

# Planning and Development Division

823 Rosenberg, Room 401  
Galveston, Texas 77550

Phone (409) 797-3660 [planningcounter@galvestonTX.gov](mailto:planningcounter@galvestonTX.gov)



March 22, 2016

Heather and Jeff Davis  
2722 Fieldstone  
Sugarland, TX 77478

Re: **17LC-019 (902 Winnie/Avenue G)** Request for designation as a Galveston Landmark. Property is legally described as the South 79 feet of Lot 8 and a Portion of Lot 9 (8-1), Block 369, in the City and County of Galveston, Texas.

Applicant and Property Owner: Heather and Jeff Davis

**17P-019 (902 Winnie/Avenue G)** Request for designation as a Galveston Landmark. Property is legally described as the South 79 feet of Lot 8 and a Portion of Lot 9 (8-1), Block 369, in the City and County of Galveston, Texas.

Applicant and Property Owner: Heather and Jeff Davis

Dear Mr. and Mrs. Davis:

The Galveston Landmark Commission, at their meeting of March 20, 2017, voted to recommend the approval of this request. The Planning Commission, at their meeting of March 21, 2017 also voted to recommend approval of the request.

The request will be heard by City Council on April 27, 2017 at 1:15 pm. The meeting is held in City Council Chambers on the second floor of City Hall. Staff requests that a representative be in attendance to receive the Galveston Landmark plaque.

We ask that you retain a copy of this letter for future reference. Please feel free to contact me at 409/797-3665, should you have any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Gorman", with a long, sweeping flourish extending to the right.

Catherine Gorman, AICP  
Historic Preservation Officer  
Planning and Development Division



## Certificate of Engineered Flood Openings

I do hereby certify that the American Flood Vent, model number FV-1 and FV-2, properly installed and sized in accordance with the Federal Emergency Management Agency's National Flood program regulations (44 CFR 60.3(c)(5)) and National Flood Insurance Program, Technical Bulletin (TB) 1-August 2008 is designed to automatically equalize hydrostatic flood forces on the exterior walls by allowing for entry and exit of floodwater during floods up to and including the base (100 year) flood.

I also hereby certify that I calculated the Non-Engineered, Net free Air and Engineered opening size for each model and size of the Flood Louvers. The Engineered size openings calculations were performed by using the formula in the TB-1- August 2008, Opening in Foundation Walls for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program and ASCE/SEI 24-05 Flood Resistance Design and Construction. I measured the size of each louver and the size of all obstructions to determine the Non-Engineered and Net-Free opening size for each model.

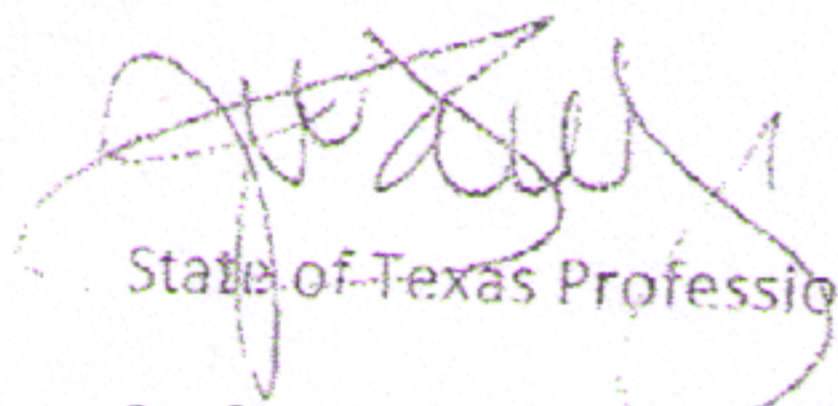
Each individual opening, and any louver, or other covers, shall be designed to allow automatic entry and exit of floodwaters during design flood or lesser flood conditions: there shall be a minimum of two openings on different sides of each enclosed area: if a has more than one enclosure below the BFE, each area shall have openings, the bottom of each required opening shall be no more than 1 ft above the adjacent ground level: the difference between the exterior and interior floodwater levels shall not exceed 1 ft during base flood conditions: in the absence of reliable flood data on the rates of rise and fall, assume the minimum rate of rise and fall of 5 ft/hr: where data or analysis indicates more rapid rates of rise and fall, the total net area of all required openings shall be increased to account for higher rates of rise and fall.

Each vent Models FV-1 and FV-2 have been engineered to have 95 square inches of net free air and 250 square inches of flood opening with a louver that opens more than 4 inches to allow the flow of debris.

