

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, AUGUST 4, 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 July 21, 2025 – Regular Meeting

5. Public Comment
Members of the public may address the Committee. Speakers will be limited to three minutes.
6. Consent Agenda

6.B CERTIFICATE OF APPROPRIATENESS

- 6.B.1 **25LC-030 (1610 Church / Avenue F)** Request for a Certificate of Appropriateness for modifications to the structure including replacement of an existing door with a window. Property is legally described as M. B. Menard Survey, East 40 Feet of Lot 10 (10-1), Block 436, in the City and County of Galveston, Texas.
Applicant: David Watson
Property Owner: Carlos and Piroska Campo

6.B.2 **25LC-032 (908-910 Tremont/23rd Street)** Request for a Certificate of Appropriateness for the construction of a new accessory structure. Property is legally described as the M. B. Menard Survey, Lots 1 and 2, Block 202, in the City and County of Galveston, Texas.

Applicant: Steve Traina

Property Owners: T&J Central Texas Properties LLC

7. New Business and Associated Public Hearings

7.C **CERTIFICATE OF APPROPRIATENESS**

3. **25LC-031 (2400 Mechanic / Avenue C)** Request for a Certificate of Appropriateness for alterations to the structure including enclosure of existing elevator door openings. Property is legally described as The Strand Loft Condos (2015), Abstract 628, in the City and County of Galveston, Texas.

Applicant: Avery Duke

Property Owners: Strand Lofts Condominium Association

7.D **LANDMARK DESIGNATION**

4. **25LC-033 (2928 Avenue K)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Portion of Lot 14 (14-2), Block 149, in the City and County of Galveston, Texas.

Applicant: Harper and Michelle Jones

Property Owner: Harper and Michelle Jones

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 07/31/2025 at 3:50 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 – July 21, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

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

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

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

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-029 (2012 Martin Luther King / 29th Street) Request for a Certificate of Appropriateness for modifications to the structure including removing a covered balcony. The property is legally described as Abstract 628 M.B. Menard Survey, South One-Half of Lot 1 (2001-2) Southwest Block 90 Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Travis Newman

Property Owners: Travis Newman and Charles J. Bush

Staff presented the report and noted that four public hearing notices were sent.

Chairperson Click opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Click seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:05 PM





25LC-030

STAFF REPORT

ADDRESS:

1610 Church / Avenue F

LEGAL DESCRIPTION:

The property is legally described as M. B. Menard Survey, East 40 Feet of Lot 10 (10-1), Block 436, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

David Watson

PROPERTY OWNER:

Carlos and Piroska Campo

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 door removal and installation of a new window

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

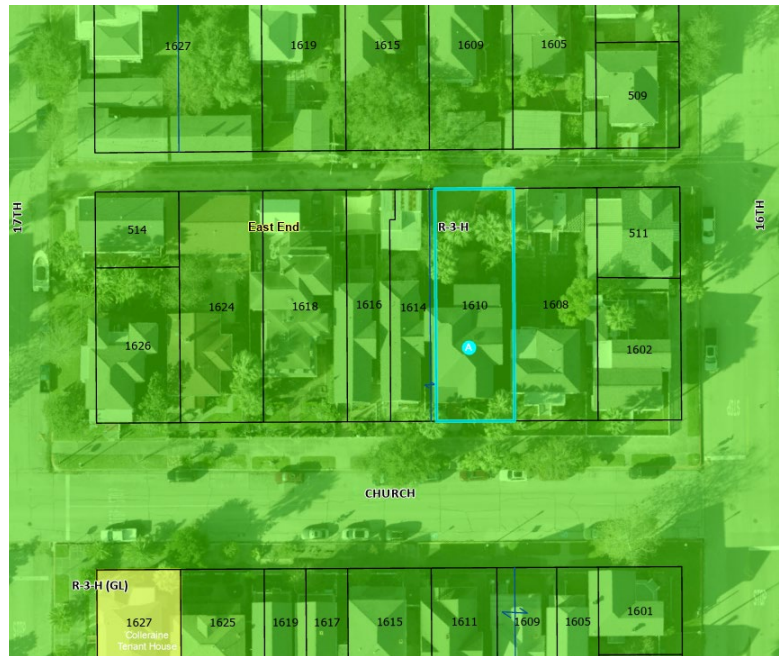
- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet

STAFF:

Daniel Lunsford
Planning Manager
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)	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	Ca. 1890
Style	Queen Anne, Shingle
Condition	Excellent
Evaluation	High, Individually Contributing

Executive Summary

The applicant is requesting to remove a door on the front façade and replace it with a window. The house has two front doors – both facing the street in the front façade. It is likely that a second door was added in the past as part of a duplex conversion, as an interior wall to be demolished serves to isolate the staircase from the rest of the downstairs (see Exhibit A). The applicant requests to replace the left-hand door which leads to the upstairs unit with a single hung, one-over-one wood window to match existing windows as part of a conversion back to a single-family residence.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Historic 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.

2.14 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.

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 will help return the house to its original appearance and function as a single-family residence. Sanborn map research indicates that the house was built as a single-family residence and was converted to a duplex sometime after 1947. The applicant is proposing a replacement window to match existing, of appropriate style and materials.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

Specific Conditions;

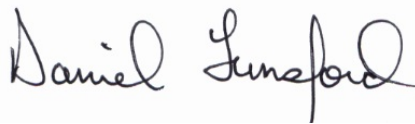
1. The applicant shall conform to the design, placement and materials submitted in Exhibit A;

