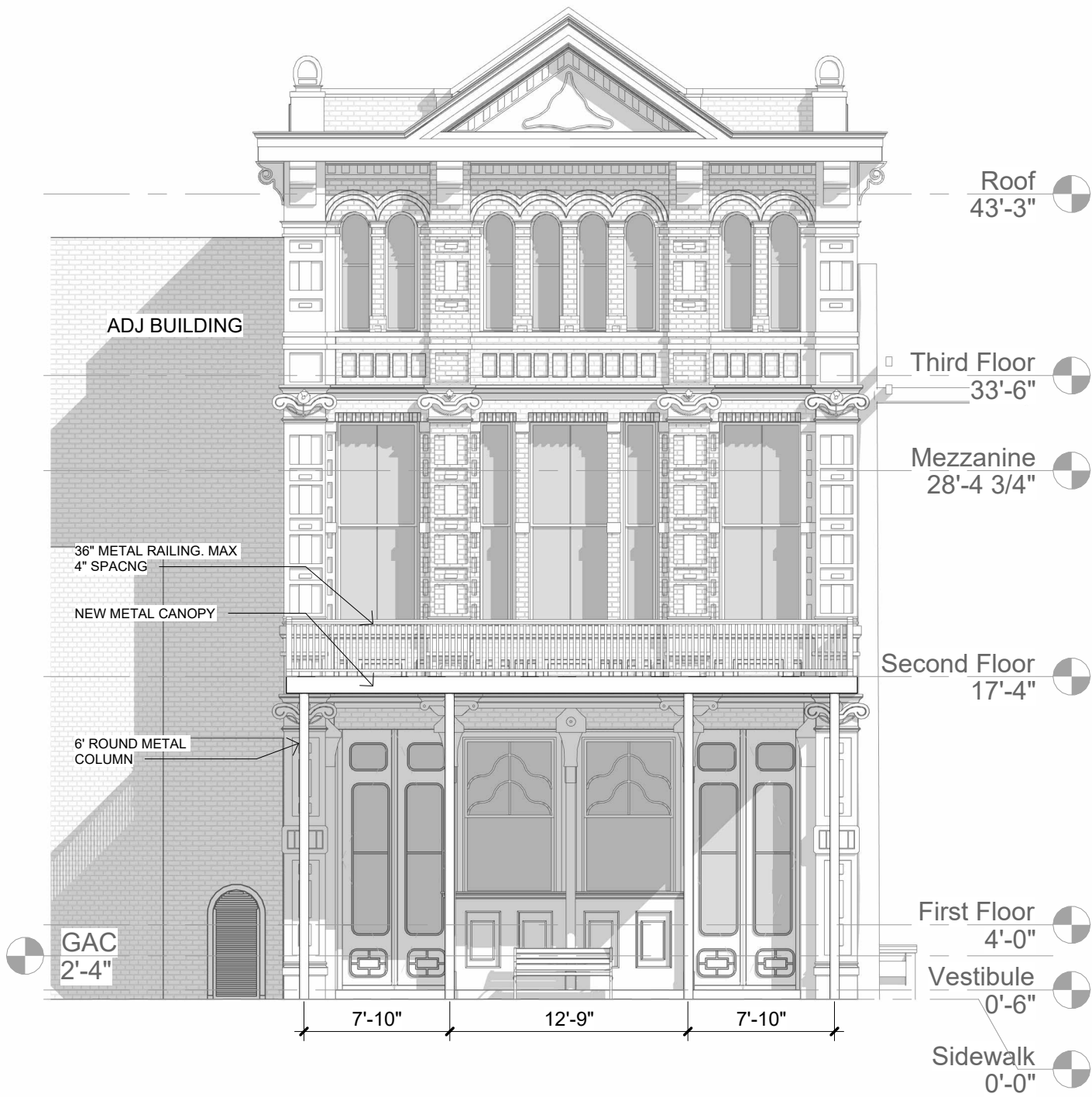


1 3 - Third Floor New/Proposed
1/4" = 1'-0"

