

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, MARCH 16, 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. Approval of Minutes

4.A March 2, 2026

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. **26LC-003 (1815 Broadway / Avenue J)** Request for a Certificate of Appropriateness for alterations to the structure including restoring historic front façade, changing window openings, removing an existing chimney, replacing front doors, and adding roof dormers. Property is legally described as M.B. Menard Survey, Lot 4, Block 138, in the City and County of Galveston, Texas.
Applicant: Michael Gaertner
Property Owner: Michael Douglas / Douglas Dreamscapes, LLC.

7. Discussion Item

7.A Discussion of electrical infrastructure in historic districts (Chastain/Click)

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 03/10/2026 at 3:00 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 – March 2, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Allen (Alternate), Stetzel-Thompson

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Rebekah Annan, Planner; Donna Fairweather, Interim City Attorney.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 1, 2025, December 15, 2025, and February 2, 2026, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LANDMARK DESIGNATION

26LC-002 (2116 Ursuline / Avenue N) Request for designation as a Galveston Landmark. Property is legally described as Abstract 628 M.B. Menard Survey, Lot 11, Southeast Block 18, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Gregory Sendejas

Property Owner: Margie Sendejas

Staff presented the report and noted that 34 public hearing notices were sent, and none returned.

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

Chairperson Click made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Thierry seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:06 PM





26LC-003

STAFF REPORT

ADDRESS:

1815 Broadway / Avenue J

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 4, Block 138, in the City and County of Galveston, Texas.

APPLICANT:

Michael Gaertner

PROPERTY OWNER:

Michael Douglas / Douglas Dreamscapes, LLC.

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Certificate of Appropriateness for modifications to the structure including front façade improvements

STAFF RECOMMENDATION:

Approval with Changes

EXHIBITS:

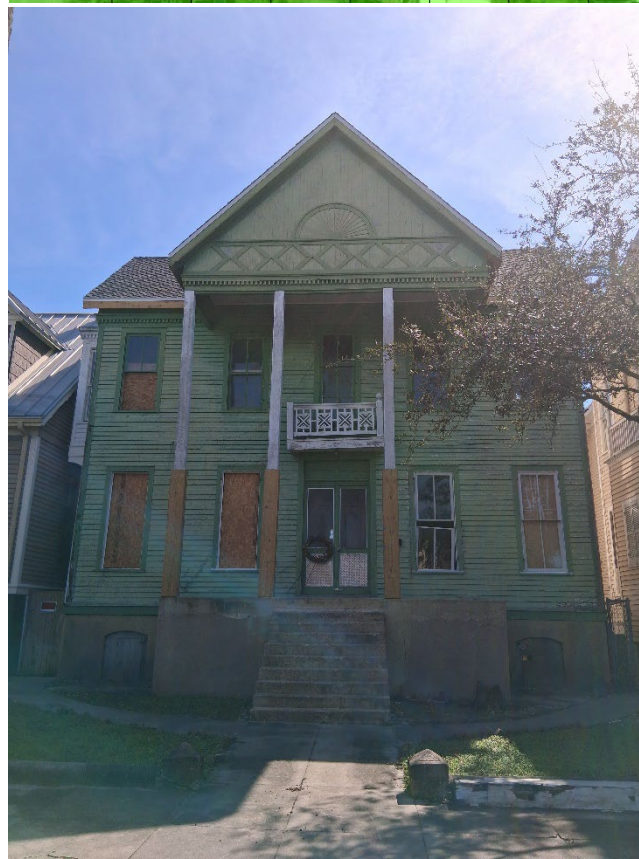
- A – Applicant's Submittal
- B – Historic Sites Inventory Pages

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)	Commercial
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, Greek Revival
Condition	Good
Evaluation	Contributing
Notes	Inventory sheet notes porch materials replaced/altered

Executive Summary

The applicant is requesting a Certificate of Appropriateness for modifications to the house including the following modifications:

- Restore the original front façade using a “sister house” as a template;
- Move/relocate window openings in conjunction with floor plan changes;
- Add roof dormer with egress windows;
- Remove deteriorating brick chimneys; and
- Replace the front door

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.

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

Appropriate

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

2.19 Convey the character of historic sash divisions.

Appropriate

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

Inappropriate

- Do not use strips of material located between panes of glass to simulate muntins.

Architectural Details

Architectural details contribute to the character of a structure and some details are associated with specific architectural styles. Those details that are key character-defining features should be preserved. The method that requires the least intervention is preferred.

2.37 If repair is impossible, replace an architectural feature accurately.

Appropriate

- Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- Use the same kind of material as the original detail when feasible. However, an alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.
- If reconstructing an architectural detail is impossible, design a compatible interpretation by using a new feature that is similar to comparable features in

general size, shape, texture, material and finish. The replacement must match the original in material, composition, design, color, texture and other visual qualities.

