



City of Galveston Historic Preservation Program

April 2023



Galveston, TX

Galveston Facts

- Founded in 1830s
- Natural Port
- Prosperous in the late 1800s
- Wall Street of the Southwest
- Population: 53,216 (2023)
- Industries: Tourism, Health Care, Government
- 7+ million visitors per year



Image courtesy of Galveston Historical Foundation



Image courtesy of Mitchell Historic Properties

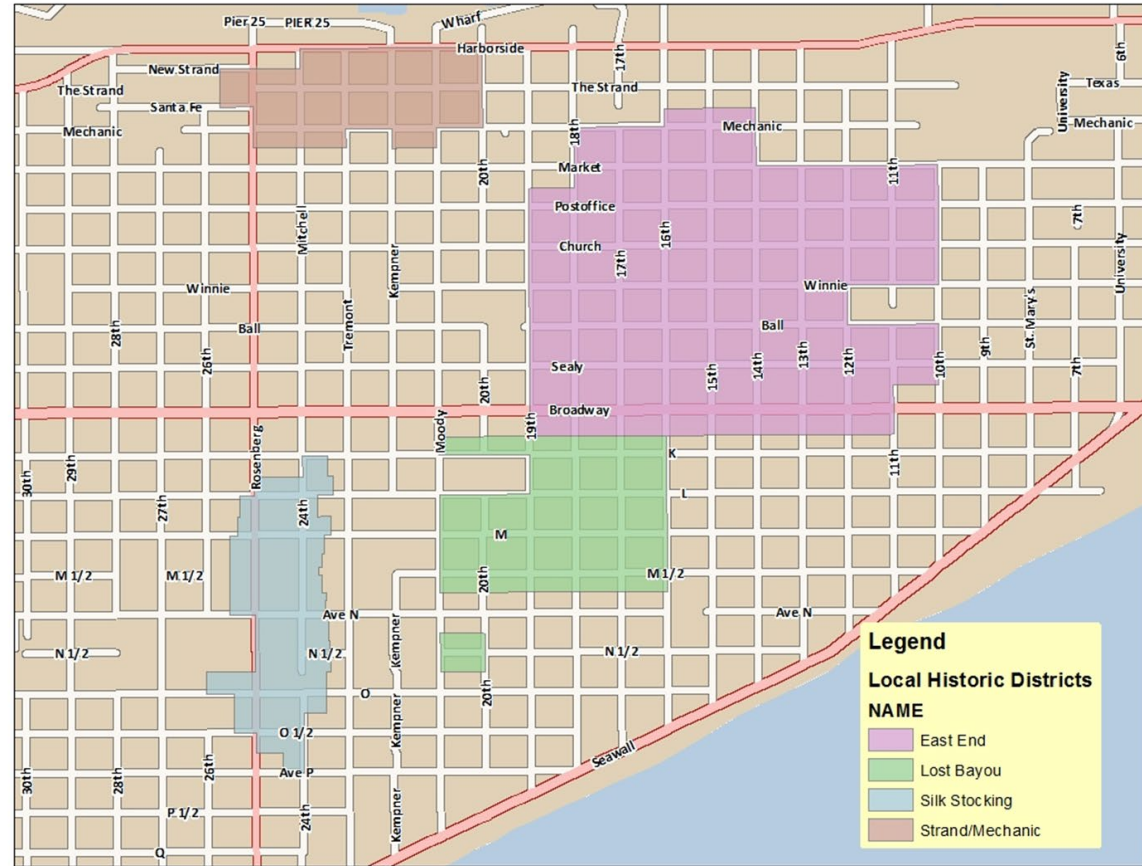
Galveston – Designated Resources

- National Historic Landmarks: 3
- National Register of Historic Places, Individual: 66
- National Register of Historic Places, Districts: 7
- Registered Texas Historic Landmarks: 100
- State Antiquities Landmarks: 5
- Local Historic Districts: 4
- Local Galveston Landmarks: 110



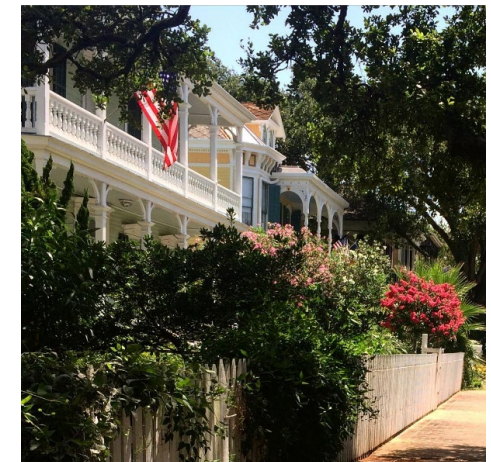
History of Historic Districts

- 1969: Residential Survey completed/residential historic districts identified.
- 1970: Galveston City Council passed the Historic Zoning Ordinance – allowing the creation of historic districts and provided a method for protecting the city's historic resources.



