

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, NOVEMBER 17, 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 November 3, 2025

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business and Associated Public Hearings

6.A CERTIFICATE OF APPROPRIATENESS

1. **25LC-044 (1601 Ball / Avenue H)** Request for a Certificate of Appropriateness for modifications to the structure including enclosing rear porches. Property is legally described as M.B. Menard Survey, Lot 4, Block 256, in the City and County of Galveston, Texas.
Applicant: Alex Gonzalez
Property Owner: Charles Reynolds
2. **25LC-047 (613 15th Street)** Request for a Certificate of Appropriateness for modifications to the structure including a rear addition. Property is legally described as Abstract 121, Lot A Yang Subdivision (2021), in the City and County of Galveston, Texas.
Applicant: Jeffery Hamm
Property Owners: Jeffery and Vicki Hamm
3. **25LC-048 (1110 Sealy/ Avenue I)** Request for a Certificate of Appropriateness for modifications to the rear structure including additional stories. Property is legally described as Abstract 121 M.B. Menard Survey, 32-1.5 Feet of Lot 10 and West 1-10 Feet Lot 9 (9-1) Block 251, in the City and County of Galveston, Texas.
Applicant: Heidi Walker
Property Owners: Crystal Janke Peterson

6.B LICENSE TO USE

4. **25LC-046 (1402 Broadway / Avenue J)** Request for a recommendation regarding a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.
Applicant: John Liles, R. B. Hash & Associates
Adjacent Property Owner: Galveston Historical Foundation
Easement Holder: City of Galveston

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 11/07/2025 at 3:45 PM

Karina Rosales, Planning Technician

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 – November 3, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Allen (Alternate), Chastain

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The October 20, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-041 (514 17th Street) Request for a Certificate of Appropriateness for a new curb cut and driveway. Property is legally described as M.B. Menard Survey, North 40 feet of Lot 14 (14-1), Block 436, in the City and County of Galveston, Texas.

Applicant: Robert Vaeth

Property Owner: Robert Vaeth

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

Chairperson Click opened the public hearing on the case. The applicant and property owner, Robert Vaeth, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request.

Commissioner Stetzel-Thompson seconded.

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

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

The motion failed.

TAX VERIFICATION

25LC-043 (2327 Avenue M) Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M. B. Menard Survey, (1000-1) Part of Northeast Block 17, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Bryan Spratt

Property Owner: Bryan Spratt and Donald P. Long, Sr.

Staff presented the report.

Chairperson Click opened the public hearing on the case. The applicant and property owner, Bryan Spratt, gave a presentation to the Commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Click seconded.

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

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

The motion passed.

TAX VERIFICATION

25LC-045 (1721 Postoffice / Avenue E) Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M. B. Menard Survey, Lot 2 and the West 10-8.5 feet of Lot 3, Block 437, in the City and County of Galveston, Texas.

Applicant: Donna Baker

Property Owner: Donna Baker and Robert Faickney

Staff presented the report.

Chairperson Click opened the public hearing on the case. The property owner, Robert Faickney, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Fitz seconded.

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

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

Absent: Allen (Alternate), Chastain
Non-voting participants: Ex Officio CM Lewis

The motion passed.

DISCUSSION ITEMS

Staff opened the “2026 Meeting Schedule (Staff)” discussion item.

THE MEETING ADJOURNED AT 4:38 PM





25LC-044

STAFF REPORT

ADDRESS:

1601 Ball / Avenue H

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, Lot 4, Block 256, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Alex Gonzalez

PROPERTY OWNER:

Charles Reynolds

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 to enclose a rear porch.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

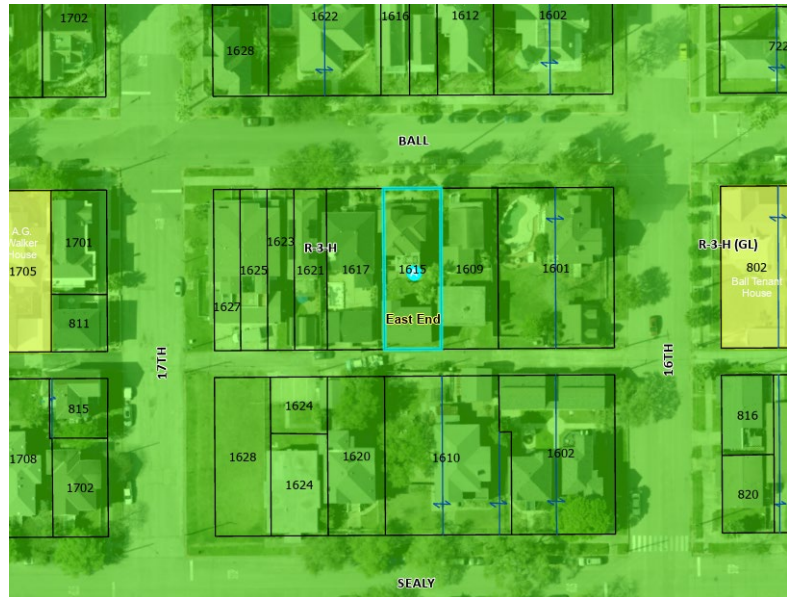
- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet
- C – Typical Handrail Design

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	ca. 1890
Style	Queen Anne
Condition	Good
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including enclosing the upper and lower rear porch galleries and adding a rear deck.

According to the applicant's submittal, the scope of work includes:

- Wood siding and trim to match the existing house;
- New wood windows to match existing;
- Replace an existing window opening with a new wood and glass door;
- Wrap existing porch pilings with brick to match main house; and
- Wooden deck and handrails to match existing handrails at front porch;

See the applicant's submittal in Exhibit A for additional details.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Building Elements

Individual historic building elements should be repaired and preserved whenever possible.

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.

2.13 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.

Building Standards for New Residential Construction

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

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

Architectural Character

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

3.30 Design a new residential structure to reflect its time.

Appropriate

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

Inappropriate

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

Building Materials

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Additions to Historic Residential Structures

A new addition, if appropriately designed, can be made to a historic building without compromising its historic character. When making an addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district, it is important to consider the relationship with the surrounding historic context and the scale, placement and materials of the addition.

3.40 Design an addition to a historic residential structure to be clearly differentiated from the original structure.

Appropriate

- Use a lower-scale connecting element to join an addition to a historic residential structure.
- Differentiate an addition from the historic original using changes in material, color and/or wall plane.

3.41 Keep an addition to a historic residential structure simple in size, shape, materials, color and detail.

Inappropriate

- Do not try to make an addition appear older than it is. This creates a false sense of history and is not permitted.
- Do not disturb the street sides of existing buildings whenever possible.

3.42 Design an addition to a historic residential structure to be subordinate to the primary structure.

Appropriate

- Place an addition to the side or the rear.
- Vertical additions must be placed in the rear so they are not visible from the street or right-of-way.

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

Staff finds that the request conforms to the Design Standards for Historic Properties. The proposed addition is in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. In this case, the applicant proposes to use wood siding and trim to match the existing, matching new windows with existing windows, matching the proposed deck handrails to that of the historic front porch, and wrap existing porch pilings with brick to match the main house.

However, staff is concerned that this leaves little to differentiate modern modifications from the historic. Sanborn maps show the porch dates from at least 1912, when the existing house first appears (the house does not appear before 1912; the 1899 Sanborn maps show the lot previously included a church). Staff recommends that the plans be modified in some way to clearly show that the enclosed porch is a modern change, such as use of more modern window styles or additional trim that mimics or “ghosts” the porch handrails and columns. Staff also recommends use of the typical, “simple, square” handrail design included in Exhibit C for the rear deck as a visual differentiation between old and new, instead of handrails which match the existing front porch as proposed.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

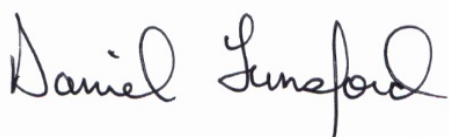
1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A with the following modifications;
 - a. The applicant shall differentiate the modern porch modifications from the main house in some manner to be reviewed during permit by the Historic Preservation Officer;
 - b. Deck handrails shall be of the “simple, square” design included in Exhibit C of the staff report;

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City’s Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally,

a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

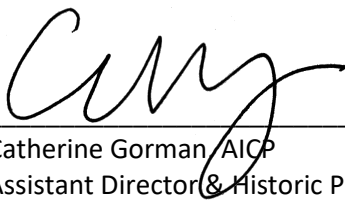
Respectfully Submitted,



Daniel Lunsford
Senior Planner

November 6, 2025

Date



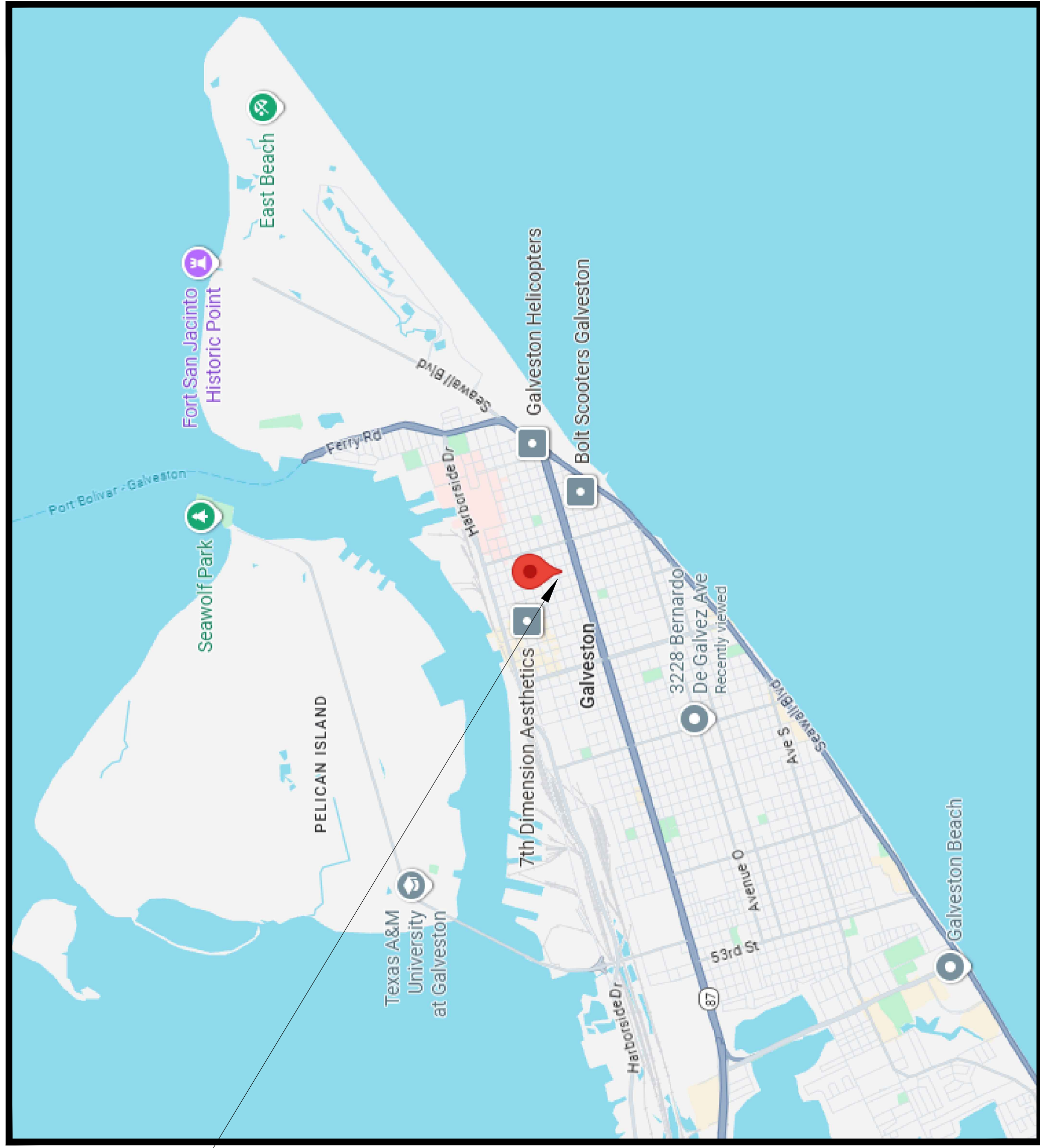
Catherine Gorman / AICP
Assistant Director & Historic Preservation Officer

November 6, 2025

Date

PROPOSED EXTERIOR ELEVATIONS

1615 BALL STREET, GALVESTON, TX 77550



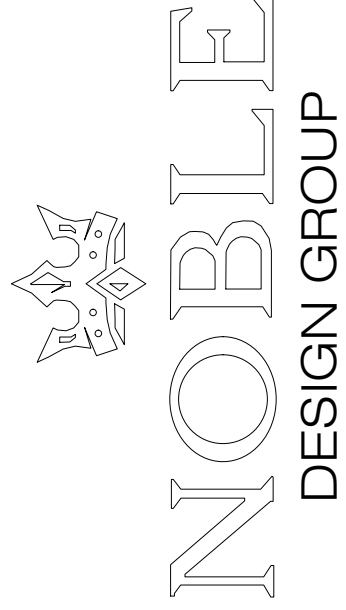
VICINITY MAP

SHEET INDEX

A-0.00 COVER SHEET
A-0.10 SITE PLAN
A-1.00 PROPOSED EXTERIOR ELEVATIONS

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2012 TEXAS ACCESSIBILITY STANDARD



ONE NOBLE DESIGN, LLC HEREBY RESERVES ITS COMMON LAW AND EQUITABLE RIGHTS IN ANY AND ALL CONCEPTS, IDEAS, ARRANGEMENTS AND IDEAS THESE IDEAS, PLANS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM ONE NOBLE DESIGN LLC. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND DISCREPANCIES FROM THE DIMENSIONS, CONDITIONS OR SPECIFICATIONS SHOWN IN THESE DRAWINGS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ADAPTED IBC.

