

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, MAY 5, 2025 - 4:00 PM
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL
823 ROSENBERG, GALVESTON, TEXAS
REGULAR MEETING**

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

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

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Public Comment
Request to Address Commission on Agenda Items Without Public Hearings and
Non-Agenda Items (three-minute maximum per speaker. If speaking through a
translator, six-minute maximum per speaker)
5. New Business and Associated Public Hearings

5.A CERTIFICATE OF APPROPRIATENESS

1. **25LC-017 (2400 Mechanic / Avenue C)** Request for a Certificate of
Appropriateness for alterations to the structure a change of material on the rear
façade of the garage. Property is legally described as The Strand Loft Condos
(2015), Abstract 628, in the City and County of Galveston, Texas.
Applicant: David Watson, Architect & Assoc.
Property Owners: Strand Lofts Condominium Association
2. **25LC-018 (1407 Ball/Avenue H)** 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 5 Block 254, in the

City and County of Galveston, Texas.
Applicant: Brax Easterwood
Property Owners: John and Joan Serice

3. **25LC-019 (1711 Postoffice / Avenue E)** Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material. The property is legally described as Abstract 628 M.B. Menard Survey, East ½ of Lot 4 & West ½ of Lot 5 (4-1), Block 437, in the City and County of Galveston, Texas.
Applicant: Shannon and Will Graber
Property Owners: 1711 Post Office LLC

6. Discussion Items

6.A Appeal of Case 25LC-002 (Bourgeois/Click)

6.B Recommendations to the Planning Commission (Bourgeois/Click)

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 05/01/2025 at 10:15 AM

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



25LC-017

STAFF REPORT

ADDRESS:

2400 Mechanic / Avenue C

LEGAL DESCRIPTION:

Property is legally described as The Strand Loft Condos (2015), Abstract 628, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

David Watson, Architect & Assoc.

PROPERTY OWNER:

Strand Lofts Condominium Association

ZONING DISTRICT:

Central Business, Historic District, Galveston
Landmark (CB-H)

HISTORIC DISTRICT:

Strand Mechanic

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure a change of material on the rear façade of the garage

STAFF RECOMMENDATION:

Denial

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
51				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business, Historic District, Galveston Landmark (CB-H)	Residential
North	Central Business, Historic District, Galveston Landmark (CB-H)	Commercial
South	Central Business, Historic District (CB-H)	Commercial, Parking
East	Central Business, Historic District, Galveston Landmark (CB-H)	Commercial
West	Central Business, Historic District (CB-H)	Commercial, Residential

Historical and/or Architectural Significance

Date	1904
Style	Commercial Vernacular
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Designed by Architect C.W. Bulger

Background

On January 6, 2025, the Landmark Commission approved alterations to the structure including demolition of the internal garage structure, new surface parking lot, storage area and roof terrace (Case 24LC-036). On the rear of the building, the following alterations were approved:

- Several garage door openings to be infilled with new CMU with brick veneer to match the existing; and
- Two new person doors to be installed for fire exits.

Executive Summary

The applicant is a change of material on the rear façade of the garage. The applicant has indicated that the brick veneer is separating from the CMU wall because the brick ties are failing. The request is to eliminate the brick veneer and paint the CMU wall.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Materials

Building materials for new structures and additions to existing buildings should contribute to the visual continuity of the district and appear similar to those seen traditionally.

Masonry, including brick, stone and genuine stucco, was traditionally the primary building material in Downtown Galveston. Within the Strand/Mechanic Historic District, brick was traditionally the primary building material. Traditional commercial structures in the city's historic residential districts use a wider range of building materials, often including wood siding.

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

Appropriate in the Strand/Mechanic Historic District

- Use brick as the primary exterior building material. Note that other masonry materials such as stone and genuine stucco may be appropriate in Downtown locations outside of the Strand/Mechanic Historic District.

Appropriate for Commercial Buildings in Residential Historic Districts

- Use wood siding with a weather -protective finish, or masonry (brick, stone or genuine stucco) as the preferred primary exterior building material.
- When necessary, use alternative materials that are similar to traditional materials in scale, proportion, texture and finish and have proven durability in the local climate.

Inappropriate in All Areas

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

Conformance with the Design Standard for Historic Properties

Staff finds that the request does not conform to the Design Standards for Historic Properties. According to the “Locating Façade Improvements” chart on page 29 of the Design Standards, the location of the work is in Location D – Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. While more flexibility may be considered in Location D, the Design Standards call specifically for building materials that are compatible with the surrounding context and notes that the predominate building materials in the Strand-Mechanic Historic District are brick, stone, and stucco. Staff recommends that the brick veneer be repaired and retained.

Staff Recommendation

Due to non-conformance with the Design Standards for Historic Properties, Staff recommends the request be denied.

However, should the Landmark Commission find that the request conforms to the Design Standards for Historic Properties, the following conditions may be appropriate: Staff recommends the request be approved with the following conditions:

Specific Conditions:

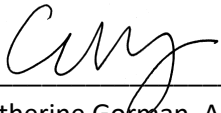
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report;

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 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,



