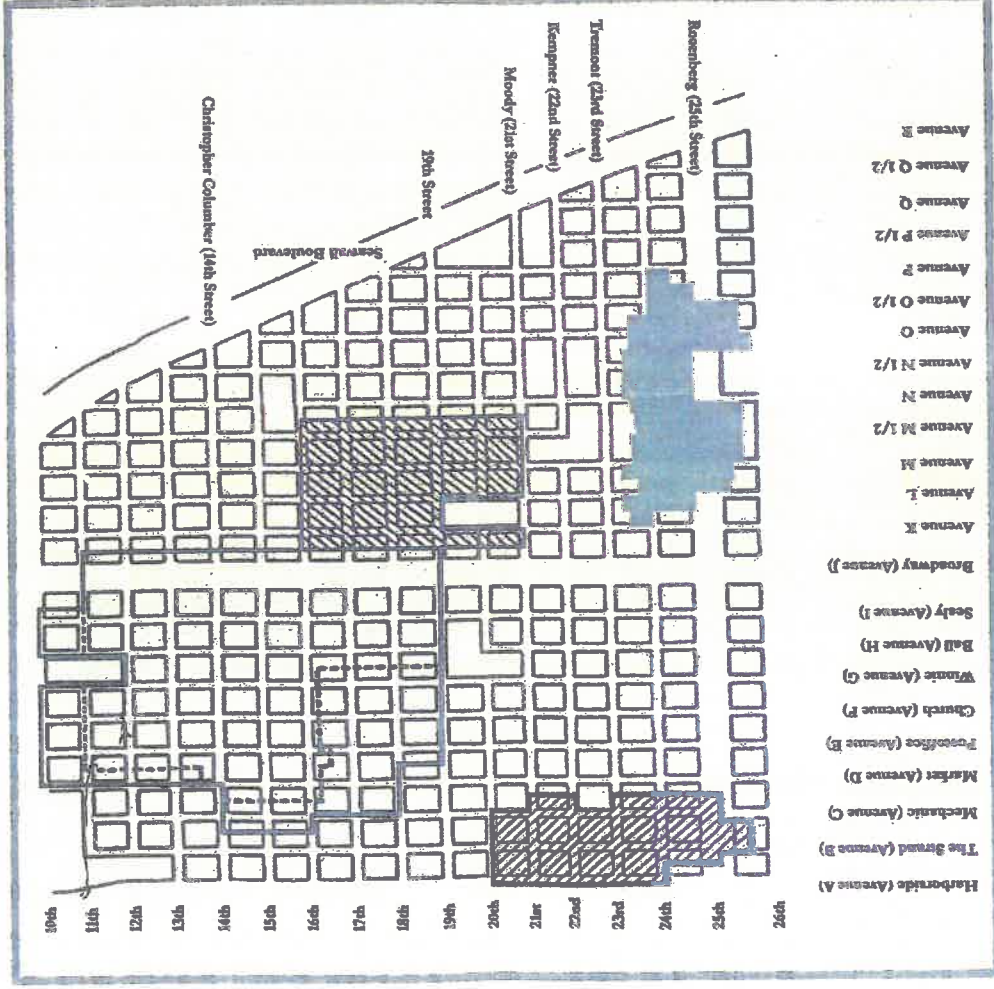


Galveston's Local Historic Districts



Four areas, to date, have been designated as local historic districts in Galveston. The East End Historic District was created in 1971 and consists of approximately sixty-six blocks. The Silk Stocking Historic District includes all or a portion of nineteen blocks and was established in 1975. In 1994, the Lost Bayou Historic District, including all or a portion of twenty-three blocks, was created. The roughly thirteen blocks, known as the Strand/Mechanic Historic District, is the only predominantly non-residential district, which was established in 1988.

From the Landmark Commission:

Dear Neighbors,

This pamphlet is intended to inform homeowners in local historic districts of our efforts to protect Galveston's unique architectural and cultural heritage. By following the *Design Guidelines for Historic Districts in Galveston*, you help keep alive the charm and character for which our island is known nationwide. Your Landmark Commission will do its part by reviewing building projects in our historic districts.

If your building is not within one of our local historic districts and it qualifies, the Commission can recommend the designation of "Galveston Landmark". With this designation, your building is protected by Landmark Commission review.

Our monthly meetings are open to all. We conduct business in City Hall, and we invite you to come down and participate or just listen.

As an owner of a historic property, you are a steward of our city's heritage. Your Landmark Commission is here to help you pass that heritage on to future generations.