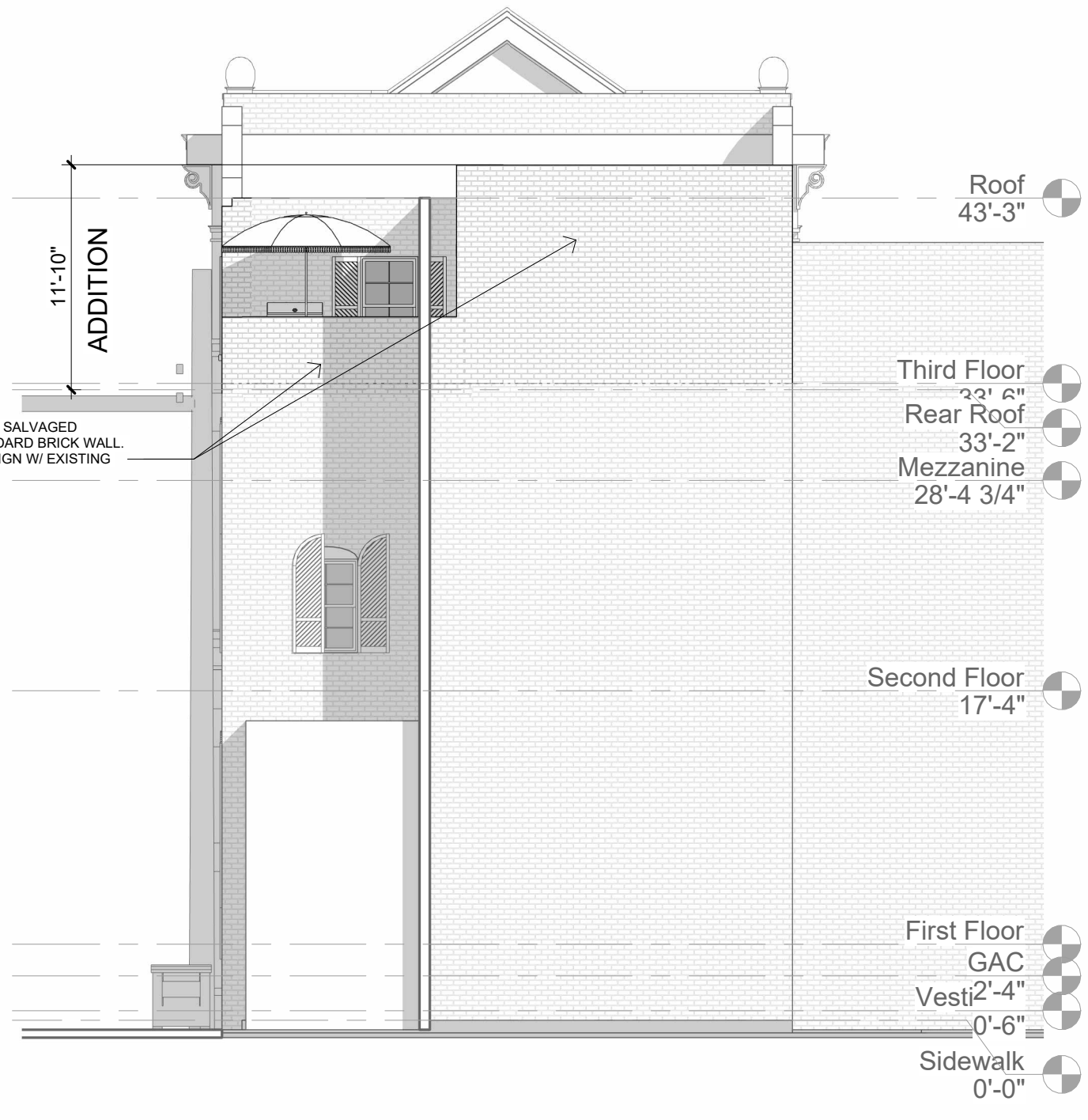
1

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





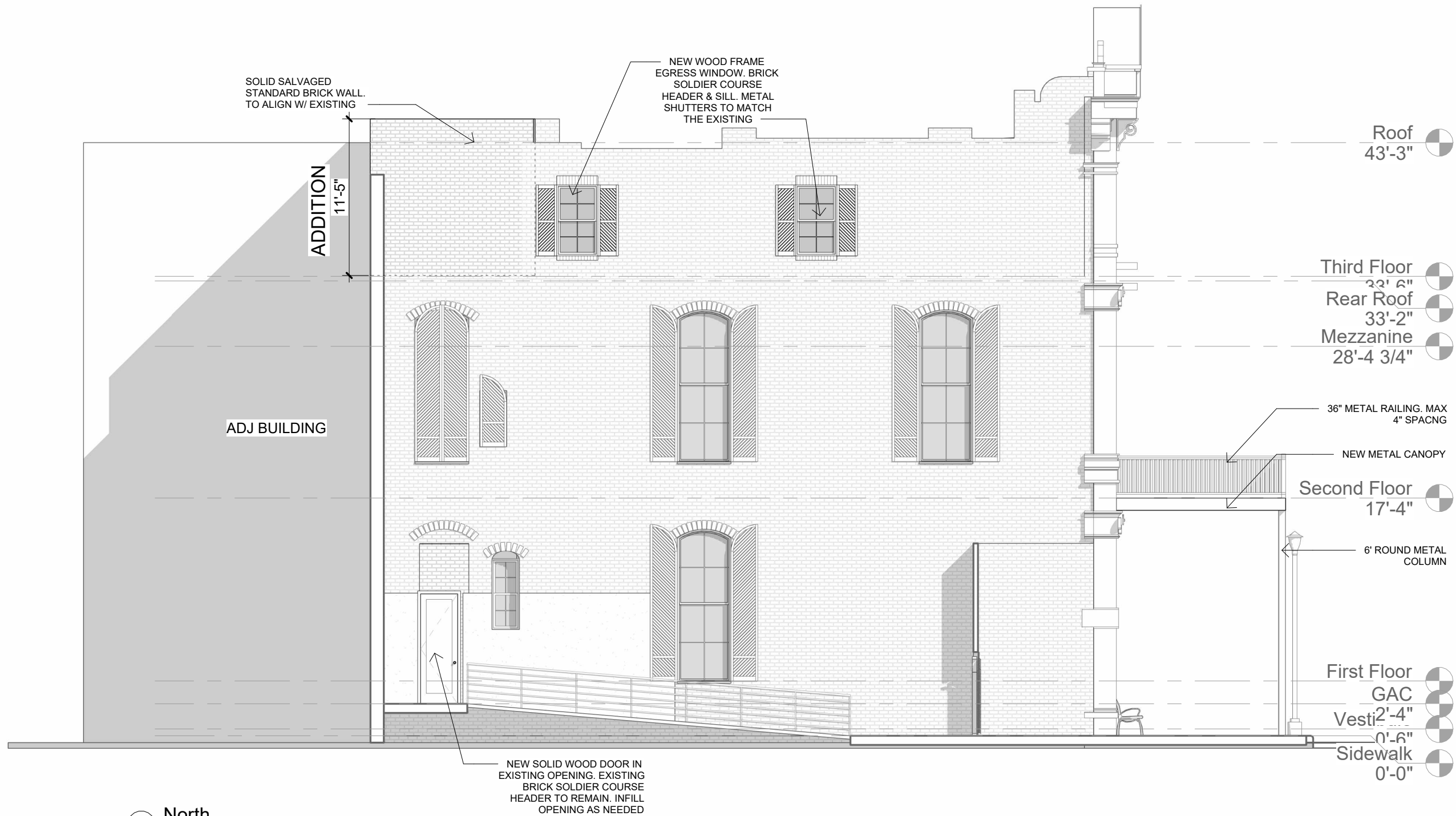
① West
1/8" = 1'-0"



② East
1/8" = 1'-0"



