

Chapter 23

ARTICLE VII. Structures within the Strand/Mechanic Historic Area

Sec. 23-107 to 109 Reserved

Sec. 23-110 Applicability

This Article applies to those structures located within the boundaries of the Strand/Mechanic Historic District as indicated on the City of Galveston's official zoning map.

Sec. 23-111 Purpose

The protection, enhancement, and perpetuation of the Strand/Mechanic Historic District is a public necessity required in the interest of the health, prosperity, safety and welfare of the people of the city. This article is intended to:

- a) Accomplish the protection, enhancement and perpetuation of the Strand/Mechanic Historic District's architectural history;
- b) Safeguard the city's historic and cultural heritage, as embodied in the Strand/Mechanic Historic District;
- c) Foster civic pride in the beauty and accomplishments of the Strand/Mechanic Historic District;
- d) Protect and enhance the Strand/Mechanic Historic District attraction to residents, tourists and visitors;
- e) Support the business, industry and economy of the city and particularly the Strand/Mechanic Historic District; and
- f) Support the use of the Strand/Mechanic Historic District for the good of all people.

Sec. 23-112 Definitions

As used in this article, unless the context clearly requires otherwise, the words defined in this section have the following meanings:

Architectural feature means the interior or exterior surface of a door along with its hinges and hardware; features on the exterior of the building such as name and or date plates; brick surfaces, cast iron columns; porticos; transoms, entablatures, cornices, escutcheon plates; cast stone, cast-crete, terra cotta, cornerstones, wood framed windows, window hoods of brick, cast iron, sheet metal, wood, or stone; or keystones on any premises within the Strand/Mechanic Historic District.

Commission means the Landmark Commission of the City of Galveston.

Premises means any building, structure, landscape feature, work of art or other object or fixture which is all or part of any physical betterment of real property.

Obscure means to conceal or prevent from being seen partially or completely.

Sec 23-113 Obscuring architectural features

- a) No owner or occupant of any premises covered under this article shall obscure, either temporarily or permanently, any architectural feature of the premises by any means including the placement of items for sale by the owner or occupant of the premises or other displays.
- b) The prohibition in the preceding item does not include maintenance of the architectural feature by the application of paint to the feature in compliance with the Design Standards for Historic Properties.
- c) The placement of any object to hold an exterior door open does not obscure the architectural features of the door as long as both the exterior and interior surfaces are available for viewing and the object holding the door open is the smallest size needed to accomplish the task of keeping the door open.
- d) This section does not prohibit the display of goods within glass portion of a door or window of the premises with a platform adjacent to the window on which goods are placed for display for the viewing public.

Sec. 23-114 Review by Landmark Commission

- a) An owner or occupant of a premises covered by this Article may request a Certificate of Appropriateness for the placement of any item which will obscure an architectural feature of the premises.
- b) Applications for a Certificate of Appropriateness will be filed with the Department of Development Services on a form prescribed by the department.
- c) The Landmark Commission will approve the application for the placement of an item which will obscure an architectural feature upon a finding that:
 - i) There is no practical alternative to the placement of the item;
 - ii) The placement is done in such a way as to minimize the obscuring the architectural feature, and
 - iii) The placement of the items enhances the appearance of the architectural feature.

- d) The decision of the Landmark Commission may be appealed as provided in Section 10.110 of the Land Development Regulations.

Sec. 23-115. - Article declared supplemental.

The provisions of this article shall be supplemental to all other provisions of this Code.

Sec. 23-116. - Penalty.

Any violation of section 23-113 shall be punished by a fine not to exceed five hundred dollars (\$500.00), the general penalty for violation as provided in section 1-7 of this Code, and successor provisions. Each day is a new violation.