



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – September 16, 2019

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: Gonzalez, Griffin, Lakin, Patterson, Schwenk, Collins (Ex-Officio)

Members Absent: Heatley (ALT), Huddleston, McLean

Staff Present: Pete Milburn, Senior Project Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

Connie Patterson – 19LC-058

APPROVAL OF MINUTES

The August 19, 2019 minutes were approved with the following change under case 19LC-040:

1.d. Windows shall be vinyl-clad wood ~~in a one-over-one configuration~~ and may be in a four-over-one configuration on the second floor;

REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

CONSENT AGENDA

TAX CERTIFICATION

19LC-051 (1919 Avenue L) Request for Certification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M.B. Menard Survey, Lot 3, Block 19, in the City and County of Galveston, Texas.

Applicant and Property Owner: Richard Abston

19LC-055 (1402 Market/Avenue D) Request for Certification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M.B. Menard Survey, South 78 feet of Lot 8 (8-1), Block 554, in the City and County of Galveston, Texas.

Applicant and Property Owner: Samuel T. Russ

TAX VERIFICATION

19LC-056 (1402 Market/Avenue D) Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M.B. Menard Survey, South 78 feet of Lot 8 (8-1), Block 554, in the City and County of Galveston, Texas.

Applicant and Property Owner: Samuel T. Russ

Staff presented the staff reports.

Connie Patterson made a motion to approve case 19LC-051 with staff's recommendations and continue cases 19LC-055 and 19LC-056. Chairperson Tom Schwenk seconded, and the following votes were cast:

In favor: Gonzalez, Lakin, Patterson, Schwenk

Opposed: Griffin

Absent: Heatley (ALT), Huddleston, McLean
Abstain: None
Non-voting participant: CM Collins (Ex-officio)

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

19LC-058 (1616 Church / Avenue F) Request for a Certificate of Appropriateness for modifications to the exterior, including replacing the front door, front porch columns, and closing an existing door opening. Property is legally described as M.B. Menard Survey, West Part of Lot 11 (11-1), Block 436, in the City and County of Galveston, Texas
Applicant: Michael Cordray, Save 1900 Realty, LLC.
Property Owner: Save 1900 Realty, LLC.

Connie Patterson recused herself citing a conflict of interest.

Staff presented the staff report and noted that of six (6) notices of public hearing sent, zero (0) had been returned.

Chairperson Tom Schwenk opened the public hearing on case 19LC-058. Representative of the applicant Connie Patterson presented to the Commission. For additional presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Gonzalo Gonzalez made a motion to approve case 19LC-058 with staff's recommendations. Chairperson Tom Schwenk seconded the motion, and the following votes were cast:

In favor: Gonzalez, Griffin, Lakin, Schwenk
Opposed: None
Absent: Heatley (ALT), Huddleston, McLean
Abstain: Patterson
Non-voting participant: CM Collins (Ex-officio)

The motion passed.

LANDMARK DESIGNATION

19LC-054 (2201 Market/Avenue D) Request for designation as a Galveston Landmark. Property is legally described as M. B. Menard Survey, Lots 6 and 7, Block 502, in the City and County of Galveston, Texas.
Applicant: Brent Farley, Kennedy Sutherland, LLP
Property Owner: 2201 Market Ltd.

Connie Patterson returned to the dais.

Staff presented the staff report and noted that of sixty-one (61) notices of public hearing sent, five (5) had been returned in favor.

Chairperson Tom Schwenk opened the public hearing on case 19LC-054. Applicant Brent Farley of Kennedy Sutherland, LLP, presented to the Commission. For additional presentations to the Commission, please refer to the attached list. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Connie Patterson made a motion to recommend approval of case 19LC-054. Gonzalo Gonzalez seconded, and the following votes were cast:

In favor: Gonzalez, Griffin, Lakin, Patterson, Schwenk
Opposed: None
Absent: Heatley (ALT), Huddleston, McLean
Abstain: None
Non-voting participant: CM Collins (Ex-officio)

The motion passed.