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



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



1 3D View 1



2 3D View 2

St. John Residence
210 22nd Street

Project Number: R19-012.01

eas **easterwood**
ARCHITECTS STUDIO

123 25th Street - Suite 2007
Galveston TX 77550

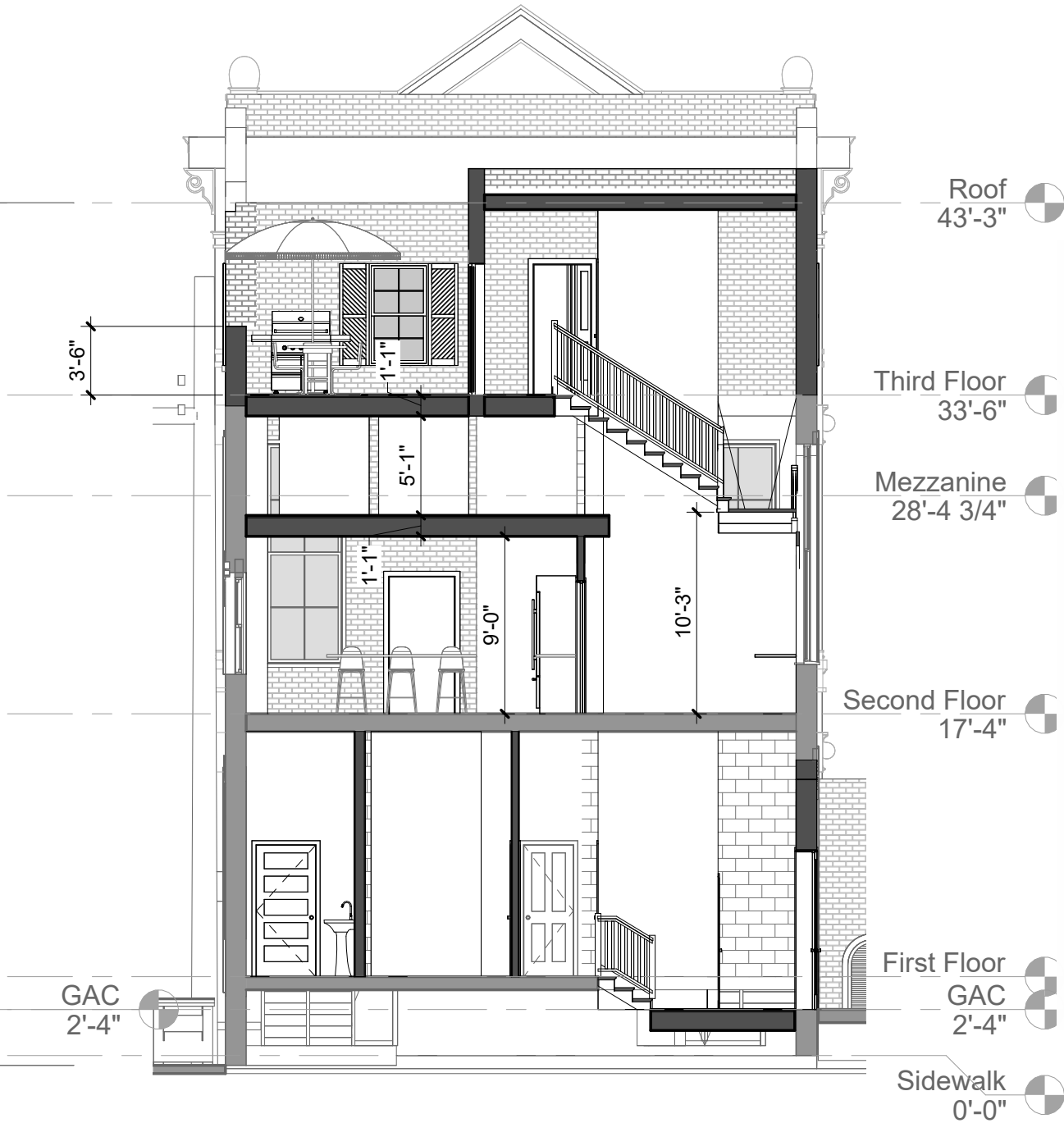
409.354.8976
contact@beala.com

A4.1
Perspectives

Issue Date: 01/24/2025



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



2 Section 2
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.

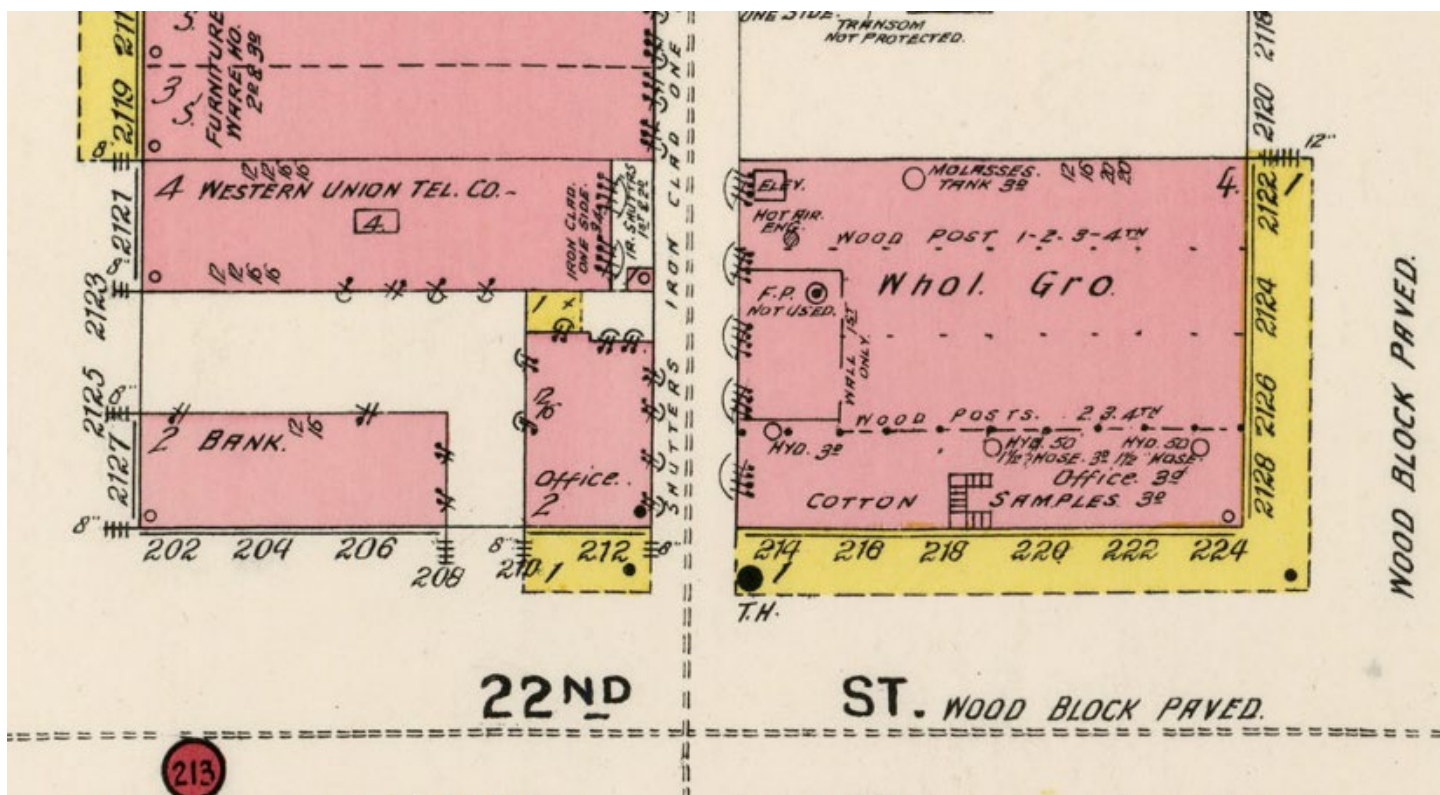
Windows

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

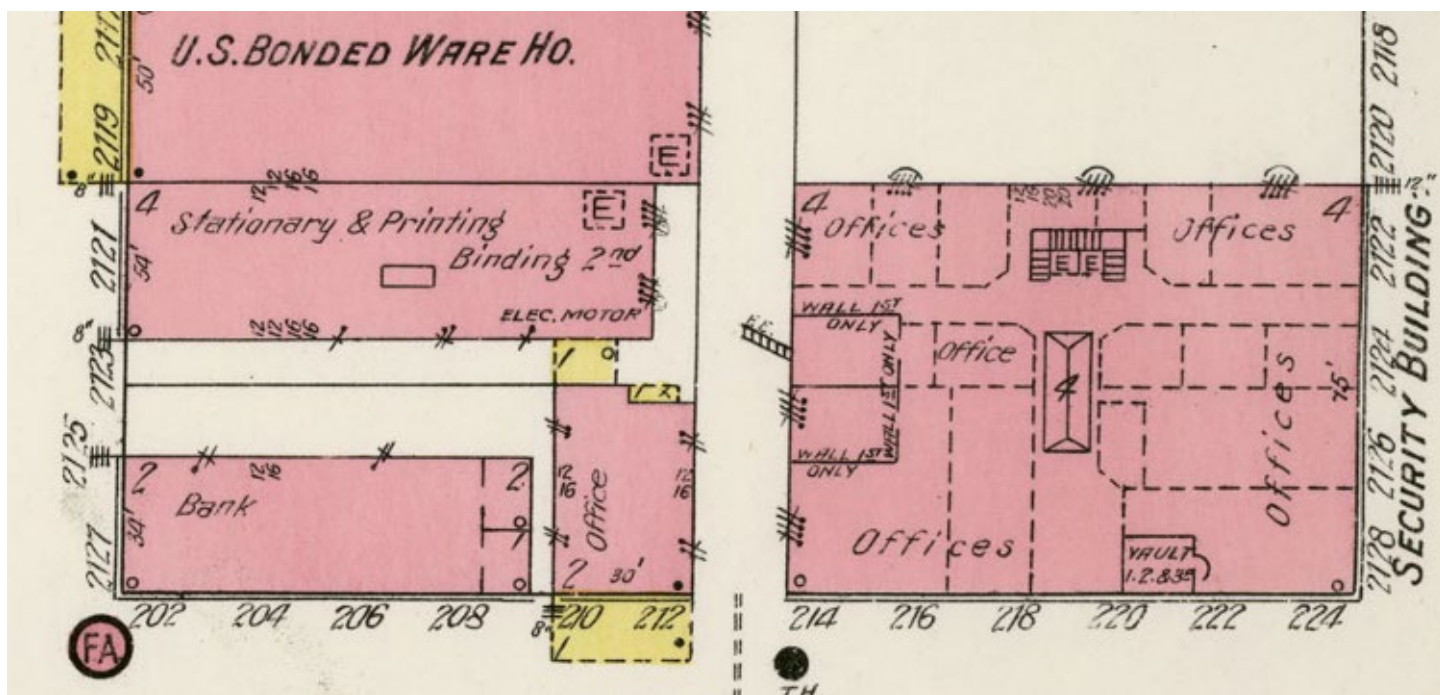
-If shutters are approved by the THC and NPS for the new windows on the third floor north and south walls, they will be functional and made to match the existing shutters using wood clad with sheet metal.