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,



Daniel Lunsford, Planning Manager
Development Services

July 24, 2025

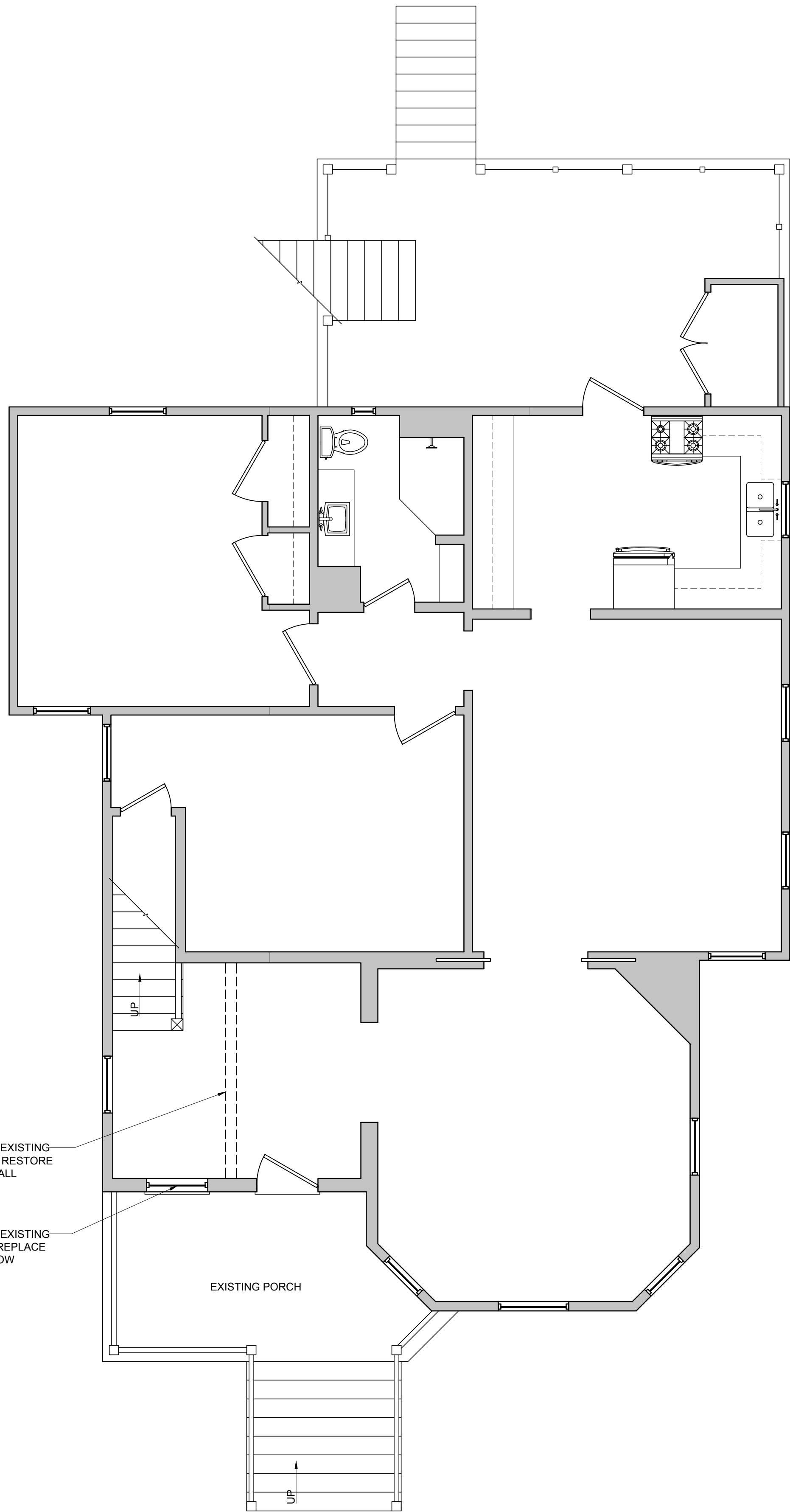
Date



Catherine Gorman, AICP, Assistant Director/HPO
Development Services

July 24, 2025

Date



FIRST FLOOR
PROPOSED PLAN

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



SOUTH
EXTERIOR ELEVATION

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



DAVID WATSON,
ARCHITECT &
ASSOCIATES

402 TWENTIETH STREET
GALVESTON, TEXAS 77550
409.762.8000
DWARCH@AOL.COM

STRUCTURAL CONSULTANT:

PROJECT / OWNER

EXTERIOR
RENOVATIONS

1610 CHURCH STREET
Galveston, Texas 77550

REVISIONS

MARK	DATE	DESCRIPTION

SHEET NUMBER

A1.1

EXHIBIT A

1610 CHURCH, GALVESTON, TX 77550

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

HHM-11227

Parcel ID 690499

Year Built ca. 1890

District East End Historic District

Priority Rating High

Building Faces S

DESCRIPTION

Type Residential Duplex House
Stylistic Influences Queen Anne, Shingle
Stories 3
Exterior Wall Materials Horizontal wood board
Foundation Type High-raised
Fence Type Cast iron fence
Landscape Features Concrete curb

ROOF

Roof Shape Hipped, Front-gabled
Roof Materials Asphalt composition shingles
Gable End Treatment Wood shingle
Gable End Openings Windows

WINDOWS & DOORS

Window Types Double-hung
Window Frame Materials Wood
Window Light Configuration 1/1
Door Materials Wood
Door Types Multiple entrances
Door Features Transom light

CHIMNEYS

PORCH

Porch Type Partial width, One story
Porch Location Front
Porch Roof Inset
No. of Porch Bays 3
Porch Support Type Turned wood posts
Porch Features Turned wood balusters,

INTEGRITY

Condition Excellent
Additions Rear addition



TX_GalvestonCounty_1610_Church_1.jpg



25LC-032

STAFF REPORT

ADDRESS:

908-910 Tremont/23rd Street

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lots 1 and 2, Block 202, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Steve Traina

PROPERTY OWNER:

T&J Central Texas Properties LLC

ZONING DISTRICT:

Central Business, Galveston Landmark (CB-H)

HISTORIC DISTRICT:

Galveston Landmark – Sealy Garage

REQUEST:

Request for a Certificate of Appropriateness for the construction of a new accessory structure

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
6				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business, Galveston Landmark (CB-H)	Commercial/Residential
North	Central Business (CB)	Church
South	Commercial (C)	Commercial
East	Central Business (CB)	Commercial
West	Central Business (CB)	Parking

Historical and/or Architectural Significance

Date	1910
Style	Commercial/Auto Use
Condition	Good
Evaluation	Individually Designated
Note	The Sealy Garage is one of the earliest examples of an automobile garage in Galveston.

Executive Summary

The applicant is requesting approval for the construction of a new accessory structure. The accessory structure was previously approved in October of 2022 under case number 22LC-038. That previous approval has since expired. No changes from the previous approval have been made.

The applicant is proposing a new accessory structure to be located behind the building and accessed from the alley. The proposed building is one-story with a simple gabled roof. Please note that such accessory buildings are typically eligible for administrative review when not visible from a street right-of-way. This building will be visible from Sealy and, therefore, Landmark Commission review is required.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Standards for New Secondary Buildings on Residential Properties

These *Design Standards* apply to the design of a new secondary structure. These include garages, garage apartments, garden sheds and alley houses.

3.37 Design a secondary structure to be subordinate in scale to that of the primary building.*Appropriate*

- If a proposed secondary building is to be wider than one lot, break up the mass into smaller modules that reflect traditional secondary structures.

3.38 Locate a new secondary structure to be line with others in the district.

- Traditionally, these are located along an alley edge.

3.39 Use materials that appear similar in character to those of the primary structure.*Inappropriate*

- Metal buildings are not permitted.

**Conformance with the
Design Standard for
Historic Properties**

Staff finds that the request generally conforms to the Design Standards. The proposed accessory structure will be subordinate to the primary structure and located against the rear property line, which is the typical placement in the historic districts. Staff finds the size and location appropriate.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

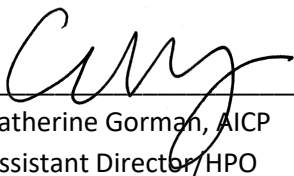
Specific Conditions:

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

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.

