

**NOTICE OF MEETING  
LANDMARK COMMISSION  
OF THE CITY OF GALVESTON  
MONDAY, AUGUST 18, 2025 - 4:00 PM  
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL  
823 ROSENBERG, GALVESTON, TEXAS  
REGULAR MEETING**

**One or more members of the Landmark Commission may attend the meeting by  
videoconference.**

**A quorum of the members of the Landmark Commission will be physically  
present at the meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

**4.A August 4, 2025– Regular Meeting**

5. Public Comment  
Request to Address Commission on Agenda Items Without Public Hearings and  
Non-Agenda Items (three-minute maximum per speaker. If speaking through a  
translator, six-minute maximum per speaker)
6. New Business and Associated Public Hearings

**6.B CERTIFICATE OF APPROPRIATENESS**

1. **25LC-034 (302 Moody/21st Street)** Request for a Certificate of Appropriateness  
for modifications to the structure including new and replacement windows and  
doors. Property is legally described as M.B. Menard Survey, Lots 1, 2, and the  
West 18 feet of Lot 3 (1-1); Block 560, in the City and County of Galveston,  
Texas.  
Applicant: Christopher A. Akbari  
Property Owner: Galveston 302 21st Street, LLC

2. **25LC-035 (1923 Avenue M)** Request for a Certificate of Appropriateness for modifications to the structure including enclosing rear porches. Property is legally described as M.B. Menard Survey, East Part of Lot 2 and West 32.08 Feet of Lot 3 (1002-1), Northeast Block 19 Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant: Gregory Lewis  
Property Owner: Stanton Paul Bell, Jr.
3. **25LC-036 (1923 Avenue M)** Request for a Certificate of Appropriateness for modifications to the site including demolition of a rear structure. Property is legally described as M.B. Menard Survey, East Part of Lot 2 and West 32.08 Feet of Lot 3 (1002-1), Northeast Block 19 Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant: Gregory Lewis  
Property Owner: Stanton Paul Bell, Jr.

## 7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 08/14/2025 at 04:00 PM

Karina Rosales, Planning Technician

**Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 days of the rendition of the Commission's decision.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510)

**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING**





# City of Galveston

## MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 4, 2025

### CALL MEETING TO ORDER

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

A moment of silence was held to honor Tom Schwenk.

### ATTENDANCE

Members Present: Allen (Alternate), Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson, Thierry, Ex Officio CM Lewis

Members Absent: Chastain

Staff Present: Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

### CONFLICT OF INTEREST

Commissioner Alyson Smith declared conflict of interest on case 25LC-030.

### APPROVAL OF MINUTES

The July 21, 2025, Regular Meeting minutes were accepted as presented.

### PUBLIC COMMENT

None

### CONSENT AGENDA

#### CERTIFICATE OF APPROPRIATENESS

**25LC-030 (1610 Church / Avenue F)** Request for a Certificate of Appropriateness for modifications to the structure including replacement of an existing door with a window. Property is legally described as M. B. Menard Survey, East 40 Feet of Lot 10 (10-1), Block 436, in the City and County of Galveston, Texas.

Applicant: David Watson

Property Owner: Carlos and Pirooska Campo

**25LC-032 (908-910 Tremont/23rd Street)** Request for a Certificate of Appropriateness for the construction of a new accessory structure. Property is legally described as the M. B. Menard Survey, Lots 1 and 2, Block 202, in the City and County of Galveston, Texas.

Applicant: Steve Traina

Property Owners: T&J Central Texas Properties LLC

The Chairperson called for questions or comments from the Commission.

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

Vice-Chairperson Bourgeois seconded.

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

|                         |                                                             |
|-------------------------|-------------------------------------------------------------|
| In favor:               | Bourgeois, Click, Fitz, Langdale, Stetzel-Thompson, Thierry |
| Opposed:                | None                                                        |
| Absent:                 | Chastain                                                    |
| Conflict of Interest:   | Smith (Alternate)                                           |
| Non-voting participant: | Allen (Alternate), Ex Officio Lewis                         |

**The Consent Agenda was approved as presented.**

## **NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS**

### **CERTIFICATE OF APPROPRIATENESS**

**25LC-031 (2400 Mechanic / Avenue C)** Request for a Certificate of Appropriateness for alterations to the structure including enclosure of existing elevator door openings. Property is legally described as The Strand Loft Condos (2015), Abstract 628, in the City and County of Galveston, Texas.

Applicant: Avery Duke

Property Owners: Strand Lofts Condominium Association

Staff presented the report and noted that 66 public hearing notices were sent, and 19 returned in favor.

Chairperson Click opened the public hearing on the case. David Watson, a representative for the applicant Avery Duke, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request with conditions provided by staff.

**The motion failed due to a lack of a second.**

Vice-Chairperson Bourgeois made a motion to deny the request with Staff's Recommendations.

Chairperson Click seconded.

**Vice-Chairperson Bourgeois withdrew his motion.**

Vice-Chairperson Bourgeois made a second motion to approve the request with the condition that the applicant use recessed brick.

Commissioner Fitz seconded.

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

|                         |                                                                                |
|-------------------------|--------------------------------------------------------------------------------|
| In favor:               | Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson, Thierry |
| Opposed:                | None                                                                           |
| Absent:                 | Chastain                                                                       |
| Non-voting participant: | Allen (Alternate), Ex Officio Lewis                                            |

**The motion passed.**

### **LANDMARK DESIGNATION**

**25LC-033 (2928 Avenue K)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Portion of Lot 14 (14-2), Block 149, in the City and County of Galveston, Texas.

Applicant: Harper and Michelle Jones

Property Owner: Harper and Michelle Jones

Staff presented the report and noted that 33 public hearing notices were sent, and one returned in favor.

Chairperson Click 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 recommend approval of the request with Staff's Recommendations.

Commissioner Fitz seconded.

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

|                         |                                                                                |
|-------------------------|--------------------------------------------------------------------------------|
| In favor:               | Bourgeois, Click, Fitz, Langdale, Smith (Alternate), Stetzel-Thompson, Thierry |
| Opposed:                | None                                                                           |
| Absent:                 | Chastain                                                                       |
| Non-voting participant: | Allen (Alternate), Ex Officio Lewis                                            |

**The motion passed.**

**THE MEETING ADJOURNED AT 4:19 PM**



## 25LC-034

## STAFF REPORT

### ADDRESS:

302 Moody / 21<sup>st</sup> Street

### LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lots 1, 2, and the West 18 feet of Lot 3 (1-1); Block 560, in the City and County of Galveston, Texas

### APPLICANT/REPRESENTATIVE:

Christopher A. Akbari

### PROPERTY OWNER:

Galveston 302 21<sup>st</sup> Street, LLC

### ZONING DISTRICT:

Central Business, Galveston Landmark (CB-H)

### HISTORIC DISTRICT:

Galveston Landmark – Medical Arts Building

### REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including replacement and new windows and doors

### STAFF RECOMMENDATION:

Approval with Conditions

### EXHIBITS:

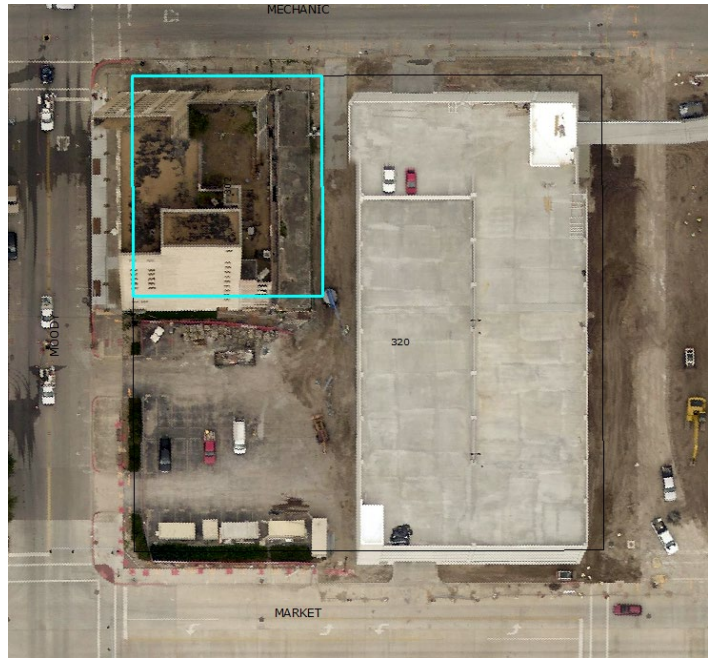
A – Applicant's Submittal

### STAFF:

Catherine Gorman, AICP  
Assistant Director/HPO  
409-797-3665  
cgorman@galvestontx.gov

### Public Notice and Comment:

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 7    |          |          |         |            |



**Background**

The Medical Arts Building has had several previous Landmark Commission approvals that have expired. The most recent approval was for a Certificate of Appropriateness for modifications to the structure including replacement windows and doors (22LC-017). That approval was received on May 16, 2022 and expired on May 16, 2024.

**Historical and/or Architectural Significance**

|            |                           |
|------------|---------------------------|
| Date       | 1929                      |
| Style      | Art Deco                  |
| Condition  | Poor                      |
| Evaluation | Galveston Landmark        |
| Note       | Andrew Frasier, architect |

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for modifications to the structure including the following:

**Site Work**

- Add a brick-enclosed trash area on the east side with a gate facing Mechanic Street.
- Install a new concrete walkway, stair, and ramp at the rear (south elevation) for an accessible entrance and entry.

**Exterior Masonry**

- On the east elevation of the American Printing Building, reconstruct the wall with simulated stucco to match historic conditions, including yellow brick and standard brick returns at the north and south ends.

**Entrances/Storefronts**

- Replace all entrances and storefront systems with hurricane-rated aluminum-framed systems, matching historic configurations but meeting current codes.
- West elevation: install new painted aluminum storefronts with transoms and fixed entry doors; main entrance to be a double-leaf glazed door.
- North elevation: install new storefront windows and a flush metal door; infill certain existing openings with brick to match surrounding.
- South elevation: add a glazed aluminum double-leaf accessible door with a canopy, plus a new double-leaf service door.
- East elevation: add a double-leaf door from the American Printing Building to the trash enclosure, with stair and landing access.

**Windows**

- Replace all existing windows with custom-manufactured hurricane-rated aluminum windows from Graham Architectural Products, closely matching historic profiles and configurations.
- Update window configuration on the north elevation of the American Printing Building to use banked four-light windows.

**Roof**

- Remove the structurally failing rooftop penthouse on the American Printing Building.
- Install rooftop mechanical equipment and ventilation stacks, set back to reduce public visibility.

Please see Attachment A for a detailed scope of work provided by the applicant. Please note that the scope of work includes items that are classified as general repair and maintenance and do not require approval from the Landmark Commission – such as sidewalk repairs, brick and stone cleaning and repointing, and reroofing. Also note, that the scope of work refers to the Texas Historical Commission (THC) and National Park Service (NPS) review processes. Those reviews are required because the owner is seeking to utilize state and federal historic rehabilitation tax credits. The THC and NPS reviews are separate from the Landmark Commission review. However, the THC and NPS reviews tend to be strict in their application of the Secretary of the Interior’s Standards for rehabilitation and any conflict with the Landmark Commission is unlikely.

## Design Standards for Historic Properties

The following design standards are applicable to the project:

**Windows:** The character-defining features of a historic window should be preserved. Historic windows can be repaired by re-glazing and patching and splicing wood elements such as muntins, frame, sill and casing. Repair and weatherization is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, new replacement windows should be in character with the historic building.

### **2.13 Preserve the functional and decorative features of a historic window.**

*Appropriate*

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.

### **2.14 Maintain original window proportions and components.**

*Appropriate*

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

*Inappropriate*

- Do not enclose a historic window opening or add a new opening.
- Do not significantly increase the amount of glass on a primary façade, as it will negatively affect the integrity of the structure.

### **2.15 Preserve the proportions of historic window openings.**

*Appropriate*

- Restore altered window openings on primary façades to their original configuration, when feasible.

*Inappropriate*

- Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

**2.16 Match replacement window design to the original.**

*Appropriate*

- If the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung.
- Give special attention to matching the original design on a key character defining façade.

**2.17 Use materials that appear similar to the original when replacing a window.**

*Appropriate*

- Use the same material as the original window, especially on character-defining walls (preferred approach).
- Consider an alternative material only if the appearance of the window components will match those of the original in dimension, profile and finish.
- Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).

*Inappropriate*

- Do not use vinyl and unfinished metals as window materials.
- Do not use metallic or reflective window glazing.

**2.18 Match the profile of the sash and its components to that of the original window.**

*Appropriate*

- Maintain the profile depth of the sash, which steps back to the plane of the glass in several increments.

**2.19 Convey the character of historic sash divisions.**

*Appropriate*

- Use genuine muntins that divide a window into smaller panes of glass on key walls and other highly visible places.

**Doors:**

There are many different types and styles of front doors on historic Galveston buildings. Most common are single doors with wood panels, wooden doors with glass lights, or wooden doors with sidelights and/or transoms.

The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

Preserve the decorative and functional features of a primary entrance door.

*Appropriate*

- Repair locks and other hardware if feasible.
- Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights

*Inappropriate*

- Do not change the historic position of doors on primary façades.
- Do not add additional doors on primary façades.
- Do not enclose transoms or sidelights.

**2.26 Maintain the original position and proportions of a historically significant door.**

*Inappropriate*

- Do not alter the original size and shape of a historic door.

**2.27 Repair or replace a damaged historic door to maintain its general historic appearance.**

*Appropriate*

- Use materials that appear similar to that of the original.
- When replacing a historic door, use a design that appears similar to the original door.

*Inappropriate*

Do not use solid core or flush doors.

**Historic Commercial Façades**

Historic commercial façades in Galveston typically have a number of character-defining features that convey the historic significance of the property and also promote visual interest. Such features should not be altered, obscured or removed.

**4.22 Preserve the character-defining elements of a historic commercial façade.**

***Appropriate Features to Preserve***

- Cornice molding: A decorative band at the top of the building.
- Upper-story windows: Windows located above the street level often have a vertical orientation.
- Mid-belt cornice: A decorative band at the top of the first floor.
- Sign band: A flat band running above the transoms to allow for the placement of signs.
- Transom: The upper portion of the display window, separated by a frame.
- Display windows: The main portion of glass on the storefront, where goods and services are displayed.
- Entry: Usually set back from the sidewalk in a protected recess.
- Kickplate: Found beneath the display window.



#### **4.23 Repair an altered storefront to its original design.**

*Appropriate:*

- Use historic photographs when determining the original character of a storefront design.
- Consider alternative designs that are contemporary interpretations of traditional storefronts where the historic façade is missing and no evidence of it exists (the new design should continue to convey the character of typical storefronts).

#### **4.24 Retain the kickplate as a decorative panel.**

*Appropriate:*

- If the original kickplate is covered with another material, consider exposing the original design.
- If the original kickplate is missing, develop a sympathetic replacement design (wood is an appropriate material for a replacement on most styles but alternative materials may also be considered when appropriately used with the building style).

#### **4.25 Preserve the character of the cornice line.**

*Appropriate:*

- Continue the repetition of the cornice line along the street to contribute to the visual continuity of the block.
- Reconstruct a missing cornice when historic evidence is available.
- Use a simplified interpretation for a replacement cornice if evidence of the original is missing (appropriate replacement materials include brick, stamped metal, wood, and some durable synthetics).

#### **Materials**

Building materials for new structures and additions to existing buildings should contribute to the visual continuity of the district and appear similar to those seen traditionally.

Masonry, including brick, stone and genuine stucco, was traditionally the primary building material in Downtown Galveston. Within the Strand/Mechanic Historic District, brick was traditionally the primary building material. Traditional commercial structures in the city's historic residential districts use a wider range of building materials, often including wood siding.

#### **4.51 Use building materials that are compatible with the surrounding context.**

*Appropriate in the Strand/Mechanic Historic District*

- Use brick as the primary exterior building material. Note that other masonry materials such as stone and genuine stucco may be appropriate in Downtown locations outside of the Strand/Mechanic Historic District.

*Appropriate for Commercial Buildings in Residential Historic Districts*

- Use wood siding with a weather -protective finish, or masonry (brick, stone or genuine stucco) as the preferred primary exterior building material.
- When necessary, use alternative materials that are similar to traditional materials in scale, proportion, texture and finish and have proven durability in the local climate.

*Inappropriate in All Areas*

- Do not use highly reflective finishes such as mirror glass or highly polished metal as a primary building material.

**Standards for Commercial Additions**

Additions to locally-designated historic commercial landmarks and commercial structures in locally-designated historic districts should be compatible with the original structure and surrounding historic context.

Two distinct types of additions to historic commercial buildings may be considered. First, a ground-level addition that involves expanding the footprint of a structure. Such an addition should be to the rear or side of a building. This will have the least impact on the character of the building. Second, an addition to the roof may be designed that is subordinate in character and set back substantially from the front. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible with those of the existing structure.

Greater flexibility on less visible façades is appropriate. (See “Locating Façade Improvements” on page 29 for more information on selecting the most appropriate places for alterations.)

Note that treatment of previously-constructed additions that have achieved historic significance in their own right is discussed on page 50.

**4.59 Design an addition to be compatible with the main structure.**

- Design an addition to appear subordinate to the original building in mass, scale, character, and form.
- Design an addition to be distinguishable as new, albeit in a subtle way.
- Use a compatible roof form. An addition with a pitched roof is usually inappropriate for a building with a flat roof.
- Do not locate an addition to the front of the primary façade.

**4.60 Do not damage or obscure architecturally important features when adding an addition.**

*Inappropriate*

- Avoid damaging historic façades, cornice lines or other details.

**4.61 Design a roof addition to be compatible with the historic structure.**

*Appropriate*

- Set a roof addition back from the primary, character-defining façade, to preserve the perception of the historic scale of the building.
- Minimize the visibility of a roof addition from the street.

- Design a roof addition to be simple and modest in character, so it will not detract attention from the historic façade.

#### **4.62 Design a side addition to be compatible with the historic structure.**

##### *Appropriate*

- Recess the façade of a side addition at least 18" from the original building façade.

#### **Conformance with the Design Standards**

Staff finds that the request generally conforms to the Design Standards. The alterations are compatible in material, scale, and placement; changes are concentrated on secondary elevations or replicate documented historic conditions. The window and door modifications are appropriate. The roof top mechanical equipment is set back from the primary facades and the visibility is minimized.

However, Staff has concerns with the use of simulated stucco or Exterior Insulation and Finish System (EIFS). EIFS is a type of synthetic stucco. Instead of being made from solid cement plaster like traditional stucco, it's a layered system that consists of an insulation board (often foam) is attached to the wall, a base coat is applied over the insulation, usually with embedded fiberglass mesh, and then a thin finish coat (acrylic or polymer-based) is troweled or sprayed on to look like stucco. The key differences from traditional stucco are:

- Traditional stucco is thick (often ¾" to over 1") and made of cement, sand, and lime.
- EIFS is much thinner and lighter, with the "stucco" look coming from a synthetic top coat rather than cement plaster.
- EIFS can be prone to water damage because water can get trapped behind it.

EIFS is proposed for the east façade of the American Printing Building. The east wall was originally constructed of brick clad in stucco. The brick and stucco were removed in the mid-2010s leaving the support structure visible. The applicant is proposing to rebuild the wall with simulated stucco. The Design Standards state genuine stucco was one of the primary building material in Downtown Galveston and is a preferred primary exterior building material. According to the "Locating Façade Improvements" chart on page 29 of the

Design Standards, the location of the work is in Location C – Less Visible Secondary Wall. More flexibility in treatment may be considered, especially for compatible replacement or alteration, but preservation is still preferred. While more flexibility may be considered in Location C, the Design Standards call specifically for building materials that are compatible with the surrounding context and notes that the predominate building materials in the Strand-Mechanic Historic District are brick, stone, and stucco. Staff recommends the use of genuine stucco over masonry in place of the proposed EIFS

**Staff Recommendation**

Staff recommends approval with the following conditions:

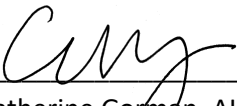
*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modification:
  - a. The proposed EIFS shall be omitted and replaced with genuine stucco over masonry;

*Standard Conditions:*

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning and Development Division by the next respective deadline date.

Respectfully submitted,

  
\_\_\_\_\_  
Catherine Gorman, AICP  
Assistant Director/HPO

08/12/2025  
\_\_\_\_\_  
Date

**CITY OF GALVESTON  
LANDMARK COMMISSION**

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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This Narrative of Requested Action details the proposed exterior scope of work to be completed at the Medical Arts/American Printing Buildings, located at 302 21<sup>st</sup> Street, per the City of Galveston Landmark Commission's Certificate of Appropriateness. The Medical Arts/American Printing Buildings have concurrently applied for state and federal historic rehabilitation tax credits. The following scope of work directly correlates to work proposed as part of those rehabilitation projects. As such, this scope of work has been reviewed, or is in the process of being reviewed, and approved by both the Texas Historical Commission and the National Park Service's Technical Preservation Services division through the Part 2 submittal process and subsequent amendments.

**Item #1**

**ARCHITECTURAL FEATURE: Site**

**WORK & IMPACT ON FEATURE:** Limited site work is proposed to occur in the rehabilitation. No new construction is proposed. Similarly, no demolition is proposed. At the eastern side of the building, an enclosed trash area with a gate facing Mechanic Street will be created. The enclosure will be constructed of brick. Existing sidewalks, storefront stairs, ramps will be retained and repaired along the street elevations. A narrow concrete walkway, stair and ramp are proposed at the rear, south elevation, to provide an accessible entrance and back of house entryway. The proposed scope has been reviewed and approved by the NPS.

**DRAWINGS:** A2-01, A2-01M; A7-02, A7-03, A7-04

**CITY OF GALVESTON  
LANDMARK COMMISSION**

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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**Item #2**

**ARCHITECTURAL FEATURE: Exterior Masonry (Brick and Stone)**

**WORK & IMPACT ON FEATURE:** Brick and stone exterior elements, including door and window surrounds, pilasters, and medallions, will be retained, inspected, and cleaned/repared, as necessary. The proposed scope has been reviewed and approved by the NPS. Where cleaning is needed, water and a mild detergent will be used. The brick will be repointed. Where repointing, a mortar matching the material content, including Portland cement ratio, will be used. The new mortar will be installed with a tool joint with a concave profile. Work will be completed in accordance with National Park Service Preservation Brief #2 “Repointing Mortar Joints in Historic Masonry Structures.” In locations where brick is damaged or falling, the brick will be replaced in-kind, matching the size and appearance of the surrounding. Sealant will not be applied to the exterior brick. Stone coping will be retained or replaced in kind. Where retained, a clear breathable sealer will be utilized to prevent water infiltration. On the south elevation, sections of brick will be repainted to match the remainder of the elevation.

On the east elevation of the American Printing Building, the wall will be reconstructed utilizing simulated stucco to match the historic condition as illustrated in the historic photo below. At the north end of this elevation, a yellow brick return will be utilized to return into the north elevation as was the historic condition. At the south end, a brick return will be utilized to rebuild the south elevation of this section of the building. Both of these elevations previously had their cladding material removed prior to the start of this project.

**CITY OF GALVESTON  
LANDMARK COMMISSION**

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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*Historic Photo: East Elevation, Looking West*

**DRAWINGS:** D7-01 – D7-05, A7-01 – A7-04, A10-02

**CITY OF GALVESTON  
LANDMARK COMMISSION**

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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**Item #3**

**ARCHITECTURAL FEATURE: Entrances/Storefronts**

**WORK & IMPACT ON FEATURE:** As part of the Medical Arts and American Printing Buildings rehabilitation project, all entrances and storefront systems will be removed and replaced with new, compatible hurricane-rated systems. Details of the proposed storefront and entrance systems are enclosed on the drawing set. Existing stone stairs and bulkheads will be retained and repaired. Design of new entrances and storefronts has been reviewed and approved by the THC and NPS as part of the HTC process.

At the primary, west, elevation, modern aluminum-framed storefront systems, with a painted finish, will be installed in each bay. The storefronts will feature transoms and fixed entry doors in the location of existing/historic entrances as illustrated in the attached drawings. The southernmost bay contains the building's primary entrance. The entrance will be a double-leaf aluminum-framed glazed door with sidelights and transom.

At the north elevation, aluminum-framed storefront windows will be installed in the three westernmost bays. A flush metal, single-leaf entrance will also be installed in the location of the existing door at center of the elevation. The remaining openings at this elevation, including a second single-leaf door and an overhead door will be removed and their openings infilled with brick to match the surrounding.

At the rear south elevation, a glazed aluminum-framed double-leaf door will be installed in the location of an existing, infilled door opening. This door will provide accessible entry into the building and will have a simple metal canopy. At the American Printing Building section of the building, a new double-leaf service door will be installed.

The side, east elevation will have a double-leaf door that will provide access from the American Printing Building into the trash enclosure. It will be raised above grade with a simple stair and landing to provide access.

**DRAWINGS:** D7-01 – D7-05, A6-01, A6-02, A6-11, A6-16, A6-17, A6-18, A7-01 – A7-04



**CITY OF GALVESTON  
LANDMARK COMMISSION**

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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**Item #4**

**ARCHITECTURAL FEATURE: Windows**

**WORK & IMPACT ON FEATURE:** The scope of work pertaining to the windows at both the Medical Arts and American Printing Buildings has been reviewed and approved or recommended for approval by the THC and NPS as part of the HTC process. The proposed window scope at the Medical Arts Building is as follows:

1. Wood windows on the north and west elevations survive in poor condition and do not meet hurricane requirements. As they cannot be feasibly repaired and retrofit to meet hurricane requirements they will be replaced with closely matching, custom-manufactured aluminum-framed windows from Graham Architectural Products. The new glazing will feature a VLT no less than 69%. All windows will have a compatible, factory finish.
2. Due to Galveston's location in between the Gulf of Mexico and the Galveston Channel, steel windows have a higher propensity to rust. As the existing steel windows on the south elevation of the Medical Arts Building have not been maintained, they have been determined to survive in poor condition and are no longer salvageable. As such, the windows will be replaced with 2/2 custom-manufactured aluminum-framed windows that closely match the existing steel windows in configuration, profile, and dimension. The replacement aluminum windows will feature insulated double pane glazing with a VLT no less than 69% and a compatible, factory finish. These windows will be furnished by Graham Architectural Products.
3. The non-historic aluminum windows on the east elevation of the Medical Arts Building have been determined to exist in poor condition and are no longer salvageable. The aluminum windows on the east elevation, at the 6<sup>th</sup>-11<sup>th</sup> floors will be replaced with new custom-manufactured 2/2 aluminum-framed windows that closely match the existing steel 2/2 of the south elevation in configuration, profile, and dimension and feature insulated double pane glazing with a VLT no less than 69%. The windows will have a compatible factory finish. These windows will also be furnished by Graham Architectural Products.

At the American Printing Building, windows on the north elevation will be replaced with custom manufactured aluminum-framed banked, four-light windows to closely match the extant historic windows at the 4<sup>th</sup> and 6<sup>th</sup> floors. While remnants of steel industrial windows remain at the 3<sup>rd</sup> floor, due to their size, they cannot be replicated as they are too large to meet hurricane-rating. As such, the NPS has recommended that the project match the banked windows at the 4<sup>th</sup> and 6<sup>th</sup> floor. Guidance from the NPS on this issue is illustrated below in an email from the NPS dated July 17, 2025. Per this recent NPS guidance, the proposed window configuration for the north elevation of the American Printing Building will be updated from the scope illustrated in the enclosed drawings, to windows at all floors matching the banked four-light approach. A note has been added to

# CITY OF GALVESTON LANDMARK COMMISSION

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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the proposed north elevation drawing indicating this change. These windows will also be from Graham and will have compatible industrial profiles, VLT no less than 69% and a compatible factory finish.

33838 Medical Arts Bldg/ American Printing Co. Windows



Anderson, Katherine A <katherine\_anderson@nps.gov>  
To Nick Kraus

[Reply](#) [Reply All](#) [Forward](#)  [More](#)

Thu 7/17/2025 9:11 AM

 This sender katherine\_anderson@nps.gov is from outside your organization.

 Follow up. Start by Thursday, July 17, 2025. Due by Thursday, July 17, 2025.

You forwarded this message on 7/17/2025 10:11 AM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Good morning Nick,

I'm reviewing the window proposal for the American Printing Company building. I understand the need for hurricane-rated windows, but the proportions of the proposed windows are problematic. Of particular concern are the wider muntin profiles that are meant to delineate the hopper/awning operation, which span the horizontal length of each window unit with no vertical component or "inoperable" lites surrounding the operation.

Given the requirements of the hurricane-rated system, I think that replicating the windows on the fourth and sixth floors may be more successful, rather than attempting to replicate the windows on the third floor. Similar windows with wider horizontal lites were available in the 1940s from several manufacturers, including [Hope's](#) and [Lupton](#), so they would be compatible since the POS of the district extends to 1949. Is this a path that has been considered?

Thanks,



Katherine Anderson  
Technical Preservation Services  
National Park Service  
1849 C Street NW  
Mail Stop 2274  
Washington, DC 20240  
Office: (202) 354-2051  
Cell: (202) 875-4103

<http://www.nps.gov/tps/> website

[Sign up for updates from Technical Preservation Services](#)

**CITY OF GALVESTON  
LANDMARK COMMISSION**

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*Existing banked four-light window configuration to be matched per NPS guidance.*

On the east elevation of the American Printing Building, simple, punched one-over-one windows will be installed as approved by the NPS. These windows will not have any ornamental sills or headers. Windows will be from Graham with a VLT of no less than 69% and a compatible factory finish.

Attached with this application are window and elevation drawings illustrating the proposed replacement windows throughout both buildings.

**DRAWINGS:** D7-01 – D7-05, A7-01 – A7-04; Graham Architectural Products Window Drawings

**CITY OF GALVESTON  
LANDMARK COMMISSION**

Property name Medical Arts Building/American Printing Building

Property address 302 21<sup>st</sup> Street, Galveston, TX

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**Item #5**

**ARCHITECTURAL FEATURE: Roof**

**WORK & IMPACT ON FEATURE:** As part of the rehabilitation project, the existing roofing material of the Medical Arts Building will be removed and a new membrane roof system will be installed. Ventilation stacks and mechanical equipment will be installed on the roof. It will be held in board from the perimeter so that it is not readily visible from adjacent public rights of way. At the American Printing Building roof level, rooftop mechanical equipment will be installed atop a new membrane. The equipment will be set back from the north elevation to limit from visibility from the public rights of way. The existing rooftop penthouse at the Printing Building roof is in a state of structural failure and, as such, will be removed. All other mechanical equipment will be kept low in height to limit visibility. Visibility to the APB roof from Mechanic Street is limited due to the recent construction of the adjacent unrelated parking structure, thus any mechanical equipment will be of little to no public visibility. A preliminary design has been approved by the NPS. Final rooftop plans related to the hotel RTUs will be submitted to the NPS in an amendment to ensure review and approval.

**DRAWINGS:** A2-12





ARCHITECTURE

PLANNING

INTERIORS

122A WEST ALAAMA

HOUSTON TEXAS 77009

713.221.1144

713.221.4496 FAX

OWNER:

ITEX DEVELOPMENT LLC

9 Greenway Park

Suite 200

Houston TX 77046

Corporate Manager Services

Phone 409.261.6111

MEP:

MEP Group Inc.

900 Greenway Park

Houston TX 77046

Corporate Partner Network

Phone 281.219.1111

HISTORIC:

Heritage Conservation Group

Corporate Network

Phone 281.242.2411

INTERIOR DESIGN:

HVS Design

122 Greenway Park

Suite 600

Rosewood MD 21093

Corporate Center

Suite 100

Phone 246.6111.2111

CIVIL:

WGA

2000 Tenthredin Drive Suite 200

Houston TX 77061

Corporate Tower Room

Phone 713.911.9111

Structural:

Schindler Construction

1000 E. 11th Street

Suite 1000 TX 77002

Corporate Warehouse

Phone 713.911.9111

PROJECT SYNOPSIS:

RENOVATION AND NEW OCCUPANCY USE OF AN

EXISTING 6 STORY AND 10 STORY BUILDING

LOCATED IN GALVESTON TEXAS AT 122 WEST

STREET



PARCEL MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE

122 Modern Tower Houston

PHASE I BUILDING EXTERIOR RENOVATION







DEMO GENERAL NOTES

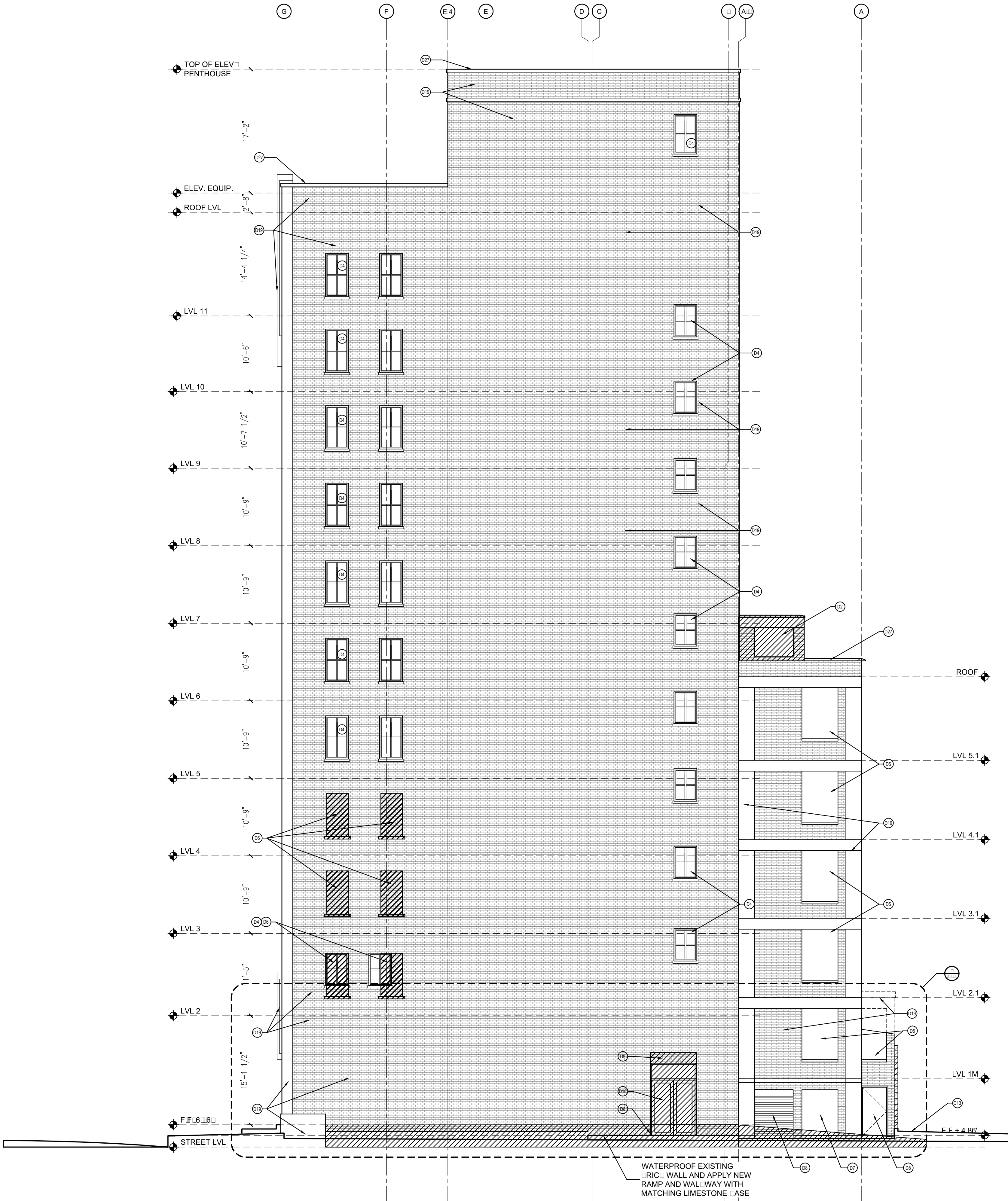
DEMOLISH EXISTING STRUCTURES NECESSARY FOR THE COMPLETION OF THE WORK, EXCEPT AS NOTED TO REMAIN. NOTIFY ALL MUNICIPALITIES AND UTILITY COMPANIES OWNING OR CONTROLLING FACILITIES AROUND SITE AND ARRANGE FOR DISCONNECT AND CUT-OFF OF ALL UTILITIES IN CONNECTION TO THE DEMOLITION AREA UNLESS OTHERWISE STATED IN THE CONTRACT.

