

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, JULY 20, 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 May 18, 2026 – Workshop
 - 4.B May 18, 2026 – Regular Meeting
 - 4.C June 1, 2026 – Regular Meeting
 - 4.D June 15, 2026 – Regular Meeting
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-017 (1416 Rosenberg / 25th Street)** Request for a Certificate of Appropriateness for modifications to the site including a new garage apartment. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 20, Southwest Block 17, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.
Applicant: Debby Keese
Property Owners: Shelle D. Ritter and Rodeny C. Ritter
2. **26LC-018 (1116 Winnie / Avenue G)** Request for a Certificate of Appropriateness for alterations to the structure including replacement of roofing material. Property is legally described as M.B. Menard Survey, Lot 11 and East Half of Lot 12, Block 371, in the City and County of Galveston, Texas.
Applicant: Brandon Fyffe
Property Owner: Brandon and Lyndsey Fyffe

6.B **LICENSE TO USE**

3. **26LC-016 (1402 Broadway / Avenue J)** Request for a Recommendation regarding a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.
Applicant: John Liles, R. B. Hash & Associates
Adjacent Property Owner: Galveston Historical Foundation
Easement Holder: City of Galveston

7. Discussion Items

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

7.B August 3, 2026, meeting canceled (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 07/14/2026 at 02:30 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 WORKSHOP MEETING – May 18, 2026

CALL MEETING TO ORDER

The meeting was called to order at 3:00 p.m.

ATTENDANCE

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

DISCUSSION ITEMS

Staff opened the “Discussion of Electrical Infrastructure in Historic Districts with Centerpoint Energy. (Staff)” discussion item.

***Hank Thierry arrives at 3:01 p.m.

***Donna Fairweather steps away at 3:04 p.m. and returns at 3:10 p.m.

***John Allen arrives at 3:08 p.m.

***Donna Fairweather leaves the meeting at 3:31 p.m.

THE WORKSHOP MEETING ADJOURNED AT 3:57 PM





City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 18, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: None

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

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The May 4, 2026, regular meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

26LC-008 (1417 24th Street) Request for a Certificate of Appropriateness for modifications to the site including a new garage apartment. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 13 & Part of Lot 14, Southwest Block 17, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.

Applicant: Debby Keese

Property Owners: Greg and Deborah Powell

*** Ex Officio – CM Sharon Lewis arrives at 4:03 p.m.

*** Teresa Evans and Donna Fairweather arrive at 4:05 p.m.

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

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 approve the request with Staff's Recommendations.

Commissioner Fitz seconded.

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

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

The motion passed.

GALVESTON LANDMARK

26LC-009 (2922 Benardo de Galvez / Avenue P) Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, West 1/2 of Lot 12 & East 1/2 of Lot 13 (3012-1), Southeast Block 64, Galveston Outlots. in the City and County of Galveston, Texas.

Applicant: Stanton P. Bell, Jr.

Property Owner: Stanton P. Bell, Jr.

Staff presented the report and noted that 31 public hearing notices were sent, and four returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Stanton P. Bell, Jr., gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Click seconded.

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

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

The motion passed.

PLANNED UNIT DEVELOPMENT

26LC-010 (902 16th Street) Request for a Recommendation for a Planned Unit Development (PUD) Overlay District to permit "Office" land use. Property is legally described as M.B. Menard Survey, Lots 1 and 2, Block 195, in the City and County of Galveston Texas.

Applicant: Bryan Fagan, Fagan Realty Group, LLC

Property Owner: Linda Jean Kenney

Staff presented the report and noted that 25 public hearing notices were sent, and seven were returned in opposition.

Chairperson Click opened the public hearing on the case. A representative for the applicant, Mollie Levar, gave a presentation to the Commission. See the attached list of presentations made to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Chastain made a motion to recommend denial 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: Bourgeois, Chastain, Click, Fitz, Langdale, Stetzel-Thompson, Thierry
Opposed: None
Absent: None
Non-voting participants: Allen (Alternate), Svendsen (Alternate), Ex Officio CM Lewis

The motion passed.

The Commission requested the item "Discussion of electrical infrastructure in Historic Districts (Chastain/Click)" be added to the next scheduled meeting.

THE MEETING ADJOURNED AT 4:31 PM





City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 1, 2026

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Chastain, Fitz, Svendsen (Alternate), Thierry, Ex Officio CM Lewis

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Donna Fairweather, Interim City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

26LC-012 (1608 Market / Avenue D) Request for a Certificate of Appropriateness for door and window replacements. Property is legally described as Abstract 628, M.B. Menard Survey, West 38 Feet of Lot 10 (10-1), Block 556, in the City and County of Galveston, Texas.

Applicant: John Huber

Property Owner: Grenland Co.

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

Chairperson Click opened the public hearing on the case. The applicant, John Huber, gave a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

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

Commissioner Stetzel-Thompson seconded.

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

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

The motion passed.

GALVESTON LANDMARK

26LC-011 (1811 20th Street) Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 2, Maxwell Corner, Part of Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Paul Church

Property Owner: Pelicanproperties.com Investments LLC

Staff presented the report and noted that 25 public hearing notices were sent, and four returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Paul Church, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Click seconded.

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

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

The motion passed.

26LC-013 (1616 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 11 and West Portion of Lot 10, Block 196, in the City and County of Galveston, Texas.

Applicant: Christine Glover

Property Owner: J. Michael and Christine Glover

Staff presented the report and noted that 15 public hearing notices were sent, and two were returned in favor.

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

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

Commissioner Langdale seconded.

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

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

The motion passed.

DISCUSSION ITEM

Staff announced that the "Discussion of electrical infrastructure in historic districts (Chastain/Click) – *Continued*" item would be deferred to the next scheduled meeting.

THE MEETING ADJOURNED AT 4:13 PM



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City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – June 15, 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; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Donna Fairweather, Interim City Attorney; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

26LC-015 (1306 Harbor View Drive) Request for a Certificate of Appropriateness for new building material. Property is legally described as M.B. Menard Survey, Lot 57, Harbor View, a subdivision in the City and County of Galveston, Texas.

Applicant: Stuart L. and Lisa W. Hoff

Property Owner: Stuart L. and Lisa W. Hoff

Staff presented the report.

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

Commissioner Chastain made a motion to deny the request with Staff's Recommendations.

Chairperson Click seconded.

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

In favor: Bourgeois, Chastain, Click, Fitz, Svendsen (Alternate), Thierry
Opposed: Langdale

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

The motion passed.

GALVESTON LANDMARK

26LC-014 (1602 Broadway / Avenue J) Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M.B. Menard Survey Lots 8, 9 and East Part of Lot 10 and Adjacent Abandoned Alley (8-0), Block 196, in the City and County of Galveston, Texas.

Applicant: Melody Van Kay

Property Owners: R. Douglas and Melody A. Van Kay

Staff presented the report and noted that 18 public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The applicants and property owners, R. Douglas and Melody A. Van Kay, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

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

Chairperson Fitz 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.

DISCUSSION ITEM

Staff opened the "Discussion of electrical infrastructure in Historic Districts (Chastain/Click)" item.

Staff introduced Jeanne Le, new Planner, and reminded the Commission that the July 6th meeting is canceled.

THE MEETING ADJOURNED AT 4:50 PM



26LC-017

STAFF REPORT

ADDRESS:

1416 Rosenberg / 25th Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 20, Southwest Block 17, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Debby Keese

PROPERTY OWNERS:

Shelle D. Ritter and Rodeny C. Ritter

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for a garage apartment.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

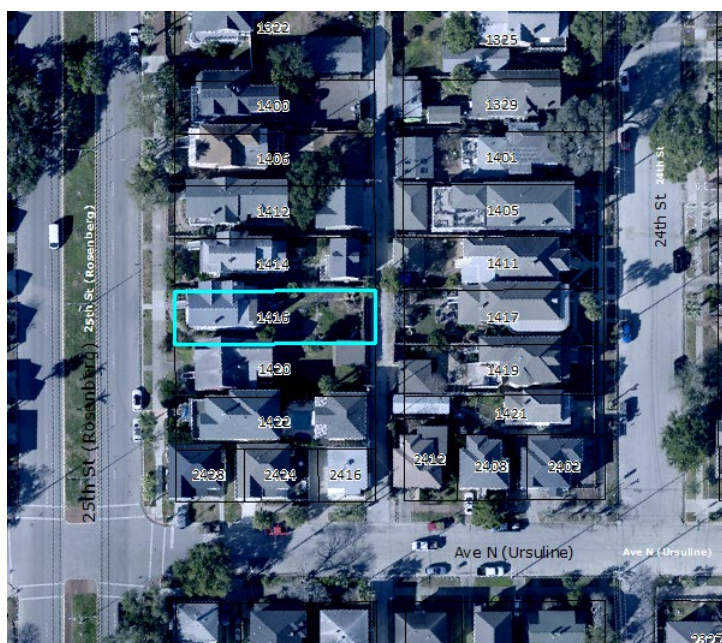
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
8				



Executive Summary

The applicant is requesting approval of site modifications including the addition of a one and a half story garage apartment. The structure will be located adjacent to the alley in the rear of the main house. Due to the width of the main house, the proposed structure will not be visible from Rosenberg / 25th Street.

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

- Smooth Hardie lap siding;
- Smooth Hardie trim, soffits, and fascia board;
- Shutters to match existing house;
- Roof material to match existing house;
- Two over two vinyl-clad windows;
- Garage doors to alley and to the interior of the site; and
- Person-door.

Zoning and Land Use

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

Historical and/or Architectural Significance

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

Design Standards

Standards for New Secondary Buildings on Residential Properties

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

Enclosing an Elevated Foundation

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

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

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

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

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

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

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

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

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

Massing Standards for New Residential Construction

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

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

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

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

Appropriate

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

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

Appropriate

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

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

Appropriate

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

Building Forms

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

3.28 Use simple, rectangular building forms.

Appropriate

- Use building forms that appear similar to traditional forms.

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Architectural Character

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

3.30 Design a new residential structure to reflect its time.

Appropriate

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

Inappropriate

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

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

Appropriate

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

Inappropriate

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

Building Materials

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

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

- Traditionally, these are located along an alley edge.

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

Inappropriate

- Metal buildings are not permitted.