Sincerely,

The Galveston Landmark Commission

City of Galveston
Department of Planning and Community Development

823 Rosenberg Avenue, Room 401
P.O. Box 779
Galveston, TX 77553

Tel: 409/797-3660

Fax: 409/797-3661

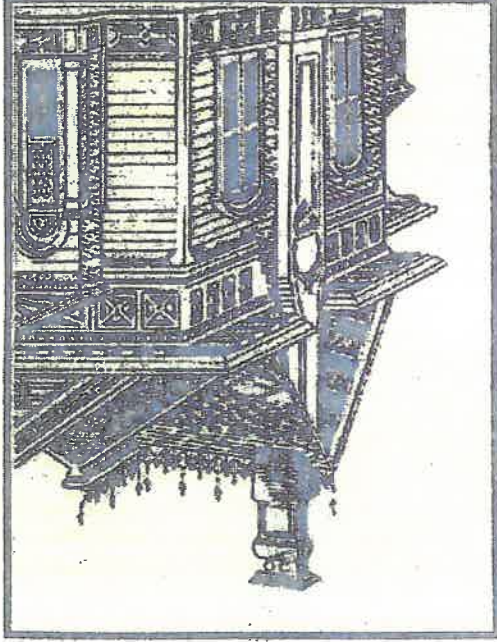
This document was developed by the City of Galveston Planning Staff, with the support of the Landmark Commission, to provide information to residents and property owners of Galveston Landmarks and within Galveston's historic districts. Illustrations courtesy of Robert Brown and the *Design Guidelines for Historic Districts in Galveston*.

September 2002

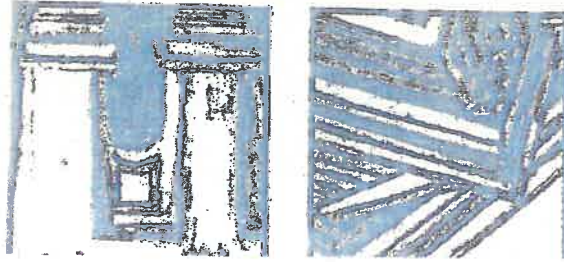
City of

Galveston

Historic Districts



A Property Owner's Guide to Galveston's Historic Districts



Frequently Asked Questions:

❖ What are the advantages to owning property in a local historic district?

Historic districts have a unique sense of place. Buildings located in historic districts are protected from unsympathetic changes to the surrounding properties, which may decrease property values or negatively affect the neighborhood. Numerous reports, including a case study of Galveston, have shown that a historic designation maintains or increases property values.

You may also be eligible for significant federal tax benefits if your property is commercial or income producing. For further information on this program, you may contact the Historic Preservation Officer for the City.

❖ What type of work requires review by the Landmark Commission?

Any project that involves changing the exterior of a property, including additions, new construction, demolition, or moderate repair and/or replacement of architectural features, etc., requires Landmark Commission review. Minor repair or replacement of architectural features, most fencing, rear decks and other items allowed under administrative approval, may be reviewed by the Historic Preservation Officer during the building permit process and often will not

require further review. To determine if your project requires Landmark Commission review, you should contact the Department of Planning and Community Development to discuss the planned work well in advance of the anticipated start of construction.

❖ Upon what does the Landmark Commission base its decisions?

All review of work will be based on the *Design Guidelines for the Historic Districts in Galveston*, which is available for a nominal fee through the Department of Planning and Community Development. These guidelines were created utilizing the *Secretary of the Interior's Standards for Rehabilitation*, as determined by the National Park Service.



❖ Under what authority does the Landmark Commission operate and for what purpose?

Section 29-80 of the Galveston Zoning Standards, Special Historical District Regulations, provides for the creation by City Council of Historical Districts and the Landmark Commission to administer and regulate the construction, reconstruction, alteration, or razing of buildings and other structures in the Districts. It is recognized that Galveston is known nation-wide for its historic architecture, cultural, and historical traditions and for the preservation of these resources. Through this ordinance, the City Council aims to preserve, enhance, and perpetuate those aspects of the city that have historical, cultural and architectural merit.

❖ Is interior work reviewed?

No, interior alterations are not reviewed by the Landmark Commission. The only time Landmark Commission approval is required for interior work is when the number of dwelling units are increased or the use of the building changes. However, you should contact the City's Building Division to determine if building permits are required for your project.



❖ Are there specific colors that I must paint my property if it's located within a historic district?

Paint colors are not reviewed in any of the residential historic districts. However, there is a designated color palette to paint your building if the property is located in the Strand/Mechanic Historic District. The Landmark Commission may consider other paint colors, but an application must be submitted for review. A building permit is not required to paint the property unless exterior materials need to be replaced prior to beginning work, or right-of-way use is necessary.

❖ What is the time period for Landmark Commission review?

As with all other boards in the City of Galveston, the application process takes approximately four to six weeks. The Department of Planning and Community Development must notify all public and private utilities, as well as surrounding property owners, of the proposed project. Once comments are received from the utility

companies and various City departments, a staff report is prepared for submission to the Landmark Commission. Most cases are decided at the first Landmark Commission meeting but the Commission does have up to sixty (60) days to make a decision, unless an extension of the time period is agreed to by the applicant. The Landmark Commission meets on the first and third Mondays of each month.

❖ What are the qualifications required to serve on the Landmark Commission?

The Commission consists of seven (7) members: (1) owner of a commercial building located in a historic district, (3) owners of residential properties in historic districts or a Galveston landmark, (1) architect, (1) Planning Commission member, (1) resident-at-large, and a non-voting member of City Council. (2) alternate members are also appointed.

❖ Is the Landmark Commission the same as the Galveston Historical Foundation?

No. The Landmark Commission is a public body appointed by the City Council with specific duties to perform for the public in locally designated Historic Districts. In contrast, the Galveston Historical Foundation is a private, non-profit organization with dues-paying members dedicated to historic preservation and building rehabilitation throughout the city.