NEW RESIDENCE

Project Title

SHERI WILLIAMS

922 ELM RD.
CLEAR LAKE SHORES TX, 77565

Revisions

[illegible]

Sheet Title

Project Phase

FOR
REVIEW

Seal

EXHIBIT A

Project Number:	25-079
Date:	MAY 10, 2025
Document Phase:	REVIEW
Sheet Number:	

A-0.00

NEW RESIDENCE

Project Title

SHERI WILLIAMS

922 ELM RD.
CLEAR LAKE SHORES TX, 77565

Revisions

No.	Date	Description

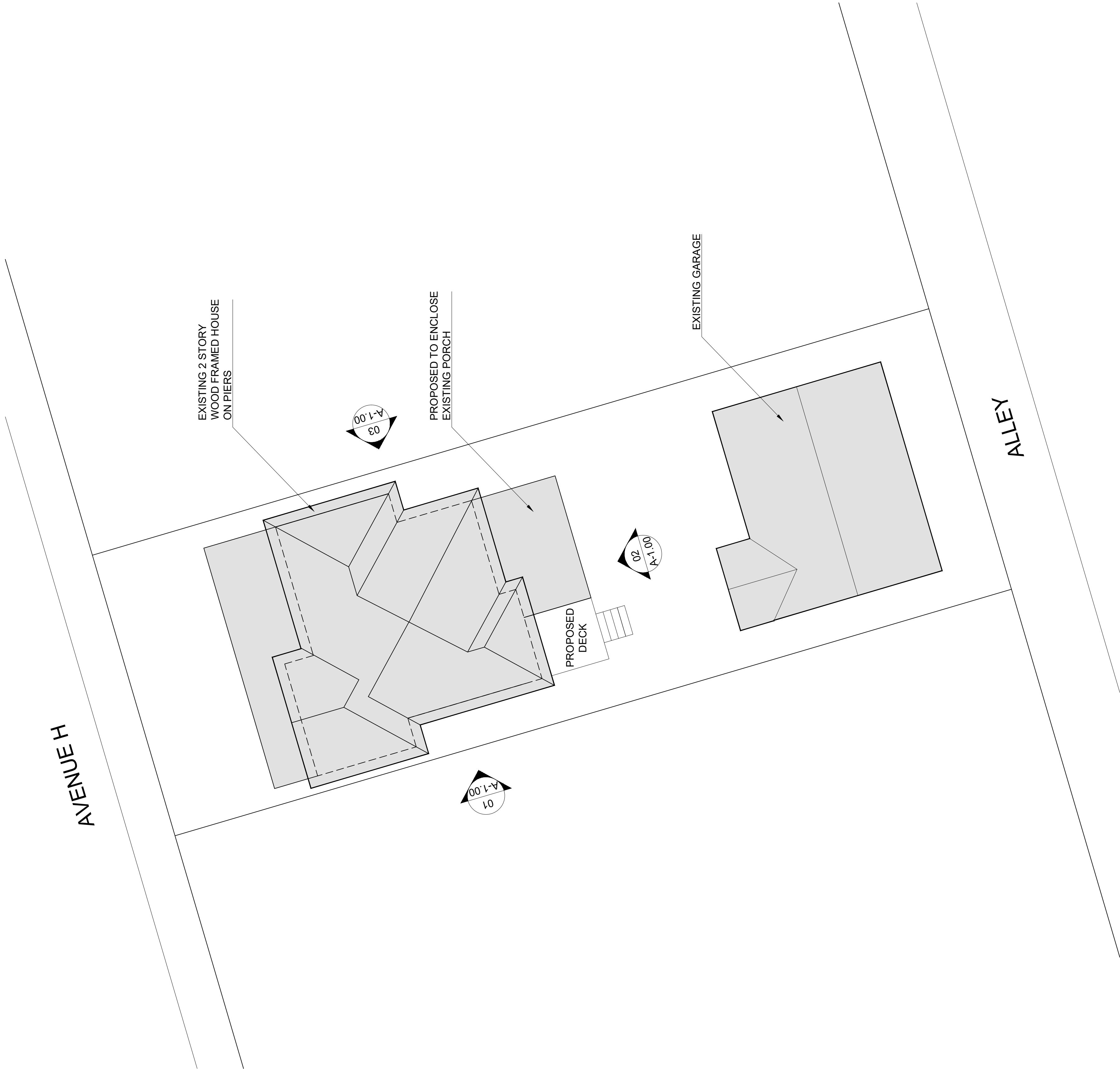
Sheet Title

Project Phase

FOR
REVIEW

Scale

Project Number:	25-079
Date:	MAY 10, 2025
Document Phase:	REVIEW
Sheet Number:	



01 SITE PLAN

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

01

A-0.10

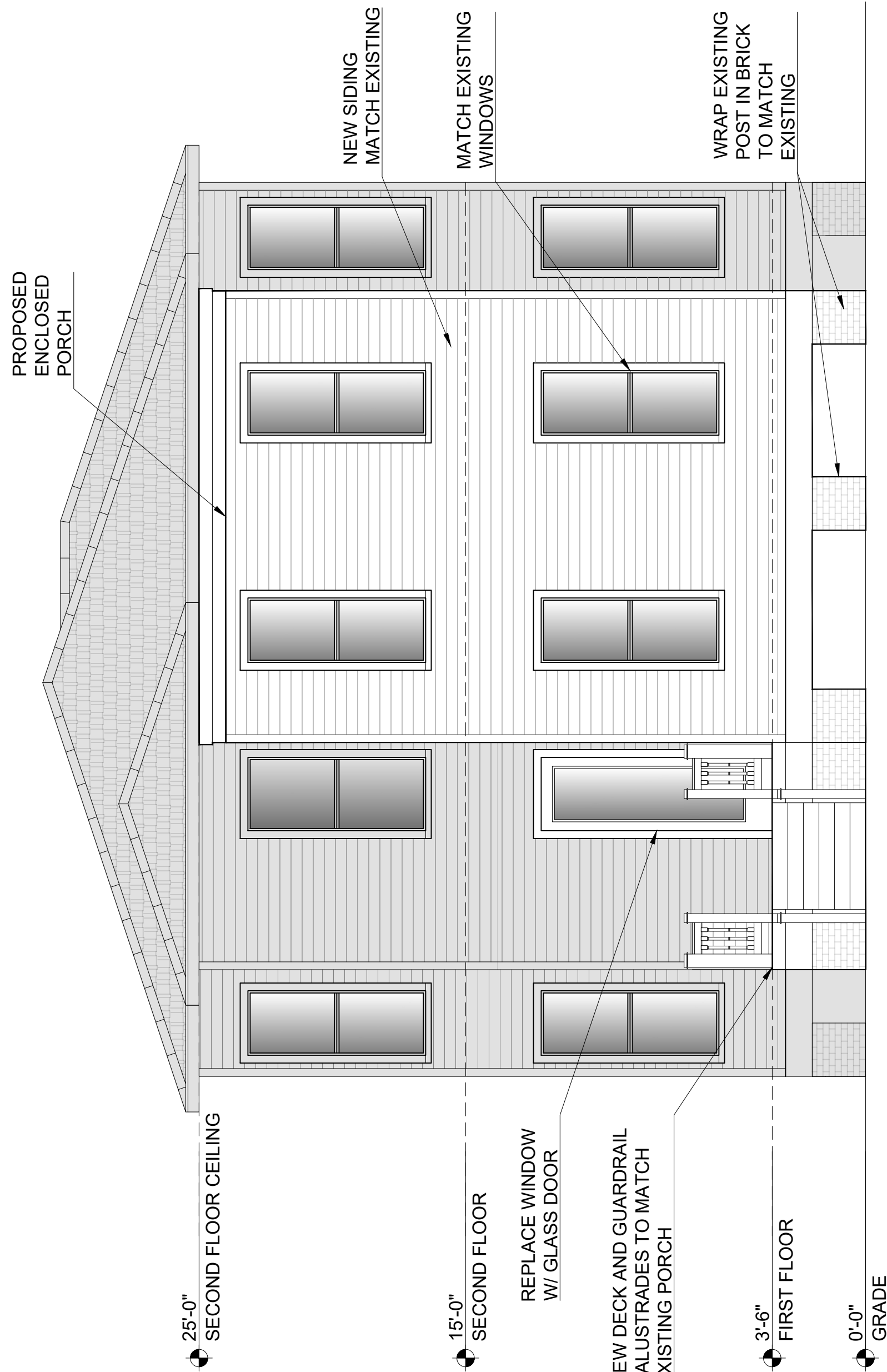
Revisions	
No.	Description
Sheet Title	

Project Phase

FOR
REVIEW

Scale

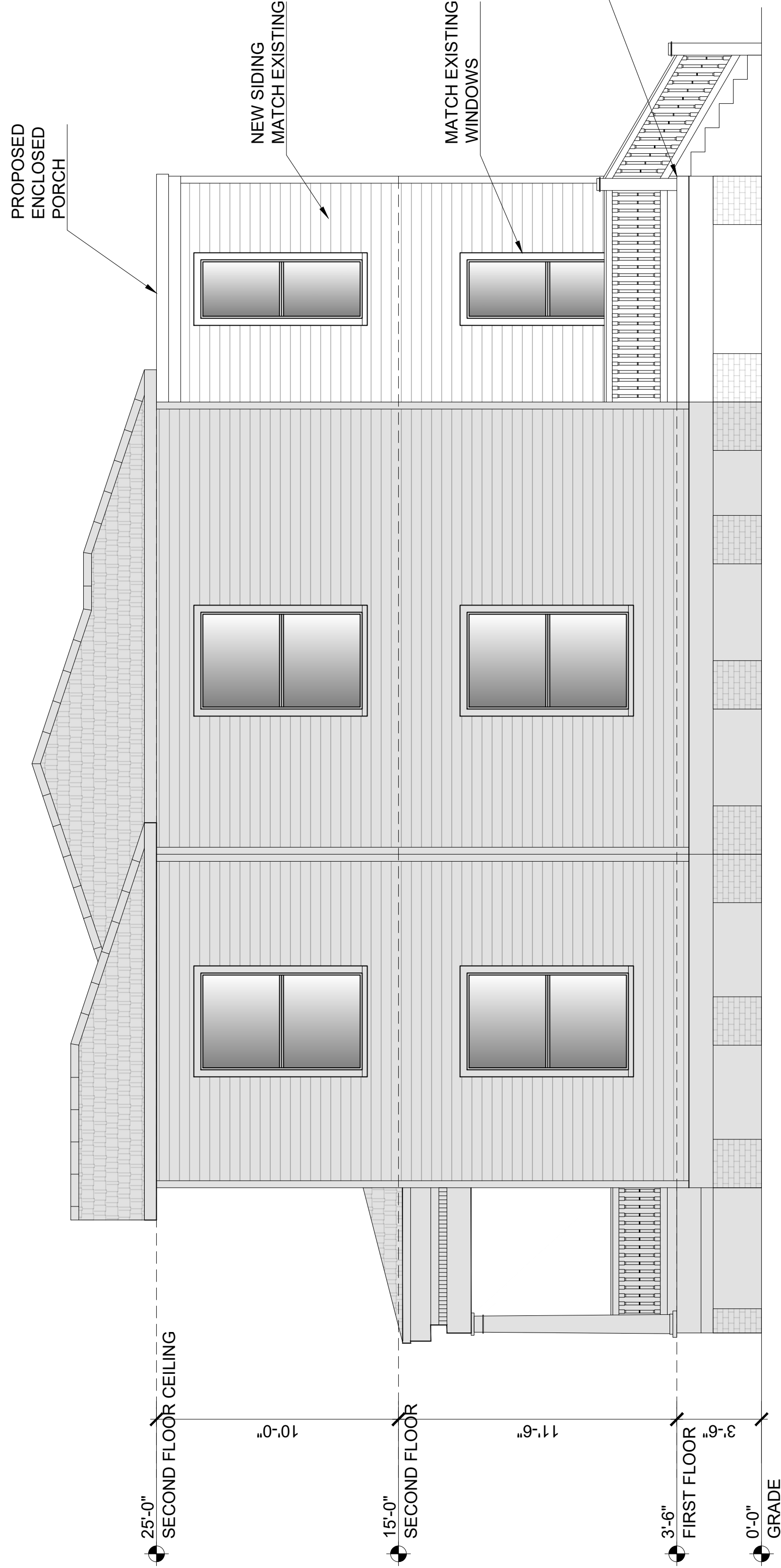
Project Number:	25-079
Date:	MAY 10, 2025
Document Phase:	REVIEW
Sheet Number:	



PROPOSED SOUTH ELEVATION

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

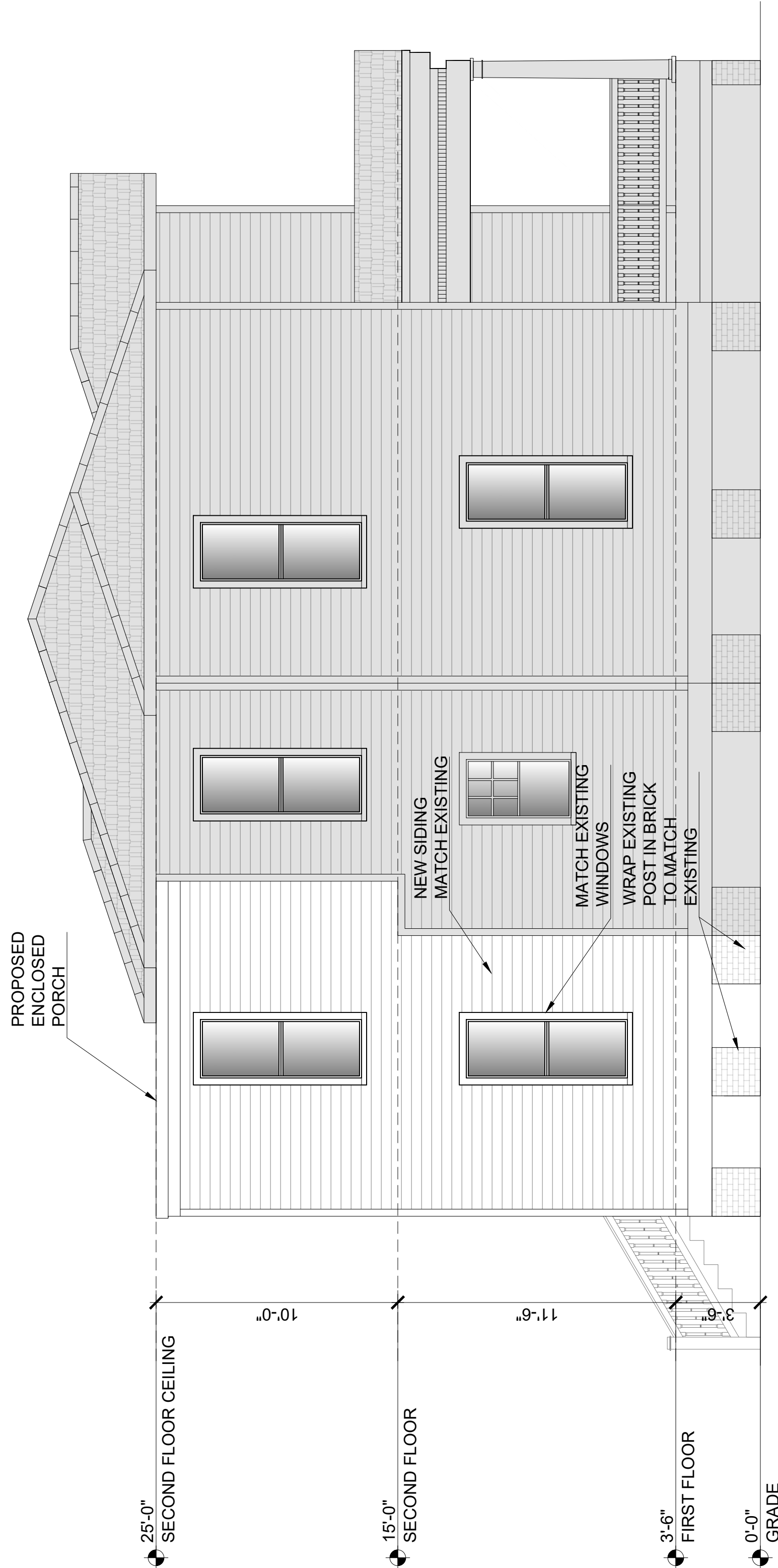
02



PROPOSED WEST ELEVATION

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

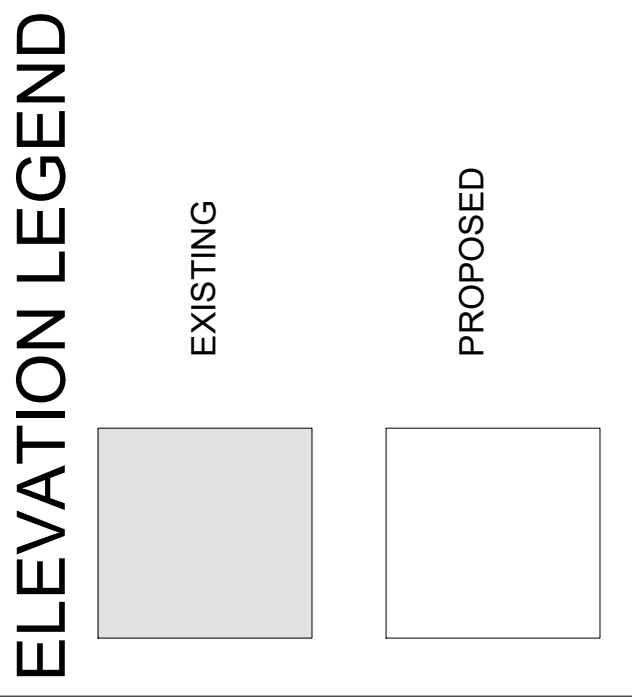
01



PROPOSED EAST ELEVATION

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

03



1615 BALL, GALVESTON, TX 77550

HHM-12559

Parcel ID 689788

Year Built ca. 1890

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating Medium

Medium = Contributing

Building Faces N

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences Queen Anne

Stories 1

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Landscape Features Brick curb, Concrete wall

ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Asbestos shingles

Roof Features Flared eaves, Box eaves

Gable End Treatment Wood shingle, Wood siding

Gable End Openings Enclosed opening, Windows

Gable End Features Decorative bargeboard

WINDOWS & DOORS

Window Types Double-hung, Fixed

Window Frame Materials Wood

Window Light Configuration 1/1, 16

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type Full width, One story

Porch Location Front, Rear

Porch Roof Front gable, Shed

No. of Porch Bays 2

Porch Support Type Classical columns

Porch Features Jig-sawn porch frieze, Turned wood balusters

INTEGRITY

Condition Good

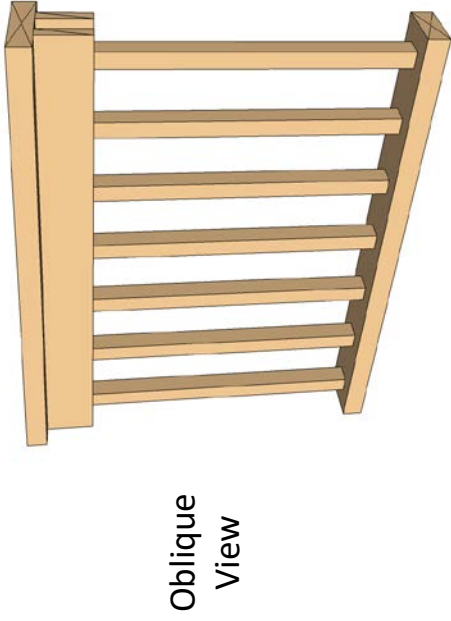
Additions Rear addition



TX_GalvestonCounty_1615_Ball_1.jpg



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



Oblique
View

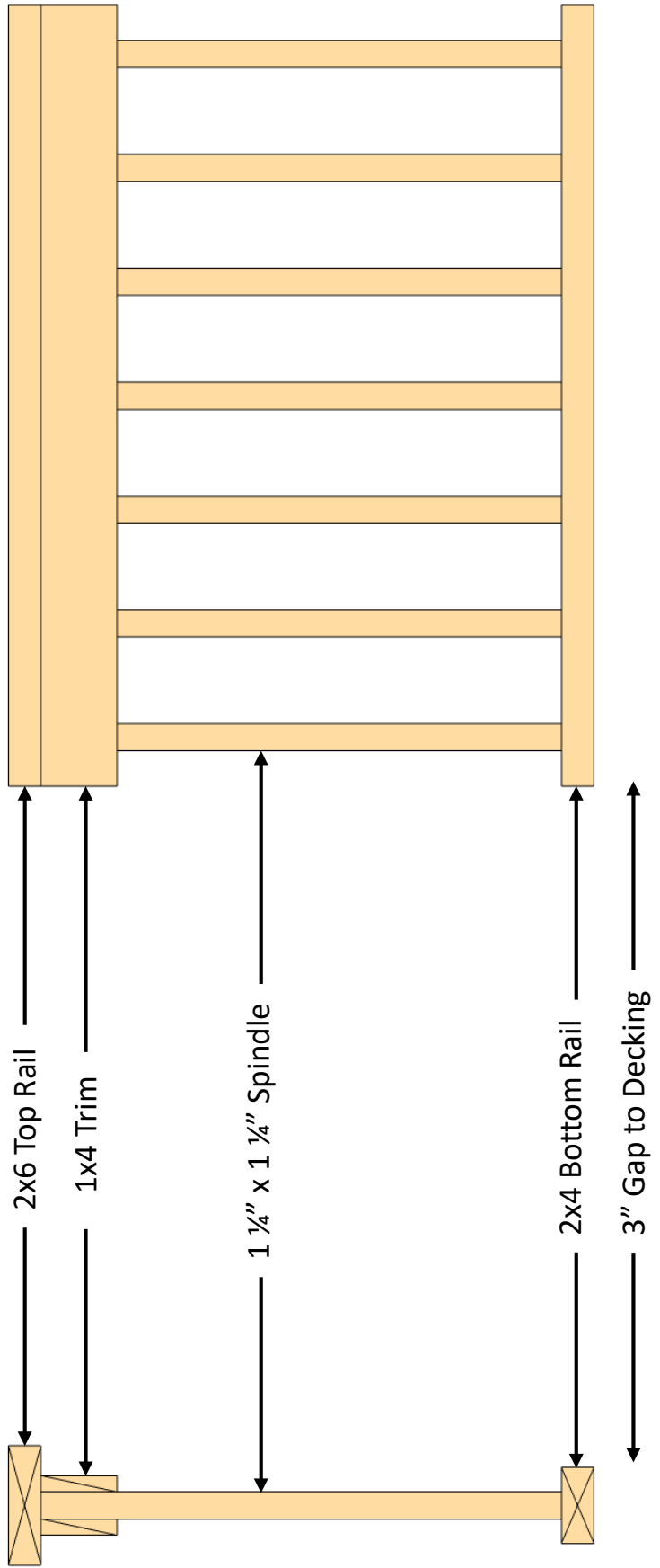


EXHIBIT C

Typical Handrail – Historic Districts



25LC-047

STAFF REPORT

ADDRESS:

613 15th Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 121, Lot A Yang Subdivision (2021), in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Jeffery Hamm

PROPERTY OWNER:

Jeffery and Vicki Hamm

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 a rear addition.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

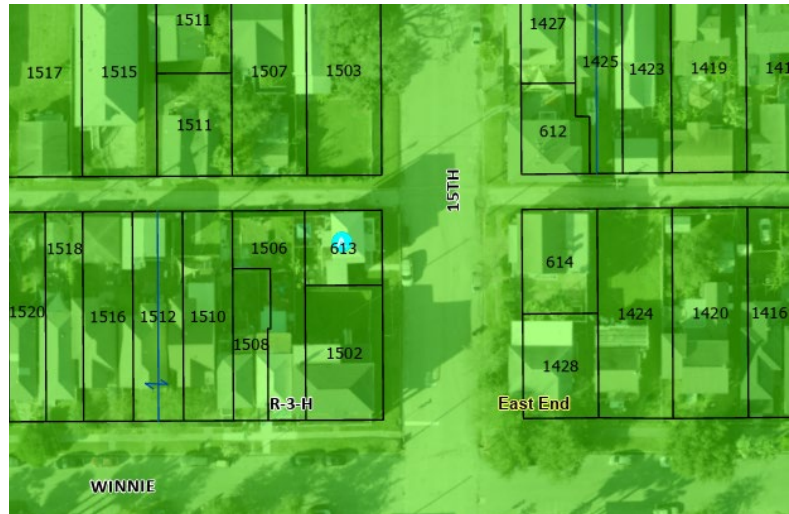
- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet
- C – Design Standards Excerpt: Using Alternative Materials on a Historic Structure

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

Historical and/or Architectural Significance

Date	ca. 1870
Style	National Folk
Condition	Good
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including adding a rear addition. This addition will be adjacent to an existing addition noted in the Historic Sites Inventory entry (added after 1947 per Sanborn maps).

According to the applicant's submittal, the scope of work includes:

- Wood-framed addition with wood siding and trim to match the existing house;
- Relocate and reuse an existing door and window to the rear addition;
- Addition of a new wood door at the second floor in place of an existing window;
- Wooden handrail at second floor balcony.

See the applicant's submittal in Exhibit A for additional details.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Building Elements

Individual historic building elements should be repaired and preserved whenever possible .

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.

2.13 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.

Building Standards for New Residential Construction

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

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

Architectural Character

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

3.30 Design a new residential structure to reflect its time.

Appropriate

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

Inappropriate

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

Building Materials

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Additions to Historic Residential Structures

A new addition, if appropriately designed, can be made to a historic building without compromising its historic character. When making an addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district, it is important to consider the relationship with the surrounding historic context and the scale, placement and materials of the addition.

3.40 Design an addition to a historic residential structure to be clearly differentiated from the original structure.

Appropriate

- Use a lower-scale connecting element to join an addition to a historic residential structure.
- Differentiate an addition from the historic original using changes in material, color and/or wall plane.

3.41 Keep an addition to a historic residential structure simple in size, shape, materials, color and detail.

Inappropriate

- Do not try to make an addition appear older than it is. This creates a false sense of history and is not permitted.
- Do not disturb the street sides of existing buildings whenever possible.

3.42 Design an addition to a historic residential structure to be subordinate to the primary structure.

Appropriate

- Place an addition to the side or the rear.
- Vertical additions must be placed in the rear so they are not visible from the street or right-of-way.

Conformance with the Design Standard for Historic Properties

Staff finds that the request conforms to the Design Standards for Historic Properties. The proposed addition is in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. In this case, the applicant proposes to use wood siding and trim to match the existing, along with the relocation and reuse of an existing door and window. The proposed handrail match the “simple, square” design recommended for new handrails in historic districts, and the proposed second floor door will be of wood. Staff does recommend that the existing second floor window to be removed shall be stored on site or made available for re-use elsewhere.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

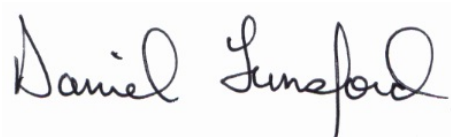
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A;
 - a. Existing windows which are not reused on the addition shall be stored on site or made available for reuse by a third party;

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City’s Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Daniel Lunsford
Senior Planner

November 6, 2025

Date



Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer

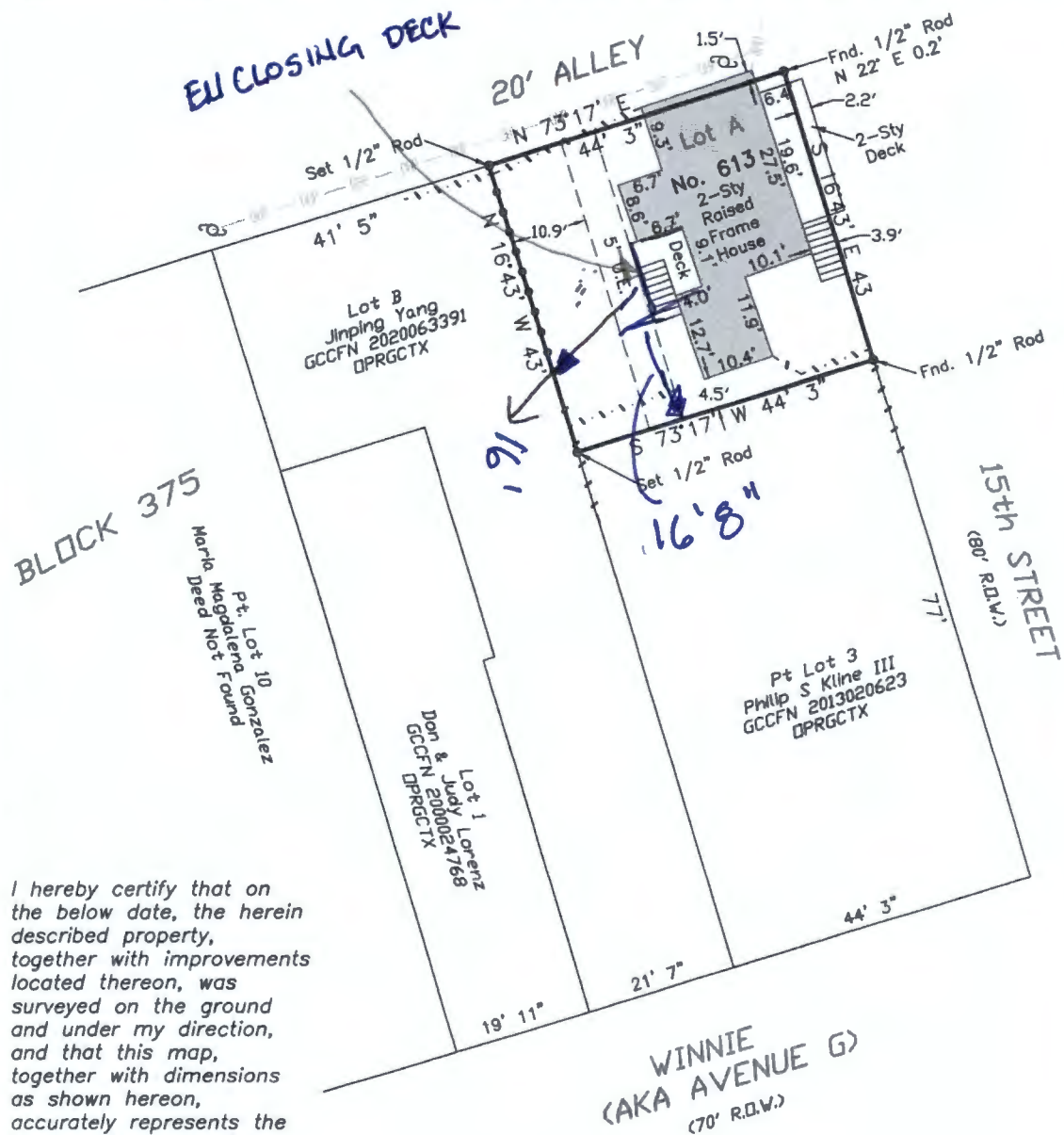
November 6, 2025

Date

TLS Job No 20-0192

613 15th Street, Galveston, TX. 77550

Ref No: 3505-0375-0009-002

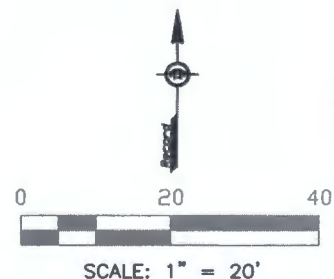


I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



Survey of Lot A, of YANG SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Galveston County Clerk's File No. 2020063391 of the Official Public Records of Real Property of Galveston County, Texas.