Conformance with the Design Standards

Staff finds that the proposed work generally conforms to the elements prescribed in the Design Standards regarding materials, size, placement, and massing in comparison to the historic main structure. The Landmark Commission adopted a new policy in 2025 that permits window patterns that have comparable muntin patterns as the main house (25PA-003). Because the main house is quite wide compared to the lot, the proposed garage apartment will not be significantly visible from the street. The proposed garage apartment will be approximately 18 feet high at the base of the roof as measured from grade. This is significantly lower than the main house.

The applicant is proposing the use of lap siding. The Design Standards note that board and batten siding is preferred for high-raised foundations.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

Specific Conditions:

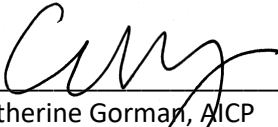
1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A with the following modification:
 - a. Skirting from grade to first habitable floor shall be smooth Hardie or wood in a board and batten style;

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. All work will require a building permit prior to construction. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;

4. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and
5. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

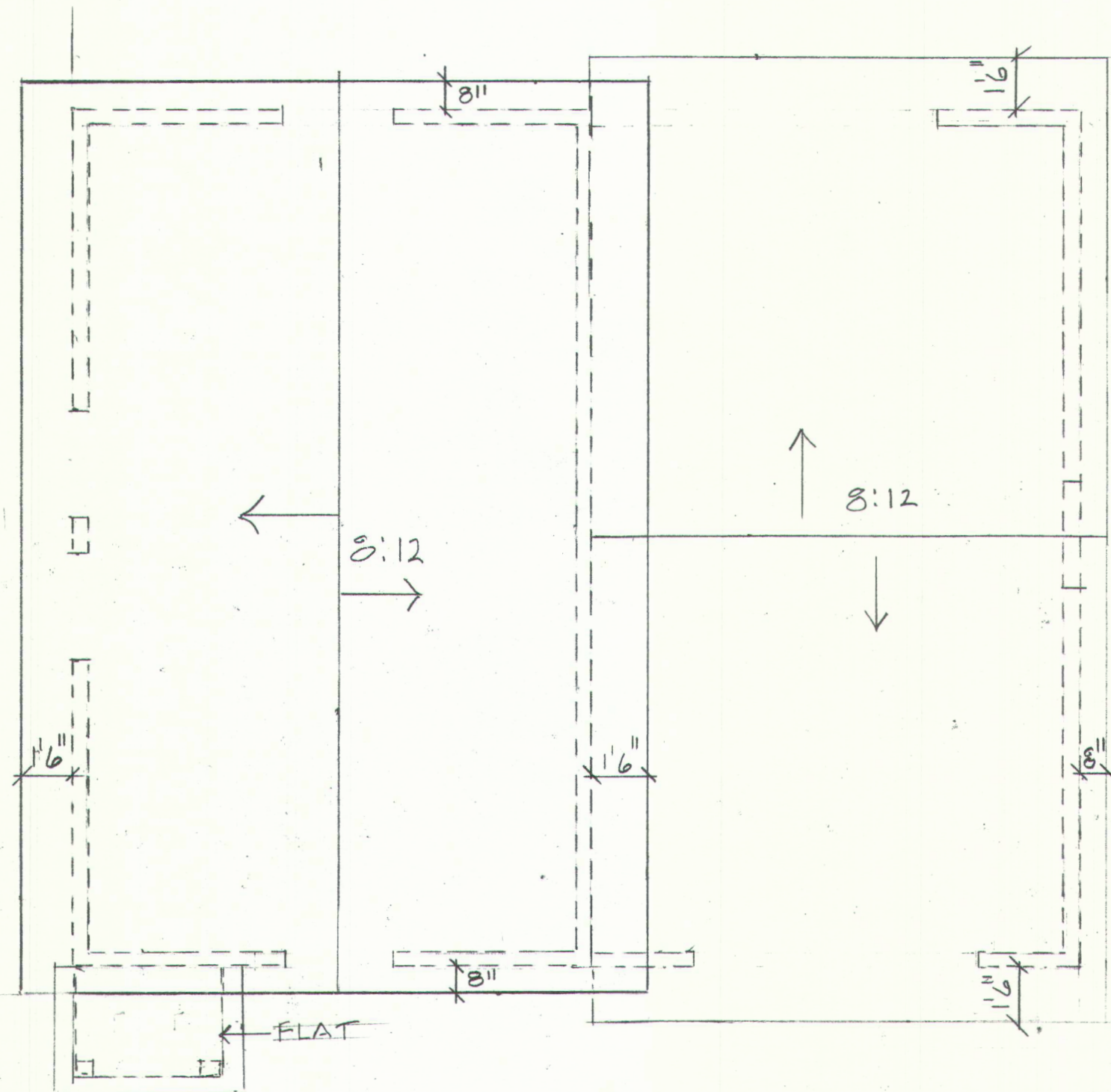
Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director, HPO