History of Historic Districts

- 1971: East End Historic District designated
- 1975: Silk Stocking Historic District designated
- 1988: Strand/Mechanic Historic District designated
- 1994: Lost Bayou Historic District designated, East End Historic District expanded



Establishing a Historic District

Enabling
Legislation

Yes

Great!

No

Oh Dear!



Establishing a Historic District


- Enabled by Chapter 211, Local Government Code
- Zoning Regulations
- Adopted as an overlay district
- Enabling Legislation must include:
 - Criteria for Designation
 - Designation Procedures
 - Review Procedures
 - Establish review board
 - Demolition
 - Appeals



Establishing a Historic District

- Survey to establish boundaries
- Consultant
- Reviews Proposed district for integrity and period of significance
- Uses outcome of the survey to establish boundaries that meet the adopted criteria

Galveston Historic Sites Inventory		SURVEY SHEETS		East End Neighborhood
1108 BROADWAY, GALVESTON, TX 77550			HHM-13145	
Parcel ID	122	Year Built	ca. 1925	
District	East End Historic District	Priority Rating	Medium	
Building Faces	G	High - Individually Eligible/ Listed; Contributing Medium - Contributing Low - Non-Contributing		
DESCRIPTION		ROOF	WINDOWS & DOORS	
Type	Residential Apartment Complex	Roof Shape	Flat	
Stylistic Influences	Mission Revival	Roof Features	Parapet	
Stories	2	Window Types		
Exterior Wall Materials	Brick	Double-hung		
Foundation Type	Slab	Window Frame Materials		
Landscape Features	Concrete curb	Wood		
		Window Light Configuration		
		4/1		
		Window Features		
		Historic screens		
		Door Types		
		Single door primary entrance		
		Door Features		
		Transom light, Shutters		
		Windows & Doors Notes		
		Door is shuttered		
CHIMNEYS		PORCH		INTEGRITY
		Porch Type		Condition
		Two story, Entry		Good
		Porch Location		
		Front		
		Porch Roof		
		Flat		
		No. of Porch Bays		
		1		
		Porch Support Type		
		Brick piers		
		Porch Features		
		Metal balustrade		



TX_GalvestonCounty_1108_Broadway_1.jpg

Establishing a Historic District

- Follow designation procedure in enabling legislation
- Galveston Process:
 - Petition of 51% of Property Owners
 - Review by Landmark Commission
 - Review by Planning Commission
 - Final Decision by City Council



Design Standards

- Guiding document for property owners, design professionals, staff, and review board
- Addresses rehabilitation, alteration, additions, and new construction
- Separate standards for residential and commercial
- Provides a framework for making consistent decisions about the appropriate design of sites and buildings
- Educational and planning tools for property owners and design professionals
- More flexible than zoning regulations
- Require interpretation by a qualified review board or staff
- Delegates administrative authority

CITY OF GALVESTON

DESIGN STANDARDS for HISTORIC PROPERTIES



APRIL 30, 2012 

Design Standards – Development

- Community specific
- Hire a consultant
- Public process
- Reflect the community's Historic Preservation Goals
 - Established in the Comprehensive Plan or Preservation Plan



HISTORIC MASONRY

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

2.7 Preserve original masonry materials.

Appropriate

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

Inappropriate

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

2.8 Do not paint brick or stone that was not painted historically.

Appropriate

- Maintain the natural uncovered water-protective layer, or patina, to protect masonry from the elements.

Inappropriate

- Do not paint masonry walls (this can seal in moisture, which may cause extensive damage over time).

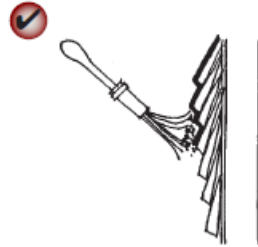
2.9 Re-point deteriorated masonry mortar joints.