Canopy

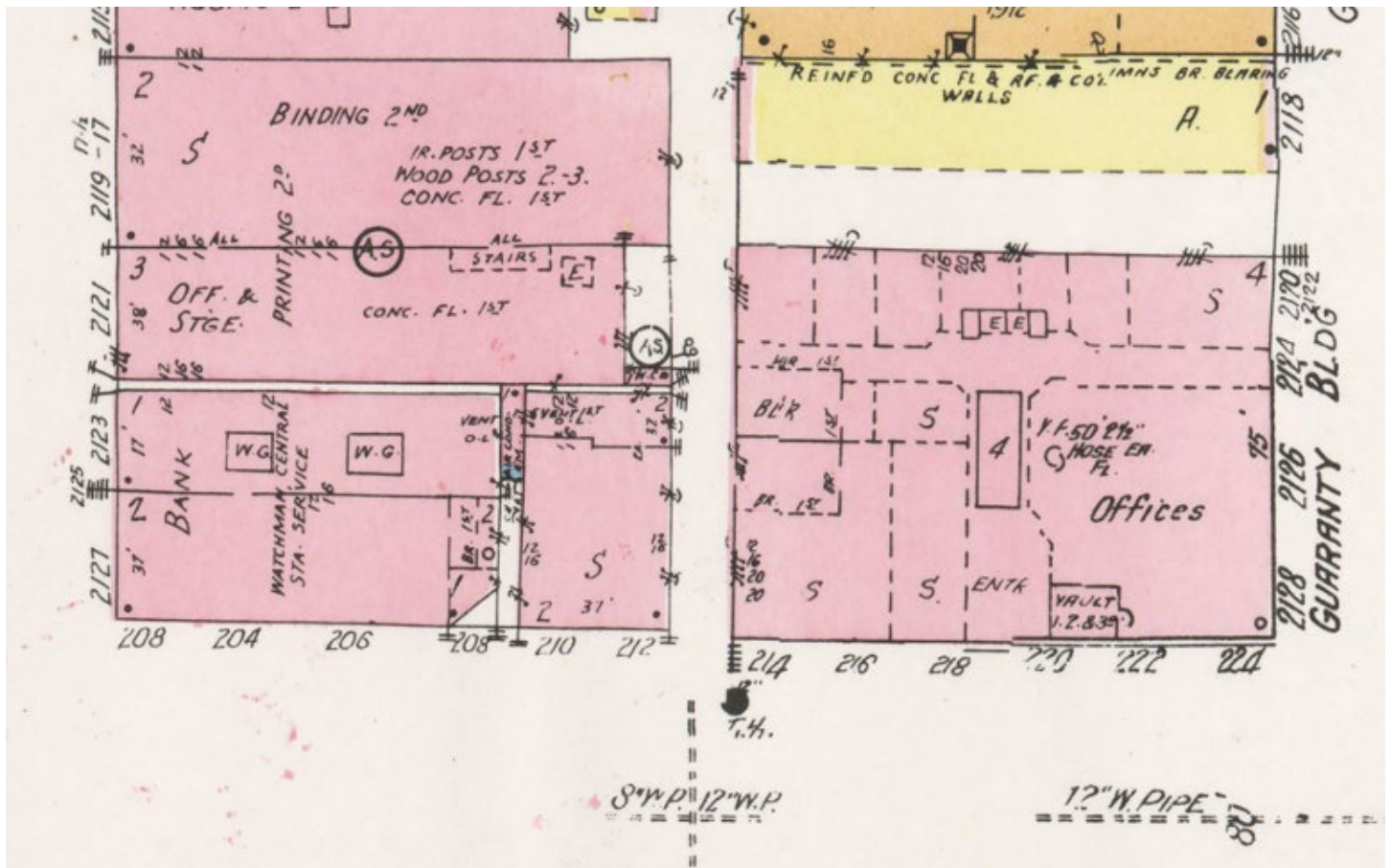
-We will be using the historic picture to build the canopy. We will use wood and galvanized steel.



1899 Sanborn



1912 Sanborn



1947 Sanborn



25LC-028

STAFF REPORT

ADDRESS:

1302 Ball / Avenue H

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lots 8 and 9, Block 313, in the City and County of Galveston, Texas

APPLICANT:

Kayla Gutowski, Renewal by Andersen

PROPERTY OWNER:

Roger and Domenica Zimmerman

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including window replacement

STAFF RECOMMENDATION:

Denial

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
10				



Zoning and Land Use

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

Historical and/or Architectural Significance – Front House

Date	c. 1880
Style	Neoclassical
Condition	Good
Evaluation	Contributing

Executive Summary

The applicant is requesting a Certificate of Appropriateness in order to replace 15 windows with new windows. Please note that the exhibits include information about a front door replacement, but that is not part of the request. The proposed windows are wood with simulated divided lights with interior and exterior applied grills and an internal spacer between the insulated glass.

The proposed material is Fibrex, which is a composite material comprised of 40% wood fiber and 60% plastic polymer.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Windows: The character-defining features of a historic window should be preserved. Historic windows can be repaired by re-glazing and patching and splicing wood elements such as muntins, frame, sill and casing. Repair and weatherization is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, new replacement windows should be in character with the historic building.

2.13 Preserve the functional and decorative features of a historic window.*Appropriate*

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

2.14 Maintain original window proportions and components.*Appropriate*

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing

structure may be considered. See “Locating Façade Improvements” on page 29 for more information).

- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

Inappropriate

- Do not enclose a historic window opening or add a new opening.
- Do not significantly increase the amount of glass on a primary façade, as it will negatively affect the integrity of the structure.

2.15 Preserve the proportions of historic window openings.

Appropriate

- Restore altered window openings on primary façades to their original configuration, when feasible.

Inappropriate

- Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

2.16 Match replacement window design to the original.

Appropriate

- If the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung.
- Give special attention to matching the original design on a key character defining façade.

2.17 Use materials that appear similar to the original when replacing a window.

Appropriate

- Use the same material as the original window, especially on character-defining walls (preferred approach).
- Consider an alternative material only if the appearance of the window components will match those of the original in dimension, profile and finish.
- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).

Inappropriate

- Do not use vinyl and unfinished metals as window materials.
- Do not use metallic or reflective window glazing.

2.18 Match the profile of the sash and its components to that of the original window.

Appropriate

- Maintain the profile depth of the sash, which steps back to the plane of the glass in several increments.

2.19 Convey the character of historic sash divisions.

Appropriate

- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards state that original windows should be repaired rather than replaced whenever possible. When repair is not feasible, the Design Standards state that replacement windows should match the design and materials of the original windows. The applicant has submitted some photos of the windows' condition but has not proved satisfactorily that the windows are beyond repair. Also, the proposal does not match the materials of the current windows. The current windows are wood and the proposed replacement material is a wood/polymer blend.

Staff Recommendation

Due to non-conformance with the Design Standards, Staff recommends that the request be denied.

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, materials and placement presented in Exhibit A of the staff report with the omission of the front door replacement;

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 Planning Director/HPO

07/01/2025

Date



Order Summary

dba: RENEWAL BY ANDERSEN OF HOUSTON

Legal Name: Birner Houston Corp. | License # N/A

647 James St. Ste. 150 | Tomball, TX 77375

Phone: 281-378-6000 | Fax: 281-378-5290 | orders@rbahouston.com

Measure Tech: Brian Morris, (346)212-2274

4277033 Roger & Domenica Zimmerman

1302 Ball St(Avenue H)

Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

JOB PHOTOS



Image 1



Image 2



Image 3



Image 4



Image 5

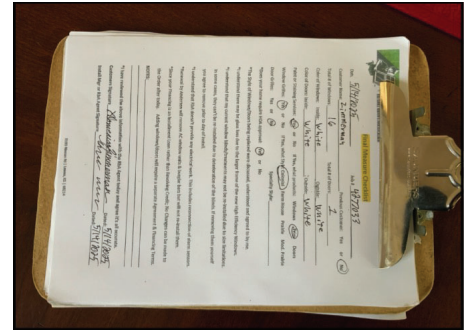


Image 6



Image 7



Image 8



Image 9



Image 10



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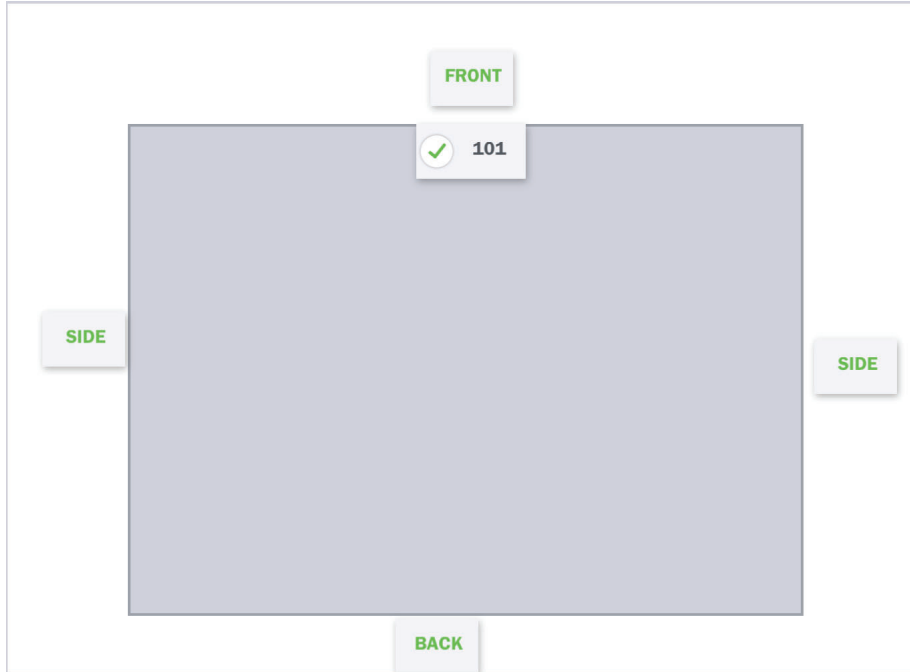
Galveston, TX 77550

Year Built: 1912

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C: 409-539-8881

FLOORPLAN - 1ST FLOOR



UNIT NOTES

Coastal Inspection

Insert Description

Extra Labor & Materials

- 101 REMOVE EXISTING DOOR SLAB CUT OUT JAMBS/INSERT NEW DOOR & FRAME/WILL NEED BUILD DOWN WITH 2 X 4 BUCK
- 206 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 207 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 208 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 209 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 210 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 211 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 212 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 213 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 214 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE
- 215 LEAVE EXTERIOR & INTERIOR TRIMS/REMOVE SASHES CUT OUT JAMS/ INSTALL 2 X 4 BUCK FRAME INSERT NEW UNIT INSIDE

*See individual units for more notes.