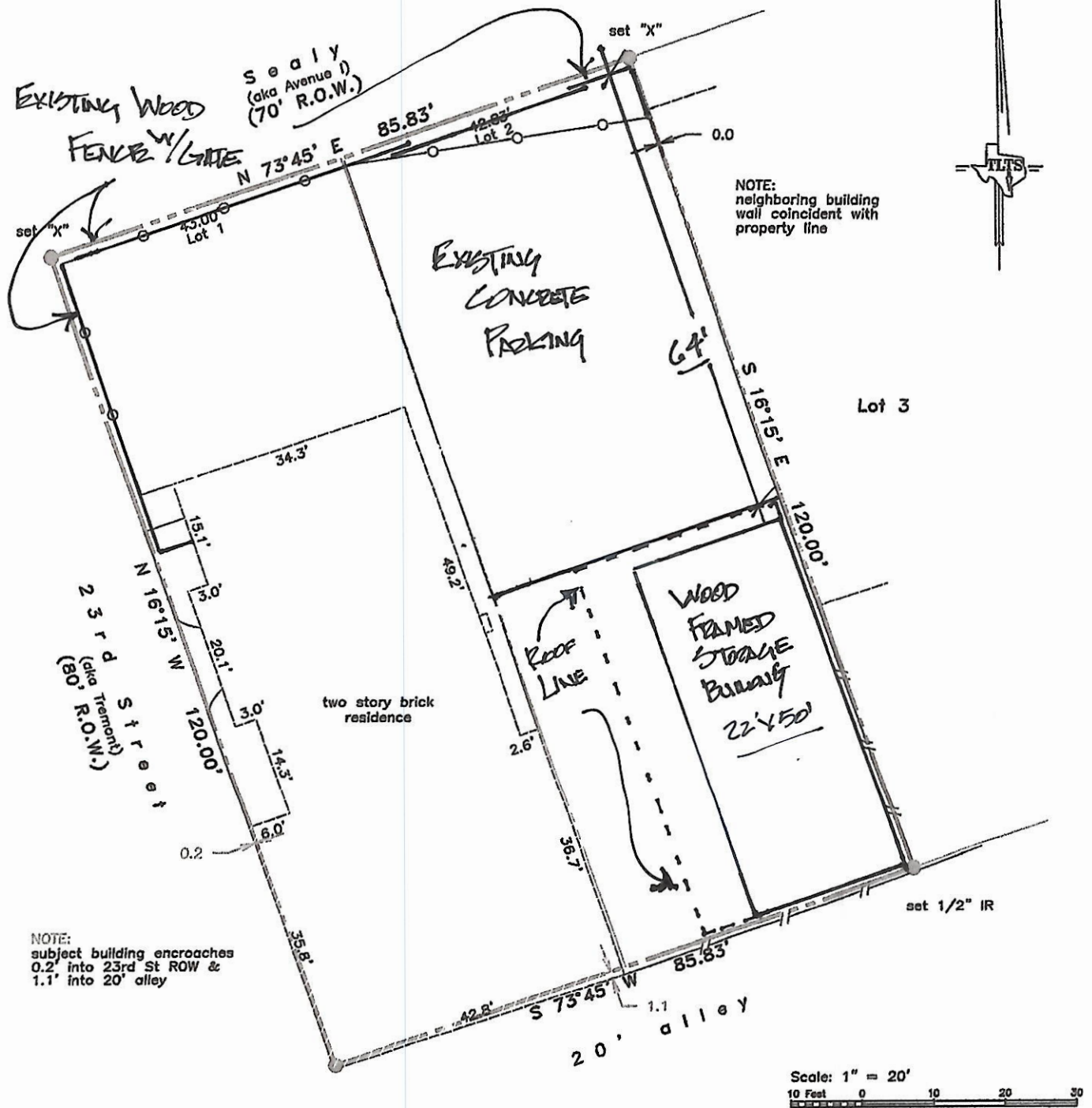
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

07/29/2025

Date



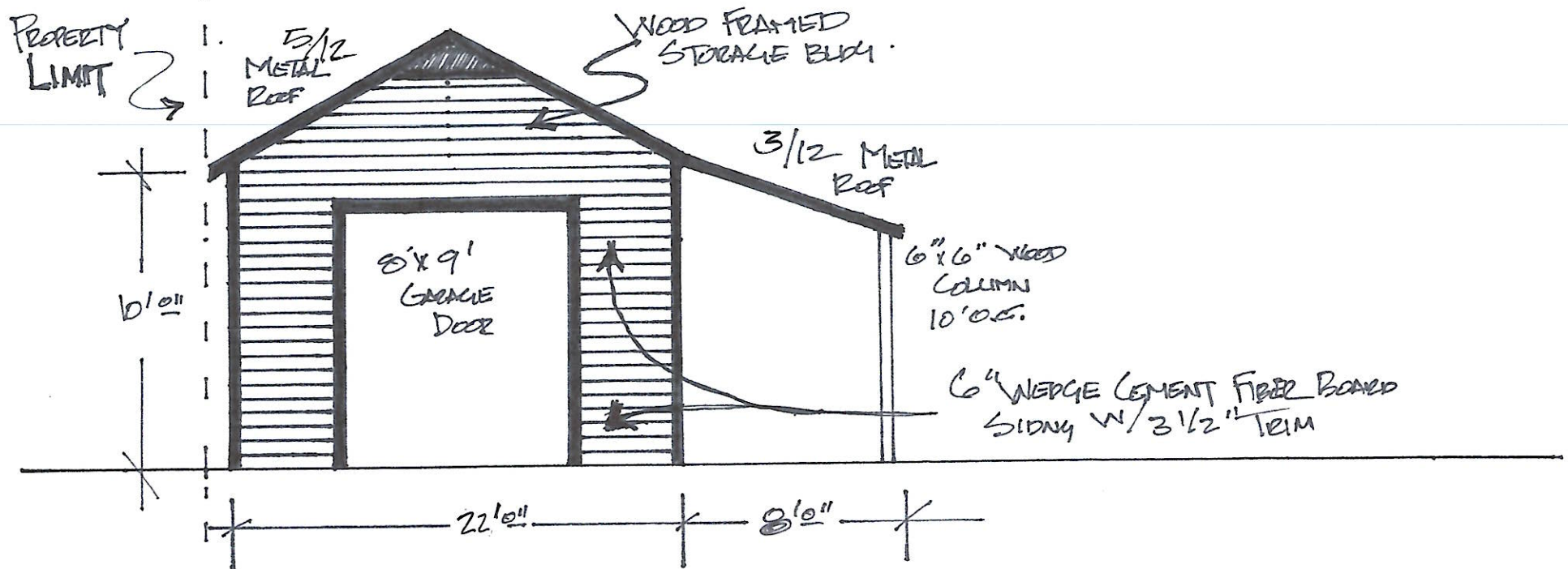
LAND TITLE SURVEY OF A TRACT OF LAND being Lots
1 and 2, in Block 202, in the City and County of
Galveston, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,
BUILDING LINES, ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME

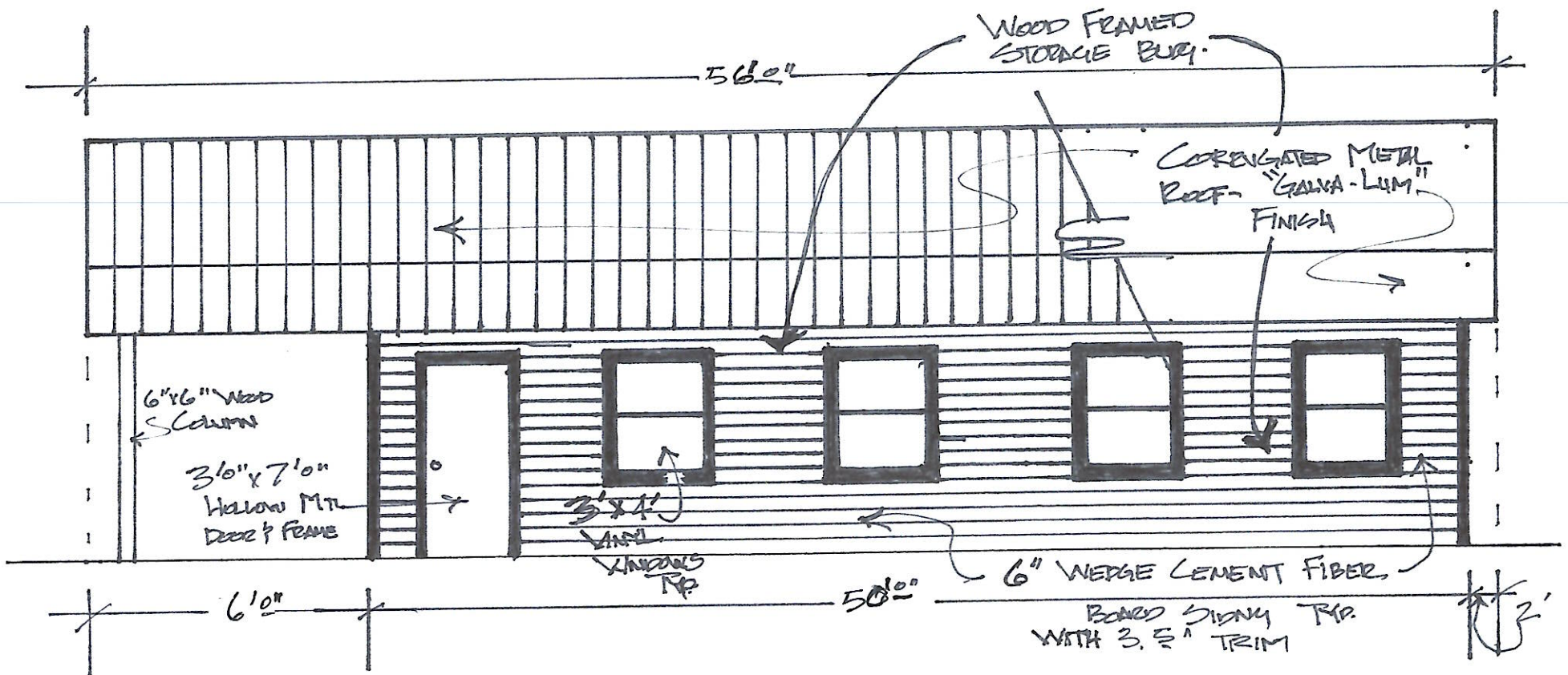
- True ground distances shown
- Plat & bearings reference
- Plan of COG, Sandusky 1845
- Survey monuments reconciled
w/ numerous previous surveys