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THOSE AREAS TO AVOID DAMAGE TO THOSE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST, SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES.

EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED, RECYCLED, OR DISPOSED FROM THE PROJECT SITE IN AN APPROPRIATE AND LEGAL MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.

DEMO KEYED NOTES

- (D) MATERIAL PROTECTION: PRIOR TO WORK, VERIFY WITH OWNER IF ANY MATERIAL OR ITEMS DESIGNATED FOR DEMO ARE TO BE USED OR PRESERVED FOR THE OWNER'S USE
- (D2) STRUCTURE: REMOVE & DISPOSE: REMOVE ENTIRE STRUCTURE INCLUDING CONCEALED ELEMENTS. SEE DEMOLITION GENERAL CONDITIONS FOR ADDITIONAL REQUIREMENTS. PROTECT ALL FINISHES TO REMAIN
- (D) MEP: REMOVE & DISPOSE: REMOVE ENTIRE ELECTRICAL OR PLUMBING SYSTEMS, INCLUDING ALL SUPPORTS, BRACKETS AND COMPONENTS. REMOVE ENTIRE MECHANICAL SYSTEM, INCLUDING DUCTWORK, EQUIPMENT, COMPONENTS AND SUPPORTS. SEE DEMOLITION GENERAL NOTES FOR ADDITIONAL REQMTS
- (D4) WINDOWS: REMOVE & REPLACE: REMOVE ENTIRE WINDOW ASSEMBLY, INCLUDING CONCEALED ELEMENTS. PROTECT ALL INTERIOR AND EXTERIOR FINISHES TO REMAIN. REPAIR SUBSTRATE AS REQUIRED FOR RECEIPT OF NEW WINDOW SYSTEM
- (D) WINDOWS: REMOVE & REPAIR HOLE: REMOVE ENTIRE WINDOW ASSEMBLY, INCLUDING CONCEALED ELEMENTS. FILL IN WALL WITH CMU, THICKNESS TO MATCH EXISTING WALL THICKNESS. REINFORCE INFILL INTO EXISTING CLAY BLOCK WALL SYSTEM. GROUT ALL CELLS. BRICK EXTERIOR TO MATCH EXISTING
- (D6) WINDOW: INSTALL NEW: SAW CUT EXISTING MASONRY WALL FULL DEPTH AND REMOVE DEBRIS. SAVE BRICK AND CLEAN FOR FUTURE USE. REPAIR SUBSTRATE TO RECEIVE NEW WINDOW. VERIFY SIZE WITH WINDOW SCHEDULE INCLUDING HEAD, JAMB AND SILL DETAILS. REWORK BRICK EXTERIOR TO MATCH EXISTING WINDOW DETAILS
- (D) DOOR: REMOVE & REPLACE: REMOVE ENTIRE DOOR ASSEMBLY, INCLUDING CONCEALED ELEMENTS. PROTECT ALL INTERIOR AND EXTERIOR FINISHES TO REMAIN. REPAIR SUBSTRATE AS REQUIRED FOR RECEIPT OF NEW DOOR ASSEMBLY - PAINT NEW DOOR, COLOR TBD
- (D) DOOR: REMOVE & REPAIR HOLE: REMOVE ENTIRE DOOR ASSEMBLY, INCLUDING CONCEALED ELEMENTS. FILL IN WALL WITH CMU, THICKNESS TO MATCH EXISTING WALL THICKNESS. REINFORCE CMU INTO EXISTING CLAY BLOCK WALL SYSTEM. GROUT ALL CELLS. BRICK EXTERIOR TO MATCH EXISTING
- (D6) DOOR: INSTALL NEW: SAW CUT EXISTING MASONRY WALL FULL DEPTH AND REMOVE DEBRIS. SAVE BRICK AND CLEAN FOR FUTURE USE. REPAIR SUBSTRATE TO RECEIVE NEW DOOR. REWORK BRICK EXTERIOR TO MATCH EXISTING WINDOW DETAILS
- (D2) WALLS: REMOVE FINISH: REMOVE EXISTING FINISH MATERIAL. REPAIR ANY EXISTING OR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO MATCH EXISTING OR AS REQUIRED TO RECEIVE NEW SCHEDULED FINISH. REFER TO ROOM FINISH SCHEDULE FOR NEW MATERIALS TO BE APPLIED AND PROPER SUBSTRATE PREPARATION.
- (D2) WALLS: REMOVE & DISPOSE: REMOVE ENTIRE WALL ASSEMBLY, INCLUDING FINISHES AND CONCEALED ELEMENTS. REFER DEMOLITION GENERAL NOTES FOR ADDITIONAL REQUIREMENTS. DO NOT REMOVE ANY STRUCTURAL ELEMENTS - FIELD VERIFY EXISTING COND.
- (D2) FINISHES: REMOVE DAMAGE: REMOVE DAMAGED FINISH MATERIAL TO NEAREST JOINT OR NATURAL BREAK
- (D2) REMOVE WITH AS LITTLE DAMAGE TO THE MATERIAL AS POSSIBLE WITHOUT CAUSING ADDITIONAL DAMAGE TO THE ADJACENT MATERIALS TO REMAIN.
- (D2) SLAB OR ON GRADE REMOVAL: SAW CUT AND REMOVE EXISTING SLAB ON GRADE. REFER DEMOLITION GENERAL NOTES FOR ADDITIONAL REQMTS.
- (D2) STRUCTURAL SLAB REMOVAL: SAW CUT EXISTING STRUCTURAL SLAB CONSTRUCTION AFTER INSTALLATION OF DESIGNATED SUPPORT STRUCTURE. VERIFY EXISTING CONDITIONS AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY PRIOR TO START OF WORK. STRUCTURAL ENGINEER SHALL VERIFY AND APPROVE ALL SHORING AND SUPPORT STRUCTURE INSTALLATIONS PRIOR TO THE START OF WORK. RE: DEMOLITION GENERAL NOTES FOR METHOD OF REMOVAL
- (D2) MECHANICAL CORING AND CUTS: REVIEW INTERIOR DEMO PLANS FOR NOTE
- (D2) STAIR/RAMP REMOVAL: SAW CUT AND REMOVE EXISTING CONCRETE STAIR OR RAMP AS INDICATED. RE: DEMOLITION GENERAL NOTES FOR ADDITIONAL REQMTS
- (D2) ELEVATOR: REMOVE EXISTING ELEVATOR. ELEVATOR EQUIPMENT, CONTROLS, RAILS, AND OTHER COMPONENTS PRIOR TO WORK. VERIFY WITH OWNER AND PROTECT ALL COMPONENTS TO BE USED IN NEW DESIGN. REMOVE AND STORE SAFELY FOR FUTURE USE.
- (D2) REMOVE EXISTING DOOR AND INFILL WALL BASE. RE: STRUCTURAL FOR BASE CONDITION - SAW CUT NEW DOOR OPENING. REFER TO BUILDING ELEVATION FOR REVISION
- (D2) REMOVE AND REPAIR BROKEN BRICK PIECES AND INSTALL NEW BRICK AND CAULK CONTROL JOINT AS REQUIRED - REPAIR & REPLACE CAST STONE SECURE ANCHORS TYPICAL
- (D2) REMOVE EXISTING ABANDONED ELECTRICAL BOXES AND RETAIN FOR OWNER AS REQUIRED
- (D2) REMOVE AND REPAIR BROKEN DOWN SPOUTS AND REPLACE MISSING PIECES TO RESTORE TO ORIGINAL STATE. CLEAN AND REPAIR AND REINSTALL ORIGINAL PIECES WHERE POSSIBLE
- (D2) REMOVE AND REPAIR EXISTING DRIVE TO BUILDING. REPLACE CONCRETE PER NEW SITE REQUIREMENTS AND ADA ACCESSIBLE DOORWAY - RE: ARCH. SITE PLAN
- (D2) EXISTING WEATHERHEAD TO BE RELOCATED. VERIFY WITH MEP DRAININGS RELOCATION
- (D2) REPAIR EXISTING CONCRETE BEAMS / HEADERS TO ENCASE EXISTING REBAR FROM THE ELEMENTS. INSTALL NEW WALLS. RE: ARCH. PLANS
- (D2) REPAIR AND INFILL EXISTING HOLES IN CONCRETE ROOF AND REMOVE EXISTING BALLASTED ROOFING. INSTALL NEW SINGLE PLY ROOF WITH NEW ROOF DRAINS
- (D2) INFILL EXTERIOR WALL TO CREATE TWO OPENINGS INSTEAD OF ONE. NEW BRICK TO MATCH EXISTING
- (D2) REPAIR AND REBUILD PARAPET WALL AND INSTALL NEW PARAPET CAP TO MATCH EXISTING - FIELD VERIFY EXISTING MATERIAL, COLOR AND WIDTH OF CAP
- (D2) EXISTING LIGHT FIXTURE TO BE REPLICATED TO MATCH EXISTING - FIELD VERIFY THE FIXTURE DIMENSIONS
- (D2) WALLS: REMOVE AND REPLACE: REMOVE ENTIRE WALL ASSEMBLY AND REPLACE WITH NEW CMU BACKER WALL AND NEW BRICK VENEER





DEMOLISH EXISTING STRUCTURES NECESSARY FOR THE COMPLETION OF THE WORK, EXCEPT AS NOTED TO REMAIN. NOTIFY ALL MUNICIPALITIES AND UTILITY COMPANIES OWNING OR CONTROLLING FACILITIES AROUND SITE AND ARRANGE FOR PROTECTION AND CUT-OFF OF ALL UTILITIES IN CONNECTION TO THE DEMOLITION AREA UNLESS OTHERWISE STATED IN THE CONTRACT.

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THOSE AREAS TO AVOID DAMAGE TO THOSE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT ARE NOT SHOWN ON ANY OF THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES.

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**(D2)** STRUCTURE: REMOVE & DISPOSE: REMOVE ENTIRE STRUCTURE INCLUDING CONCEALED ELEMENTS. SEE DEMOLITION GENERAL CONDITIONS FOR ADDITIONAL REQUIREMENTS. PROTECT ALL FINISHES TO REMAIN

MEP: REMOVE & DISPOSE: REMOVE ENTIRE ELECTRICAL OR PLUMBING SYSTEMS, INCLUDING ALL SUPPORTS, BRACKETS AND COMPONENTS. REMOVE ENTIRE MECHANICAL SYSTEM, INCLUDING DUCTWORK. REMOVE ALL TIES, CONNECTIONS AND HANGERS. SEE DEMOLITION GENERAL NOTES FOR ADDITIONAL REQMT'S

WINDOWS: REMOVE & REPLACE: REMOVE ENTIRE

PROTECT ALL INTERIOR AND EXTERIOR FINISHES TO REMAIN. REPAIR SUBSTRATE AS REQUIRED FOR RECEIPT OF NEW WINDOW SYSTEM

WINDOWS: REMOVE & REPAIR HOLE: REMOVE ENTIRE WINDOW ASSEMBLY, INCLUDING CONCEALED ELEMENTS. FILL IN WALL WITH CMU, THICKNESS TO MATCH EXISTING WALL THICKNESS. REINFORCE INFILL INTO EXISTING

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| 04-16-2025 | PROGRESS SET               |
| 05-09-2025 | 50% DESIGN DEVELOPMENT     |
| 05-30-2025 | 100% DESIGN DEVELOPMENT    |
| 07-11-2025 | 50% CONSTRUCTION DOCUMENTS |

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EAST ELEVATION  
EXISTING ☐ DEMO

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SHEET NUMBER

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## EAST ELEVATION

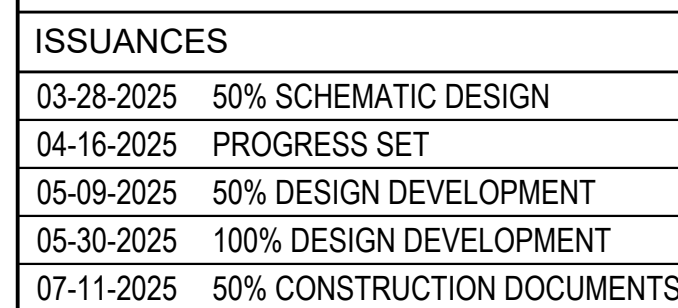
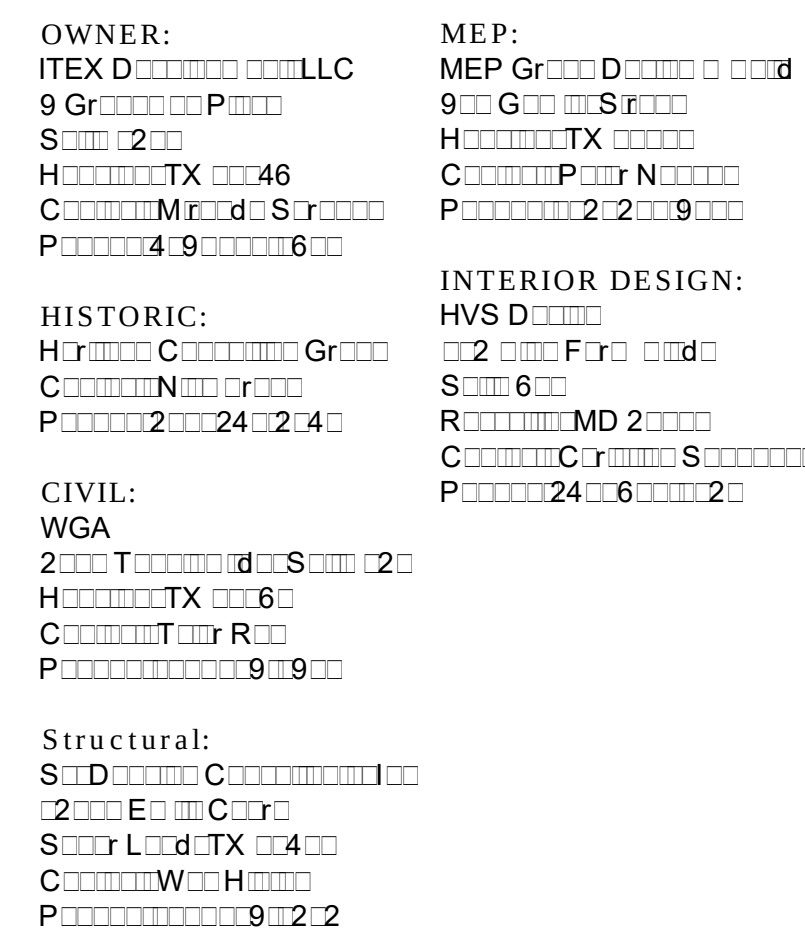
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**COLLECTION**  
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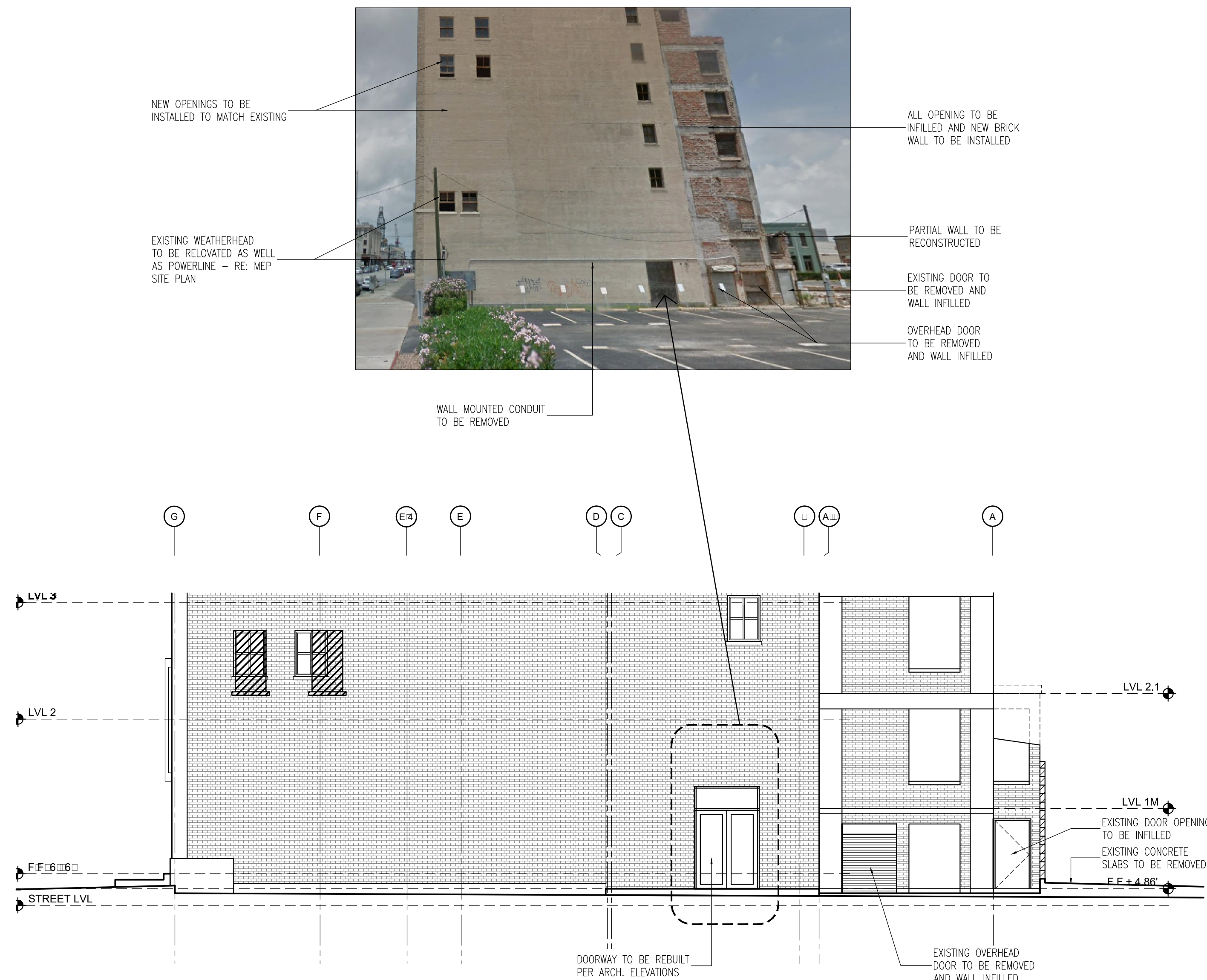
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ELEVATIONS

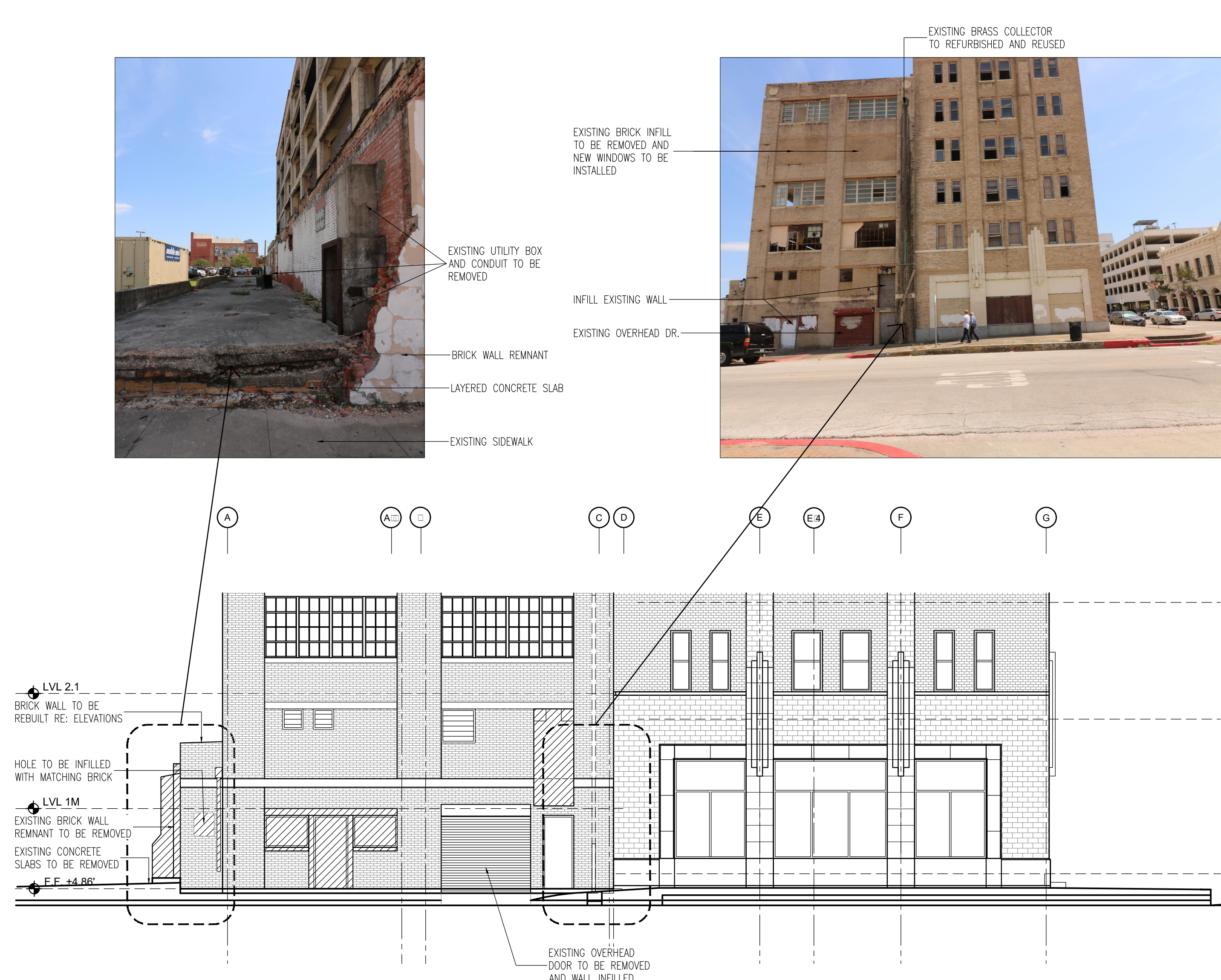
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SHEET NUMBER

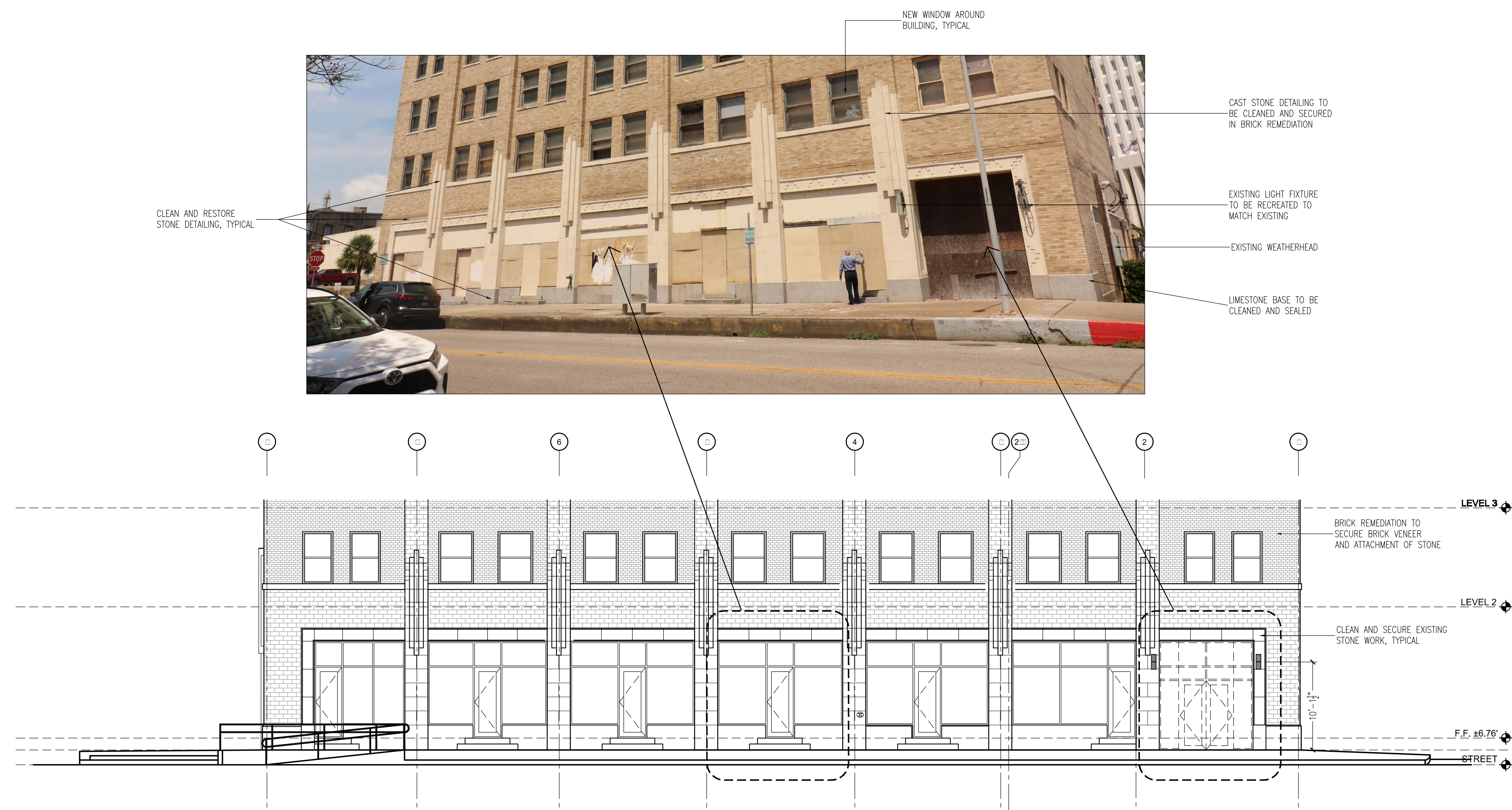
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**ENLARGED SOUTH ELEVATION** **3**  
SCALE 1/8" = 1'-0"



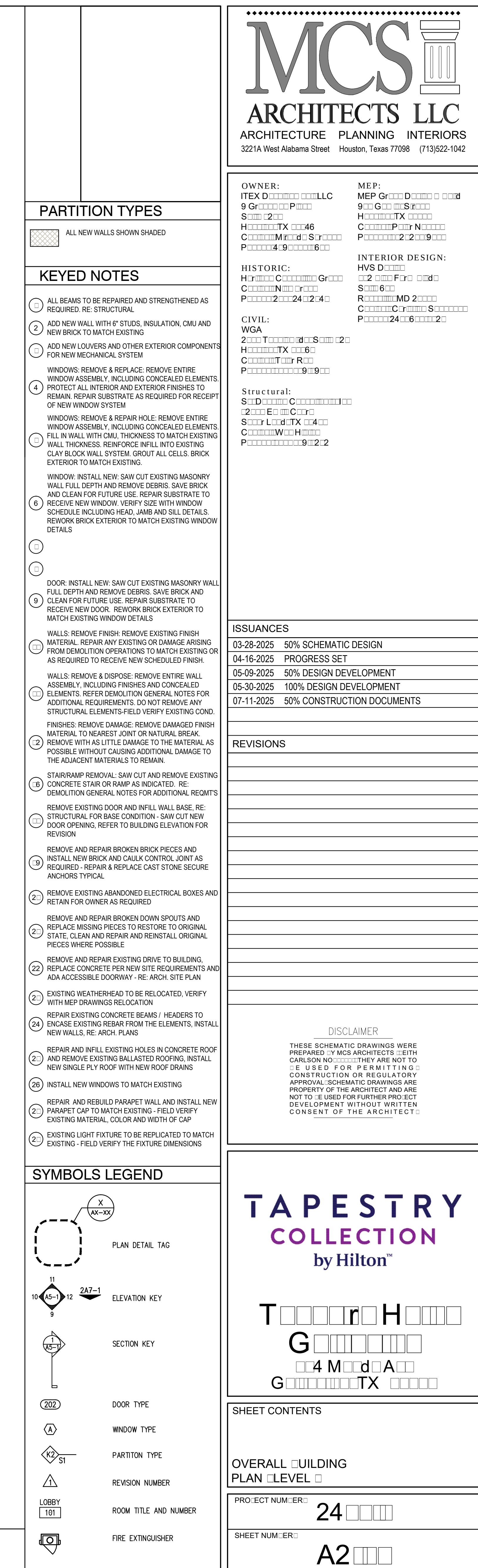
**ENLARGED NORTH ELEVATION**

SCALE 

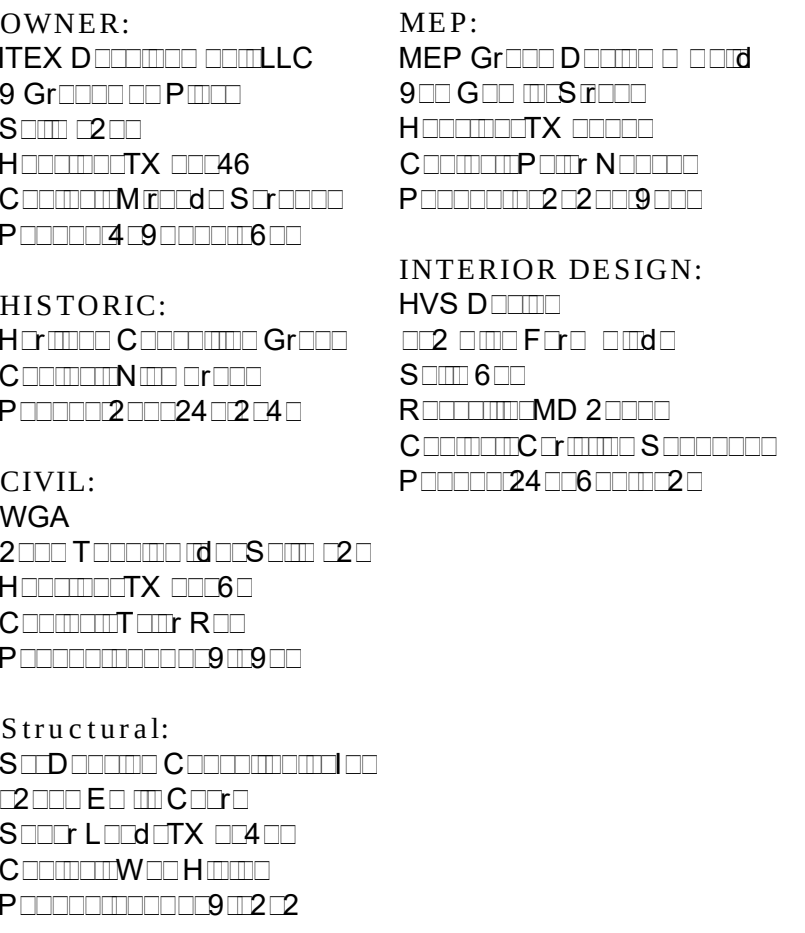


**ENLARGED WEST ELEVATION**









| SUANCES  |                            |
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| -16-2025 | PROGRESS SET               |
| -09-2025 | 50% DESIGN DEVELOPMENT     |
| -30-2025 | 100% DESIGN DEVELOPMENT    |
| -11-2025 | 50% CONSTRUCTION DOCUMENTS |

[illegible]