NOTES:

- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of 15th Street.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:
 Overhead Power
 Chain Link Fence
 Wood Fence
 Power Pole
 U.E. Utility Easement
 Easement Line

TRICON LAND SURVEYING, LLC
 Mailing: 6341 Stewart Rd. #251
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.L.S. Firm No. 10194309

Drafting: LP Survey Date: October 14, 2020

Surveyed For: Jinping Yang



BACK OF HOUSE

MATERIAL LIST

- PUSHING OUT ONE WALL TO ENCLOSE DECK
USING EXISTING DOOR, WINDOW AND MATERIAL
- WINDOW USING EXISTING WINDOW
- DOORS
 - EXISTING DOOR USED ON FIRST FLOOR.
 - NEW DOOR FOR UPPER DECK (SEE ATTACHED EMAIL PHOTO)
- SIDING, MATCHING EXISTING CEDAR PLANKS
- TRIM, MATCHING EXISTING CEDAR
- HANDRAIL AND STAIRS (SEE STD. DETAIL)
- DECKING, MATCHING EXISTING FRONT UPPER DECK



Rear of House



Rear of House

... / [Wood Doors With Glass](#) / [Krosswood Doors Woc](#)

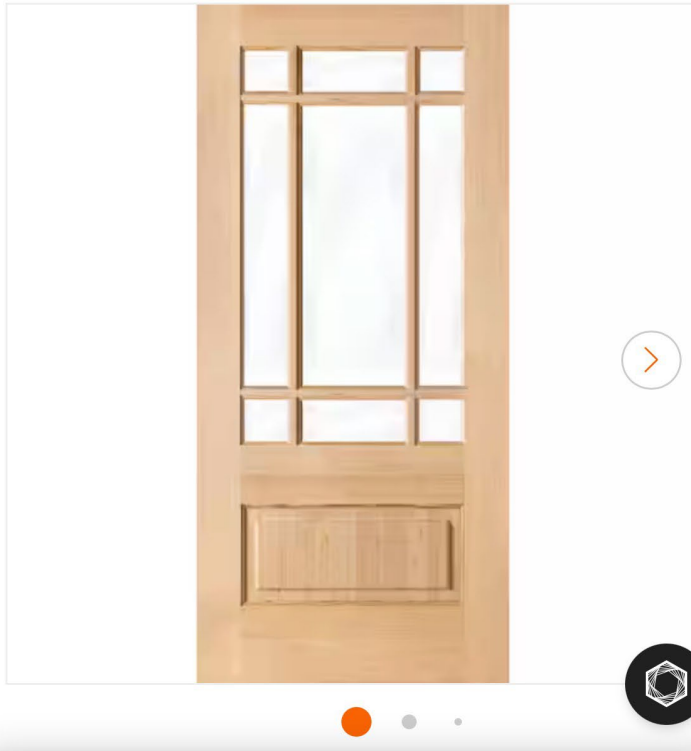
Exclusive



Krosswood Doors

**36 in. x 80 in. Modern
Farmhouse Universal 9 Lite
Clear Glass Prairie Window
Unstained Hemlock Wood Front
Door Slab**

★★★★☆ (4) Questions & Answers (1)



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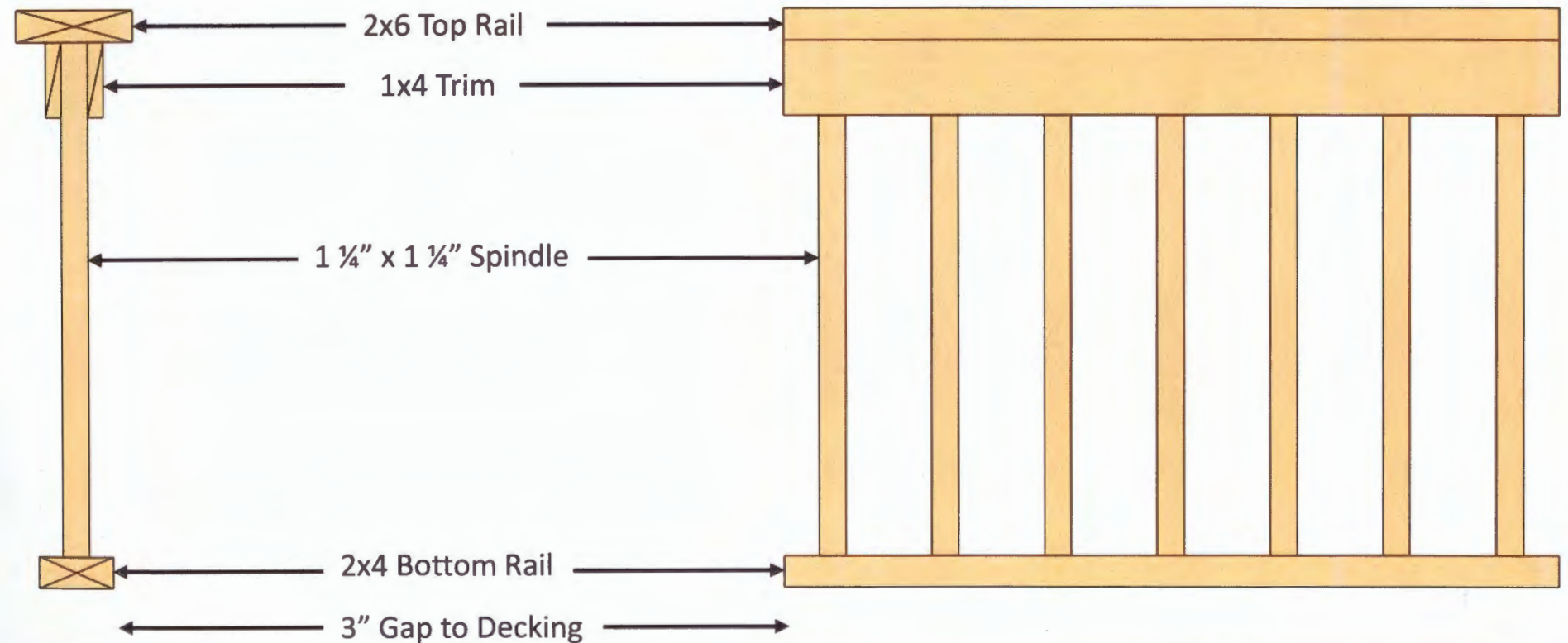
Add to Cart

Proposed Door



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

Oblique
View



Typical Handrail – Historic Districts

EXHIBIT B

613 15TH ST, GALVESTON, TX 77550

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

HHM-11607

Parcel ID 690229

Year Built ca. 1870

District East End Historic District

Priority Rating Medium

Building Faces E

DESCRIPTION

Type Single-Family House
 I-House
 Stylistic Influences National Folk
 Stories 2
 Exterior Wall Materials Horizontal wood board
 Foundation Type Raised basement

ROOF

Roof Shape Hipped
 Roof Materials Asphalt composition shingles

WINDOWS & DOORS

Window Types Double-hung
 Window Frame Materials Wood
 Window Light Configuration 6/6
 Window Features Historic screens
 Door Types Single door primary entrance
 Door Features Transom light, Screens

CHIMNEYS

PORCH

Porch Type Partial width, Two story
 Porch Location Front
 Porch Roof No roof
 No. of Porch Bays 3
 Porch Support Type Square posts
 Porch Features Squared wood balusters

INTEGRITY

Condition Good
 Additions Rear addition



TX_GalvestonCounty_613_15th_St_1.jpg



25LC-048

STAFF REPORT

ADDRESS:

1110 Sealy / Avenue I

LEGAL DESCRIPTION:

The property is legally described as Abstract 121 M.B. Menard Survey, 32-1.5 Feet of Lot 10 and West 1-10 Feet Lot 9 (9-1) Block 251, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Heidi Walker

PROPERTY OWNER:

Crystal Janke Peterson

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for a garage apartment.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

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

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				



Executive Summary

The applicant is requesting approval of site modifications including a multistory addition to an existing garage. The structure to be modified is located adjacent to the alley in the rear of the main house and is not historic.

A summary of the project is provided below. See Exhibit A for additional details.

- Wood board and batten siding at first level;
- Smooth Hardie lap siding above first level;
- Wood stairs, handrails, and decks;
- Fiberglass exterior doors with smooth Hardie trim;
- Vinyl-clad exterior windows in a one-over-one light configuration with smooth Hardie trim;
- Composition shingles (upper roof)
- Maximum height 37’-3” above grade

Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1887
Style	Queen Anne, Italianate
Condition	Excellent
Evaluation	“Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association.

Design Standards

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.

Enclosing an Elevated Foundation

To preserve the character of Galveston's historic residential streets, elevated foundations should be enclosed or skirted in a way that promotes compatibility with surrounding residential structures. Note that it is also important to provide proper ventilation underneath a structure to discourage rot and mold. See "Storm-Safety Features on Historic Buildings" on page 47 for more information.

3.18 Enclose the space between the elevated foundation piers of a raised residential structure.

Appropriate for enclosing an elevated foundation (elevated to any compatible height):

- Properly dimensioned wood board and batten (see "Options for Board and Batten Foundation Skirting").
- Masonry (note that masonry may not be appropriate for smaller wood-framed houses.)
- Stucco, when compatible with the building type (a stuccoed foundation enclosure will generally be most compatible with a bungalow-type building.)
- Lattice and masonry combinations

Appropriate for enclosing a low elevated foundation only (elevated approximately 18" or less):

- Plywood panels framed and placed behind the foundation piers, faced with an appropriate material such as lattice, then painted a dark color that blends with the structure.

Appropriate for enclosing a moderately elevated foundation only (elevated approximately 4' or less):

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

- Cinder blocks
- Plastic or vinyl lattice
- Cedar shingles
- T-1-11 siding
- Plywood (except as used to skirt a low elevated foundation as described above)
- Cementitious fiber board (except as used for board and batten skirting as described in "Options for Board and Batten Foundation Skirting")
- Corrugated metal
- Faux siding (including faux brick and stucco)

Massing Standards for New Residential Construction

Galveston's traditional residential structures have varied heights, articulated masses and pedestrian-scaled fronts that convey a sense of human scale.

While it may be larger than a traditional residential structure in the surrounding context, a new residential structure in a locally designated historic district should appear to be similar in mass and scale to those seen historically in the block.

A special consideration is the design of a multifamily building in a single-family context. Where this is permitted by zoning, a new multifamily building in a single-family context should reflect façade widths of traditional single family structures in the area.

3.24 Construct a new structure to reflect the mass and scale of historic residential structures in the area.

Appropriate

- Subdivide the mass of a larger building into smaller “modules” that are similar in size to buildings seen traditionally.
- Design building features to incorporate traditional dimensions. Wall plate heights, window and door head heights and other vertical proportions should match the appropriate scale of the period.
- Design corner buildings be similar in height to buildings along adjoining blocks.

3.25 Express façade components in ways that will help to establish a human scale.

Appropriate

- Include horizontal elements in the design of residential buildings that help to express the height of floors and that relate visually to similar features in the block. For example, use a porch and groupings of windows to convey human scale.
- Articulate a building mass to create visual interest and convey a three-dimensional form. Provide vertical and horizontal wall offsets to reduce the overall scale of a building.
- Design a new residential façade to respect the traditional proportions of height to width.
- Use floor-to-ceiling heights that appear similar to those of traditional residential buildings.
- Consider window proportions, pairing and trim in the design.

3.26 Position taller portions of a structure away from neighboring buildings of lower scale.

Appropriate

- Where permitted by the base zoning, taller structures should be located to minimize looming effects on lower scaled neighbors.
- The height of first floors should be aligned whenever possible.
- A building should step down toward any lower, adjacent historic properties.

Building Forms

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

3.28 Use simple, rectangular building forms.

Appropriate

- Use building forms that appear similar to traditional forms.

Inappropriate

- Unless necessary, do not use building forms that do not have a traditional orientation to the street.

3.29 Use building and roof forms similar to those seen traditionally in the district.

Appropriate

- Use a pitched or gable roof form where they exist in the surrounding historic context.

Inappropriate

- Do not use an exotic roof form on the primary structure.
- Do not use shed roof forms except on porches or small additive forms attached to the primary structure.

Architectural Character

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

3.30 Design a new residential structure to reflect its time.

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Building Materials

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

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

Appropriate

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

Inappropriate

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

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 in 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 Standards

Staff finds that the proposed work generally conforms to the elements prescribed in the Design Standards regarding materials and placement thereof but does not conform in regard to massing, scale, and overall height.

Exterior Materials: the architectural plans submitted propose vertical wood siding at the bottom level with smooth Hardie lap siding at the remaining three levels. These materials are permissible for new construction, especially in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. However, staff notes that a board and batten pattern is more appropriate for ground floor enclosures.

Doors and Windows: the doors are proposed to be fiberglass, some of which will include glass lights. The windows will be vinyl-clad single-hung windows in a one-over-one light configuration. Both doors and windows will be trimmed with smooth Hardie material. This conforms to the Design Standards for new construction of accessory structures and additions.

Stairs, Handrails, and Decks: the plans submitted include an elevated deck to access the upper stories as well as a treated wood staircases with simple, square design typically approved for new construction in historic districts. This conforms to the Design Standards.

Roofing Materials: the proposed walkout roof will be composition shingles, which conforms to the Design Standards. The main roof will be TPO (rubber polymer); however, since the main roof is essentially flat it will not be visible from the ground. TPO is commonly used and approved in the Strand-Mechanic Historic District under similar circumstances.

Massing and Scale: Staff has concerns about the height and massing of the proposed structure. The City of Galveston Development Services Department utilizes oblique (seen at an angle) aerial imagery provided by EagleView, the same consultant which provides flat aerial imagery to various Galveston County partners. These oblique images are at a resolution of three inches per pixel, which provides an accuracy in measurement to within +/-4% of true. Staff used Eagleview's embedded vertical measuring tools to measure the approximate height at highest point of adjacent structures. These are summarized below and in Exhibit C.

<u>Address:</u>	<u>Approx. Height:</u>
1102 Sealy	64.2 feet
1114 Sealy	47.1 feet
1111 Sealy	54.9 feet
1109 Ball	32.1 feet
1111 Ball	23.9 feet
Average:	44.5 feet

The applicant's submittal notes that the maximum height above grade will be 37'-3", and the maximum height of the main house is 40'-0". This means that the accessory structure is barely subordinate in height (about 7% shorter).

In addition, the accessory structure will be significantly visible from Sealy and 11th Street due to how much the adjacent structure at 1102 Sealy is set back from the west and north property lines. An accessory structure of the massing and height the applicant proposes will be more visually disruptive than the typical accessory structure as seen from the pedestrian realm.

Note that the Design Standards do not define or provide guidance for "subordinate"; this is because the Design Standards are meant to apply generally to all historic residential and commercial structures and their diversity of architectural styles, forms, and appearance. In short, "subordinate" is highly contextual; what may be subordinate in one area of the city's historic districts may not be in another area.

Staff Recommendation

Due to nonconformance with the Design Standards regarding massing and height, Staff recommends denial of the request.

However, should Landmark Commission determine that the request does conform to the Design Standards, the following conditions for approval may be appropriate:

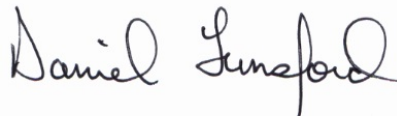
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A with the following modifications:
 - a. The proposed construction shall not exceed the approximate average maximum height of the main structure (40 feet);
 - b. Ground floor siding shall be wood or smooth Hardie board and batten siding;

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. All work will require a building permit prior to construction. 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;
4. 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
5. 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.

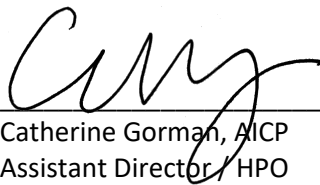
Respectfully Submitted,



Daniel Lunsford
Planning Manager

11/06/25

Date



Catherine Gorman, AICP
Assistant Director / HPO

11/06/25

Date

1110 Sealy Garage ADU

2021 IBC International Building Code

2021 IBC International Residential Building Code

2021 IEBC 2021 IBC International Existing Building Code

2023 NEC National Electric Code

2021 IECC 2021 IBC International Energy Conservation Code

2021 2021 IFC International Fire Code

1. Scope of work

Adding a storage level and an ADU above existing alley facing garage with roof access.

2. Compliance and Code Analysis

A. All new construction is well above the 18" above BFE per the attached elevation certificate.

B. All windows will be impact and doors windstorm rated per tech sheets attached.

C. No part of the structure will be less than 5' from the property line per survey/site plan.

D. All overhangs will be a minimum of 2' from the property line

E. There is not a bedroom but all windows will be larger than 5.7 sq ft. with the exception of the bathroom windows.

F. Although not required per **(IRC Table R302.1)** A 1 hour fire wall will be on all exterior walls

G. R302.5.1 The opening between the garage and storage space shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

The ADU has a separate outdoor entrance

H. Table R302.6 Dwelling garage separation -

I. Habitable rooms above the garage will not less than 5/8 gypsum X

II. Structure(s) supporting floor/ceiling assemblies used for separation will not less than 1/2" gypsum

I. R302 Understair protection. Stairs from the garage to storage

Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.

J. Fireblocking R302.11

Fireblocking will be provided in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:

1.1. Vertically at the ceiling and floor levels.

1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).