Appropriate

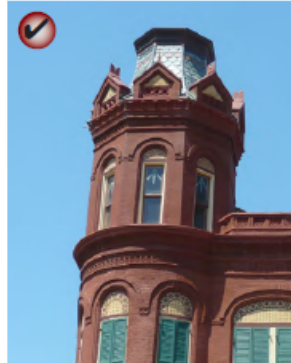
- Duplicate original mortar in strength, composition, color and texture.
- Duplicate the mortar joints in width and profile.

Inappropriate

- Avoid using mortar with a high Portland cement content, which will be substantially harder than the original.



Maintain protective coatings to retard deterioration and ultraviolet damage.



Preserve and repair historic masonry wherever possible.



Re-point mortar joints where there is evidence of deterioration.

Chart 1.3: Guide for Administrative Approval

Item	Material	Administrative Approval?	Commission Review?	Comments
PORCHES AND DECKS				
Rear porches or decks - new or alterations	Wood	Yes - If not visible from the public right-of-way	If visible from the public right-of-way	New deck must be of a style compatible with the main structure. Deck may not permanently alter or damage the main structure
Front Porch	Wood	Yes	If change in material or design	Need clear evidence of original design
WINDOWS AND DOORS				
Replacement windows and doors	Wood	Yes	If primary facade or change in materials	Secondary and rear facades only. New windows and doors must match existing historic feature in material and design
MINOR ARCHITECTURAL CHANGES				
Replacement of missing architectural features	Wood	Yes	Change in materials. Lack of clear evidence or photographs	Need clear evidence of original design. Replacement shutters must match the original size and scale
Installation of "Hardiepanel" on skirt on high raised buildings	"Hardiepanel" smooth finish	Yes	Wood-grained finish	4' X 8' smooth finish sheets with applied 1" X 2" wood battens at twelve inches (12") on center
Alterations to non-historic residential buildings		Yes	HPO determines that the requested work does not conform to the Design Standards	Building must be deemed non-contributing or intrusion to the historic district. Must conform to the design standards
CHIMNEYS AND ROOFS				
New roofs	Match existing	Yes	Change in materials - does not meet the Design Standards	Select material and pattern that are historically appropriate to the house
Installation or removal of vent hoods. Removal of damaged or unstable secondary chimney	Metal	Yes	If primary chimney	Secondary chimney must be behind the roof peak
FENCES				
Front fences	Wood, metal	Yes	Change in height, materials or unusual design	Height not to exceed 48". Vinyl not permitted. Must conform to the Design Standards
New rear or side yard privacy fence	Cedar dog-ear pickets with lattice above	Yes	Change in height, materials or unusual design	Height not to exceed 48". Vinyl not permitted. Must conform to the Design Standards
SYNTHETIC SIDING (VINYL OR ALUMINUM)¹				
All new applications		No	Yes	Must go before Landmark Commission - color review for all new applications
Removal of synthetic siding		Yes	No	Check condition of historic wood material beneath
ADA/ACCESSIBILITY				
Ramps or lifts	Wood	Yes	Lifts visible from the city right-of-way	Should be placed on side or rear of structure if possible/met setbacks
SIGNAGE				
New		Yes - If no change in materials or size	If change in materials or allowable size	Accurate full color renderings submitted to HPO
WORK IN REAR YARDS				
Removal of dilapidated, non-historic rear yard secondary structure	Variou s	Yes	If historic or contributing structure	Submittal of photographs verifying condition of property
Minor alterations to accessory buildings	Variou s	Yes	If visible from the public right-of-way	Including garage doors, enclosure or foundations, access stairs to associated decks and porches
New rear yard accessory buildings and structures	Variou s	Yes	If significantly visible from the public right-of-way	Must conform to the Design Standards

¹See "Using Alternative Materials on a Historic Structure" on page 31 for more information on use of synthetic and imitation materials.

Design Standards – Maintenance




- Enabling legislation establishes what body can adopt or modify the Design Standards
- Flexible document
 - Update info
 - Omissions
 - New technologies
 - Unusual building types
- Wholistic review periodically

CHAPTER 2: DESIGN STANDARDS FOR ALL HISTORIC PRESERVATION PROJECTS

Locating Solar Panels on a Historic Structure

When locating solar panels on a historic building, it is important to consider the building's significance as well as the visibility of the proposed installation location.

An illustrated evaluation of appropriate solar panel installation locations on a sample residential structure is provided below.

Existing Structure		<ul style="list-style-type: none">• Gable roof end faces the street• Side of roof faces south
Preferred Location		<ul style="list-style-type: none">• Panels are set back from the front façade.• Panels are flush with the roof.
Acceptable Location		<ul style="list-style-type: none">• Panels are set back from the eave, but closer to the front.• Panels are flush with the roof.• Panels are subordinate to the roof plane.