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**COLLECTION**  
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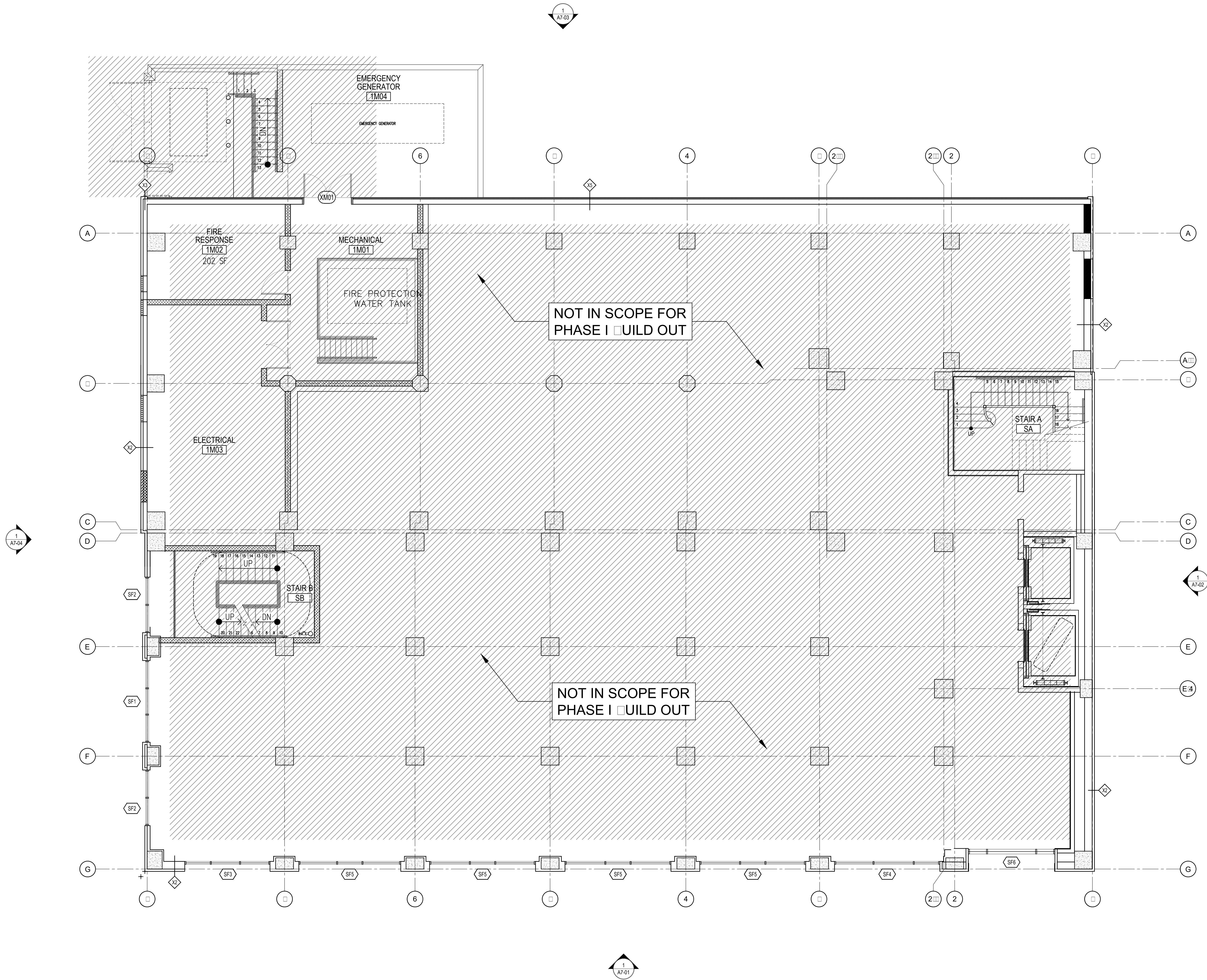
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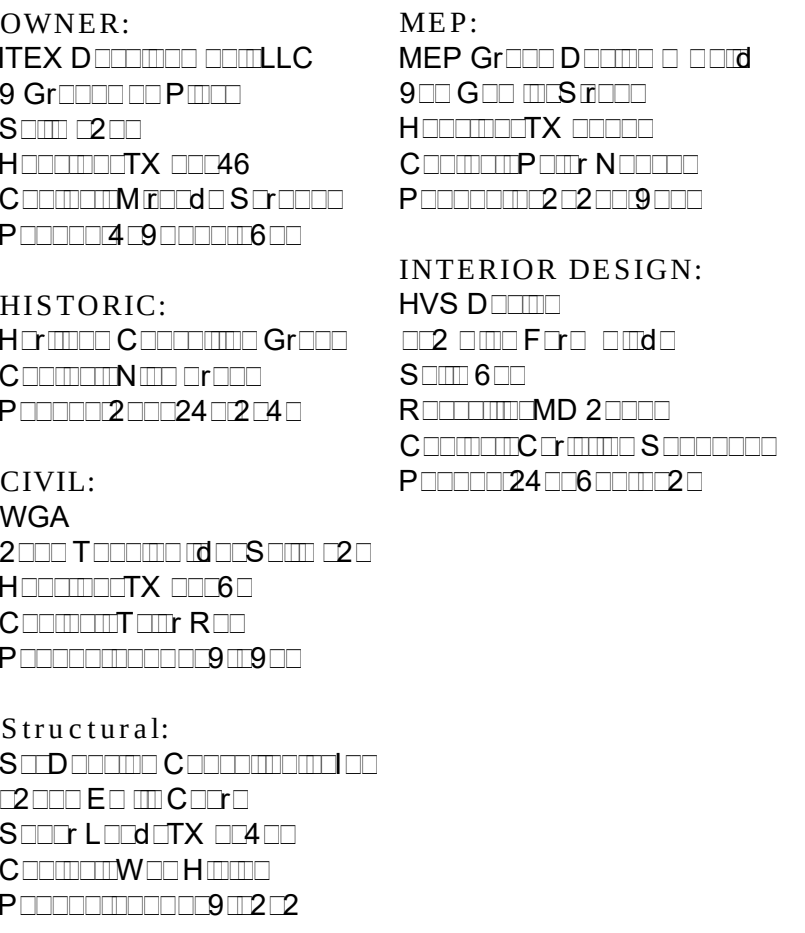
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SHEET CONTENTS  
 VERALL ☐UILDING  
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 PROJECT NUMBER:  24      
 SHEET NUMBER:  A2    M



# OVERALL BUILDING PLAN - LEVEL 1M





| ISSUANCES  |                            |
|------------|----------------------------|
| 03-28-2025 | 50% SCHEMATIC DESIGN       |
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| 05-09-2025 | 50% DESIGN DEVELOPMENT     |
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[illegible]

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**TAPESTRY**  
**COLLECTION**  
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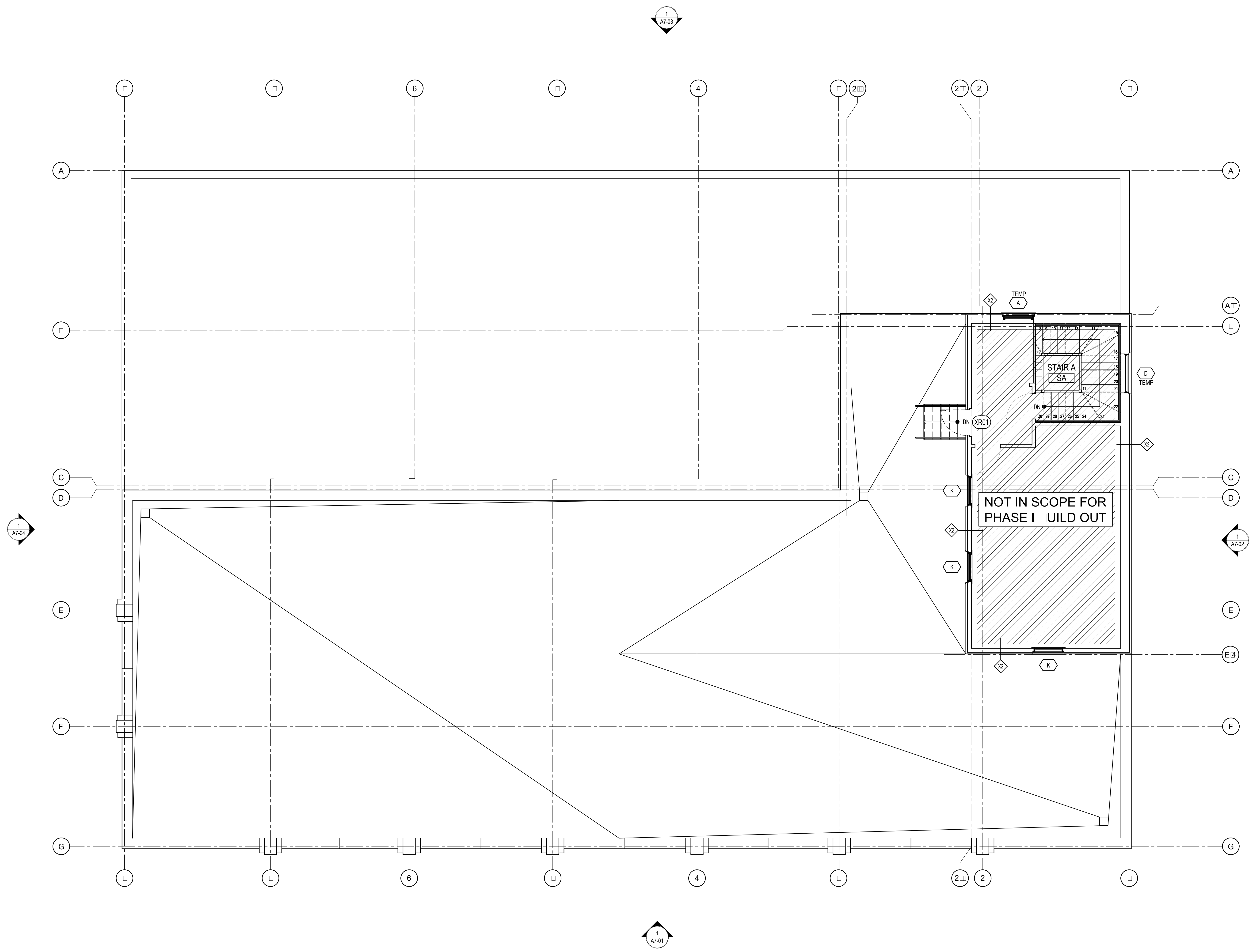
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SHEET CONTENTS

OVERALL □UILDING  
PLAN □ROOF LEVEL

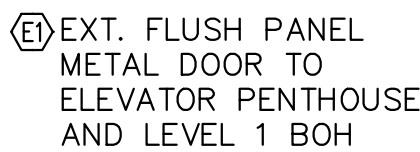
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## OVERALL BUILDING PLAN - ROOF LEVEL





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S.C. WOOD: SOLID CORE WOOD.  
PLAM: PLASTIC LAMINATE.  
H.M.: HOLLOW METAL.  
PTD.: PAINTED.  
GHM: HOLLOW METAL GALV.  
FR.: FIRE RATED  
ALUM.: ALUMINUM.  
FLUOR.: "KYNAR" OR EQUIVALENT  
PREFINISHED ALUMINUM

- ☐ 1" INSULATING GLASS, TINTED w/LOW E COATING, TEMPERED.
- ☒ 2 1" INSULATING GLASS, TINTED, w/LOW E COATING.
- ☐ 1" INSULATING SPANDREL GLASS.
- ☒ 4 1/4" CLEAR TEMPERED FLOAT GLASS.
- ☐ 1/4" CLEAR FLOAT GLASS.

1. "T" INDICATES TEMPERED SAFETY GLASS LOCATIONS. PROVIDE SAFETY GLASS AT ALL LOCATIONS REQUIRED BY CODES.
2. "FR" INDICATES FIRE RATED SAFETY GLASS LOCATIONS. FIRE RATINGS AS NOTED ON WINDOW TYPES.

SCALE  4" = '[illegible]

T     r  H

G

4 M  d A

G       TX

## PROJECT NUMBER 24



```
OWNER:                                MEP:
ITEX D [ ] [ ] [ ] [ ] [ ] LCC      MEP Gr [ ] D [ ] [ ] [ ] [ ] [ ]
S Gr [ ] [ ] [ ] TX [ ]            9 [ ] G [ ] S F [ ] [ ]
S [ ] [ ] [ ] P [ ]                H [ ] [ ] TX [ ] [ ] [ ]
C [ ] [ ] [ ] TX #46               C [ ] [ ] PT R N [ ] [ ] [ ]
C [ ] [ ] Me r d : S [ ] [ ] [ ]    P [ ] [ ] [ ] 2 : 2 [ ] [ ] [ ]
P [ ] [ ] [ ] 4 : 9 [ ] [ ] [ ] 6 [ ]

HISTORIC:                             INTERIOR DESIGN:
H [ ] [ ] [ ] C [ ] [ ] [ ] Gr [ ]   HVS D [ ] [ ] [ ]
C [ ] [ ] [ ] [ ] [ ] [ ] [ ]        [ ] [ ] [ ] Fr [ ] [ ] [ ] [ ]
C [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]    S [ ] [ ] [ ] [ ] [ ]
P [ ] [ ] [ ] [ ] [ ] 24 : 2 : 4 [ ] C [ ] [ ] [ ] MD 2 [ ] [ ] [ ]
                                     C [ ] [ ] [ ] C [ ] [ ] [ ] [ ] [ ]
CIVIL:                                 P [ ] [ ] [ ] 24 : 6 [ ] [ ] [ ] 2 [ ]
WGA                                    S [ ] [ ] [ ] [ ] [ ] [ ] [ ]
2 [ ] [ ] [ ] [ ] [ ] [ ] [ ] S [ ] [ ] [ ] 2 [ ]
H [ ] [ ] [ ] TX [ ] [ ] [ ] 6 [ ]
C [ ] [ ] [ ] T [ ] [ ] R [ ] [ ]
P [ ] [ ] [ ] [ ] [ ] [ ] [ ] 9 : 9 [ ]

Structural:
S [ ] [ ] [ ] [ ] C [ ] [ ] [ ] [ ] [ ] [ ]
2 [ ] [ ] E [ ] [ ] [ ] [ ] [ ] [ ]
S [ ] [ ] [ ] L [ ] [ ] [ ] [ ] [ ] [ ] [ ]
C [ ] [ ] [ ] W [ ] [ ] [ ] [ ] [ ]
P [ ] [ ] [ ] [ ] [ ] [ ] 9 : 2 : 2
```

| ISSUANCES  |                            |
|------------|----------------------------|
| 03-28-2025 | 50% SCHEMATIC DESIGN       |
| 04-16-2025 | PROGRESS SET               |
| 05-09-2025 | 50% DESIGN DEVELOPMENT     |
| 05-30-2025 | 100% DESIGN DEVELOPMENT    |
| 07-11-2025 | 50% CONSTRUCTION DOCUMENTS |

[illegible]

**DISCLAIMER**

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T     r  H

G

4 M  d A

G       TX

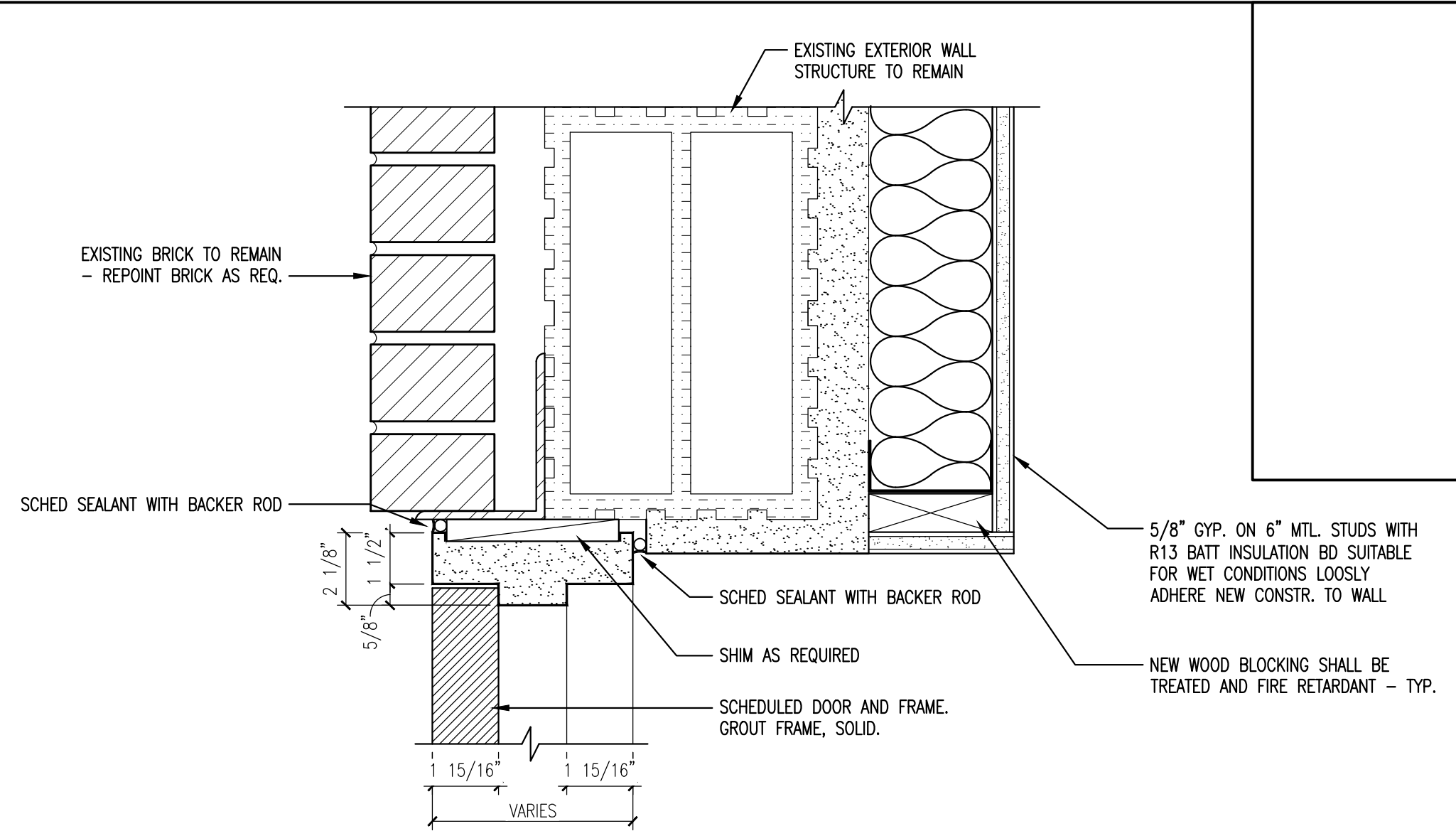
## SHEET CONTENTS

## DOOR HEAD □ □AM□ DETAILS

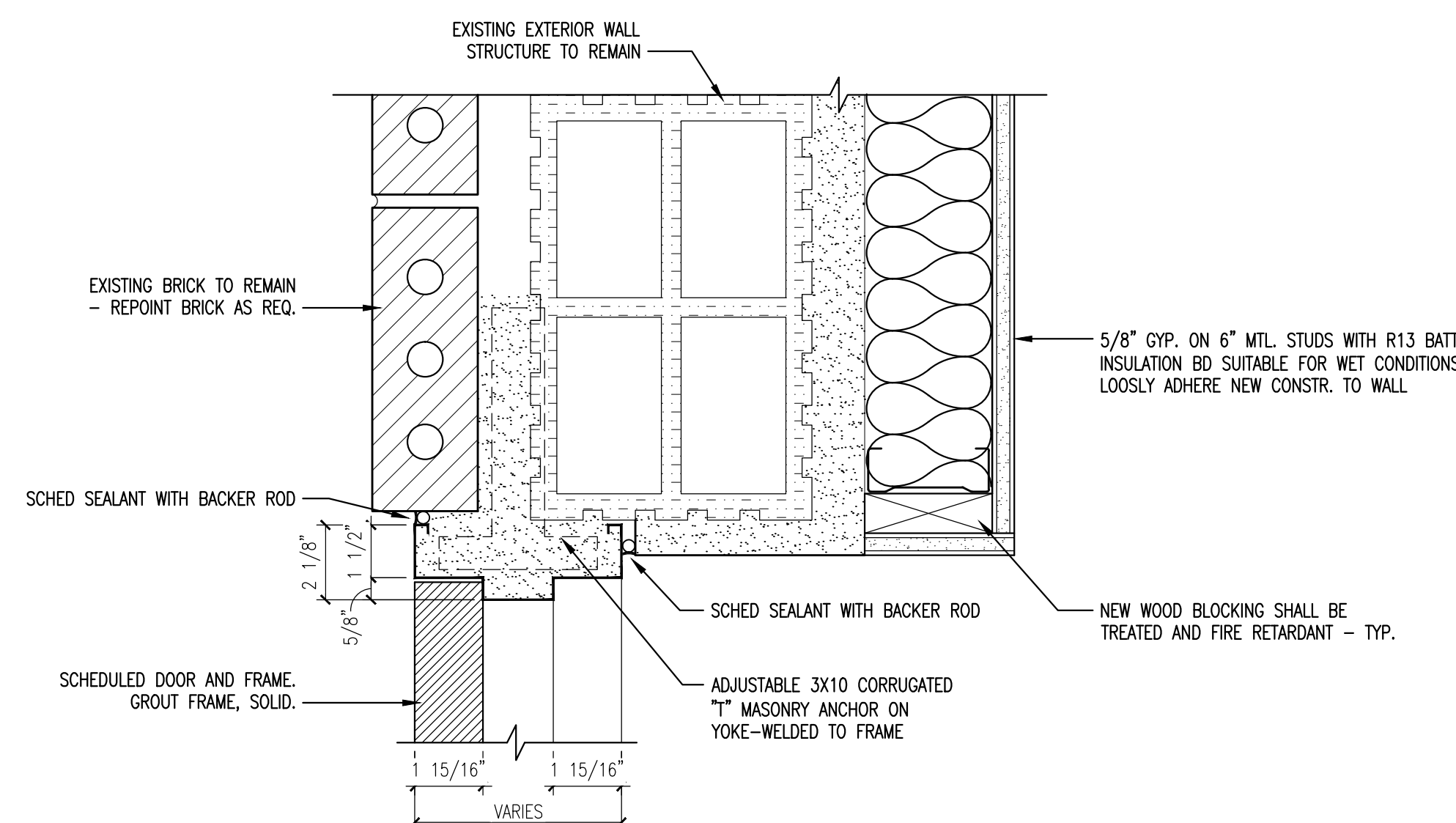
PROJECT NUMBER 24

SHEET NUMBER

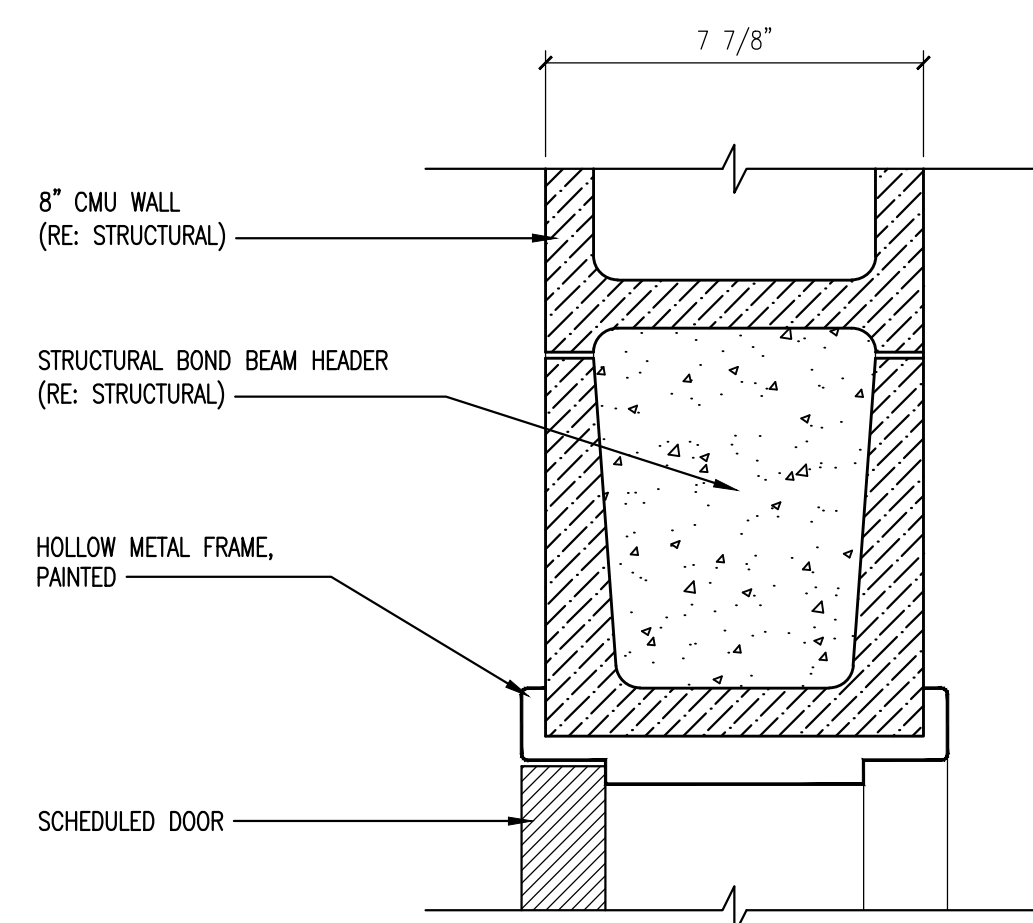
A6 2



**DOOR HEAD DETAIL: HM FRAME STR. MASONRY** **4**  
SCALE: 1/4" = 1'-0"

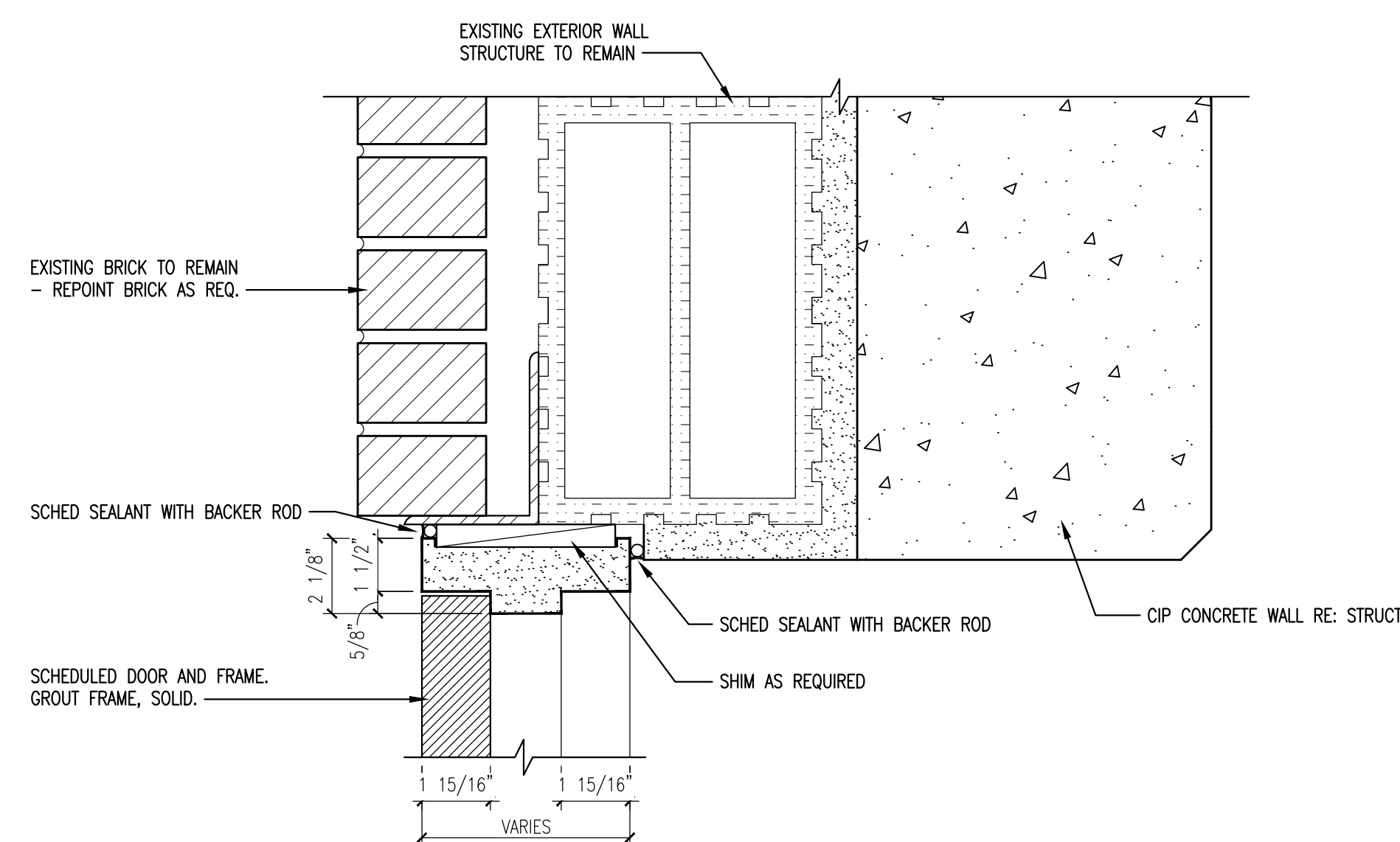


**DOOR JAMB DETAIL: HM FRAME STR. MASONRY** **3**  
SCALE 1/4" = 1'-0"

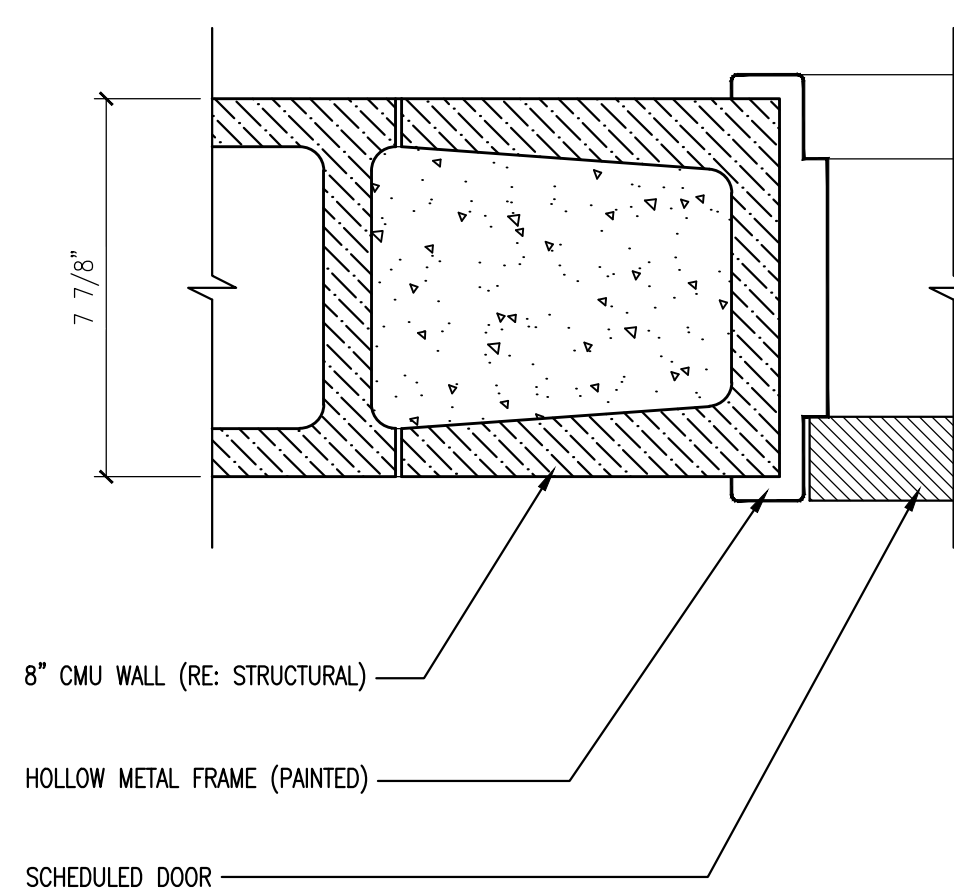


EXTERIOR CMU

**DOOR HEAD EXT. at 8" CMU** **6**  
SCALE 1" = 4'-0"

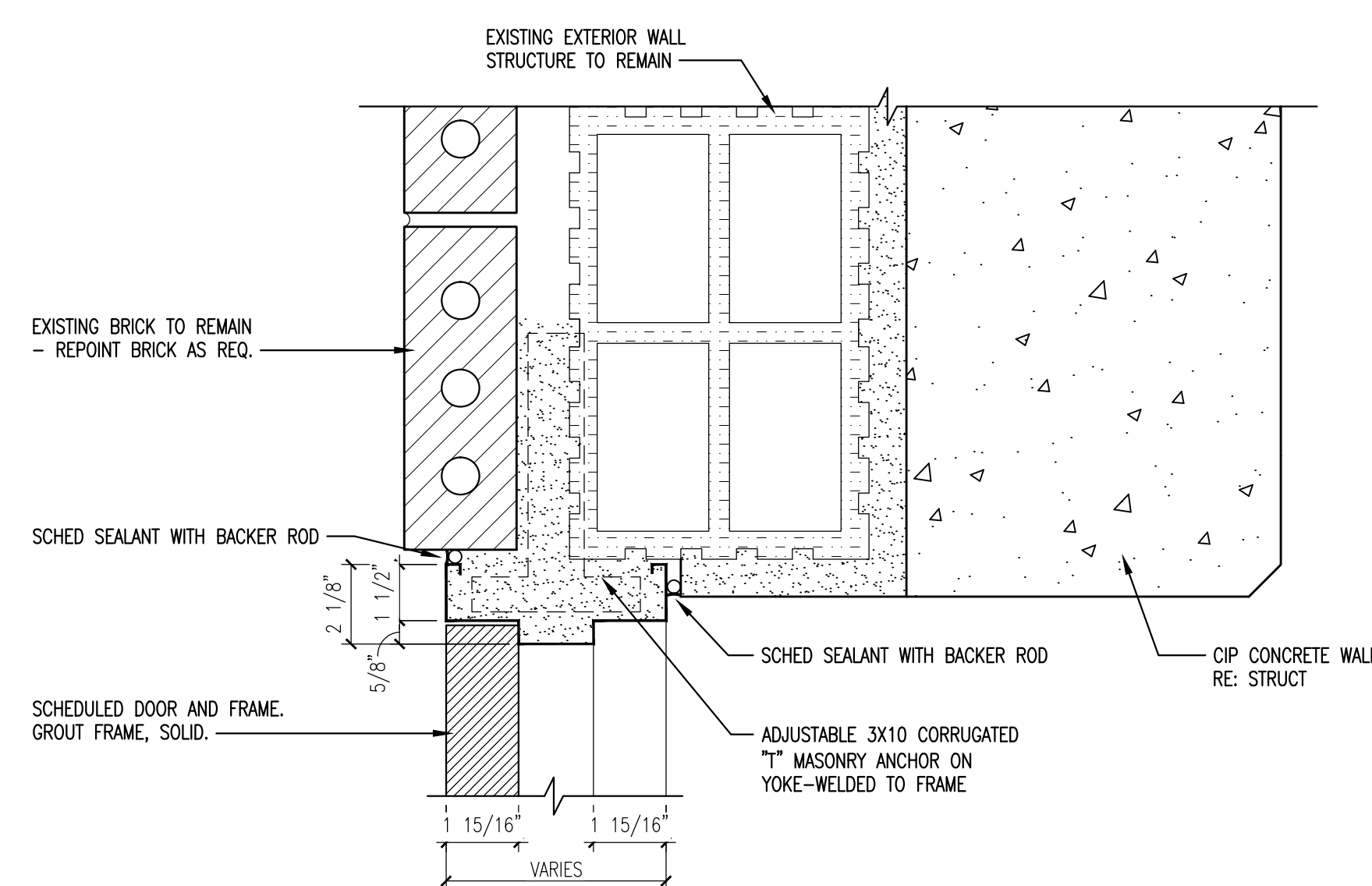


**DOOR HEAD DETAIL: HM FRAME STR. MASONRY** **2**  
SCALE 1/4" = 1'-0"



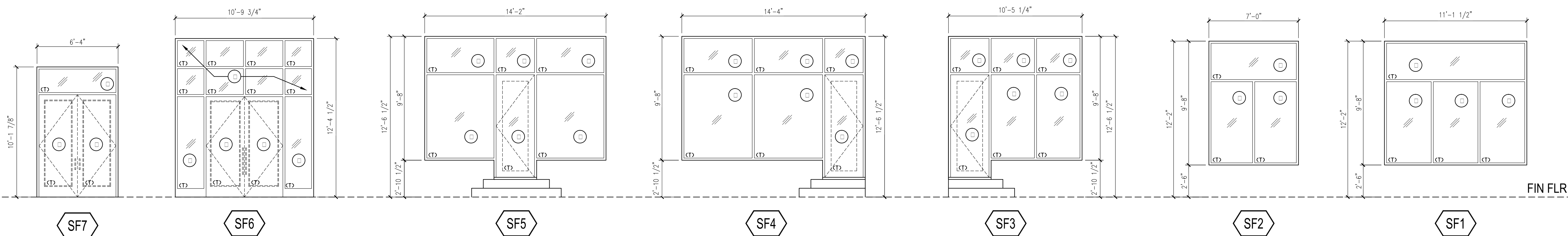
EXTERIOR CMU

**DOOR JAMB EXT. at 8" CMU** **5**  
SCALE: 1/4" = 1'-0"

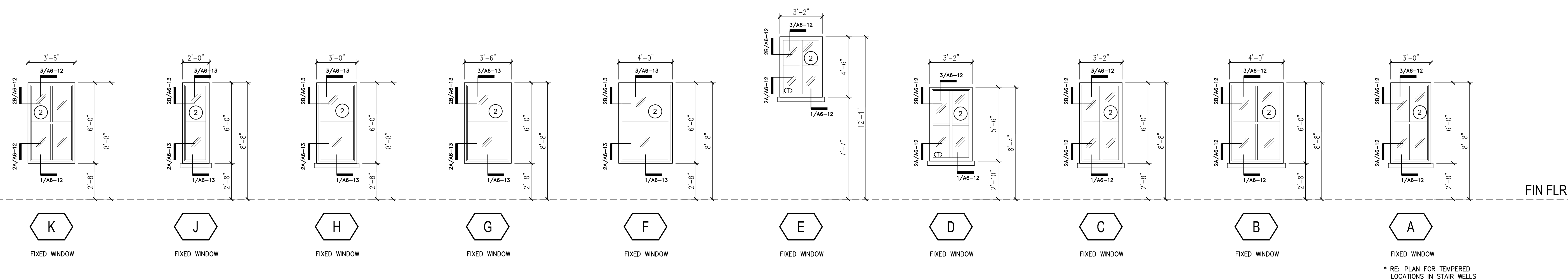
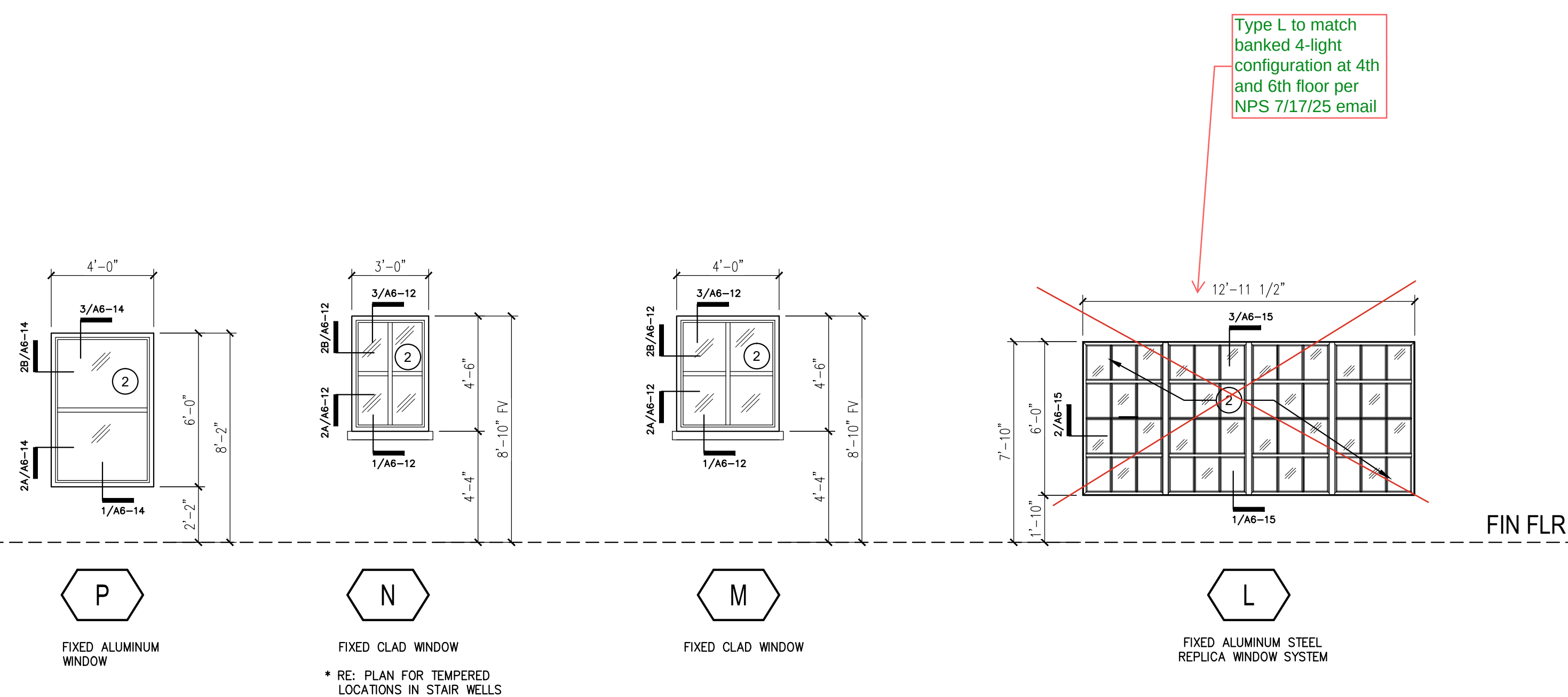


