

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

**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 April 20, 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-007 (1601 24th Street)** Request for a Certificate of Appropriateness for alterations to the structure including modifications to the rear façade. The property is legally described as M.B. Menard Survey (42-2000-4), Part of Southwest Block 42, Galveston Outlots, and South 1/2 of Adjacent Avenue N 1/2, in the City and County of Galveston, Texas. Applicant: Brax Easterwood
Property Owners: Peter & Sondra Oxman

6.B LICENSE TO USE

2. **26LC-006 (Adjacent to 302 21st Street/Moody)** Request for a License to Use for construction fencing and scaffolding. Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.
Applicant: Dylan DeVito, The ITEX Group, LLC.
Adjacent Property Owner: Galveston 302 21st Street, LLC.
Easement Holder: City of Galveston

7. Discussion Item

7.A A Workshop has been scheduled on May 18, 2026, at 3 p.m. for discussion of electrical infrastructure in historic districts with CenterPoint Energy. (Staff)

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 04/28/2026 at 03:50 PM

Karina Rosales, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 days of the rendition of the Commission's decision.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 20, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Stetzel-Thompson, Svendsen (Alternate)

Members Absent: Chastain, Thierry, Ex Officio CM Lewis

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The April 6, 2026, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

26LC-005 (2420 Mechanic / Avenue C) Request for a Certificate of Appropriateness for a wall mural. Property is legally described as Ships Mechanic Row Building Condos (2005), Abst 628, Unit 2420, in the City and County of Galveston, Texas.

Applicant: Melody Van Kay

Property Owner: Douglas and Melody Van Kay

Staff presented the report and noted that 65 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The Applicant, Melody Van Kay, 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.

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

Commissioner Langdale seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:05 PM



823 ROSENBERG, GALVESTON, TX 77550 | WWW.GALVESTONTX.GOV | FOLLOW US ON FACEBOOK, YOUTUBE, TWITTER, & INSTAGRAM!



26LC-007

STAFF REPORT

ADDRESS:

1601 24th Street

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey (42-2000-4), Part of Southwest Block 42, Galveston Outlots, and South 1/2 of Adjacent Avenue N 1/2, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNERS:

Peter and Sondra Oxman

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for modifications to the rear façade.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet
- C – Design Standards Excerpts

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				

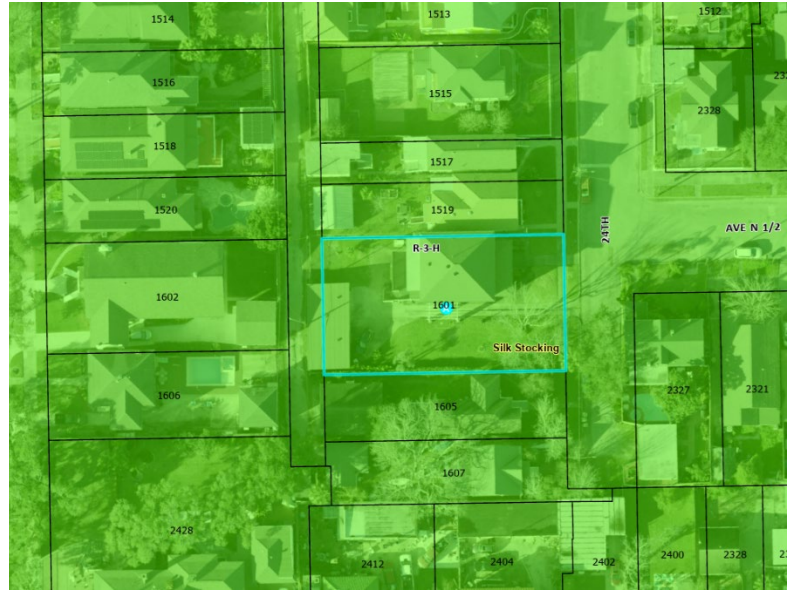


Photo: HAR, Inc.

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	1927
Style	Prairie
Condition	Good
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Notes	Sam Maceo lived here

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including multiple modifications to the rear façade.

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

- Add salvaged windows and a salvaged door at aboveground basement level;
- Add smooth Hardie board and batten skirting;
- Remove and infill downstairs bathroom window;
- Remove and retain downstairs rear windows associated with interior renovations;
- Add wood and glass patio doors in place of two windows at rear façade;
- Replace rear asbestos siding with smooth Hardie lap siding;
- Add wood framed composition roof over existing rear deck;
- Add a safety handrail at front stairs; and
- Remove and salvage upstairs window and add a salvaged window in a new opening

See the Applicant's Submittal in Exhibit A for additional details.

The following Design Standards are applicable to this request:

Design Standards for Historic Properties**Materials and Finishes**

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy

Primary historic building materials found in Galveston include wood, stone, brick, metal, stucco, plaster and concrete. Such materials should be preserved and rehabilitated whenever possible.

2.2 Preserve the visibility of original historic materials.

Appropriate

- Consider removing later covering materials that have not achieved historic significance.
- Once a non-historic siding is removed, repair the original, underlying material.
- Carefully remove a later stucco finish if the process does not damage the underlying original building material.

Inappropriate

- Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
- Do not cover or obscure original building materials.
- Do not add another layer of new material if a property already has a non-historic building material covering the original, as doing so would further obscure the original.

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.

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

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

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

Appropriate

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

Inappropriate

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

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)
- Cementious 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)

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., cementious 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 as discussed in detail below. Note that these modifications are all proposed either in Location D (Not Typically Visible Rear Façade) or Location C (Less Visible Secondary Wall). Both allow for a good deal of flexibility, though Location C notes that preservation is still preferred.

Add salvaged windows and a salvaged door at above ground basement level.

Add smooth Hardie board and batten skirting.

The applicant proposes to add smooth Hardie board and batten skirting at the rear façade and slightly around both sides as far as the main mass of the house, where existing brick extends to grade. This includes adding several salvaged wood windows to match existing and a salvaged wood door. This all conforms to the Design Standards; smooth Hardie in board and batten style is recommended for high-raised houses per the Design Standards (see Exhibit C). The door and windows to be added are at the rear façade in either Location D or at the rear side (north and south) façades (Location C). Note that these changes are all below the existing structure and do not affect any historic materials.

Remove and infill downstairs bathroom window.

The proposed modification is at the side (north) rear façade in a small addition which is not original to the house. Removing and infilling the existing window conforms to the Design Standards.

Remove and retain downstairs rear windows associated with interior renovations.

Add wood and glass patio doors in place of two windows at rear façade.

Replace rear asbestos siding with smooth Hardie lap siding.

More significant changes occur at the rear façade at the first and second habitable floors. In conjunction with interior floor plan changes, the applicant proposes to remove and retain existing rear windows, replace two of those with wood and glass patio doors, and remove existing asbestos siding and replace it with smooth Hardie lap siding. Because these changes are in Location D, and because this area is not part of the original foursquare house, they conform to the Design Standards. Note that the Design Standards provide guidance for using alternative materials properly (Exhibit C).

Remove and salvage upstairs window and add a salvaged window in a new opening.

Again, these proposed changes are associated with interior floor plan changes and are in Location D: Not Typically Visible Rear Façade. The applicant proposed to remove and salvage existing windows, infill them, and provide a new window opening with salvaged window to match existing. This portion of the house is also a later addition covered with asbestos siding that the applicant proposes to replace with smooth Hardie lap siding. This conforms to the Design Standards.

Add wood framed composition roof over existing rear deck

The applicant proposes to build a wood-framed roof over the existing rear deck which lies directly behind the non-historic rear addition where the other changes are proposed. The roof is low pitched and will include composition shingles to match the existing roof. Existing stairs and handrails will remain; only a roof is being added. This conforms to the Design Standards.

Add a safety handrail at front stairs

Finally, the applicant proposes to add a simple metal handrail to the middle of the front stairs; a similar proposal at 2323 Avenue O was approved by Landmark Commission previously (25LC-038). The stairs are quite wide, making the side rails alone insufficient to provide safety. The alternative material proposed still meet design standards, there will be minimal visual impact on the building, and the handrail will not affect any exterior architectural features. This conforms to the Design Standards.

Staff Recommendation Staff recommends approval of the request with the following conditions:

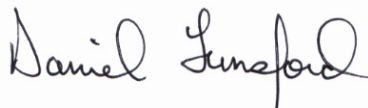
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A;
 - a. Existing windows which are not reused elsewhere 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.