07/13/2026

Date

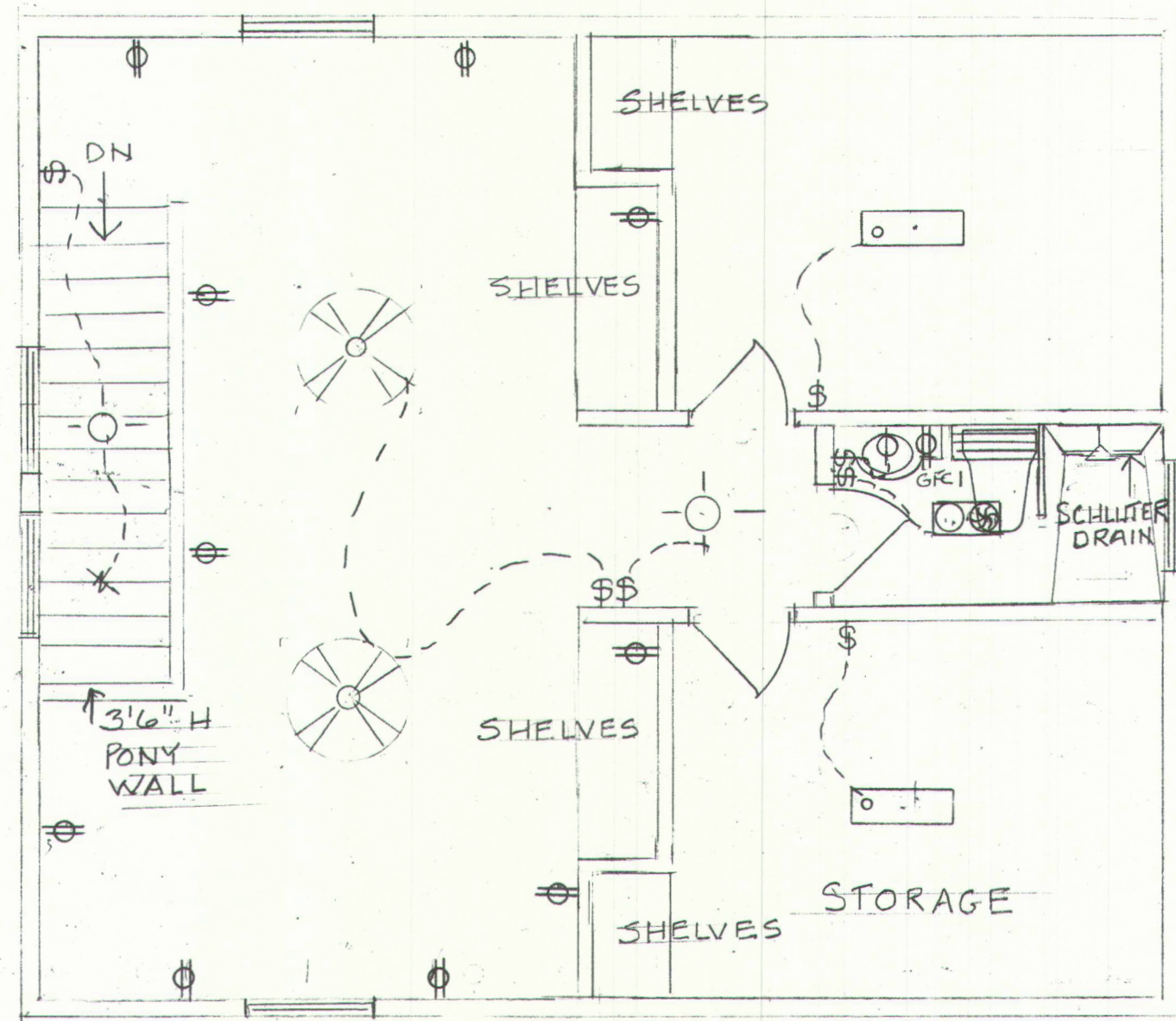


A
2
ROOF PLAN
1/4" SCALE

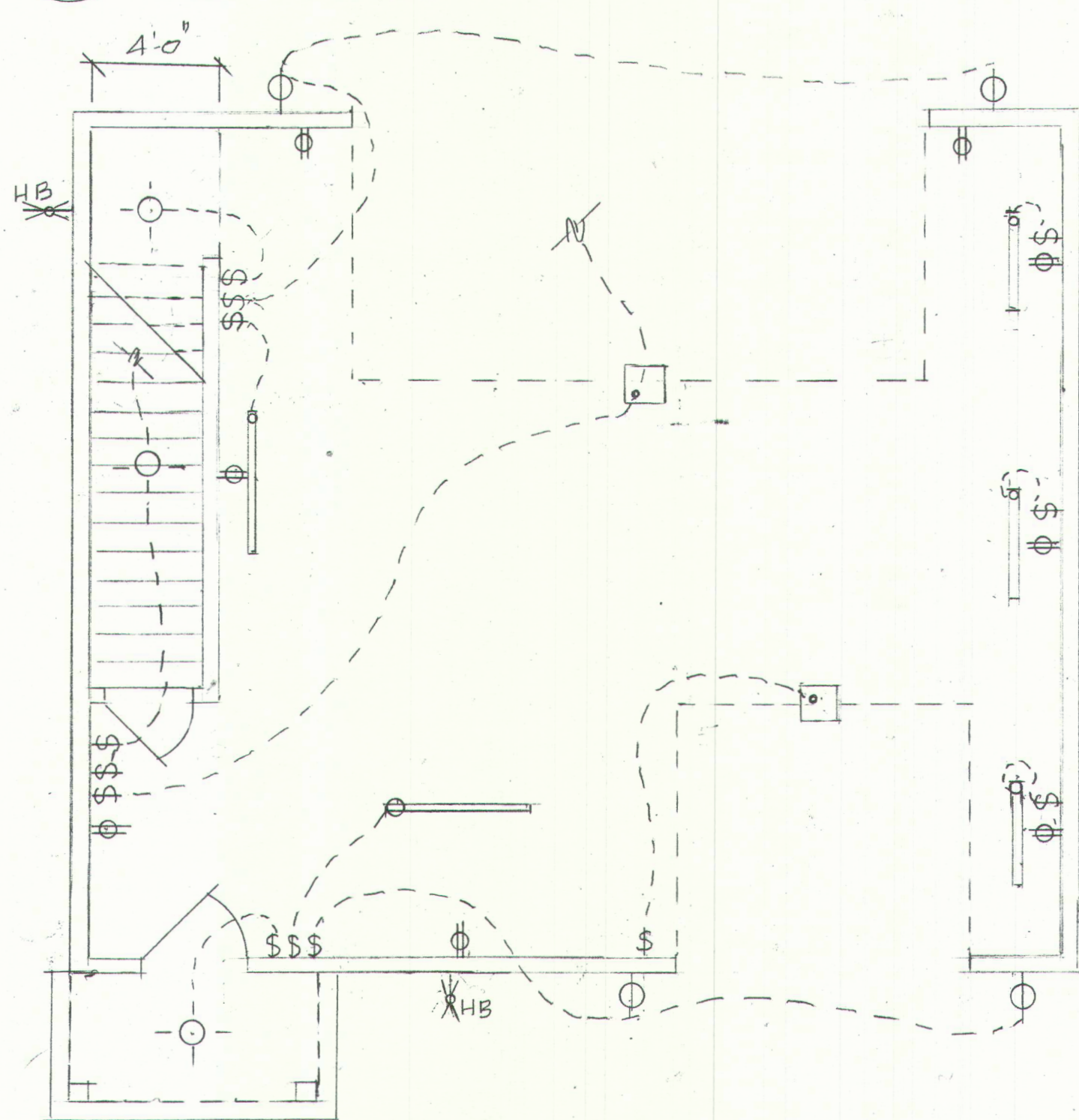
DOOR SCHEDULE		
NO.	SIZE	COMMENTS
1	3'-6"	GARAGE ENTRY
2	3'-6"	GARAGE STAIRCASE
3	3'-6"	CLOSET
4	8'-8"	GARAGE DOOR
5	2'-6"	STORAGE CLOSET
6	2'-6"	BATHROOM
7	2'-6"	STORAGE CLOSET
8	18'-8"	GARAGE DOOR

WINDOW SCHEDULE		
NO.	SIZE	COMMENTS
1	2'-4"	PROFILE TO MATCH EXISTING
2	2'-4"	"
3	2'-4"	"
4	3'-5"	4-LT W/ARCH
5	2'	ROUND

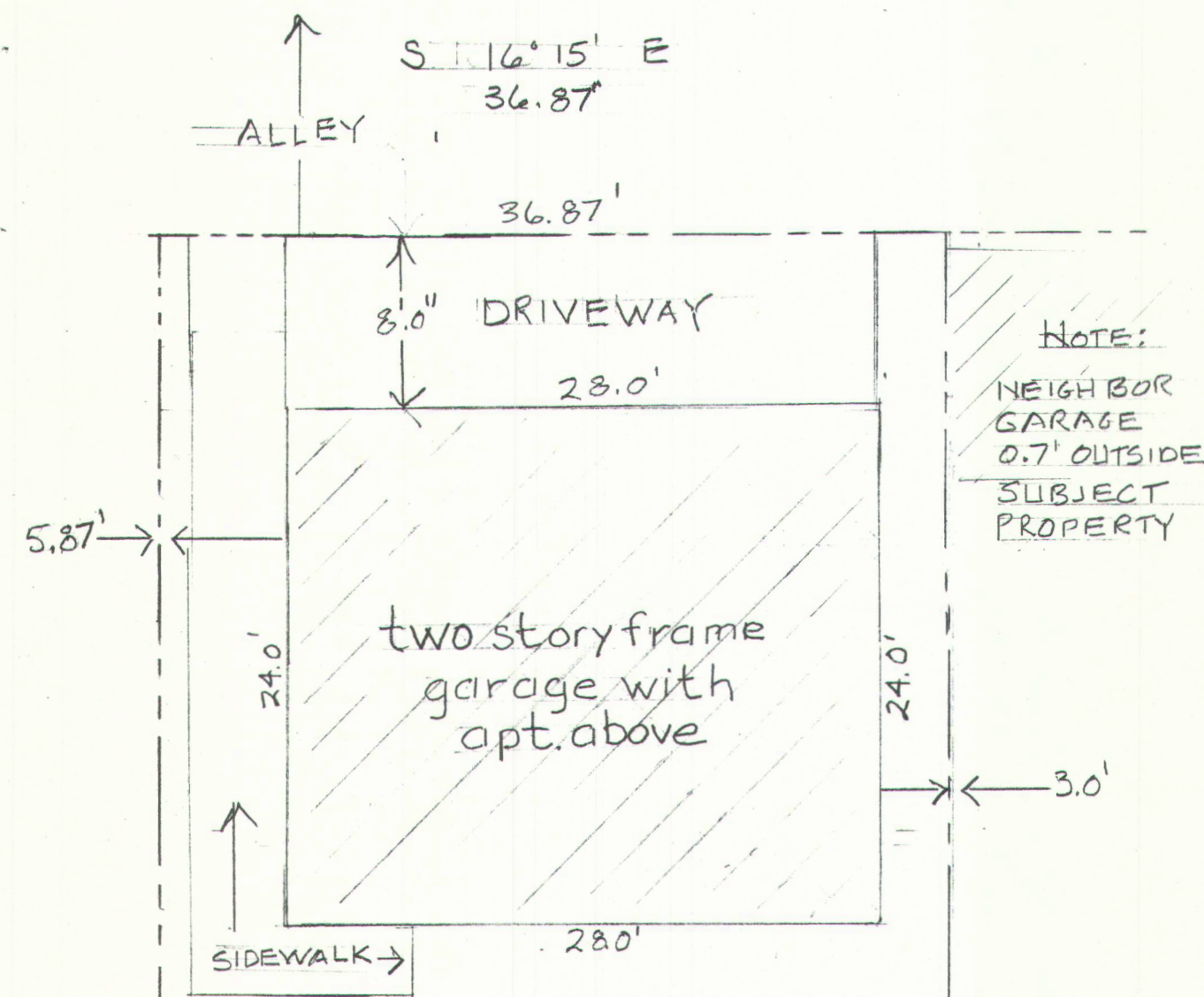
C
2
DOOR & WINDOW SCHEDULE



B
2
GARAGE APT/ATTIC STORAGE
ELECTRICAL/PLUMBING
1/4" SCALE



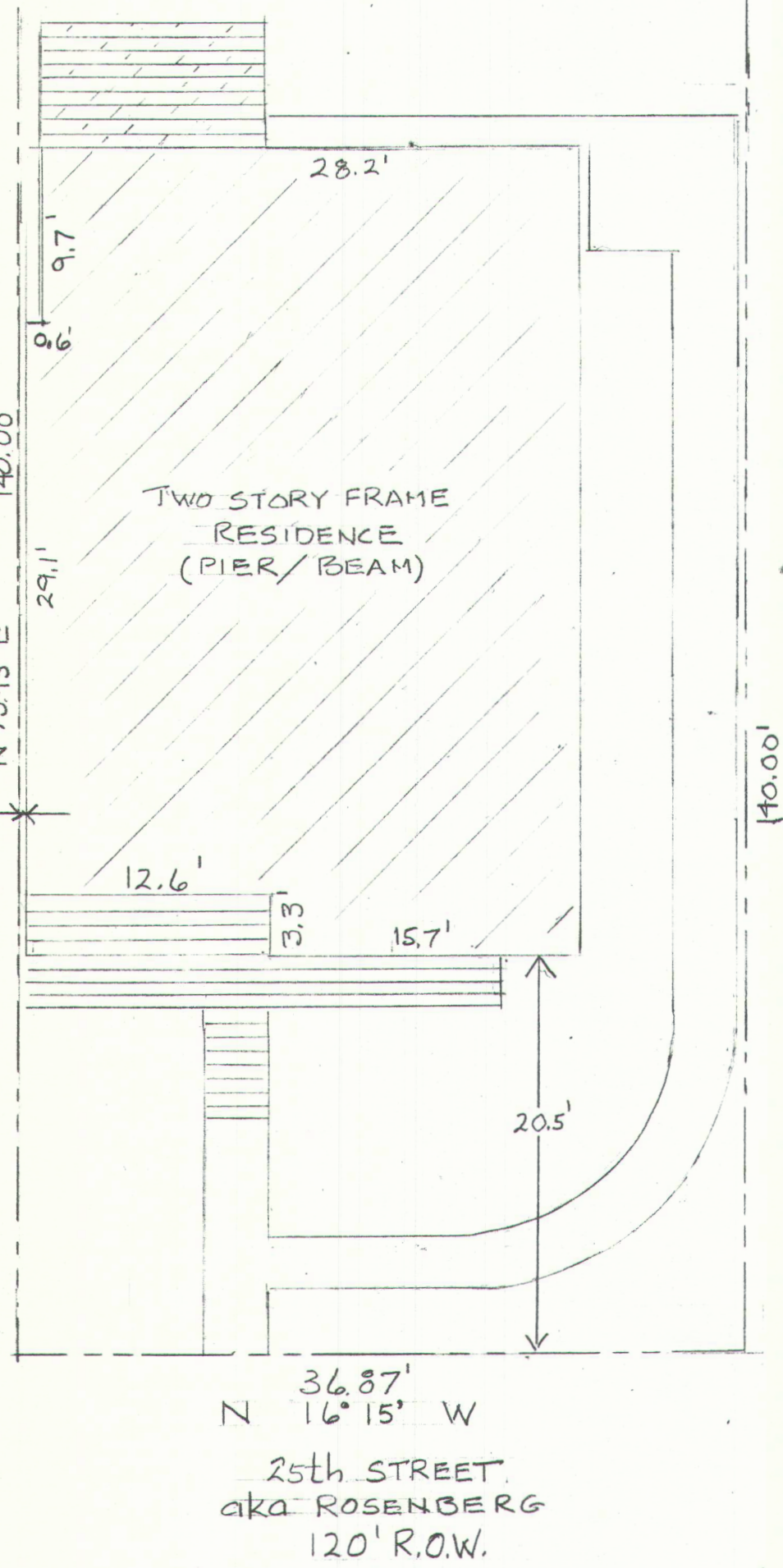
D
2
GARAGE/ELECTRICAL/PLUMBING
1/4" SCALE



LOT 21

LOT 19

NOTE:
SUBJECT
RESIDENCE
0.7' INSIDE
SUBJECT
PROPERTY



E
2
SITE PLAN

PLAN DESIGN AND
DRAFTED BY:

DEBBY KEESE
1401 25th Street
Galveston, Texas 77550
512-788-2426
dckee@yaho.com

RODNEY & DAWNETTE RITTER
1416 25th ST.
GALVESTON TEXAS
77550

GENERAL NOTES:

These drawings and specifications/plans contained on these pages are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision herein, and only for said location.

