

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, SEPTEMBER 15, 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 18, 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.A CERTIFICATE OF APPROPRIATENESS

1. **25LC-038 (2323 Avenue O)** Request for a Certificate of Appropriateness for modifications to the structure including front entry railings. Property is legally described as M. B. Menard Survey, Lots 2, 3 and West ½ of Lot 4 and North 1/2 of Adjacent Alley, Northeast Block 67, Galveston Outlots, in the City and County of Galveston, Texas.
Applicant: Jeffery and Polly Jones
Property Owner: Jeffery and Polly Jones
2. **25LC-039 (711 14th Street)** Request for a Certificate of Appropriateness for alterations to the structure including replacing existing windows and installing a metal roof. Property is legally described as M.B. Menard Survey, Replat of Lot 7 Block 314, in the City and County of Galveston, Texas.
Applicant: Brax Easterwood
Property Owner: Scott Rice, Sandbar Properties LLC.

6.B LANDMARK DESIGNATION

3. **25LC-037 (1201 Postoffice / Avenue E)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, North 60 feet of Lot 7 (7-1), Block 432, in the City and County of Galveston, Texas.
Applicant: Stephen Wade Roberts and Sigita Sulaityte

Property Owner: Stephen Wade Roberts and Sigita Sulaityte

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 09/09/2025 at 4:00 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 18, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Chastain, Fitz,

Staff Present: Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Rebekah Annan, Planner; Donna Fairweather, Sr. Assistant City Attorney (via Video Conference); Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The August 4, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

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

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

Chairperson Click opened the public hearing on the case. A representative for the applicant, Dylan Devito, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Smith made a motion to approve the request with Staff's Recommendations.

Commissioner Thierry seconded.

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

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

The motion passed.

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.

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

Chairperson Click opened the public hearing on the case. The applicant, Gregory Lewis, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations.

Commissioner Langdale seconded.

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

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

The motion passed.

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.

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

Chairperson Click opened the public hearing on the case. The applicant, Gregory Lewis, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations.

Chairperson Click seconded.

Chairperson Click tabled the motion.

Chairperson Click reopened the public hearing on the case. The applicant, Gregory Lewis, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

In favor:	Allen (Alternate), Click, Langdale, Stetzel-Thompson, Thierry
Opposed:	Bourgeois
Absent:	Chastain, Fitz
Abstained:	Smith (Alternate)
Non-voting participant:	Ex Officio Lewis

The motion passed.

THE MEETING ADJOURNED AT 4:39 PM





25LC-038

STAFF REPORT

ADDRESS:

2323 Avenue O

LEGAL DESCRIPTION:

The property is legally described as M. B. Menard Survey, Lots 2, 3 and West ½ of Lot 4 and North 1/2 of Adjacent Alley, Northeast Block 67, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Jeffery and Polly Jones

PROPERTY OWNER:

Jeffery and Polly Jones

ZONING DISTRICT:

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

HISTORIC DISTRICT:

Silk Stocking

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including front porch railings.

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal

STAFF:

Rebekah Annan, Planner
Development Services Department
rannan@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
11				



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	Urban Neighborhood, Neighborhood Conservation District (UN-NCD)	Residential
East	Commercial (C)	Residential
West	Residential, Single Family, Historic District (R-3-H)	Residential

Historical and/or Architectural Significance

Date	ca. 1910
Style	Prairie
Condition	Excellent
Priority Rating	High - Individually Eligible/Listed; Contributing

Executive Summary

The applicant is requesting approval for modifications to the front porch including adding railings. The railings would be metal and be similar to the standard handrail detail, Exhibits A and B. The applicant has indicated that the railing is desired for safety concerns; note the house is a bed and breakfast and enhanced safety for guests is desired.

Design Standards for Historic Areas

The following *Design Standards* are applicable to the project:

Historic Porches and Decks

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.

If necessary, replace damaged porch elements.

Appropriate

- Use materials that are similar to the historic building materials.
- An alternative material may be considered for a porch in a secondary location, when the appearance is similar to that of the original. See “Using Alternative Materials on a Historic Structure” on page 31 for more information.

If necessary, replace damaged porch railings and steps.

Appropriate

- Use as much of the original materials and ornamentation as possible.
- Where necessary, replace original railing and step materials with alternative materials that have a similar texture and finish to the original materials.
- Re-install porch rails to match existing rails when appropriate. See the sidebar on “Administrative Approval of Porch Rail Reinstallation.”