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Community #485469
Map 48167C0441G
August 15, 2019

PROPOSED STRUCTURE
908 23RD ST
NORTH ELEVATION



PROPOSED STRUCTURE
908 23RD ST.
WEST ELEVATION



908 23rd Street, Proposed Accessory Structure

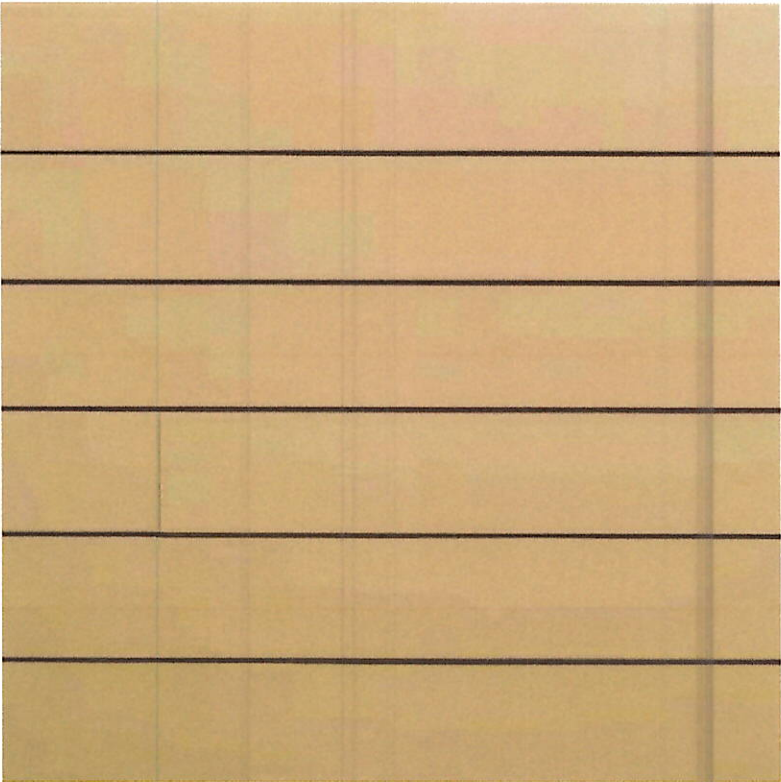
Materials List

- 1,100 sf., 6", 3,000 psi reinforced concrete foundation, per engineers specifications.
- 590 sf., 5", 3,000 psi reinforced concrete flatwork, per engineers specifications.
- 1,100 sf, wood framed structure, with 10' walls, 6" x 6" columns and wooden roof trusses on 10' centers.
- 2,180 sf., Roll formed metal roofing, GA to be specified by engineer.
- 2 ea., 8' x 9' overhead garage doors, with electric openers.
- 4 ea., 3' x 4' double hung vinyl windows.
- 1,860 sf., 6" smooth cement fiber wedge siding materials.
- 160 lf., 3 ½" smooth cement fiber window/door trim.
- 1 ea., 3' x 7' hollow metal door with hardware.

James Hardie

Hardie Plank HZ10 8.25 in. x 144 in. Primed Smooth Fiber Cement Lap Siding

★★★★★ (41) Questions & Answers (22)