**DOOR JAMB DETAIL: HM FRAME STR. MASONRY** **1**





## STOREFRONT WINDOWS



# FIXED WINDOWS 1

## KEYED NOTES

- ① 1" INSULATING GLASS, TINTED  
w/LOW E COATING, TEMPERED.
- ② 1" INSULATING GLASS, TINTED,  
w/LOW E COATING.

#### GENERAL NOTES

1. "T" INDICATES TEMPERED SAFETY GLASS LOCATIONS. PROVIDE SAFETY GLASS AT ALL LOCATIONS REQUIRED BY CODES.
2. "FR" INDICATES FIRE RATED SAFETY GLASS LOCATIONS. FIRE RATINGS AS NOTED ON WINDOW TYPES.

**TAPESTRY**  
**COLLECTION**  
by Hilton™

T     r  H

G

4 M  d A

G       TX

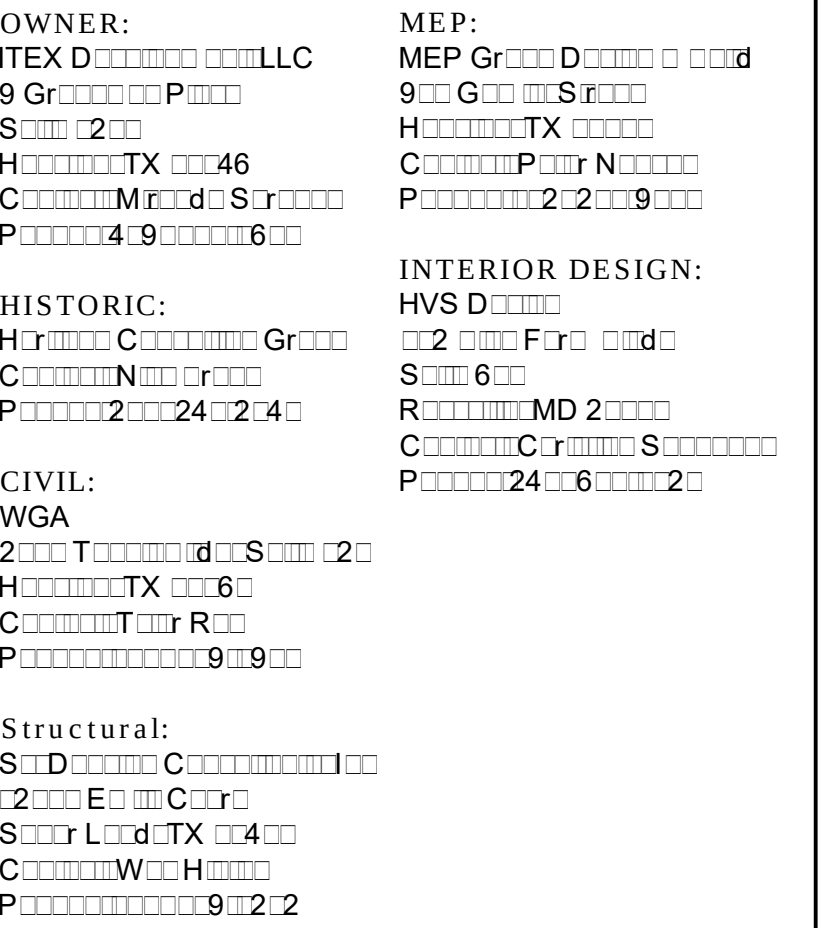
## SHEET CONTENTS

## WINDOW SCHEDULE

PROJECT NUMBER **24**

SHEET NUMBER **A6**





| ISSUANCES  |                            |
|------------|----------------------------|
| 03-28-2025 | 50% SCHEMATIC DESIGN       |
| 04-16-2025 | PROGRESS SET               |
| 05-09-2025 | 50% DESIGN DEVELOPMENT     |
| 05-30-2025 | 100% DESIGN DEVELOPMENT    |
| 07-11-2025 | 50% CONSTRUCTION DOCUMENTS |

[illegible]

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T     r  H

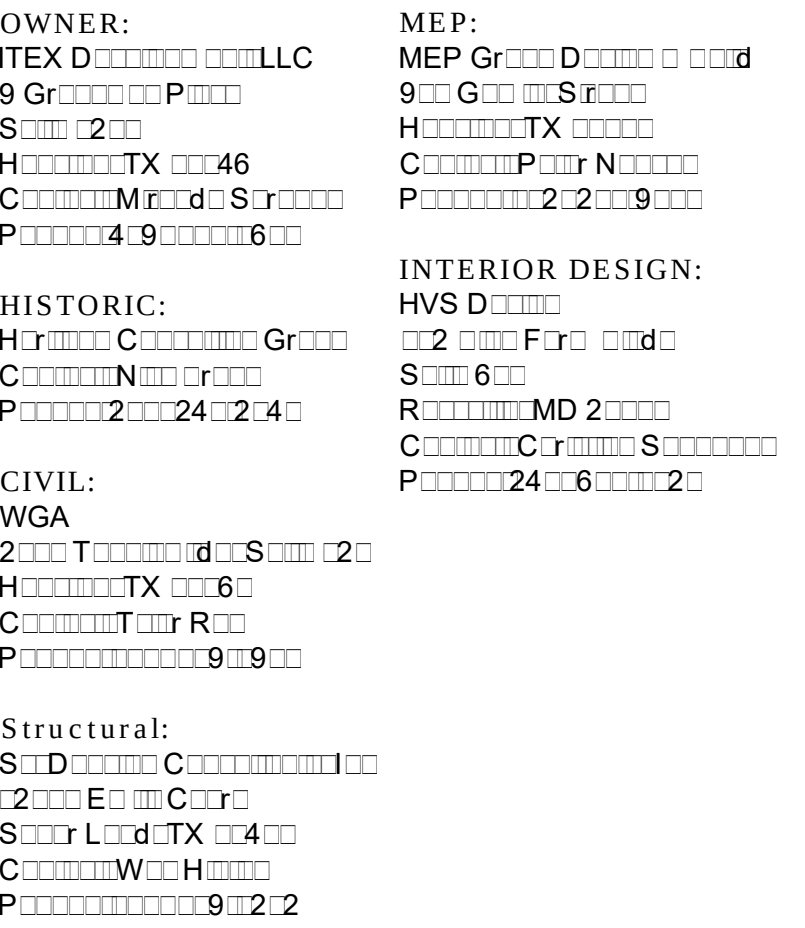
G

4 M  d A

G       TX

|                                                                                                                                |                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SHEET CONTENTS</b></p><br><br><br><br><br><br><br><br><br><br><p><b>STOREFRONT</b></p> <p><b>ENLARGED ELEVATIONS</b></p> |                                                                                                                               |
| <p>PROJECT NUMBER: <b>24</b> </p>         | <p>SHEET NUMBER: <b>A6</b>  <b>6</b></p> |



[illegible]

**TAPESTRY**  
**COLLECTION**  
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SHEET CONTENTS

STOREFRONT  
WINDOW DETAILS

SHEET NUMBER

A6





| ISSUANCES  |                            |
|------------|----------------------------|
| 03-28-2025 | 50% SCHEMATIC DESIGN       |
| 04-16-2025 | PROGRESS SET               |
| 05-09-2025 | 50% DESIGN DEVELOPMENT     |
| 05-30-2025 | 100% DESIGN DEVELOPMENT    |
| 07-11-2025 | 50% CONSTRUCTION DOCUMENTS |

REVISIONS

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4 M d A  
G TX

SHEET CONTENTS

## STOREFRONT DOOR DETAILS

PROJECT NUMBER 24

SHEET NUMBER **A6**



- 1 INFILL AND RESTRUCTURE WALL WITH NEW BRICK TO MATCH EXISTING
- 2 NEW WALL WITH EFS OVER MOISTURE BARRIER, COLOR TO MATCH HISTORICAL STUCCO FINISH
- 3 EFS JOINTS TO ALIGN WITH WINDOW OPENINGS
- 4 NEW RESTRUCTURED WALL WITH BRICK TO MATCH EXISTING. CMU ON LEVEL 1, AND METAL STUDS ABOVE
- 5 NEW SCHEDULED WINDOW LOCATIONS IN NEW STUCCO OR EFS WALL
- 6 NEW SCHEDULED WINDOW LOCATION. CUT NEW WINDOW OPENINGS IN WALL TO VERTICALLY ALIGN WITH EXISTING OPENINGS
- 7 NEW SCHEDULED WINDOW LOCATIONS. INFILL EXISTING OPENING TO CREATE TWO NEW OPENINGS INSTEAD OF ONE
- 8 NEW SCHEDULED WINDOW LOCATION. CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY. VERTICALLY ALIGN CENTERLINE OF NEW OPENINGS WITH CENTERLINE OF EXISTING WINDOWS ABOVE ON LEVEL 11
- 9 NEW SCHEDULED WINDOW LOCATION. CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY. VERTICALLY ALIGN NEW OPENING WITH EXISTING WINDOWS.
- 10 NEW LIME STONE BASE CONTINUED AROUND PERIMETER TO MATCH EXISTING
- 11 NEW ROOF STRUCTURE OVER RESTRUCTURED WALLS
- 12 TPO ROOFING SYSTEM OVER TAPERED INSULATION SLOPE PER CODE. STARTING THICKNESS 1 1/2" AT DRAIN
- 13 NEW PARAPET TO MATCH EXISTING
- 14 NEW METAL GUARDRAIL, PAINTED
- 15 NEW STAIRS AND RAMP LEADING TO SIDE ENTRY
- 16 NEW SCHEDULED DOOR LOCATION. CUT EXISTING WALL TO RECEIVE NEW DOOR
- 17 NEW SCHEDULED DOOR. CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY
- 18 NEW DOWN SPOUT LOCATIONS. RESTORED TO MATCH ORIGINAL STATE
- 19 NEW CANOPY ABOVE SIDE ENTRY

BR-01  
BRICK — TO MATCH  
EXISTING BRICK

EF-01  
EIFS — PAINTED TO  
MATCH HISTORICAL  
STUCCO FINISH

ST-01  
STONE — TO MATCH  
EXISTING STONE BASE

1. ALL EXTERIOR FINISH MATERIAL SHOULD BE SELECTED FROM A SINGLE VENDOR TO AVOID CONFLICTING INSTALLATION DETAILS AT BUILDING EDGE AND CORNERS.
2. REVEALS VARY IN DEPTH AND WIDTH ACROSS BUILDING ELEVATION
3. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.
4. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS.
5. PROVIDE CONTINUOUS DEAD SEALANT AND BACK ROD AT ALL INTERSECTIONS OF SCHEDULED DOOR AND WINDOW OPENINGS
6. ALL EXISTING WINDOWS TO BE REPLACED BY NEW FIXED WINDOWS WITH SAME SIZE AND LOCATION. UNFINISHED OTHER EXTERIOR RE-ELEVATION KEYNOTES 5-11

TOP - TOP OF PARAPET  
TOS - TOP OF SLAB  
FV - FIELD VERIFY

1



- 1 INFILL AND RESTRUCTURE WALL WITH NEW BRICK TO MATCH EXISTING
- 2 NEW WALL WITH EIFS OVER MOISTURE BARRIER, COLOR TO MATCH HISTORICAL STUCCO FINISH
- 3 EIFS JOINTS TO ALIGN WITH WINDOW OPENINGS
- 4 NEW SCHEDULED WINDOW WITH BRICK TO MATCH EXISTING CMU ON LEVEL 1, AND METAL STUDS ABOVE.
- 5 NEW SCHEDULED WINDOW LOCATIONS IN NEW STUCCO OR EIFS WALL
- 6 NEW SCHEDULED WINDOW LOCATION, CUT NEW WINDOW OPENINGS IN WALL TO VERTICALLY ALIGN WITH EXISTING OPENINGS
- 7 NEW SCHEDULED WINDOW LOCATIONS: INFILL EXISTING OPENING TO CREATE TWO NEW OPENINGS INSTEAD OF ONE
- 8 NEW SCHEDULED WINDOW LOCATION, CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY. VERTICALLY ALIGN CENTERLINE OF NEW OPENINGS WITH CENTERLINE OF EXISTING WINDOWS ABOVE ON LEVEL 11
- 9 NEW SCHEDULED WINDOW LOCATION, CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY. VERTICALLY ALIGN NEW OPENINGS WITH EXISTING WINDOWS
- 10 NEW LIME STONE BASE CONTINUED AROUND PERIMETER TO MATCH EXISTING
- 11 NEW ROOF STRUCTURE OVER RESTRICTED WALLS
- 12 TWO ROOFING SYSTEM OVER TAPERED INSULATION SLOPE PER CODE. STARTING THICKNESS 1 1/2" AT DRAIN
- 13 NEW PARAPET TO MATCH EXISTING
- 14 NEW METAL GUARDRAIL, PAINTED
- 15 NEW STAIRS AND RAMP LEADING TO SIDE ENTRY
- 16 NEW SCHEDULED DOOR LOCATION, CUT EXISTING WALL TO RECEIVE NEW DOOR
- 17 NEW SCHEDULED DOOR, CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY.
- 18 NEW DOWN SPOUT LOCATIONS. RESTORED TO MATCH ORIGINAL STATE
- 19 NEW CANOPY ABOVE SIDE ENTRY

BR-01  
BRICK - TO MATCH  
EXISTING BRICK

EF-01  
EIFS - PAINTED TO  
MATCH HISTORICAL  
STUCCO FINISH

ST-01  
STONE - TO MATCH  
EXISTING STONE BASE

1. ALL EXTERIOR FINISH MATERIAL SHOULD BE SELECTED FROM A SINGLE VENDOR TO AVOID CONFLICTING INSTALLATION DETAILS AT BUILDING EDGE AND CORNERS.
2. REVEALS VARY IN DEPTH AND WIDTH ACROSS BUILDING ELEVATION
3. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST GRADE LEVEL
4. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS.
5. PROVIDE CONTINUOUS BEAD, SEALANT AND BACKER ROD AT ALL INTERSECTIONS OF SCHEDULED DOOR AND WINDOW OPENINGS
6. ALL EXISTING WINDOWS TO BE REPLACED BY NEW FIXED WINDOWS WITH SAME SIZE AND LOCATION UNLESS NOTED OTHERWISE.  
RE: ELEVATION KEYNOTES 5-11

TOP - TOP OF PARAPET  
TOS - TOP OF SLAB  
FV - FIELD VERIFY

---





TOP - TOP OF PARAPET  
TOS - TOP OF SLAB  
FV - FIELD VERIFY





- 1 INFILL AND RESTRUCTURE WALL WITH NEW BRICK TO MATCH EXISTING
- 2 NEW WALL WITH EIFS OVER MOISTURE BARRIER, COLOR TO MATCH HISTORICAL STUCCO FINISH
- 3 EIFS JOINTS TO ALIGN WITH WINDOW OPENINGS
- 4 NEW RESTRUCTURED WALL WITH BRICK TO MATCH EXISTING CMU ON LEVEL 1, AND METAL STUDS ABOVE
- 5 NEW SCHEDULED WINDOW LOCATIONS IN NEW STUCCO OR EIFS WALL
- 6 NEW SCHEDULED WINDOW LOCATION, CUT NEW WINDOW OPENINGS IN WALL TO VERTICALLY ALIGN WITH EXISTING OPENINGS
- 7 NEW SCHEDULED WINDOW LOCATIONS, INFILL EXISTING OPENING TO CREATE TWO NEW OPENINGS INSTEAD OF ONE
- 8 NEW SCHEDULED WINDOW LOCATION, CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY, VERTICALLY ALIGN CENTERLINE OF NEW OPENINGS WITH CENTERLINE OF EXISTING WINDOWS ABOVE ON LEVEL 11
- 9 NEW SCHEDULED WINDOW LOCATION, CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY, VERTICALLY ALIGN NEW OPENING WITH EXISTING WINDOWS
- 10 NEW LIME STONE BASE CONTINUED AROUND PERIMETER TO MATCH EXISTING
- 11 NEW ROOF STRUCTURE OVER RESTRUCTURED WALLS
- 12 TPO ROOFING SYSTEM OVER TAPERED INSULATION SLIPS PER CODE, STARTING THICKNESS 1 1/2" AT DRAIN
- 13 NEW PARAPET TO MATCH EXISTING
- 14 NEW METAL GUARDRAIL, PAINTED
- 15 NEW STAIRS AND RAMP LEADING TO SIDE ENTRY
- 16 NEW SCHEDULED DOOR LOCATION, CUT EXISTING WALL TO RECEIVE NEW DOOR
- 17 NEW SCHEDULED DOOR, CUT EXISTING WALL AND INFILL EXISTING OPENINGS AS NECESSARY.
- 18 NEW DOWN SPOUT LOCATIONS, RESTORED TO MATCH ORIGINAL STATE
- 19 NEW CANOPY ABOVE SIDE ENTRY

BR-01  
BRICK — TO MATCH  
EXISTING BRICK

EF-01  
EIFS — PAINTED TO  
MATCH HISTORICAL  
STUCCO FINISH

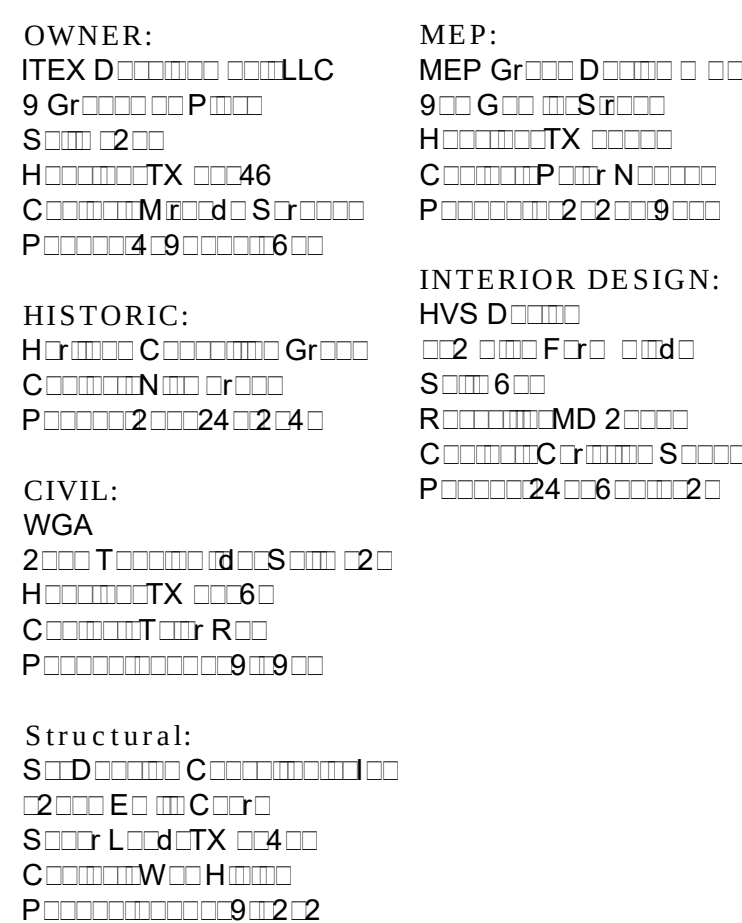
ST-01  
STONE — TO MATCH  
EXISTING STONE BAS

1. ALL EXTERIOR FINISH MATERIAL SHOULD BE SELECTED FROM A SINGLE VENDOR TO AVOID COMPLEX INSTALLATION DETAILS AT BUILDING EDGE AND CORNERS.
2. REVEALS VARY IN DEPTH AND WIDTH ACROSS BUILDING ELEVATION
3. IF EQUIPMENT IS LOCATED ON THE REAR EXTERIOR ELEVATION SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL
4. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS.
5. PROVIDE CONTINUOUS BEAD SEALANT AND BACKER ROD AT ALL INTERSECTIONS OF SCHEDULED DOOR AND WINDOW OPENINGS
6. ALL EXISTING WINDOWS TO BE REPLACED BY NEW FIXED WINDOWS WITH SAME SIZE AND LOCATION UNLESS OTHERWISE NOTED OTHERWISE RE: ELEVATION KEYNOTES 5-11

TOP - TOP OF PARAPET  
TOS - TOP OF SLAB  
FV - FIELD VERIFY

**NORTH ELEVATION** **1**  
SCALE: 1/8" = 1'-0"





| MILESTONES |                            |
|------------|----------------------------|
| 03-28-2025 | 50% SCHEMATIC DESIGN       |
| 04-16-2025 | PROGRESS SET               |
| 05-09-2025 | 50% DESIGN DEVELOPMENT     |
| 05-30-2025 | 100% DESIGN DEVELOPMENT    |
| 07-11-2025 | 50% CONSTRUCTION DOCUMENTS |

## REVISIONS

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**TAPESTRY**  
**COLLECTION**  
by Hilton™

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G        TX

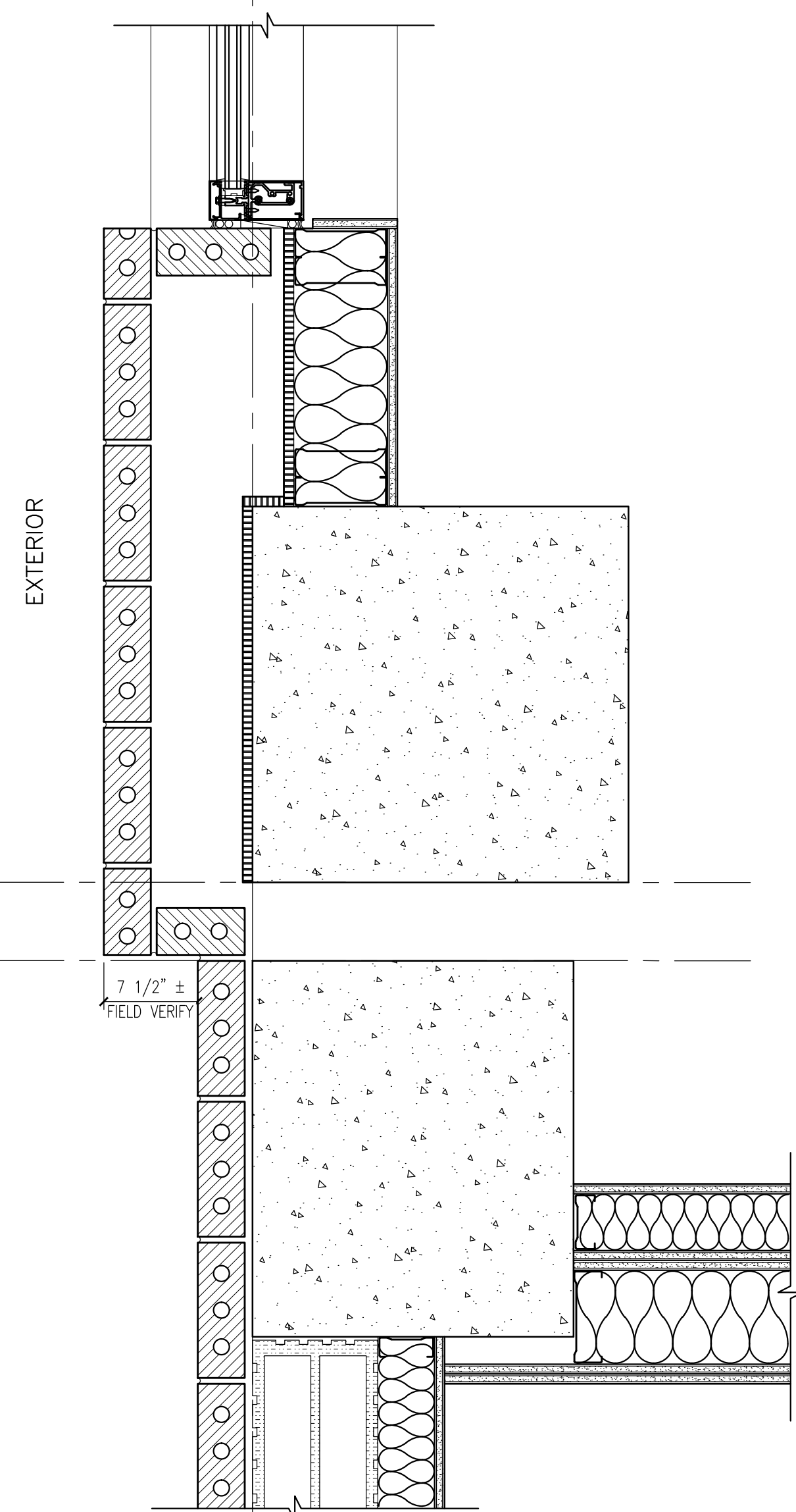
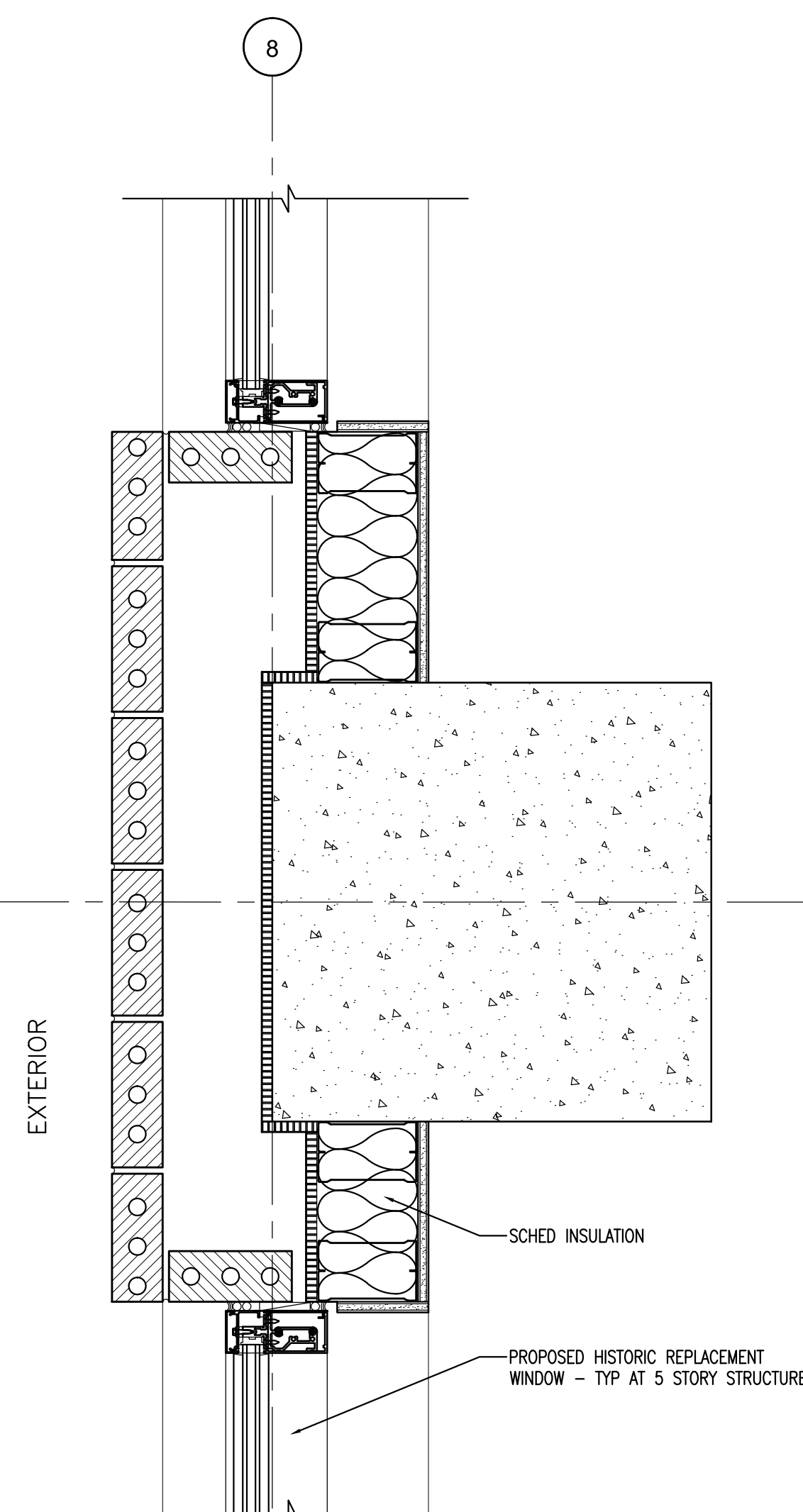
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## EXTERIOR PLAN DETAILS

