



City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 21, 2023

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Click, Flint-Budde – Via video conference, Patterson, Stetzel-Thompson, Swanson, Councilmember Collins

Members Absent: Alberstadt, Baker, Bourgeois (Alternate), Johnson (Alternate)

Staff Present: Catherine Gorman, AICP, Assistant Director/ Historic Preservation Officer; Daniel Lunsford, Senior Planner; Tim Tietjens, Development Services Executive Director; Donna Fairweather, Assistant City Attorney.

Commissioner Flint-Budde attended the meeting via video conference from the following location:

54 The Common
Chester VT 05143

Council member Collins arrived at 4:03 p.m.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The August 7, 2023 minutes were approved as presented.

PUBLIC COMMENT

None

CONSENT AGENDA

CERTIFICATE OF APPROPRIATENESS

23LC-035 (1409 Avenue M) Request for a Certificate of Appropriateness for modifications to an existing garage apartment. Property is legally described as M. B. Menard Survey, Lot 5 and East Half of Lot 4, Northwest Block 22, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Paul W. Evans

Property Owners: Paul E. and Shannon D. Evans

Staff presented the staff report.

Chairperson Patterson opened the public hearing on the case. The applicant and property owner, Paul Evans, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Click made a motion to approve the request with Staff's Recommendations.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Click, Flint-Budde – Via video conference, Patterson, Stetzel-Thompson, Swanson,
Opposed: None
Absent: Alberstadt, Baker, Bourgeois (Alternate), Johnson (Alternate)
Non-voting participants: Councilmember Collins

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

23PA-007 Adoption of a Resolution by the Landmark Commission regarding the National Register of Historic Places nomination for Congregation Beth Jacob, 2401 Avenue K.

Staff presented the staff report.

The Chairperson called for a motion.

Chairperson Patterson made a motion to approve the request with Staff's Recommendations.

Vice-Chairperson Click seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Click, Flint-Budde – Via video conference, Patterson, Stetzel-Thompson, Swanson,
Opposed: None
Absent: Alberstadt, Baker, Bourgeois (Alternate), Johnson (Alternate)
Non-voting participants: Councilmember Collins

The motion passed.

CERTIFICATE OF APPROPRIATENESS

23LC-034 (3608 Avenue O) Request for a Certificate of Appropriateness for alterations to the structure including replacement of the front door. Property is legally described as M.B. Menard Survey, Lot 9, Southwest Block 36, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant and Property Owner: Paul J. McDowell

Staff presented the staff report and noted that four notices of public hearing were sent, and none returned.

Chairperson Patterson opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to deny the request with Staff's Recommendations due to non-conformance with the design standards.

Vice-Chairperson Click seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Click, Flint-Budde – Via video conference, Patterson, Stetzel-Thompson, Swanson,
Councilmember Collins

Opposed: None
Absent: Alberstadt, Baker, Bourgeois (Alternate), Johnson (Alternate)
Non-voting participants: Councilmember Collins

The motion passed.

23LC-036 (1628 Sealy / Avenue I) Request for a Certificate of Appropriateness for new construction. Property is legally described as M.B. Menard Survey, Graves Corner Replat, Lot 14 (14-100), Block 256, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood, AIA

Property Owners: Jim and Kristi Graves

Staff presented the staff report and noted that 28 notices of public hearing were sent, 1 returned in opposition, and 1 with no comment.

Chairperson Patterson opened the public hearing on the case. The applicant, Brax Easterwood, gave a presentation to the commission. See the attached list for presentations to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Patterson made a motion to approve the request with the following change:

a. The proposed first finish floor shall be lowered as much as possible while still conforming to floodplain regulations;

a.1 Allow height

b. Porch details shall be simplified to omit the decorative, turned 6" round porch columns and decorative handrail spindles on the porches and stairs in favor of the simple, square forms shown in Exhibit C;

b.1 Allow round 6" porch posts; omit turned spindles

c. The arches along the lower porch gallery be omitted to further simplify the design and avoid possible overwhelming of the front façade;

c.1 Allow arches

d. The proposed windows be of a more contemporary one-over one light configuration;

d.1 And also allow 2 over 2, omit transoms

e. The proposed driveway and garage doors accessing 17th Street be omitted and relocated to take access from the alley;

e.1 Allow 16' opening with 18' curb cut

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Patterson, Stetzel-Thompson, Swanson,
Opposed: Click, Flint-Budde – Via video conference,
Absent: Alberstadt, Baker, Bourgeois (Alternate), Johnson (Alternate)
Non-voting participants: Councilmember Collins

The motion failed due to a lack of 4 affirmative votes.

Vice-Chairperson Click made a motion to approve the request with the following changes in bold:

a. The proposed first finish floor shall be lowered as much as possible while still conforming to floodplain regulations;

a.1 Allow height

b. Porch details shall be simplified to omit the decorative, turned 6" round porch columns and decorative handrail spindles on the porches and stairs in favor of the simple, square forms shown in Exhibit C;

b.1 Allow round 6" porch posts; omit turned spindles

c. The arches along the lower porch gallery be omitted to further simplify the design and avoid possible overwhelming of the front façade;

c.1 Allow arches

d. The proposed windows be of a more contemporary one-over one light configuration;

d.1 And also allow 2 over 2, omit transoms

e. The proposed driveway and garage doors accessing 17th Street be omitted and relocated to take access from the alley;

e.1 No changes

Commissioner Flint-Budde seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Click, Flint-Budde – Via video conference, Patterson, Stetzel-Thompson, Swanson,

Opposed: None

Absent: Alberstadt, Baker, Bourgeois (Alternate), Johnson (Alternate)

Non-voting participants: Councilmember Collins

The motion passed.

THE MEETING ADJOURNED AT 4:44 PM



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