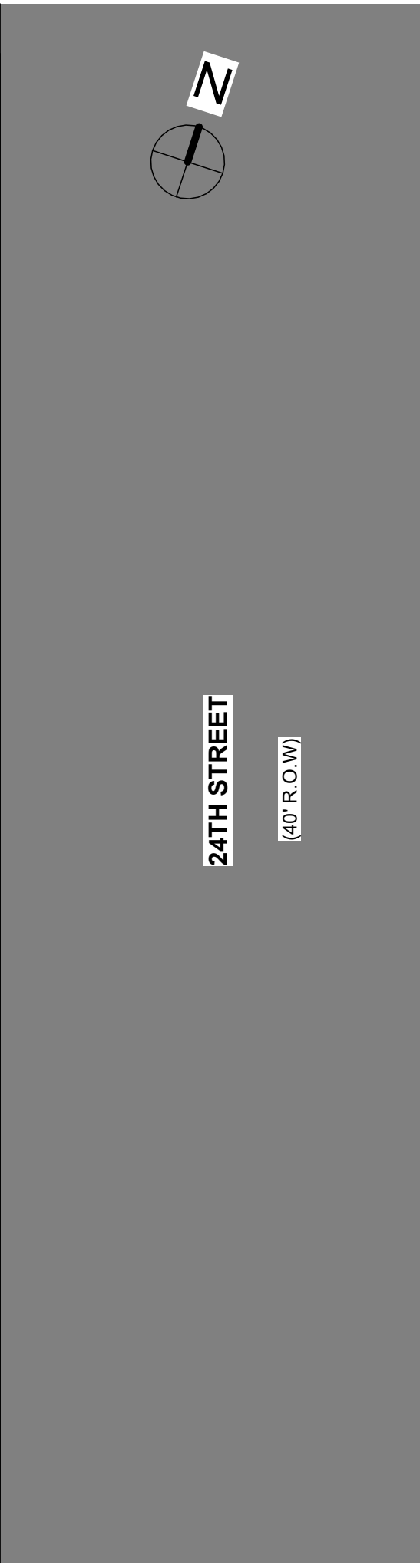
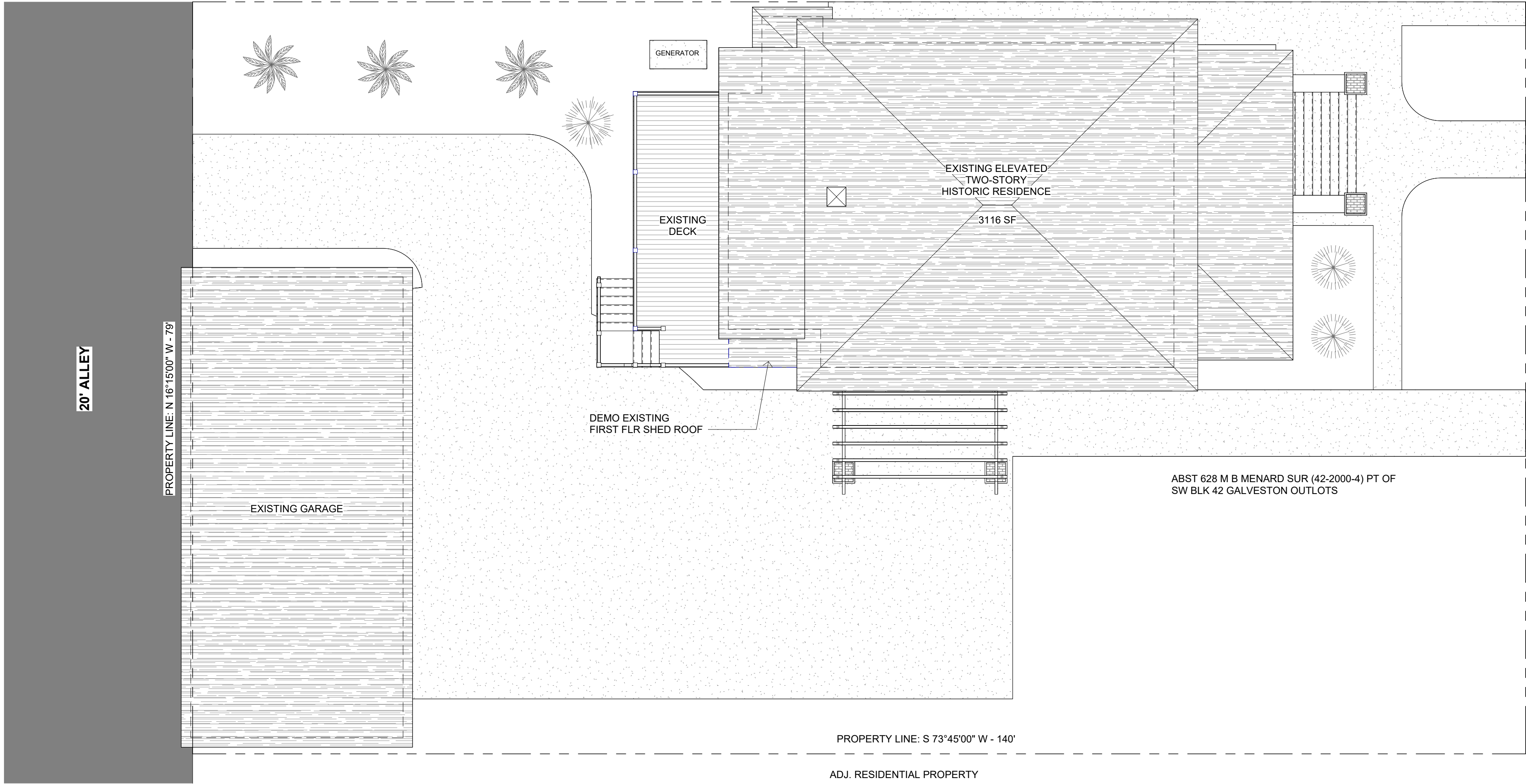
Respectfully Submitted,



Daniel Lunsford
Senior Planner

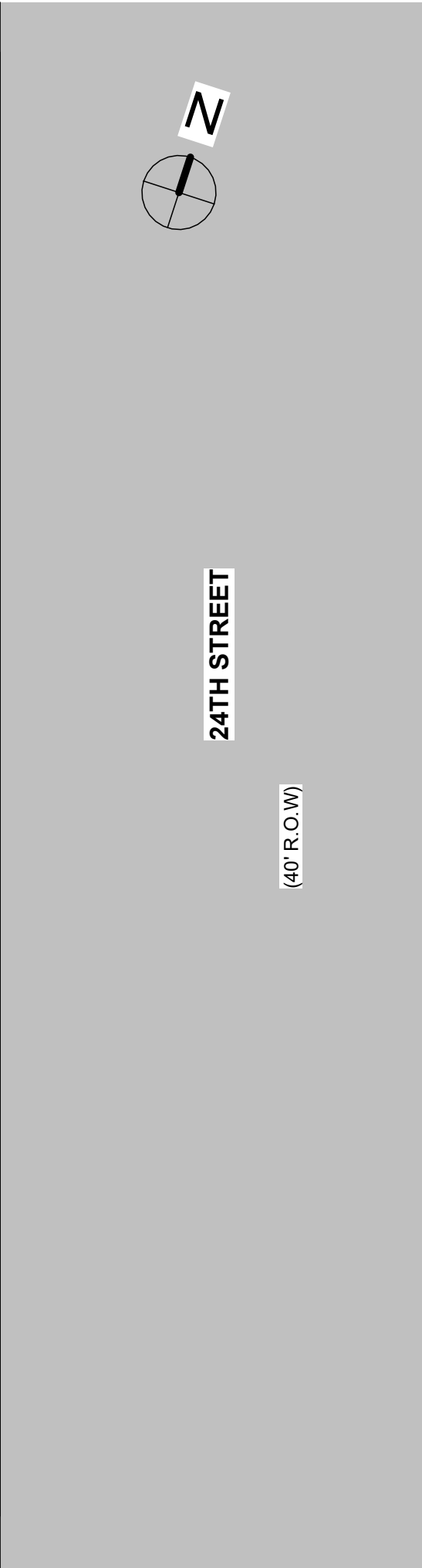
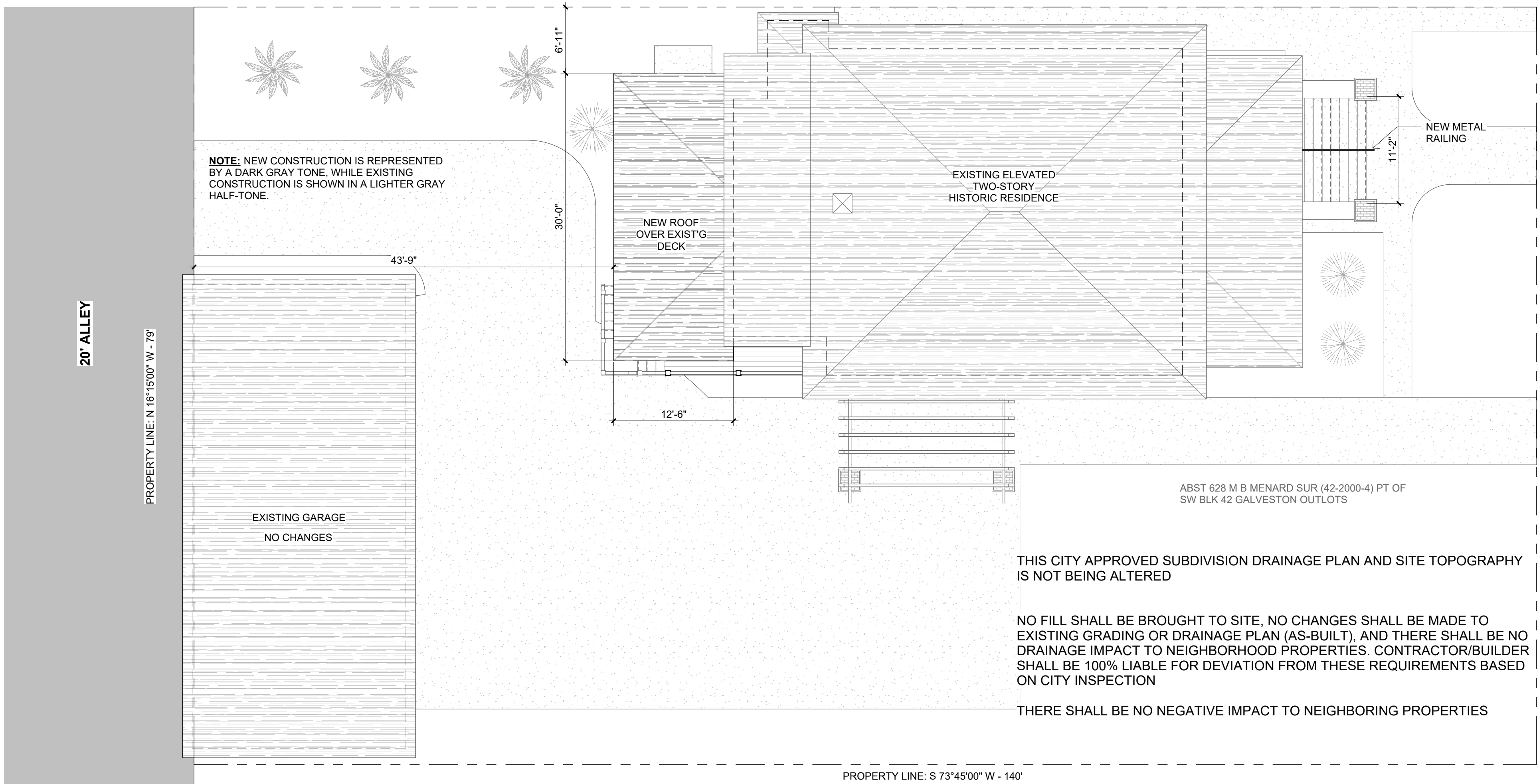
April 20, 2026