2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

3. In concealed spaces between stair stringers at the top and bottom of the run.

Enclosed spaces under stairs shall comply with Section R302.7.

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

K. R302.11.1 Fireblocking materials - One or a combination of the following will be used.

I. Two inch nominal lumber

II. Batts or blankets of mineral wool or glass fiber approved materials

III. Cellulose insulation installed as tested in accordance with ASTM E119

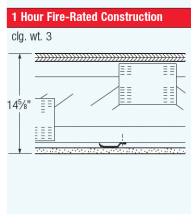
L. R314.1.1 Listings.

Smoke alarms shall be listed in accordance with UL 217.

Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

1110 Sealy Garage ADU

M. UL design number Ceiling/Floor 1hr fire rated construction below. 5/8 gypsum x on ceiling 12" or greater parallel cord truss and 3/4" or greater plywood subfloor.

1 Hour Fire-Rated Construction	Truss			
	5/8" Sheetrock gypsum panels, Firecode C - Core, ceiling - parallel chord wood truss, 24" o.c. 3/4" plywood floor - RC-1 channels or equivalent - joints finished - optional ceiling damper - optional 3/4" Levelrock floor underlayment - USG DGL Drywall Suspension System - insulation optional – check UL Directory for proper placement over gypsum ceiling membrane or under plywood subflooring	UL Des L621, L550, L563		B-83

N. The addition complies with Landmark as outlined below.

O. Project will adhere to residential inspection schedule as follows

I. Plumbing Underground and water when applicable

II. Foundation - Pilings

III. Rough in which will include framing, electrical, plumbing, HVAC, shower pans.

IV. Final with all trades being complete

V. All engineering and windstorm inspections done by licensed engineers.

P. Comply with Roof Live Load Table R301.6 Flat roof w/ less than a 4" per foot

Q. P3101.5 Table R301.2 Flood vents in the garage

Enclosures below Base Flood Elevation (BFE) in AE Zones

a. Vents/Louvers must be installed-One (1) sq. in. per sq. of floor area, minimum of two (2) openings.

b. Storage, parking access and entry use ONLY

Garage 484 sq ft = 484 sq in totalling 4 16x8 flood vents installed in the garage.

Detailed and stamped by engineer

R. Basic Wind speed to 150 mph. $V_{asd} = 115 \text{ mph}$

3. Windows - All Impact

5 - 143 Series Impact Single Hung Single Hung 35.5 x 71.5 Showcase

3 - 143 Series Impact Single Hung Single Hung 35.5 x 47.5 Showcase

2 - 143 Series Impact Single Hung Single Hung 31.5 x 22 Showcase

1 - Side Hinged Neuma Doors Double Swinging Door LP 71.25 x 82.5

4. Landmark

Adding on to the existing garage is in compliance per page 95 of the Historic Design standards

Page 95

3.37 The garage adu will be subordinate in size to the primary residence

3.38 It is inline with others within the block and district and is along the alley edge.

3.39 Materials will be wood board and batten on the garage level and smooth hardi siding above.

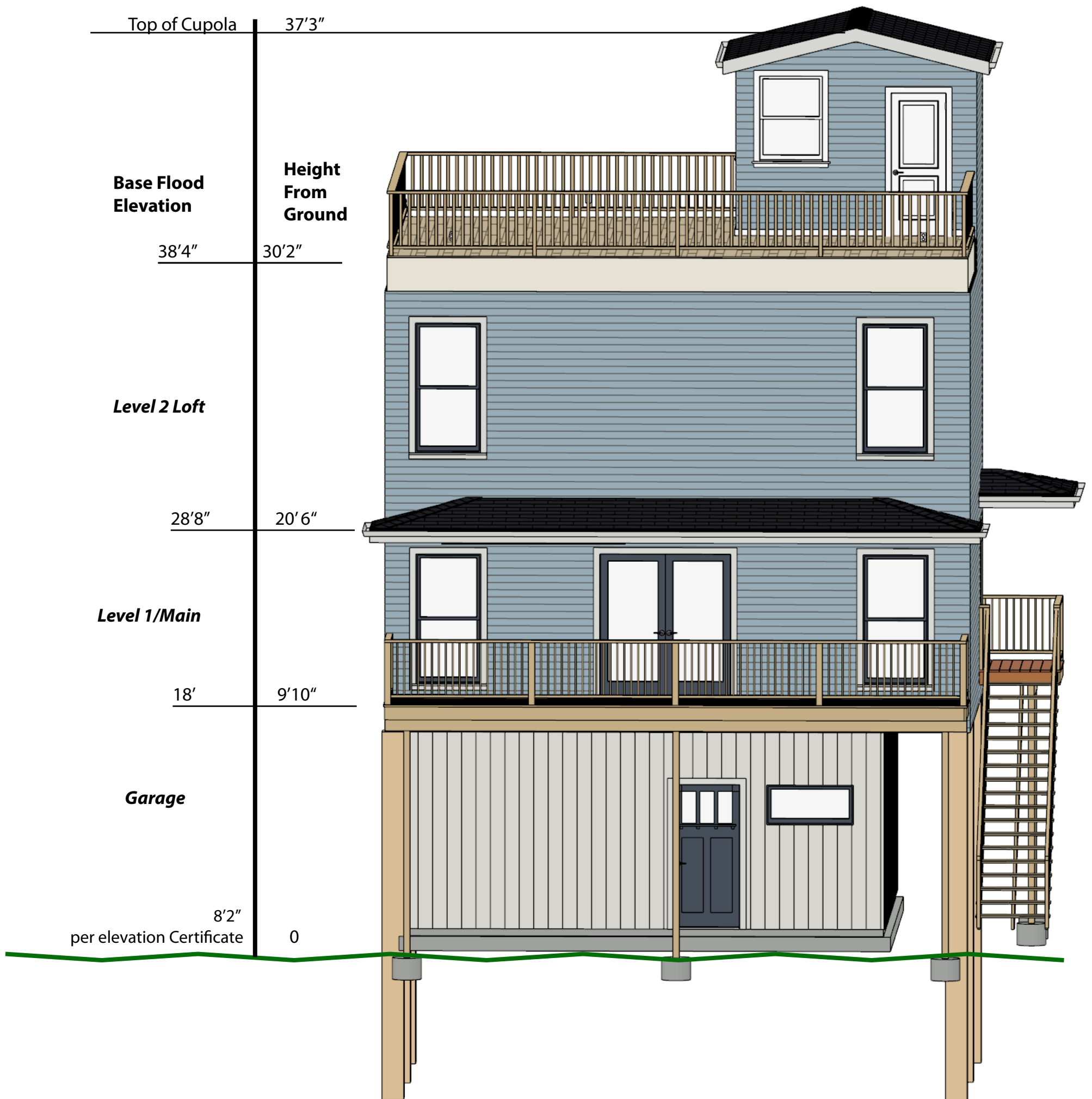
Page 23 guidelines

The new rear deck and stairs to the adu will be constructed from wood, not visible from the public right of way

The new deck will be of a style compatible with the main structure.

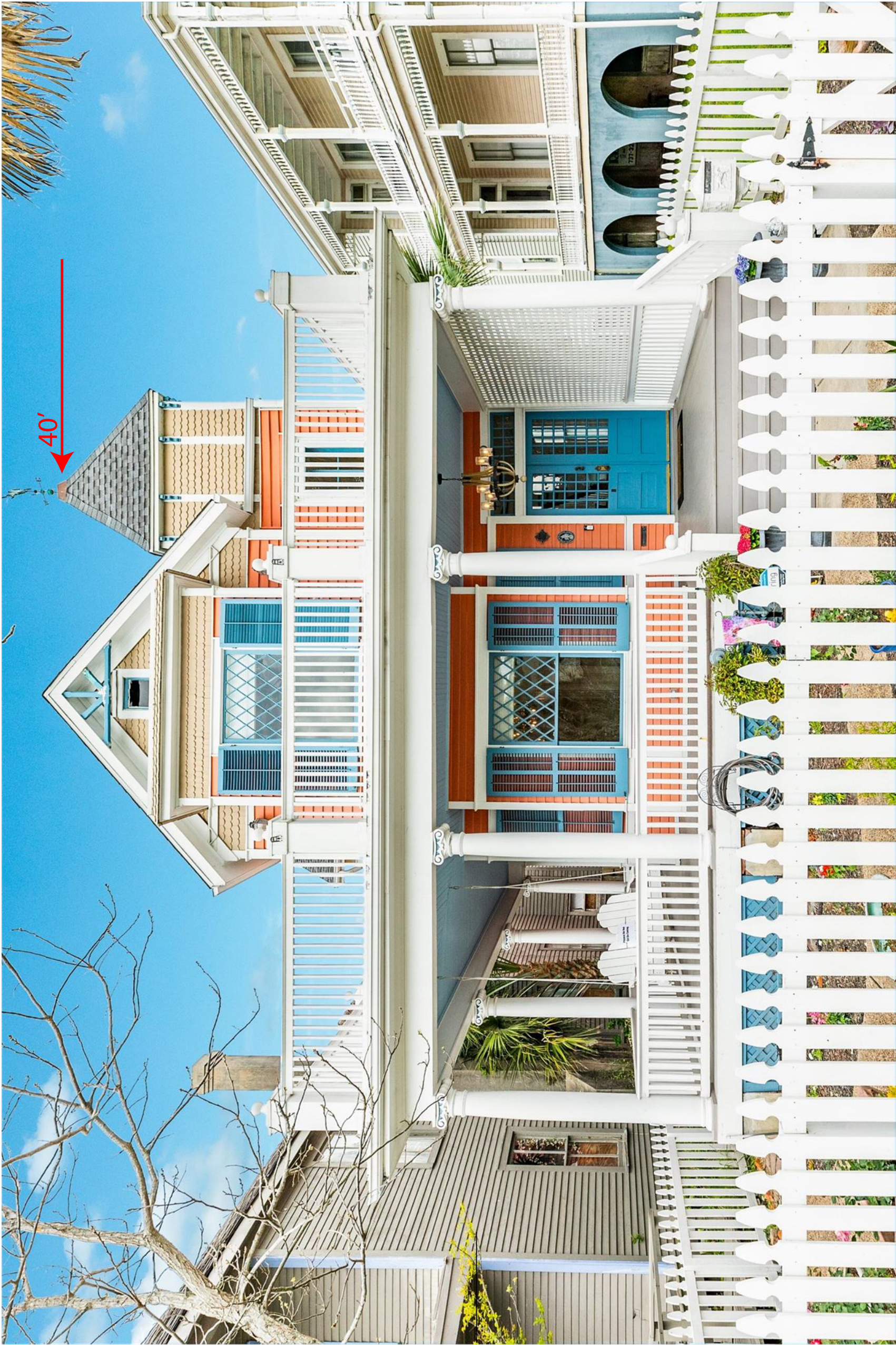
The deck will not permanently alter or damage the main structure.

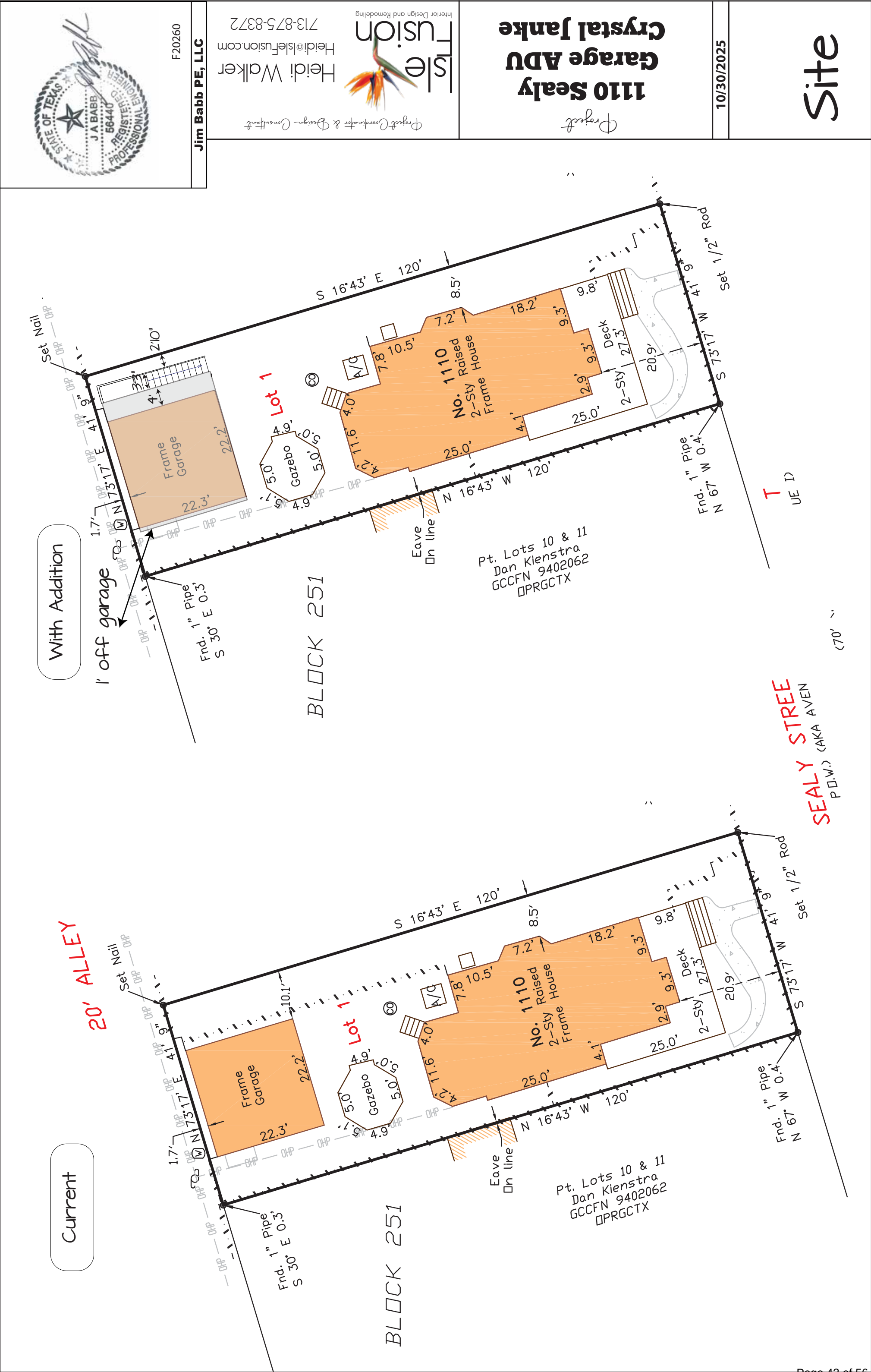
1110 Sealy Garage Addition BFE Heights and Ground up Heights



The elevation certificate is for the existing garage. The EC has the garage floor 8.2' .
 1 st floor at 9'10"
 This is AE 11' BFE +18" is 12'6"
 The floor of the first level is at 18' well above BFE+18". the additon being built
 above the garage is in compliance.