Catherine Gotman, AICP
Assistant Director/HPO

04/29/2025

Date





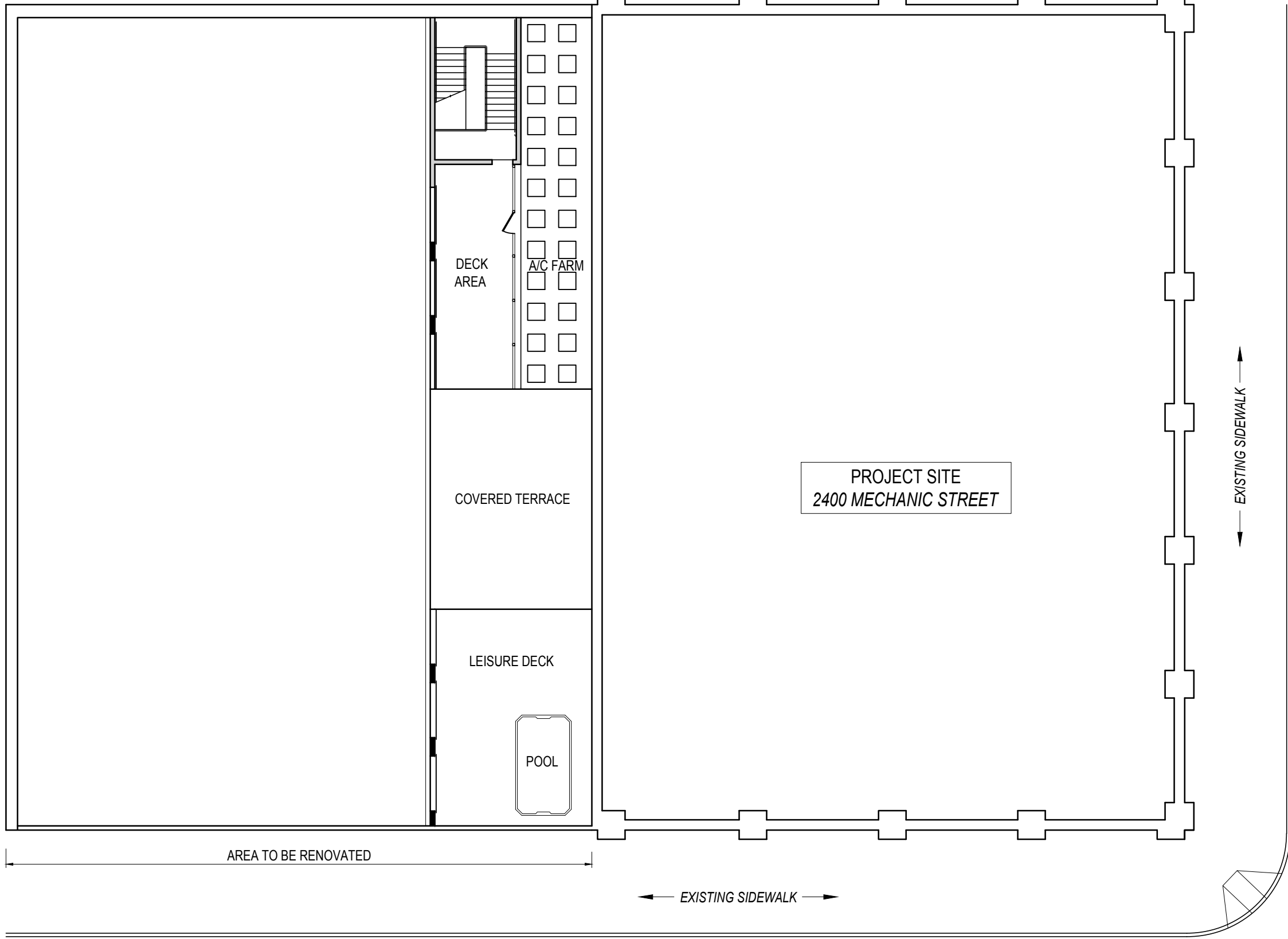






01
A2.1

← ALLEY →



AREA TO BE RENOVATED

COVERED TERRACE

LEISURE DECK

POOL

PROJECT SITE
2400 MECHANIC STREET

← EXISTING SIDEWALK →

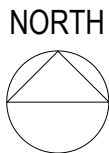
← MECHANIC STREET →

↑ EXISTING SIDEWALK ↓

01

STRAND LOFTS SITE PLAN

SCALE: 1/16" = 1'-0"



DAVID WATSON,
ARCHITECT &
ASSOCIATES

402 TWENTIETH STREET
GALVESTON, TEXAS 77550
409.762.8900
DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

STRAND
LOFTS
BUILDING

2400 MECHANIC STREET
GALVESTON, TEXAS 77550

REVISIONS

MARK	DATE	DESCRIPTION

SHEET NUMBER

A1.0

MARCH 31, 2025



DAVID WATSON,
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402 TWENTIETH STREET
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409.762.8900
DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

STRAND LOFTS
PARKING LOT
AND STORAGE
RENOVATION
2400 MECHANIC STREET
GALVESTON, TEXAS 77550

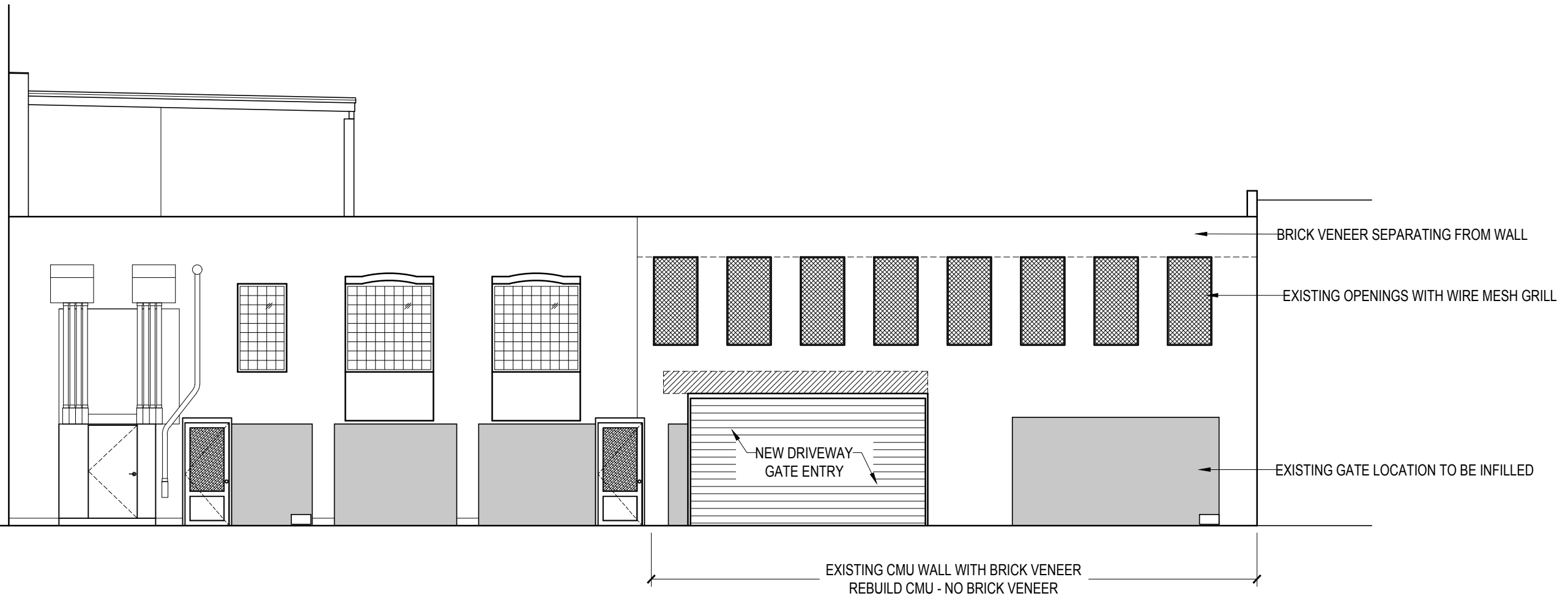
REVISIONS

MARK	DATE	DESCRIPTION

SHEET NUMBER

A2.1

MARCH 31, 2025



01 ALLEY WALL @ STRAND LOFTS
SCALE: 1/8" = 1'-0"



25LC-018

STAFF REPORT

ADDRESS:

1407 Ball / Avenue H

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 5 Block 254, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNER:

John and Joan Serise

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of
Appropriateness for a garage apartment.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

A – Applicant's Submittal
B – Historic Sites Inventory Sheet

STAFF:

Daniel Lunsford, Senior Planner
(409) 797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
5				



Executive Summary

The applicant is requesting approval of site modifications including the addition of a two-story garage apartment. The structure will be located adjacent to the alley in the rear of the main house. Note that the existing garage to be demolished is not historic in nature, but the applicant proposes to salvage any historic elements thereof.

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

- Smooth Hardie lap siding above smooth Hardie board and batten with smooth Hardie scalloped shingle accents;
- Smooth Hardie trim and frieze boards;
- Two-over-two vinyl-clad windows with Hardie trim;
- Fiberglass exterior doors with smooth Hardie trim;
- Treated wood stairs, handrails and pergola, and
- Composition shingle roof

Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1885
Style	Folk Victorian
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.

Exterior Materials: the architectural plans submitted utilize Hardie siding throughout. This is permissible for new construction, especially in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.

Doors and Windows: the doors are proposed to be fiberglass, some of which will include glass lights. The windows will be vinyl-clad single-hung windows. Both doors and windows will be trimmed with smooth Hardie material. This conforms to the Design Standards for new construction of accessory structures and additions; however, as is typical for new construction, staff recommends the windows be one-over-one configuration as opposed to the two-over-two windows proposed.

Stairs, Handrails, and Pergola: the plans submitted include an elevated deck to access the upstairs area as well as a treated wood staircase with simple, square design typically approved for new construction in historic districts. A low, one-story wood pergola adjacent to the garage is also proposed. This conforms to the Design Standards.