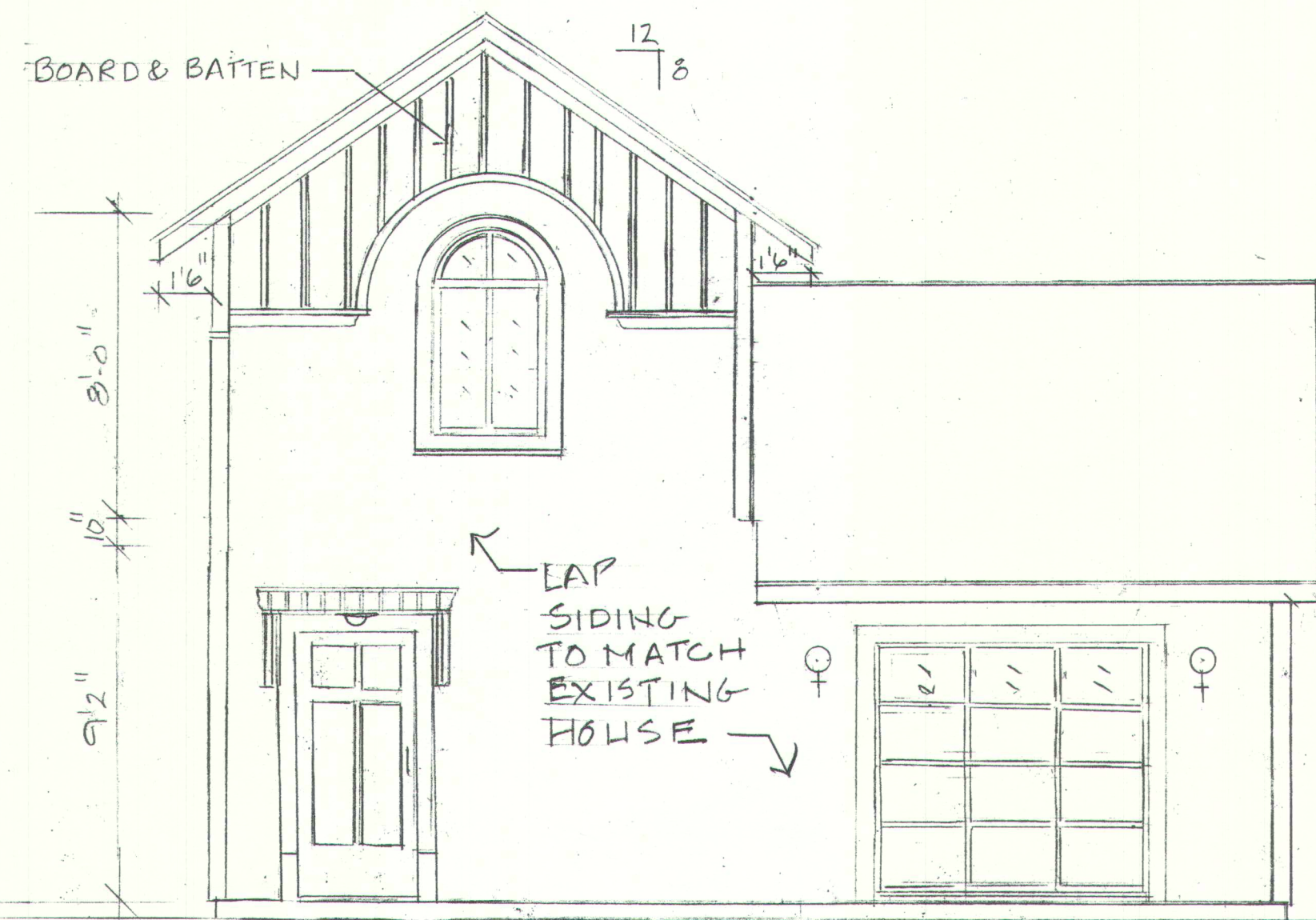
All structural systems and components including roof system, beams, headers, columns, cantilevers and offset load bearing walls are to be sized and sealed by a structural or civil engineer and/or supplier. Additionally, structural engineer shall be required to perform load calculations, verify design, conduct inspections and file reports, forms and certifications as required to comply with the Windstorm requirements.

It shall be the sole responsibility of the General Contractor to verify the accuracy of the information shown on these plans prior to construction. Should any inconsistency, error or omissions be found, Debby Keesee shall be contacted for corrections or justification prior to proceeding with the work.

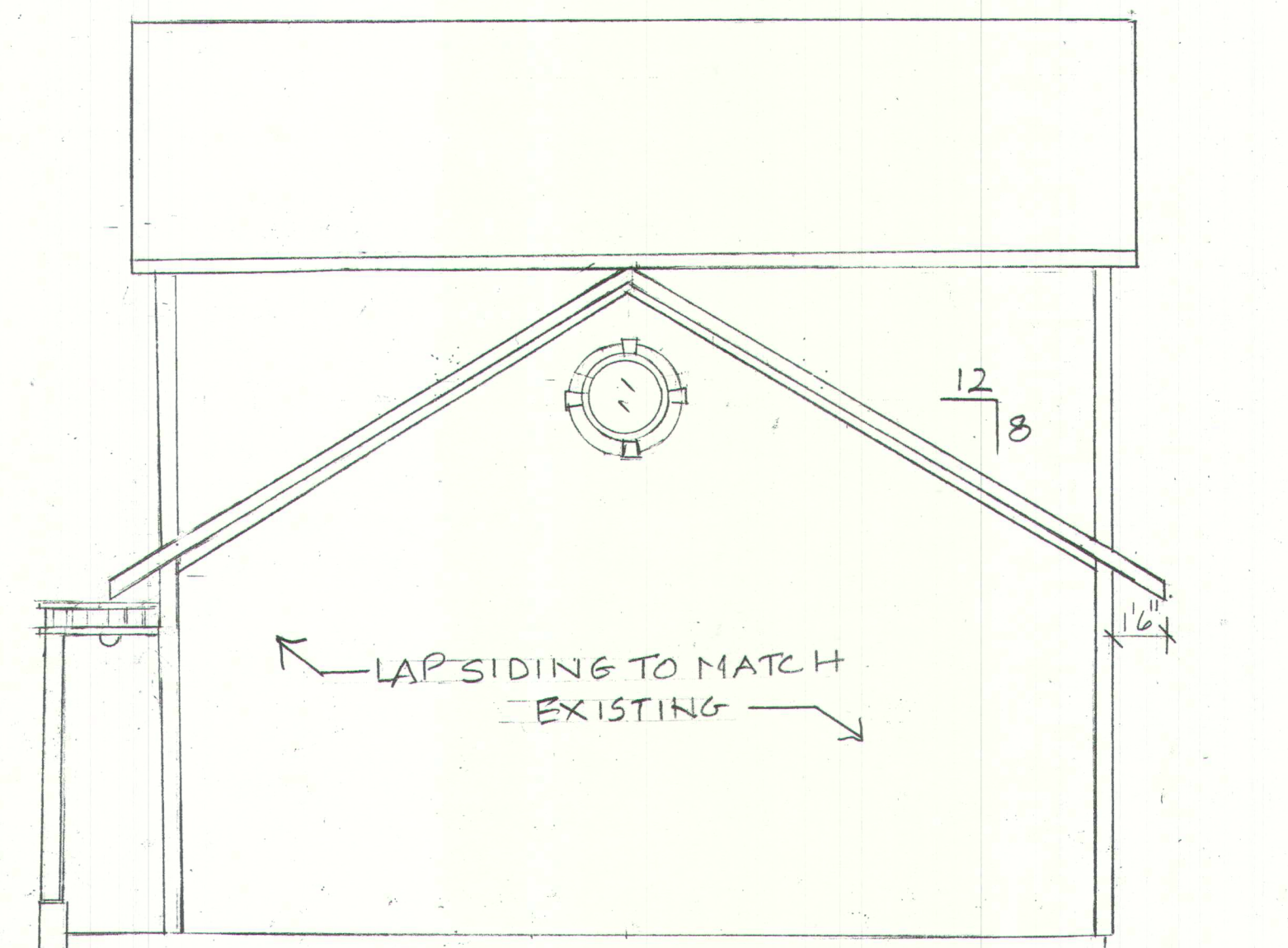
Dimensions govern over scale, codes govern over dimensions.

All materials and workmanship shall conform to these plans and applicable requirements of the 2012 International Residential, Mechanical, Fuel and Gas, Energy and Fire Codes and the 2012 National Electrical Code