Top of house is 40'







F20260

Jim Babb PE, LLC

Project Coordinator & Designer Consultant

Heidi Walker
Heidi@isleFusion.com
713-875-8372

isleFusion
Interior Design and Remodeling

Project

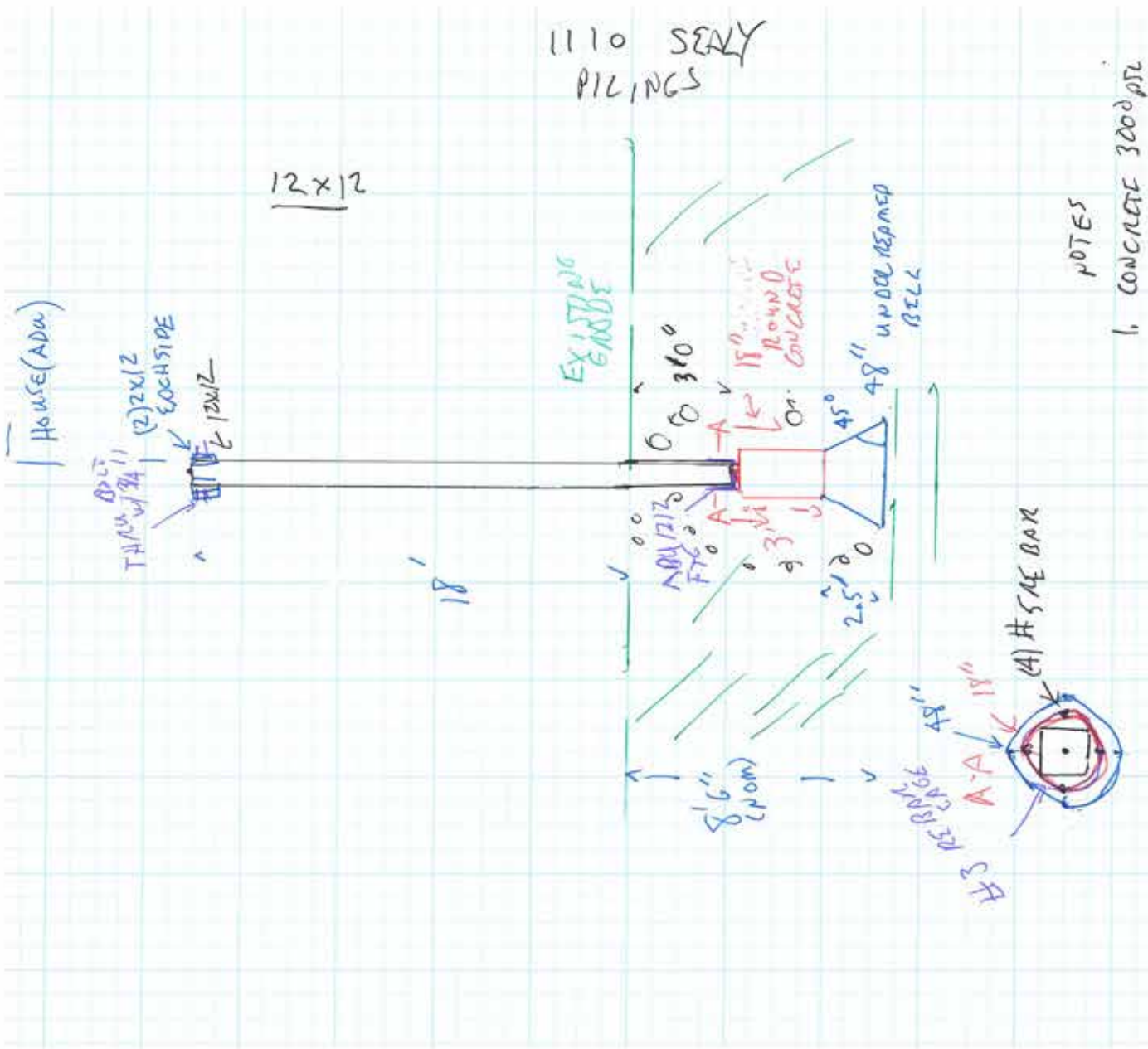
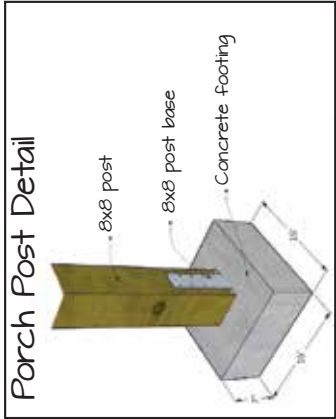
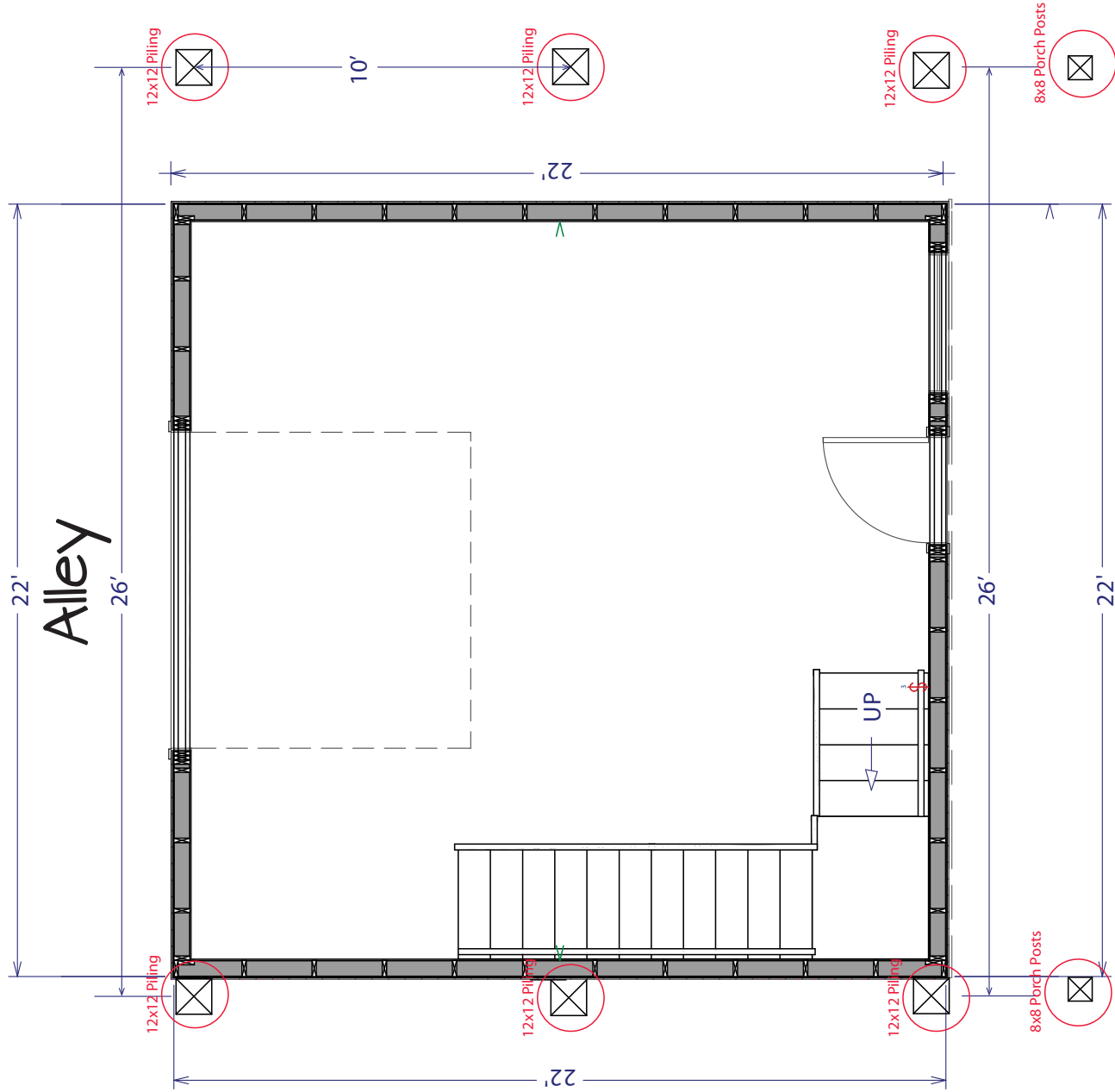
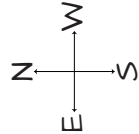
**1110 Sealy
Garage ADU**

Crystal Janke

10/30/2025

Site

Pilings and Posts



Notes

- 12x12 treated pilings
- Spaced 10' OC East and West sides
- Driven 3' undger ground on a 3' concrete post and bell
- Decks - 8x8 Post on concrete footings.

Pilings are set outside of the existing garage. The addition IS NOT supported by the current structure.
Addition supported by 2 1/2" x 17 7/8" 24" OC trusses running east and west connected to Glulam or LVL per engineers load calculations and supported on the pilings.

NOTES

1. CONCRETE 3000 PSI
2. RE BAR 60 KSI
3. LOPES
A. DEAD 10 PSI
B. LIVE 40 PSI
C. DEAD LIVE 20 PSI
D. WIND 150 mph 75%
E. 109 PSI
4. FRAGMENTS STRAINERS
ON HOT DIP GALVANIZED
5. CONTRACTOR TO
CONFIRM DIMENSIONS

F20260

Jim Babb PE, LLC

Project Coordinator & Designer Consultant

Heidi Walker
Heidi@slsfusion.com
713-875-8372

Interior Design and Remodeling

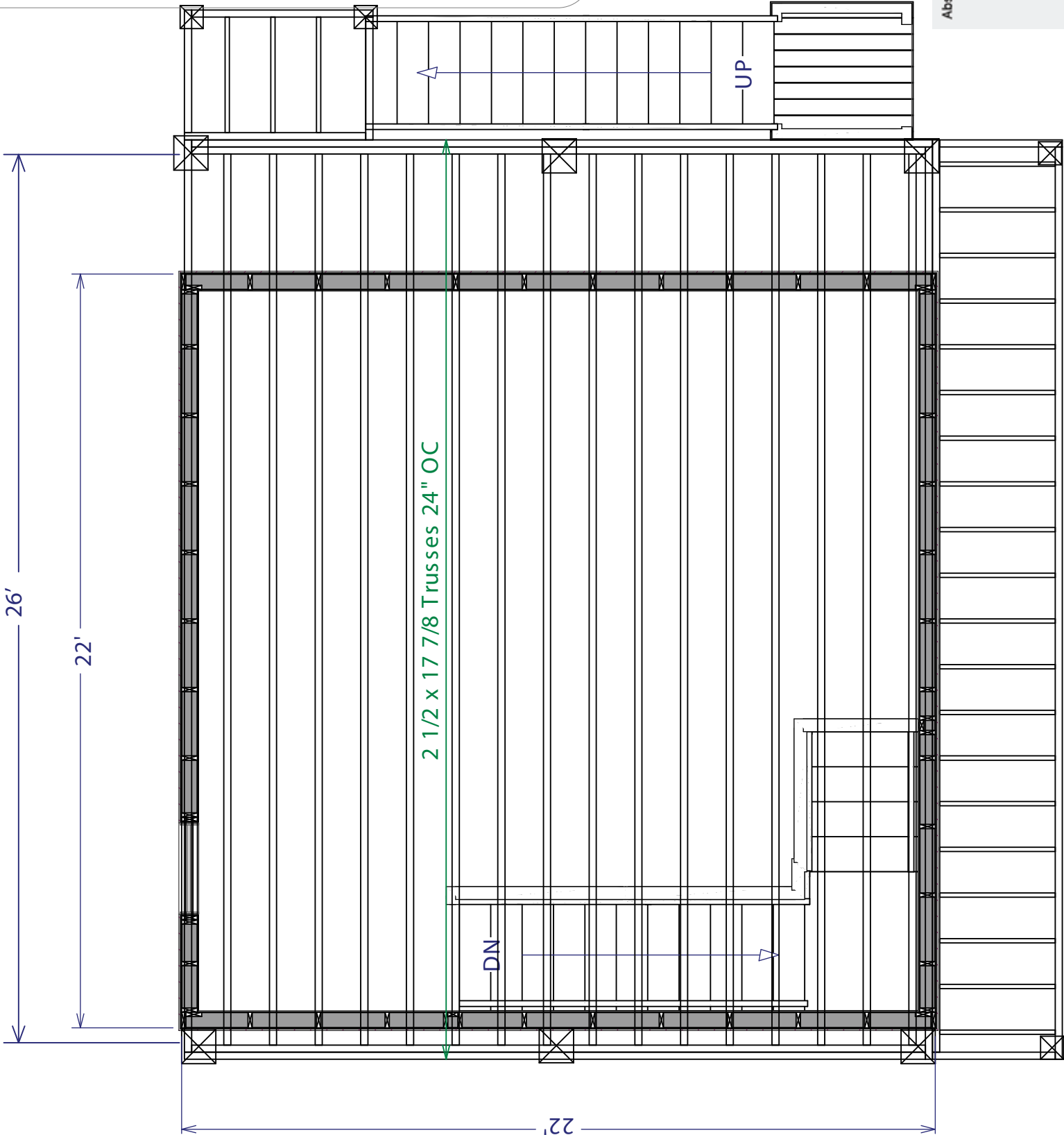
Project

1110 Sealy
Garage ADU
Crystal Janke

10/30/2025

A-1

Storage



STORAGE
413 SQ FT

Truss to Glulam

- Glulam 3 1/8 x 17 7/8 Glulam design false 24F-V4 1.8E
- Simpson Strong-Tie WP5.50/18 5-1/4 X 18 TOP FLANGE WP Welded Purlin Hanger
- 2 1/2" x 17 7/8" X 22' Trusses
- 4x6 posts on lower glulam directly above each piling @ 10' OC, Three each side
- Simpson BC46 or PC4Z 4x6 post to beam connector



F20260

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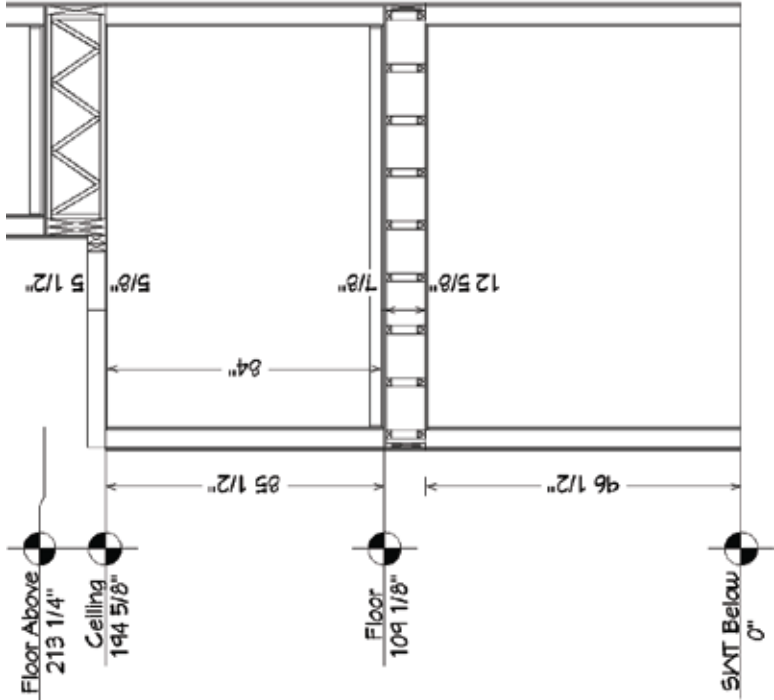
Heidi Walker
Heidi@islefusion.com
713-875-8372