Roofing Materials: the proposed roof will be composition shingles, which conforms to the Design Standards.

Massing and Scale: because the adjacent house is set far back from the street, the proposed garage apartment will be significantly visible from the street. However, the proposed garage apartment is distinctly subordinate to the main house and set back far enough that its relatively simple façade does not detract from or compete with its surroundings. This conforms to the Design Standards.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

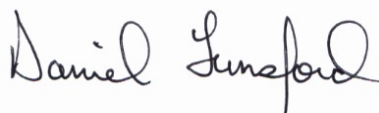
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A with the following modifications:
 - a. Windows shall be in a one-over-one light configuration;

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

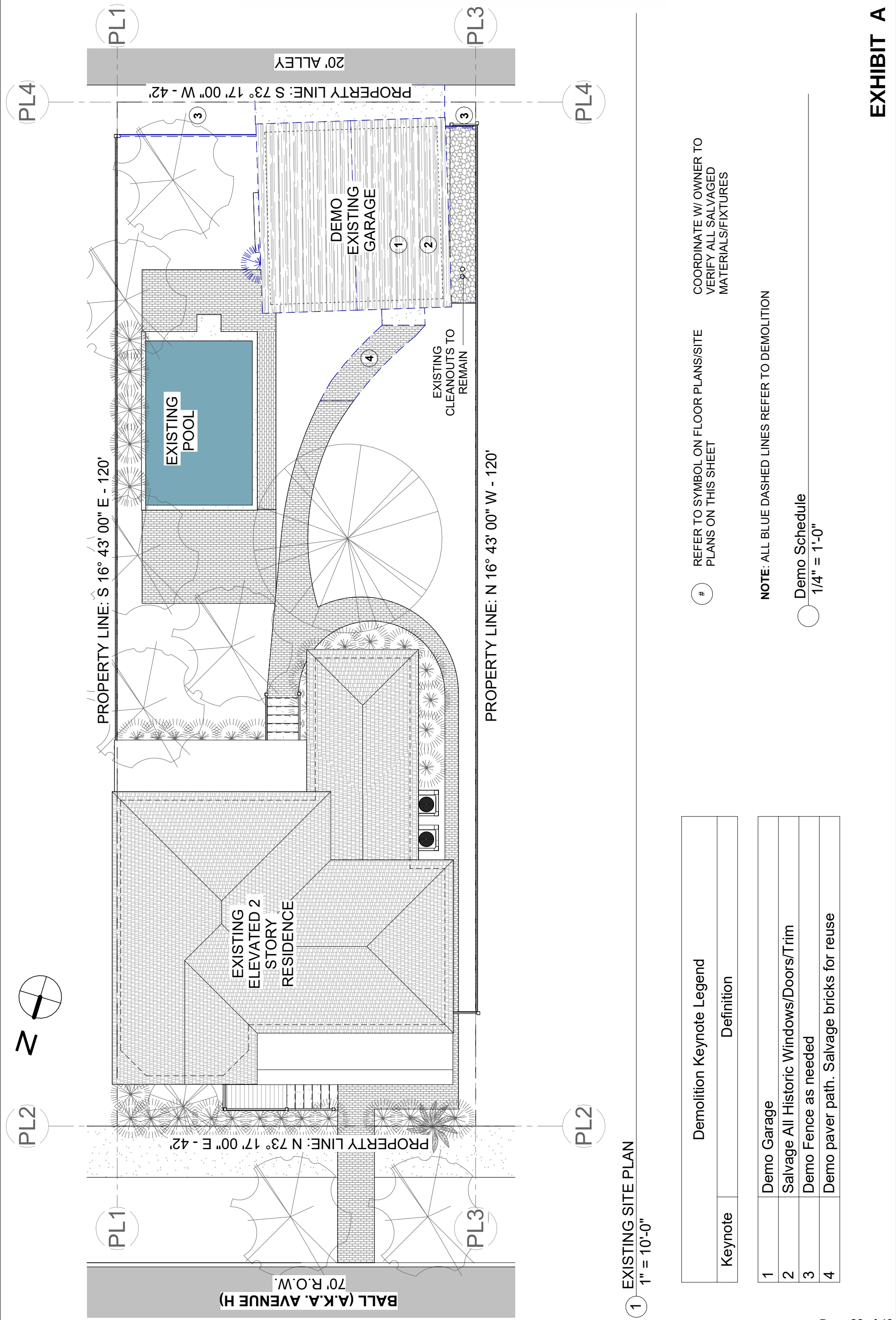
Respectfully Submitted,



Daniel Lunsford
Senior Planner

04/28/25

Date



THIS CITY APPROVED SUBDIVISION DRAINAGE PLAN AND SITE TOPOGRAPHY IS NOT BEING ALTERED

NO FILL SHALL BE BROUGHT TO SITE, NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION

THERE SHALL BE NO NEGATIVE IMPACT TO NEIGHBORING PROPERTIES

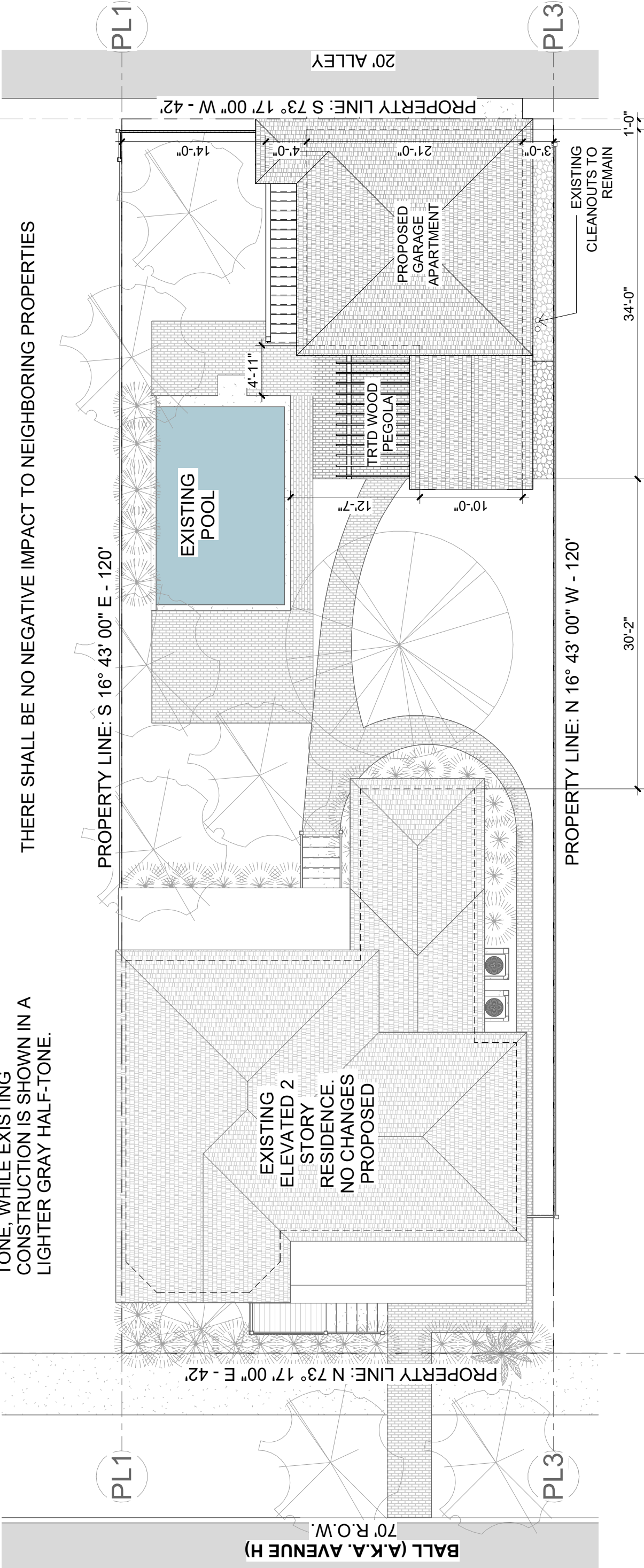
NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

eas **easternwood**
ARCHITECTS STUDIO
123 25th Street - Suite 2007
Galveston TX 77550
409.354.8976
contact@beala.com