Date



NOTE: ALL DEMOLITION INDICATED BY DASHED BLUE LINES. CONTRACTORS TO TAKE PRECAUTIONS TO PROTECT EXISTING ELEMENTS DURING DEMOLITION AND CONSTRUCTION.

1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

Oxman Renovation
1601 24th Street

R25-010.01

eas easterwood
ARCHITECTS STUDIO

409.354.8976
CONTACT@BEAIA.COM

2728 AVENUE Q - SUITE #5
GALVESTON, TEXAS 77550

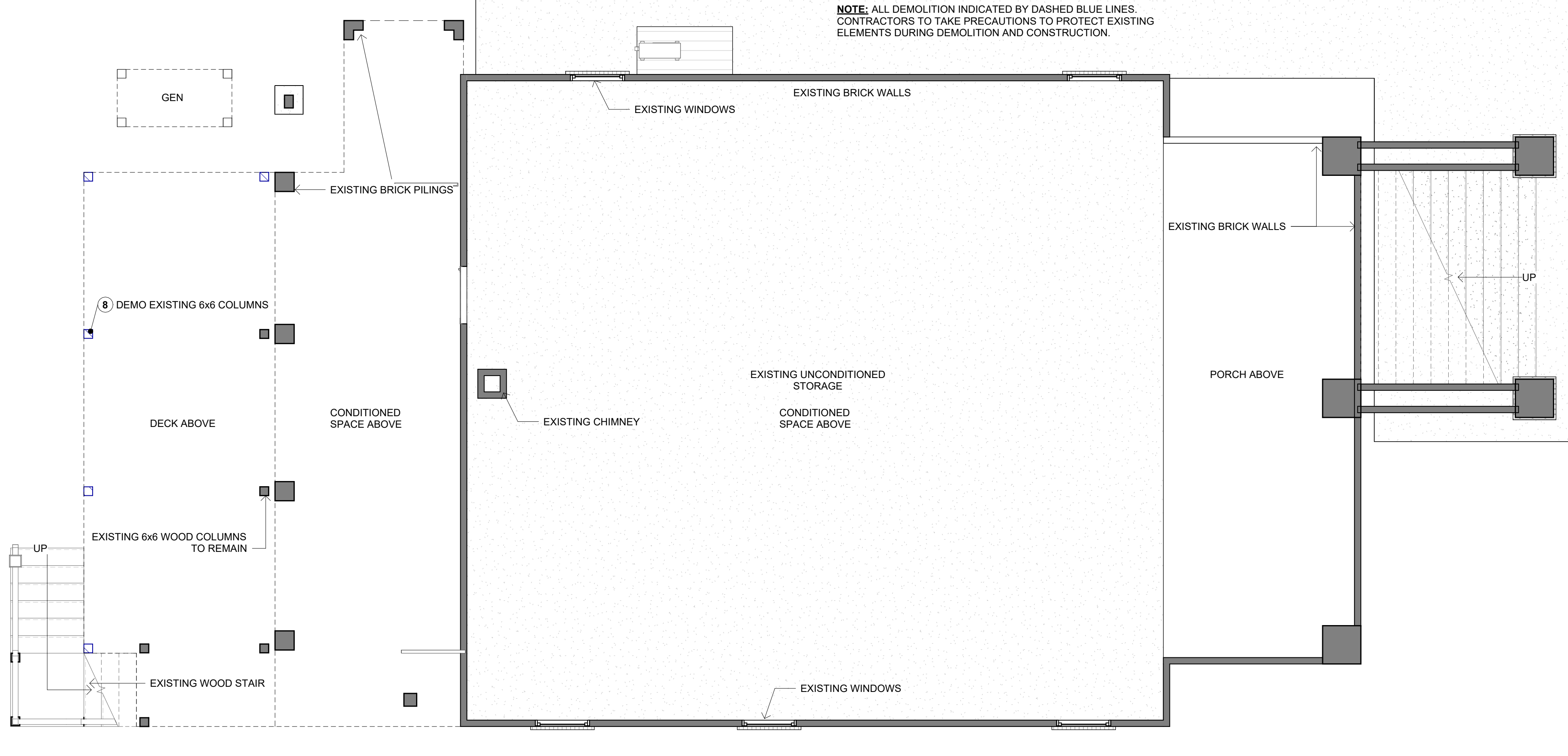
Revision Schedule		
#	Description	Date

Landmark Set
DATE ISSUED: 4/6/26

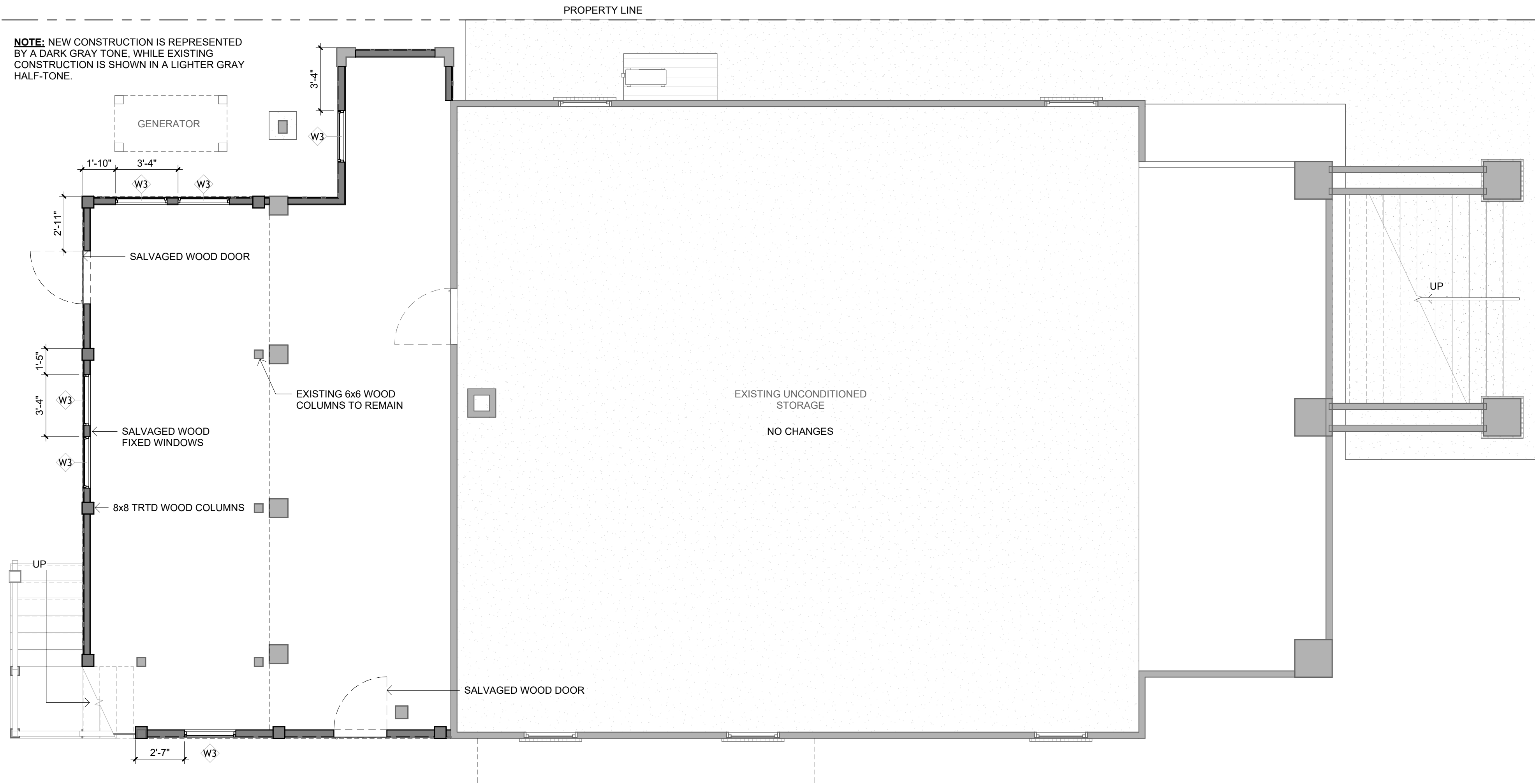
A1.1
Site Plan

EXHIBIT A

COPYRIGHT
© 2026 EAS



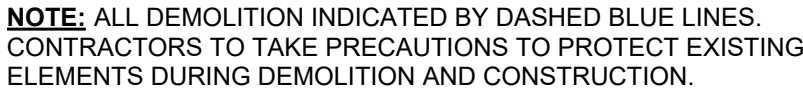
1 EXISTING GROUND FLOOR
