



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – April 20, 2020

CALL MEETING TO ORDER

The meeting was called to order at 1:30 p.m.

ATTENDANCE

Members Present via Videoconference: Click, Griffin, Huddleston, Lang, McLean, Patterson, Swanson (Alternate), Wood, Collins (Ex-Officio)

Members Absent: Heatley (Alternate)

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer

Staff Present via Telephone: Adriel Montalvan, Senior Project Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 2, 2020 minutes were approved as presented.

COVID-19 UPDATE

Staff updated the Commission and the public on the City's steps to reduce the spread of COVID-19.

MEETING FORMAT

Staff explained the adjusted meeting format to the Commission and the public.

PUBLIC COMMENT

None

CONSENT AGENDA

20LC-017 (1518 Rosenberg/25th Street) Request for a Certificate of Appropriateness for modifications to the structure including front-porch railing. Property is legally described as the Lot 10, Northwest Block 42, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.

Applicants: David Hyde and Donald Stewart

Property Owner: David Hyde

20LC-020 (1811 Church / Avenue F) Request for a Certificate of Appropriateness regarding modifications to the structure including a change to the roof structure. Property is legally described as M.B. Menard Survey, Lot 5, Block 378, in the City and County of Galveston, Texas.

Applicant and Property Owner: Robert Kneppler Jr. and Susan Kneppler

20LC-023 (3601 Avenue P) Request for a Certificate of Appropriateness regarding modifications to the structure including abandoning two below-ground cisterns. Property is legally described as M.B. Menard

Survey, Lots 5, 6, 7, and East 37-6 Feet of Lot 4, Northwest Block 86, Galveston Outlots, and West 14 Feet of Adjacent 36th Street. Block 378, in the City and County of Galveston, Texas.

Applicant: John McNatt, McNatt Contracting, Inc.

Property Owners: Mariano and Leah Garcia-Blanco

20LC-029 (902 16th Street) Request for a Certificate of Appropriateness for alterations to the structure including repairing a second-floor porch and column bases, removing side additions to the main entry porch, and replacing wood lattice with concrete blocks on an existing wall. Property is legally described as the M. B. Menard Survey, Lots 1 and 2, Block 195, in the City and County of Galveston, Texas.

Applicant: David Watson

Property Owners: Michael Sheetz and Linda Kenney

20LC-033 (1813 24th Street) Request for a Certificate of Appropriateness for alterations and addition to secondary structure in rear yard. Property is legally described as Lot 5, Eanes Subdivision (2013), in the City and County of Galveston, Texas.

Applicant: David Watson, Architect and Associates

Property Owner: John Eanes

Staff presented the cases.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Constance Patterson made a motion to approve the consent agenda. Clyde Wood seconded, and the following votes were cast:

In favor:	Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed:	None
Absent:	Heatley (Alternate)
Non-voting participant(s):	CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

20LC-019 (2021 Strand/Avenue B) Request for a Certificate of Appropriateness for the placement of an item that will obscure an architectural feature. Property is legally described as the M. B. Menard Survey, East 37-6.25 Feet of Lot 2 (2-1), Block 620, in the City and County of Galveston, Texas.

Applicant: Cathy Catching

Property Owner: Dale Olson, Galveston Trolley Station & Inn, LLP

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Staff presented the applicant's prepared statement.

Constance Patterson made a motion to approve case 20LC-019 with the following changes:

- The planters denoted in black in Exhibit D shall be allowed during holidays and Mardi Gras, but not seasonally.

Constance Patterson stated that the following conditions were 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.

Sarah Moore Click seconded, and the following votes were cast:

In favor:	Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed:	None
Absent:	Heatley (Alternate)
Non-voting participant(s):	CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-021 (1021 Sealy / Avenue I) Request for a Certificate of Appropriateness regarding modifications to the structure including the installation of replacement front porch rails, columns, balusters, siding, trim, replacement doors and windows, and decorative scrollwork. Property is legally described as M.B. Menard Survey, East 28-10 of Lot 2 (2-1), Block 190, in the City and County of Galveston, Texas.
Applicant and Property Owner: RNC Real Estate Holdings, LLC., Paul Church

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-021 with staff's recommendations. Vice-Chairperson Joanne Griffin seconded, and the following votes were cast:

In favor:	Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed:	None
Absent:	Heatley (Alternate)
Non-voting participant(s):	CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-025 (2226 Mechanic/Avenue C) Request for a Certificate of Appropriateness for the placement of an item that will obscure an architectural feature. Property is legally described as the M. B. Menard Survey, Lots 12-14, Block 622, in the City and County of Galveston, Texas.
Applicant: Steven Creitz, Mitchell Historic Properties
Property Owner: Mitchell Historic Properties

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Stephanie Lang made a motion to approve case 20LC-025 and found 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.

Sarah Moore Click seconded, and the following votes were cast:

In favor:	Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed:	None
Absent:	Heatley (Alternate)
Non-voting participant(s):	CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-026 (2101 Mechanic/Avenue C) Request for a Certificate of Appropriateness for the placement of an item that will obscure an architectural feature. Property is legally described as the M. B. Menard Survey, Lots 6,7, and ½ of Adjacent Alley, Block 561, in the City and County of Galveston, Texas.
Applicant: Steven Creitz, Mitchell Historic Properties
Property Owner: Mitchell Historic Properties

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Chairperson Fred Huddleston made a motion to approve case 20LC-026 and found that:

- i. There is no practical alternative to the placement of the item,
- i. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
- ii. The placement of the item enhances the appearance of the architectural feature.