A1.2

Site Plan



1 PROPOSED SITE PLAN
1" = 10'-0"

Area Schedule - Conditioned		
Number	Level	Area
1	Second Floor	441 SF
Grand total		441 SF

Area Schedule - Unconditioned			
Number	Level	Name	Area
1	Slab	Garage/Storage	571 SF
2	Slab	Patio	135 SF
3	Second Floor	Porch	17 SF
Grand total			723 SF

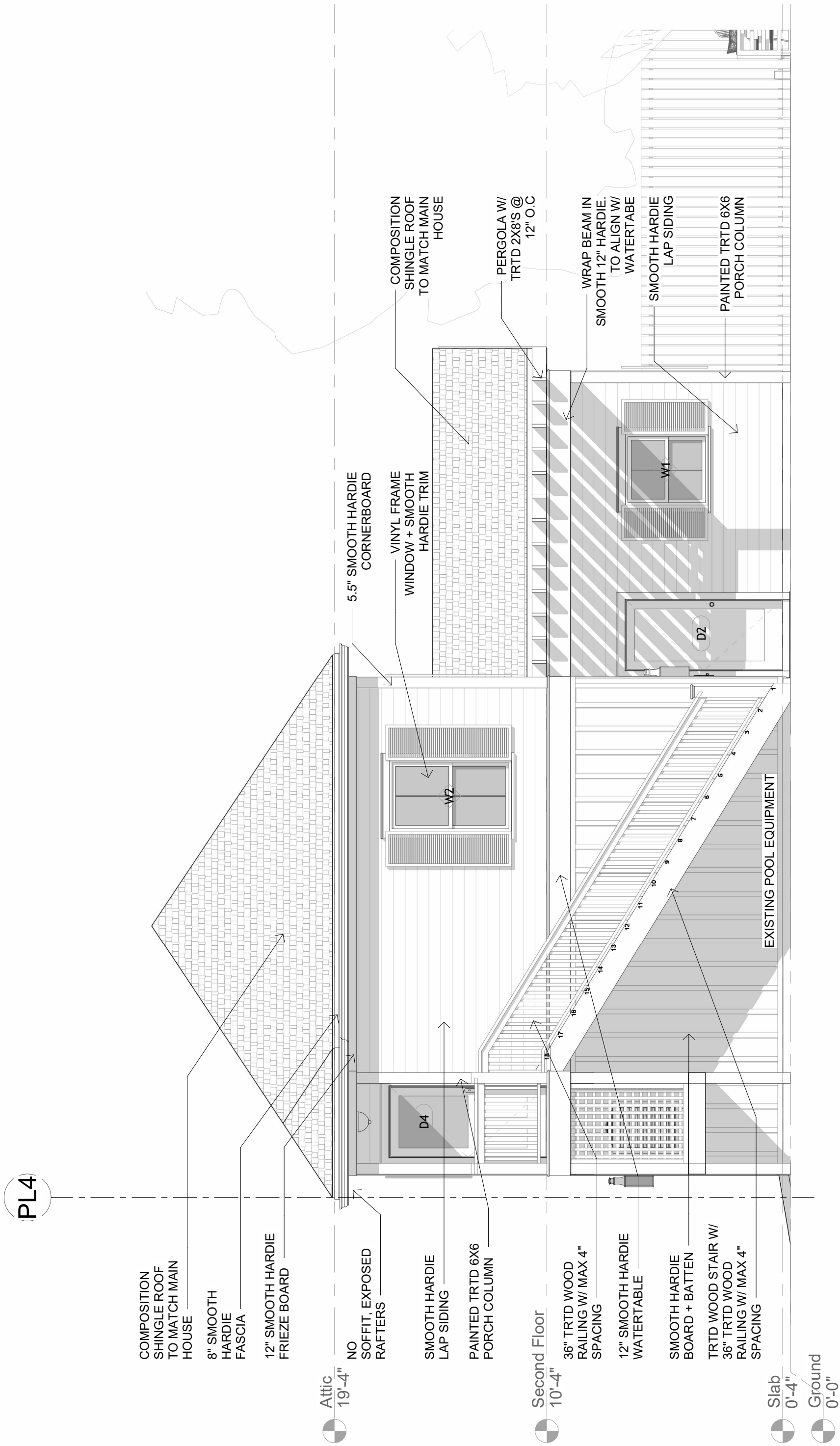
Service Carriage House

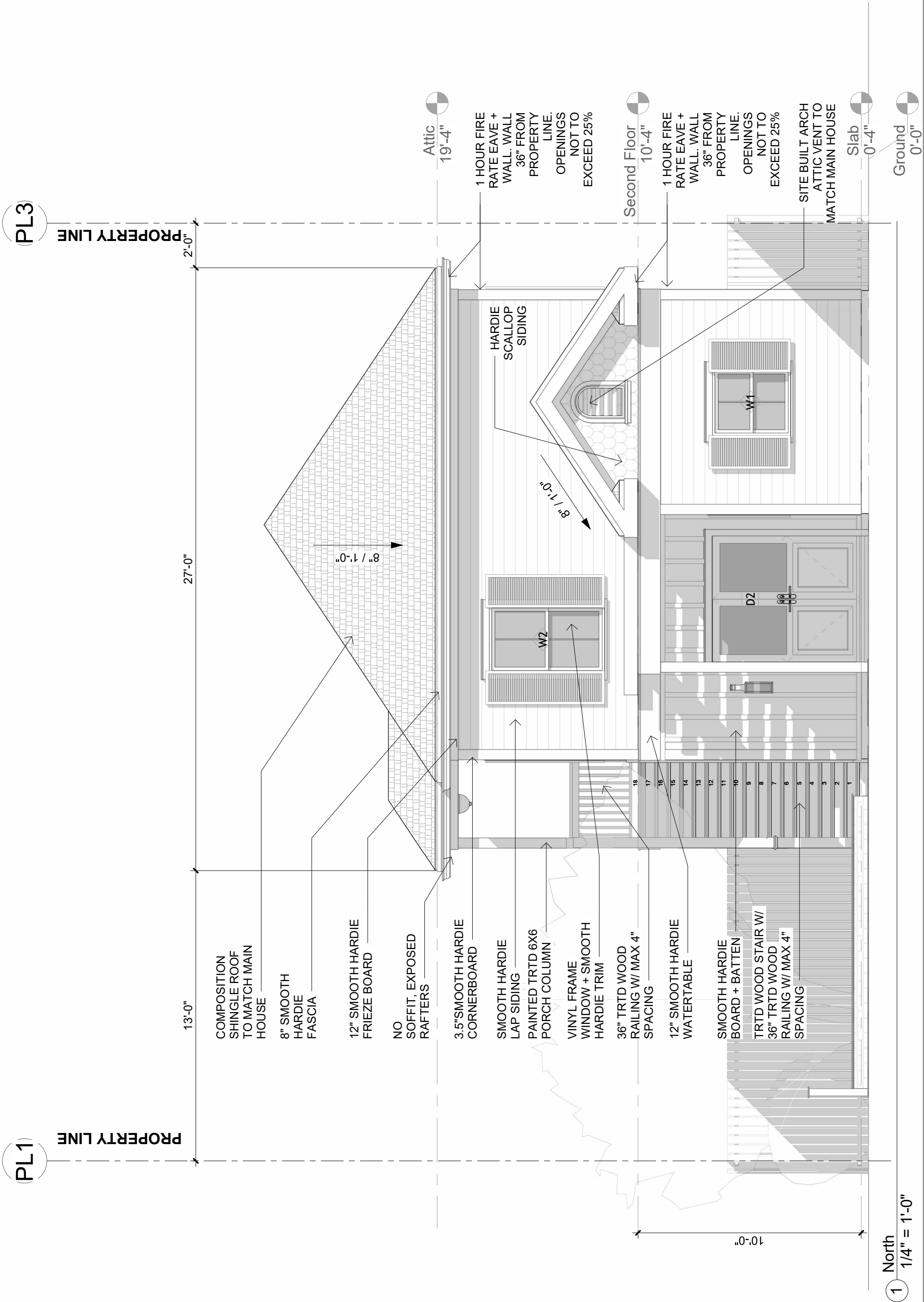
1407 Ball Street Rear

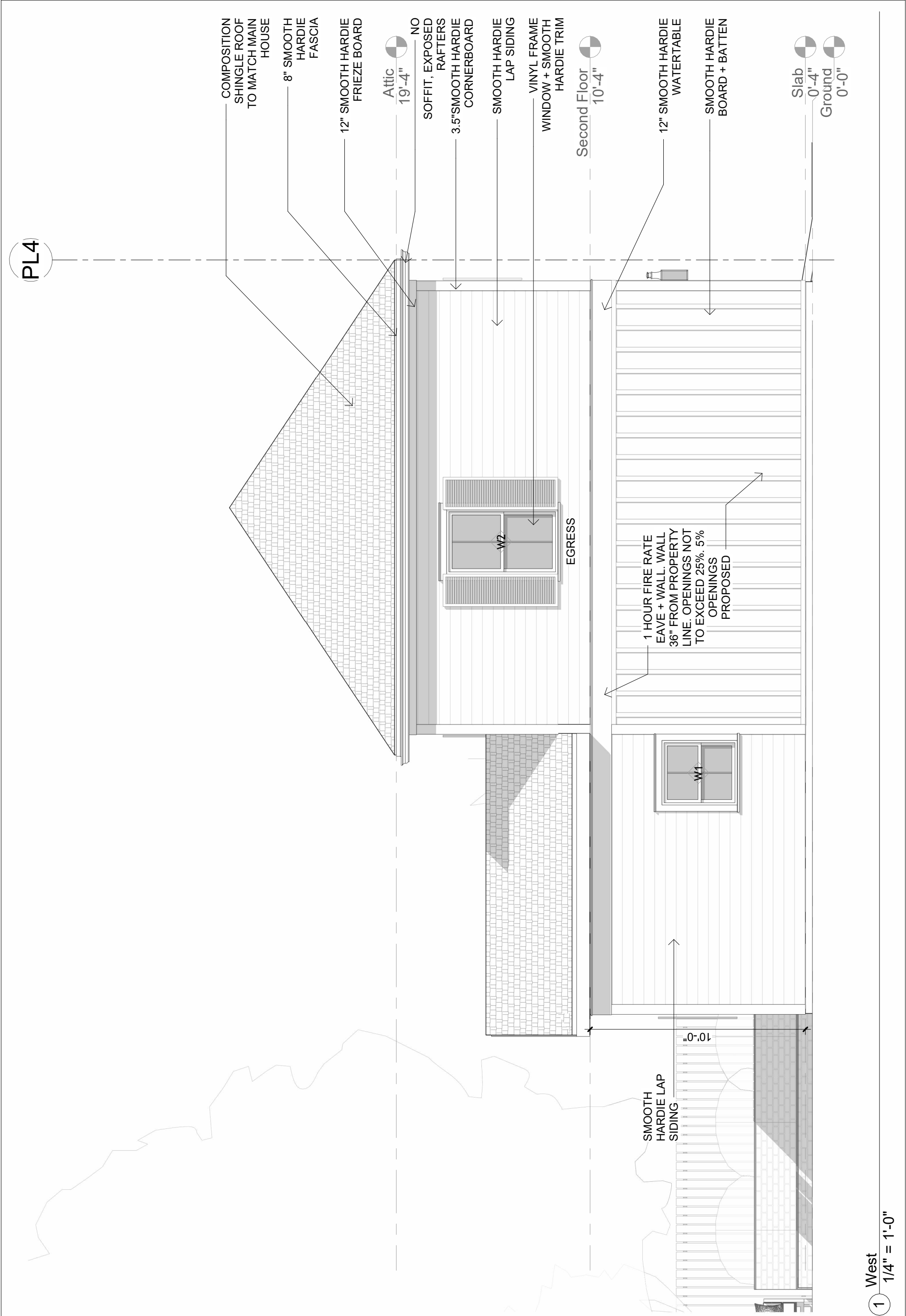
Project Number: R25-004.01

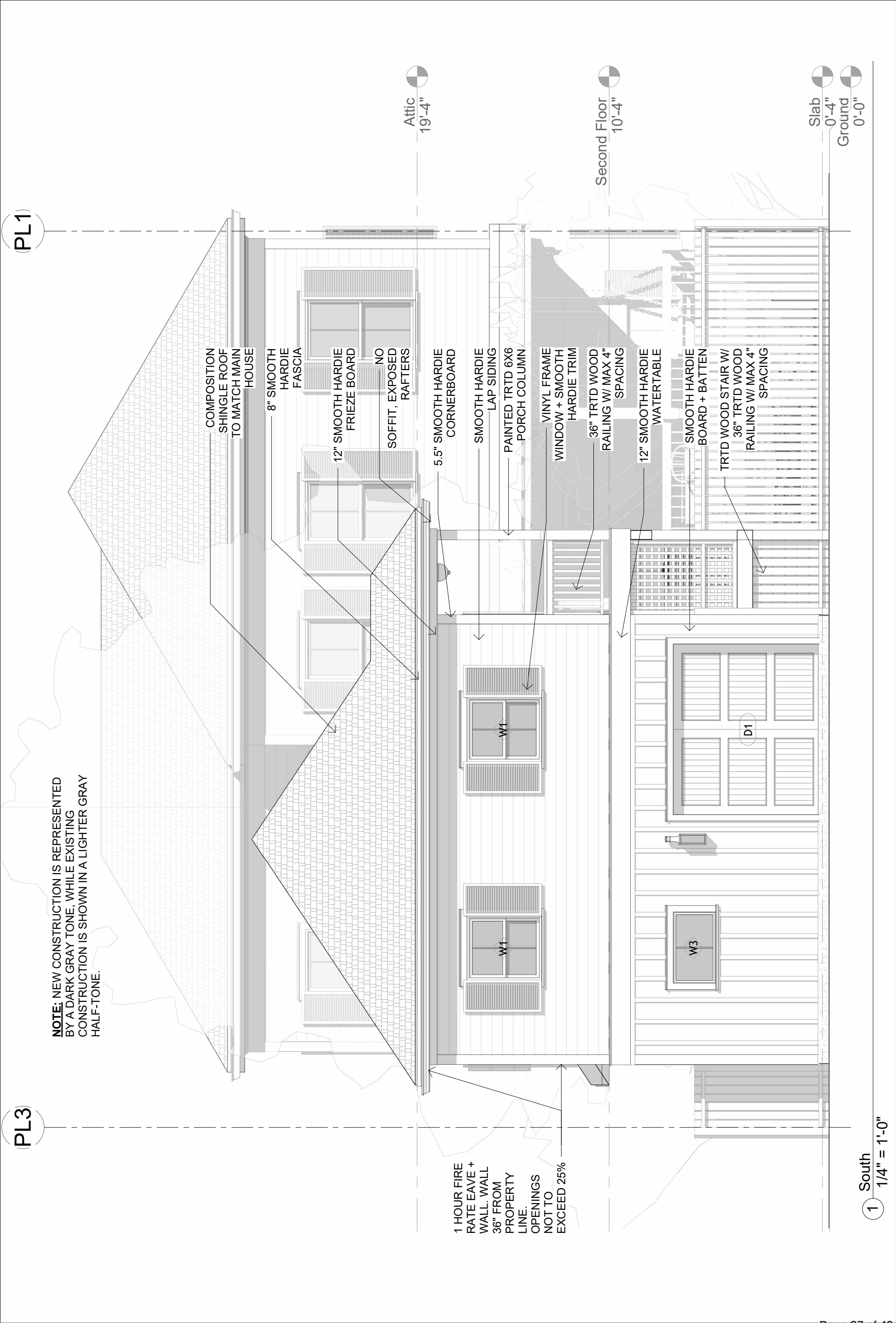
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Service Carriage House