1/4" = 1'-0"



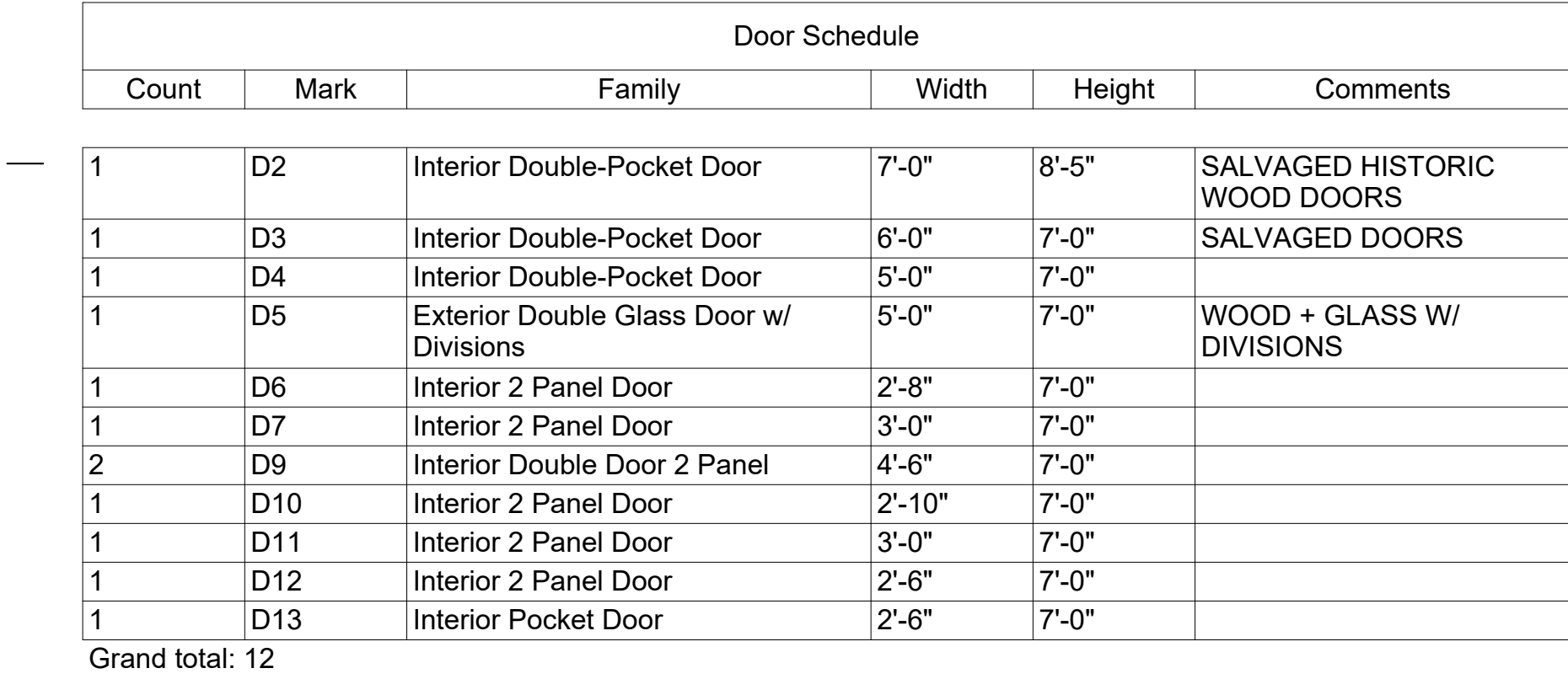
2 PROPOSED GROUND FLOOR
1/4" = 1'-0"

Window Schedule - Bid Set					
Count	Type Mark	Family	Width	Height	Comments
6	W3	Fixed	2'-9"	3'-8"	SALVAGED HISTORIC WOOD FRAME
1	W5	Double Hung	2'-6"	5'-0"	EXISTING RELOCATED WINDOW
Grand total: 7					

Revision Schedule		
#	Description	Date



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



Oxman Renovation
1601 24th Street

R25-010.01

eas easterwood
ARCHITECTS STUDIO

2728 AVENUE Q - SUITE #5
GALVESTON, TEXAS 77550

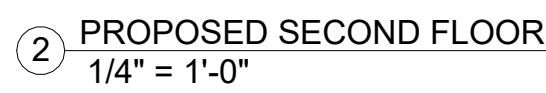
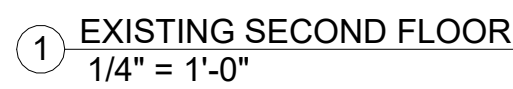
Revision Schedule		
#	Description	Date