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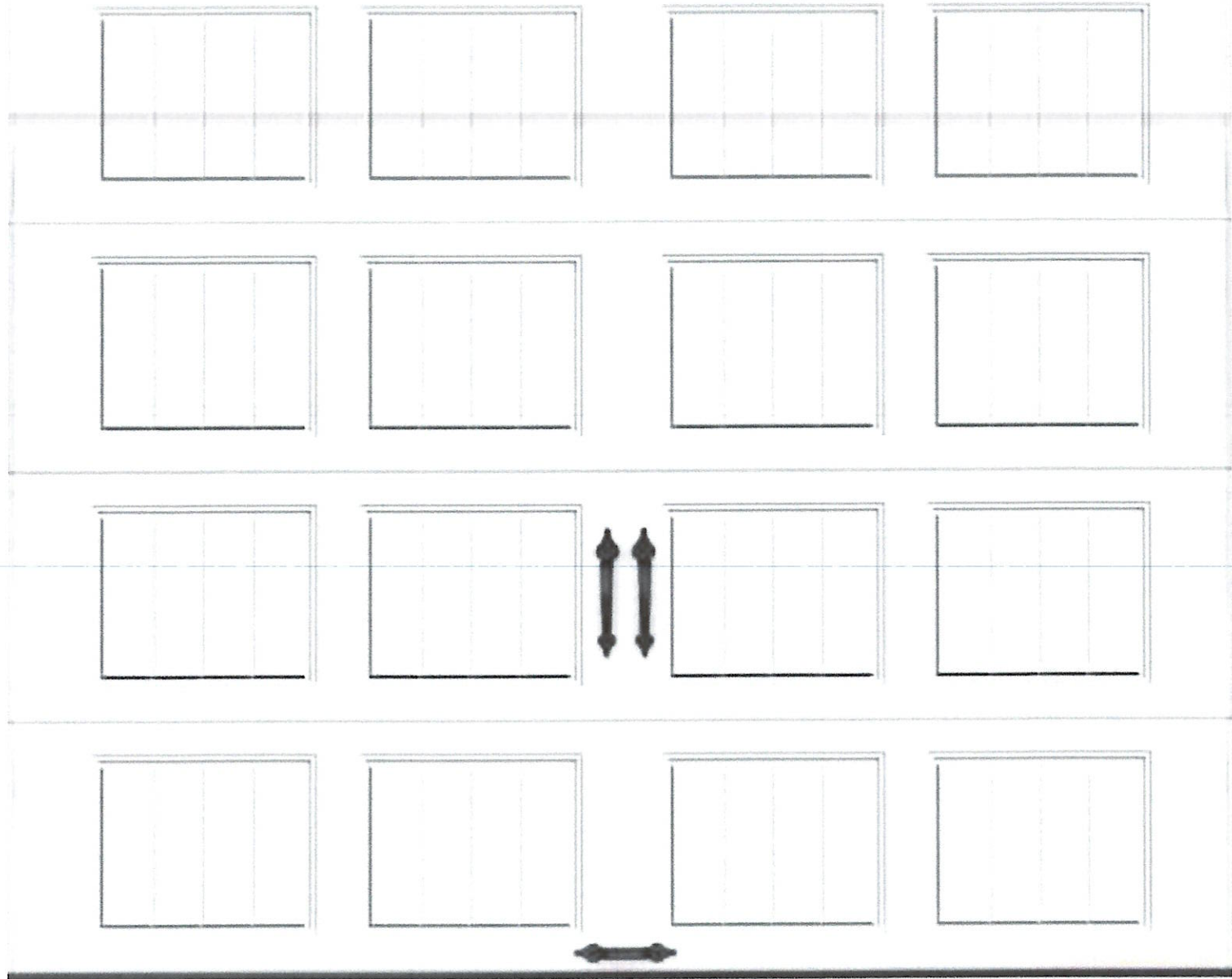
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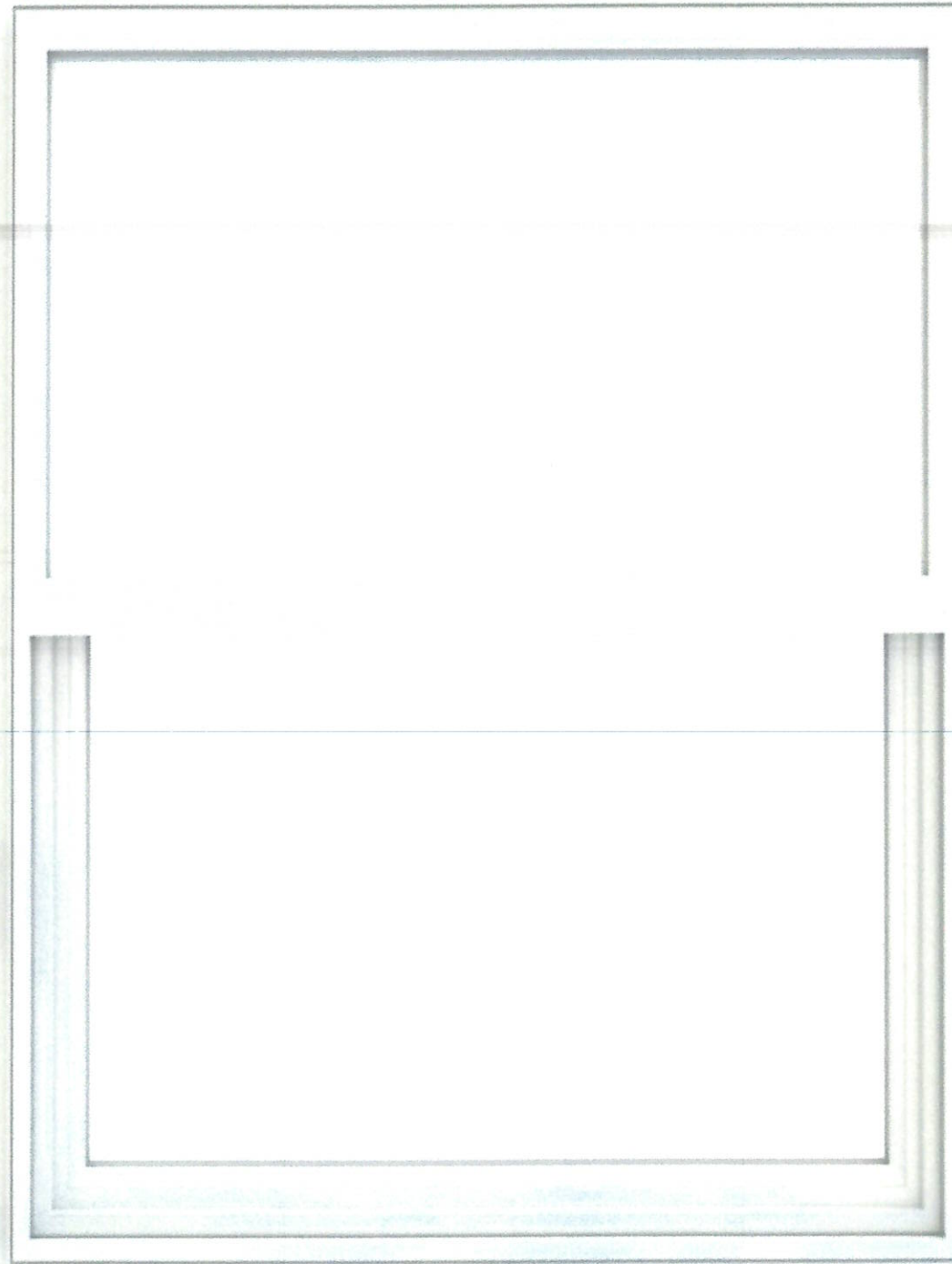
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City of Galveston

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

October 7, 2022

Steve Traina
908 23rd Street
Galveston, TX 77550

Re: **22LC-038 (908-910 Tremont/23rd Street)** Request for a Certificate of Appropriateness for alterations to the structure including the installation of windows, doors, railing and fencing; and construction of a new accessory structure. Property is legally described as the M. B. Menard Survey, Lots 1 and 2, Block 202, in the City and County of Galveston, Texas.
Applicant: Steve Traina
Property Owners: T&J Central Texas Properties LLC

Dear Steve Traina,

The Galveston Landmark Commission, at their meeting on October 3, 2022, voted to approve the above referenced request with the following 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 railing material shall be metal; and
 - b. Any cementitious fiber board utilized in the accessory structure shall be smooth textured.
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.

Please keep a copy of this letter for your records, and feel free to contact me cgorman@galvestontx.gov if you have any questions.

Sincerely,

Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer
Development Services Department



25LC-031

STAFF REPORT

ADDRESS:

2400 Mechanic / Avenue C

LEGAL DESCRIPTION:

Property is legally described as The Strand Loft Condos (2015), Abstract 628, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Avery Duke

PROPERTY OWNER:

Strand Lofts Condominium Association

ZONING DISTRICT:

Central Business, Historic District, Galveston
Landmark (CB-H)

HISTORIC DISTRICT:

Strand Mechanic

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including enclosure of existing elevator door openings.

STAFF RECOMMENDATION:

Denial

EXHIBITS:

- A – Applicant's Submittal
- B – Sanborn Insurance Maps

STAFF:

Daniel Lunsford
Planning Manager
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
66				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1890
Style	Commercial Vernacular
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Designed by Architect Nicholas Clayton

Background

On January 6, 2025, the Landmark Commission approved alterations to the structure including demolition of an exterior elevator on the side of the building. That request was approved with staff conditions.

Executive Summary

The applicant requests to enclose the exposed elevator doors on each story of the building with CMU and stucco veneer. According to the applicant's submittal, the stucco surface will be inset about 2" back from the historic brick façade.

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.

Conformance with the Design Standard for Historic Properties

Staff finds that the request does not conform to the Design Standards for Historic Properties. According to the “Locating Façade Improvements” chart on page 29 of the Design Standards, the location of the work is in Location C – Less Visible Secondary Wall. More flexibility in treatment may be considered, especially for compatible replacement or alteration, but preservation is still preferred. While more flexibility may be considered in Location C, the Design Standards call specifically for building materials that are compatible with the surrounding context and notes that the predominate building materials in the Strand-Mechanic Historic District are brick, stone, and stucco. While the areas in question are far outside of the pedestrian realm, the proposed changes will be visible due to the abrupt change in materials and resulting indents between the historic façade and the stucco/CMU infill.

Staff also has concerns about the physical interaction between the historic brick and modern CMU. Under case 25LC- 017, the Landmark Commission approved refacing the non-historic garage wall adjacent in part because the brick veneer was separating from the CMU wall itself. Staff recommends that the door openings be infilled with salvaged historic brick and mortar that matches the existing façade as closely as possible in order to prevent a similar issue in the future.