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

1 HOUR FIRE RATE EAVE + WALL. WALL 36" FROM PROPERTY LINE. OPENINGS NOT TO EXCEED 25%

COMPOSITION SHINGLE ROOF TO MATCH MAIN HOUSE

8" SMOOTH HARDIE FASCIA

12" SMOOTH HARDIE FRIEZE BOARD

NO SOFFIT, EXPOSED RAFTERS

5.5" SMOOTH HARDIE CORNERBOARD

SMOOTH HARDIE LAP SIDING

PAINTED TRTD 6X6 PORCH COLUMN

VINYL FRAME WINDOW + SMOOTH HARDIE TRIM

36" TRTD WOOD RAILING W/ MAX 4" SPACING

12" SMOOTH HARDIE WATERTABLE

SMOOTH HARDIE BOARD + BATTEN

TRTD WOOD STAIR W/ 36" TRTD WOOD RAILING W/ MAX 4" SPACING

Slab 0'-4"
Ground 0'-0"

Second Floor 10'-4"

Attic 19'-4"

PL1

PL3

1 South 1/4" = 1'-0"

Service Carriage House

eas

easterwood
ARCHITECTS STUDIO

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

Perspectives

A4.1

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



1 View from Alley

Service Carriage House

1407 Ball Street Rear

Project Number: R25-004.01

123 25th Street - Suite 2007

Galveston TX 77550

contact@beala.com

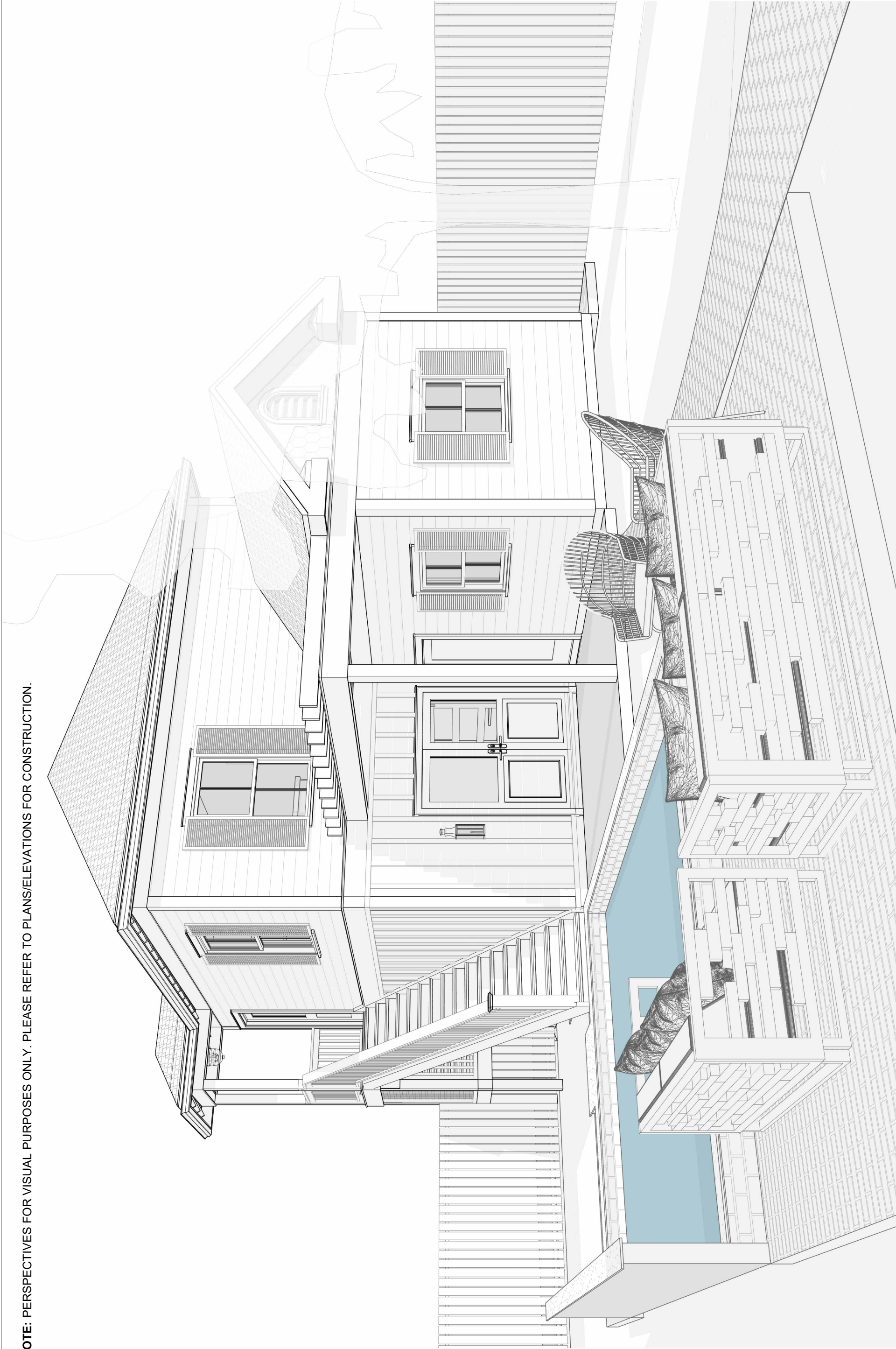
409.354.8976

eas
ARCHITECTS STUDIO

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

Issue Date: 04/07/2025

A4.2
Perspectives



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

1407 BALL, GALVESTON, TX 77550

HHM-13044

Parcel ID 689760

Year Built ca. 1885

High = Individually Eligible/Listed; Contributing

District East End Historic District

Priority Rating Medium

Medium = Contributing

Building Faces N

Low = Non-Contributing

DESCRIPTION

Type Single-Family House
L-Plan

Stylistic Influences Folk Victorian

Stories 2

Exterior Wall Materials Horizontal wood board,
Wood shingles

Foundation Type Raised basement, Pier-
and-beam

Landscape Features Concrete curb

ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Asphalt composition
shingles