Inappropriate

- Avoid adding architectural details that were not part of the original structure. For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

Historic Masonry

Brick, stone, terra cotta, stucco and concrete are the primary historic masonry building materials in Galveston. They are used as building walls, site walls, steps, and walkways. Historic masonry and concrete should be repaired and preserved whenever possible.

2.7 Preserve original masonry materials.

Appropriate

- Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.

Inappropriate

- Avoid rebuilding a major portion of exterior masonry walls that could be repaired.

Historic Roofs

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

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.

Historic Residential Porches and Decks

Porches and galleries are, and always have been, the focal point of Galveston houses. They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches also may be important architectural features, especially for buildings that are located on corner lots, and their

preservation is encouraged (although these may also be appropriate locations for new additions.)

3.14 Maintain an original porch or gallery on a house.

Appropriate

- Maintain the height and shape of the porch roof.
- Re-open an enclosed rear porch.
- Consider removing a non-historic rear access stair.

Inappropriate

- Do not enclose or screen a front porch.

3.16 If necessary, replace damaged porch railings and steps.

Appropriate

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

Inappropriate

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

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.

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.

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 Standards

Staff finds that the request generally conforms to the Design Standards as discussed below.

Restore the Original Front Façade

These modifications are in Location A: Primary Façade in which preservation and repair of features in place is the priority. The Design Standards state that adding architectural details not common to a particular architectural style, without evidence of such, is

inappropriate. However, the applicant has provided a narrative that suggests the historically extant house at 1717 Postoffice / Avenue E may be a suitable “pattern house” for restoration of the subject property. The *Galveston Architecture Guidebook* By Ellen Beasley and Stephen Fox, (page 114), notes the house at 1815 Broadway is a simplified version of the Elise Michael house at 1717 Postoffice, but there is no detail provided about how simplified it was. And, no historic photographs are known to exist of either property before the 1960s. Note that the front façade of 1815 Broadway shares the same overall massing, fenestration, and some decorative elements with 1717 Postoffice, such as the ornate handrails, three-bay porch, and decorative front gable treatments. A HABS photo from the 1960s indicates that if 1815 Broadway was similar to 1717 Postoffice its historic façade was lost long ago (see applicant’s narrative). Staff recommends approval of the request to restore the façade to a presumed historic appearance alike to 1717 Postoffice using compatible materials (wood).

Move/Relocate Window Openings

The window openings in question are located on the east and south façades, respectively, corresponding to Location C (Less Visible Secondary Wall) and Location D (Not Typically Visible Rear Façade). In both cases, compatible replacement or alterations may be considered; note that the house to the east is very close, making the east façade not easily visible from the street. The infilling of window openings is permissible according to the Design Standards, but the owner is advised to retain historic windows on-site or make them available for use elsewhere.

Add Roof Dormer with Egress Windows

The proposed roof dormer shown in Exhibit A faces east and is associated with interior changes which require emergency rescue openings. The proposed dormer is well above pedestrian eye level, and its location to the side is preferable to disturbing the front gable. The applicant proposes to use vinyl-clad windows and fiber cement (Hardie) siding on the dormer, with roofing to match the existing. This conforms to the Design Standards; although alternative materials are typically not advised, the dormer is well away from the pedestrian realm, and modern windows can serve to differentiate new construction from historic. Staff recommends the use of smooth fiber cement boards or wood in accordance with the Design Standards.

Remove Deteriorating Brick Chimneys

The applicant notes that two of the home’s three brick chimneys are badly degraded and in danger of structural failure, but one is sound and will remain in place. The Design Standards recommend preserving chimneys; however, in this case the chimneys are badly degraded and not in use. Leaving the chimneys in place may threaten the surrounding structure.

Front Door Replacement

The applicant proposes to replace the existing front door with an exact reproduction. The existing doors appears to be narrow double doors with arched lights common to houses of the same general style and period as the subject house and pattern house. Because rebuilding and retaining historic front doors is preferable to replacement, staff recommends rebuilding/restoring over replacement (note the applicant provided no evidence that the existing front door cannot be repaired and restored).

Staff Recommendation

Staff recommends that the request be approved with the following conditions:

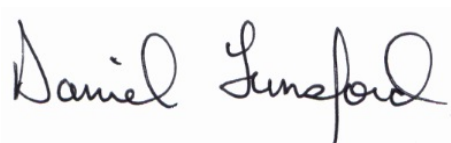
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A of the staff report, with the following modifications:
 - a) Restoration of the front façade shall conform to the design, style, and historic materials (wood) of the pattern house at 1717 Postoffice;
 - b) Any historic windows removed shall be retained on-site or made available to a third party for reuse;
 - c) The siding on the proposed dormer shall be wood or smooth cement fiber board; and
 - d) The existing front door shall be repaired and restored if possible. If not possible, the applicant shall provide drawings of the proposed replacement and photos of the existing door for Historic Preservation Officer review;

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 if required by the City of Galveston Building Department;
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.