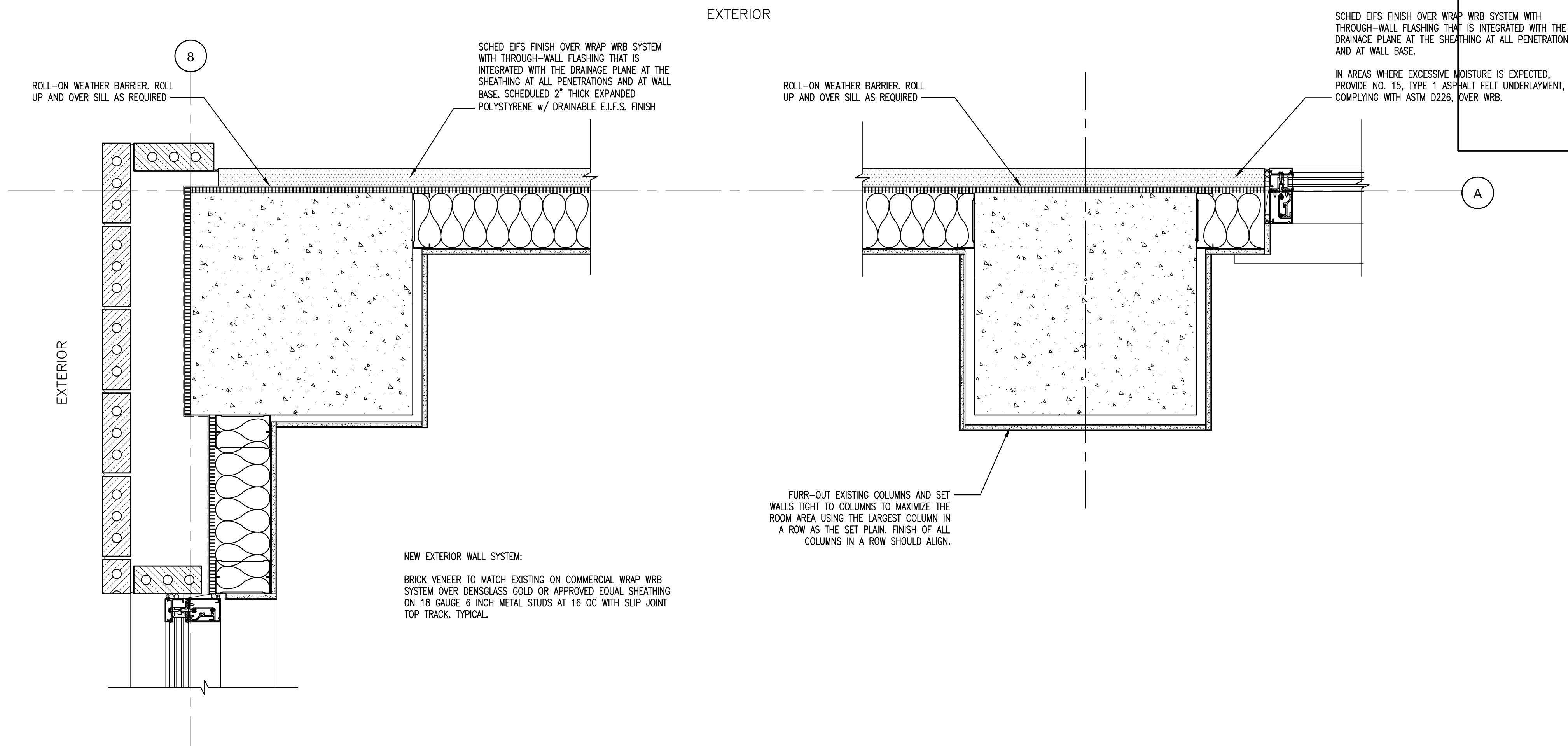
PROJECT NUMBER 24

SHEET NUMBER

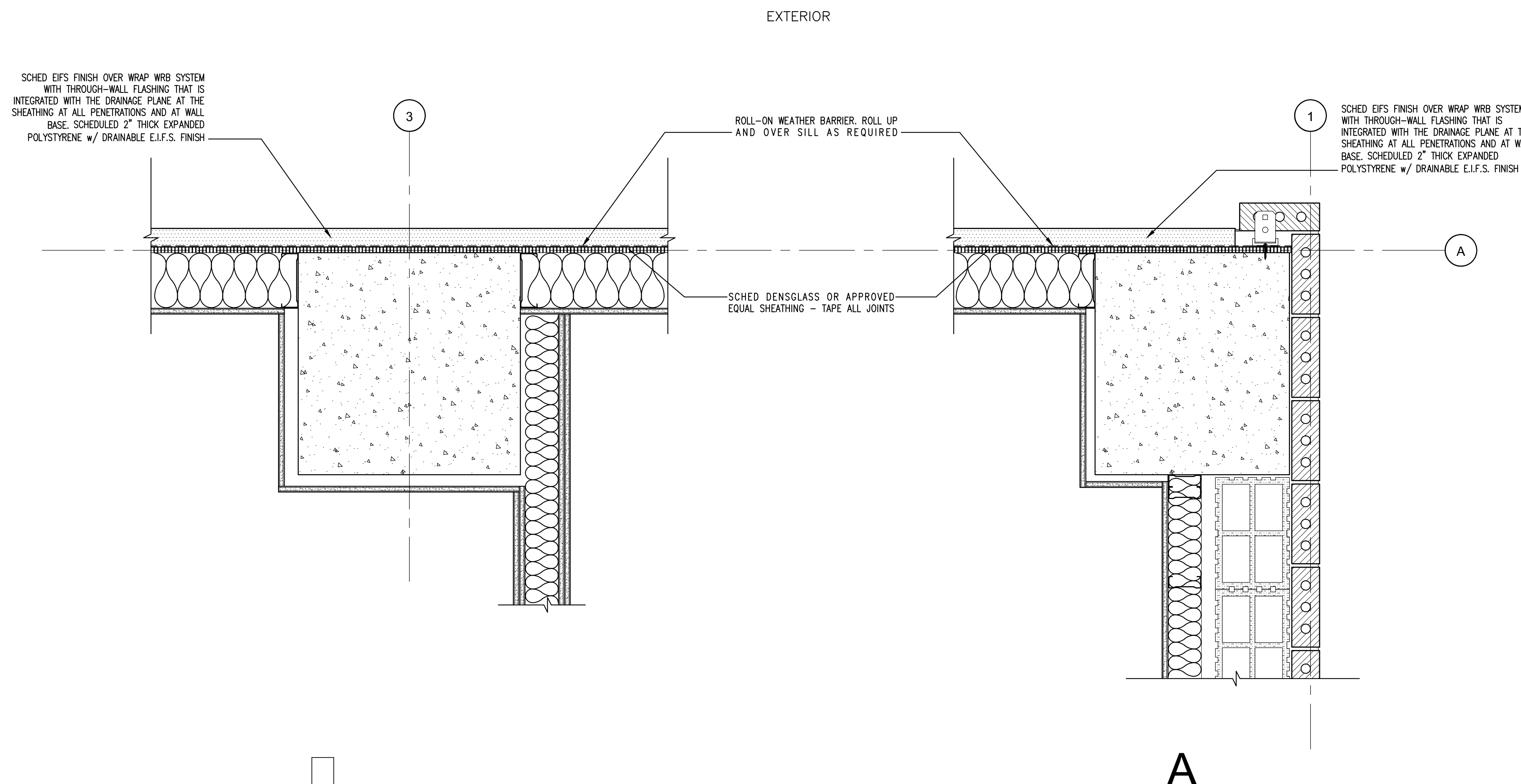
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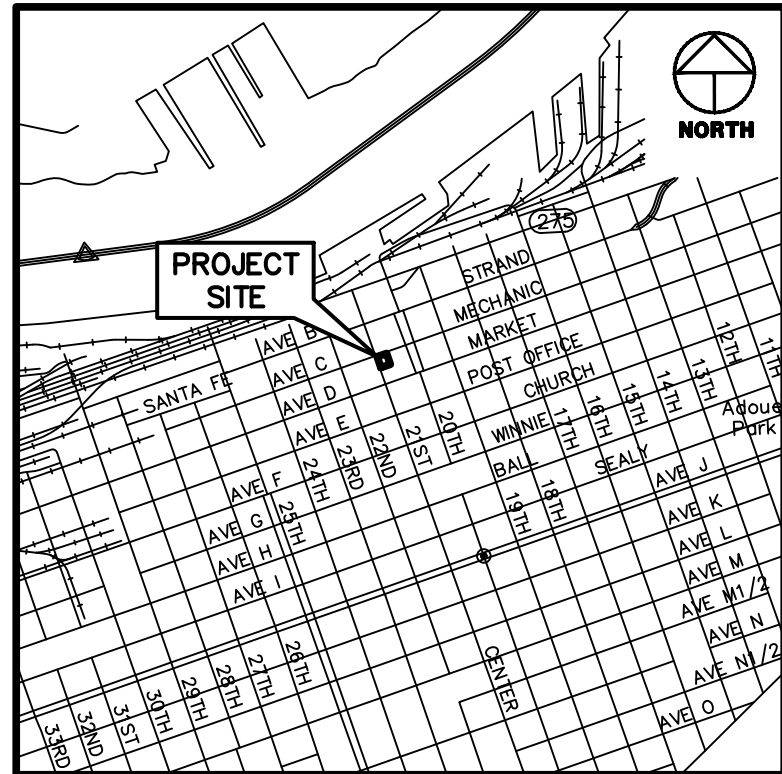


## EXTERIOR PLAN DETAILS



## EXTERIOR PLAN DETAILS





CITY OF GALVESTON, GALVESTON COUNTY, TEXAS

### VICINITY MAP

SCALE: 1" = 2,000'

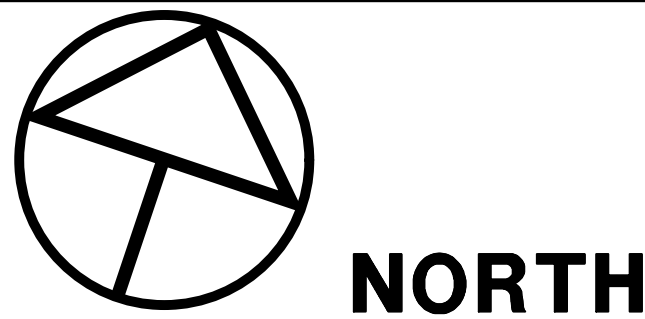
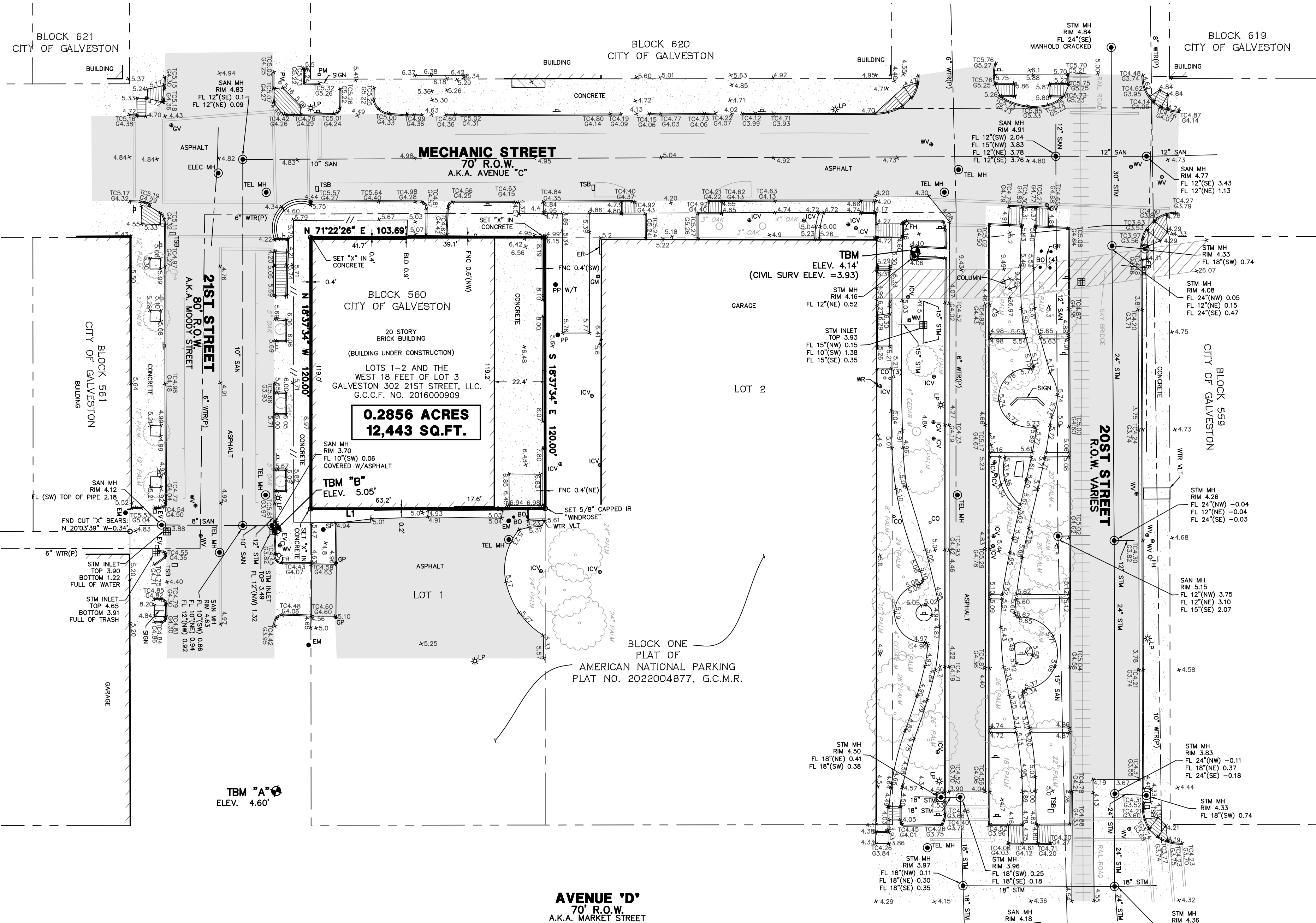
| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 71°22'26" W | 103.69'  |

KEIMPER STREET  
60 R.O.W.

### SCHEDULE 'B' NOTES

SUBJECT TO RESTRICTIONS AS SET FORTH IN COUNTY CLERK'S FILE NO. 2000050490, 2006009945, 2006009946, 2006009947, 2006009948 AND 2007002087 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

64. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE CERTAIN REPLACEMENT EASEMENT AND LICENSE AGREEMENT FILED OCTOBER 2, 2000 IN COUNTY CLERK'S FILE NO. 2000050489, CORRECTION EASEMENT AND LICENSE AGREEMENT FILED FOR RECORD DECEMBER 18, 2000 IN COUNTY CLERK'S FILE NO. 200006391 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)



GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

### DESCRIPTION - TRACT I

ALL OF LOTS ONE (1), TWO (2) AND THE WEST EIGHTEEN FEET (W. 18') OF LOT THREE (3) IN BLOCK FIVE HUNDRED SIXTY (560) IN THE CITY AND COUNTY OF GALVESTON.

### DESCRIPTION - TRACT II

EASEMENT LICENSE INTEREST CREATED IN REPLACEMENT EASEMENT AND LICENSE AGREEMENT DATED SEPTEMBER 28, 2000, RECORDED IN COUNTY CLERK'S FILE NO. 2000050489 AND CORRECTED BY INSTRUMENT DATED NOVEMBER 30, 2000, RECORDED IN COUNTY CLERK'S FILE NO. 2000063691.

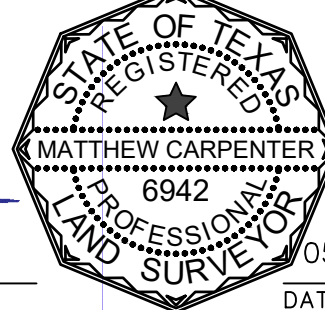
### GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN FILE NO. 19349-MM AND POLICY NO. 5025548-0023169E OF FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OF POLICY OF JANUARY 6, 2016, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999862739.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48167C0441G, REVISED/UPDATED AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF GALVESTON AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.

### SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
GALVESTON 302 21ST STREET, LLC

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, AND A CATEGORY 6, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.



MATTHEW CARPENTER  
Registered Professional Land Surveyor  
Texas Registration No. 6942

## WINDROSE

LAND SURVEYING | PLATTING

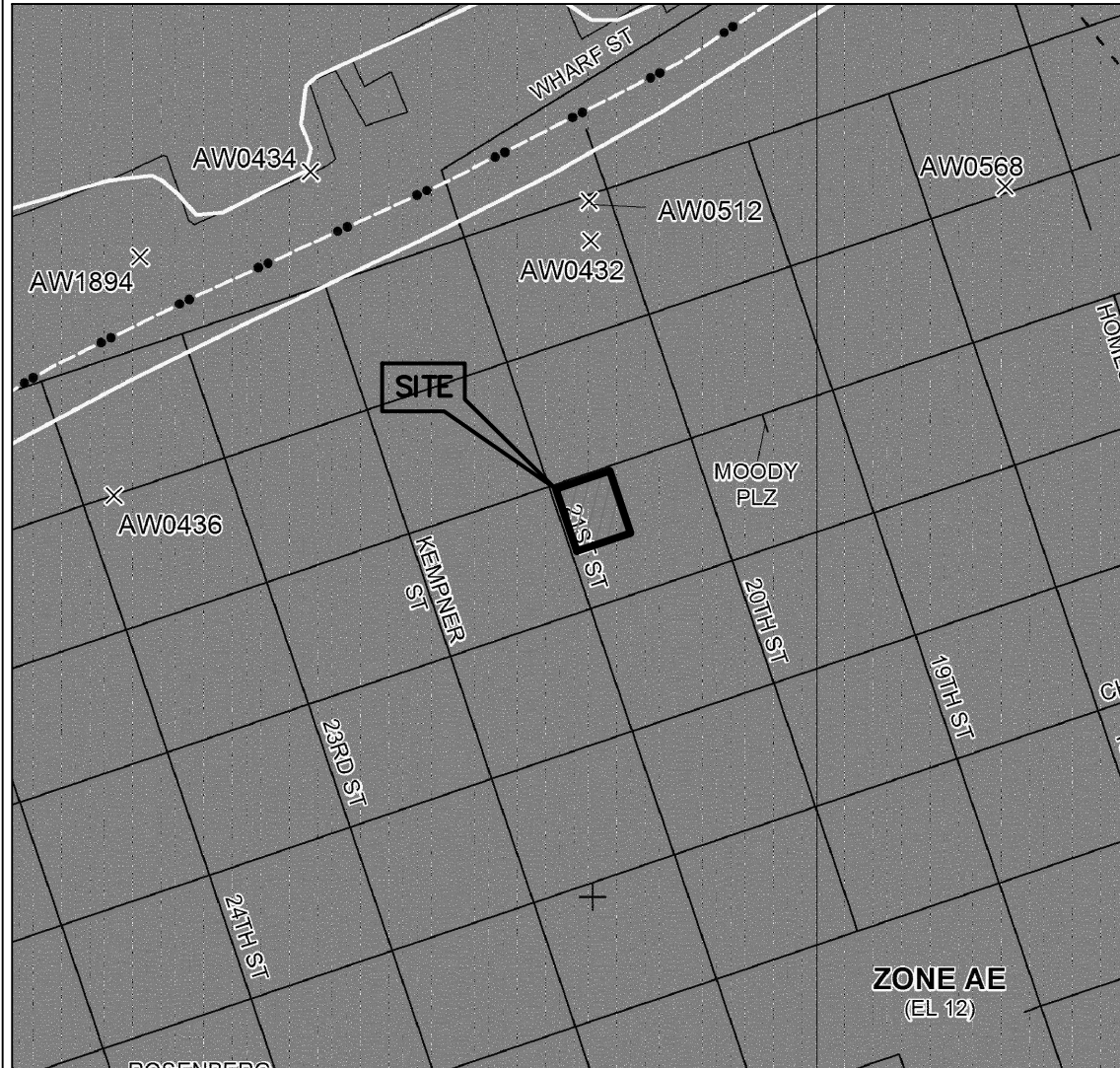
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE & TOPOGRAPHIC SURVEY OF  
0.2856 AC. / 12,443 SQ. FT.  
ALL OF LOTS ONE (1), TWO (2) AND THE WEST EIGHTEEN FEET (W. 18') OF LOT THREE (3), BLOCK 560  
OF THE CITY OF GALVESTON  
SITUATED IN THE  
MICHAEL B. MERNARD SURVEY  
ABSTRACT NO. 628  
CITY OF GALVESTON, GALVESTON COUNTY, TEXAS

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|              |                |                  |
|--------------|----------------|------------------|
| FILED BY: RD | CHECKED BY: JL | JOB NO. 60491    |
| DRAWN BY: TV | DATE: MAY 2025 | SHEET NO. 1 OF 1 |

### FLOOD INFORMATION



PANEL 0441G

## FIRM

FLOOD INSURANCE RATE MAP

GALVESTON COUNTY, TEXAS  
AND INCORPORATED AREAS

PANEL 441 OF 600  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY         | NUMBER | PANEL | SUFFIX |
|-------------------|--------|-------|--------|
| GALVESTON CITY OF | 480483 | 0441  | G      |
| GALVESTON COUNTY  | 480470 | 0441  | G      |

MAP NUMBER 48167C0441G

EFFECTIVE DATE AUGUST 15, 2019

Federal Emergency Management Agency

### LEGEND

- \* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- |         |                          |         |                          |      |                                 |
|---------|--------------------------|---------|--------------------------|------|---------------------------------|
| BO      | BOLLARD                  | PP      | POWER POLE               | UCS  | UNDERGROUND CABLE SIGN          |
| HC      | HANDICAP                 | PP/T    | POWER POLE W/TRANSFORMER | CTL  | CATHODIC TEST LEAD              |
| GM      | GAS METER                | PP/LT   | POWER POLE W/LIGHT       | MW   | MONITORING WELL                 |
| GV      | GAS VALVE                | PP/CT   | POWER POLE W/CONDUIT     | P    | PIN FLAG/PAINT MARK             |
| PH      | FIRE HYDRANT             | MP      | METER POLE               | TC   | TOP OF CURB                     |
| WM      | WATER METER              | SP      | SERVICE POLE             | G    | GUTTER                          |
| WV      | WATER VALVE              | GAC     | GUY ANCHOR               | TG   | TOP OF GRATE                    |
| ICV     | IRRIGATION CONTROL VALVE |         | OVERHEAD POWER LINE      | FL   | FLOW LINE                       |
| GI      | GRATE INLET              |         | BARBED WIRE FENCE        | HB   | HIGHBANK                        |
| GI      | GRATE INLET              |         | WROUGHT IRON FENCE       | SAN  | SANITARY SEWER                  |
| MANHOLE | MANHOLE                  |         | WOOD FENCE               | STM  | STORM SEWER                     |
| CO      | CLEANOUT                 |         | CHAINLINK FENCE          | CMP  | CORRUGATED METAL PIPE           |
| TP      | TELEPHONE PEDESTAL       | GP      | GATE POST                | CPP  | CORRUGATED PLASTIC PIPE         |
| EB      | ELECTRIC BOX             | (P)     | PER PLANS                | RCP  | REINFORCED CONCRETE PIPE        |
| TSB     | TRAFFIC SIGNAL BOX       | APPROX. | APPROXIMATE              | TEL  | TELEPHONE                       |
| LP      | LIGHT POLE               | H       | HIGHBANK                 | SWBT | SOUTHWESTERN BELL TELEPHONE CO. |
| TL      | TRAFFIC LIGHT POLE       | S       | SIGN                     | WTR  | WATER                           |
| GL      | GROUND/SPOT LIGHT        | PLM     | PIPELINE MARKER          | ER   | ELECTRIC RACK                   |
| PM      | PARKING METER            | EV      | ELECTRIC VAULT           | CM   | CONTROLLING MONUMENT            |

### BENCHMARK PUBLISHED ELEVATION - 6.66'

NOS MONUMENT AW0436, A TIDAL BEACH MARK DESIGNED "877 1450 TIDAL 32", BEING A DISK STAMPED "913" LOCATED ON THE TOP EAST EDGE OF A GRANITE PILLAR AT THE ENTRANCE TO THE SEALY BUILDING LOCATED AT 2324 STRAND STREET, (NAV088 ORTHO HEIGHT)

### TEMPORARY BENCHMARK "A" ELEVATION - 4.60'

BEING A BOX CUT ON A STORM INLET LOCATED ON THE EAST LINE OF 21ST STREET (MOODY STREET), APPROXIMATELY 21 FEET NORTH FROM THE INTERSECTION OF THE NORTH LINE OF AVENUE "D" (MARKET STREET) AND THE EAST LINE OF 21ST STREET. (SHOWN HEREON)

### TEMPORARY BENCHMARK "B" ELEVATION - 5.05'

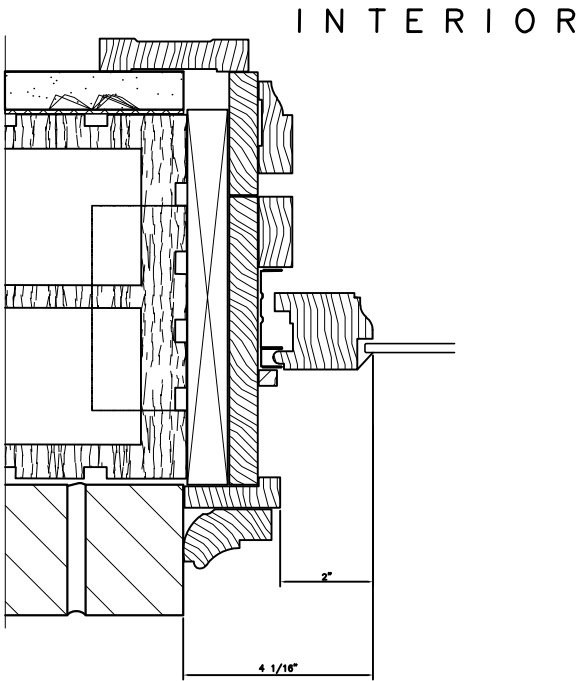
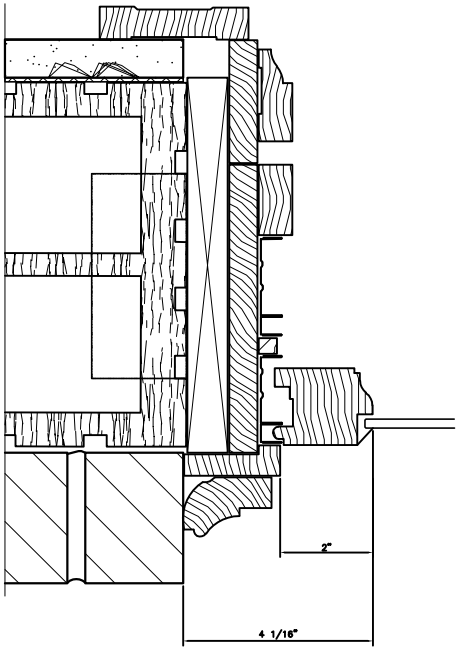
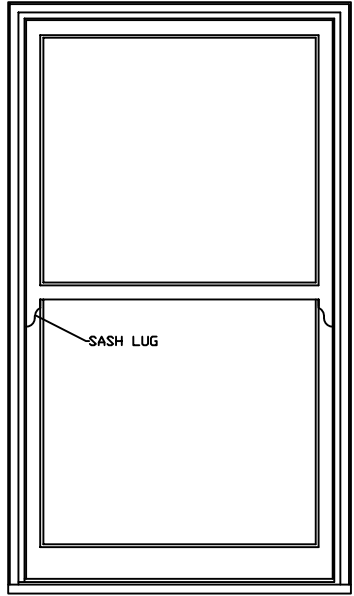
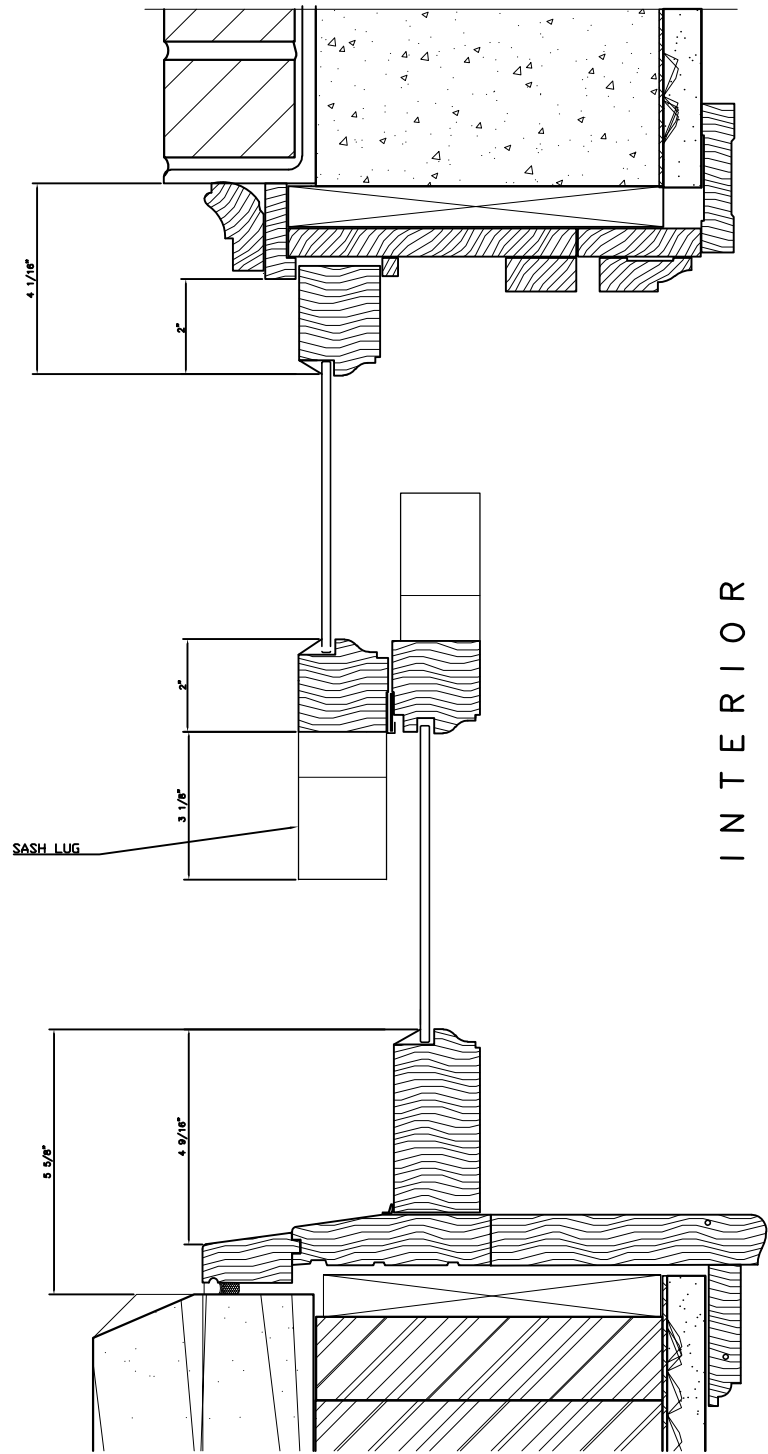
BEING A BOX CUT ON A STORM INLET LOCATED ON THE EAST LINE OF 21ST STREET (MOODY STREET), APPROXIMATELY 136 FEET NORTH FROM THE INTERSECTION OF THE NORTH LINE OF AVENUE "D" (MARKET STREET) AND EAST LINE OF 21ST STREET. (SHOWN HEREON)

NOTE:  
TO CONVERT ELEVATIONS SHOWN HEREON FROM WINDROSE TO CIVIL SURV (TBM ELEV 3.93, SHOWN HEREON ON INLET FOUND AT THE SOUTHWEST CORNER OF MECHANIC AND 20TH STREET) DRAWING TITLED 302 MOODY BUILDING, SHEET DATE 9/22/2021, SHEET NO. A0-07 ELEVATIONS, SUBTRACT 0.21 FEET.

| REVISIONS |        |    |
|-----------|--------|----|
| DATE      | REASON | BY |
|           |        |    |
|           |        |    |
|           |        |    |
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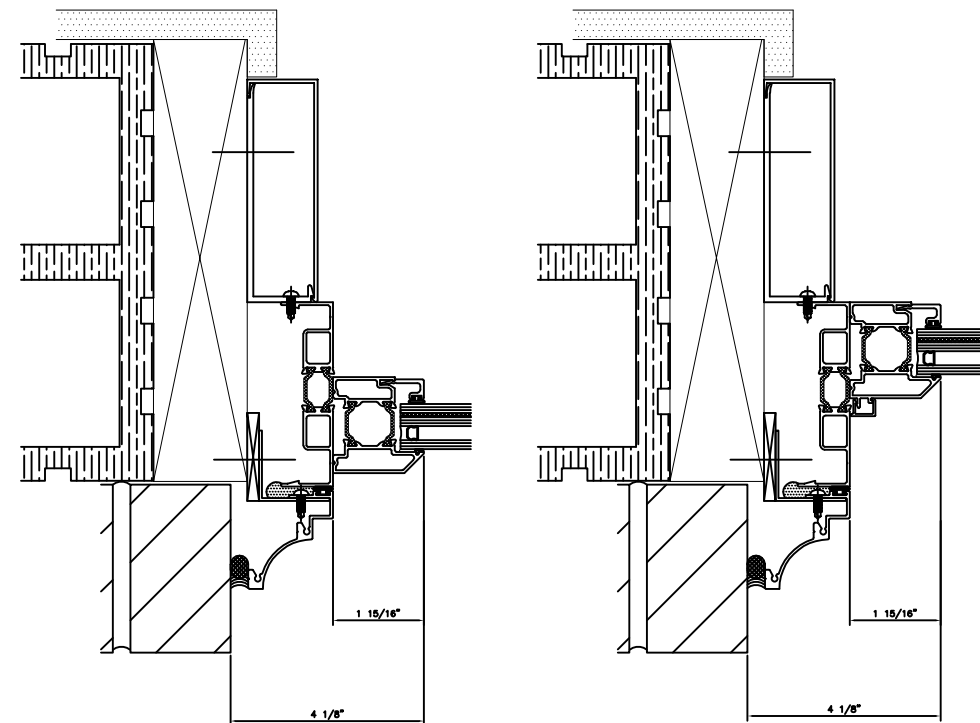
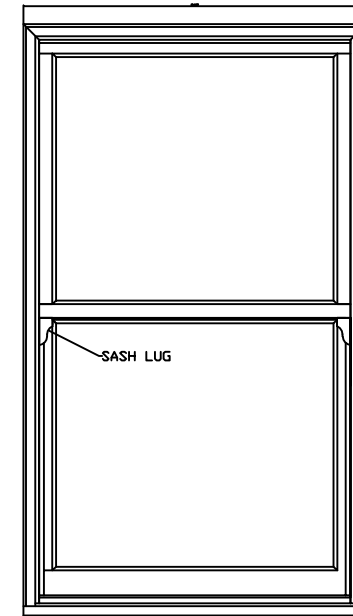
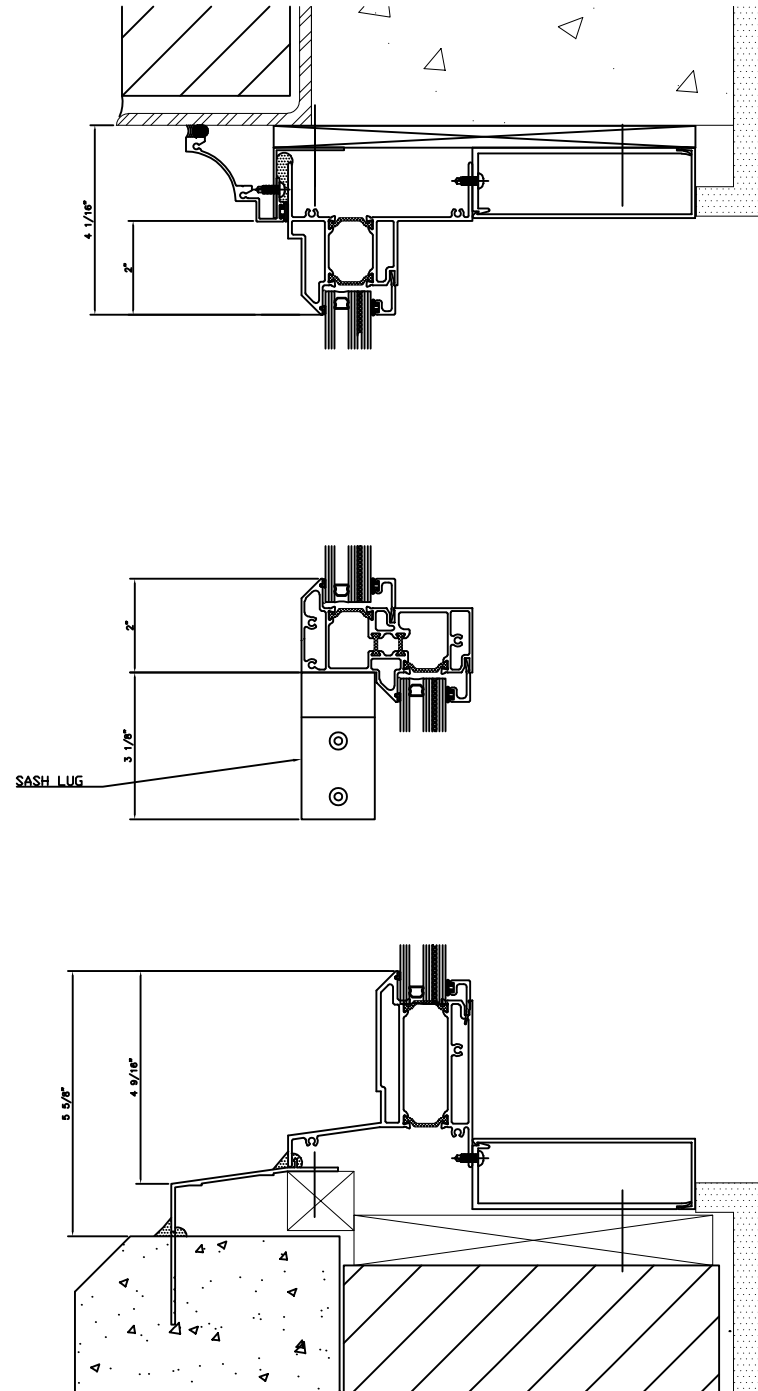
Typical Wood Double Hung



|                                        |  |                                          |  |           |  |
|----------------------------------------|--|------------------------------------------|--|-----------|--|
| SHEET NO.<br>D-02                      |  | SCALE:<br>NONE                           |  | BY DATE   |  |
| DRAWN BY: B. Wilder                    |  | DATE: 3/24/25                            |  | REVISIONS |  |
| PROJECT: 302 Moody Galveston           |  | CHECK BY: .                              |  | BY DATE   |  |
| SERIES:                                |  | DATE:                                    |  | REVISIONS |  |
| MODEL:                                 |  | DATE:                                    |  | BY DATE   |  |
| DRAWING TITLE<br>302 Moody Galveston D |  | SHEET NO.<br>D-02a                       |  | BY DATE   |  |
| G GRAHAM ARCHITECTURAL PRODUCTS        |  | 1551 Mt. Rose Avenue, York PA 17403-2909 |  | BY DATE   |  |
|                                        |  | Toll Free: (800) 755-6274                |  | BY DATE   |  |
|                                        |  | Phone: (717) 849-8100                    |  | BY DATE   |  |
|                                        |  | Web Site: www.grahamwindows.com          |  | BY DATE   |  |
|                                        |  | E-Mail: info@grahamwindows.com           |  | BY DATE   |  |