Inappropriate

- Do not use cast-iron columns and railings where no evidence exists that they were used historically.
- Do not use brick bases for wood columns (exception is Craftsman styles).
- Do not use steel pipe columns.
- Do not use horizontal railings or railings that are too elaborate for the building (of a different style).
- Do not use concrete supports and/or steps.
- Do not relocate front stairs or steps.

Conformance with the Design Standards

Staff finds the proposed changes generally conform to the Design Standards for Historic areas. The non-historic addition will be built in alternative material that still meet design standards. Moreover, there will be minimal impact on the building and will not affect any exterior architectural features.

Staff Recommendation

Specific Conditions:

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A;

Standard Conditions:

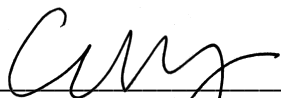
2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Department, 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 Development Services Department by the next respective deadline date.



Rebekah Annan
Planner

9/5/25

Date



Catherine Gorman, AICP
Assistant Director/HPO

09/05/2025

Date









2323 AVE O, GALVESTON, TX 77550

EXHIBIT B

Parcel ID 688782

Year Built ca. 1910

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

District Silk Stocking Historic District

Priority Rating High

Building Faces N

DESCRIPTION

Type Residential
Single-Family House

Stylistic Influences Prairie

Stories 2

Exterior Wall Materials Stucco

Outbuildings Raised residence

Outbuilding Condition Good

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Decorative eave brackets

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 9/1

Window Features Wood shutters

Door Materials Wood

Door Types Single door primary entrance

Door Features Integrated light, Sidelights, Transom light

CHIMNEYS

No. of Chimneys 1

Chimney Material Stucco

Chimney Placement External, End

Chimney Features Corbelling

PORCH

Porch Type Entry

Porch Location Front

Porch Roof Inset

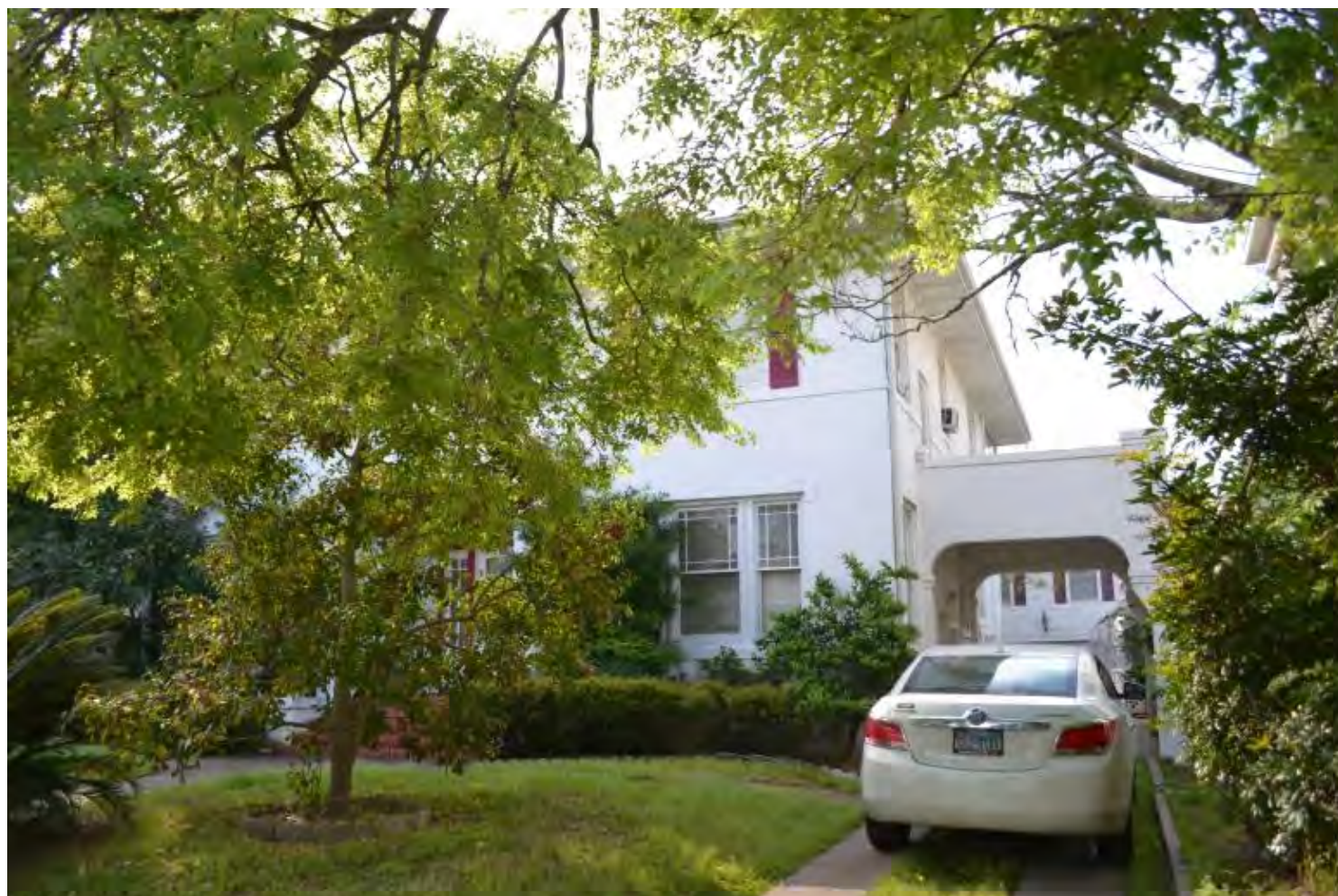
No. of Porch Bays 1

Porch Support Type Stucco piers

INTEGRITY

Condition Excellent

Alterations Roof material replaced



TX_GalvestonCounty_2323_Ave_O_1.jpg



25LC-039

STAFF REPORT

ADDRESS:

711 14th Street

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Replat of Lot 7 Block 314, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood

PROPERTY OWNER:

Scott Rice

ZONING DISTRICT:

Urban Neighborhood, Historic District (UN-H)

HISTORIC DISTRICT:

East End

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including replacing existing windows and installing a metal roof.

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
5				



Zoning and Land Use

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

Historical and/or Architectural Significance

Date	1880
Style	National Folk
Condition	Fair
Evaluation	Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Garage addition (approved for demolition under 24LC-039)

