



20LC-027

STAFF REPORT

ADDRESS:

Adjacent to 112 23rd Street

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lots 1-3, Block 682, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Steven Creitz, Mitchell Historic Properties

PROPERTY OWNER:

Mitchell Historic Properties

ZONING DISTRICT:

Central Business, Historic District (CB-H)

HISTORIC DISTRICT:

Strand/Mechanic

REQUEST:

Request for a Certificate of Appropriateness for the placement of items that will obscure an architectural feature.

EXHIBITS:

A – Applicant’s Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
7				



Historical and/or Architectural Significance

Date	1877
Style	Commercial
Condition	Excellent
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling and/or association.
Note(s)	Wolston, Wells, and Vidor Warehouse

Background

In September of 2019, the City Council adopted Ordinance 19-051 amending Chapter 23 of the Code of the City of Galveston, which prohibits the obstruction of any architectural feature by any means. Enforcement of the regulations is now underway. The ordinance allows the Landmark Commission to grant a Certificate of Appropriateness for obscuring architectural features.

Executive Summary

The applicant is requesting approval of a Certificate of Appropriateness for the placement of items, which will obscure architectural features. The proposed items are:

- Two planters with plants flanking the west entry doors

Code of the City of Galveston, Chapter 23, Article VII, Section 23-114 – Review by the Landmark Commission

The Code of the City states the following:

- 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 of the architectural feature, and
 - iii. The placement of the item enhances the appearance of the architectural feature.

Architectural feature is defined as:

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.

Obscure is defined as:

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

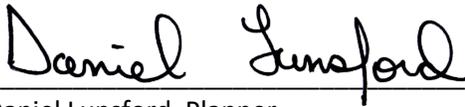
Conformance with the City Code Requirements

In order to approve, the Landmark Commission has to find that **all** of the following conditions have been met:

- 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 of the architectural feature, and
- iii. The placement of the item enhances the appearance of the architectural feature.

When making a motion for approval, the Landmark Commission must articulate how each of the above conditions have been met. When making a motion for approval, the Landmark Commission must articulate how any of the conditions are not being met.

Respectfully Submitted:



Daniel Lunsford, Planner

04/03/2020

Date

04/03/2020

Catherine Gorman, AICP, Assistant Director/HPO

Date



Mitchell Historic Properties



Hotel Galvez & Spa

The Tremont House

Harbor House Hotel & Marina



Mitchell Historic Properties, Inc.

Pier 21®

Armour & Co. Building

Beach Central

Berlocher Row

Butterowe Building

Dargan & Tobyn Building

Davidson Building

Hendley Building

Hunter Building

Hutchings-Scaly Building

Marine Building

Old Galveston Square

Rosenberg Building

Saengerfest Park

T. Jefferson League Building

Thompson & Co. Building

Washington Building

2100 Market Street Garage



Montgomery, Texas

Cooks Branch, Ltd.



North Carolina

Bald Head Island, Ltd.



2228 MECHANIC STREET, SUITE 204

GALVESTON, TX 77550

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www.mitchellhistoricproperties.com

112 Tremont – Thompson Building Narrative

Requesting to leave (2) planters on either side of the west entry doors. Planter boxes are inset on the building, not on the side. The request for planters in alcove of privately owned buildings in historic downtown Galveston

Planters have added a level of softness against all the stucco building and concrete & paver sidewalks. Historic elements can still be viewed as NOT all alcoves have planters.

Planters add beauty to the otherwise barren landscape. Planters are not placed in a row so the opportunity to view the architecture is still there to see.



112

MAIL





SCALE: 1" = 30'

HARBORSIDE DRIVE
(70' R.O.W.)

N 73°17' E
128'-8"

BLOCK 682

Covered Walk
87'

S 16°43' E
120'

Lot 4

Lot 3

Lot 2

Lot 1

N 16°43' W
111'

Covered Walk

Dumpster
20.9'

BLDG. ON LINE
87'

S 73°17' W
128'-8"

20' ALLEY

15.8'

Fnd. Mag. Nail

23rd STREET
(80' R.O.W.)

Survey of Lots -1, 2, and 3 in Block 682, in the City and County of Galveston, Texas. This survey is based on the Map of the City of Galveston in common use.

I hereby certify that on the below date the following is a true and correct copy of the original survey...