Galveston Landmark Commission

- Volunteer Board
- 7 members, 2 alternates
- Appointed by City Council
- Qualifications:
 - Owners of Residential properties in Historic Districts
 - Owners of Commercial properties or Business in Historic Districts
 - Design Professional (architect, interior designer, engineer)
 - At large
 - Ex-officio
 - Alternates



Galveston Landmark Commission

- Powers established by the Land Development Regulations:
The Landmark Commission works to protect, enhance, and promote landmarks and districts of historical importance in the city.
- Reviews exterior alterations, demolition, new construction
- Meets twice a month – 1st and 3rd Monday
- 2022 – reviewed 56 cases





CERTIFICATE OF APPROPRIATENESS LANDMARK COMMISSION

Planning and Development Division
823 Rosenberg, 4th Floor, Room 401, Galveston, TX 77550

409/797-3660

planningcounter@galvestonTX.gov
www.galvestonTX.gov

Landmark Commission Meeting Schedule - 2020

Deadline / Meeting	Deadline / Meeting	Deadline / Meeting	Deadline / Meeting
January 12/2.....1/6	April 3/2.....4/6 3/16.....4/20	July 6/1.....7/6 6/15.....7/20	October 9/8.....10/5 9/21.....10/19
February 1/6.....2/3 1/21.....2/17	May 4/6.....5/4 4/20.....5/18	August 7/6.....8/3 7/20.....8/17	November 10/5.....11/2 10/19.....11/16
March 2/3.....3/2 2/17.....3/16	June 5/4.....6/1 5/18.....6/15	September 8/17.....9/21	December 11/2.....12/7

Meetings typically are 4:00pm in City Council Chambers, 2nd Floor of City Hall, 823 Rosenberg. Verify with staff prior to meeting date.

I. PROPERTY INFORMATION

Street Address/Location, or _____ Legal Description (Lot Number, Block Number, Subdivision) _____

Present Use(s) and Improvement(s) on Property _____ Proposed Use(s) and Improvement(s) on Property _____

II. APPLICANT INFORMATION

Property Owner Name _____ Telephone _____

Mailing Address _____ E-mail Address _____

Applicant/Representative Name _____ Telephone _____

Mailing Address _____ E-mail Address _____

III. PROPOSED WORK

- Exterior Alteration Addition New Construction
 Relocation Other (Please Specify): _____

IV. NARRATIVE OF REQUESTED ACTION (Attach additional pages if necessary)

V. ACKNOWLEDGEMENTS

I certify that [] I am the legal owner on record, or [] I have secured the property owner's permission and have full authority to make this application, and that the above information is correct and complete to the best of my knowledge and ability.

Please read and initial below:

- _____ I understand that all documents submitted with this application are subject to open records requests in accordance with the Open Records Act / Texas Public Information Act.
- _____ I understand that receipt of an application does not constitute application completeness and that staff will review the application and return incomplete applications. I understand that application fees are non-refundable once an application has been accepted and processed.
- _____ I understand that if I am not present or represented at the public hearing, the Landmark Commission may defer or disapprove/deny the application.
- _____ I understand that, in considering my application, the Landmark Commission determines whether the proposed work complies with the *Design Standards for Historic Properties* and the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Printed Name and Signature of Applicant _____ Date _____

Printed Name and Signature of Property Owner _____ Date _____

VI. APPLICANT CHECKLIST

- All documents should be provided in 8.5" x 11", or please fold to appropriate size if larger. All drawings must be to scale.
- Please provide electronic copies, if available. Other pertinent information to support said request should also be attached.

- [] **Pre-Application Meeting with City Staff** (Staff initial here if waived: _____)
- [] **Elevation Drawings** – Illustrating proposed structure and/or alterations.
- [] **Illustrations** – Photos of current and proposed materials to be used.
- [] **Materials List** – Please provide a complete list of the proposed materials to be used
- [] **Site Plan** – Site Plan must include:
- Scale, North Arrow, Legal Descriptions, Street Address
 - Location and dimension of the lot(s) and adjacent lots that may be impacted
 - Footprint of all existing and proposed structures, with dimensions and distance from property lines and adjacent buildings
 - All building setbacks (front, rear, side, structure to structure)
 - Location/type of driveways and sidewalks, with dimensions
 - Alley location and dimensions (where applicable)
- [] **Survey**
- [] **Title Report**– if property was purchased within the last 60 days.
- [] **Non-Refundable Application Fee \$250.00** – *New Construction Only* (payable to the City of Galveston)