Roof Features Flared eaves, Box eaves

Gable End Treatment Wood shingle

Gable End Openings Enclosed opening,
Windows

Gable End Features Decorative brackets,
Decorative bargeboard

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary
entrance

Door Features Transom light

CHIMNEYS

PORCH

Porch Type Partial width, One story

Porch Location Front, Rear

Porch Roof Shed

No. of Porch Bays 3

Porch Support Type Turned wood posts

Porch Features Jig-sawn brackets, Jig-
sawn porch frieze, Squared
wood balusters

INTEGRITY

Condition Good

Alterations Roof material replaced



TX_GalvestonCounty_1407_Ball_1.jpg



25LC-019

STAFF REPORT

ADDRESS:

1711 Postoffice / Avenue E

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, East ½ of Lot 4 & West ½ of Lot 5 (4-1), Block 437, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Shannon and Will Graber

PROPERTY OWNERS:

1711 Post Office LLC

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material

STAFF RECOMMENDATION:

Denial

EXHIBITS:

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

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1890
Style	National Folk
Condition	Excellent
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	At the time of the Historic Sites Survey in 2015, the property was rated as “Low” and Non-Contributing to the historic district. Starting in 2016, the house was renovated. The work included removing non-historic additions and restoring the front façade to its original appearance. Because of this restoration work, the house has been reclassified as “Medium” and Contributing to the historic district. The 2015 survey information is included as Exhibit B.

Executive Summary

The applicant is requesting a Certificate of Appropriateness for alterations to the structure including replace exterior wood siding with smooth, cement siding. According to the Applicant’s narrative, the east and west facades were covered with vinyl siding that was damaged in Hurricane Beryl in the summer of 2024. The proposed alterations are:

East Side:

- Remove siding in a small, rear portion (non-original wood) and replace it with Hardie.
- Preserve and paint the majority of the existing wood, which is in good condition.

West Side:

- At the back portion only, remove the existing plywood and replace it with Hardie.

South Side, Back of the House:

- Replace the entire surface with Hardie due to the poor condition of the mixed and rotting materials, and the harsh weather exposure in this area.

The following Design Standards are applicable to this request:

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.

2.1 Preserve original building materials.

Appropriate

- Repair deteriorated building materials by patching, piecing in, consolidating or otherwise reinforcing the material.
- Remove only those materials which are deteriorated, and beyond reasonable repair.

Inappropriate

- Do not remove original materials that are in good condition (the Landmark Commission requires property owners to demonstrate that existing materials cannot be reasonably repaired prior to granting approval to remove original materials).

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.

2.3 Use original materials to replace damaged materials on primary surfaces.

Appropriate

- Use original materials to replace damaged building materials on a primary façade. If the original material is wood clapboard, for example, then the replacement material should be wood that matches the original in finish, size and the amount of exposed lap.

- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- Consider using an alternative material if a wood porch or deck floor needs replacement because of significant deterioration.

Inappropriate

- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials.

May be Considered on a Case-by-Case Basis by the Landmark Commission

- The Commission may consider alternative materials located on a residential accessory building, addition or rear façade.
- The Commission may consider alternative or imitation materials that match the style and detail of the original material to replace materials located above the pedestrian-level of a commercial building. For example, alternative materials may be considered for replacement of cornice elements. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

Included as Exhibit C.

2.4 When replacing material on a non-primary surface, match the original material in composition, scale and finish.

Appropriate

- Use original materials to replace damaged materials on a non-primary façade.
- Use green building materials, such as those made with renewable and local resources to replace damaged materials on a non-primary façade if they do not impact the integrity of the building or its key features.

May be Considered on a Case-by-Case Basis by the Landmark Commission

- Alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

Included as Exhibit C.

Conformance with the Design Standard for Historic Properties

Staff finds that the request does not conform to the Design Standards for Historic Properties. According to the “Locating Façade Improvements” chart on page 29 of the Design Standards, the locations of the work are in the following areas:

- East and West facades: Location C – Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration.
- South façade: Location D – Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street.

While more flexibility may be considered in Locations C and D, the Design Standards call specifically for “compatible replacement or alteration that is not visible from the street”. While the side and rear facades are not easily visible from any right of way, the use of cement (“Hardie”) siding on a contributing structure is not considered compatible. Staff recommends using wood siding of the same dimensions and visual

appearance of the existing wood siding. The use of wood can be administrability approved.

Staff Recommendation

Due to non-conformance with the Design Standards for Historic Properties, Staff recommends the request be denied.

However, should the Landmark Commission find that the request conforms to the Design Standards for Historic Properties, the following conditions may be appropriate:

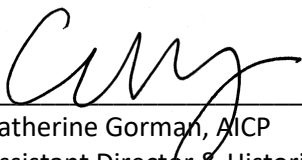
Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A;

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,



Catherine Gorman, AICP
Assistant Director & Historic Preservation Officer

04/29/2025

Date

City of Galveston Landmark Commission Certification of Appropriateness

Commission meeting June 16, 2025

Property address: 1711 Postoffice, Galveston 77550

Property owner: 1711 Post Office, LLC

Applicant/Representative: Shannon and Will Graber (sole LLC members)

Narrative of Requested Action additional information:

This originates from damage sustained from Hurricane Beryl. The preexisting vinyl siding on the east and west sides of the house was lifted away. The non-original wood siding on the south face sustained damage and diffuse lifting of paint (the house was newly painted in 2023).

The vinyl siding and underlying foam board have been removed from the east and west sides. What lies beneath is a compilation of non-historic wood (verified by a former Landmark Commission member), and large pieces of plywood. The rear and right side have mismatched non-historic wood and some Hardie planks/siding. There is essentially nothing confirmed to be original to the home.

We would like to repair the rear side, the back portion of the east, and the west side with smooth-faced cementitious siding (e.g. Hardie board) to ensure we have a uniformly cosmetic repair that can withstand the elements and future storms. The areas in question are NOT visible to the street, only the alley and our immediate neighbors (who do not object).

The home currently has large gaps where plaster walls are visible and between the first and second floor. It is very exposed to the elements and the risk of further damage is highly likely.

As Section 10.106 of the Land Development Regulations allows us to replace what previously existed, we can apparently replace the vinyl siding. We do not want to do this for durability and aesthetic reasons. Vinyl siding is not used in the historic district, and isn't compatible with the surrounding homes (whereas many homes around us have Hardie Siding in areas not facing the front).

1711 POSTOFFICE ST. Photos

East Side:



East side: View from the front of the home



Close-up of plywood and wall



East Side: Back section was previously a covered porch & balcony. Non-historic wood. Enclosed in the 1970s to create apartments.