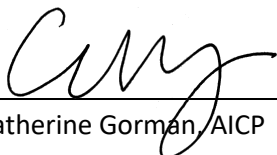
Respectfully Submitted,



Daniel Lunsford
Planning Manager

March 6, 2026

Date



Catherine Gorman, AICP
Assistant Planning Director/HPO

March 6, 2026

Date

Narrative

1815 Broadway Blvd. (Avenue J)

Galveston, Texas

Period of Significance: 1887–1938

Significant People or Events: Justus Julius (J. J.) Schott (1846–1928)



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Statement of Significance

The residence at 1815 Broadway (Avenue J), constructed in 1887, is significant for its association with Justus Julius (J. J.) Schott, a prominent Galveston entrepreneur whose business ventures and real estate investments reflect the city's late-nineteenth-century commercial and residential development. The property also derives significance from its relationship to a small group of architecturally related "sister houses," which together provide important evidence of original design intent and neighborhood character during Galveston's period of rapid growth.

Although earlier secondary sources incorrectly attributed construction of the house to attorney Henry J. Labatt, tax records confirm that Lots 4 and 5 of Block 138 were owned by J. J. Schott by 1884, and that Labatt never held title to Lot 4. This correction has been confirmed by Jami Durham of the Galveston Historical Foundation, based on a review of contemporary tax rolls and ownership records . The house at 1815 Broadway was constructed as a tenant house, consistent with Schott's documented pattern of real estate development and investment.

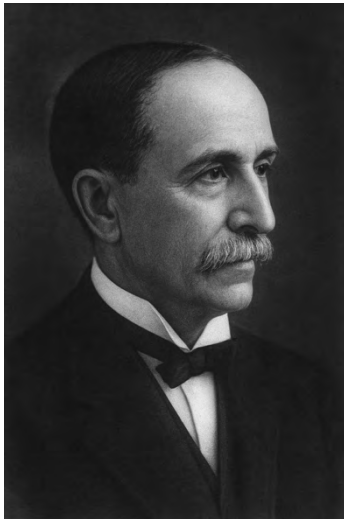


Figure 1: Justus Julius Schott

J. J. Schott was a pioneering druggist, chemist, and manufacturer whose career illustrates Galveston's emergence as a regional commercial center following the Civil War. Orphaned during the yellow fever epidemic of 1853, Schott was raised and educated locally and entered the pharmaceutical trade as a teenager. In 1867 he founded the J. J. Schott Drug Company, later expanding into wholesale manufacturing and statewide distribution. Schott achieved national prominence through his early experimentation with chicle, a key precursor to modern chewing gum, and later through the distribution of Moxie, one of the earliest commercially successful soft drinks in the United States. These ventures established him as one of Galveston's major manufacturers by the 1880s and contextualize his investment in quality rental housing for the city's growing professional class.

The occupancy history of 1815 Broadway further reinforces its significance. Early tenants included Leo N. Levi, a senior executive in the Texas Land & Loan Company, and Christopher C. Garrett, Chief Justice of the Court of Civil Appeals. In 1921, the house was purchased by George F. Burgess (1858–1938), who served as Galveston County Clerk for thirty-three years, one of the longest tenures of any county official in Texas. Burgess used the house as his primary residence until his death, maintaining its association with civic leadership well into the twentieth century .

Architecturally, the significance of 1815 Broadway is enhanced by its relationship to a small group of closely related houses developed during the same period. Sanborn Fire Insurance Maps from 1889 document two tenant houses constructed by Schott on Lots 4 and 5 (1815 and 1809 Broadway), confirming their original footprint, height, and residential use. In addition, the house at 1717 Postoffice Street, constructed in 1890 for Elise C. Michael, serves as a highly

intact sister house, retaining original porch elements and ornamental detailing closely corresponding to those known to have existed at 1815 Broadway.

Together, these sister properties provide critical comparative evidence for understanding the original appearance and architectural composition of 1815 Broadway, particularly with respect to its now-missing porch. The consistency of massing, gable treatment, porch hierarchy, and decorative vocabulary among these houses demonstrates that they were conceived within a shared architectural framework rather than as isolated designs. As such, the intact example at 1717 Postoffice Street, combined with surviving original fabric at 1815 Broadway, offers a reliable basis for interpreting and restoring missing features.



Figure 2 1960s HABS survey photograph. From Portal to Texas History.

In summary, 1815 Broadway is significant for its association with J. J. Schott, a locally and regionally important figure in Galveston's commercial history, and for its contribution to a cohesive group of late-nineteenth-century residences that collectively illustrate Galveston's architectural development during a formative period.

Proposed Scope of Work

The proposed work consists of interior rehabilitation and selective reconfiguration of the existing historic residence to improve functionality, life safety, and code compliance while retaining and restoring significant historic fabric. The house is organized with four principal rooms per floor, with the stair located at the midpoint of the west side of the plan. The scope is intended to respect this original organizational logic while accommodating contemporary residential use.