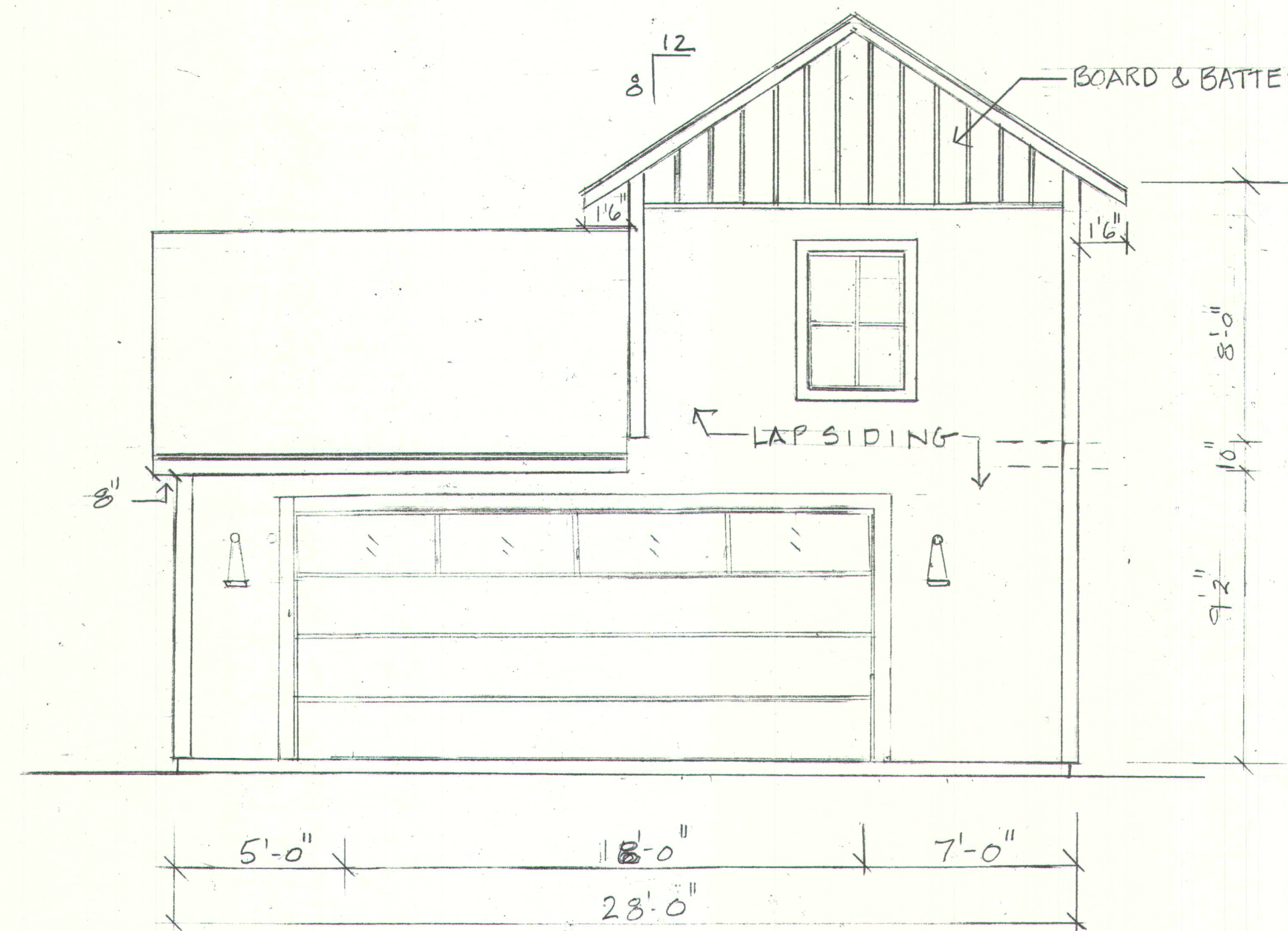
PAGE: 2
DATE: 6-10-26



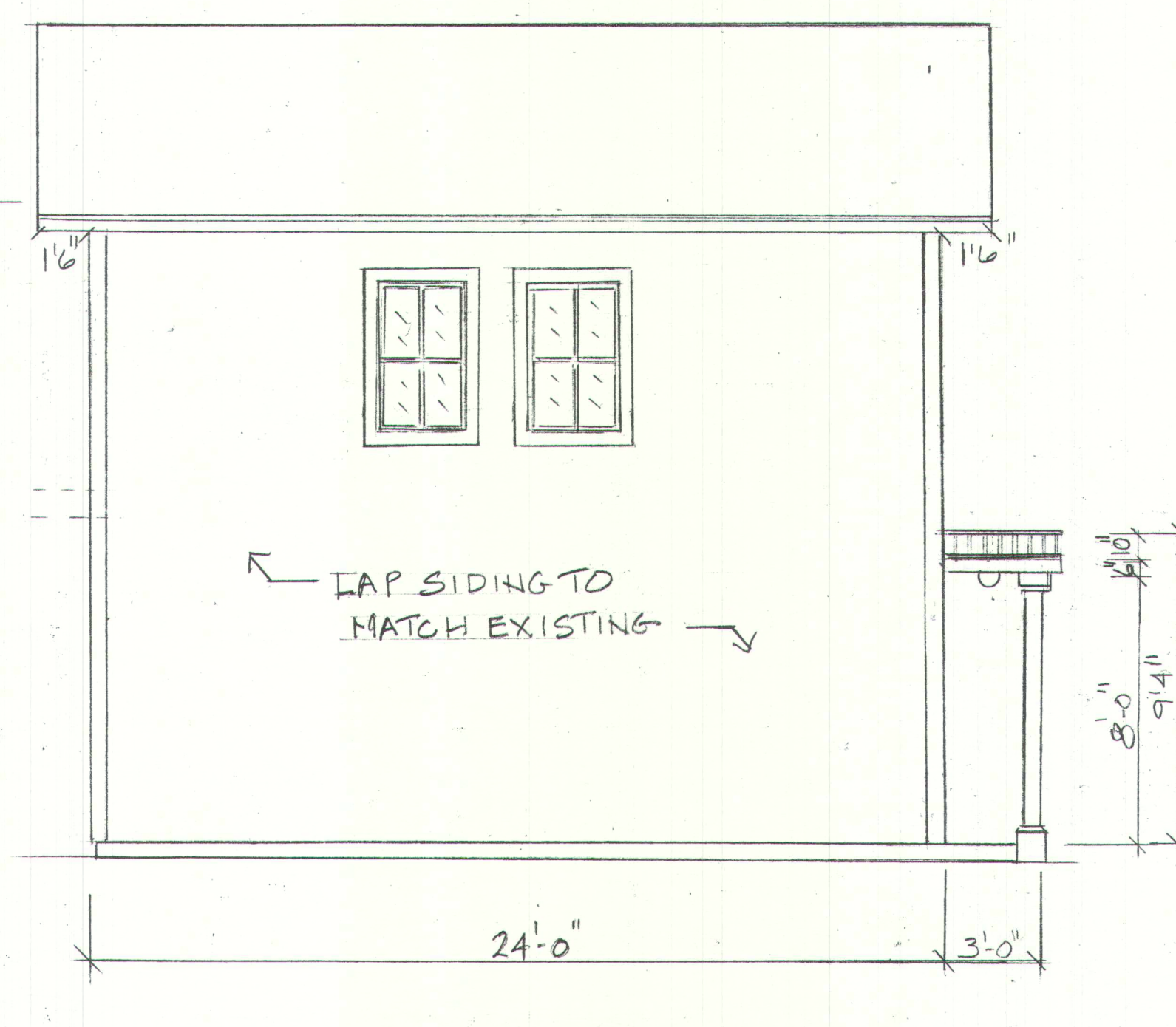
A
1 FRONT ELEVATION
1/4" SCALE



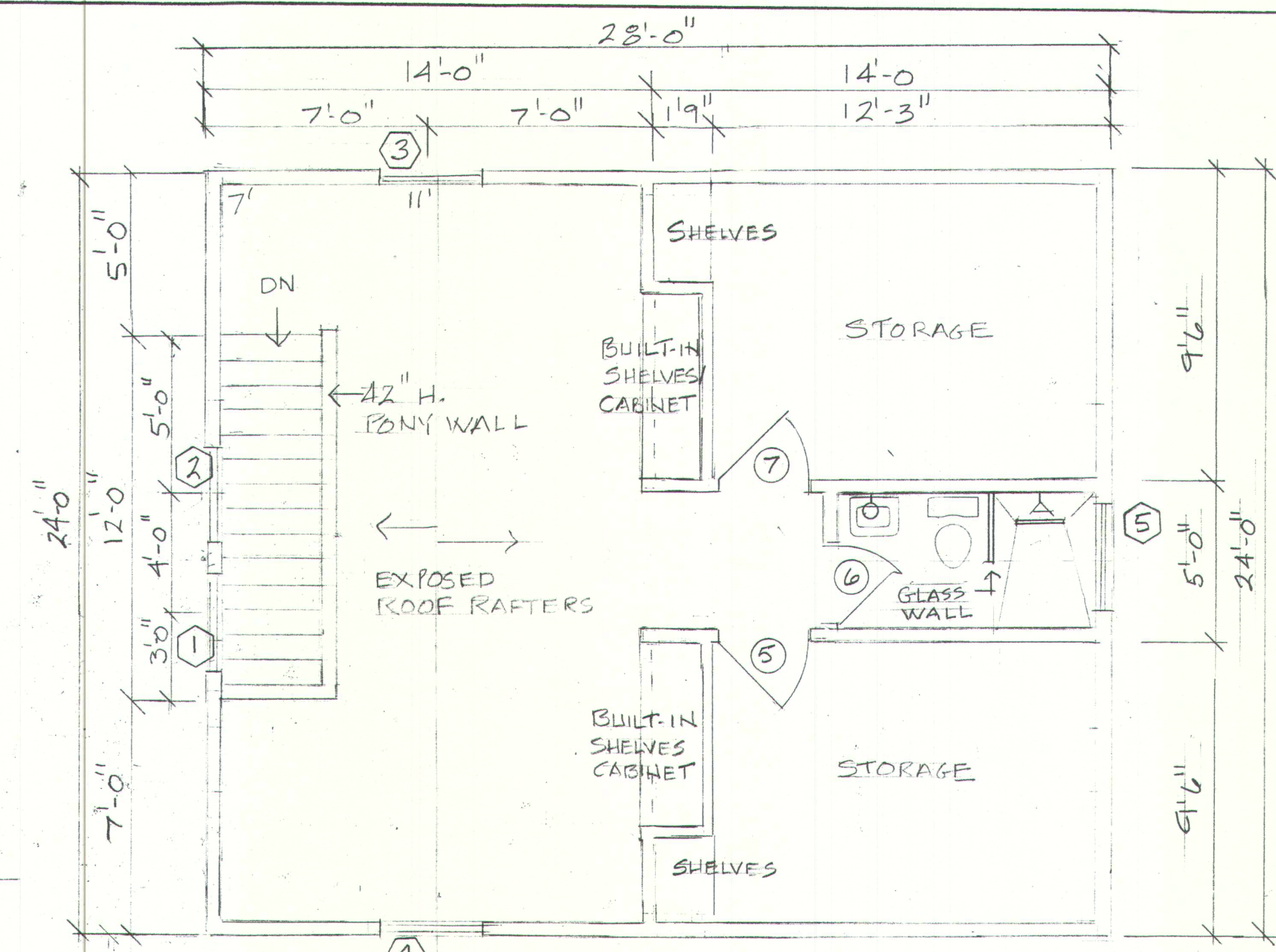
C
1 RIGHT SIDE ELEVATION
1/4" SCALE



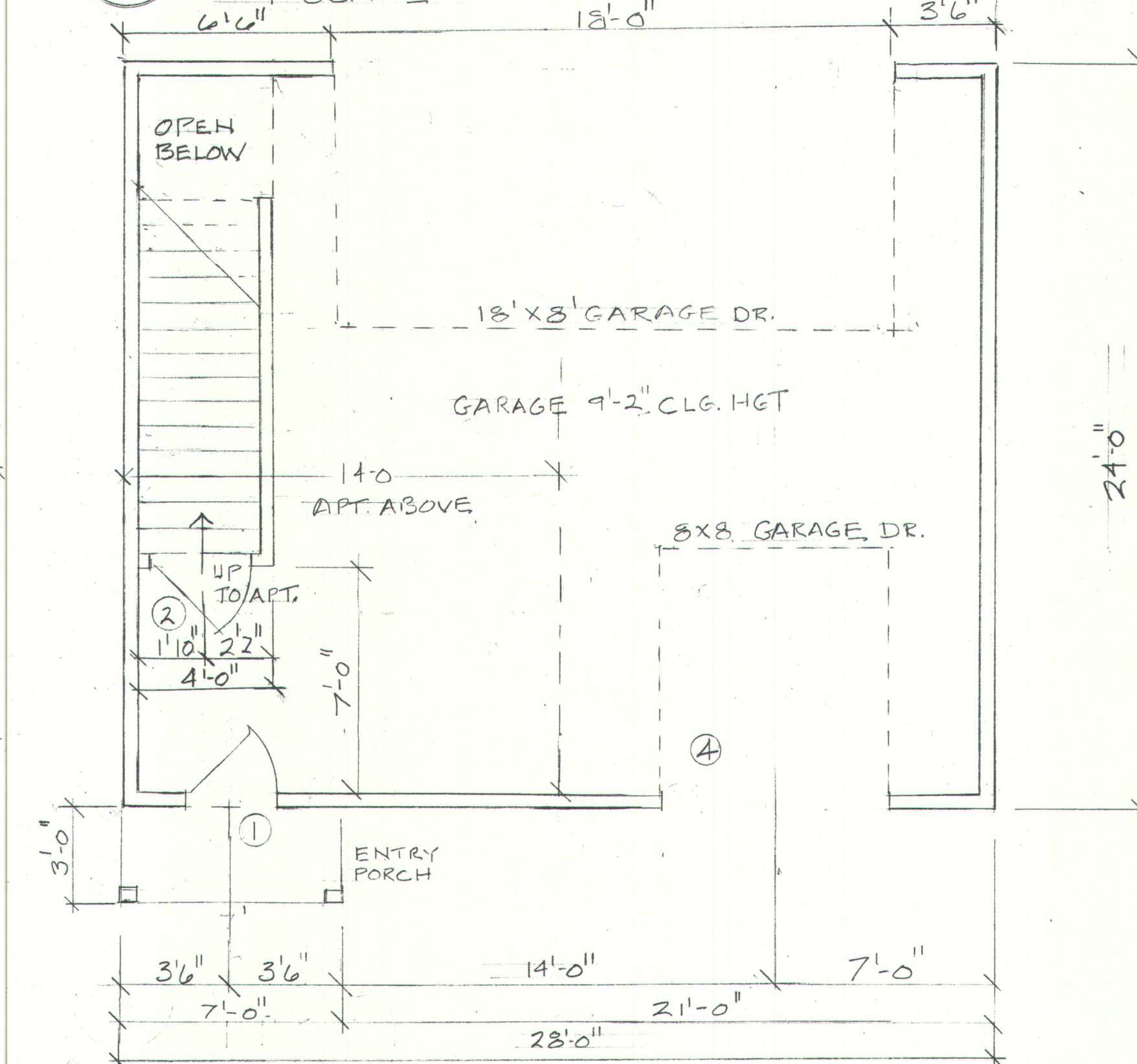
B
1 REAR (ALLEY) ELEVATION
1/4" SCALE



D
1 LEFT SIDE ELEVATION
1/4" SCALE



E
1 GARAGE APT. / STORAGE
1/4" SCALE



F
1 GARAGE
1/4" SCALE

FOUNDATION- CONCRETE SLAB
ON GRADE

**PLAN DESIGN AND
DRAFTED BY:**

DEBBY KEESE
1401 25th Street
Galveston, Texas 77550
512-788-2426
dckeesee@yahoo.com

ROONEY & DAWNETTE RITTER

1416 25th ST.
GALVESTON, TEXAS 77550

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Dimensions govern over scale, codes govern over dimensions.

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PAGE: 1
DATE: 6.10.26



26LC-018

STAFF REPORT

ADDRESS:

1116 Winnie / Avenue G

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 11 and East Half of Lot 12, Block 371, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Brandon Fyffe

PROPERTY OWNER:

Brandon and Lyndsey Fyffe

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

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

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

- A – Applicants Submittal
- B – Sanborn Map Research

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Residential
South	Urban Neighborhood (UN)	Public Park
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	1880
Style	Folk Victorian
Condition	Excellent
Priority Rating	Contributing

Executive Summary

The applicant is requesting a Certificate of Appropriateness to install a standing seam metal roof. The current roof surface is composition shingles. Please see Exhibit A for more details on the proposed metal roofing material.

Design Standards for Historic Properties

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

Historic Residential Roofs

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

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

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

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

Inappropriate

- Do not remove original roofing that can be repaired.

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

traditionally.

Appropriate

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

Inappropriate

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

Conformance with the Design Standards

Staff finds that the proposed roof conforms to the Design Standards. The Design Standards allow for metal roofs when applied and detailed in a manner that is compatible with surrounding structures.

Staff finds that a standing seam metal roof would be an appropriate roofing material, as it will not detract from the architectural and historical significance of the subject property. The Design Standards define a standing seam metal roof, as follows:

Metal Standing Seam Roof. A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

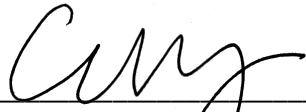
Specific Conditions:

1. The applicant shall conform to the design, material, and placement shown in Exhibit A of the Staff Report;

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building 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,



Catherine Gorman, AICP
Assistant Director/HPO

07/09/2026

Date

Current Photograph of 1116 Winnie Street



Approximate Rendering of 1116 Winnie Street with Planned Roofing Materials Change



Current Photograph of 1116 Winnie Street



Approximate Rendering of 1116 Winnie Street with Planned Roofing Materials Change