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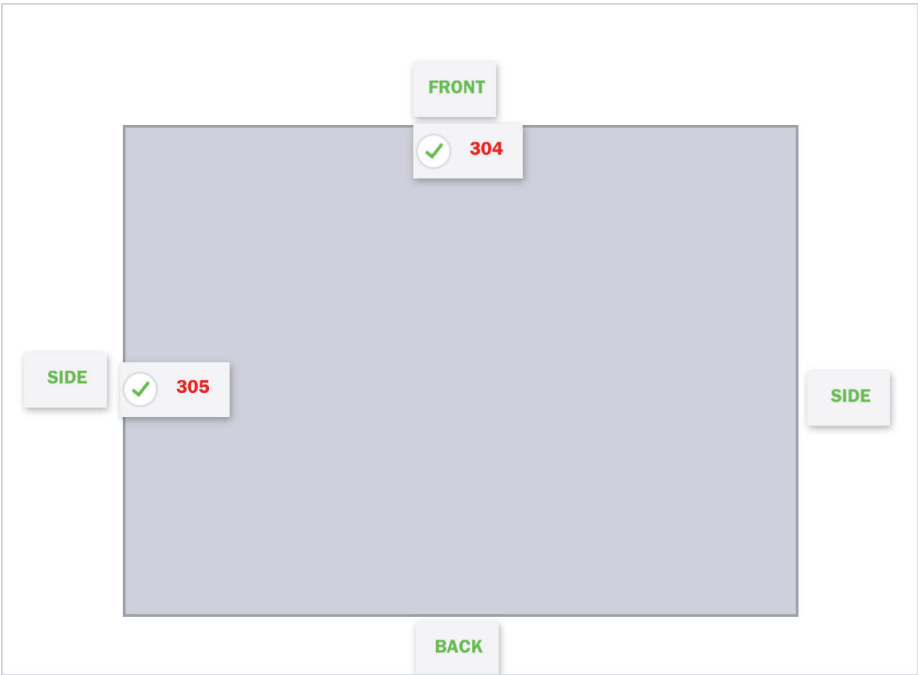
4277033 Roger & Domenica Zimmerman
1302 Ball St(Avenue H)
Galveston, TX 77550
Year Built: 1912
H: (409)682-1787
C: 409-539-8881

FLOORPLAN - 2ND FLOOR



UNIT NOTES

FLOORPLAN - 3RD FLOOR



UNIT NOTES









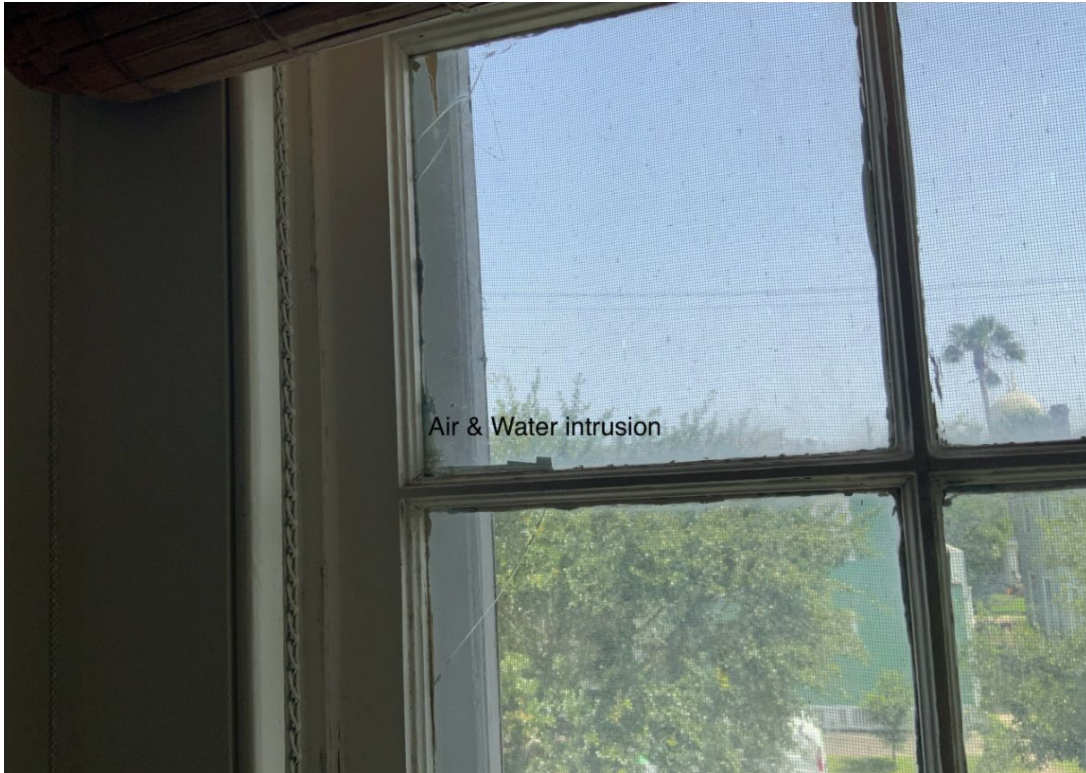




Air & Water Intrusion



Air Water & intrusion







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4277033 Roger & Domenica Zimmerman

1302 Ball St(Avenue H)

Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

Installation Package

1302 Ball St(Avenue H)

Galveston, TX 77550

PRODUCTS: 19 WINDOWS: 16 PATIO DOORS: 1 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2
Updated 5/16/25

BUYER

4277033 Roger & Domenica Zimmerman

1302 Ball St(Avenue H)

Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

Year Built: 1912

deezimmerm@gmail.com

Est. Duration: 3 days

REPRESENTATIVE

Lynn Stewart

(832)878-4467

lstewart@rbahouston.com

TECH MEASURE

Brian Morris

(346)212-2274

bmorris@rbahouston.com

dba: RENEWAL BY ANDERSEN OF HOUSTON

Legal Name: Birner Houston Corp. | License # N/A

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Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
-----	------	------	--	---------

JOB

101	Foyer	38-1/8"	86"	Patio Door: Inswing, A-Series Traditional Stormwatch, 1 Panel, Left, Grey Sill, Exterior White, Interior Pine, Interior Pre-Finish White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 45 DP Rating: + 45 / - 70 Glass: All Sash: High Perf. SmartSun Impact Resistant Glass, No Pattern Hardware: Newbury® - Antique Brass, Exterior Keyed Lock Screen: No Screen Grille Style: No Grille Misc: Buck Frame Opening, Buck Frame Opening Construction: S/P Door Trim 1-2 Panels And/Or Threshold INT (1), EXT SGL Banding Exterior Hardi Trim/Azek (1) Material: 1" X 2" X 8' Furring Strip HOME DEPOT Part # 160954 (3), Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Window / Door Flashing Tape 4" Wide (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), L-Trim Non DG Wide - White 12' RBA Part # 9019865 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
		38-1/8"	86"	

304	Third Floor	64"	42"	Window: Acclaim™ Impact Gliding Double, 1:1, Active / Stationary, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Half Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 3h Misc: Buck Frame Opening, Buck Frame Opening Construction: ADD ON Install Window on 3rd Floor or Higher (1) Material: Mull - Gusset Plate Pkg. of \$0 Part # 9032333 (1), 1/16" Shims (Box) 2,000 RBA Part # 7500653-PKG (1), 3" Screws (Bag) 1000 RBA pART # 9036702-PKG (1), Caulk - Paintable - Antique White 10.1 OZ. RBA Part
		64-1/4"	43-1/4"	