American Floodvent and the engineer of record will not assume liability if the product is not properly installed as set forth by Rules of FEMA document (TB-1 2008) and ASME-24. The flood vents are being installed at the following location:

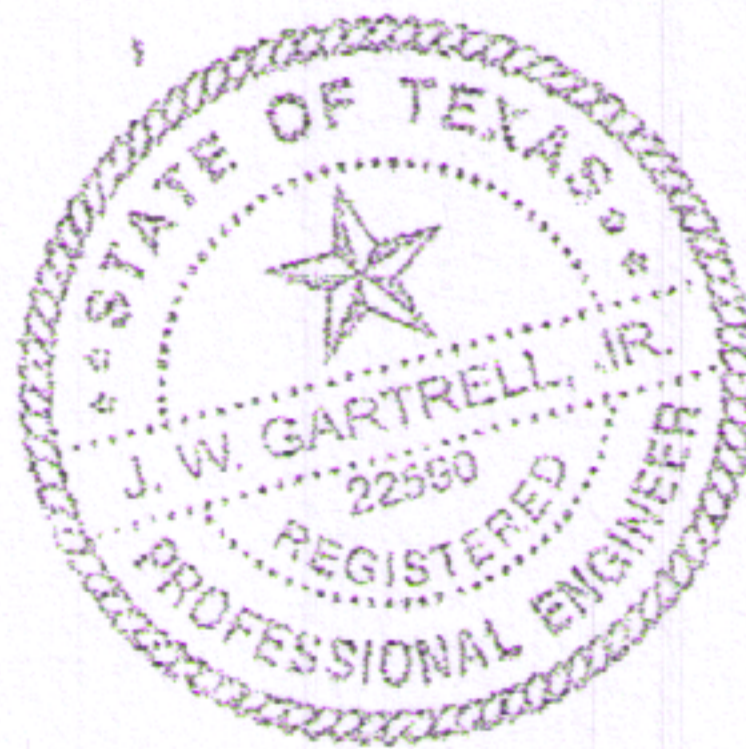
Address: \_\_\_\_\_

James W. Gartrell Jr.



State of Texas Professional Engineer

Professional License Number 22590





## A G R E E M E N T

This Agreement, is entered into on January 31, 2018, by and between the City of Galveston, (City), a municipal corporation, and Jeffery and Heather Davis, Owners of the property located at 902 Winnie/Avenue G and legally described as the South 79 Feet of Lot 8 and a Portion of Lot 9 (8-1), Block 369, in the City and County of Galveston, Texas (Grantee).

### W I T N E S S E T H:

**WHEREAS**, City Ordinance Number 15-059 allows property owners within the City of Galveston to apply to the City Council for an ad valorem property tax exemption when a structure is designated as a Galveston Landmark Landmark or is contributing to a Galveston Historic Zoning District and as a "historically or archeologically significant site in need of tax relief to encourage its preservation"; and,

**WHEREAS**, on December 14, 2017, the structure located at 902 Winnie/Avenue G and legally described as the South 79 Feet of Lot 8 and a Portion of Lot 9 (8-1), Block 369, in the City and County of Galveston, Texas, was designated by City Council as a historically or archeologically significant site in need of tax relief to encourage its preservation; and,

**WHEREAS**, on December 14, 2017, pursuant to City of Galveston Ordinance Number 17-075, the City Council granted a Substantial Rehabilitation for Historic Properties Tax Exemption of the structure located at 902 Winnie /Avenue G and legally described as the South 79 Feet of Lot 8 and a Portion of Lot 9 (8-1), Block 369, in the City and County of Galveston, Texas; and,

**WHEREAS**, the exemption shall be effective on January 1 of the year following the grant of the Substantial Rehabilitation for Historic Properties Tax Exemption and continue for the ten-year period thereafter, expiring on **December 31, 2027**. The tax exemption freezes the City's portion of the property tax at the pre-improvement value of the property which was established by the Galveston Central Appraisal District at \$150,000.00, on or about October 2017.

**NOW, THEREFORE**, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. This Agreement between the parties consist of the terms and conditions set forth herein, and in the Staff report labeled as "**Exhibit 1**" (with attachments) as well as, Ordinance No. 17-075 adopted by City Council on December 14, 2017.
2. The City of Galveston hereby grants a Substantial Rehabilitation for Historic Properties Tax Exemption for the property located at 902 Winnie/Avenue G and legally described as the South 79 Feet of Lot 8 and a Portion of Lot 9 (8-1), Block 369, in the City and County of Galveston, Texas.