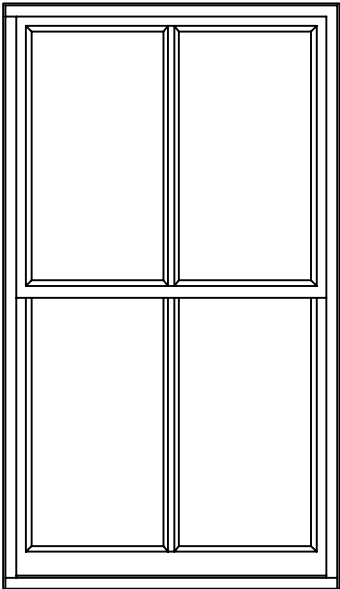
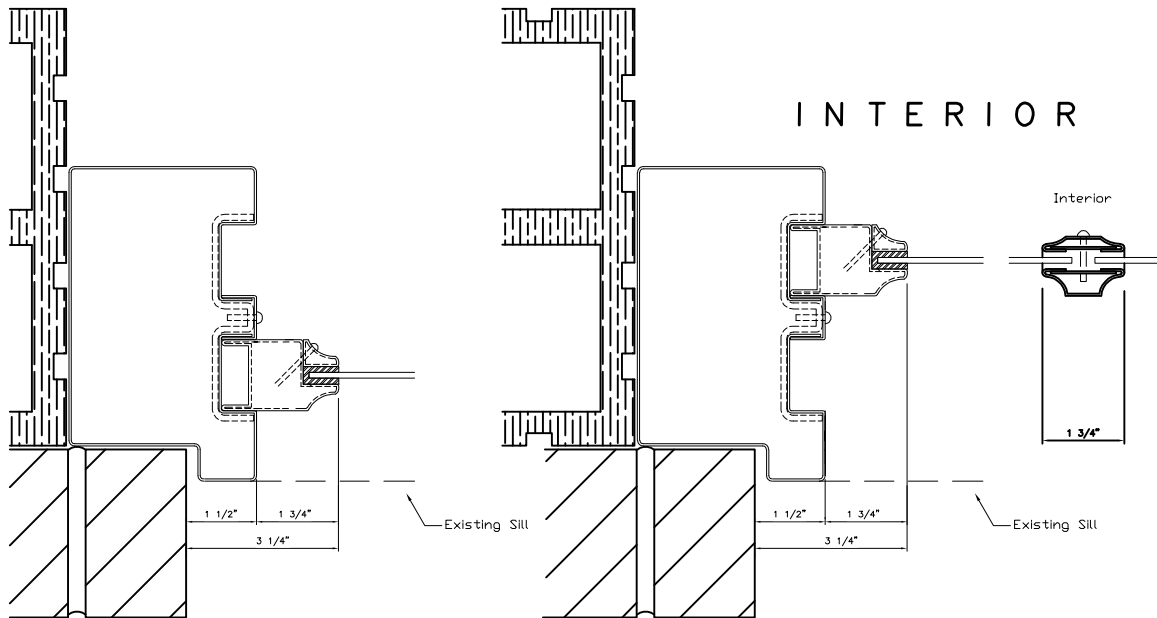
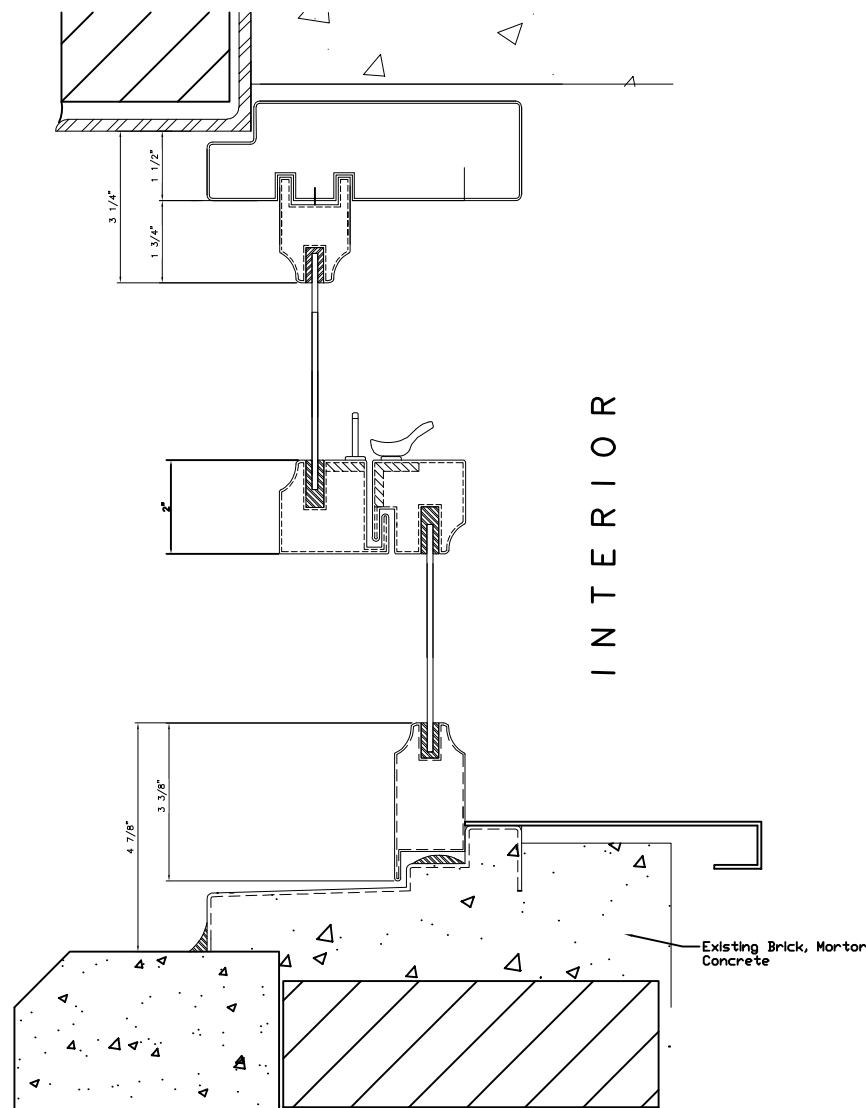
A circular diagram illustrating the cross-section of a window frame. The diagram shows a vertical sash on the left and a horizontal sash on the right, meeting at a corner. A label 'SASH LUG' with a leader line points to a curved, protruding feature on the vertical sash, which is designed to engage with the horizontal sash's frame.



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[illegible]

Typical Steel Double Hung.

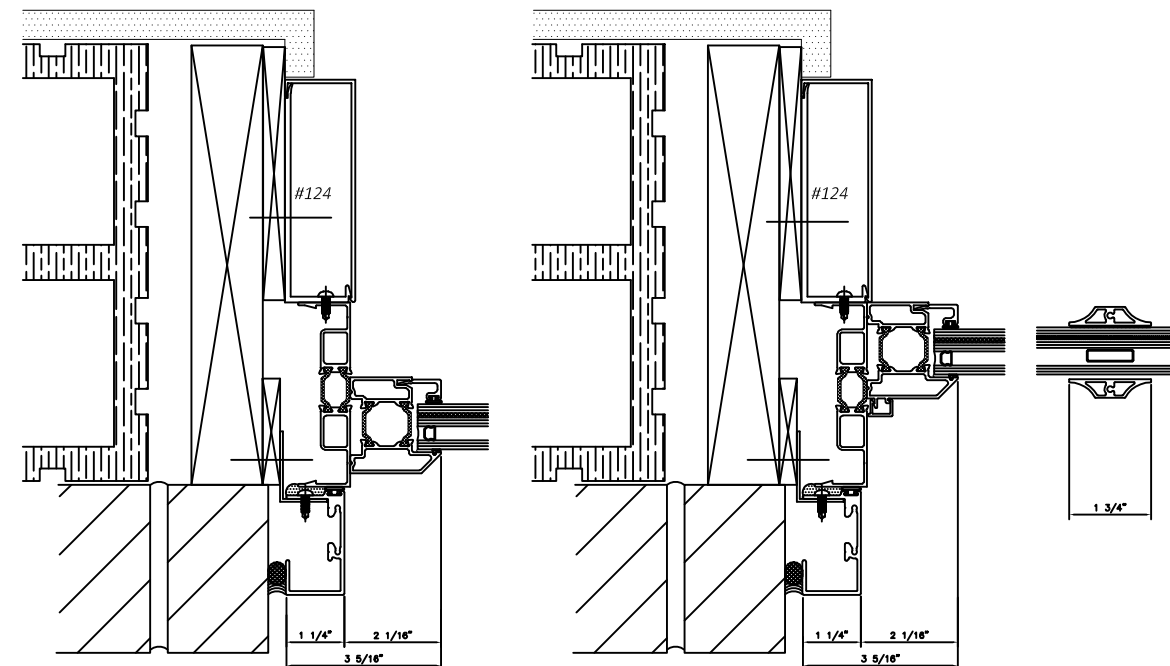
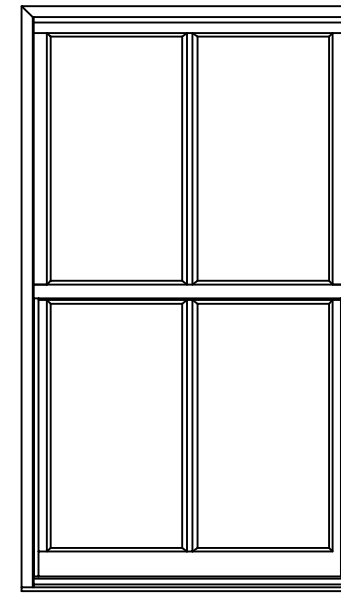


|                              |  |                                        |  |           |  |
|------------------------------|--|----------------------------------------|--|-----------|--|
| SHEET NO.<br>D-03a           |  | SCALE:<br>NONE                         |  | BY DATE   |  |
| DRAWN BY: B. Wilder          |  | DATE: 3/24/25                          |  | REVISIONS |  |
| CHECK BY: .                  |  | DATE: .                                |  | BY DATE   |  |
| PROJECT: 302 Moody Galveston |  | SERIES:                                |  | REVISIONS |  |
| MODEL:                       |  | DRAWING TITLE<br>302 Moody Galveston D |  | BY DATE   |  |
| SHEET NO.<br>D-03a           |  | Toll Free: (800) 755-6274              |  | REVISIONS |  |
|                              |  | Phone: (717) 849-8100                  |  | BY DATE   |  |
|                              |  | Web Site: www.grahamwindows.com        |  | REVISIONS |  |
|                              |  | E-Mail: info@grahamwindows.com         |  | BY DATE   |  |

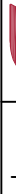


Technical drawings of a window assembly showing cross-sections and dimensions. The drawings include:

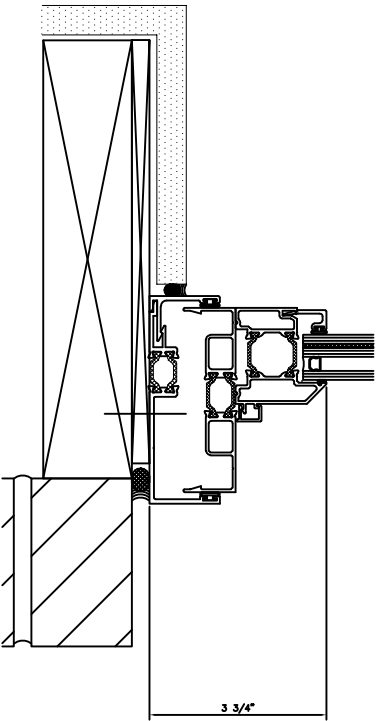
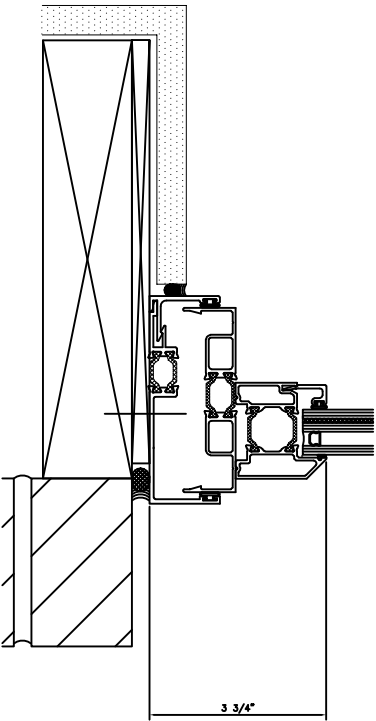
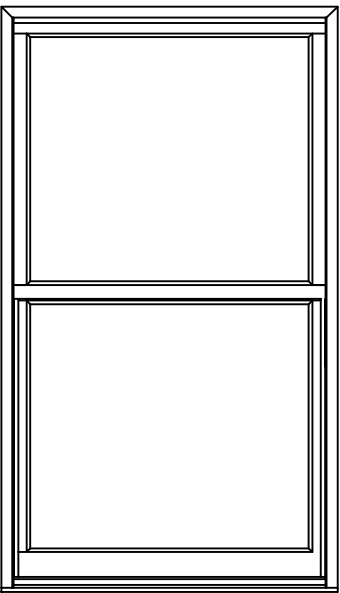
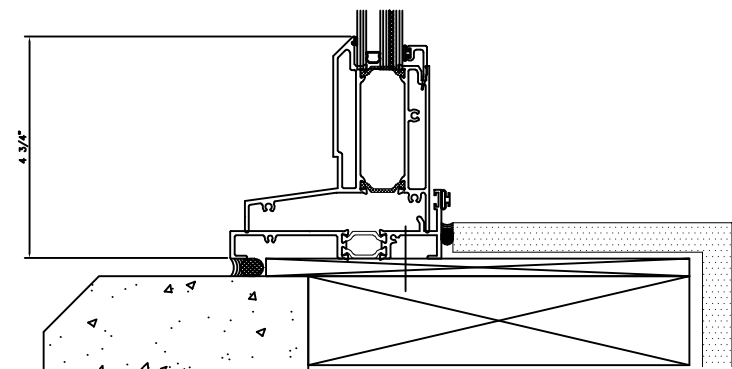
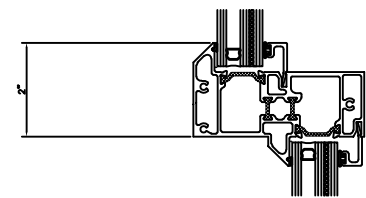
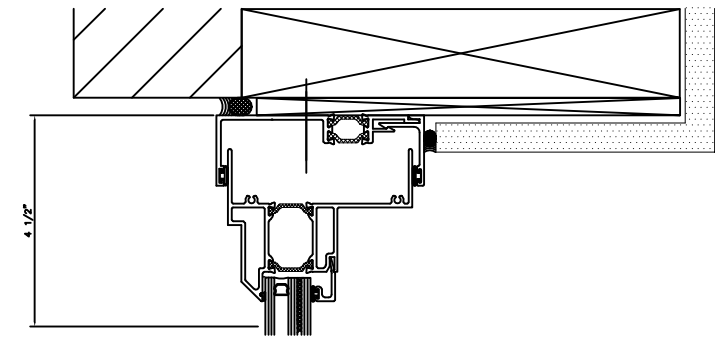
- A side elevation view of the window frame with dimensions:  $3\frac{1}{2}''$ ,  $2\frac{1}{4}''$ , and  $1\frac{1}{4}''$ . A label  $\#124$  is present.
- A cross-section view of the window frame with dimensions:  $2''$  and  $5/8''$ .
- A cross-section view of the window frame with dimensions:  $5''$  and  $3\frac{1}{4}''$ .



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|                                                                                                                                                                                                                                                                                                             |  |                                                        |  |                     |  |           |  |         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------|--|---------------------|--|-----------|--|---------|--|
|  <b>GRAHAM</b><br><b>ARCHITECTURAL PRODUCTS</b><br>1551 Mt. Rose Avenue, York PA 17403-2909<br>Toll Free: (800) 755-6274<br>Phone: (717) 849-8100<br>Web Site: www.grahamwindows.com<br>E-Mail: info@grahamwindows.com |  | PROJECT: 302 Moody Galveston                           |  | DRAWN BY: B. Wilder |  | REVISIONS |  | BY DATE |  |
|                                                                                                                                                                                                                                                                                                             |  | SERIES: S1400 Off Set<br><br>MODEL: Fixed Simulated DH |  | DATE: 3/24/25       |  | 1         |  | 6/28/25 |  |
| DRAWING TITLE<br><b>302 Moody Galveston D</b><br><b>S1400 OS</b>                                                                                                                                                                                                                                            |  | SHEET NO.<br><b>D-03b</b>                              |  |                     |  |           |  |         |  |

Type F at East Elevation New Openings



EXISTING CONDITIONS TO BE FIELD VERIFIED

|                   |  |                              |  |                       |  |
|-------------------|--|------------------------------|--|-----------------------|--|
| SHEET NO.<br>D-04 |  | SCALE:<br>NONE               |  | BY DATE               |  |
| REVISIONS         |  | DRAWN BY: B. Wilder          |  | DATE: 4/8/25          |  |
|                   |  | CHECK BY: .                  |  | DATE: .               |  |
|                   |  | PROJECT: 302 Moody Galveston |  | SERIES: S1400 Off Set |  |
|                   |  | MODEL: Fixed Simulated DH    |  | DRAWING TITLE         |  |
|                   |  |                              |  | 302 Moody Galveston D |  |
|                   |  |                              |  | S1400 OS              |  |
|                   |  |                              |  | SHEET NO.             |  |
|                   |  |                              |  | D-04                  |  |

G

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ARCHITECTURAL PRODUCTS

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Web Site: [www.grahamwindows.com](http://www.grahamwindows.com)

E-Mail: [info@grahamwindows.com](mailto:info@grahamwindows.com)



## STAFF REPORT

## A two-story Victorian-style house with light blue horizontal siding and white trim. The house features a prominent bay window on the left side, a central entrance with a dark door and a small porch, and a balcony on the right side. The house is surrounded by greenery and a white picket fence.

**Zoning and Land Use**

| Location     | Zoning                                                                    | Land Use    |
|--------------|---------------------------------------------------------------------------|-------------|
| Subject Site | Residential, Single Family, Historic District (R-3-H)                     | Residential |
| North        | Residential, Single Family, Historic District (R-3-H)                     | Residential |
| South        | Residential, Single Family, Historic District (R-3-H)                     | Residential |
| East         | Residential, Single Family, Historic District, Galveston Landmark (R-3-H) | Residential |
| West         | Residential, Single Family, Historic District (R-3-H)                     | Residential |

**Historical and/or Architectural Significance**

|            |                                 |
|------------|---------------------------------|
| Date       | 1886                            |
| Style      | Italianate                      |
| Condition  | Excellent                       |
| Evaluation | High; Individually Contributing |

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness to enclose the rear porch of the house on the upper and lower stories. According to the applicant's submittal, the following is a list of the proposed materials:

1. Siding: smooth Hardie lap siding over wood framing;
2. Smooth Hardie trim and corner boards;
3. Existing wood window cornice trim to be saved and relocated; and
4. Vinyl-clad wood windows to match size and historic profiles of existing windows.

**Design Standards for Historic Properties**

The following Design Standards are applicable to the project.

**Historic Windows**

The character-defining features of a historic window should be preserved. Historic windows can be repaired by re-glazing and patching and splicing wood elements such as muntins, frame, sill and casing. Repair and weatherization is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, new replacement windows should be in character with the historic building.

**2.13 Preserve the functional and decorative features of a historic window.***Appropriate*

- Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- Repair, rather than replace, frames and sashes, whenever possible.



## **2.14 Maintain original window proportions and components.**

### *Appropriate*

- Preserve the position, number and arrangement of historic windows in a building wall (flexibility in modifying a window on the rear of a contributing structure may be considered. See “Locating Façade Improvements” on page 29 for more information).
- Maintain the original size, shape and number of panes.
- Repair and maintain windows regularly, including wood trim, glazing putty and glass panes.
- Maintain historic art or stained glass.

### *Inappropriate*

- Do not enclose a historic window opening or add a new opening.
- Do not significantly increase the amount of glass on a primary façade as it will negatively affect the integrity of the structure.

## **2.15 Preserve the proportions of historic window openings.**

### *Appropriate*

- Restore altered window openings on primary façades to their original configuration, when feasible.

### *Inappropriate*

- Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

## **2.18 Match the profile of the sash and its components to that of the original window.**

### *Appropriate*

- Maintain the profile depth of the sash, which steps back to the plane of the glass in several increments.

## **2.20 Enhance the energy efficiency of an existing historic window, rather than replace it .**

### *Appropriate*

- Add weather stripping and caulking around the window frame
- Install a storm window or insulated window shade
- Use clear UV films

## **Architectural Details**

Architectural details contribute to the character of a structure and some details are associated with specific architectural styles. Those details that are key character-defining features should be preserved. The method that requires the least intervention is preferred.

## **2.34 Preserve significant stylistic and architectural features.**

### *Appropriate*

- Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.

- Minimize damage to historic architectural details when repairs are necessary.
- Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
- Protect significant features that are adjacent to the area being worked on.

*Inappropriate*

- Do not remove or alter distinctive architectural features that are in good condition and can be repaired. This includes cast iron storefronts, columns, windows, molding and trim, and cornices.

### **Historic Residential Porches and Decks**

Porches and galleries are, and always have been, the focal point of Galveston houses. They frame and protect the main entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms. Some very simple houses, including alley houses, have an uncovered porch or stoop at the entrance.

Most porches are built entirely of wood, in keeping with the frame house construction. There are some exceptions, such as Craftsman style dwellings that have wooden tapered columns on top of masonry pedestals. A few early frame houses also have cast-iron balustrades that are original.

Preserving front porches is a high priority. Rear and side porches also may be important architectural features, especially for buildings that are located on corner lots, and their preservation is encouraged (although these may also be appropriate locations for new additions.)

#### **3.14 Maintain an original porch or gallery on a house.**

*Appropriate*

- Maintain the height and shape of the porch roof.
- Re-open an enclosed rear porch.
- Consider removing a non-historic rear access stair.

*Inappropriate*

- Do not enclose or screen a front porch.

### **Conformance with the Design Standards for Historic Properties**

Staff finds that the request generally conforms to the Design Standards.

The porch is located in Location D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered, especially for compatible replacement or alteration that is not visible from the street. In addition, the modifications are reversible, practically speaking. In Location D, smooth Hardie siding and trim may be considered, and a change in materials can serve to differentiate new modifications from historic. The applicant proposes to salvage and reuse the historic window cornices from the window openings in the existing walls.



New windows are proposed to be vinyl-clad wood of a two-over-two light configuration, which will match the light configuration of existing historic windows and have historic proportions that match historic windows more accurately than modern all-wood windows. Because the windows are in Location D, staff recommends approval. However, staff also notes that any existing historic windows in existing walls should be re-used if available or retained for future re-use or provided for salvage to others.

**Staff Recommendation**

Staff recommends approval with the following conditions:

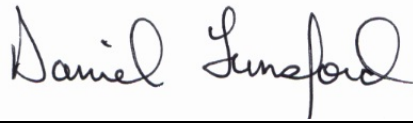
*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A of the staff report;
2. Existing windows affected by the renovations shall be reused in new window openings if possible; if not, the windows shall be retained for future re-use or provided to others for re-use;

*Standard Conditions:*

3. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
4. The applicant shall obtain a building permit prior to beginning construction;
5. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
6. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
7. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Planning and Development Division by the next respective deadline date.

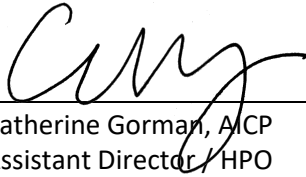
Respectfully Submitted,



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Daniel Lunsford  
Planning Manager

August 11, 2025  
Date



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Catherine Gorman, AICP  
Assistant Director / HPO

August 11, 2025  
Date



Existing Roof to remain.

Existing window cornice trim to be saved from existing openings and re-installed over new windows.

New vinyl-clad wood windows (Andersen Architectural Series or equivalent) to match sizes and historic profiles of existing windows as much as possible.

Existing window cornice trim to be saved from existing openings and re-installed over new windows.

New wood framed walls to enclose existing open Porches on East and South walls.

Hardi-Artisan Smooth lap siding with Hardie trim.

Existing Foundation to remain and be repaired if possible to meet Structural / Windstorm codes.







## Adolph Flake Home

1923 • AVENUE • M

In the spring of 1885, Adolph Flake purchased a large house on the southeast corner of Avenue M and 20th Street. The house, that had once belonged to prosperous merchant I. H. Kempner, was perfectly suited to Flake's large family. Sadly, like hundreds of other families, the Flakes were left homeless, following the fire of November 1885.

In 1886, a new home, designed in the popular Italianate style, rose in the place of the old and has sheltered the Flake family ever since.

Adolph Flake, born in 1832 in Gottingen, Germany, was the son of Henry Flake, a school master and cantor in the Lutheran Church. By the time he was seven years old, both of his parents were dead and according to family history, Adolph was sent to this country, possibly to St. Louis, and placed under the tutelage of a Lutheran pastor. When he was 15, he joined his older brother Ferdinand in Galveston.

Shortly after Adolph's arrival, Ferdinand Flake expanded his cigar business to include imported wines and groceries as well as seeds. The Flake brothers became influential citizens of the city, active in local politics and in the First Lutheran Church. For many years Adolph was treasurer of this church, located at 24th and Winnie.

When Ferdinand turned his attention to journalism (he is best remembered for his newspapers, *Union* and *Flake's Bulletin*), his younger brother carried on with the seed and grocery business adding a sideline in real estate which eventually became his full-time occupation. With L. M. Hitchcock, he developed the town of Hitchcock in west Galveston County. A section of Hitchcock is still known as Flake's addition. The 1890 census lists Adolph Flake's occupation as "Capitalist," and family history states that he owned several buildings on and near The Strand.



Adolph Flake and his first wife, Elizabeth Rinker, had ten children. Henry John Frederick Flake was their youngest child and father of the current owner. Adolph Flake married Antoinette Biehler after the death of his first wife. Of their three children, only Herbert L. Flake survived.

When Adolph Flake died in 1892, the house at 1923 Avenue M was passed to his widow, Antoinette. The seven surviving children of his first marriage received land in Hitchcock.

Antoinette built the house on the corner of Avenue M and 20th Street shortly after Adolph's death and lived there

briefly before moving back to 1923 Avenue M. In 1926, she moved to Houston and lived with her son, Herbert, until her death in 1940. Herbert Flake inherited the family home from his mother.

Herbert, owner of Herbert L. Flake Bicycle Company in Houston, kept his home here although he continued to live in Houston. During World War II, he divided the 2nd floor into apartments. He reserved the first floor for the family by converting the original dining room and kitchen into bedrooms. After his death in 1960, ownership passed to his widow, Hazel Marie Harris Flake, who was responsible for restoring the house to its original configuration in time for it to be shown on the second Galveston Home Tour in 1976. Hazel Flake died in October of 1988, two years after Adolph's grandson purchased the home from her.

Although slightly smaller, and differing somewhat in its exterior details, there is a marked similarity between the Flake home and the J. F. Smith house also shown on this year's Historic Homes Tour. It is possible (but not proven) that Nathaniel Toby was architect for both.

The Flake home glories in an abundance of furniture purchased by the family a century ago. Most furnishings are in the Eastlake style so popular in the 1880s. During restoration by the current owners, mantels in both parlors were given the original faux marble treatment. Every effort was made to return the house to its appearance in 1886. Few structural changes have been made beyond the addition of two bathrooms formed by enclosing a portion of the rear galleries.

The Flake home is one of the few on the Island to have been built and occupied by one family for over a hundred years. The current owners are justifiably proud of their heritage and their home.



*Galveston Historical Foundation  
Historic Homes Tour*

| <i>Year</i>      | <i>Address</i>      | <i>House</i>                   |
|------------------|---------------------|--------------------------------|
| <b>1975 Tour</b> | 23rd Street--217    | Rice, Baulard & Co. Bldg       |
|                  | Sealy--1728         | Clarke-Jockush Residence       |
|                  | Avenue M--3517      | Austin-Garrett Residence       |
|                  | Avenue L--3419      | Poole (Valentine B.) Residence |
|                  | Postoffice--1604    | Landes-McDonough Res.          |
|                  | Winnie--926         | McDonald Res.                  |
|                  | Avenue M--3518      | Garnett (Robert B.) Res.       |
|                  | Ball--1320          | Frederick-Erhard Res.          |
|                  | Avenue L--2402      | Sweeney-Royston Res.           |
|                  | Winnie--1209        | Menard-Ganter Res.             |
|                  | Market--1412        | Chase Res.                     |
|                  | Avenue P--3528      | League (Thos.) Jefferson Res.  |
|                  | Ball--1316          | Roempke (Axel F.) Res.         |
|                  | Broadway--1202      | Waters-Chapman Res             |
| <b>1976 Tour</b> | Avenue M--1923      | Flake (Adolph) Res.            |
|                  | Ball--1602          | Wolfe (Joel B.) Res.           |
|                  | Sealy--1318         | Skinner (William C.) Res       |
|                  | Sealy--128          | Burr (Lemuel) Res.             |
|                  | 13th Street--818    | Burr (Lemuel) Carriage House   |
|                  | Church--1722        | Meininger (William) Res.       |
|                  | Winnie--1816        | Mather-Root Res.               |
|                  | Avenue O--2504      | Kempner (Daniel W.) Res.       |
|                  | Ball--1227          | Alladryce (John M.) Res.       |
| <b>1977 Tour</b> | Postoffice--1609    | Kreuzberger (Fred) Res.        |
|                  | Avenue L--2215      | Walker (John C.) Res.          |
|                  | Sealy--1826         | Sonnentheil (Jacob) Res.       |
|                  | 24th St.--1405      | Ball (George) Res.             |
|                  | 23rd St.--213 & 215 | Rice, Baulard & Co. Bldg       |
|                  | Avenue Q--3816      | Webster (Mason) Res.           |
|                  | Avenue Q--2816      | Hutchings (John) Res.          |
|                  | 25th St.--1311      | Walker (Oscar A.) Res.         |
|                  | Strand--2309        | Rosenberg (Henry) Bldg         |
|                  | Ball--1208          | Seelingson Res.                |
|                  | Sealy--1627         | Trube (John Clement) Res.      |
|                  | Avenue L--3301      | Hagemann (John) Res.           |
|                  | Sealy--1116         | Allen (Alexander) Res.         |



# Flake House Is Featured On Upcoming Homes Tour

The 1886 Adolph Flake House, 1923 Avenue M, will be one of nine historic houses on the Galveston Historical Foundation's second annual Historic Homes Tour, being held May 15 and 16 in conjunction with the Oleander Festival.

This delightfully white Italianate house was built by Adolph Flake in 1886 on the site of a larger house that was destroyed by the gale-driven fire of 1885. The fire started, ironically enough, at the Vulcan Foundry between 16th and 17th Streets and swept from bay to Gulf, leaving city blocks in ashes.

The lot has not changed ownership since the Flake Family purchased it in the late 1850's. The residence remains virtually unchanged today and is one of the few houses in the Italianate style left on the Island.

Ferdinand Flake, the well-known German journalist, who edited *Flake's Bulletin*, established himself in Galveston in 1842, and sent for his younger orphaned brother, Adolph—then a lad of thirteen—who settling here became a substantial citizen of this city where he died. The only sister, Lina, was also brought over, and she married August

Winkleman and upon his death Antone Billel.

Adolph Flake early established wholesale grocery and ship chandlery businesses which became the first outlet for Gail Borden's condensed milk. His business was at 2318 and 2320 Market Street, opposite the Girardin House. His peers and close friends in Houston, Eugene Pillot and Weingarten built great grocery businesses during the same period.

Flake dabbled in real estate as a hobby—which developed into a profitable enterprise—and in 1888, he laid out the City of Hitchcock. Flake, being a modest, unassuming man, refused for the town to be named for him and the honor went to his partner, L. M. Hitchcock.