Ground Floor

- Retain the existing entry hall, including original doors, transoms, trim, and other character-defining interior elements.
- Remove the non-original wall concealing a portion of the stair east of the landing, allowing the entire stair and balustrade to be fully visible, restoring its historic prominence.
- Introduce a new bathroom, discreetly located to minimize impact on historic spaces.

- Retain the northeast parlor, including restoration of the original corner fireplace. The deteriorated brick chimney, which is structurally compromised and not viable for rehabilitation, will be removed and replaced with a stainless steel zero-clearance flue serving the restored fireplace.
 - Retain the original double pocket doors separating the northeast parlor from adjacent spaces.
 - Convert the northwest parlor to a bedroom with a new en suite bathroom and closet, designed to respect existing room proportions and window placement.
 - Convert the southeast room to a kitchen; infill one existing east-facing window and one south-facing window as required for cabinetry and appliance layout.
 - Convert the southwest room to a dining room and replace a missing historic window to restore the original exterior rhythm.
 - Add miscellaneous closets and pantry storage, integrated into secondary spaces to limit visual impact.
 - Remove the non-original hallway south of the stair and incorporate this area into the southwest room, creating a larger and more functional dining space while improving circulation.
-

Second Floor

- Enlarge the southeast room to serve as the primary bedroom, with a new en suite bathroom and closet.
 - Retain the wall plane articulation in the northeast room, preserving the historic spatial character and proportions.
 - Replace the deteriorated chimney flue from below with a new code-compliant flue.
 - Add new closets to the northeast and southeast rooms, located to minimize disruption of original wall planes.
 - Repair and retain the historic chimney in the northwest room, which remains structurally sound.
 - Convert the existing hall at the south end of the second floor into a stair to the attic, improving access while maintaining logical circulation.
-

Attic

- Build out the attic to create a mother-in-law (MIL) suite, including a sitting area, sleeping area, en suite bathroom, and closet.
 - Provide a coffee bar / refreshment center and a dedicated study area within the attic suite.
 - Add seasonal storage closets within the attic.
 - Install emergency rescue openings and new windows as required for life safety, natural light, and ventilation, consistent with code and preservation guidelines.
-

Building Systems and Code Compliance

- Plumbing and Gas: Replace all plumbing and gas piping as required to meet the 2021 International Residential Code (IRC).

- **Electrical:** Replace or repair all electrical wiring to meet the 2023 National Electrical Code (NEC).
- **HVAC:** Install new, code-compliant central heating, ventilating, and air-conditioning systems designed to meet the 2021 IRC while minimizing impacts to historic fabric.

Exterior Repairs and Rehabilitation

The exterior scope of work focuses on the repair, restoration, and selective reconstruction of existing historic features, with an emphasis on retaining original materials and configurations wherever feasible. All exterior work is intended to preserve the building's historic character while addressing deferred maintenance, weathering, and life-safety requirements.

South Porch

- Repair and rehabilitate the existing south porch, including selective replacement of deteriorated framing and decking members as required.
- Retain and repair existing historic porch elements wherever feasible; replacement components, where necessary, shall match the original in profile, dimension, material, and finish.
- Ensure the porch is structurally sound and code-compliant while maintaining its historic appearance.

Wood Siding

- Perform minor patching and repair of deteriorated wood siding throughout the exterior.
- Retain original siding wherever feasible; replacement boards shall match the existing in species, exposure, profile, and reveal.
- Repairs will be localized and limited to areas of deterioration, avoiding wholesale replacement.

Windows – Rehabilitation and Restoration

- Undertake complete rehabilitation and restoration of all existing historic windows; no wholesale window replacement is proposed.
- Retain original sash, frames, and glazing wherever possible, including repair of deteriorated wood, replacement of cords and weights, and restoration of operability.
- Original historic glass shall be retained and, where feasible, relocated to front-facing windows to preserve historic material at the most visible elevations.
- Any replacement glazing required shall closely match the original in thickness and appearance.

Roof

- Replace the existing roof with composition shingles selected to match the color, scale, and appearance of the existing asbestos shingles.
- Roof replacement will follow existing roof geometry, pitch, and detailing, with no alteration to roof form.

Attic Windows and Emergency Rescue Openings

- **Install new windows and emergency rescue openings in the attic as required for code compliance, natural light, and ventilation.**
- **New openings will be located and sized to minimize visibility from the street and to reduce impact on historic fabric.**
- **Windows will be salvaged historic units where available or new wood windows fabricated to match original configurations, including muntin patterns, proportions, and profiles.**

Front Porch and Balcony (Reconstruction)

- **Reconstruct the front porch and second-floor balcony, which have been lost, based on surviving original elements at the subject property and the intact sister house at 1717 Postoffice Street.**
 - **The reconstruction will replicate the original scale, massing, proportions, materials, and ornamental vocabulary, including posts, balustrades, brackets, frieze, cornice, and stair elements.**
 - **Work will be guided by extant historic fabric, period photographs, architectural pattern books, and comparative analysis, and will be described in detail in the following narrative section.**
 - **The intent is to restore the front elevation's historic architectural composition and reinstate a major character-defining feature of the house.**
-

Historic Justification and Basis for Porch Reconstruction

The owner proposes to reconstruct the front porch at 1815 Broadway, which has been mostly demolished, using documented and extant historic fabric and a closely related sister property as the primary reference. The subject property retains original ornamentation at the gable end of the porch roof, as well as a section of the original guard rail reused at the abbreviated central balcony at the second floor. These surviving elements establish the original design vocabulary, materials, and level of ornamentation associated with the historic porch.