Finally, best practices in historic preservation recommend restoring a historic structure to its earliest known appearance. In this case, the elevator shaft which was demolished and the associated doors at each story were not present on the original structure; Sanborn insurance maps show the elevator shaft did not exist in 1899 and was added sometime between 1899 and 1912.

Staff Recommendation

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

However, should the Landmark Commission find that the request conforms to the Design Standards for Historic Properties, the following conditions may be appropriate: Staff recommends the request be approved with the following conditions:

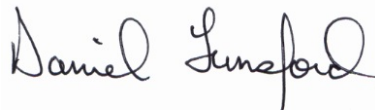
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report;

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.

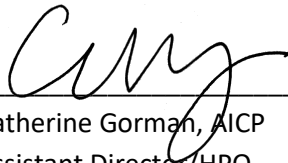
Respectfully Submitted,



Daniel Lunsford
Planning Manager

July 25, 2025

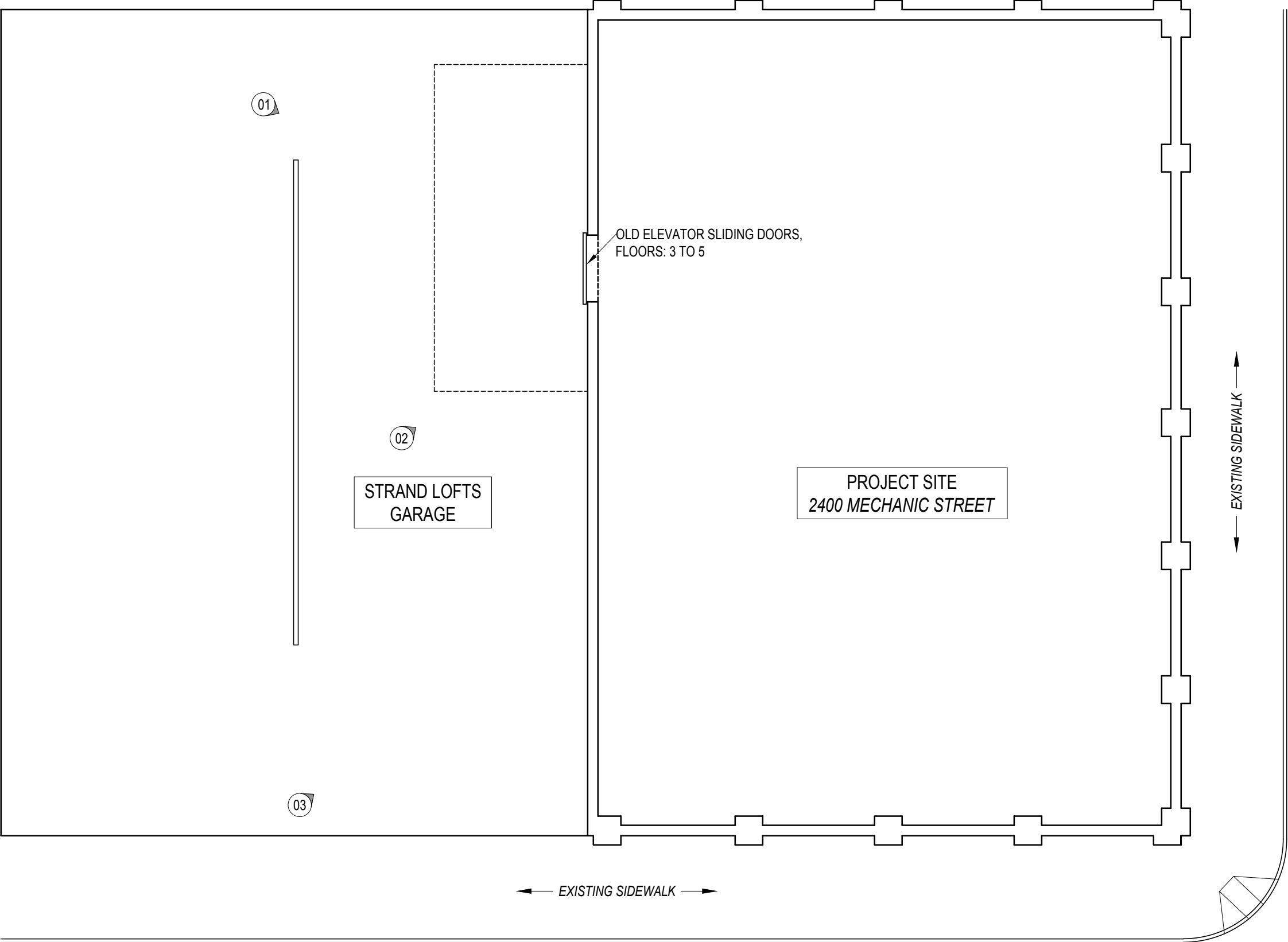
Date



Catherine Gorman, AICP
Assistant Director/HPO

July 25, 2025

Date



01

STRAND LOFTS SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

DAVID WATSON,
ARCHITECT &
ASSOCIATES

402 TWENTIETH STREET
GALVESTON, TEXAS 77550
409.762.8900
DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

STRAND
LOFTS
BUILDING

2400 MECHANIC STREET
GALVESTON, TEXAS 77550

REVISIONS		
MARK	DATE	DESCRIPTION

SHEET NUMBER

EXHIBIT A



Photo 1

*Strand Lofts
2400 Mechanic Street Galveston, Texas*



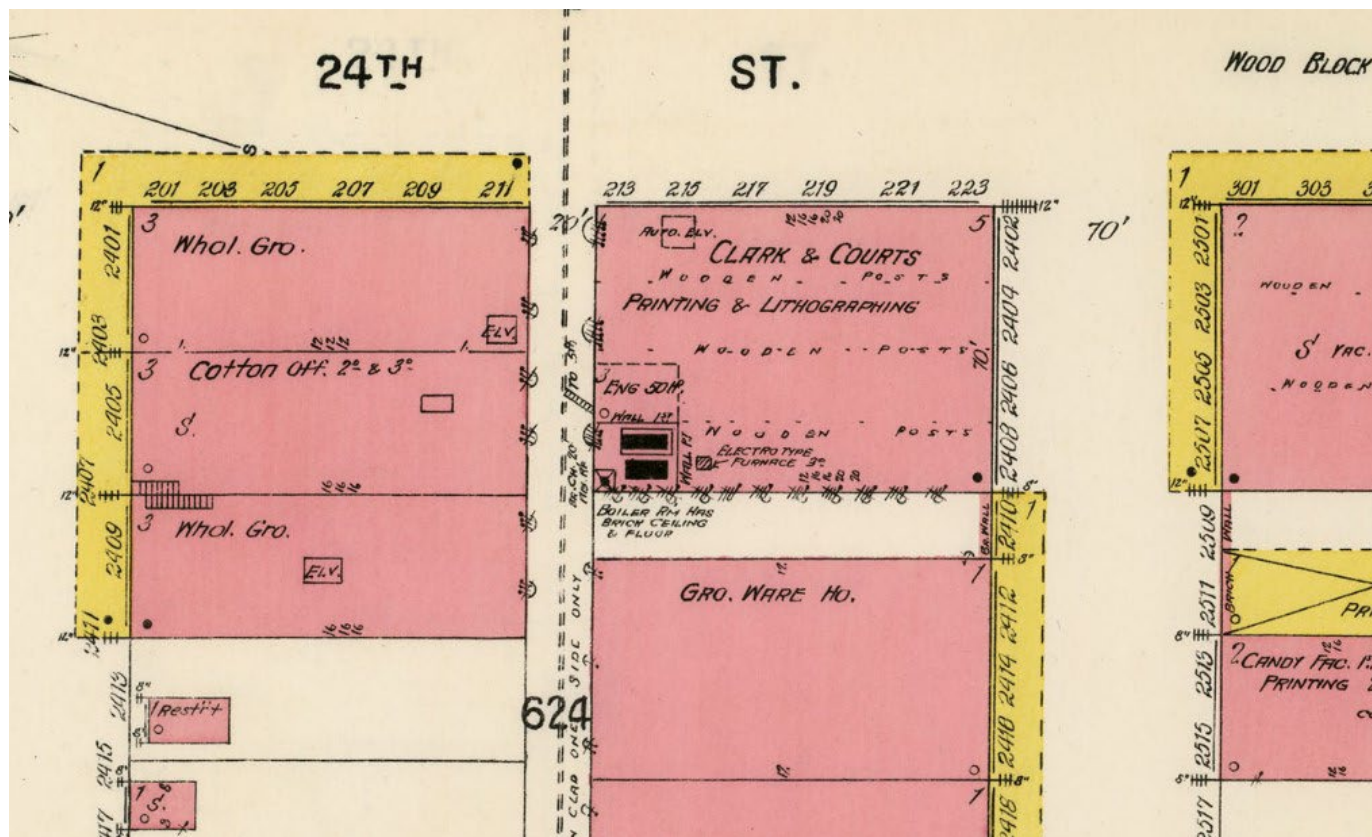
Photo 2

*Strand Lofts
2400 Mechanic Street Galveston, Texas*

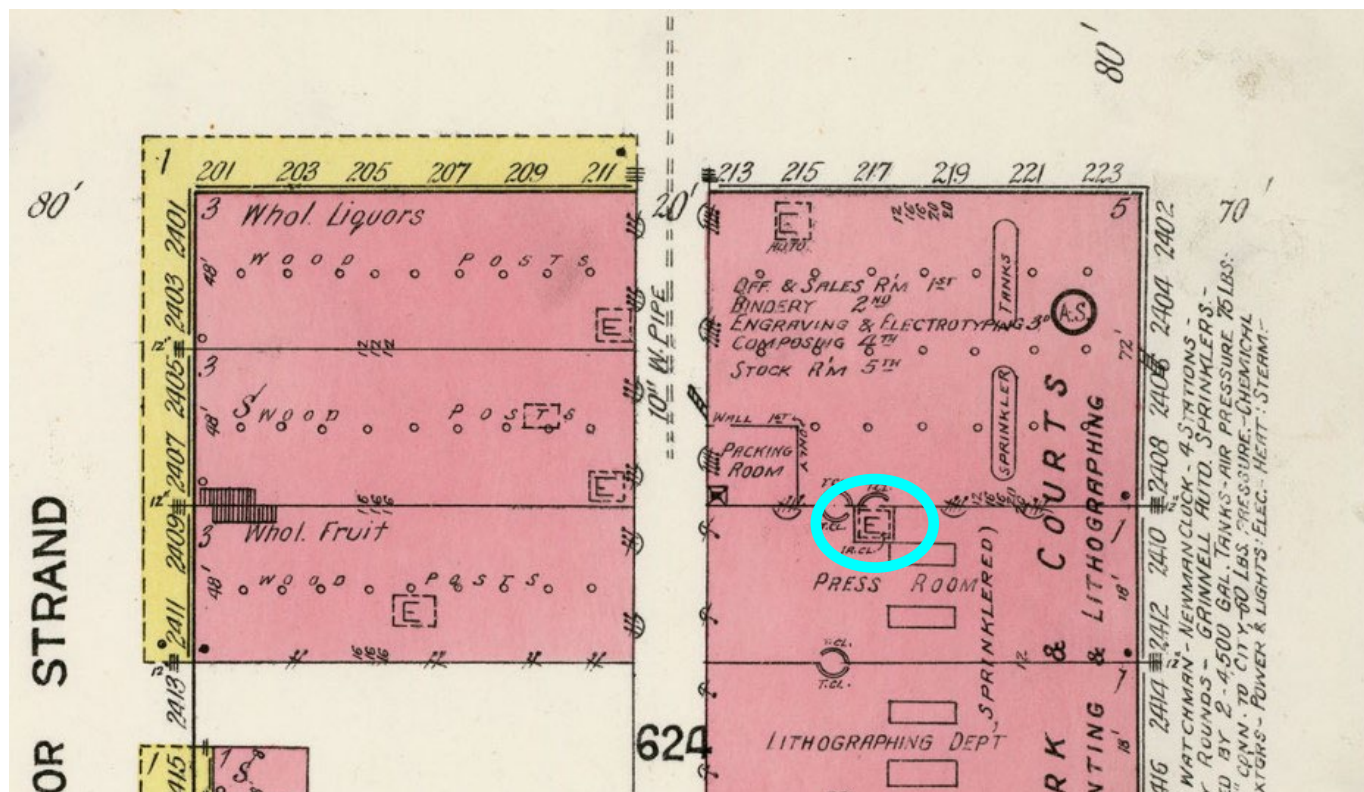


Photo 3

*Strand Lofts
2400 Mechanic Street Galveston, Texas*



1899 Sanborn Map



1912 Sanborn Map



25LC-033

STAFF REPORT

ADDRESS:

2928 Avenue K

LEGAL DESCRIPTION:

M.B. Menard Survey, Portion of Lot 14 (14-2), Block 149, in the City and County of Galveston, Texas

Applicant:

Harper and Michelle Jones

Property Owners:

Harper and Michelle Jones

ZONING DISTRICT:

Urban Neighborhood (UN)

HISTORIC DISTRICT:

None

REQUEST:

Request for designation as a Galveston Landmark

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
33				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood (UN)	Residential
North	Commercial (C)	Commercial
South	Urban Neighborhood (UN)	Residential
East	Urban Neighborhood (UN)	Residential