Architecturally, there is fine detailing in this low hipped frame Italianate house with its setback wing to the west. Points of interest on the front facade area dentiled bay with balustrade above and an ornately carved acanthus and scroll bracketed entrance hood with a matching balustrade above.

All openings, but one, are highlighted by peaked architraves and flat applied decorations featuring a single star motif. The house has an interesting coved

cornice which is simply and beautifully pierced between paired brackets. The handsome wooden front doors are original except for the glass that was broken in the storm of 1915.

The present owner affectionately speaks of her house as a place of love and happiness...it has and will always be a happy home for the indomitable German family.

The nine private houses are all open on both of the two days of tours—10 a.m. until 6 p.m. on Saturday, May 15, and 12 until 6 p.m. Sunday, May 16.

This year touring is by private car. Because of limited onstreet parking in the historical areas, designated parking lots with attendants will be available in areas near houses on tour.

For information and tickets write: Programs, Galveston Historical Foundation, P. O. Box 302, Galveston, Texas, 77553.

## Young Dems To Meet

Galveston County Young Democrats will meet Thursday at 7:30 p.m. at the Galveston County Courthouse, in the commissioners courtroom on the third floor, it was announced by Barbara Ozon.

She said anyone interested is invited to attend.



## Flake House Is Featured On Upcoming Homes Tour

The 1888 Adolph Flake House, 1313 Avenue B, will be one of nine historic homes on the Galveston Historical Foundation's second annual Historic Homes Tour, being held May 15 and 16 in conjunction with the Oktoberfest Festival.

This delightfully white, two-story house was built by Adolph Flake in 1888 on the site of a larger house that was destroyed by the 1900 storm. The house was started, finished, and lived in by the Flake family between 1888 and 1915. It is a fine example of the Queen Anne style left on the island.

The lot has not changed ownership since the Flake family purchased it in the late 1880s. The residence retains virtually unchanged today and is one of the few houses in the historic style left on the island.

Ferdinand Flake, the well-known German journalist, who edited the *Galveston Herald*, established himself in Galveston in 1882, and was for his younger nephew, Adolph, then a child of thirteen—who, while still a child, had become a successful owner of this city where he lived. The only other, like, was also brought over, and she married August

Winkler and upon his death August Flake.

Adolph Flake early established wholesale grocery and this business was the first outlet for Galveston's condensed milk. His business was at 2314 and 2320 Market Street, opposite the Girard Hotel. His goods and close friends in Houston, Eugene Patton and Wagoner built great grocery businesses during the summer.

Flake decided to real estate as a hobby which developed into a profitable enterprise—and in 1901, he sold the City of Galveston. Flake, being a doctor, practicing medicine, refused for the house to be named for him and the house went to his partner, L. M. Hirsch.

Architecturally, there is fine detailing in this fine house. The house is a two-story Queen Anne style with its white siding to the west. Parts of the house on the first floor are made of brick and have a hand-carved wooden and a carved bracketed on the second floor. The house is a fine example of the Queen Anne style.

All openings but not, are highlighted by peaked awnings and that applied decorative. The house is a fine example of the Queen Anne style.

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This year's tour is by private car. Because of limited parking in the historic area, designated parking lots with attendants will be available in areas near homes on tour.

For information and to reserve a car, contact: Margaret, Galveston Historical Foundation, P. O. Box 302, Galveston, Texas, 77555.

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ENTRANCE TO ADOLPH FLAKE HOUSE  
This House Will Be One Of Nine On Historic Tour

## Schnabel To Ask Indictment Move

ALBANY, Tex. (UPI) — Attorneys for legislative body Secretary Charles Schnabel will ask a district judge Monday to grant a subpoenaed indictment.

Schnabel's lawyers contend the indictment is improper and denies him his constitutional rights to a fair trial because it includes five different counts of wrongdoing. Two attorneys say the indictment covers five separate and unrelated transactions.

On Feb. 18, the Travis County Grand Jury accused Schnabel of official misconduct for working Senate employees on his farm, stealing a state camera, using \$400 worth of Senate paper on programs for a Ku Klux Klan, and assigning a Senate secretary to the University of Texas athletic department for three months and making Senate business for five typists he asked to work at UT's annual Texas Meetings.

The defense petition to have the indictment set aside based on it is one of 43 motions District Judge Bruce D. Thurman is to consider at a pre-trial hearing. The judge said he also expects to set a trial date for Schnabel at the Monday session.

In addition to official misconduct, Schnabel faces three indictments for theft of state pay checks and one charge for larceny of a check issued by a loan company in the name of a Senate employee.

A pre-trial hearing is scheduled Tuesday in the case.

After he was accused of stealing paper from the Senate, Schnabel gave investigators boxes of evidence indicating Schnabel had private printing done at taxpayers' expense.

The same grand jury that indicted Schnabel, charged Martinez and Penn Storer, former operator of a printing service, with theft of Senate paper. Martinez and Storer's trial is set for May 21.

Attorneys for the two requested a pre-trial hearing Tuesday to consider their motion urging the judge to allow them to question Schnabel as a potential witness in the case.

Schnabel's lawyers claimed testimony in the initial pre-trial hearing from talk with Martinez' attorneys, but have filed a motion to set aside the case asking the judge to order Martinez to answer questions in turn.

Martinez ran the Senate grand jury for six years before he was fired Sept. 15, 1975.

The Senate voted 16-13 in January to let Schnabel keep his \$37,000 a year job, pending trial. The Senate Administration Committee, however, rejected Martinez' petition to be reinstated in his \$15,000 a year job pending his trial.

## Marines Denying Recruit Coverup

AUSTIN, Tex. (UPI) — The Marine Corps denies charges of a cover up in the recruitment of a mentally handicapped Austin, Tex., youth who was killed in 1961.

"A Marine Corps company knowingly took," said Maj. M. L. Helt, head of the Marine information branch in Washington.

Maj. Lynn McClure, 34, died March 13 from head injuries suffered Dec. 8 in a training accident at the Marine Corps Barracks Camp Pendleton, Calif.

McClure's family filed a \$3.5 million "wrongful death" suit against the Marine Corps. The parents claim the youth was mentally handicapped and should have been kept in custody.

Helt, head of the Marine information branch in Washington, told the Austin *American-Statesman* Friday the corps thoroughly had investigated the recruitment of McClure.

"There has been no recruiting malpractice on the part of anybody," said Maj. M. L. Helt, head of the Marine information branch in Washington.

John Gyorkos, attorney for the family, alleged it possible cover up of violations of recruiting regulations.

away, transferred or retired" to avoid his military service.

According to Helt, Helt's family filed a \$3.5 million "wrongful death" suit against the Marine Corps. The parents claim the youth was mentally handicapped and should have been kept in custody.

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"There has been no recruiting malpractice on the part of anybody," said Maj. M. L. Helt, head of the Marine information branch in Washington.



ALAMO ELEMENTARY School won first place in its division in recent Little Olympics competition. The following students placed first in various athletic events. In the front row, from left, are Andre Sellers, Cheneil Brewer, Randy Gonzalez and Caroline Inouye. In the second row from left are Steven Dean, Curtis Hall, Veronica Jones, Todd Scott and Percy Gibson. In the third row are Howard Benson, Mark Prater, Gregory Joiner, Roger Matthew, Scott Williams and Alan Mathison. In the fourth row from left, are John Woods, Benjamin Hoyd and Judy Wilkes. In the back row, from left, are Kevin Dean, Richard Curzo, Woodrow Jones, Waretta Preacher and James Airey, coach.

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**ONLY \$114**

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The Adolph Flake Home, circa 1886, 1923 Avenue M. The Flake home was designed in the popular Italianate style for Flake, born in Gottingen, Germany, in 1832. At the age of 15, he joined his older brother Ferdinand in Galveston. The brothers became influential businessmen and were active in local politics, and Adolph eventually developed the town of Hitchcock when real estate became his main interest. After his death in 1892, his grand house was passed to his second wife Antoinette, and it has remained in the family ever since. Hazel Marie Harris Flake is responsible for its restoration and addition to the Galveston Homes Tour of 1976, and it is now owned by Adolph's grandson. The Flake home is one of the few on the island to have been built and occupied by one family for over 100 years.

*open to the public  
May 6-7 + 13-14, 1989 as  
part of the Galveston  
Historical Foundation's  
15th annual Historic Homes  
Tour.*











1894

This pair of raised, Victorianized, Gulf Coast cottages feature angled window bays, with shingled panels above and below, inset within the front veranda, and big-scaled veranda balusters with impressive concrete piers at the bottom of the front steps. The elliptical fanlight with sidelights that frames the front door of each seems anachronistic, but since the feature appears in both houses, it is presumed to be original. The houses were built as rental property by Christian Wolfer, a builder.



1886

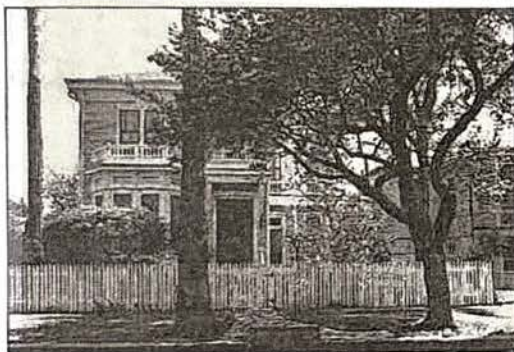
This two-story, two-bay-wide house is one of the few houses in Galveston to have been built and occupied continuously by the same family. Built for real estate agent Adolph Flake, it resembles other Galveston houses constructed by the builder Robert B. Garnett. Its front-facing window bay, paired windows grouped beneath raked architraves, low-pitched hipped roof, and proliferating decorative brackets were features related to the Italianate style of the 1860s and 1870s, and were perpetuated here in this replacement for a larger, Southern town house type destroyed in the Fire of 1885. During the 1870s, the earlier house had been occupied by H. Kempner, whose son I. H. Kempner wrote in his memoirs that the Marx & Kempner firm stored its drays and livestock on the property, which then lay in the





**1928 and 1924 Avenue M**  
1894

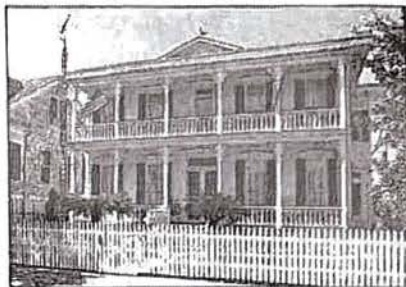
This pair of raised, Victorianized, Gulf Coast cottages feature angled window bays, with shingled panels above and below, inset within the front veranda, and big-scaled veranda balusters with impressive concrete piers at the bottom of the front steps. The elliptical fanlight with sidelights that frames the front door of each seems anachronistic, but since the feature appears in both houses, it is presumed to be original. The houses were built as rental property by Christian Wolfer, a builder.



**1923 Avenue M**  
1886

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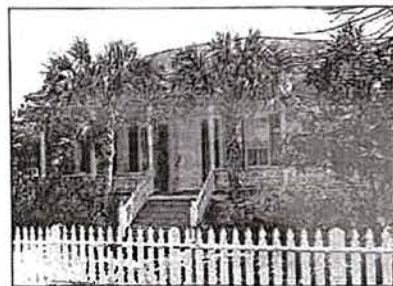
D-71



**1920 Avenue M**  
1886

Like the Flake House at 1923 M, this two-story, five-bay-wide I-house with a separately roofed two-story veranda prolongs a house type and architectural detail more characteristic of the 1870s than the 1880s. The two-pane-over-two-pane shuttered windows and double-leaf front doors grouped beneath a transom give the house its impressive scale. It was built for attorney Robert M. Franklin.

D-73



**1915 Avenue M**  
1886

The lawyer Walter Gresham built this raised, hipped-roof I-house as a tenant cottage. N. J. Clayton's architectural records indicate that he designed tenant houses for Gresham at various times. Although this symmetrically composed, five-bay-wide cottage is not one of those projects, it is tempting to attribute the design of the house to Clayton, so felicitous are its proportions and decorative veranda detail.

D-74

**1914 Avenue M**  
1887, Alfred Muller

Built for Howard Carnes, cashier in the Galveston office of a regional steamship and railroad corporation, this two-story house was much more up-to-date architecturally than its neighbors at 1923 and 1920 Avenue M. Muller complicated the spatial organization of the Southern town house type by expanding it with an angled bay on the west corner of the house, which rises into an implied tower. This allowed him to shift the axis of centrality as it descends from the roof into the body of the house. His love of arched shapes is particularly visible in the slightly heavy decorative woodwork on the front of the house. The Carnes House is set unusually close to the ground for a Galveston house, the

D-75



explanation being grade-raising.



**1905 Avenue**  
1889

Two-story house the building type. Notable at 1905 and the full-length both stories. The street at 1906 and Robert Palliser by popularity of the S. Rogers, who loan companies. After buying both own residence.

**1808 Avenue**  
1886

Built for the man this raised cottage that became popular it fractured the Galveston house among high-style L-front as a model cottage, implying



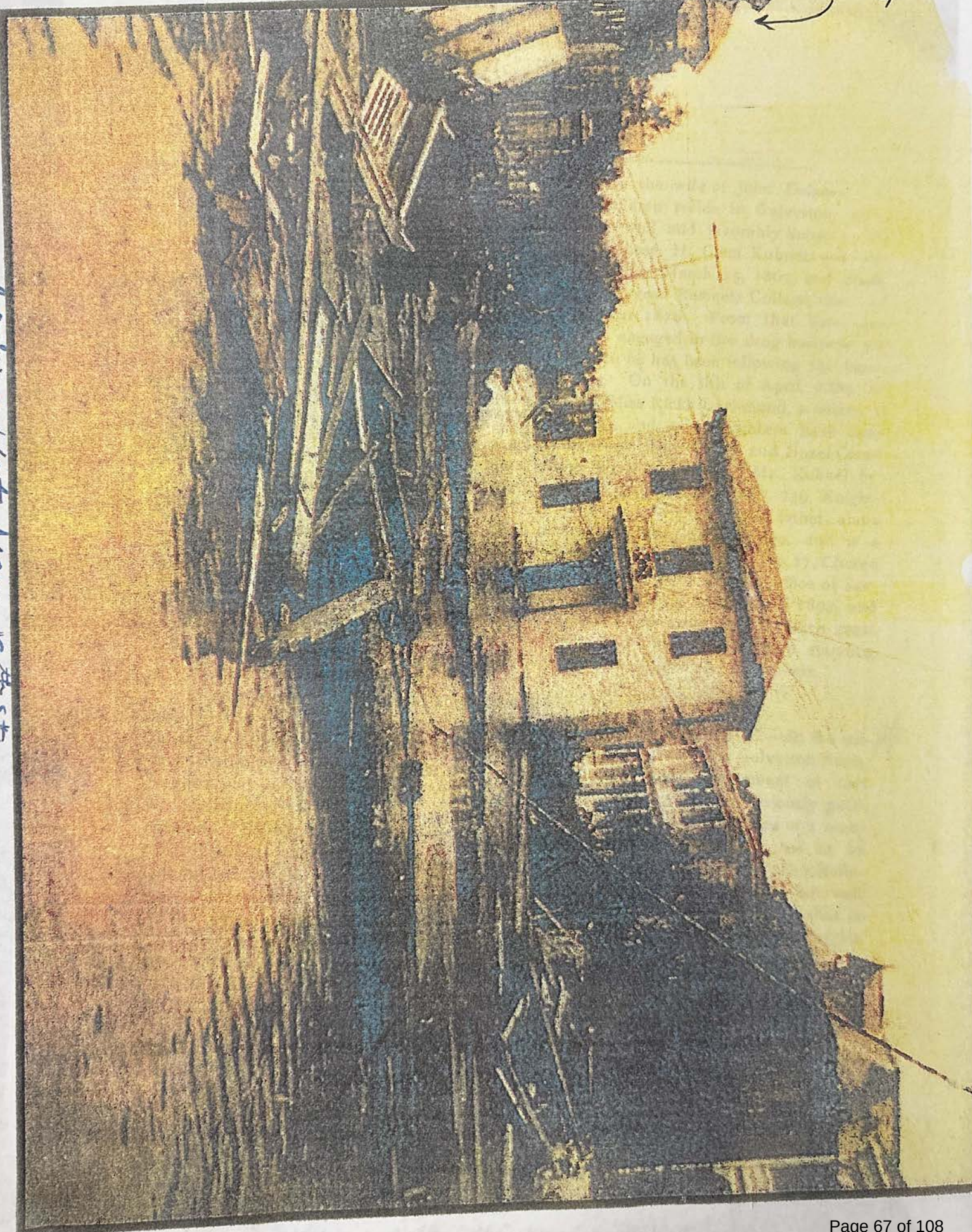




1923m



7-0-100 Sabine Hotel 1100 St. St.





**R**OBERT KUHNEL, deceased.—In the year 1839 the original of this notice left the land of his birth, Saxony, Germany, and, thinking to better his financial condition, crossed the ocean to America, and settled in Galveston, Texas, where he expected to follow the saddler's trade. However, upon reaching that city, he turned his attention to the upholstering business (carpets and house-furnishing), and continued this with fair success until the year 1876. At that date he became an invalid, and retired from the active duties of life, and died in the year 1877. Having served in the German army, he was well drilled in the military tactics of that country, and, at the beginning of the war in the States, 1861, drilled many of the first companies that left Galveston for the field of action. Mr. Kuhnel was never in the regular Confederate service, though his sympathies were with the South. Socially he was prominently identified with the Masonic fraternity in this city, and was one of the charter members of the first lodge of that body here. During his entire residence in Galveston, he always took a deep interest in enterprises tending to the progress and development of the city, and was well-known for his integrity and uprightness. Especially was he prominent in church matters, and, though a Lutheran by faith and education, he was an attendant at most of the churches in the city, and held the position of organist in several of them, where he remained for many years. His wife, who came with him to this country, survived him until 1879. They left five children, three sons and two daughters, who were named, in the order of their births, as follows: Richard; Theckla, wife of J. C. Kirchner; H. Clem; Ernest; and Edna;

the last is the wife of John Delaney. These children reside in Galveston, and they are well and favorably known. The third of these, H. Clem Kuhnel, was born in Galveston, March 13, 1861, and graduated at Burgess' Business College, there, in the year 1878. From that date until 1885 he engaged in the drug business, but since then he has been following the liquor business. On the 8th of April, 1889, he married Miss Ricka Lachmund, a native of Germany, and two daughters have been given them: Edna Grace, and Hazel Clementine Theckla Camille. Mr. Kuhnel belongs to Oleander Lodge, No. 139, Knights of Pythias, of which he is the father, and a member of the Grand Lodge, and is a member of Oleander Council, No. 27, Chosen Friends, of which he held the office of Secretary twelve times, serving until 1894, and in both of which orders he has taken great interest, and maintains a high standing among his associates and co-workers.

**F**ERDINAND FLAKE.—In the editorial room of the Galveston News, where the management of that great daily has industriously gathered and carefully preserved files of a number of newspaper publications, are to be found copies of a paper called Flake's Bulletin. These files, not complete, but well preserved as far as they go, are all that is left to tell the story of the life and struggles of the man who was the founder of the first daily newspaper in Galveston, Ferdinand Flake. Though not a pioneer Texan, Mr. Flake was in a sense a pioneer in the field of journalism in this State, and some account of him and his newspaper ventures properly belongs in this volume.



Ferdinand Flake was a native of Göttingen, Germany, a son of a Lutheran minister, Rev. Henry Flake, who gave his son the advantages of a good education and trained him to habits of industry and sobriety. Both of Ferdinand's parents died before he attained his majority, leaving to his care a younger brother and sister. The estate left him was small, if indeed it amounted to anything, so that, to meet his newly acquired responsibilities and earn a livelihood for himself, he had to look to the fruits of his own industry. The immigration to Texas from Germany was very great at that time. Young Flake had heard a good deal of this country, and he made up his mind that the most promising field for him was on this side of the Atlantic. He came to Texas about the early '40s, the exact year not being known. For a time he lived among the German colonists in the interior part of the State and was variously engaged, following whatever he could get to do that would afford him the means of living. But he was not content simply to live, nor indeed to live and accumulate. He desired a career, and as he extended his acquaintance with the language, history, customs and needs of the country, he began to cast about for some settled pursuits and a place where he might reasonably hope to grow into something. He came to Galveston. Here in a short time he engaged in the seed business, at which he met with very good success. Then he turned his attention to newspaper work. His first venture in the field of journalism was as editor and proprietor of a German weekly called the *Union*, which he purchased in 1855. This paper, then an inconsiderable sheet, was published in a small two-story structure located on Market street, about where the

Bank Exchange now stands. After Mr. Flake bought it he moved the outfit to a building, since torn down, on the corner of Market and Center streets. From there in about a year he moved the office to the third floor of the Berlocher building on the north side of the Strand, east of Tremont, since burned, where he had the company of the *Civilian* and *Gazette*, and used its press to print his paper. His journalistic duties did not interfere with his mercantile interests, and he carried on a lively seed business on the south side of the Strand, between Twenty-first and Twenty-second streets, where, in fact, he did his editorial work, and finally removed his printing outfit to this place, dividing off space in the rear of the structure for the use of that part of his business. In 1858 the *Union* was changed to a tri-weekly.

By 1860 politics were getting pretty warm and Mr. Flake did his share to furnish the heat. He espoused the Union and opposed secession, and one fine morning after the publication of a particularly obnoxious communication against secession, he came to the office and found it wrecked, the type scattered over the floor, yard and alley, but the press intact. The job had been done under cover of a false fire alarm. But he was not to be downed so easily. - He had a sufficient stock of type in reserve to enable him to proceed with the publication, not missing an issue. This new material had been kept hidden at his residence. The "pied" type was sorted out as time was found and put to good use again. Mr. Flake was a staunch Union man during the whole of war, but like a good politician kept on favorable terms with the Confederate authorities. With the breaking out of actual hostilities the publication of the German paper



was discontinued, and a semi-occasional news-sheet under the name of Flake's Bulletin was started, being issued whenever any news was to be had, either by wire, pony express, hand-car or other means. Its size was determined by the amount of news to be had, generally between two and four columns of proportionate length. When the celebrated pony express was established between Shreveport and Houston, news was received with more regularity, was transmitted by wire from Houston, generally received by about eight or nine o'clock in the evening, put in type by a tallow candle or two, and issued next morning; and had a good sale among the few inhabitants left and the many soldiers of the garrison. This was the birth of the morning newspaper in Galveston, set up by one inexperienced compositor, made up into form, worked on a small Washington hand-press on one side of the paper, and the paper of any color that could be had, white being out of the market. Today it takes ten Mergenthaler machines and presses, that deliver 15,000 copies an hour folded.

After the war the Bulletin assumed larger proportions, regular publication days and white paper, but had up-hill work in gaining a foothold, the lines between the Union and Confederate sentiment being rather sharply drawn. But Mr. Flake was not so blind a partisan as to accept anything offered by the Union side, as is proved by the fact that the military commander of Texas saw fit to send a file of soldiers around to his office at one time to arrest him on a charge of disloyalty. Mr. Flake had by this time bought a lot with a small two-story frame house, on the north side of Mechanic street, east of Twenty-second, and moved the printing office into it. Mr. Selim Rinker,

his son-in-law, now became his partner, and the paper seemed to be in a prosperous condition. At any rate it was said at the time that it was "nip-and tuck" as to which of the two papers, the News or Bulletin, would get the upper hand in the struggle. The Bulletin was said to have the financial and moral backing of the business element of the city, the banks, and "the Strand."

On March 22, 1872, Mr. Flake transferred his interest in the Bulletin, and the German Union to the Bulletin Publishing Company, of which he was elected president. In the summer of the same year he went East to procure new printing material, and one day a dispatch was received at Galveston that he had been found dead in his hotel in New York city. His death occurred July 19, 1872, and was supposed to be due to sun-stroke, though, as was afterward ascertained, he had been a sufferer for some time from a kidney trouble.

The Bulletin, after Mr. Flake's death, lingered awhile longer and finally suspended publication, and with it, the German Union, which had been rehabilitated after a four-years' suspension during the war, and issued daily.

Mr. Flake had a wide political and business acquaintance throughout the State. He interested himself in all public matters, maintained pronounced views on all public questions, and wielded a strong influence. He was high-spirited, clean-handed and aggressive in the promulgation of that which he believed to be right.

At Galveston, on December 27, 1847, he married Mrs. Anna Margaret Buchholtz (maiden name Olichslager), a native of Denbaugh-Auchin, on the Rhine, Germany, who survived him only a few years, dying October 14, 1878. Their family consisted



of a number of children, but six of whom became grown: Two daughters, Mary, who was married to Selim Rinker, and is deceased, and Anna, who was married to Herman Teichman, and is now deceased; and four sons,—Oscar, Otto, Emil M., and Ferdinand,—the eldest son, residing on Bolivar Point, in Galveston county, the other three in the city of Galveston.

After establishing himself at Galveston, Mr. Flake sent for his younger brother, Adolph, then a lad of thirteen, who, settling here, became a substantial citizen of this city, where he recently died. The sister, Lina, was also brought over, and here subsequently lived and died, being twice married, first to August Winkleman, and, after his death, to Antone Billet.

 **H**ERMAN MORWITZ was born in Magdeburg, Prussia, September 30, 1831, being a son of Gottfried and Louisa Morwitz, both of whom were also natives of Prussia. The father, a manufacturer of crockery, a man of small means but industrious habits, and a good citizen. The mother bore the maiden name of Patte, and was of French extraction.

Herman Morwitz received a fair common-school education in his native place, and, after leaving school, served five years as an apprentice to the grocer's business. Then, at the age of twenty, in 1851, he came, in company with a younger brother, William, to Texas, settling at Galveston. Mr. Morwitz' possession when he reached Galveston consisted of \$50. His first employment was as a gardener, at \$3 per month. Later he hired to F. W. Schmidt to learn the butcher business, receiving \$5 per month,

for about ten months. He then entered the employ of Captain L. M. Hitchcock in the butcher business, and was with him some two years, saving his earnings, which varied from \$8 per month at the beginning to \$20 later on, the latter being the maximum wages paid butchers in those times. With the money so saved, Mr. Morwitz joined one of his countrymen, Louis Plitt, and, going to Anderson, Grimes county, engaged in the butcher business on his own account. A year and a half spent at this, resulted in but little financial good to the two ambitious young Germans, and, at the end of that time, they gave up the butcher business and turned their attention to the general stock business. Mr. Morwitz was so engaged, buying cattle, sheep and hogs, which he drove from the interior to the Galveston market for several years. In 1860, he purchased the grocery business of George Schneider at Galveston, and embarked in the retail grocery trade. This was stopped by the war in 1862, when he entered the Confederate army, enlisting in the Sappers and Miners, and served on detail duty until the surrender.

Renewing his business connection after the war with the New Orleans merchants, who had previously furnished him goods, he again embarked in mercantile pursuits, opening a grocery and feed store on Church and Twenty-second streets. This was subsequently merged into a grocery and shipchandlery establishment, and conducted with marked success until Mr. Morwitz's retirement from business in 1891.

Mr. Morwitz's name has been coupled with most of the public enterprises that have been set on foot in Galveston for the past twenty-five years, and he has aided liberally with his means in the development of the



Ferdinand Flake, a native of Germany, was the founder and editor of *Flake's Bulletin* of Galveston, the first successful daily newspaper of the Southwest and the most influential publication in Texas during the first decade following the Civil War. If death had not terminated his career when the editor was but forty-nine years of age, *Flake's Bulletin*, in the opinion of his contemporaries, would have become one of the dominating journals of the Southwest. The moving grace of his trenchant English prose placed this German emigrant editor in the immortal fraternity of fearless publicists. The narrative of this gentle but courageous man has lain much too long unheralded in the archives of the State of Texas.

Ferdinand Flake was born in Hanover on the 19th of September, 1822. His father, a teacher and Lutheran minister, gave Ferdinand an excellent education, including the study of music and other subjects. After a few months of employment in the Göttingen banking house of Klettwig, Reibstein and Company, young Flake, then only eighteen years old, embarked for America and arrived in Galveston in 1840. After a brief association with the German colonists in the interior of Texas, he returned to Galveston, where, winning the friendship of Colonel John S. Sydnor and Justice I. E. Rump, he was elected to the office of marshal of the city. At the same time he established a small factory for the manufacturing of cigars. With the coming of the Mexican War, in 1845, Flake, assuming the role of cigar salesman, followed in the wake of the United States armies during the Rio Grande campaigns. With the proceeds of this venture he eventually established a wholesale mercantile house. Shortly afterward, between 1847 and 1848, he sent for his brother, Adolph, and his sister, Lina, who embarked from Germany and joined him at Galveston.

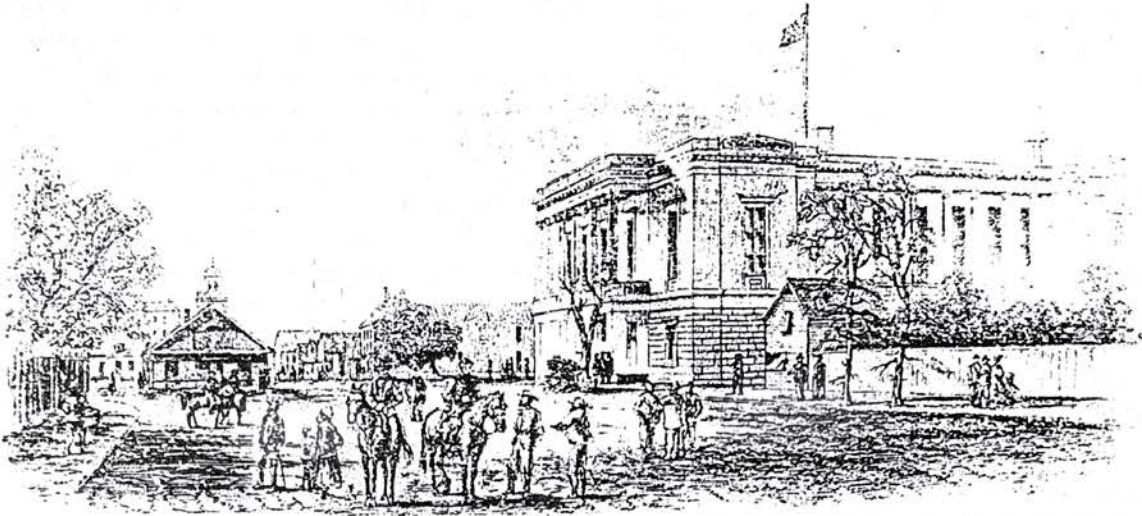
Ferdinand Flake's overriding intellectual and political interests induced him, in 1857, to purchase a German language newspaper, the *Wöchentliche Union*. As the question of secession from the Union was the dominating political issue of that fateful decade, Ferdinand Flake in

his characteristic fashion took a position squarely in accord with his convictions and changed the name of his newly acquired weekly to *Die Union* to indicate his opposition to secession—a position which was destined to make the decade of the sixties a turbulent one for the young Hanoverian-Texan.

Since the city of Galveston, the greatest port on the Gulf Coast after New Orleans and Mobile, possessed a population at that time which was forty per cent German, *Die Union* very soon achieved a greater circulation in the city than either of the two English language papers, the *News* and the *Civilian*. Thus, in the rising secession crisis, Flake's political opinions were a factor in Texas politics. The editor, a delegate to all of the state Democratic conventions during the fifties, vigorously opposed those who advocated secession and the reopening of the slave trade. While he had opposed Sam Houston's Know-Nothing affiliations, Flake courageously supported Houston's efforts to keep Texas in the Union. To have been an advocate for the Union in Galveston, where the dominating factions were vigorous secessionists, required the particular kind of adherence to conviction which was the hallmark of editor Flake and his newspaper. On the night when the news of South Carolina's fateful withdrawal reached the city of Galveston, Flake published a leading editorial entitled "Poor South Carolina." During the night a mob, under the ruse of a fake fire alarm, broke into his newspaper office and wrecked the type and the press. Flake, who had been expecting such an eventuality for some time, had taken the precaution to set up duplicate equipment in his home. Using these facilities he defiantly continued publication of *Die Union* until he had time to repair his office press. Many of the more responsible secessionists of the city took up a collection to repay Flake for the cost of the damage done by the mob.

However, the career of Editor Flake, who was then still in his thirties, had not yet truly begun. With the war came the blockade of the port of Galveston, the threat of bombardment, the evacuation of the leading English language newspaper, the *News*, and the dominion of





Courtesy Rosenberg Library  
Galveston

View of Galveston, Texas, showing Custom House.  
Published in *Harper's Weekly*, October 27, 1866

newspaper, the *Civilian*. In this situation Flake began to publish *Flake's Bulletin* in English. The demand throughout the Confederacy for authentic news from the blockaded and imperilled port of Galveston was so great that Flake discontinued *Die Union* and concentrated his efforts on the *Bulletin*. His dispatches and by-lines began to appear in newspapers all over the state, throughout the Confederacy and eventually in the Union. Thus, *Flake's Bulletin* published the only eyewitness journalistic accounts of the events surrounding the bombardment, the Federal occupation, the Battle of Galveston which resulted in the recapture of the city for the Confederates, the adventurous ingress and egress of the daring blockade-runner, and the eventual mutiny of the disgruntled and grossly deceived Confederate garrison on the island at the close of the war.

As the demand for *Flake's Bulletin* increased he began to publish his journal as a daily, thus originating the first successful daily newspaper to be published in the Southwest. In conjunction with this innovation he organized a pony express and boat relay to bring news dispatches from the terminal of the telegraph wire located miles to the eastward. This was in addition to his contact with the telegraph wire to Houston, which was under Confederate military control. Flake was accustomed to setting his type by candlelight during the night. His *Bulletin* thus appeared not only as a morning newspaper in Galveston, but many of its dispatches also were included regularly in the *Houston Telegraph* under the by-line of

*Flake's Bulletin*; these same dispatches eventually fanned out across the country in the fashion characteristic of journalism of that day.

But Flake was more than an editor. In conjunction with his brother, Adolph, and a Prussian-born fellow citizen, George Schneider, Sr. (both of whom were grandfathers of Frank Robert Adolph Schneider, now living in Galveston) he assumed a part of the responsibility for feeding the families of the island city during the Federal occupation. The military and civil authorities, believing that the island was indefensible, had ordered very early in the war its complete evacuation, looking toward the eventual burning of the city. Flake put all of his weight against this policy of destruction and evacuation. He maintained that the half of the city's population which had refused to leave their island homes at the risk of being deposited penniless on the mainland needed someone to be the advocate of their interest; this task, he himself assumed.