The proposed reconstruction is guided by the porch at 1717 Postoffice Street, a documented sister house of the same period and stylistic lineage. The porch at 1717 Postoffice exhibits a consistent and coherent assemblage of late-19th-century stock millwork elements, including a denticulated cornice, pierced frieze board with trefoil cut-outs, scroll-sawn porch brackets with bossing on the second level, stop-chamfered porch posts with decorative chamfer stops, and a balustrade with St. Andrew's Cross infill panels. There are highly ornamented newel posts at the bottom of the stair. These elements are characteristic of Queen Anne era residential construction in Galveston and are consistent with the surviving ornamentation on the subject property.



Figure 3: 1717 Postoffice

From top to bottom:

1. Denticulated Cornice
(*Cornice with dentils*)
2. Pierced (Perforated) Frieze Board with Trefoil Cut-Outs
(*Decorative “cloverleaf” frieze*)
3. Porch Beam with Applied Fascia Trim
(*Main porch beam*)
4. Scroll-Sawn Porch Brackets with Applied Bosses
(*Decorative corner brackets / gingerbread brackets*)
5. Square Porch Posts with Stop-Chamfers and Decorative Chamfer Stops
(*Chamfered posts with “bow-tie” pattern*)
6. Balustrade with St. Andrew’s Cross Infill Panels
(*Cross-pattern guardrail*)
7. Stair with St. Andrew’s Cross Infill Panels and decorative Newel.

Stair Newel Post Description

The ornate newel post is not an embellishment layered onto an otherwise plain stair; it is a character-defining element that expresses design hierarchy, period construction technology, and social symbolism.

The newel post is intentionally ornate because, in late-19th-century domestic architecture, particularly Queen Anne and Eastlake–influenced houses, it was conceived as a focal and terminating element rather than a purely structural one. The newel marks the physical and visual transition from the public realm of the street and garden to the private realm of the house. As such, it functions architecturally as a small pier or column, anchoring the stair and establishing a point of visual emphasis at the base of the porch.

Victorian design practice relied on a clear hierarchy of ornament. The greatest level of decorative investment was reserved for elements that were most visible and symbolically important, with newel posts receiving more elaboration than porch posts, railings, or infill panels. The chamfered shaft, sawtooth apron, layered moldings, and finial cap draw the eye and

organize the composition of the porch, signaling the starting point of the architectural sequence.

The newel became the ideal place to showcase these ideas because it was both highly visible and tactile—people touched it as they ascended the stairs.

The stair newel post is a square, built-up wooden newel of late-nineteenth-century Queen Anne character. The post rises from a square plinth block that serves as a base and visual termination at the stair landing. The plinth block is plain-faced and proportioned to slightly exceed the width of the shaft above, providing a distinct base element in accordance with period stair construction practice.

Above the plinth, the newel shaft is square in section with continuous stop-chamfered corners. The chamfers are terminated with decorative chamfer stops, creating a faceted profile and softening the vertical edges of the post while maintaining its rectilinear form. This treatment is consistent with stock millwork newels illustrated in late-19th-century builders' catalogs.

At the top of the shaft, the post transitions to an ornamental apron encircling the newel. The apron is embellished with a sawtooth (dentil-like) pattern, applied as a continuous band and serving as a visual intermediary between the shaft and the cap assembly. Beneath the cap, an ogee molding provides a refined profile transition, separating the geometric shaft from the curvilinear cap form.

The newel is crowned with a pinecone (acorn-type) newel cap, a turned ornamental finial commonly used in exterior porch and stair construction of the period. The cap is centrally mounted, vertically aligned with the shaft, and proportioned to serve as the dominant terminating feature of the post. Together, the plinth block, stop-chamfered shaft, sawtooth apron, ogee molding, and pinecone cap form a cohesive and historically appropriate newel assembly characteristic of Queen Anne-era porch stairs.

All proposed reconstructed elements are documented in widely published late-19th- and early-20th-century architectural pattern books and builders' catalogs, where they appear as standard stock millwork components rather than bespoke or conjectural details. The reconstruction therefore represents a historically appropriate, evidence-based restoration, relying on extant original fabric, a directly comparable sister property, and period catalog documentation. The work is intended to accurately restore the architectural character and visual integrity of the porch as a defining feature of the historic façade.