West	Commercial (C)	Residential

Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark.

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.

The Joseph and Elizabeth Treaccar House was built in 1889. One of the most distinctive features of this two-story side-hall townhouse is the double-gallery on the main facade trimmed with Queen Anne sunburst brackets. Treaccar was born in Galveston to Prussian immigrants and learned the carpentry trade from by his older brother, Theodore, and by 1875, Treaccar was employed in the carpentry shop at the Galveston Houston & Henderson Railroad (GH&H). The vernacular style of the Treaccar House exhibits skills passed down to new generations that were originally brought to the United States by early immigrant craftsman.

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.

The Treaccar House, located in Galveston's Old Central neighborhood, has a rich history tied to the Treaccar family, beginning with Joseph Treaccar and Elizabeth "Lizzie" Heiman, a lifelong Galvestonian and devout Catholic, who married in 1874. Lizzie managed rental properties and worked as a seamstress and milliner while raising their four children, baptized at St. Joseph's German Catholic Church. The family lived in the house intermittently, reclaiming it as their primary residence by 1899. During the 1900 Storm, they survived by sheltering on the second floor, and Treaccar cut holes in the floor to anchor the home, which sustained minimal damage. Treaccar operated a carpentry shop behind the house until his death in 1924. After passing through family hands for decades, the house stood vacant after 1975 and was severely damaged by arson in 1983. Galveston Historical Foundation (GHF) acquired and stabilized the structure in 1985, and subsequent owners restored it, with GHF featuring the home in its 1991 Homes Tour. Purchased again in 2020, the current owners are undertaking a second rehabilitation, with the house most recently featured on GHF's 2025 Homes Tour.

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.

The Joseph and Elizabeth Treaccar House retains all aspects of integrity.

**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.

Other Reviews

The Planning Commission will hear this request at the August 5, 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 August 28, 2025.