Constance Patterson seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-027 (112 Tremont/22nd Street) Request for a Certificate of Appropriateness for the placement of an item that will obscure an architectural feature. Property is legally described as the M. B. Menard Survey, Lots 1-3, Block 682, in the City and County of Galveston, Texas.

Applicant: Steven Creitz, Mitchell Historic Properties

Property Owner: Mitchell Historic Properties

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Sarah Moore Click made a motion to approve case 20LC-027 and found that:

- i. There is no practical alternative to the placement of the item,
- iii. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
- iv. The placement of the item enhances the appearance of the architectural feature.

Constance Patterson seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-028 (2300 Mechanic/Avenue C) Request for a Certificate of Appropriateness for the placement of an item that will obscure an architectural feature. Property is legally described as the M. B. Menard Survey, Lots 11-14 and Part of Lots 9 and 10 , Block 623, in the City and County of Galveston, Texas.

Applicant: Steven Creitz, Mitchell Historic Properties

Property Owner: Mitchell Historic Properties

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Constance Patterson made a motion to approve case 20LC-028 and found that:

- ii. There is no practical alternative to the placement of the item,
- v. The placement is done in such a way as to minimize the obscuring of the architectural feature, and
- vi. The placement of the item enhances the appearance of the architectural feature.

Chairperson Fred Huddleston seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-030 (1823 Avenue K) Request for a Certificate of Appropriateness for alterations to the structure including the construction of a garage apartment. Property is legally described as the M. B. Menard Survey, Lot 2, Block 78, in the City and County of Galveston, Texas.

Applicant: CDC Capital, LLC

Property Owner: Katie Cline

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Doug McLean made a motion to approve case 20LC-030 with staff's recommendations. Clyde Wood seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-032 (1703/1705 Avenue M 1/2) Request for a Certificate of Appropriateness for alterations to the structure including window and door replacement. Property is legally described as the West 32.10 feet of Lot 6 (3006-1), Southeast Block 20, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant and Property Owner: Vanette Reita Johnson

Staff presented a memorandum requesting that case 20LC-032 be continued until the May 4, 2020 regular meeting in order to allow the applicant to provide additional information requested by staff.

Chairperson Fred Huddleston made a motion to continue case 20LC-032 per staff's request. Clyde Wood seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

20LC-037 (1801 Avenue L) Request for a Certificate of Appropriateness for alterations to the structure including painting exterior masonry, replacing exterior doors, and removing exterior shutters. Property is legally described as M. B. Menard Survey, North 67-8 Feet of Lot 7 (7-1), Block 18, in the City and County of Galveston, Texas.
Applicant: Becky Jolin
Property Owner: Sam and Becky Jolin

Staff presented a memorandum requesting that case 20LC-037 be continued until the May 4, 2020 regular meeting in in order to allow the applicant to provide additional information requested by staff.

Chairperson Fred Huddleston made a motion to continue case 20LC-037 per staff's request. Sarah Moore Click seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

LANDMARK DESIGNATION

20LC-024 (1521 Broadway/Avenue J) Request for designation as a Galveston Landmark. Property is legally described as the east 25 feet and 10 inches of Lot 2 and west 28 feet and seven inches of Lot 3 (2-1), Block 135, in the City and County of Galveston, Texas.
Applicant: Susan Cutaia
Property Owners: Louis and Susan Cutaia, 1521 Broadway, LLC.

Staff presented the staff report and the applicant's prepared statement.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Doug McLean made a motion to recommend approval of case 20LC-024 with staff's recommendations. Sarah Moore Click seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

LICENSE TO USE

20LC-031 (Adjacent to 1928 Avenue K) Request for a License to Use in order to place HVAC equipment and a screening fence in the right-of-way. Adjacent property is legally described as M.B. Menard Survey, South 80 Feet of Lot 14 (14-1), Block 139, in the City and County of Galveston, Texas.

Applicant: Brian Broesche
Adjacent Property Owner: Brian Broesche
Easement Holder: City of Galveston

Staff presented the staff report and the applicant's prepared statement.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Vice-Chairperson Joanne Griffin made a motion to recommend denial of case 20LC-031 per staff's recommendation. Doug McLean seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson
Opposed: Wood
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

VARIANCE

20LC-035 (1002, 1004, and 1012 12th Street) Request for recommendation for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Single Family, Residential R-3, with a Historic District overlay (R-3-H) zoning district, to reduce the lot area. Property is legally described as M.B. Menard Survey, Lot 1, Block 131, in the City and County of Galveston, Texas.

Applicant: David Watson
Property Owner: Floyd Pollock

Staff presented the staff report.

Chairperson Fred Huddleston called for questions or comments from the Commission.

Doug McLean made a motion to recommend approval of case 20LC-035 with staff's recommendations. Constance Patterson seconded, and the following votes were cast:

In favor: Click, Griffin, Huddleston, Lang, McLean, Patterson, Wood
Opposed: None
Absent: Heatley (Alternate)
Non-voting participant(s): CM Collins (Ex-Officio); Swanson (Alternate)

The motion passed.

DISCUSSION AND ACTION ITEMS

THE MEETING ADJOURNED AT 3:14 PM