Isle Fusion
Interior Design and Remodeling

Project
1110 Sealy
Garage ADU
Crystal Janke

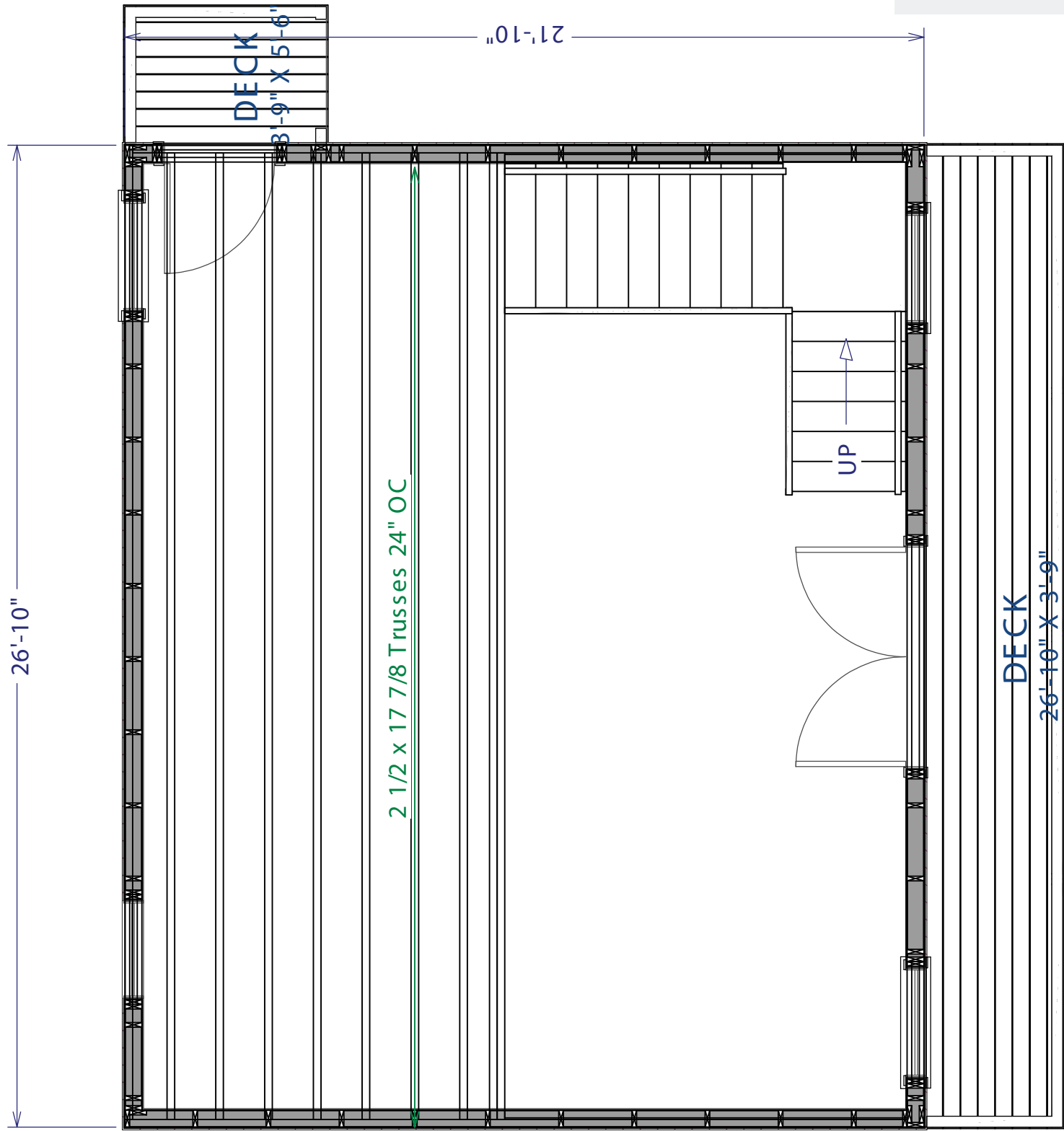
10/30/2025

A-1.3



Absolute Elevations	
Floor Above:	213 1/4"
Ceiling:	194 5/8"
Floor:	109 1/8"
SWT Below:	0"
Relative Heights	
Rough Ceiling:	85 1/2"
Finished Ceiling:	84"
SWT To Ceiling:	85 1/2"
Ceiling Below:	96 1/2"
Stem Wall:	37 1/2"
SWT = Stem Wall Top	

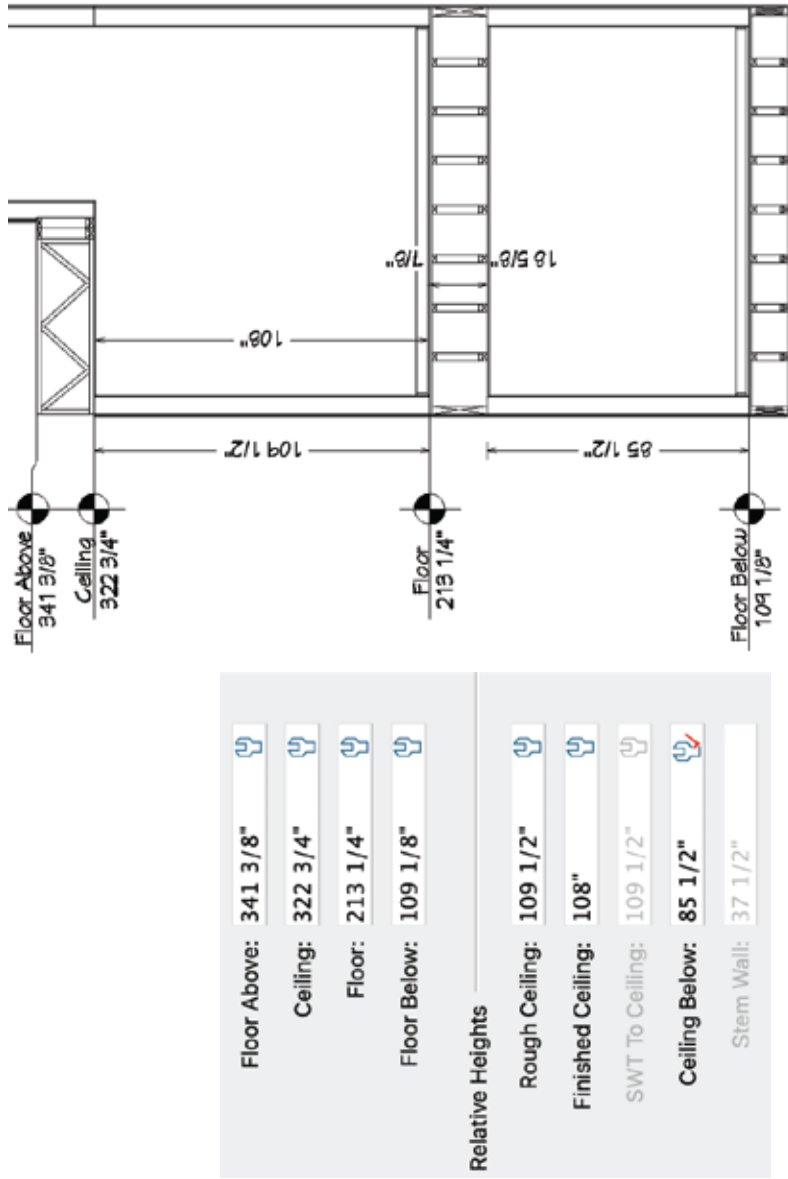
Main level/living



MAIN LIVING AREA

586 SQ FT

The main balcony has a 3 1/2 x 14 glulam that spans the 27 feet.
The 8 x 8 pilings eliminate the need for the 3rd piling.
There is a glulam between the 8 x8 pilings
12 x 12 columns are ganged together with quad 12 stringers
Main balcony roof has to be Self adhering Certanteed or Resis
*****contractor to confirm all dimensions



Main balcony roof has to be Self adhering Certanteed or Resisto and MUST BE APPLIED TO 5/8 CDX.

Truss to Glulam

- Glulam 3 1/8 x 17 7/8 Glulam design value 24F-V4 I8E
- Simpson Strong-Tie WP550/18 5-1/4 X 18 TOP FLANGE WP Welded Purlin Hanger
- 2 1/2" x 17 7/8" X 22' Trusses
- 4x6 posts on lower glulam directly above each piling @ 10' OC, Three each side
- Simpson BC46 or PC4Z 4x6 post to beam connector



Loft



LOFT
280 SQ FT

Truss to Glulam

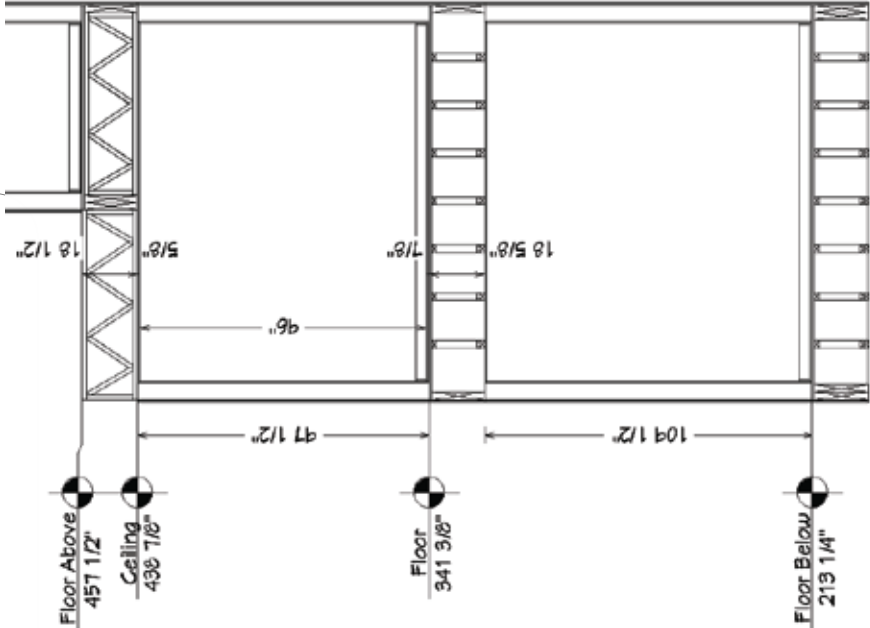
- Glulam 3 1/8 x 17 7/8 Glulam design false 24F-V4 L8E
- Simpson Strong-Tie WP550/18 5-1/4 X 18 TOP FLANGE WP Welded Purlin Hanger
- 2 1/2" x 17 7/8" X 22' Trusses
- 4x6 posts on lower glulam directly above each piling @ 10' OC, Three each side
- Simpson BC46 or PC4Z 4x6 post to beam connector



OPEN BELOW

25'-10" X 10'-11"

Floor Above:	457 1/2"	
Ceiling:	438 7/8"	
Floor:	341 3/8"	
Floor Below:	213 1/4"	
Relative Heights		
Rough Ceiling:	97 1/2"	
Finished Ceiling:	96"	
SWT To Ceiling:	97 1/2"	
Ceiling Below:	109 1/2"	
Stem Wall:	37 1/2"	



F20260

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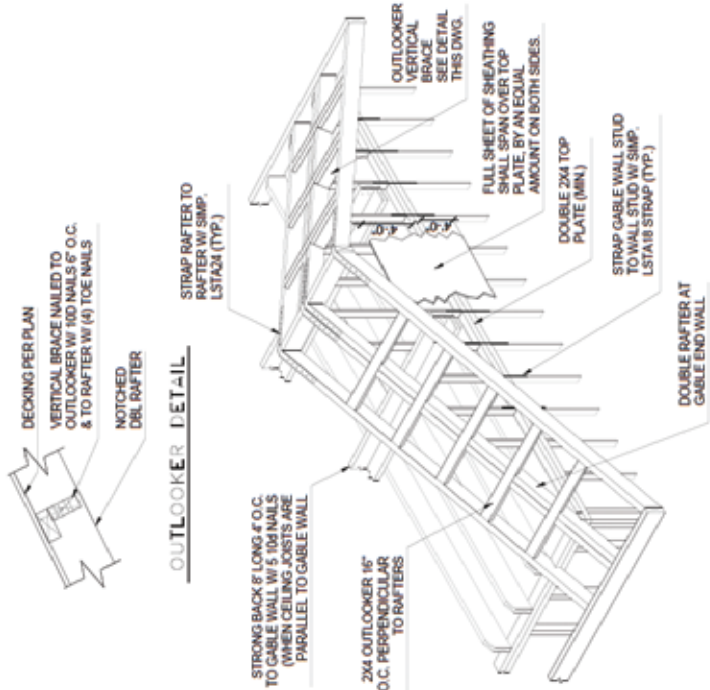


Project
1110 Sealy
Garage ADU
Crystal Janke

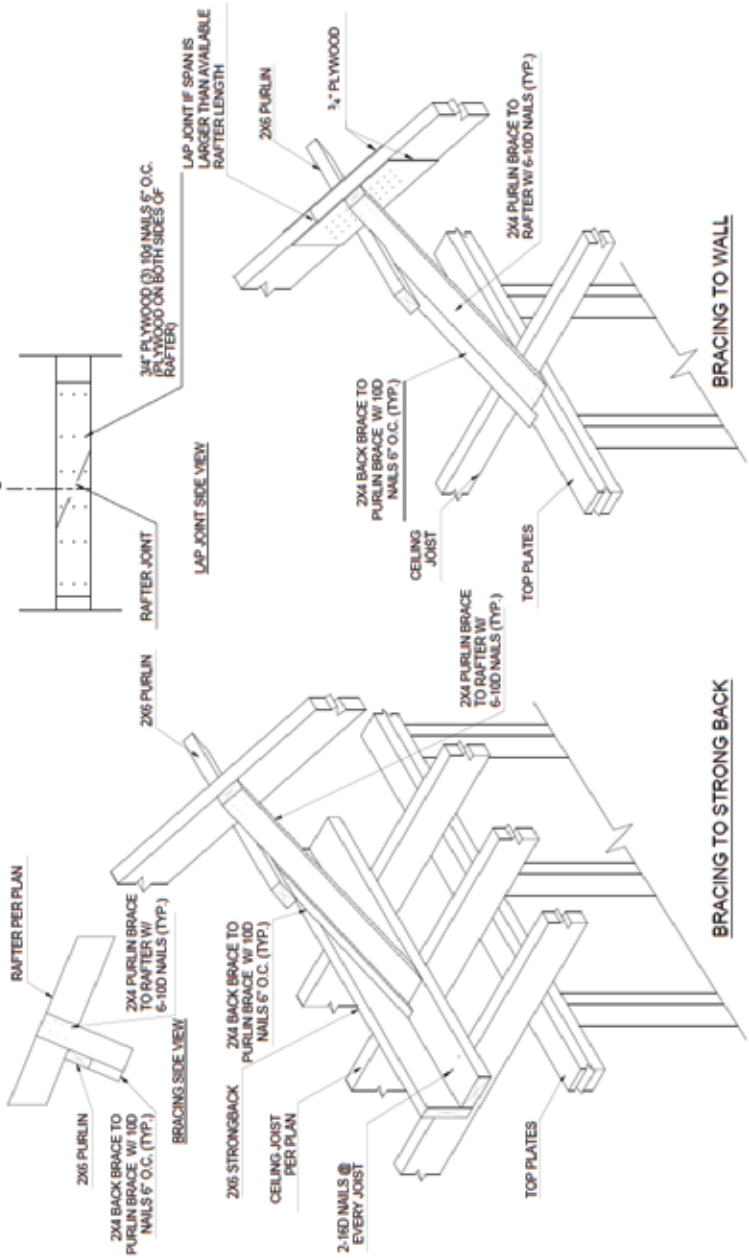
10/30/2025

B-12

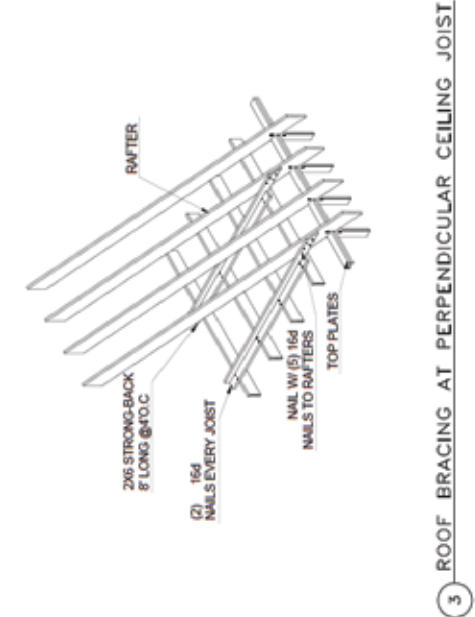
Roofing decks, porches and cupola



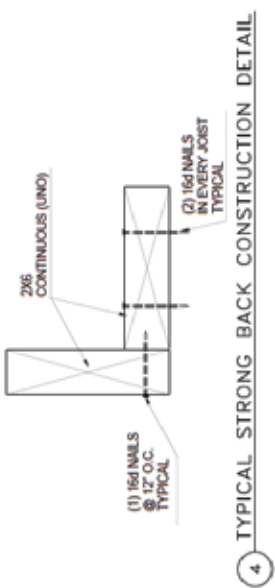
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