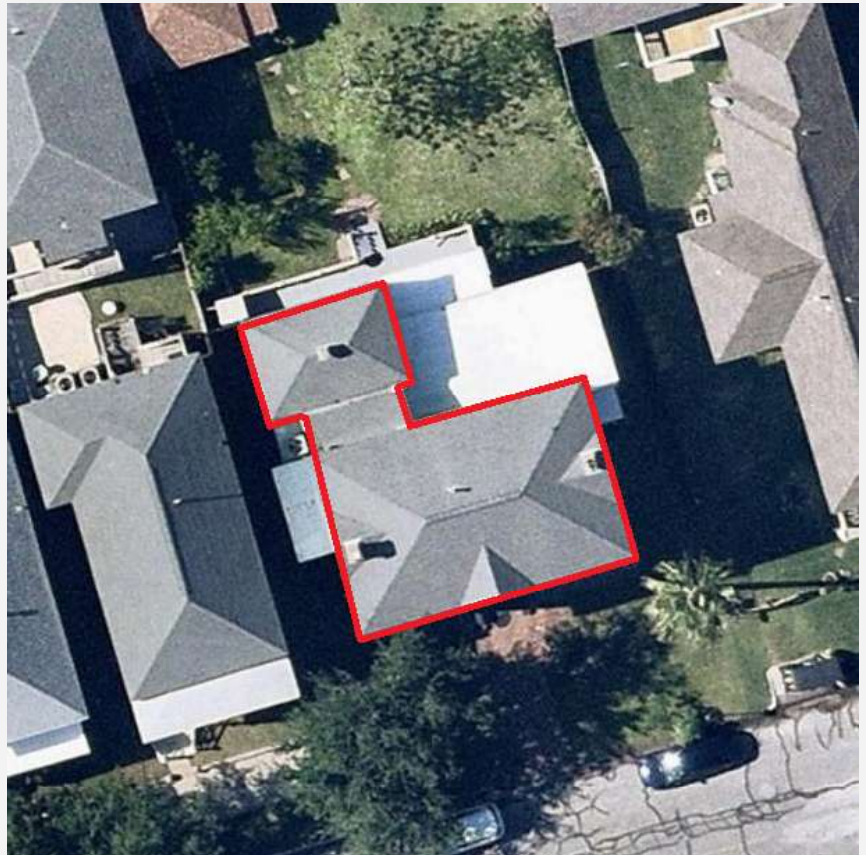


PROPOSED ROOFING MATERIAL CHANGE

Current Aerial View



Red Highlighted Section:
Proposed Replacement with
Standing Seam Metal Roof



PROPOSED GUTTER REPLACEMENT/ADDITION

Current Aerial View

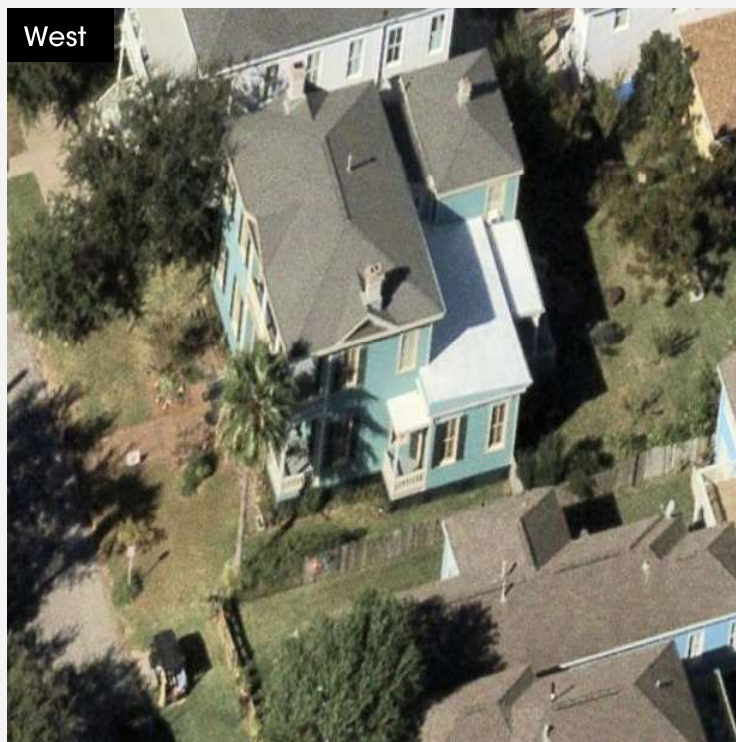
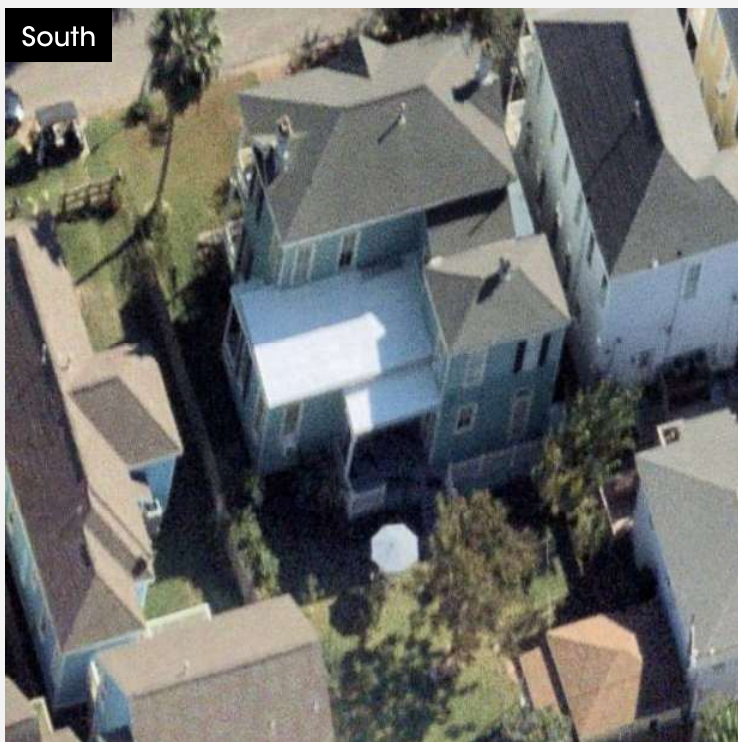
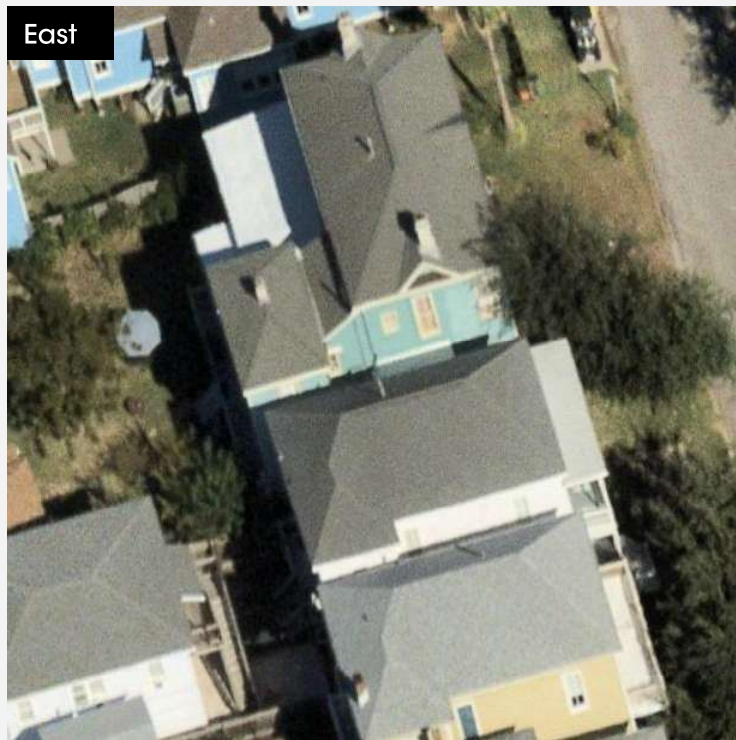
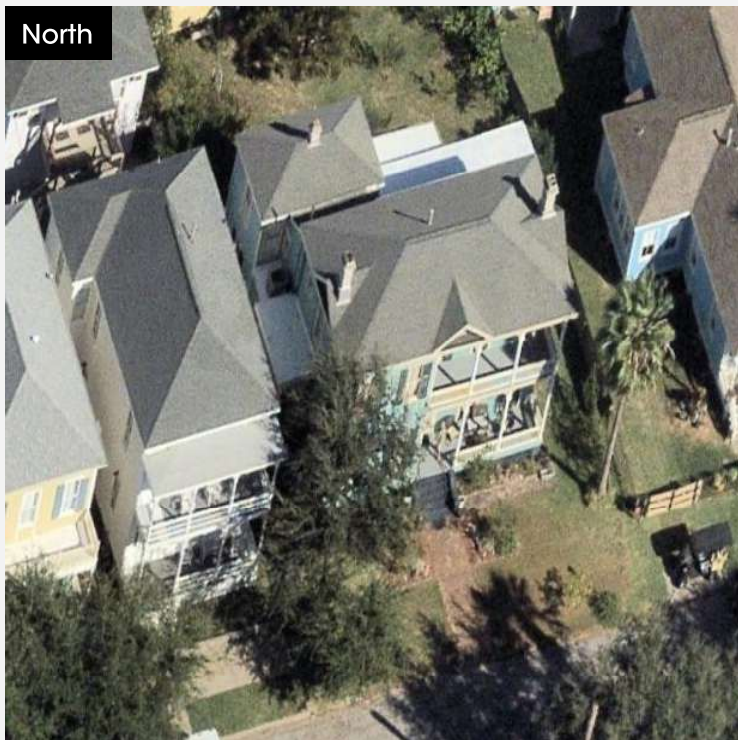


Red Highlight:
Denotes Planned
Gutter Additions

Green Highlight:
Denotes Planned
Replacement of
Existing Gutters



Current Aerial Views



Current Roofing and Gutter Materials















Appendix II:

Materials List

Proposed Roofing Materials:

Standing Seam Armored Coast Metal Roof



ARMORED COAST[®]

The first and the best steel coastal roofing solution.



CHARCOAL ▲



BONE WHITE ▲



DARK BRONZE ▲



BROWN ▲



SILVER METALLIC ▲



MATTE BLACK ▲

Armored Coast is available in all 22 standard colors, as well as custom colors.

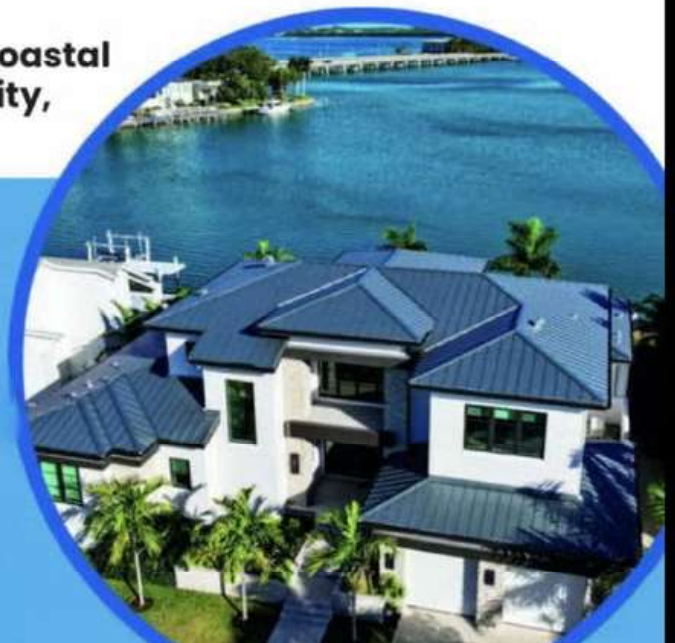
Stock Colors ▲

20-year substrate warranty

40-year limited paint warranty

Armored Coast, is the ultimate answer to coastal applications, ensuring unmatched durability, aesthetics, and longevity for you projects.

Subject to Landmark Commission approval, Applicant plans to install Silver Metallic Armored Coast metal roofing as it would be the most aesthetically consistent with neighborhood character and design standards.



HR150DL Armored Coast ZAM Standing Seam



Armored Coast Metal Roofing is a premium metal roofing system designed specifically for coastal environments.

Armored Coast is manufactured using ZAM-coated steel, a hot-dip Zinc-Aluminum-Magnesium alloy. This advanced coating creates a hard, highly protective layer that provides superior corrosion resistance, including excellent protection along cut edges. The material is engineered to perform reliably in harsh coastal conditions, with proven resistance up to 300 feet from the shoreline.

Key Benefits:

Outstanding corrosion resistance in salt-heavy, high-humidity environments

Strong cut-edge protection where corrosion most commonly starts

Compatible with galvanized clips

Durable performance against tough coastal weather elements

Warranty:

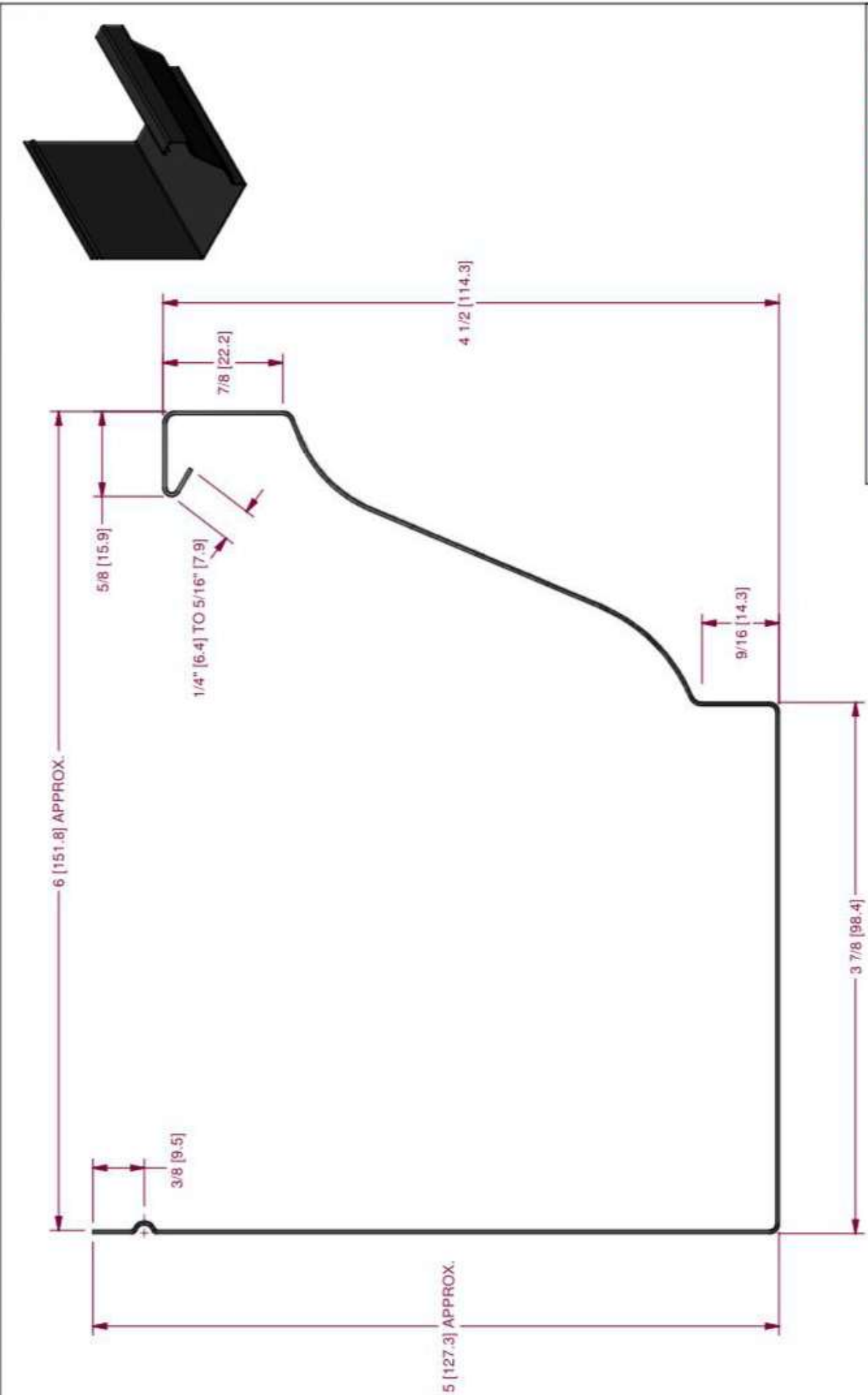
Armored Coast carries a 20-year coastal warranty, one of the strongest available for metal roofing in coastal areas.

The product is available in 6 colors and is well-suited for pre-painted steel roofing applications along coastal regions.

Follow Link for Detailed Info: <https://www.wheeling-nipponsteel.com/images/pdf/zam-brochure.pdf>

Proposed Gutter Materials:

“K-Style” Mueller 24 Gauge metal



NOTE:
 1. COIL WIDTH: 15" [380mm]
 2. DUAL DIMENSIONS: Inch [mm]

MATERIAL		PAINTED STEEL/PAINTED ALUMINUM/COPPER		FINISH	NONE	
REV	ECR NO.	DATE	RELEASED BY		XX = ± .01	XXX = ± .005
0	N/A	04/30/2012	JD			
REVISION HISTORY					FRACTION = ± 1/32"	
					ANGLE = ± 1/2°	

NEW TECH MACHINERY CORP.			
DRAWN BY SAWYER	PART NAME 6" GUTTER PROFILE		
DATE 09-13-2002	PART NUMBER MG6-SB6	SHEET 1 OF 1	REVISION 0
CHECKED BY JD	DATE 04/30/2012		

6in Seamless Gutters



6" SEAMLESS GUTTERS

Adding new 6-inch gutters to a roof during replacement offers several advantages. The larger size allows for better water flow and handling of heavy rainfall, reducing the risk of overflow and water damage. This helps protect the foundation, landscaping, and siding from erosion and water-related issues. New gutters can also improve the overall appearance of your home, providing a fresh and updated look.



26LC-016

STAFF REPORT

ADDRESS:

1402 Broadway / Avenue J

LEGAL DESCRIPTION:

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

APPLICANT/REPRESENTATIVE:

John Liles, R. B. Hash & Associates

ADJACENT PROPERTY OWNER(S):

Galveston Historical Foundation

EASEMENT OWNER:

City of Galveston

ZONING:

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

REQUEST:

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:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
17				

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

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: No Objection with Comment: Applicant shall coordinate with Public Works if traffic control devices are required.

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

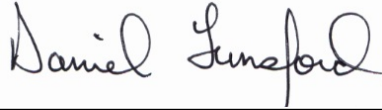
Texas Gas Service: No Objection



Executive Summary	The applicant requests a License to Use the right of way on 14th street. The right of way will be blocked off to the public and will be used as a loading zone for a roof replacement project at Bishop’s Palace. Previously, a License to Use the public right of way was granted until March 31, 2026 (25LC-046). This request is an extension of the previous request in order to finish the project.
Physical Characteristics	The construction items will be placed on the right-of-way along 14th Street and traffic control devices will be used to manage traffic in the area, including pedestrian warning signs along Broadway and Sealy Avenue. The sidewalk area on 14th Street from Broadway to the alley will be closed to pedestrian traffic. Please see Exhibit A for details of the extent of the encroachment. The applicant requests that the construction items remain in their current deployment until August 7, 2026.
Paid Parking	No paid parking is affected by this LTU request.
License to Use	A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establishes the procedure for processing LTU approval. There were no objections from outside utilities or other City departments. However, the Public Works Department made a comment requesting the applicant to pay an additional fee for the use of safety devices to regulate traffic.
Other Reviews	Due to the location of the property within the East End Historic district and designation as a Galveston Landmark, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. The Planning Commission will consider this request at their July 21, 2026 meeting.
Staff Recommendation	Staff recommends Case 26LC-016, request for a License to Use the public right-of-way be approved, subject to the following conditions: <i>Specific Conditions:</i> 1. The Licensee shall conform to the site plan in Exhibit A for the placement of the construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project; 2. The License to use shall be valid until December 31, 2025; 3. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the licensee shall repair the area; 4. The applicant shall coordinate with Public Works if city-owned traffic control devices are required, and if so shall pay all associated fees; <i>Standard Conditions:</i> 5. 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;

6. The cleaning of the debris from the site shall be the responsibility of the Licensee;
7. 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;
8. 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;
9. 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
10. 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.

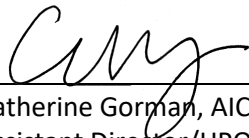
Respectfully Submitted,



Daniel Lunsford, Planning Manager

June 30, 2026

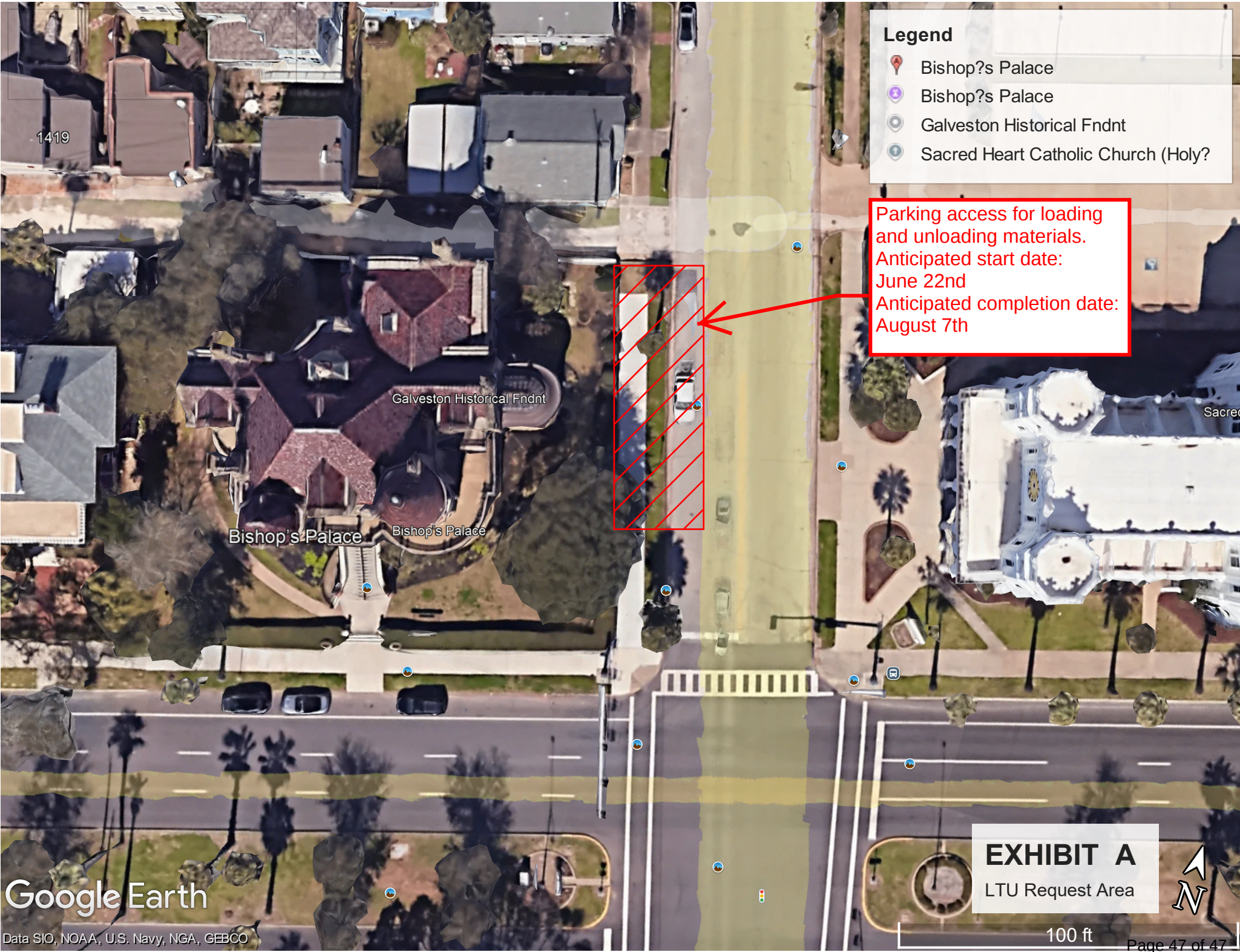
Date



Catherine Gorman, AICP
Assistant Director/HPO

June 30, 2026

Date



Legend

-  Bishop's Palace
-  Bishop's Palace
-  Galveston Historical Fndnt
-  Sacred Heart Catholic Church (Holy?)

Parking access for loading
and unloading materials.
Anticipated start date:
June 22nd
Anticipated completion date:
August 7th