The proposed porch reconstruction is consistent with Galveston Landmark Commission precedent for the reconstruction of missing architectural features where sufficient physical, photographic, or contextual evidence exists. The work is based on a combination of extant original fabric on the subject property, a documented sister house of the same period and stylistic lineage, and published late-19th-century architectural pattern books and millwork catalogs. The proposed design does not introduce new or conjectural ornamentation, but rather

reinstates historically appropriate elements that are consistent in scale, proportion, material, and detail with the original construction and with other contributing historic resources in the district. The reconstruction is therefore in keeping with the Secretary of the Interior's Standards for Rehabilitation and prior Commission approvals for in-kind porch reconstructions in Galveston's historic districts.

Materials List

Structural and Framing

- Dimensional lumber to match existing species and nominal sizes (primarily Southern yellow pine or equivalent), used for selective structural repairs and porch reconstruction
 - Pressure-treated lumber for exterior structural members where required by code.
-

Exterior Cladding and Trim

- Existing historic wood lap siding, repaired and patched in place
 - Replacement siding boards (where required) to match existing in species, profile, exposure, and reveal
 - Exterior trim boards (fascia, frieze, corner boards) to match existing historic profiles
 - Decorative porch trim and millwork fabricated from rot-resistant wood species (e.g., cypress or cedar) or preservative-treated wood as appropriate
-

Porch and Balcony (Front)

- Square wood porch posts with stop-chamfered corners and decorative chamfer stops
 - Scroll-sawn porch brackets
 - Pierced frieze boards with trefoil cut-outs
 - Balustrades with St. Andrew's Cross infill panels
 - Stair components including newel posts, handrails, balusters, and stair treads to match historic profiles
 - Newel caps (pinecone form) and associated moldings
 - Porch decking to match historic board width and orientation
-

Doors

- Primary front entry doors: new custom-fabricated wood doors, similar in style, scale, and proportion to those at the sister house (1717 Postoffice Street), but not exact replicas, reflecting appropriate variation within the shared architectural vocabulary
 - Retention and reuse of existing historic interior doors, including pocket doors, where present
 - Door hardware: salvaged historic hardware where available; new hardware to match historic patterns
-

Windows

- Existing historic wood windows to be repaired and restored, including sash, frames, and glazing
- Original historic glass retained wherever feasible and relocated to front-facing windows when possible
- Replacement glazing (where required) to match historic glass in thickness and appearance
- New attic windows and emergency rescue openings utilizing:
 - Salvaged historic wood windows where available, or
 - New wood windows fabricated to match original window configurations, muntin patterns, and profiles

Roofing

- Add dormers to side and rear of roof as needed to provide for windows and emergency rescue openings (not visible from street or alley).
- Composition asphalt shingles selected to match the color of the existing asbestos shingles
- Copper or Stainless Steel flashing at valleys, chimneys, and penetrations

Fireplaces and Chimneys

- Existing fireplace surround and mantel retained and restored
- Stainless steel zero-clearance flue system where deteriorated brick chimneys will be removed
- Repair and stabilization of remaining historic brick chimneys where structurally viable

Interior Finishes and Trim

- Existing historic wood trim retained and repaired
- Replacement trim (where required) milled to match existing profiles
- Gypsum board wall and ceiling finishes

Mechanical, Electrical, and Plumbing

- New plumbing piping and fixtures compliant with the 2021 IRC
- New electrical wiring, panels, and devices compliant with the 2023 NEC
- New central HVAC equipment, ductwork, and controls compliant with the 2021 IRC

Finishes

- Exterior paint: high-quality exterior paint system applied over properly prepared wood surfaces; colors to be selected consistent with historic precedent
- Interior paint: low-VOC paint system compatible with historic materials
- Wood preservative treatments for exterior millwork as appropriate

Request for approval:

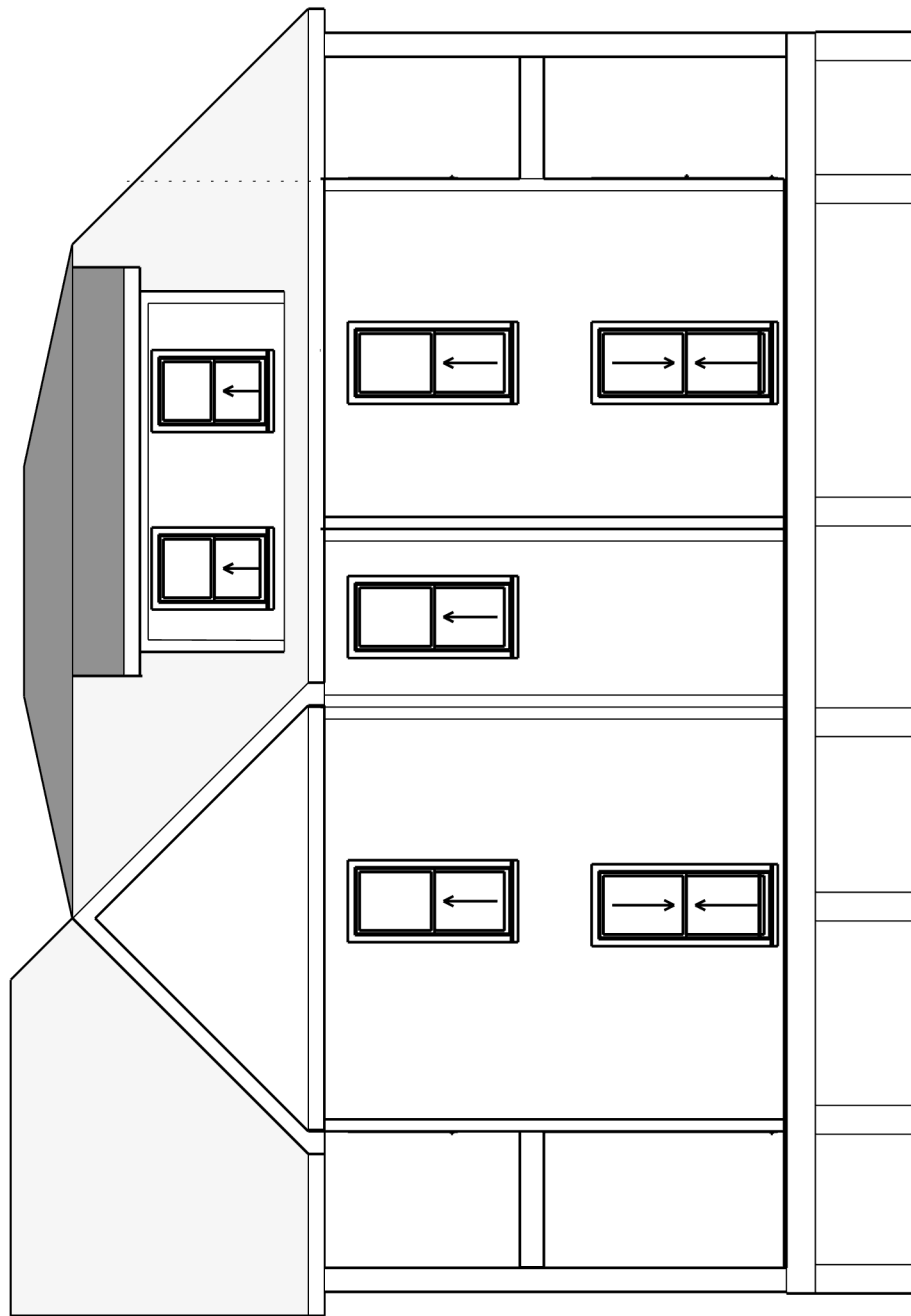
The Owner and Applicant respectfully request that the Galveston Landmark Commission approve the reconstruction of the front porch at 1815 Broadway Boulevard and other repairs and renovations as presented, including the denticulated cornice, pierced frieze board with trefoil cut-outs, scroll-sawn porch brackets, stop-chamfered porch posts, St. Andrew's Cross balustrade, and replacement stair rail & newel post based on surviving original elements on the subject property, the sister house at 1717 Postoffice Street, and period appropriate architectural pattern books and millwork catalogs.

Installation of storm shutters at the center three second-floor windows shall be optional due to interference with historic structural and decorative elements, including porch brackets and the reconstructed guard rail.

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This document dated 12/16/25 and authorized by Michael D. Gaertner, Sr., Architect (Texas Registration Number 9342) has been prepared as an attachment to Application for Certificate of Appropriateness submitted to Galveston Landmark Commission. It is incomplete. Do not use for any other permit, regulatory approval or construction.







Existing North Elevation

1815 Broadway

Note: Original decorative woodwork extant on gable end of roof, original dentils, remnant of original St. Andrew's Cross guard rail on abbreviated 2nd floor balcony.



Proposed Front Elevation Restoration

1815 Broadway

Note: Shutters optional for windows on porches due to interference with posts and brackets.



“Sister House”: 1717 Postoffice St.