Landmark Set
DATE ISSUED: 4/6/26

A2.2

Floor Plan

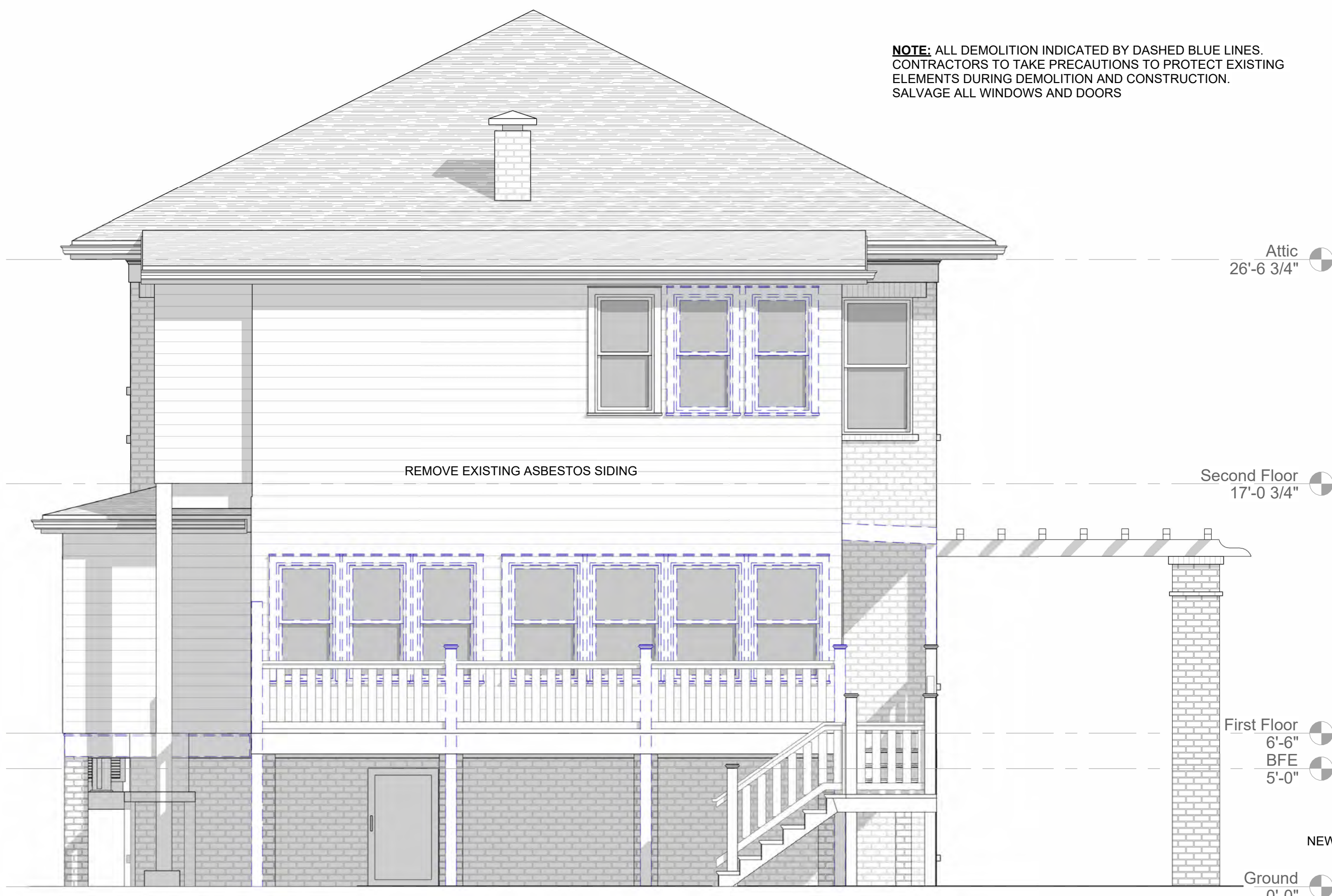
COPYRIGHT
© 2026 EAS



Door Schedule					
Count	Mark	Family	Width	Height	Comments
1	D2	Interior Double-Pocket Door	7'-0"	8'-5"	SALVAGED HISTORIC WOOD DOORS
1	D3	Interior Double-Pocket Door	6'-0"	7'-0"	SALVAGED DOORS
1	D4	Interior Double-Pocket Door	5'-0"	7'-0"	
1	D5	Exterior Double Glass Door w/ Divisions	5'-0"	7'-0"	WOOD + GLASS W/ DIVISIONS
1	D6	Interior 2 Panel Door	2'-8"	7'-0"	
1	D7	Interior 2 Panel Door	3'-0"	7'-0"	
2	D9	Interior Double Door 2 Panel	4'-6"	7'-0"	
1	D10	Interior 2 Panel Door	2'-10"	7'-0"	
1	D11	Interior 2 Panel Door	3'-0"	7'-0"	
1	D12	Interior 2 Panel Door	2'-6"	7'-0"	
1	D13	Interior Pocket Door	2'-6"	7'-0"	
Grand total: 12					



① East
1/4" = 1'-0"

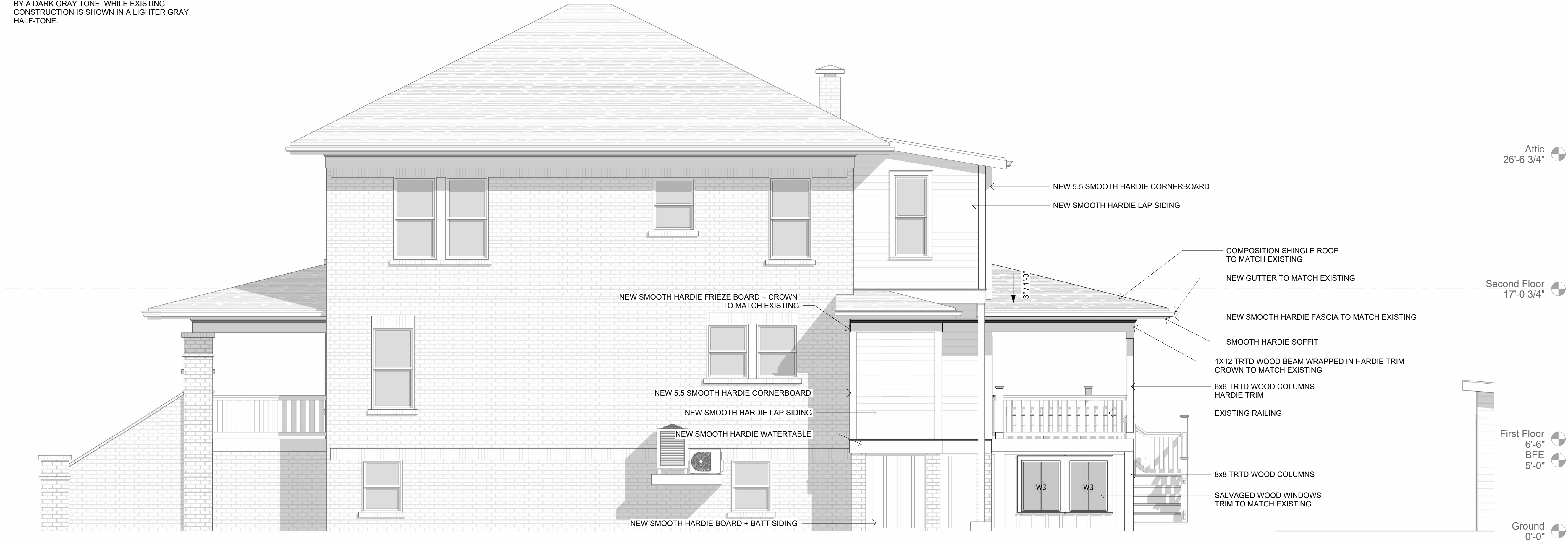


③ West - Existing + Demo
1/4" = 1'-0"



② West - Proposed Elevation
1/4" = 1'-0"

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



① North
1/4" = 1'-0"



② South
1/4" = 1'-0"

Oxman Renovation
1601 24th Street

R25-010.01

eas easterwood
ARCHITECTS STUDIO

409.354.8976
CONTACT@BEAIA.COM

2728 AVENUE Q, SUITE #5
GALVESTON, TEXAS 77550

Revision Schedule

#	Description	Date
---	-------------	------

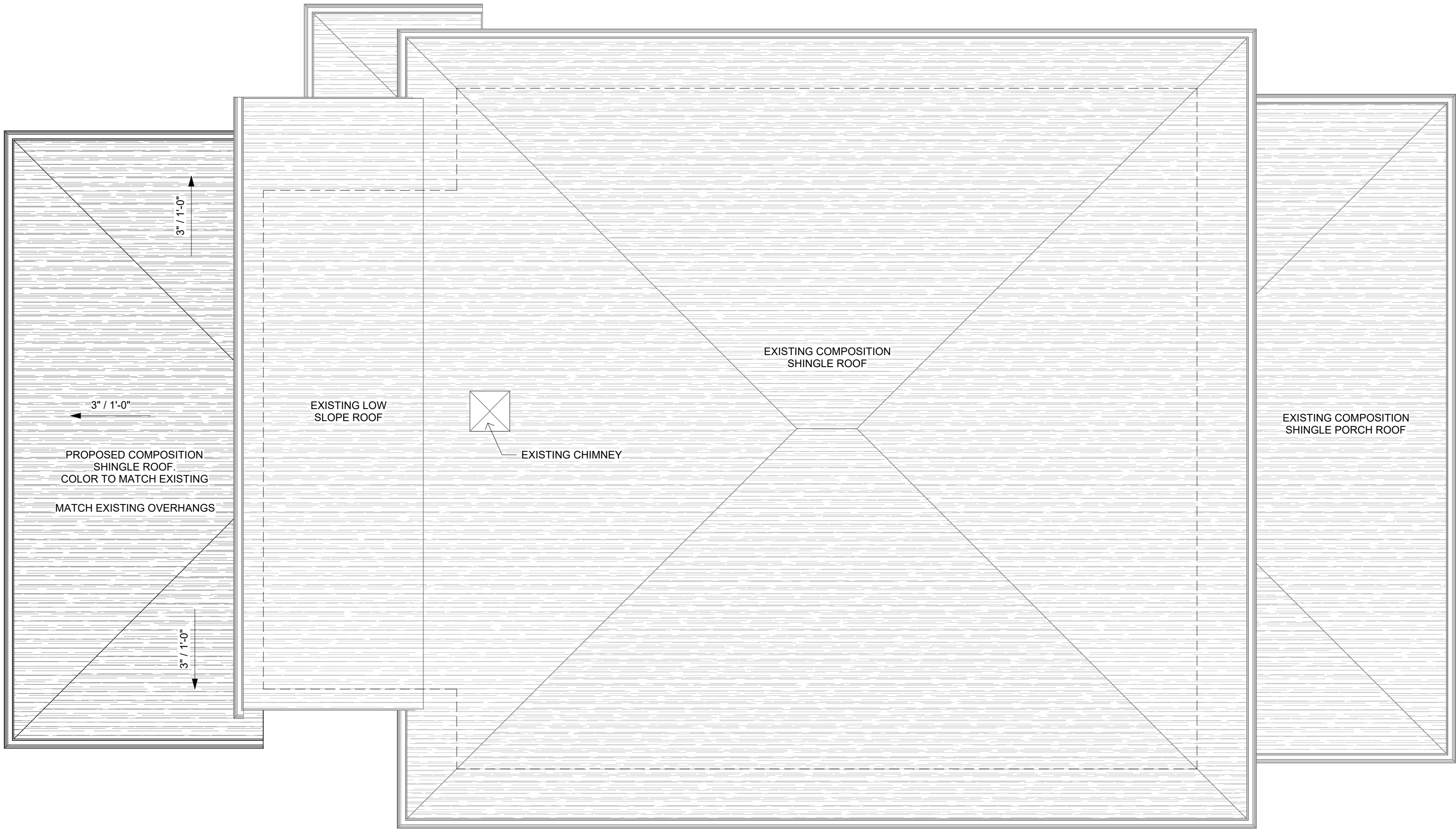
Landmark Set

DATE ISSUED: 4/6/26

A3.2

Elevations

COPYRIGHT
© 2026 EAS



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

NOTE: PERSPECTIVES FOR VISUAL PURPOSES ONLY. PLEASE REFER TO PLANS/ELEVATIONS FOR CONSTRUCTION.