It is a curious fact that this Hanoverian-Texan editor who had fought the secessionists to the very bitter end, who had undeniably been the most outspoken Unionist in a state which had been "hanging his like from the trees and whose bones were even then bleaching in the sun," had gained, nevertheless, the absolute confidence of his bitter political enemies. When the war came and it became clear that there was to be no turning back for Texas, Ferdinand Flake accepted this fact and remained loyal to his city and to his state. It is powerful testimony to the trust which



the Confederates placed in the editor that even though he was often in contact with the Federal naval commanders during their blockade of the port and throughout the actual occupation, there is not a thread of evidence to indicate that anyone, not even his former political enemies, ever intimated that any Confederate needed to fear that harm might arise from Flake's numerous contacts with the enemy. Even the blockade-runners, who had the most to lose from a careless contact with the Union fleet, took Flake into their confidence. The British consul, Arthur T. Lynn, who secured confidential items of news when a British man-of-war dropped by the port with dispatches, was a confidant of the editor. During the time when the Federals occupied the island, Flake persuaded Commander William B. Renshaw not to destroy the railroad bridge connecting the island with the mainland. He convinced the naval officer that the bridge was the only avenue by which the editor, his brother, Adolph Flake, and the Confederate veteran, George Schneider, Sr., would be able to bring food from the mainland to feed the city.

The failure to destroy the wooden causeway was a critical tactical error on the part of the Federal commander, as the bridge provided the passageway for Confederate General Magruder's recapture of the island and, ever since, has lent to the speculation of treason on the part of Federal Commander Renshaw. The simple truth would appear to be that he was convinced by the remarkable persuasive force of the editor's advocacy that no commander had the right to starve an island city for the sake of tactical advantage. Galveston, under Flake's care, was not to suffer the fate of Vicksburg.

At the end of the war, when General Robert E. Lee had surrendered at Richmond and Generals Kirby Smith and John Magruder were trying to hold an army together within the state long enough to give the Texas cotton interests an opportunity to realize a profit on their hazardous ventures, the three thousand Confederate troops on Galveston Island under Colonel Ashbel Smith were being kept in a complete news blackout because, had the troops learned the truth, they would have deserted *en masse* and looted the island city on the way out. The soldiers told the colonel that they suspected what the real facts were, but, as one veteran wrote, they would do "what Mr. Flak" might advise them to do, because he was the one man on the island who told the truth.

During the melancholy days after the collapse of the Confederacy, Flake journeyed to Washing-

ton to secure a presidential pardon for himself and other fellow Galvestonians. Those were the days of the "pardon brokers," when it was necessary for any Southerner possessing substantial wealth, who had taken an active part in the rebellion, to apply to the president for a personal pardon. Judge William Pitt Ballinger of Galveston was in the national capitol to secure a pardon for General Ebenezer B. Nichols, a leading merchant-banker in Texas and partner of William Marsh Rice, founder of Rice Institute. Nichols had been a particular enemy of Flake, and Ballinger relates in his diary that he feared that Flake, who was then in Washington, might quash Nichols' "precarious pardon chances." Instead, Flake took the position that the war was over and he personally advocated Nichols' pardon in an interview with President Andrew Johnson.

The proven good judgment of Editor Flake gave his *Bulletin* a powerful voice in guiding the opinions of Texans during the postwar era. Flake advocated a "Liberal Republican" program which endeavored to achieve the "soft" reconstruction policy of Lincoln and Johnson. He tried, at first, to calm the die-hard secessionists into a realistic acceptance of events, but when the Wade-Davis "bloody shirt" Radical Republicans captured control of the party Flake grew "bold and withering in his denunciations." He exposed the corruption of the Republican party in Texas in such uncompromising terms that he was read out of the party. While Flake was thus losing influence among the carpetbaggers, his influence with the rank and file of the Texas voters surpassed that of any other Texas editor.

At the height of his career, Flake's health began to break after the years of his unceasing activity. In the summer of 1872, he went north, hoping that a temporary change might improve his health. He had gone from New York to New London, apparently to escape the summer heat; there, after remaining for a week, he suddenly died on July 18, 1872. His fatal illness was caused by Bright's disease. His widow, German-born Anna Buckholtz Flake, and six of their thirteen children, as well as Adolph Flake and his sister Lina, survived him.

The dean of the Texas pioneer publishers, "Whitey" Willard Richardson, editor of the *Galveston News*, godfather of the now famed *Dallas News*, ardent "fire-eating" secessionist, sometime enemy and contemporary of the editor of the *Bulletin*, wrote an obituary of Ferdinand Flake of which we quote a part:



Ferdinand Flake, so prominent in Texas journalism and politics, is dead. For years he represented a class of ideas against which the *Galveston News* made a fierce and open war . . . But now that he is dead, now the life which imbued his frame with so much energy, so much vigor, such intense zeal and such indomitable activity, has passed away with the breath of his nostrils, we gather as soldiers gather after the battle around the dead body of their fallen antagonist to praise his courage, to honor his heroism and drop a tear over that fate that made them foes in life, and light a smile for that hope that shall make them friends hereafter. In private life, Mr. Flake was friend, carrying to the defence and the protection of his friends that zeal which made him in politics so fierce an enemy. Mr. Flake was an original man. Copying after no pattern, he was no man's imitator. The good that was in him was strong, generous, positive good . . . His statements, even when made in English, which was not his native tongue, were of uncommon clearness, vigor and intensity . . .

In conclusion Richardson alludes to an incident when Flake had been secretly importuned to engage in an action which, after learning the facts, he believed to be wrong. After he refused to take part in it the other man involved became his bitter political enemy, but Flake never used the information given him in confidence against his tormentor.

(Continued from page 11)

siderably the number of TV subscribers. At the time of this writing (October 1954), the number of subscribers is approximately 70,000, and is expected to rise to 100,000 by the end of the year. The favorable development of TV in Germany during the months just prior to the writing of this article seems to justify the work of those men who have built it up in its present form. It also tends to prove the value of the contract of 1953 as a basis and instrument for permitting the gradual growth of television rather than forcing it to follow an arbitrarily prescribed course.

Eberhard Beckmann, Director of Radio Hesse and chairman of the Television Committee of German Radio Stations, remarked in an address that three important godfathers sponsored the television contract and likewise German television: 1. The complete harmony of the new regulation with the spirit and will of the Constitution of the German Federal Republic. 2. The opening up of all regions and cultural centers of Germany to the new medium. 3. The promise of radio to serve the general public hand in hand with television.

#### Verklärung

Wo die Birnblüten weiss aufflammten im Nebel,  
Als der Regen bleiern glitschrig herniederzuckte,  
Und die Vögel mutig ihr kurzes Sein bejahten,  
Sah ich im Gewimmel der kleinen Geschöpfe,  
Die sich im Laub verkrochen  
Vor dem Getrommel des Gewitters,  
Liebe und Mord, Geburt und Tod,  
Grausig gütig,  
Das Herz Gottes.

#### Psalm

Ich kann kein neues Lied mehr singen  
Und das alte liegt zu tief in mir.  
Was sich dem grauen Einerlei noch trotzt,  
Ist Widerhall der alten Weise,  
Doch abgetönt auf einen Dreiklang,  
Der ewig wird und ewig ward.  
Die Melodie quillt in mir auf  
Dem lockenden Meisterton entgegen.

Herr, in deiner Gnade nimm ihn an,  
Meinen arg zersungenen Glauben!

RALPH CHARLES WOOD

#### Mein Garten

In meinem Garten bin ich ganz allein  
allein mit Gott und mit des Himmels Scharen  
und was ich je an Leid und Glück erfahren  
in diesen Garten trug ich es hinein . . .

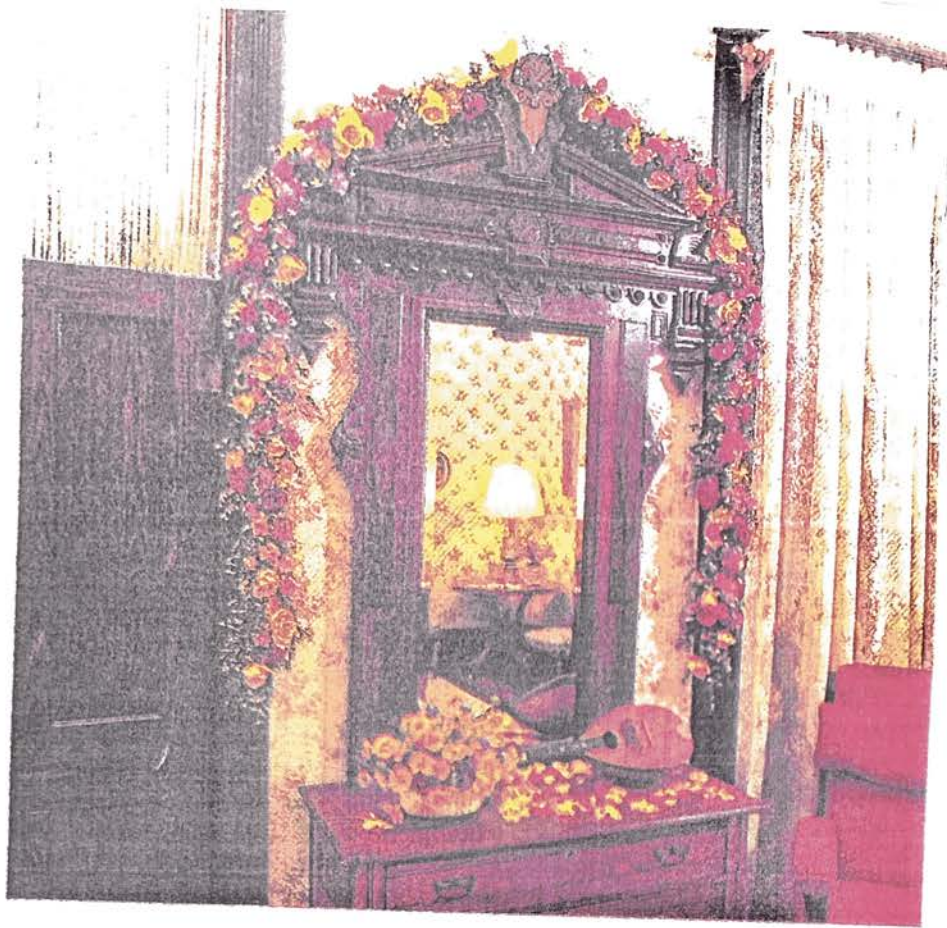
Es klingt im Wind aus Blüten und aus Bäumen  
das Lied des Herzens — neu sich zu befreien  
im Glanz der Sonne und im Dämmerchein  
das Lied von meines Herzens vielen Träumen . . .

Und brachte mich die Stadt der Menschen nieder  
und brannte mir das Fieber heiss im Blut —  
zu meinem Garten ging ich immer wieder . . .

Mein stiller Garten machte alles gut —  
es flüstern und es rauschen dort die Lieder  
und jedes Lied trägt meines Herzens Glut . . .

HANS WOLFF





*A garland rims a bureau in the Adolph Flake Home. The flowers include a mixture of roses, sweet Williams, Delphinium, yellow Cosmos, Sea foam and lace Statice. An advantage of a garland, noted floral designer Bill Hand, is that it can be enjoyed as a fresh or as a dried arrangement. A mandolin is splashed with an arrangement of yellow Cosmos.*

Pier 21 near *The Strand* is where Elissa is docked. Built in 1877 by master Scottish shipbuilders, Elissa sailed to Calcutta, Tampico, and even Galveston. Her last job was as a smuggler's ship. Condemned for scrap in a Greek shipyard, she was rescued in 1974 and restored by the historical society. She has been featured on National Geographic and PBS specials. Texans, and especially the people of Galveston, are particularly proud that she represented them on July 4, 1986, in New York at the Centennial Parade of Sail.

Her 19 billowing sails are still unfurled for excursions into the Gulf on a regular basis. But when she is at the dock, she is a maritime museum.

The historical society also operates several restored homes that have been on its tour in years past. One is the Samuel May Williams Home. Williams was known as the Father of the Texas Navy and was the state's first banker. Another home is called Ashton Villa. Built in 1859 by James Moreau Brown, the beautifully restored Italianate mansion has many impressive antiques as well as nostalgic family possessions.

Two of the homes on this year's tour are the John Clement Trube House and the Daniel W. Kempner House.

The Kempner House, built in 1907, is a massive

Spanish colonial residence. The roof has red tiles and stepped gable ends that are capped with tin coping. D. W., as he was known, was president of Imperial Sugar Company and vice president of the Texas Star Flour Mills.

The Trube House is a copy of a Danish castle in Kiel, Denmark, the town where John Clement Trube grew up. Ms. Meyer says the story behind the house is that by age 35 John Clement had made so much money that he was able to build a home that reminded him of the castle in his home town. He and his wife Veronica raised nine children and were active in Galveston's civic and social life.

Some have described the massive house as a combination of Moorish and Gothic designs. Another has called it "the strangest house in a city of strange houses."

The exterior itself offers quite a bit of interest. The iron fence posts are topped with a burning torch, a theme that is also on the house's octagonal tower. The windows have deeply molded lintels. The working chimney on the house's west side is divided and pierced with a stained glass window.

Ever since it was built in 1890, the Trube House has been a Galveston enigma. Those who know and love the island say it is probably the city's most unusual house and certainly one of its most notable. □



spacious, gorgeous homes began to flourish. Their style was grande Victorian, big enough to house large families and ostentatiously expressing a Texas brand of confidence in the future.

"We have between 550 and 600 restored Victorian homes," said Olivia Meyer, Public Relations and Marketing Director for the Galveston Historical Foundation, "and they're very nice."

She added that the island has some 550 homes, civic buildings, and even whole neighborhoods that are on the National Register of Historic Places.

Actually, it's been a long fight uphill in this century for Galveston. In the mid-1800s, the town was unquestionably the financial star of Texas. A city street still called *The Strand* was the Wall Street of the South. Big Business, shipping, insurance, and banking were established.

But Galveston had its jugular cut in 1912 when Houston, an inland city that is now about an hour away via the interstate, dug a ship channel. By 1950, the slow economic death was visible to all. Galveston's buildings were in disrepair. Gambling and prostitution were openly practiced. The Texas

Rangers raided the city in 1957 and closed the gambling houses.

It was a turning point for the city. What was left were numerous shells of former glory, but they were solidly constructed shells that with love, care, and a lot of money could again be full of glory. And that is what has happened. The palm trees, giant boxwoods, and even olive trees that were planted in the past century have all watched silently as the city was restored.

Tourism has helped revive Galveston. One of its most successful attractions, which like its homes tour happens each year, is called *Dickens On The Strand*. For a weekend in December, the city decks its halls, streets, and homes in Christmas festivities all in a Victorian mood that would delight the heart of Tiny Tim and even old Scrooge.

Many people come in period attire. Costumed vendors line the streets hawking wares like plum pudding and roasted chestnuts. The 1990 dates are Nov. 30 and Dec. 1-2. "It is attended annually by more than 100,000 people, and it's listed as one of the nation's top 100 festivals," Ms. Meyer said.

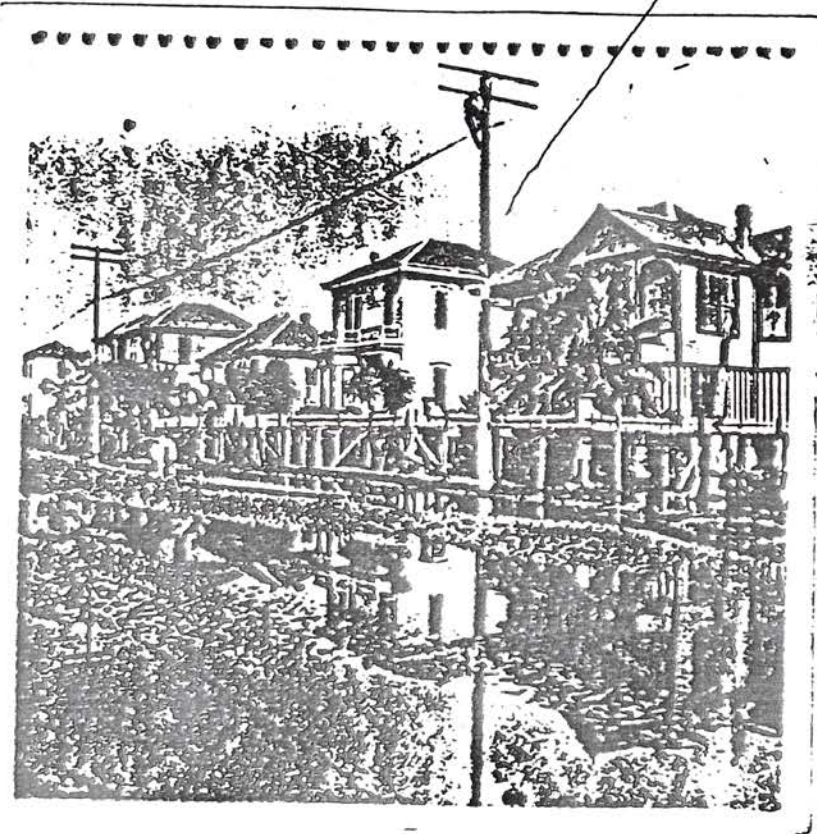


*The pretty arrangement in a corner of the parlor at the Adolph Flake House includes Caladium, peonies and Delphinium.*



Copy of picture  
in Moody Library  
of grade raising

1923 Arc M







### 1928 and 1924 Avenue M

1894

This pair of raised, Victorianized, Gulf Coast cottages feature angled window bays, with shingled panels above and below, inset within the front veranda, and big-scaled veranda balusters with impressive concrete piers at the bottom of the front steps. The elliptical fanlight with sidelights that frames the front door of each seems anachronistic, but since the feature appears in both houses, it is presumed to be original. The houses were built as rental property by Christian Wolfer, a builder.

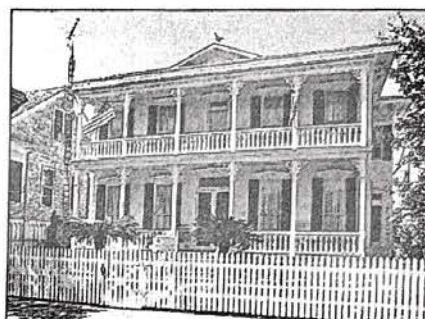


1923 Avenue M

1886

This two-story, two-bay-wide house is one of the few houses in Galveston to have been built and occupied continuously by the same family. Built for real estate agent Adolph Flake it resembles other Galveston houses constructed by the builder Robert B. Garnett. Its front-facing window bay, paired windows grouped beneath raked architraves, low-pitched hipped roof, and proliferating decorative brackets were features related to the Italianate style of the 1860s and 1870s, and were perpetuated here in this replacement for a larger, Southern town house type destroyed in the Fire of 1885. During the 1870s, the earlier house had been occupied by H. Kempner, whose son I. H. Kempner wrote in his memoirs that the Marx & Kempner firm stored its drays and livestock on the property, which then lay in the suburbs, near the edge of continuous town settlement.

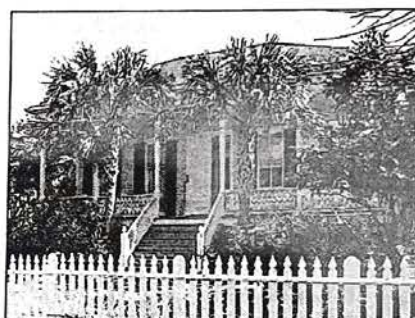
**D-71**



**1920 Avenue M**

1886

Like the Flake House at 1923 M, this two-story, five-bay-wide I-house with a separately roofed two-story veranda prolongs a house type and architectural detail more characteristic of the 1870s than the 1880s. The two-pane-over-two-pane shuttered windows and double-leaf front doors grouped beneath a transom give the house its impressive scale. It was built for attorney Robert M. Franklin.



**1915 Avenue M**

1886

The lawyer Walter Gresham built this raised, hipped-roof I-house as a tenant cottage. N. J. Clayton's architectural records indicate that he designed tenant houses for Gresham at various times. Although this symmetrically composed, five-bay-wide cottage is not one of those projects, it is tempting to attribute the design of the house to Clayton, so felicitous are its proportions and decorative veranda detail.

D-73



1887, Alfred Muller

Built for Howard Carnes, cashier in the Galveston office of a regional steamship and railroad corporation, this two-story house was much more up-to-date architecturally than its neighbors at 1923 and 1920 Avenue M. Muller complicated the spatial organization of the Southern town house type by expanding it with an angled bay on the west corner of the house, which rises into an implied tower. This allowed him to shift the axis of centrality as it descends from the roof into the body of the house. His love of arched shapes is particularly visible in the slightly heavy decorative woodwork on the front of the house. The Carnes House is set unusually close to the ground for a Galveston house, the

D-75



explanation being the  
grade-raising.



1905 Avenue M

1889

Two-story houses of the building type. Notable at 1905 A and the full-length both stories. The street at 1906 and Robert Palliser built popularity of the S. Rogers, who was loan companies, at After buying both own residence.

1806 Avenue M

1886

Built for the many, this raised cottage that became popular as it fractured the architecture of the Galveston house entered among high-style L-frent as a modified cottage, implying



1923 AVE M, GALVESTON, TX 77550

HHM-10438

Parcel ID 688137

Year Built 1886 per CAD

High = Individually Eligible/Listed; Contributing

District Lost Bayou Historic District

Priority Rating High

Medium = Contributing

Building Faces N

Low = Non-Contributing

## DESCRIPTION

Type Residential  
Single-Family House

Stylistic Influences Victorian

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Pier-and-beam

Fence Type Picket fence

## ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

## WINDOWS &amp; DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 2/2

Window Features Decorative surrounds

Door Materials Wood

Door Types Single door primary entrance, Double door primary entrance

Door Features Transom light, Decorative surround

Windows & Doors Notes Bay window

## CHIMNEYS

## PORCH

Porch Type Partial width, Entry

Porch Location Front, Set back front facade

Porch Roof Flat

No. of Porch Bays 2

Porch Support Type Chamfered posts, No posts

## INTEGRITY

Condition Excellent

Alterations Door replaced, Roof material replaced



TX\_GalvestonCounty\_1923\_Ave\_M\_1.jpg





## 25LC-036

## STAFF REPORT

### ADDRESS:

1923 Avenue M

### LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, East Part of Lot 2 and West 32.08 Feet of Lot 3 (1002-1), Northeast Block 19 Galveston Outlots, in the City and County of Galveston, Texas.

### APPLICANT/REPRESENTATIVE:

Greg Lewis

### PROPERTY OWNER:

Stanton Paul Bell, Jr.

### ZONING DISTRICT:

Residential, Single-Family, Historic District (R-3-H)

### HISTORIC DISTRICT:

Lost Bayou

### REQUEST:

Request for a Certificate of Appropriateness for modifications to the site including demolition of a rear structure.

### STAFF RECOMMENDATION:

Approval with conditions

### EXHIBITS:

- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet

### STAFF:

Daniel Lunsford  
Planning Manager  
409-797-3659  
dlunsford@galvestontx.gov

### Public Notice and Comment:

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 6    |          |          |         |            |





**Zoning and Land Use**

| Location     | Zoning                                                | Land Use    |
|--------------|-------------------------------------------------------|-------------|
| Subject Site | Residential, Single Family, Historic District (R-3-H) | Residential |
| North        | Residential, Single Family, Historic District (R-3-H) | Residential |
| South        | Residential, Single-Family, Historic District (R-3-H) | Residential |
| East         | Residential, Single Family, Historic District (R-3-H) | Residential |
| West         | Residential, Single-Family, Historic District (R-3-H) | Residential |

**Historical and/or Architectural Significance**

|            |                                 |
|------------|---------------------------------|
| Date       | 1886                            |
| Style      | Victorian                       |
| Condition  | Excellent                       |
| Evaluation | High; Individually Contributing |
| Note       | Garage built circa 1917         |

**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for alterations to the site including demolition of an existing garage apartment located along the alley. The applicant intends to build a new garage apartment at a future date; however, since no details of that project were provided, this review is only for demolition of the existing structure.

Additional details are included in Exhibit A.

**Design Standards for Historic Properties**

The following Design Standards are applicable to this request:

**Demolition Considerations**

The preservation of Galveston's historic resources helps maintain the community's unique identity and quality of life. Demolition of any primary or secondary structure, or any portion of the exterior of a structure that is a locally designated historic landmark or is considered to be a contributing structure in a locally designated historic district will generally not be permitted. However, The Landmark Commission will consider requests for removal of inappropriate additions and alterations that are not original. Galveston's zoning standards include the specific requirements for demolition applications, including the criteria for claims of economic hardship or unusual and compelling circumstances, and evaluation of threats to safety. Demolition requests must include a presentation of any new construction, additions or improvements proposed after the demolition. The Commission will review such plans using the *Design Standards*. It is the burden of the applicant to prove the necessity for demolition.



**Conformance with the Design Standard for Historic Properties**

Staff finds that demolition of the garage apartment conforms to the Design Standards. While alley houses were and are important features of many of Galveston's neighborhoods, including historic districts, and even though the alley house in question was built circa 1917 according to the applicant (see also Exhibit B), there are no specific, strong prohibitions against demolishing alley houses. Note also that the Historic Sites Inventory entry does not note the rear structure as being historically important. Finally, the applicant notes that the existing building is compromised structurally, to the point that repair is infeasible.

However, due to the age of the structure and the possibility that usable historic materials may be present, staff encourages the re-use of any such materials discovered in some way, either in construction of the future garage apartment and/or in other projects through salvage warehouse or similar conveyance.

**Staff Recommendation**

Staff recommends the request be approved with the following conditions:

*Specific Conditions:*

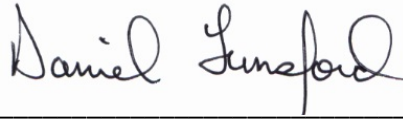
1. Approval is for demolition of the existing accessory structure only. Review and approval of any replacement structure shall be addressed separately;
2. Historic material shall be salvaged and stored on site or made available for re-use;

*Standard Conditions:*

3. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
4. The applicant shall obtain a building permit prior to beginning construction;
5. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
6. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,
7. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.



Respectfully Submitted,



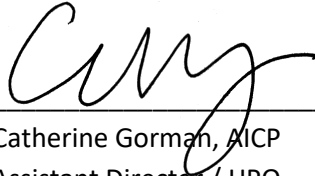
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Daniel Lunsford  
Planning Manager

August 11, 2025

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Date



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Catherine Gorman, AICP  
Assistant Director / HPO

August 11, 2025

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Date






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**LEWIS DESIGN GROUP**


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*Architecture • Design*

August 6, 2025

Planning / Development Services  
Attn: Landmark Commission

Re: 1923 Avenue M – Existing Garage Apartment Building

Landmark Commissioners,

Lewis Design Group is representing our clients, the new Owners of the Historic Flake Home located at 1923 Avenue M.

The following is an evaluation of the existing Garage Apartment building located at the rear of the property with alley access. This is based upon my visual inspection of the existing condition of the building exterior and interior.

The building appears to show up in the 1947 Sanborn map included in this report.

Following are my observations:

1. The original building seems to be the 14'x22' framed building as shown on the Sanborn Survey.
2. Side porch, stairs, garage entry addition and covered patio are later additions with no apparent historic elements.
3. All wood is in need of significant repair or removal.
4. Most of the board and batten wood siding near the ground level has rotted and has partially detached on East side.
5. There is no apparent wood stud framing in the lower garage walls. Wood posts are visible at the corner and in centers.
6. Original lower-level 4x4 wood posts and some of the siding appears to have been cut above the concrete slab and new partial posts installed, possibly after IKE flood damage.
7. Center wood post at alley garage opening appears to have been cut at floor line with no visible support added.
8. Alley side appears to have originally been 1 larger opening (small garage door) and one regular door opening on the alley side and support between the two were cut for larger garage door opening.
9. The interior garage walls have been lined with OSB plywood at some point and that appears to be holding the structure together.
10. The interior plywood or exterior siding was not removed to investigate further due to potentially compromising the structure and endangering collapse.
11. The floor slopes slightly toward the alley side of the building.
12. Visible cracks are appearing in shiplap wall boards in the apartment.
13. The visible framing and construction on the ground floor does not meet current building codes.

The Owners are proposing to remove the existing building and save any salvageable materials.

This would be replaced with a new larger 2-car Garage with an Apartment space above to meet current Building, Life Safety and Windstorm codes..

Please see the attached surveys and pictures.

Sincerely,

---

Gregory P. Lewis, A.I.A., T.S.A., R.A.

Member of:

American Institute of Architects

Texas Society of Architects

Galveston Chamber of Commerce

Galveston Historical Foundation

City of Galveston Landmark Commission, Past Vice-Chair

**LEWIS DESIGN GROUP, P.L.L.C**  
2928 Avenue P., Galveston, TX 77550

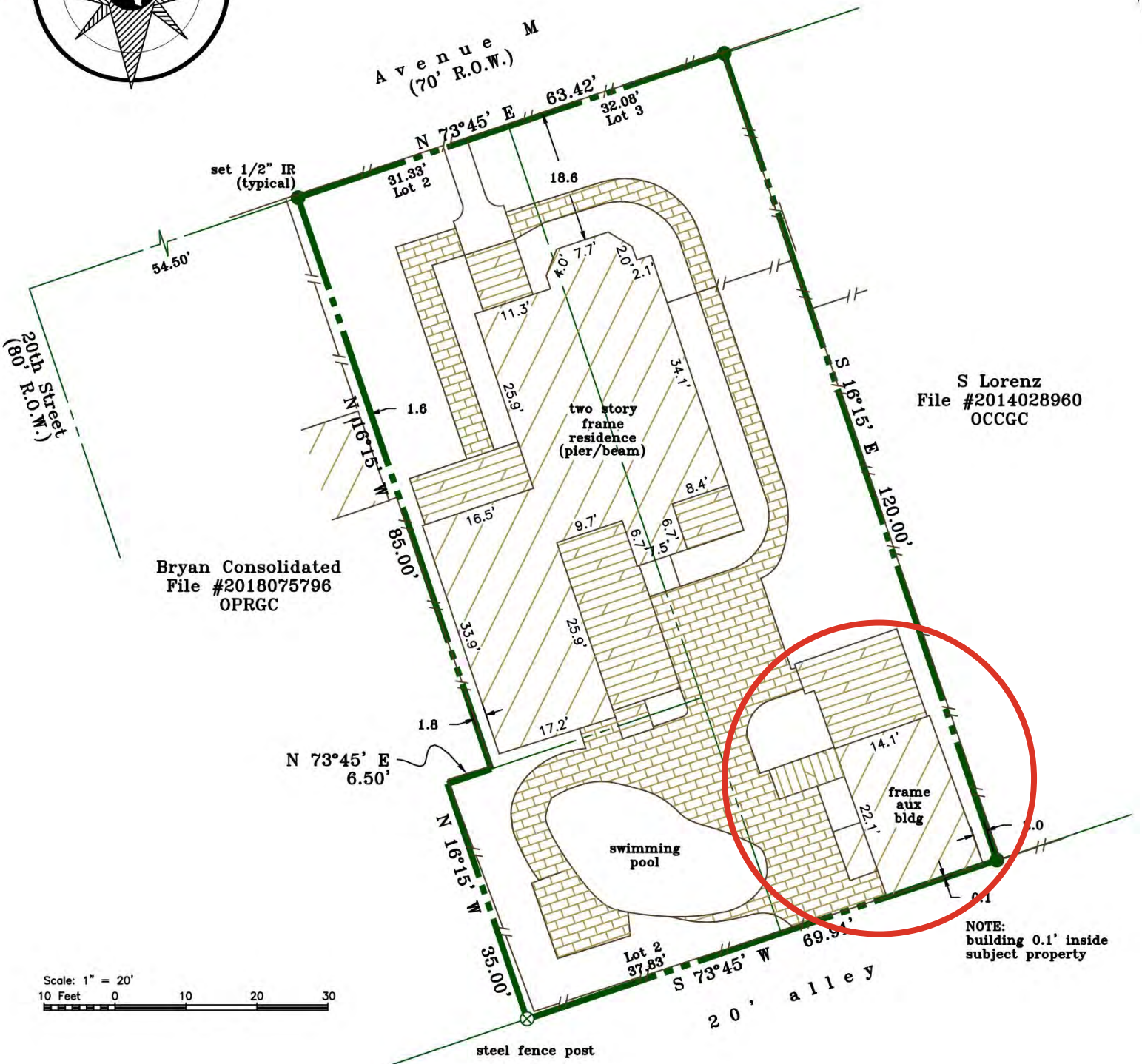
Galveston tel: 409-762-3746

mobile: 254-760-4774

[www.lewisdesigngroup.biz](http://www.lewisdesigngroup.biz) / facebook|lewisdesigngroup galveston







LAND TITLE SURVEY OF A TRACT OF LAND being the East 31.33 feet of the North 85 feet of Lot 2, the East 37.83 feet of the South 35 feet of Lot 2 and the West 32.08 feet of Lot 3, in the Northeast Block of Outlot 19, in the City and County of Galveston, Texas.

NOTES:  
NO RECORDS SEARCH CONTRACTED. SURVEY PREPARED FROM TITLE COMPANY SPECIFICATIONS. CLIENT RELIES SOLELY ON TITLE COMPANY SPECIFICATIONS AS TO RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC.; CLIENT AND TITLE COMPANY HOLD TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- True ground distances shown
- Plat and bearings reference "Plan of COG, Sandusky 1845"
- Survey monuments reconciled w/ numerous previous surveys including  $\phi$  COG monuments

NATIONAL FLOOD INSURANCE PROGRAM  
:FIRM Zone AE  
:Community #485469  
:Map 48167C0441G  
:August 15, 2019

Subject property: 1923 Avenue M  
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Stanton Paul Bell, Jr. and Stewart Title Co., GF #2574350. This survey is only valid if print has original seal and signature of surveyor. I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



*Laurence C. Wall*

Laurence C. Wall  
RPLS #4814  
April 2, 2025



TLTS

TEXAS LAND TITLE SURVEYORS  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-8883  
tltsinc@gmail.com  
PELS Firm #10104200





































VERTICAL AXIS

CATEGORY

24/16 SHEATHING

EXPOSURE 1

24/16

SPACING

1

24/16

SHEATHING

CATEGORY

















































CHAMBERLAIN.  
POWERED BY myQ.



1923 AVE M, GALVESTON, TX 77550

HHM-10438

Parcel ID 688137

Year Built 1886 per CAD

High = Individually Eligible/Listed; Contributing  
 Medium = Contributing  
 Low = Non-Contributing

District Lost Bayou Historic District

Priority Rating High

Building Faces N

## DESCRIPTION

Type Residential  
 Single-Family House  
 Stylistic Influences Victorian  
 Stories 2  
 Exterior Wall Materials Horizontal wood board  
 Foundation Type Pier-and-beam  
 Fence Type Picket fence

## ROOF

Roof Shape Hipped  
 Roof Materials Asphalt composition shingles

## WINDOWS &amp; DOORS

Window Types Double-hung  
 Window Frame Materials Wood  
 Window Light Configuration 2/2  
 Window Features Decorative surrounds  
 Door Materials Wood  
 Door Types Single door primary entrance, Double door primary entrance  
 Door Features Transom light, Decorative surround  
 Windows & Doors Notes Bay window

## CHIMNEYS

## PORCH

Porch Type Partial width, Entry  
 Porch Location Front, Set back front facade  
 Porch Roof Flat  
 No. of Porch Bays 2  
 Porch Support Type Chamfered posts, No posts

## INTEGRITY

Condition Excellent  
 Alterations Door replaced, Roof material replaced



TX\_GalvestonCounty\_1923\_Ave\_M\_1.jpg