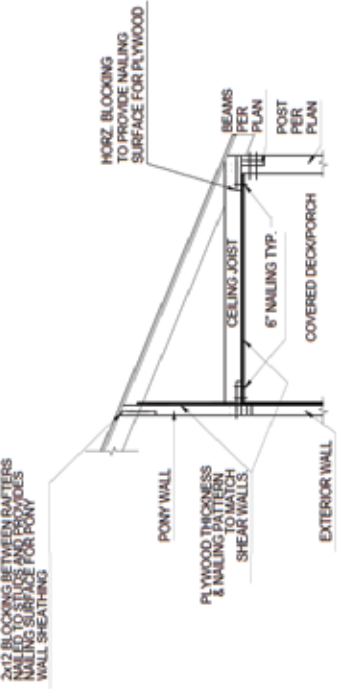
2 PURLIN INSTALLATION & BRACING DETAIL



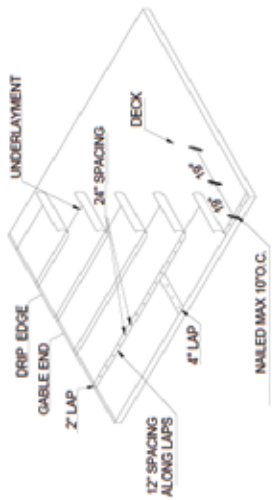
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST



4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

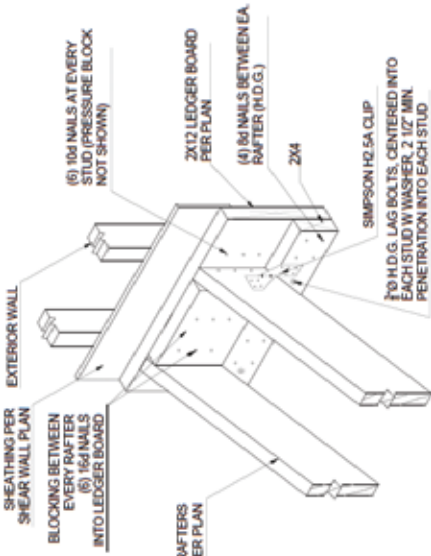


5 PORCH CEILING DIAPHRAGM DETAIL



★ FOR ROOF SLOPES 4:12 OR GREATER
★ FOR ROOF SLOPES 2:12 OR GREATER
★ AND LESS THAN 4:12 DOUBLE FELT IS
REQUIRED

6 ROOF UNDERLAYMENT DETAIL



7 RAFTER TO GABLE WALL LEDGER DETAIL



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Project Coordinator & Design Consultant

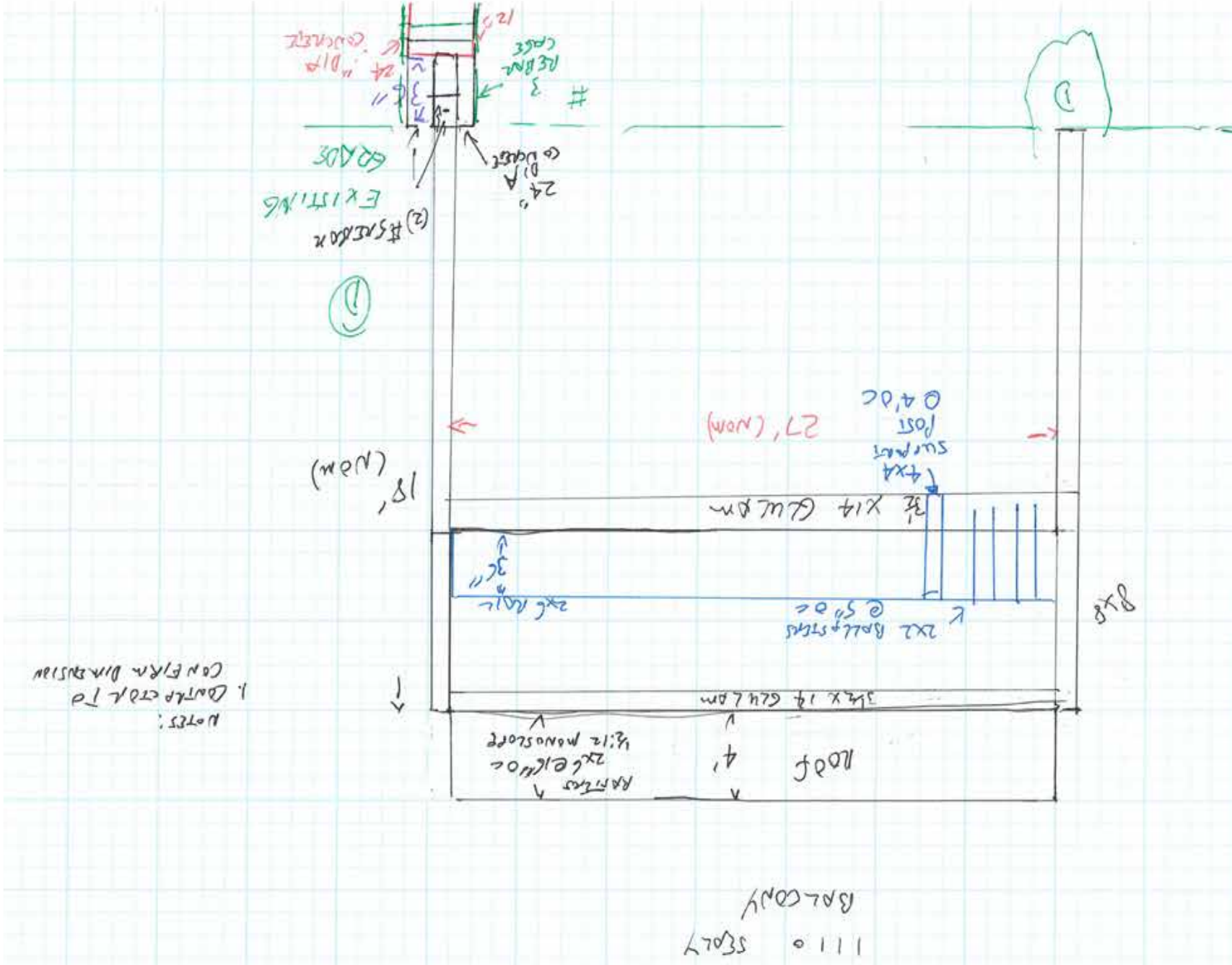
Heidi Walker
Heidi@IsleFusion.com
713-875-8372

Isle Fusion
Interior Design and Remodeling

Project
**1110 Sealy
Garage ADU
Crystal Janke**

R-1
Roof

Deck Roof and Windstorm



ASCE Hazards Report

Address: 1110 Sealy St
Galveston, Texas 77550

Standard: ASCE/SEI 7-16 **Latitude:** 29.304794

Risk Category: II **Longititude:** -94.779086

Soil Class: undefined **Elevation:** 8.24118875781252 ft (NAVD 88)



F20260
Jim Babb PE, LLC



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Wind

Results:

Wind Speed	150 Vmph
10-year MRI	80 Vmph
25-year MRI	100 Vmph
50-year MRI	115 Vmph
100-year MRI	125 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Mon Oct 13 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

Project
1110 Sealy
Garage ADU
Crystal Janke

R-II
Porch
Roof
Windstorm

1110 SEALY, GALVESTON, TX 77550

HHM-13510

Parcel ID 689714

Year Built 1887

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating Medium

Medium = Contributing

Building Faces S

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences Queen Anne, Italianate,
Shingle

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement

Fence Type Picket fence

ROOF

Roof Shape Cross-gabled

Roof Materials Asphalt composition shingles

Roof Features Decorative eave brackets,
Tower

Gable End Treatment Stucco

Gable End Openings Windows

Gable End Features Decorative gable truss

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Features Wood shutters

Door Types Double door primary entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type Full width, Two story

Porch Location Front

Porch Roof No roof

No. of Porch Bays 3

Porch Support Type Classical columns

Porch Features Squared wood balusters

INTEGRITY

Condition Excellent

Additions Rear addition

Alterations 1915 alterations



TX_GalvestonCounty_1110_Sealy_1.jpg



25LC-046

STAFF REPORT

ADDRESS:

1402 Broadway / Avenue J

LEGAL DESCRIPTION:

M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

John Liles, R. B. Hash & Associates

ADJACENT PROPERTY OWNER(S):

Galveston Historical Foundation

EASEMENT OWNER:

City of Galveston

ZONING:

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

REQUEST:

Recommendation Regarding a License to Use (LTU)

APPLICABLE REGULATIONS:

Section 13.202 of the LDR and Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:

Approval with findings and conditions

EXHIBITS:

A - Applicant's Submittal

STAFF:

Rebekah Annan
Planner
(409) 797-3645
rannan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
18				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection with Comment: Applicant shall pay a fee for the safety devices used during construction

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary	The applicant requests a License to Use the right of way on 14 th street. The right of way will be blocked off to the public and will be used as a loading zone for a roof replacement project at Bishop's Palace. The Temporary License to Use (TLTU) associated with the project expired June 13, 2025.
Physical Characteristics	The construction items will be placed on the right-of-way along 14th Street and traffic control devices will be used to manage traffic in the area. The sidewalk area on 14th Street from Broadway to the alley will be closed to pedestrian traffic. Also, pedestrian warning signs will be placed on Broadway and Sealy Avenue. Please see Exhibit A for details of the extent of the encroachment. The applicant requests that the construction items remain in its current place till December 31st, 2025.
Paid Parking	No paid parking is affected by this LTU request.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establishes the procedure for processing LTU approval.
Other Reviews	There were no objections from outside utilities or other City departments. However, the Public Works Department made a comment requesting the applicant to pay an additional fee for the use of safety devices to regulate traffic. Due to the location of the property within the East End Historic district and designation as a Galveston Landmark, the Landmark Commission may provide a recommendation to the Planning Commission regarding the request. The Planning Commission will consider this request at their November 18, 2025 meeting.
Staff Recommendation	Staff recommends Case 25LC-046, request for a recommendation regarding a License to Use the public right-of-way be approved, subject to the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project; 2. The License to use shall be valid until December 31, 2025; 3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; <i>Standard Conditions:</i> 4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review

and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;

5. The cleaning of the debris from the site shall be the responsibility of the Licensee;
6. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
8. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and
9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

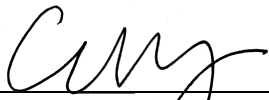
Respectfully Submitted,



Rebekah Annan, Planner

11/05/2025

Date

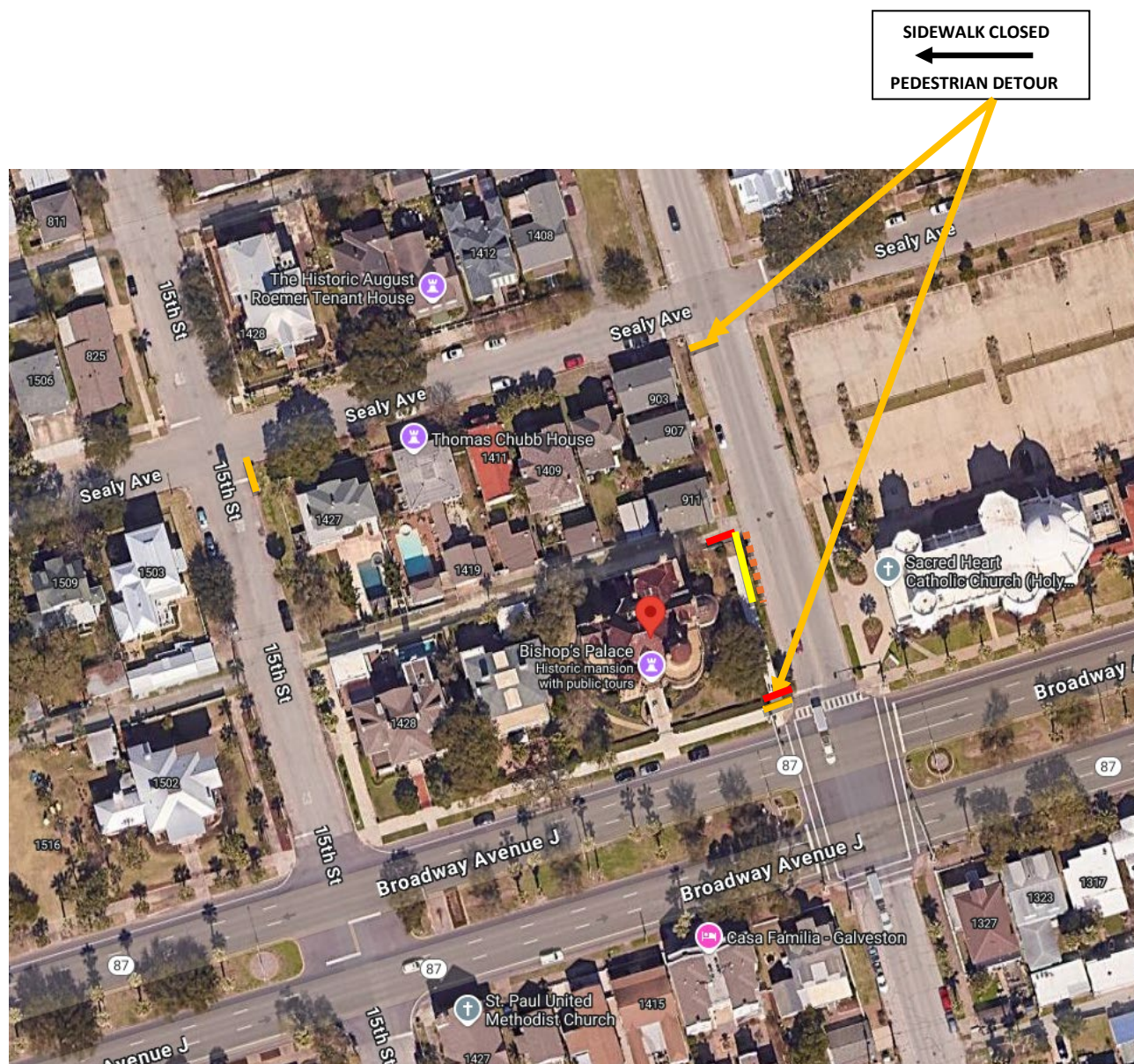


Catherine Gorman, AICP
Assistant Director/HPO

11/05/2025

Date

MEMORANDUM



EXHIBIT

- █ No Parking Signs
- █ Channelize Cones/Vertical Panels
- █ Proposed Barricades
- █ Pedestrian Warning Signs
- █ Construction Fencing/ Scaffolding

NOTE: The installation of the traffic control device shall be govern by the Traffic Division in the field as they deem necessary for each TLTU permit.

MEMORANDUM



EXHIBIT

- No Parking Signs
- Channelize Cones/Vertical Panels
- Proposed Barricades
- Pedestrian Warning Signs
- Construction Fencing/ Scaffolding

NOTE: The installation of the traffic control device shall be govern by the Traffic Division in the field as they deem necessary for each TLTU permit.