2 Street View



3 New Covered Porch

Revision Schedule		
#	Description	Date

1601 24TH ST, GALVESTON, TX 77550

HHM-10100

Parcel ID 688400

Year Built 1927

High = Individually Eligible/Listed; Contributing

District Silk Stocking Historic District

Priority Rating Medium

Medium = Contributing

Identification Notes Sam Maceo lived here

Low = Non-Contributing

Building Faces E

DESCRIPTION

Type Residential
Single-Family House
Four square

Stylistic Influences Prairie

Stories 2

Exterior Wall Materials Brick

Foundation Type Pier-and-beam

Outbuildings Non-historic garage

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Wide eaves

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 3/1

Window Features Metal storm blinds

Door Materials Wood

Door Types Single door primary entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type One-story full width

Porch Location Front

Porch Roof Hipped

No. of Porch Bays 2

Porch Support Type Brick piers

INTEGRITY

Condition Good

Alterations Four square



TX_GalvestonCounty_1601_24th_St_1.jpg

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.

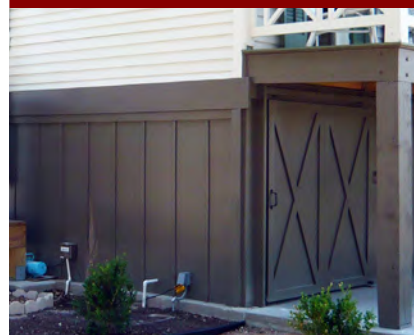
Appropriate for enclosing a moderately elevated foundation only (elevated approximately 4' or less):

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

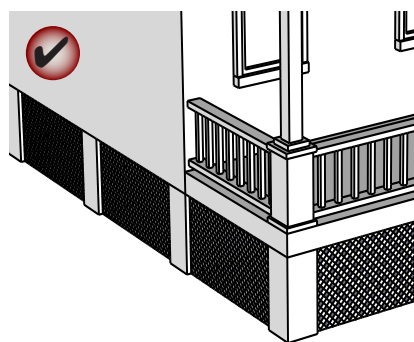
- Cinder blocks
- Plastic or vinyl lattice
- Cedar shingles
- T-1-11 siding
- Plywood (except as used to skirt a low elevated foundation as described above)
- Cementitious fiber board (except as used for board and batten skirting as described in "Options for Board and Batten Foundation Skirting")
- Corrugated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

Options for Board and Batten Foundation Skirting



Board and batten is a type of exterior siding or interior paneling that has alternating wide boards and narrow wooden strips, called battens. It is an appropriate treatment for enclosing most elevated residential foundations in Galveston.

Board and batten should generally be composed of 2" wide battens applied 12" on center to cover seams between boards. It may be appropriate to substitute painted plywood boards with smooth cementitious fiber board, painted to match the battens and be compatible with the elevated structure.



Framed lattice may be an appropriate foundation enclosure material for foundations elevated 4' or less.

Using Alternative Materials on a Historic Structure

The Design Standards sometimes refer to the use of alternative materials when describing the appropriate treatment of historic building features and components such as moldings, windows, siding and other architectural details.

An alternative material is one which is different from that used originally for a specific application. Such materials may also be called “substitute”, “replacement”, “synthetic” or “imitation” materials, and can include:

- Vinyl siding or fencing
- PVC decking or fencing
- Aluminum siding
- HardiePlank siding
- Cementitious fiber siding
- Spray-on coatings
- Synthetic stucco
- Panelized brick
- Other non-original materials



Substitute materials may also include materials used to replace historic architectural features such as a resin-cast cornice used in place of a stamped metal cornice. In other cases, an alternative material may be traditional when used for other applications, but new for the particular detail being considered. Using wood to replace an original stamped-metal cornice is an example.

Alternative materials may be considered by the Landmark Commission on a case-by-case basis as replacement materials or for use on a new addition or new building in a historic district. The Commission will consider factors including:

Potential Impact on Historic Significance. Removing original material diminishes the integrity of a historic property by reducing the percentage of building fabric that remains from the period of historic significance. Retaining the original material is always preferred. If this is not feasible, alternative materials may be considered. When used, an alternative material should convey the character, including detail and finish, of the original to the greatest extent feasible.

Durability. An alternative material should have proven durability in similar applications. While some new materials are very sturdy, others may degrade quickly and can be difficult to repair.

Appearance. An alternative material should have a similar profile, texture and finish as the original material. Some synthetic siding has an exaggerated, rusticated finish that is an inaccurate representation of original clapboard, and many vinyl products have a sheen that is out of character with that of painted wood and metal.

Location. Up close, it is easier to identify some alternative materials due to differences in texture, finish and feel. Tapping on a hollow plastic column or fence does not convey the same experience as the original. For this reason, locations that are more remote are better. Similarly, use of alternative materials is more appropriate on non-primary façades. See “Locating Façade Improvements” on page 29 for more information.

Cost. Some alternative materials are promoted because their initial costs appear to be less than repairing or replacing the original. When the other qualities of appearance and durability are proven, then the less expensive option may be appropriate. However, long-term, “life cycle” costs should also be weighed. Sometimes, the up-front saving is deceptive.

Environmental Impacts. The potential environmental impacts of alternative materials should also be considered including impacts associated with manufacture, transport, installation and ability to recycle.

Interaction with Historic Building Materials. Some alternative materials may interact negatively with historic materials. For example, some metals may corrode and stain original materials and some window and siding materials may expand and contract with temperature changes in ways that degrade weather-protection properties.

See “Interpreting the Design Standards” on page 16 for more information. Also see design standard 3.6 on page 73 for information on alternative fencing materials.



26LC-006

STAFF REPORT

ADDRESS:

Adjacent to 302 21st Street/Moody

LEGAL DESCRIPTION:

Adjacent property is legally described as M.B. Menard Survey, Lots 1, 2 and West 18 Feet of Lot 3 (1-1), Block 560, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Dylan DeVito, The ITEX Group, LLC.

ADJACENT PROPERTY OWNER(S):

Galveston 302 21st Street, LLC

EASEMENT OWNER:

City of Galveston

ZONING:

Central Business, Galveston Landmark (CB-H)

REQUEST:

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:

Catherine Gorman, AICP
Assistant Director/HPO
(409) 797-3665
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
13				

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

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Executive Summary	The applicant is requesting a License to Use the public right of way (LTU) for construction fencing and scaffolding associated with ongoing renovations to the building. A permanent License to Use for construction fencing and scaffolding was approved by the Planning Commission See site plan for extents of the construction items. Note that because the property is a Galveston Landmark, the Landmark Commission may provide a recommendation to the Planning Commission regarding the request. In 2024, the applicant was granted a license to Use for one year regarding the placement of construction fencing and scaffolding, with conditions, terms, and reservations. The approval expired on September 30, 2025, and was extended by the Planning Commission to October 2027. This request is for an additional area for the construction fencing and scaffolding along Mechanic/Avenue C.
Physical Characteristics	The construction fencing in the right-of-way is installed along the entire building frontage on 21st Street and Mechanic, and it obstructs most of the width of the sidewalk area. The scaffolding is installed along the entire building frontage on 21st Street, but only up to halfway of the building's frontage on Mechanic, which is approximate 48 linear feet. The request is to extend construction fencing and scaffolding along Mechanic to take in all of the building frontage. the Please see Exhibit A for details of the extents of the encroachment.
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) establish the procedure for processing LTU approval.
Other Reviews	Due to the designation of this property as a Galveston Landmark, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. The Planning Commission will consider this request at their May 5, 2026 meeting.

**Staff
Recommendation**

Staff recommends the case be approved subject to the following conditions:

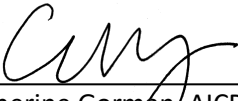
Specific Conditions:

1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction fencing and scaffolding;
2. The License to use shall be valid until October 21, 2027;
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;

Standard Conditions:

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.