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Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				# 9105774 (1), Window / Door Flashing Tape 4" Wide (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), Masking Tape 1.55" x 165' for Caulk lines (1), F-Trim - White 12' RBA Part # 9174077 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
305	Third Floor	69" 70-3/4"	42" 44-1/4"	Window: Acclaim™ Impact Gliding Double, 1:1, Active / Stationary, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Half Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 3w x 3h Misc: Buck Frame Opening, Buck Frame Opening Construction: None Material: Mull - Gusset Plate Pkg. of \$0 Part # 9032333 (1), Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), Window / Door Flashing Tape 4" Wide (1), F-Trim - White 12' RBA Part # 9174077 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
206	Second Floor	42" 41-1/4"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 4w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout



Order Summary

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Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				and Buck frame (1) Material: 2" X 4" X 12' HOME DEPOT Part # 1020 (5), Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
207	Second Floor	42 " 41-1/4"	67 " 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 4w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
208	Second Floor	42 " 32-7/8"	67 " 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 4w x 3h, Sash 2: Colonial



Order Summary

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Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
209	Second Floor	42 " 32-7/8"	67 " 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 4w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
210	Second Floor	34 " 32-7/8"	67 " 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction:



Order Summary

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ID#	ROOM	SIZE		DETAILS
				Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
211	Second Floor	34" 28-1/8"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
212	Second Floor	34" 28-1/8"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1)



Order Summary

dba: RENEWAL BY ANDERSEN OF HOUSTON

Legal Name: Birner Houston Corp. | License # N/A

647 James St. Ste. 150 | Tomball, TX 77375

Phone: 281-378-6000 | Fax: 281-378-5290 | orders@rbahouston.com

Measure Tech: Brian Morris, (346)212-2274

4277033 Roger & Domenica Zimmerman

1302 Ball St(Avenue H)

Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
213	Second Floor	34" 28-1/8"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
214	Second Floor	34" 32-7/8"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique



Order Summary

dba: RENEWAL BY ANDERSEN OF HOUSTON

Legal Name: Birner Houston Corp. | License # N/A

647 James St. Ste. 150 | Tomball, TX 77375

Phone: 281-378-6000 | Fax: 281-378-5290 | orders@rbahouston.com

Measure Tech: Brian Morris, (346)212-2274

4277033 Roger & Domenica Zimmerman

1302 Ball St(Avenue H)

Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
215	Second Floor	34" 32-7/8"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
216	Second Floor	30" 32-7/8"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part #



Order Summary

dba: RENEWAL BY ANDERSEN OF HOUSTON

Legal Name: Birner Houston Corp. | License # N/A

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Galveston, TX 77550

Year Built: 1912

H: (409)682-1787

C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
217	Second Floor	30" 41-1/4"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1), ADD ON Remove Window A/C Unit (1) Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
218	Second Floor	30" 41-1/4"	67" 64-1/2"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None Construction: Jamb cutout and Buck frame (1) Material: Caulk



Order Summary

dba: RENEWAL BY ANDERSEN OF HOUSTON

Legal Name: Birner Houston Corp. | License # N/A
647 James St. Ste. 150 | Tomball, TX 77375
Phone: 281-378-6000 | Fax: 281-378-5290 | orders@rbahouston.com
Measure Tech: Brian Morris, (346)212-2274

4277033 Roger & Domenica Zimmerman
1302 Ball St(Avenue H)
Galveston, TX 77550
Year Built: 1912
H: (409)682-1787
C: 409-539-8881

ID#	ROOM	SIZE		DETAILS
				- Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), DG Only & Specialty to DG L-Trim White 12' RBA Part # 9167849 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)
		0"	0"	Misc: Misc, MISC. JOB CHARGE, Coastal Inspection, Quantity 1, Coastal Inspection Construction: None Material: None
		0"	0"	Misc: Misc, MISC. JOB CHARGE, Misc. Charge, Quantity 1, Extra Labor & Materials Construction: None Material: None
219	STAIRWAY	38" 37-1/2"	80" 81-1/2"	Window: Acclaim™ Impact Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 60 DP Rating: + 60 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern, Tempered Glass Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: All Sash: Colonial 4w x 6h Misc: None Construction: None Material: Caulk - Paintable - Antique White 10.1 OZ. RBA Part # 9105774 (1), Window / Door Flashing Tape 4" Wide (1), Tytan Foam ALLPRO DISTRIBUTORS Part # 793 (1), L-Trim Non DG Wide - White 12' RBA Part # 9019865 (2), Flat Trim - White 12' RBA Part # 7501671-001 (2)

PRODUCTS: 19 WINDOWS: 16 PATIO DOORS: 1 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2

Updated 5/16/25

JOB NOTES
JOB GRADE-10-COASTAL BM
LSWP-16 BM
3 DAY INSTALL BM
HISTORICAL JOB BM
Estimated Duration: 3 days

304

Third Floor

64"

42"

64-1/4"

43-1/4"

Window:

Acclaim™ Impact Gliding Double, 1:1, Active / Stationary, Base Frame, Exterior White, Interior White

Performance Calculator:

Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70

Glass:

All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern

Hardware:

White, Standard Color Extra Lock

Screen:

Enhanced Visibility High Corrosion Resistant, Half Screen

Grille Style:

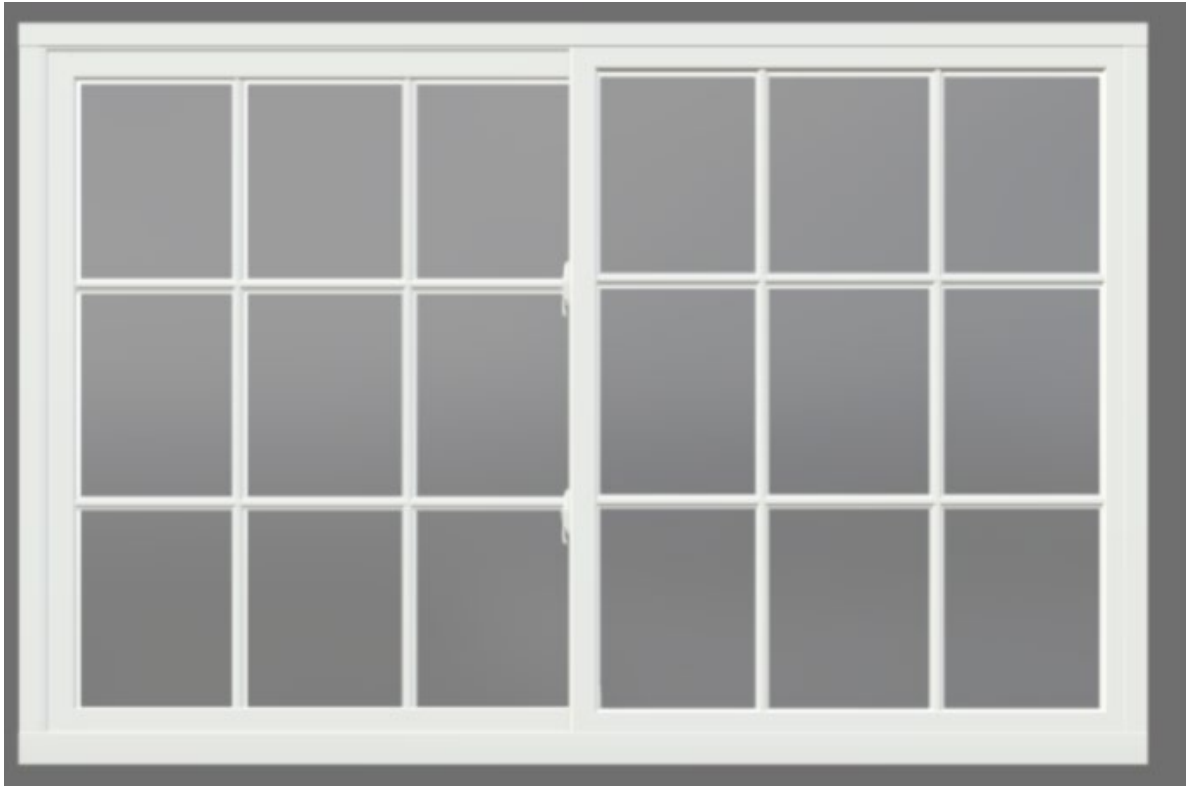
Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille