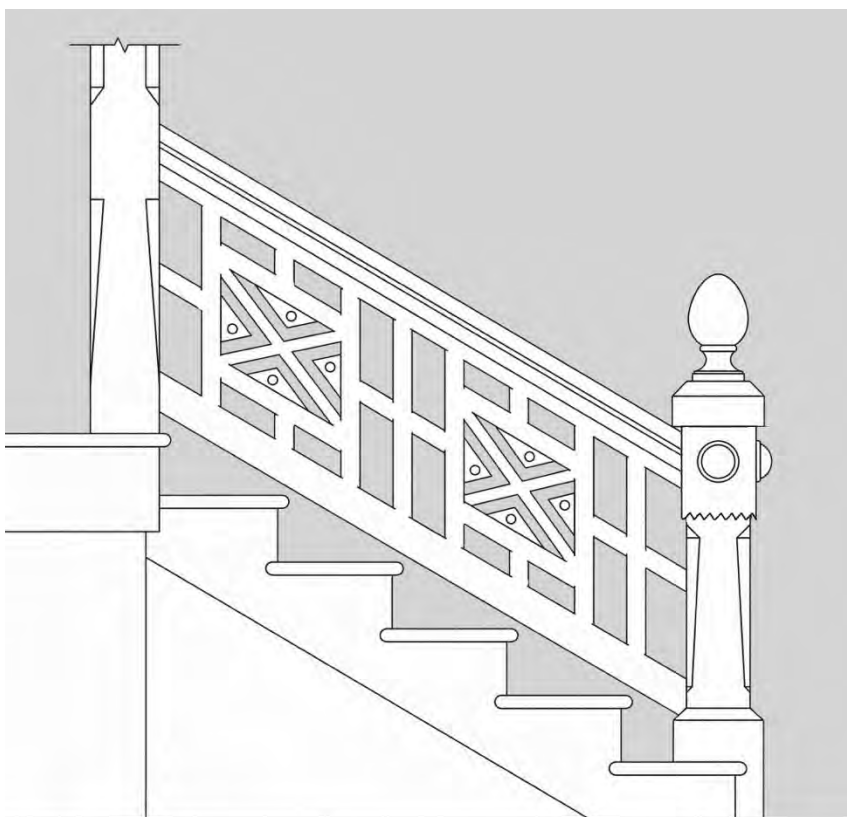


Photo of Stair Rail at “Sister House” and drawing of proposed Stair Rail at 1815 Broadway

Note pine cone newel cap, bossing on apron and sawtooth pattern at bottom of apron.



View from Northwest corner of porch at 1717 Postoffice St.



Porch Details, upper & lower:
 Cloverleaf trefoils in Frieze
 Brackets (bossing on 2nd floor)
 "Bow tie" Chamfered Posts
 St. Andrew's Cross Guard Rail



EXHIBIT B**Subject**

1815 BROADWAY, GALVESTON, TX 77550

Parcel ID 689542

Year Built ca. 1870

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

District East End Historic District

Priority Rating Medium

Building Faces N

DESCRIPTION

Type Single-Family House
 Center Passage
 Stylistic Influences National Folk, Greek Revival
 Stories 2
 Exterior Wall Materials Horizontal wood board
 Foundation Type Raised basement
 Landscape Features Concrete curb

ROOF

Roof Shape Side-gabled
 Roof Materials Asbestos shingles
 Gable End Treatment Same as wall treatment
 Gable End Openings Vent
 Gable End Features Decorative gable truss,
 Decorative bargeboard

WINDOWS & DOORS

Window Types Double-hung
 Window Frame Materials Wood
 Window Light Configuration 2/2
 Window Features Wood shutters
 Door Materials Wood
 Door Types Double door primary entrance
 Door Features Transom light, Screens

CHIMNEYS

PORCH

Porch Type Full width, Full facade
 Porch Location Front
 Porch Roof Front gable
 No. of Porch Bays 3
 Porch Support Type Box columns

INTEGRITY

Condition Good
 Alterations Porch materials replaced



TX_GalvestonCounty_1815_Broadway_1.jpg

EXHIBIT B

Sister House

1717 POSTOFFICE, GALVESTON, TX 77550

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

HHM-12259

Parcel ID 690508

Year Built 1890

District East End Historic District

Priority Rating High

Building Faces N

DESCRIPTION

Type Single-Family House
 Massed Plan
 Stylistic Influences Queen Anne
 Stories 2
 Exterior Wall Materials Vertical wood board, Wood shingles
 Foundation Type Raised basement, Pier-and-beam
 Fence Type Cast iron fence
 Landscape Features Concrete curb, Concrete wall
 Outbuildings Alley residence
 Outbuilding Condition Good

ROOF

Roof Shape Cross-gabled
 Roof Materials Asphalt composition shingles
 Roof Features Flared eaves, Frieze
 Gable End Treatment Wood siding
 Gable End Openings Enclosed opening
 Gable End Features Decorative gable truss, Decorative spindlework, Decorative siding
 Roof Notes Asphalt shingles look like fish scales

WINDOWS & DOORS

Window Types Double-hung
 Window Frame Materials Wood
 Window Light Configuration 2/2
 Window Features Wood shutters
 Door Materials Wood
 Door Types Double door primary entrance
 Door Features Historic Screens

CHIMNEYS

No. of Chimneys 1
 Chimney Material Stucco
 Chimney Placement Internal, Central, Side
 Chimney Features Chimney cap

PORCH

Porch Type Partial width, Two story
 Porch Location Front, Rear
 Porch Roof Front gable
 No. of Porch Bays 3
 Porch Support Type Chamfered posts
 Porch Features Jig-sawn balustrade, Jig-sawn brackets, Jig-sawn

INTEGRITY

Condition Excellent
 Alterations Roof material replaced to look original