Closer view

Rear/South side:



Diffuse damage, various wood species



Wood rot

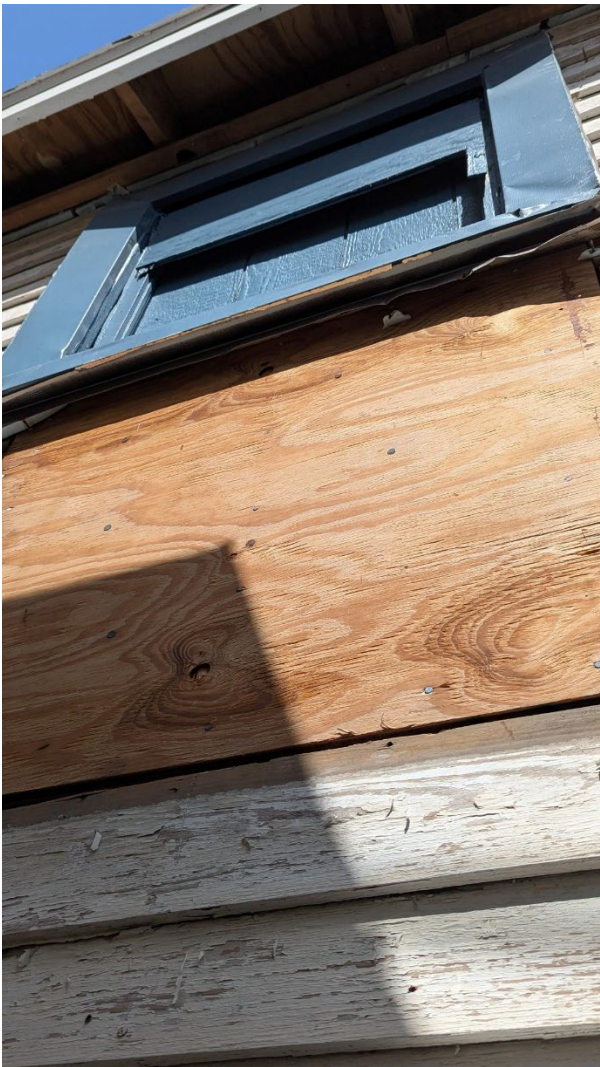


Siding wood rot, soffit/fascia damage

West Side:

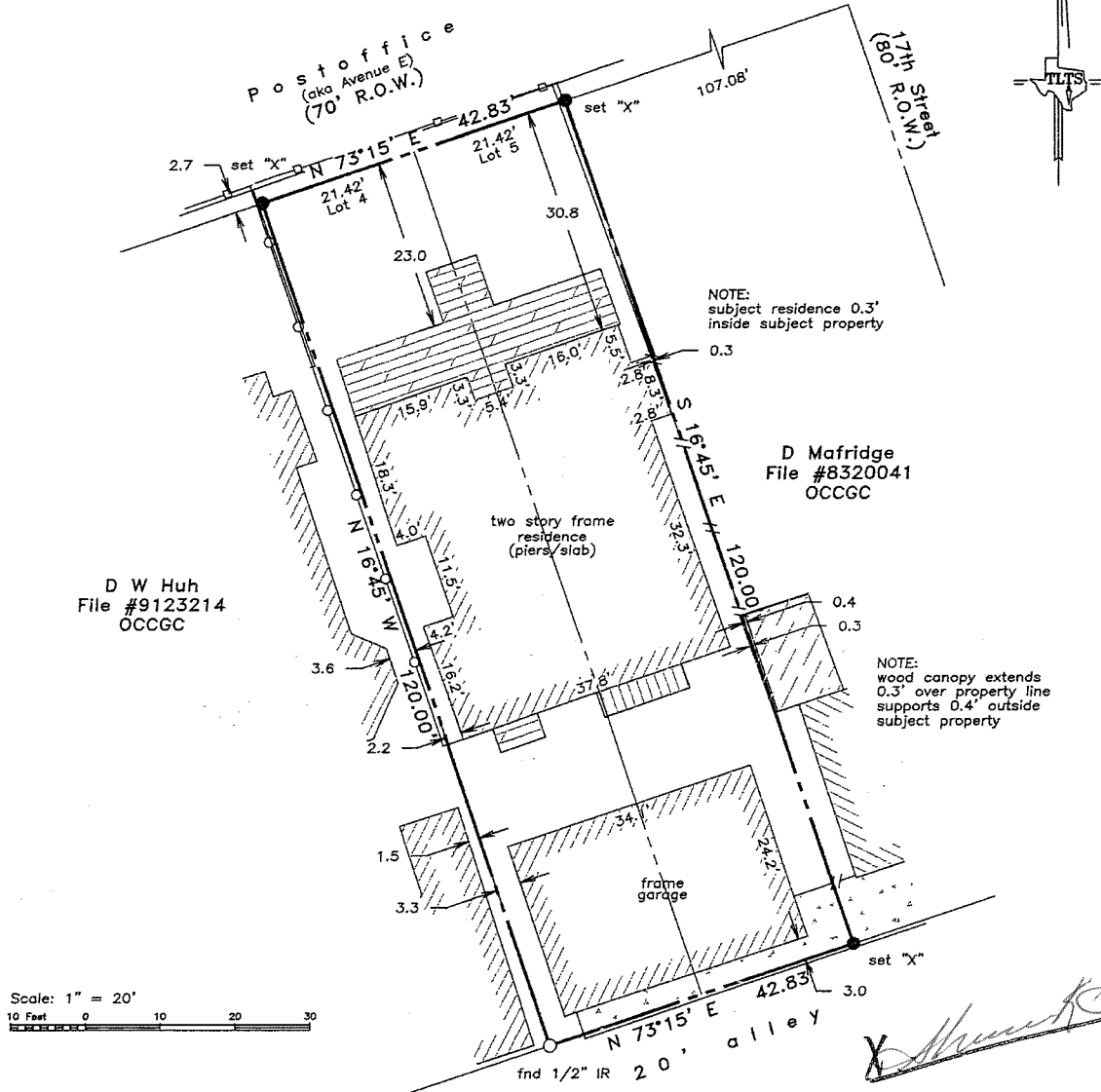










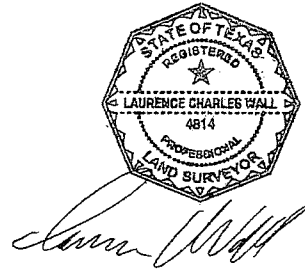


LAND TITLE SURVEY OF A TRACT OF LAND being the East 1/2 of Lot 4 and the West 1/2 of Lot 5, in Block 437 in the City and County of Galveston, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- True ground distances shown
- Plat & bearings reference Plan of COG, Sandusky 1845
- Survey monuments reconciled w/ numerous previous surveys

Subject property: 1711 Postoffice (aka Avenue E)
Galveston County, Texas
This survey is certified for this transaction only and may only be relied on by Shannon K. Graber. This survey is only valid if print has original seal and signature of surveyor.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



Laurence C. Wall
RPLS #4814
November 30, 2021

TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

1-497075

1711 POSTOFFICE, GALVESTON, TX 77550

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

HHM-12241

Parcel ID 690509

Year Built ca. 1890

District East End Historic District

Priority Rating Low

Building Faces N

DESCRIPTION

Type Single-Family House
Massed Plan

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Fence Type Picket fence

Landscape Features Concrete curb, Concrete wall

Outbuildings Historic garage

Outbuilding Condition Good

Description Notes Only Massing Retained

ROOF

Roof Shape Hipped, Front-gabled

Roof Materials Asphalt composition shingles

Roof Features Wide eaves, Box eaves

Gable End Treatment Wood siding

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 1/1

Window Features Wood shutters, Historic screens, Screens

Door Materials Wood

Door Types Single door primary entrance

Door Features Sidelights, Transom light, Shutters

Windows & Doors Notes Sidelights and Transom are glass block

CHIMNEYS

PORCH

Porch Type One story, Entry

Porch Location Front

Porch Roof Front gable

No. of Porch Bays 1

Porch Features Squared wood balusters

INTEGRITY

Condition Excellent

Alterations Exterior wall material replaced, Door replaced, Roof material replaced, Window replaced, Window pattern altered, Porch



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.