Grille Pattern:

All Sash: Colonial 3w x 3h

Misc:

Buck Frame Opening, Buck Frame Opening



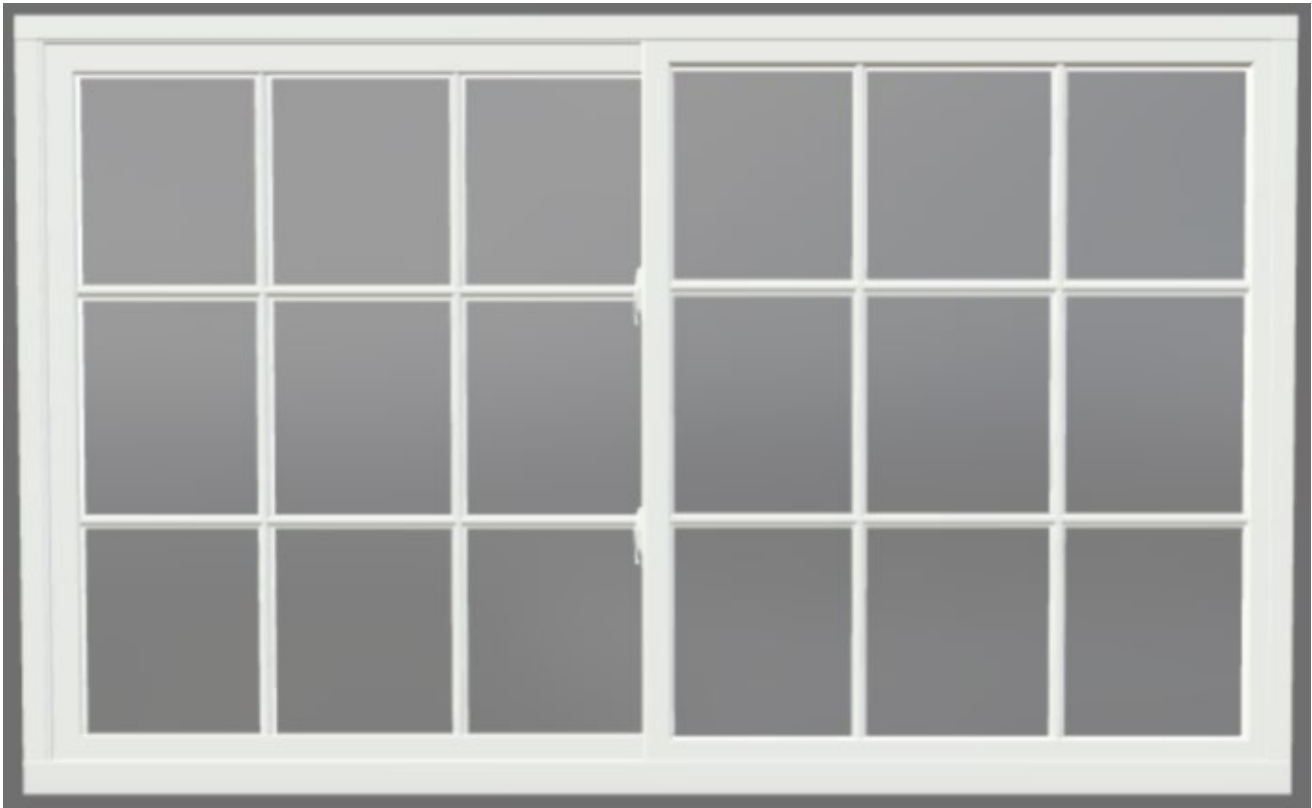
305

Third Floor

69"
70-3/4"

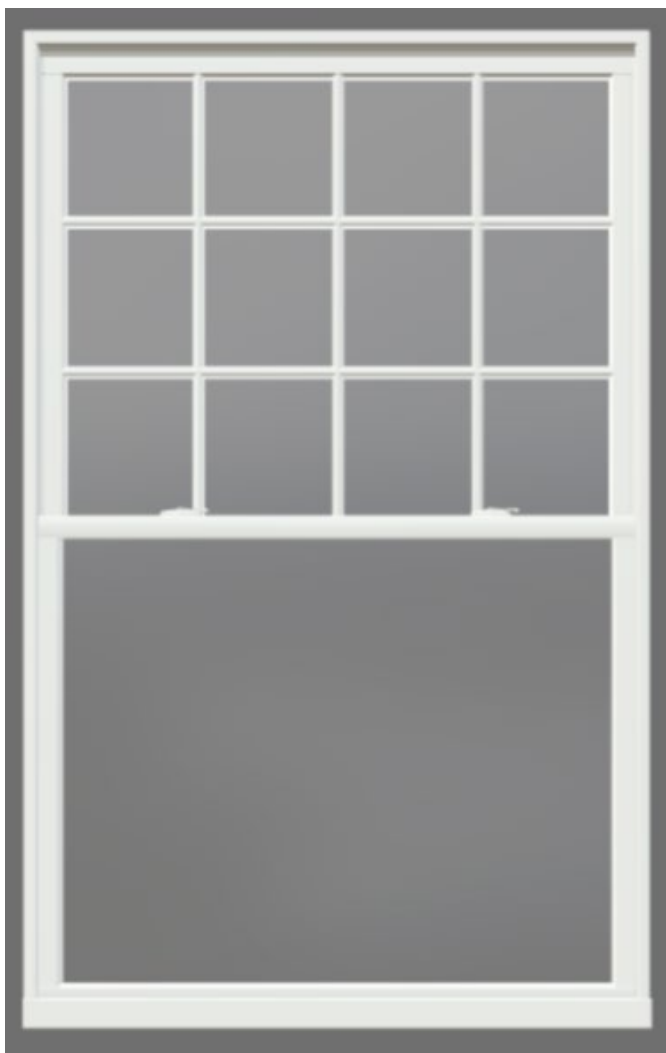
42"
44-1/4"

Window: Acclaim™ Impact Gliding Double, 1:1, Active / Stationary, Base Frame, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Half Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** All Sash: Colonial 3w x 3h **Misc:** Buck Frame Opening, Buck Frame Opening



206 Second Floor 42" 67"
41-1/4" 64-1/2"

Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 4w x 3h, Sash



207 Second Floor 42" 67" **Window:** Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced
41-1/4" 64-1/2" 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior
White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating:
50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact
Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color
Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full
Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently
Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 4w x 3h, Sash



208

Second Floor

42 "

67 "

32-7/8"

64-1/2"

Window:

Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White

Performance Calculator:

Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70

Glass:

All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern

Hardware:

White, Standard Color Extra Lock

Screen:

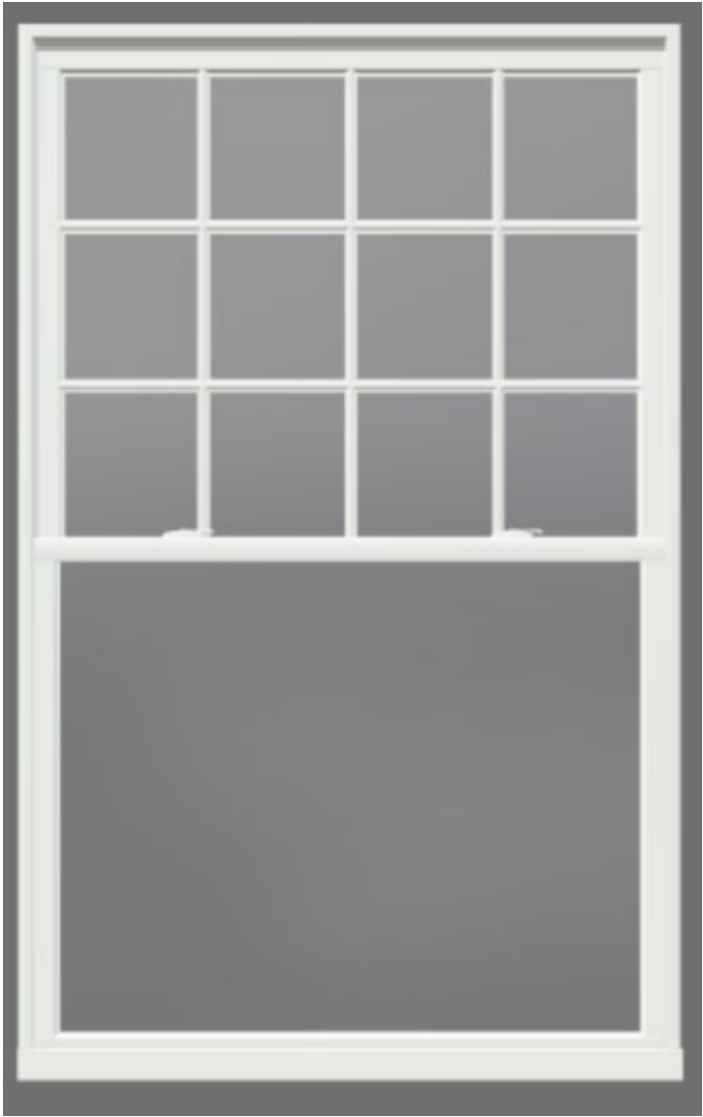
Enhanced Visibility High Corrosion Resistant, Full Screen

