

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, FEBRUARY 2, 2026 - 4:00 PM
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL
823 ROSENBERG, GALVESTON, TEXAS
REGULAR MEETING**

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

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

1. Call Meeting to Order
 2. Attendance
 3. Conflict of Interest
 4. Public Comment
Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)
 5. New Business and Associated Public Hearings
- 5.A CERTIFICATE OF APPROPRIATENESS**
1. **26LC-001 (1027 Postoffice / Avenue E)** Request for a Certificate of Appropriateness for alterations to the structure including the replacement of roofing material. Property is legally described as M.B. Menard Survey, Lot 1 Block 430, in the City and County of Galveston, Texas.
Applicant: Louis Cutaia
Property Owner: Cutaia Family Partnership, Ltd.
6. 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 01/23/2026 at 03:45 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



26LC-001

STAFF REPORT

ADDRESS:

1027 Postoffice / Avenue E

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 1 Block 430, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Louis Cutaia

PROPERTY OWNER:

Cutaia Family Partnership, Ltd.

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including the replacement of roofing material.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Applicant's Submittal
- B – Insurance Board Record Information
- C – 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
4				



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)	Multifamily
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	1915 (insurance record from 1925)
Style	Craftsman
Condition	Good
Priority Rating	Contributing

Executive Summary

The applicant is requesting approval to remove the existing metal roofing and replace with composition shingles. The house currently has metal shingles. Please see Exhibit A for more photographs of the existing metal roofing material.

Design Standards for Historic Properties

The following *Design Standards* are applicable to the project:

Historic Residential Roofs

Most roofs on older residential buildings have one of the following shapes: gable, hipped, pyramidal or a combination of a gable and hipped roof. Typical 19th and early 20th century roofing materials were slate, metal, wood shingles, asbestos tiles or composition materials.

When replacing a roof, select a material and a pattern that is historically appropriate to the house. If documentation of the original roof exists or an early roof on the house, use a comparable roofing material, similar in size, shape, texture, and color. If documentation is not available, precedents on similar buildings may be considered. Look at the roofing on building types that are similar to your house.

2.31 Repair and maintain original roof materials wherever possible.*Appropriate*

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

Inappropriate

- Do not remove original roofing that can be repaired.

2.32 Use new roof materials that convey a scale and texture similar to those used traditionally.

Appropriate

- Consider the architectural style of the structure when choosing roof replacement materials.
 - Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof.
 - Use a color similar to the original, or of the material in weathered condition.
- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures.
 - Use a ribbed roof or one with a standing metal seam to break up the surface.
 - Use metal with a matte, non-reflective finish.
 - Install the roof to have low profile seams.
 - Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle, use a matching replacement material.
 - Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photo voltaic systems, use a dark color.

Inappropriate

- Do not use rolled roofing material except on flat roofs.

Conformance with the Design Standards

Staff finds that the request does not conform to the Design Standards. The Design Standards state that original roofing material should be retained whenever possible.

The 1925 Insurance Board Records, Exhibit B, indicate that a metal shingle roof existed on the house when it was built; however, it is uncertain if the existing roof is original or not. In the key for the 1947 Sanborn maps, metal roofing is indicated by a separate symbol, an open circle. Sanborn map research indicates that the house has had metal shingles as of 1947 as well.

Staff Recommendation

Because the existing metal shingle roof may be original to the house, but has degraded to the point of failure, Staff recommends denial of the request in favor of modern replica metal shingles to preserve the historic appearance of the house if not the materials as well.

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

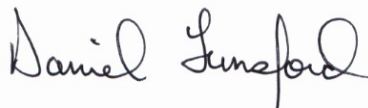
Specific Conditions:

1. The existing metal shingle roof shall be replaced with a composition roofing material which otherwise conforms to the Design Standards (natural/earthtone with wood trim and fascia);

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 Division, 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.

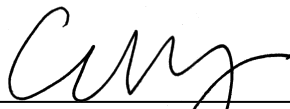
Respectfully Submitted,



Daniel Lunsford
Planning Manager

01/23/2026

Date



Catherine Gorman, AICP
Assistant Planning Director / HPO

01/23/2026

Date



Subject Property



Subject Property



Interior Damage



Interior Damage



Sister House with Composition Roofing



Sister House with Composition Roofing



Sister House with Composition Roofing



Neighborhood House with Composition Roofing



Neighborhood House with Composition Roofing

Lot 1 Blk 430

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 1-B story Metal roofed Frame building
 Situated on Lot No. 1 in Block No. 430 No. 1025-27 E Street
 in the City of Galveston, owned by _____

Occupancy: { Basement 6' enclosed for _____
 First Floor by Tenant for Dwelling
 Second Floor by _____ for _____
 Third Floor by _____ for _____

DESCRIPTION

When built? 1925 Last repaired or painted? _____
 Is it on leased grounds? No When does lease expire? _____
 What is used for lighting? Elect Is gasoline used? _____
 Size of building? See Dia
 Plastered _____
 Number of rooms 5 Halls 1 Bath room 1
 Celled and painted _____
 Number closets? 3 Porches? 1 Mantels and grates? No
 Number of flues and construction thereof? 1 brick to ground
 Is public Fire Hydrant within 500 feet? Yes Within 1000 feet? _____

The above described building would cost, at present value of materials and labor. \$ _____ \$ _____
 Antonio Navelli to Josephine Russo
 Navelli an undivided 1/2 of lot 1 in block
 430, City of Galveston; \$10 (No rev.
 stamp) 8/18/63 \$ _____ \$ _____

Deduct for depreciation from age, use or location _____ per cent \$ _____
 Making the present Cash Valuation _____ \$ _____

OTHER IMPROVEMENTS

1 story comp roof frame garage size 20x20 \$ _____ \$ _____
 _____ \$ _____ \$ _____
 _____ \$ _____ \$ _____

Deduct for depreciation from age, use or location _____ per cent \$ _____
 Making the present Cash Value _____ \$ _____

REMARKS: _____

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not call for
 Galveston, Texas, _____ day of _____ 192 _____

INSPECTOR

1027 POSTOFFICE, GALVESTON, TX 77550

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

HHM-10854

Parcel ID 690398

Year Built ca. 1915

District East End Historic District

Priority Rating Medium

Building Faces N

DESCRIPTION

Type Single-Family House
 Bungalow
 Stylistic Influences Craftsman
 Stories 1
 Exterior Wall Materials Horizontal wood board
 Foundation Type High-raised, Pier-and-beam
 Landscape Features Concrete curb, Concrete wall
 Outbuildings Historic garage
 Outbuilding Condition Good

ROOF

Roof Shape Front-gabled
 Roof Materials Metal shingles
 Roof Features Exposed rafters, Wide eaves
 Gable End Treatment Same as wall treatment
 Gable End Openings Windows
 Gable End Features Decorative brackets, Awning over Window

WINDOWS & DOORS

Window Types Double-hung
 Window Frame Materials Wood
 Window Light Configuration 1/1
 Door Materials Wood
 Door Types Single door primary entrance
 Door Features Sidelights, Screens

CHIMNEYS

No. of Chimneys 1
 Chimney Material Brick
 Chimney Placement Internal, Central
 Chimney Features Corbelling, Chimney cap

PORCH

Porch Type Full width, One story
 Porch Location Front
 Porch Roof Inset
 No. of Porch Bays 3
 Porch Support Type Tapered box columns, Brick piers
 Porch Features Squared wood balusters

INTEGRITY

Condition Good
 Alterations Decorative Brackets Removed