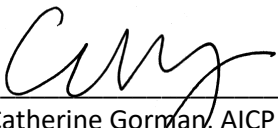
Staff Recommendation

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,



Catherine Gorman, AICP
Assistant Director/HPO

07/29/2025

Date



Joseph and Elizabeth Treaccar House

2928 Avenue K

Lot 14/Block 149

Completed September 1889

Carpenter Joseph Treaccar built this two-story side-hall townhouse in 1889. One of the most distinctive features is the double-gallery on the main facade trimmed with Queen Anne sunburst brackets. Treaccar was born in Galveston to Prussian immigrants and learned the carpentry trade from by his older brother, Theodore, and by 1875, Treaccar was employed in the carpentry shop at the Galveston Houston & Henderson Railroad (GH&H). The vernacular style of the Treaccar House exhibits skills passed down to new generations that were originally brought to the United States by early immigrant craftsman.

In 1874, Treaccar married Elizabeth “Lizzie” Heiman, daughter of Anton Heiman, one of Galveston’s earliest citizens. Lizzie was a lifelong Galvestonian and devout Catholic educated at Ursuline Convent. After she married Treaccar, she managed the couple’s rent property and subsidized the family income as a seamstress and milliner selling her wares from the family’s earlier residence at 32nd and K. Active members of the community, the couple baptized their four

children at St. Joseph's German Catholic Church (2202 Avenue K), Texas' oldest German Catholic church, established in 1859.

The Treaccars resided at the house for one year before they returned to 32nd and K. They utilized the house for the next few years as rent property but by 1899, they had reclaimed it as their primary residence. During the 1900 Storm, the family of six sheltered on the second floor of the house. The downstairs floors bear evidence today of holes cut by Treaccar that allowed water to enter the house and anchor it down, preventing it from washing away. Located behind the wall of debris formed by the storm, the Treaccar's block was spared the worst of the storm's destruction and the house escaped with minimal damage.

Treaccar operated his own carpentry shop behind the house until his death in 1924. When Lizzie died in 1938, their grandson, Raymond, inherited the house and resided there until he sold it in 1946. Between 1946-1952, alterations to the house included enclosure of the upper gallery for additional living space. Consuela Connell, the Treaccar's granddaughter, purchased the house in 1952 and brought it back into family ownership. She resided there until 1975, after which the property stood vacant. In 1983, arsonists set fire to the building severely damaging the second floor.

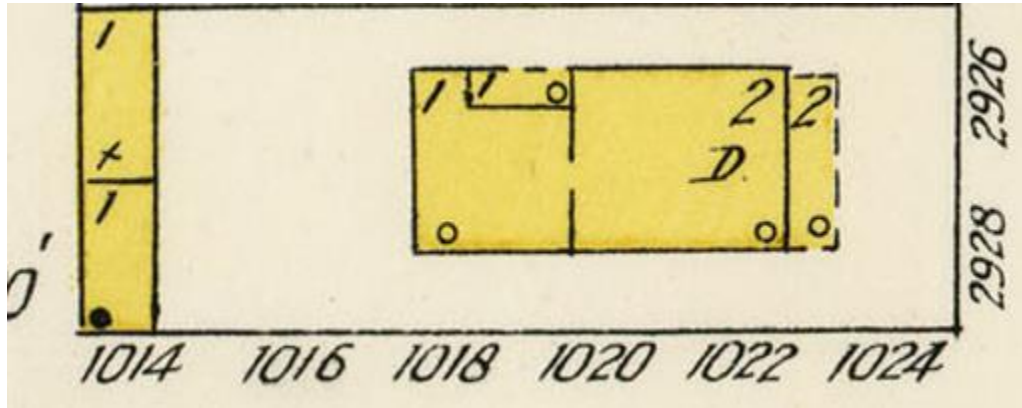
Galveston Historical Foundation purchased the Treaccar house in 1985. Through the Foundation's Residential Revolving Fund, GHF stabilized the building, installed a new roof and replaced fire-damaged rafters and siding. The upstairs gallery was also restored to the original configuration and the original brackets and balustrades found under the house were reinstalled. In 1987, GHF sold the house to new owners who worked on weekends for two years to complete the property's first rehabilitation, restoring all of the original fixtures where possible and purchasing period pieces from GHF's Architecture Salvage Warehouse when replacements were needed. During their ownership, GHF featured the house on the 1991 Homes Tour.

Recently featured on GHF's 2025 Homes Tour, the current owners purchased the Treaccar house in 2020 and have embraced their position as the building's current stewards as they guide a second rehabilitation to address deferred maintenance issues. The Treaccar house is located in the Old Central neighborhood, named after Central High School, organized in 1885 as the first high school in Texas for African Americans and known today as the Old Central Cultural Center Inc., (2624 Avenue M), established in 1974.

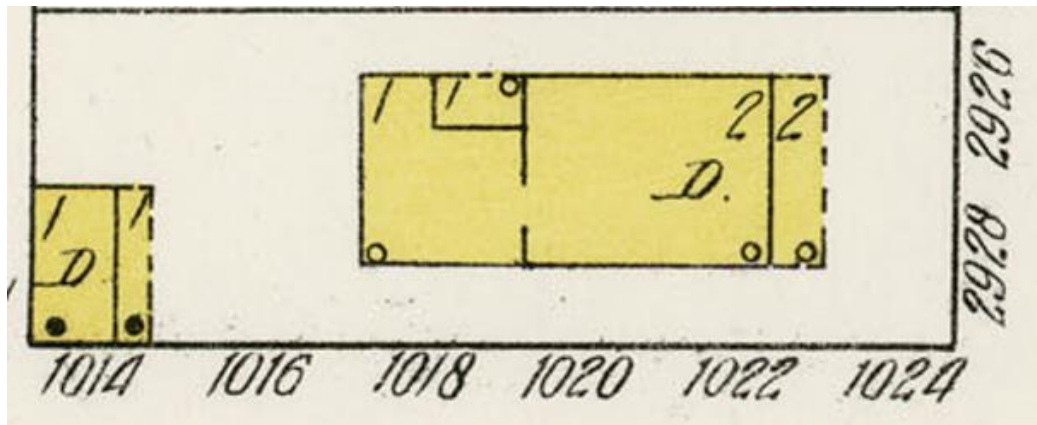
*Researched and written by Jami Durham
Galveston Historical Foundation
Spring 2025*

Sanborn Fire Insurance Maps, 2928 Avenue K. Lot 14/Block 149

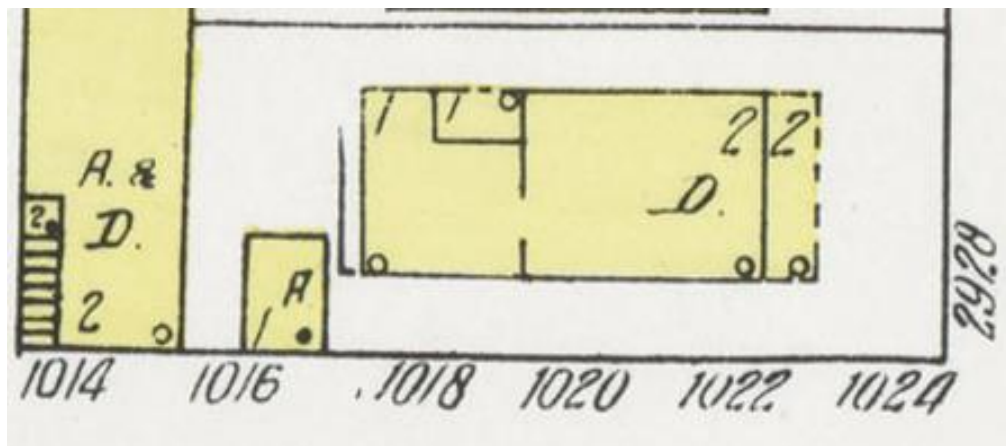
1899



1912



1947



Treaccar House, 1991.