Grille Style:

Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille

Grille Pattern:

Sash 1: Colonial 4w x 3h, Sash 2: Colonial



209 Second Floor 42 " 67 "
32-7/8" 64-1/2"

Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 4w x 3h, Sash 2: Colonial 1w x 1h **Misc:** None



210

Second Floor

34"
32-7/8"

67"
64-1/2"

Window:

Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White

Performance Calculator:

Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70

Glass:

All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern

Hardware:

White, Standard Color Extra Lock

Screen:

Enhanced Visibility High Corrosion Resistant, Full Screen

Grille Style:

Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille

Grille Pattern:

Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h

Misc:

None



211

Second Floor

34"
28-1/8"

67"
64-1/2"

Window:

Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White

Performance Calculator:

Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70

Glass:

All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern

Hardware:

White, Standard Color Extra Lock

Screen:

Enhanced Visibility High Corrosion Resistant, Full Screen

Grille Style:

Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille

Grille Pattern:

Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h

Misc:

None



212 Second Floor 34" 67"
28-1/8" 64-1/2"

Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h **Misc:** None



213

Second Floor

34"
28-1/8"

67"
64-1/2"

Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White

Performance Calculator

Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70

Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern

Hardware: White, Standard Color Extra Lock

Screen: Enhanced Visibility High Corrosion Resistant, Full Screen

Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille

Grille

Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h

Misc: None



214 Second Floor 34" 67" **Window:** Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70
32-7/8" 64-1/2" **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h **Misc:** None



215	Second Floor	34"	67"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None
		32-7/8"	64-1/2"	



216	Second Floor	30"	67"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h Misc: None
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217

Second Floor

30"

67"

41-1/4"

64-1/2"

Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 3w x 3h, Sash 2: Colonial 1w x 1h **Misc:** None **Construction:** Jamb cutout and Buck frame



218 Second Floor 30" 67"
41-1/4" 64-1/2"

Window: Acclaim™ Impact Double-Hung (DG), 1:1, Limited Travel Reduced 2.875, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** Winde, Wind Speed 150, Zone 4, PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille **Grille Pattern:** Sash 1: Colonial 3w x 3h, Sash



219 STAIRWAY

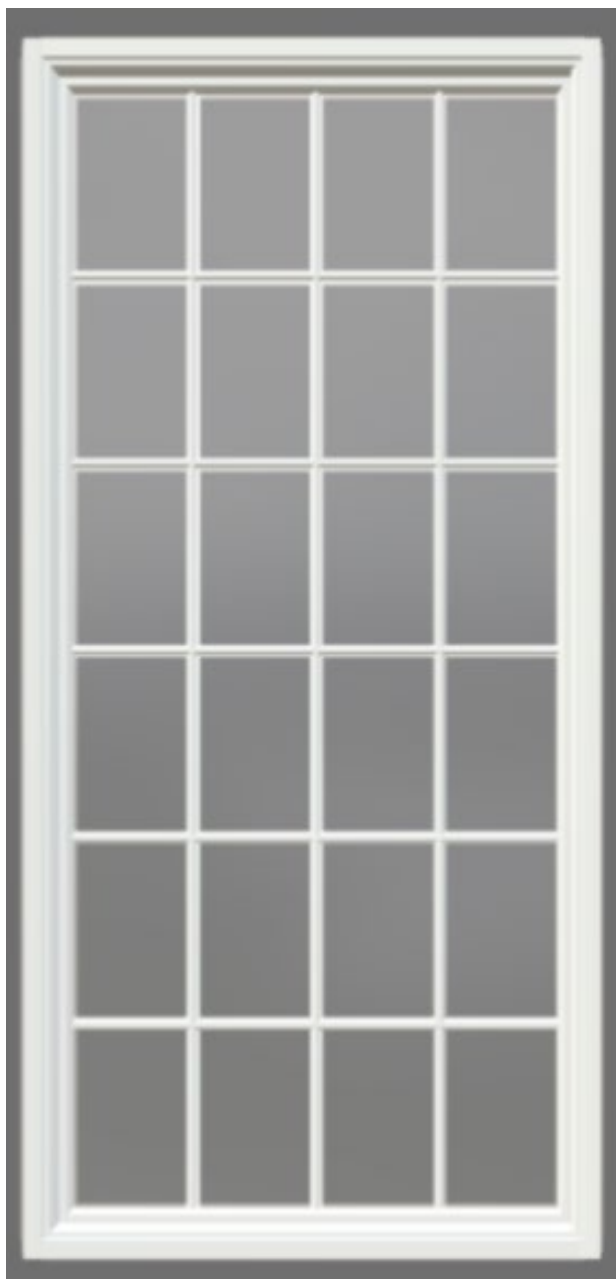
38"

80"

37-1/2"

81-1/2"

Window: Acclaim™ Impact Picture, Base Frame, Exterior White, Interior White
Performance Calculator: Winde, Wind Speed 150, Zone 4, PG Rating: 60 | DP Rating: + 60 / - 70
Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern, Tempered Glass
Grille Style: Full Divided Light (FDL with spacer), Permanently Applied Interior Wood Grille
Grille Pattern: All Sash: Colonial 4w x 6h
Misc: None
Construction: None



What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.² It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX
MATERIAL



Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.²

	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

²Visit renewalbyandersen.com for warranty details.

MEMORANDUM

TO: Sarah Moore Click, Chair and Commissioners
Galveston Landmark Commission

FROM: Catherine Gorman, AICP, Assistant Director/HPO

DATE: July 1, 2025

RE: **25PA-003** Adoption of Policy Regarding Windows in New Construction and Additions
Applicant: City of Galveston

At the June 2, 2025 meeting, the Landmark Commission approved an Action Item to direct Staff to develop a Window Policy for New Construction.

CURRENT SITUATION:

- A basic tenant of historic preservation is that new construction should be differentiated from historic buildings and new buildings should not imitate older buildings, so as not to create a false sense of history.
- In applying this tenant, Staff has historically recommended the use of one-over-one windows for additions and new construction.
- Recently, the Landmark Commission has discussed broadening this interpretation and has directed Staff to provide a new policy for consideration.

POLICY:

Purpose:

To establish design standards for the use of multi-paned windows in new construction and additions within the historic district and Galveston Landmarks, ensuring compatibility with the architectural character of the district while accommodating contemporary development needs.

Policy Statement:

Within the historic district, multi-paned windows are considered an appropriate window style for use in new construction and in additions to existing structures, subject to the conditions outlined below. The policy is in addition to all standards in the Design Standards for Historic Properties.

Applicability:

This policy applies to:

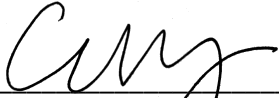
- All new primary structures,
- Additions to contributing or non-contributing structures, and
- Accessory structures.

Policy Guidelines:

1. Design and Proportion:

- Windows should be proportionally and functionally similar, and have comparable muntin or grid patterns as the existing building.
- Use similar proportions, sizes and locations of windows as found on the existing building as adjacent properties.
- Alternative window styles may be considered for new construction or additions where it can be demonstrated that the proposed style is appropriate to a specific architectural style or contextual to the immediate surroundings within the district.

Respectfully Submitted:



Catherine Gorman, AICP
Assistant Director/HPO

07/01/2025

Date