LICENSE TO USE

19LC-057 (Rosenberg/25th Street Esplanade from Avenue K to Benardo de Galvez/Avenue P) Request for a recommendation regarding a request for a Permanent License to Use the City of Galveston right-of-way for installation of vertical banners on street light poles. Adjacent property is legally described as Lots 1 – 4, Lots 11 – 14, and the West 9.7 feet of Lots 5 and 10 and Adjacent Alley (1-0), Block 144, AKA Lot A Replat; Lots 8 – 9, Block 145; Lots 1, 2, 14, Block 84; Lots 5 – 11, Block 85; Lots 1, 13, 14, Block 24; Lots 6, 7, 8, 9, Block 25; Lots 1 – 6 and 9 – 16, Eaton Subdivision; Lots 7-R and 8-R, Canton’s Replat of Lots 7 and 8 Easton Subdivision; Lots 18 – 24 and West 47.10 Feet of Lot 17 (2017-3), Southwest Block 17, Galveston Outlots Special Subdivision; Lots 25 – 30 and West Portion of Lots 31 and 32 (31-1), Northwest Block 17, Galveston Outlots Special Subdivision; Northwest Block 41, Northeast Block 41, North 110 feet of Southwest Block 41, Southeast Block 41, and Adjacent Streets, Galveston Outlots; Portion of Southwest Block 41, Galveston Outlots; Lots 9 – 15 and West 45.6 feet of Lots 15 and 16 (15-1), Northwest Block 42, Galveston Outlots Special Subdivision; Portion of Southwest Block 42 (42-2000-1) and South Half of Adjacent Avenue N ½, Portion of Southwest Block 42 (42-2000-8), Portion of Southwest Block 42 (42-2000-9), Galveston Outlots; Lots 8 – 11, Sealy Smith Special Subdivision; Lots 2 – 3, The Homes at Rosenberg (2005); South 33 feet of Lot 1 and Portion of Lot 2 (1-1), North 49 feet of Lot 1 and Portion of Lot 2 (1-2), Portion of Lots 1 – 2 (1-3), Lots 12 – 14 and West Half of Lot 11, Northwest Block 67, Galveston Outlots; Lots 6 – 9, Southeast Block 66, Galveston Outlots; Lots 1 – 14 (2001-0), Southwest Block 67, Galveston Outlots AKA Lots 1 – 3 and North 16.25 feet of Lot 4, Runges Subdivision; and Lots 1 – 14 (2005-0), Southwest Block 67, Galveston Outlots AKA Lots 5 – 7 and South 20.75 feet of Lot 4, Runges Subdivision

Applicant: Silk Stocking Neighborhood Association

Property Owner: City of Galveston

Staff presented the staff report and noted that of one hundred and twenty-one (121) notices of public hearing sent, eleven (11) had been returned in favor.

Chairperson Tom Schwenk opened the public hearing on case 19LC-057. Applicant Noel Spencer presented to the Commission. For a list of additional presentations to the Commission. Please refer to the attached sign-in sheet. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Connie Patterson made a motion to recommend approval of case 19LC-057 with staff’s recommendations and the following changes:

Specific Conditions:

1. The Licensee shall adhere to the site plan in Attachment B for the placement of the vertical banners;
2. ~~All permanent banners shall be maintained by the Licensee;~~
3. ~~In the event of a storm warning, all short term/event and long term vertical banner signs shall be removed by the Licensee. Under no circumstances shall the removal of the signage impede vehicular traffic or inhibit safe evacuation of the public. Removal shall be coordinated in compliance with the approved traffic control plan;~~
4. ~~The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the vertical banners, and should the right-of-way be damaged in any way, the Licensee shall repair the area;~~

Gonzalo Gonzalez seconded, and the following votes were cast:

In favor:	Gonzalez, Patterson
Opposed:	Griffin, Lakin, Schwenk
Absent:	Heatley (ALT), Huddleston, McLean
Abstain:	None
Non-voting participant:	CM Collins (Ex-officio)

The motion failed.

Chairperson Tom Schwenk made a motion to continue case 19LC-057 until the regular meeting on Monday, October 21, 2019 in order for the applicant to submit additional information requested by planning staff. Joanne Griffin seconded, and the following votes were cast:

In favor:	Gonzalez, Griffin, Lakin, Patterson, Schwenk
Opposed:	None

Absent: Heatley (ALT), Huddleston, McLean
Abstain: None
Non-voting participant: CM Collins (Ex-officio)

The motion passed.

DISCUSSION AND ACTION ITEMS

- Ongoing Project at 1227 Ball/Avenue H (McLean/Schwenk)
- Murals in Historic Districts (Schwenk/Lakin)
- Chapter 23 Modifications Ordinance Update (Collins/McLean)

THE MEETING ADJOURNED AT 5:16 PM