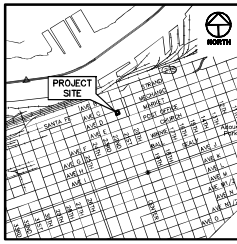
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

04/22/2026

Date



CITY OF GALVESTON, GALVESTON COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 3,000'

LINE	BEARING	DISTANCE
1	S 71°42'20" W	153.69'

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

1" = 10' - BOLLARD	1" = 10' - POWER POLE	1" = 10' - UNDERGROUND CABLE
1" = 10' - HANDCAP	1" = 10' - POWER POLE W/TRANSFORMER	1" = 10' - CATHODIC TEST LEAD
1" = 10' - GAS METER	1" = 10' - POWER POLE W/LIGHT	1" = 10' - MONITORING WELL
1" = 10' - GAS VALVE	1" = 10' - POWER POLE W/CONDUIT	1" = 10' - FIRE PLACED MARK
1" = 10' - FIRE HYDRANT	1" = 10' - METER POLE	1" = 10' - IRON PIPE
1" = 10' - WATER METER	1" = 10' - SERVICE POLE	1" = 10' - GUTTER
1" = 10' - WATER VALVE	1" = 10' - CITY ANCHOR	1" = 10' - TOP OF GRADE
1" = 10' - IRRIGATION CONTROL VALVE	1" = 10' - OVERHEAD POWER LINE	1" = 10' - RUN LINE
1" = 10' - GRADE INLET	1" = 10' - BARRIED WIRE FENCE	1" = 10' - HIGHWALK
1" = 10' - MANHOLE	1" = 10' - MROUGHT IRON FENCE	1" = 10' - SANITARY SEWER
1" = 10' - CLEANOUT	1" = 10' - WOOD FENCE	1" = 10' - STORM SEWER
1" = 10' - TELEPHONE PEDESTAL	1" = 10' - CHAINLINK FENCE	1" = 10' - CORRUGATED METAL PIPE
1" = 10' - ELECTRIC BOX	1" = 10' - GATE POST	1" = 10' - CORRUGATED PLASTIC PIPE
1" = 10' - TRAFFIC SIGNAL BOX	1" = 10' - PER PLANS	1" = 10' - REINFORCED CONCRETE PIPE
1" = 10' - LIGHT POLE	1" = 10' - APPROXIMATE	1" = 10' - TELEPHONE
1" = 10' - TRAFFIC LIGHT POLE	1" = 10' - HIGHBANK	1" = 10' - SOUTHWESTERN BELL TELEPHONE CO.
1" = 10' - GROUND/SPOT LIGHT	1" = 10' - SIGN	1" = 10' - WATER
1" = 10' - PARKING METER	1" = 10' - PRELIME MARKER	1" = 10' - ELECTRIC METER
	1" = 10' - ELECTRIC VAULT	1" = 10' - CONTROLLING MONUMENT

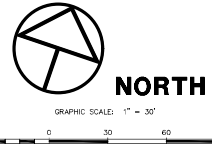
1" = 10' - FOUND	1" = 10' - FOUND
1" = 10' - GALVESTON COUNTY CLERK FILE	1" = 10' - GALVESTON COUNTY CLERK FILE
1" = 10' - GALVESTON COUNTY DEED RECORDS	1" = 10' - GALVESTON COUNTY DEED RECORDS
1" = 10' - GALVESTON COUNTY MAP RECORDS	1" = 10' - GALVESTON COUNTY MAP RECORDS
1" = 10' - IRON ROD	1" = 10' - IRON ROD
1" = 10' - HAMMER	1" = 10' - HAMMER
1" = 10' - PASE	1" = 10' - PASE
1" = 10' - RIGHT-OF-WAY	1" = 10' - RIGHT-OF-WAY
1" = 10' - SQUARE FEET	1" = 10' - SQUARE FEET
1" = 10' - VOLUME	1" = 10' - VOLUME
1" = 10' - BUILDING LINE	1" = 10' - BUILDING LINE
1" = 10' - UTILITY EASEMENT	1" = 10' - UTILITY EASEMENT
1" = 10' - TREE/SURBIS	1" = 10' - TREE/SURBIS
1" = 10' - ELECTRIC METER	1" = 10' - ELECTRIC METER
1" = 10' - ELECTRIC	1" = 10' - ELECTRIC

DESCRIPTION - TRACT 1

ALL OF LOTS ONE (1), TWO (2) AND THE WEST EIGHTEEN PER CENT (18%) OF LOT THREE (3), IN BLOCK FIVE HUNDRED SIXTY (560) OF THE CITY AND COUNTY OF GALVESTON, (SEE SIMPLE)

DESCRIPTION - TRACT 2

EASEMENT LICENSE INTEREST CREATED IN REPLACEMENT EASEMENT AND LICENSE AGREEMENT DATED SEPTEMBER 28, 2000, RECORDED IN COUNTY CLERK'S FILE NO. 20000050489 AND CORRECTED BY INSTRUMENT DATED NOVEMBER 30, 2000, RECORDED IN COUNTY CLERK'S FILE NO. 20000050491.



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 371-2026-00049 OF FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE OF JANUARY 9, 2006, ISSUED DATE OF JANUARY 21, 2006, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4240). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99999250.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48V0204AG REVISED DATED AUGUST 16, 2018, THE SUBJECT TRACT APPEARS TO BE WITHIN SHADDED ZONE "A1". THIS DETERMINATION WAS DONE BY GRAPHIC INSPECTION AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD-VERIFIED. THIS FLOOD STATEMENT DOES NOT GUARANTEE THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES MEASURED ON THE SURVEY. THIS DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL LINES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE GALVESTON COUNTY APPRAISAL DISTRICT, THE PHYSICAL ADDRESS OF THE SUBJECT PROPERTY AT THE TIME OF SURVEY (CITY PROPERTY ID NO. 374988) IS 302 WOODY AVENUE, GALVESTON, TEXAS 77550.
10. WITH REGARD TO ITEM 4 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER AT THE TIME OF THE SURVEY.
11. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING OF STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
12. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS OBSERVED EVIDENCE OF EARTH MOVING, BURNING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF THE SURVEY.
13. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS OBSERVED EVIDENCE OF RECENT STREET SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES

81. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
RESTRICTIONS ARE SET FORTH IN COUNTY CLERK'S FILE NO. 20000050490, 2000009945, 2000009946, 2000009947, 2000009948, 2000009949, 2000009950, 2000009951, 2000009952, 2000009953, 2000009954, 2000009955, 2000009956, 2000009957, 2000009958, 2000009959, 2000009960, 2000009961, 2000009962, 2000009963, 2000009964, 2000009965, 2000009966, 2000009967, 2000009968, 2000009969, 2000009970, 2000009971, 2000009972, 2000009973, 2000009974, 2000009975, 2000009976, 2000009977, 2000009978, 2000009979, 2000009980, 2000009981, 2000009982, 2000009983, 2000009984, 2000009985, 2000009986, 2000009987, 2000009988, 2000009989, 2000009990, 2000009991, 2000009992, 2000009993, 2000009994, 2000009995, 2000009996, 2000009997, 2000009998, 2000009999, 2000010000, 2000010001, 2000010002, 2000010003, 2000010004, 2000010005, 2000010006, 2000010007, 2000010008, 2000010009, 2000010010, 2000010011, 2000010012, 2000010013, 2000010014, 2000010015, 2000010016, 2000010017, 2000010018, 2000010019, 2000010020, 2000010021, 2000010022, 2000010023, 2000010024, 2000010025, 2000010026, 2000010027, 2000010028, 2000010029, 2000010030, 2000010031, 2000010032, 2000010033, 2000010034, 2000010035, 2000010036, 2000010037, 2000010038, 2000010039, 2000010040, 2000010041, 2000010042, 2000010043, 2000010044, 2000010045, 2000010046, 2000010047, 2000010048, 2000010049, 2000010050, 2000010051, 2000010052, 2000010053, 2000010054, 2000010055, 2000010056, 2000010057, 2000010058, 2000010059, 2000010060, 2000010061, 2000010062, 2000010063, 2000010064, 2000010065, 2000010066, 2000010067, 2000010068, 2000010069, 2000010070, 2000010071, 2000010072, 2000010073, 2000010074, 2000010075, 2000010076, 2000010077, 2000010078, 2000010079, 2000010080, 2000010081, 2000010082, 2000010083, 2000010084, 2000010085, 2000010086, 2000010087, 2000010088, 2000010089, 2000010090, 2000010091, 2000010092, 2000010093, 2000010094, 2000010095, 2000010096, 2000010097, 2000010098, 2000010099, 2000010100, 2000010101, 2000010102, 2000010103, 2000010104, 2000010105, 2000010106, 2000010107, 2000010108, 2000010109, 2000010110, 2000010111, 2000010112, 2000010113, 2000010114, 2000010115, 2000010116, 2000010117, 2000010118, 2000010119, 2000010120, 2000010121, 2000010122, 2000010123, 2000010124, 2000010125, 2000010126, 2000010127, 2000010128, 2000010129, 2000010130, 2000010131, 2000010132, 2000010133, 2000010134, 2000010135, 2000010136, 2000010137, 2000010138, 2000010139, 2000010140, 2000010141, 2000010142, 2000010143, 2000010144, 2000010145, 2000010146, 2000010147, 2000010148, 2000010149, 2000010150, 2000010151, 2000010152, 2000010153, 2000010154, 2000010155, 2000010156, 2000010157, 2000010158, 2000010159, 2000010160, 2000010161, 2000010162, 2000010163, 2000010164, 2000010165, 2000010166, 2000010167, 2000010168, 2000010169, 2000010170, 2000010171, 2000010172, 2000010173, 2000010174, 2000010175, 2000010176, 2000010177, 2000010178, 2000010179, 2000010180, 2000010181, 2000010182, 2000010183, 2000010184, 2000010185, 2000010186, 2000010187, 2000010188, 2000010189, 2000010190, 2000010191, 2000010192, 2000010193, 2000010194, 2000010195, 2000010196, 2000010197, 2000010198, 2000010199, 2000010200, 2000010201, 2000010202, 2000010203, 2000010204, 2000010205, 2000010206, 2000010207, 2000010208, 2000010209, 2000010210, 2000010211, 2000010212, 2000010213, 2000010214, 2000010215, 2000010216, 2000010217, 2000010218, 2000010219, 2000010220, 2000010221, 2000010222, 2000010223, 2000010224, 2000010225, 2000010226, 2000010227, 2000010228, 2000010229, 2000010230, 2000010231, 2000010232, 2000010233, 2000010234, 2000010235, 2000010236, 2000010237, 2000010238, 2000010239, 2000010240, 2000010241, 2000010242, 2000010243, 2000010244, 2000010245, 2000010246, 2000010247, 2000010248, 2000010249, 2000010250, 2000010251, 2000010252, 2000010253, 2000010254, 2000010255, 2000010256, 2000010257, 2000010258, 2000010259, 2000010260, 2000010261, 2000010262, 2000010263, 2000010264, 2000010265, 2000010266, 2000010267, 2000010268, 2000010269, 2000010270, 2000010271, 2000010272, 2000010273, 2000010274, 2000010275, 2000010276, 2000010277, 2000010278, 2000010279, 2000010280, 2000010281, 2000010282, 2000010283, 2000010284, 2000010285, 2000010286, 2000010287, 2000010288, 2000010289, 2000010290, 2000010291, 2000010292, 2000010293, 2000010294, 2000010295, 2000010296, 2000010297, 2000010298, 2000010299, 2000010300, 2000010301, 2000010302, 2000010303, 2000010304, 2000010305, 2000010306, 2000010307, 2000010308, 2000010309, 2000010310, 2000010311, 2000010312, 2000010313, 2000010314, 2000010315, 2000010316, 2000010317, 2000010318, 2000010319, 2000010320, 2000010321, 2000010322, 2000010323, 2000010324, 2000010325, 2000010326, 2000010327, 2000010328, 2000010329, 2000010330, 2000010331, 2000010332, 2000010333, 2000010334, 2000010335, 2000010336, 2000010337, 2000010338, 2000010339, 2000010340, 2000010341, 2000010342, 2000010343, 2000010344, 2000010345, 2000010346, 2000010347, 2000010348, 2000010349, 2000010350, 2000010351, 2000010352, 2000010353, 2000010354, 2000010355, 2000010356, 2000010357, 2000010358, 2000010359, 2000010360, 2000010361, 2000010362, 2000010363, 2000010364, 2000010365, 2000010366, 2000010367, 2000010368, 2000010369, 2000010370, 2000010371, 2000010372, 2000010373, 2000010374, 2000010375, 2000010376, 2000010377, 2000010378, 2000010379, 2000010380, 2000010381, 2000010382, 2000010383, 2000010384, 2000010385, 2000010386, 2000010387, 2000010388, 2000010389, 2000010390, 2000010391, 2000010392, 2000010393, 2000010394, 2000010395, 2000010396, 2000010397, 2000010398, 2000010399, 2000010400, 2000010401, 2000010402, 2000010403, 2000010404, 2000010405, 2000010406, 2000010407, 2000010408, 2000010409, 2000010410, 2000010411, 2000010412, 2000010413, 2000010414, 2000010415, 2000010416, 2000010417, 2000010418, 2000010419, 2000010420, 2000010421, 2000010422, 2000010423, 2000010424, 2000010425, 2000010426, 2000010427, 2000010428, 2000010429, 2000010430, 2000010431, 2000010432, 2000010433, 2000010434, 2000010435, 2000010436, 2000010437, 2000010438, 2000010439, 2000010440, 2000010441, 2000010442, 2000010443, 2000010444, 2000010445, 2000010446, 2000010447, 2000010448, 2000010449, 2000010450, 2000010451, 2000010452, 2000010453, 2000010454, 2000010455, 2000010456, 2000010457, 2000010458, 2000010459, 2000010460, 2000010461, 2000010462, 2000010463, 2000010464, 2000010465, 2000010466, 2000010467, 2000010468, 2000010469, 2000010470, 2000010471, 2000010472, 2000010473, 2000010474, 2000010475, 2000010476, 2000010477, 2000010478, 2000010479, 2000010480, 2000010481, 2000010482, 2000010483, 2000010484, 2000010485, 2000010486, 2000010487, 2000010488, 2000010489, 2000010490, 2000010491, 2000010492, 2000010493, 2000010494, 2000010495, 2000010496, 2000010497, 2000010498, 2000010499, 2000010500, 2000010501, 2000010502, 2000010503, 2000010504, 2000010505, 2000010506, 2000010507, 2000010508, 2000010509, 2000010510, 2000010511, 2000010512, 2000010513, 2000010514, 2000010515, 2000010516, 2000010517, 2000010518, 2000010519, 2000010520, 2000010521, 2000010522, 2000010523, 2000010524, 2000010525, 2000010526, 2000010527, 2000010528, 2000010529, 2000010530, 2000010531, 2000010532, 2000010533, 2000010534, 2000010535, 2000010536, 2000010537, 2000010538, 2000010539, 2000010540, 2000010541, 2000010542, 2000010543, 2000010544, 2000010545, 2000010546, 2000010547, 2000010548, 2000010549, 2000010550, 2000010551, 2000010552, 2000010553, 2000010554, 2000010555, 2000010556, 2000010557, 2000010558, 2000010559, 2000010560, 2000010561, 2000010562, 2000010563, 2000010564, 2000010565, 2000010566, 2000010567, 2000010568, 2000010569, 2000010570, 2000010571, 2000010572, 2000010573, 2000010574, 2000010575, 2000010576, 2000010577, 2000010578, 2000010579, 2000010580, 2000010581, 2000010582, 2000010583, 2000010584, 2000010585, 2000010586, 2000010587, 2000010588, 2000010589, 2000010590, 2000010591, 2000010592, 2000010593, 2000010594, 2000010595, 2000010596, 2000010597, 2000010598, 2000010599, 2000010600, 2000010601, 2000010602, 2000010603, 2000010604, 2000010605, 2000010606, 2000010607, 2000010608, 2000010609, 2000010610, 2000010611, 2000010612, 2000010613, 2000010614, 2000010615, 2000010616, 2000010617, 2000010618, 2000010619, 2000010620, 2000010621, 2000010622, 2000010623, 2000010624, 2000010625, 2000010626, 2000010627, 2000010628, 2000010629, 2000010630, 2000010631, 2000010632, 2000010633, 2000010634, 2000010635, 2000010636, 2000010637, 2000010638, 2000010639, 2000010640, 2000010641, 2000010642, 2000010643, 2000010644, 2000010645, 2000010646, 2000010647, 2000010648, 2000010649, 2000010650, 2000010651, 2000010652, 2000010653, 2000010654, 2000010655, 2000010656, 2000010657, 2000010658, 2000010659, 2000010660, 2000010661, 2000010662, 2000010663, 2000010664, 2000010665, 2000010666, 2000010667, 2000010668, 2000010669, 2000010670, 2000010671, 2000010672, 2000010673, 2000010674, 2000010675

1. REFER TO ALL DRAIN DRAWINGS TO VERIFY ALL DRAINAGE INFORMATION, FINAL GRADES, EASEMENTS, PROPERTY LINES AND SETBACKS.
2. ALL COMMON AND PUBLIC AREAS SHALL BE HANDICAP ACCESSIBLE.
3. ALL SIDEWALKS SHALL HAVE NO GREATER THAN A ONE PERCENT, NOR MORE THAN 1/2 INCH PER FOOT, SLOPE. ALL SIDEWALKS IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE ELEVATED WITH A SLOPE NOT EXCEEDING 1/2%.
4. FINISH FLOOR ELEVATION OF THE LOWEST HABITABLE SPACE SHALL BE A MINIMUM OF 12 INCHES ABOVE THE FIN ELEVATION OF THE STREET OR OTHER WATER MAINS SERVING THE PROJECT.
5. FRONT DECK AND LOBBY AREAS PROVIDING PUBLIC ACCOMMODATION SHALL BE ACCESSIBLE TO THE PUBLIC. ALL PUBLIC ACCOMMODATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.
6. MANEUVERING CLEARANCES AT EXTERIOR DOORS TO THE STREET SHALL HAVE A LEVEL AREA AT THE REQUIRED CLEARANCE. ALL CLEARANCES AT A SLOPE NOT TO EXCEED 1:50 IN ANY DIRECTION, SHALL BE MAINTAINED. ALL REQUIRED CLEARANCE CHANGE IN LEVEL NOT EXCEEDING 1/2".

PLAN DETAIL TA

01-16-2020

**Tapestry Hotel
Galveston**
302 Moody Ave
Galveston, TX 77550

SHEET NUMBER: A1-01