Funding Opportunities

- Financial Incentives
 - Federal Income Tax
 - Texas Franchise Tax
 - Local Programs
 - Tax Exemptions
 - 380 Agreements



Comparison of Federal, State and Local Historic Tax Incentive Programs

	Federal - 20%	State	Local	Local - 380 Agreement
Incentive applies to	Federal Income Tax - tax credit	Texas Franchise Tax - tax credit	City taxes - tax exemption	City taxes - tax exemption; Sales Tax Rebate; Permit and LTU Fees
Amount of Incentive	20% of qualified expenditures	25% of qualified expenditures	Tax freeze	Varies - 25% to 75% of qualified expenditures
Recipient	Current owner(s)	Current owner(s). May transfer whole or partial credit to others	Current owner(s). Can be transferred upon sale of the property	Current owner(s).
Eligible applicants	Individuals, companies, partnerships	Individuals, companies, partnerships, non-profits and government entities	Individuals, companies, partnerships	Individuals, companies, partnerships
Eligible building uses	Income-producing only	Income-producing only	Any	Any
Required historic designations	National Register (individual or district)	National Register (individual or district), Registered Texas Historic Landmark, or State Antiquities Landmark	Contributing property in local historic district, or Galveston Landmark	None
Minimum project	\$5,000 or value of building (whichever is greater)	\$5,000	50% of assessed value per Galveston CAD	Not project based
Application structure	3-part Federal application	3-part application that mirrors Federal	2-part application, issued by City Council	Designation application must be approved by City Council
Recapture period	5 years	none	none	none
Time limit	20 years to use credit	5 years to use credit	10 years	20 years
Architectural oversight	National Park Service (NPS) certifies with THC's recommendation	Texas Historical Commission. NPS reviews first if applying for Federal and State	Landmark Commission	None
Financial oversight	Credit managed by IRS	Credit managed by Texas Comptroller	Galveston Central Appraisal District	Galveston Central Appraisal District
Application deadline	Must apply before project completion	Projects completed between September 1, 2013 and January 1, 2015 may apply retroactively. All others must apply before project completion.	Must apply prior to project commencement	Application accepted monthly
Applications accepted	Any time	Any time	Any time	Any time
Contact	Texas Historical Commission www.thc.state.tx.us 512-463-6100	Texas Historical Commission www.thc.state.tx.us 512-463-6100	City of Galveston, Historic Preservation Officer www.galvestonTX.gov 409-797-3665	City of Galveston, Historic Preservation Officer www.galvestonTX.gov 409-797-3665

Substantial Rehabilitation

- Encourage Rehabilitations
- Galveston Landmark or Contributing to a Historic District
- Residential or commercial structures.
- Property owner invests at least 50% of value of the building
- Receives a 10-year “freeze” on City taxes
- Transferable to new owners



New Historic Districts and Galveston Landmarks

- 35% tax exemption on City taxes
- 5 years
- Transferable



Image courtesy of Mitchell Historic Properties



380 Agreements

- Enabled by Texas Local Government Code Chapter 380
- Adopted by City Council in June 2016
- Encourage rehabilitation of cast iron buildings downtown
- Allow reimbursement of project costs through:
 - Increased ad valorem tax
 - Increased personal property tax
 - City's portion of sales tax



Funding Opportunities

- City Government
 - Certificated Local Government (CLG) Grants
 - Preservation Trust Fund Grants
 - National Park Service Grants



Impact to Economic Development

- Higher property values
- Job creation in rehabilitation industries
- Increased Heritage Tourism.
- Access to Financial Incentives
- Code Exemptions – FEMA, Building Code, Energy Codes
- Environmental Sustainability. Rehabilitation of historic resources directly supports environmental sustainability through conservation of embodied energy, adaptability, and maintenance of sustainable development patterns.
- Cultural/Social Sustainability. Preserving historic places and patterns promotes cultural and social sustainability by supporting everyday connections between residents and the cultural heritage of the community



Resources

Texas Historical Commission – Certified Local Government Program

<https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government>

National Alliance of Preservation Commissions

<https://www.napcommissions.org/>

PlaceEconomics

<https://www.placeeconomics.com/>

Contact

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer
Planning and Development Division
Development Services Department
City of Galveston

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Email: cgorman@galvestontx.gov