3. Pursuant to the City's Financial Incentives for Historic Properties Program, the assessed value of the property, in whole or in part, will be frozen for the ten (10) year period associated with the approved tax exemption.
4. This Agreement shall be effective upon execution in full by the City of Galveston and the Grantee and shall expire on December 31, 2027, unless sooner terminated in accordance with the terms of the Agreement.
5. The exemption period shall be effective on January 1 of the year following the grant of the substantial rehabilitation for historic properties tax exemption (2016) and continue for the ten (10) year period thereafter, expiring on December 31, 2027. After expiration of the tax exemption, the City of Galveston shall levy property taxes to the full assessed value as determined by the Galveston Central Appraisal District.
6. Upon approval by the City Council, this Agreement may be amended upon the written consent of the parties, and such written amendments shall be incorporated into this Agreement for all intents and purposes.
7. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The Agreement is entered into and fully performable within Galveston County, Texas. Venue shall lie in Galveston County, Texas.
8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree or judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Agreement.
9. GRANTEE SHALL HOLD HARMLESS, INDEMNIFY, AND DEFEND CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY LIABILITY, CAUSES OF ACTION, DAMAGES, JUDGMENTS, COSTS, CHARGES, EXPENSES, AND ATTORNEYS' FEES ARISING FROM OR UNDER THE ACTIONS OF GRANTOR, ITS OFFICERS, AGENTS OR EMPLOYEES.
10. All notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered in person or three days after deposit in the United States Mail, postage prepaid, addressed to the party's address reflected at the end of this Agreement. A party's notice address may be changed from time to time by that party's providing written notice to the other. A copy of the notice to the each respective party shall be sent to:



City/Grantor: City Manager  
P. O. Box 779  
Galveston, Texas 77553  
(409) 797-3520  
(409) 797-3521 fax

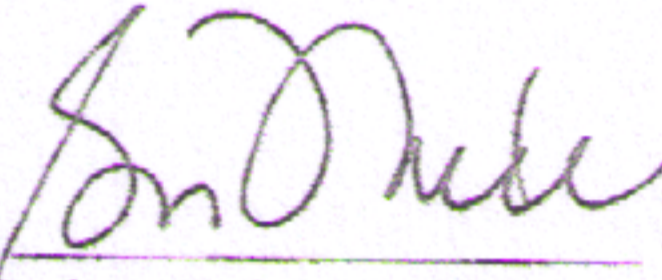
with copy to: City Attorney's Office  
P. O. Box 779  
Galveston, Texas 77553  
(409) 797-3530  
(409) 797-3531 fax

Grantees: Jeffery and Heather Davis  
902 Winnie  
Galveston, Texas 77550  
(713) 858-2884

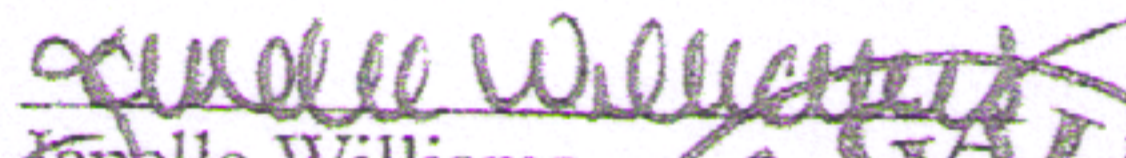
IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the year and as of the date indicated.


CITY OF GALVESTON

Grantor:

By:  Date: 4/14/18  
Brian Maxwell  
City Manager

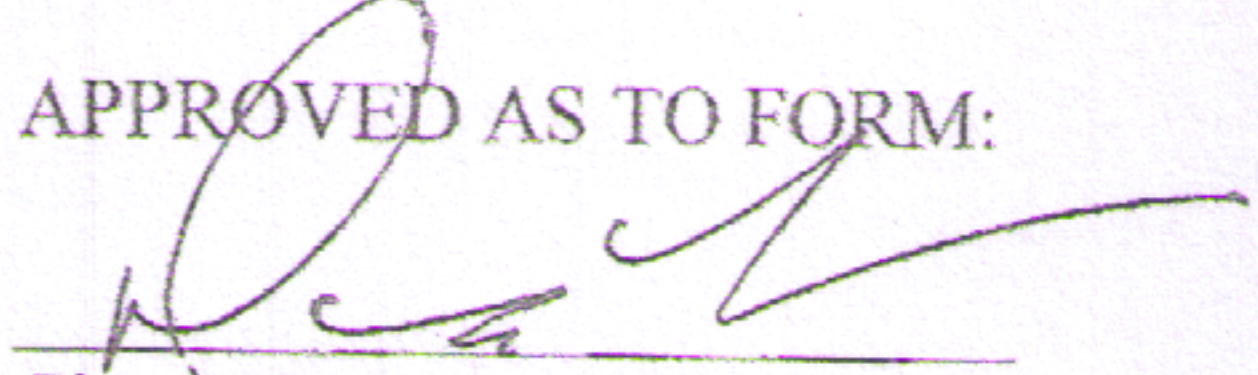
ATTEST:

  
Janelle Williams  
City Secretary



The seal of the City of Galveston, featuring a ship on the water, surrounded by the text "CITY OF GALVESTON" and "1839".

APPROVED AS TO FORM:

  
City Attorney's Office