Executive Summary

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

- Replace existing wood windows with wood windows of the same style, appearance, and dimensions; and
- Replace the existing composition shingle roof with standing seam metal roofing

Additional details are included in Exhibit A.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

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.

Historic Roofs

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

2.29 Preserve the original roof form of a historic structure .

Appropriate

- Maintain the perceived line and orientation of the roof as seen from the street.

Inappropriate

- Avoid altering the angle of a historic roof.

2.30 Preserve the original eave depth of a roof.

Appropriate

- Maintain traditional overhangs because they contribute to the perception of the building ’s historic scale.

Inappropriate

- Do not cut back roof rafters and soffits.

2.31 Repair and maintain original roof materials wherever possible.

Appropriate

- Avoid removing historic roofing material that is in good condition.
- Patch and replace damaged areas of existing roof.
- Preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

Inappropriate

- Do not remove original roofing that can be repaired.

2.32 Use new roof materials that convey a scale and texture similar to those used traditionally.

Appropriate

- Consider the architectural style of the structure when choosing roof replacement materials.
 - Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof.
 - Use a color similar to the original, or of the material in weathered condition.

- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures.
 - Use a ribbed roof or one with a standing metal seam to break up the surface.
 - Use metal with a matte, non-reflective finish.
 - Install the roof to have low profile seams.
 - Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle , use a matching replacement material.
 - Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photovoltaic systems, use a dark color.

Inappropriate

- Do not use rolled roofing material except on flat roofs.

Conformance with the Design Standard for Historic Properties

Staff finds that the request generally conforms to the Design Standards for Historic Properties.

The applicant proposes to replace existing six-over-six wood windows with new six-over-six wood windows; this is acceptable according to the Design Standards. Staff notes that preservation of existing historic windows is still preferable; however, it is unknown if the windows to be replaced are historic or not (they are likely not original).

The existing roof material is not original, so replacement with a modern roofing material such as standing seam metal roofing is acceptable.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

Specific Conditions:

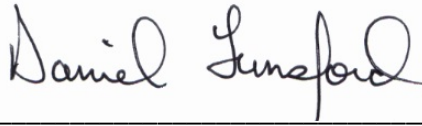
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications:
 - a. Historic windows shall be repaired and rebuilt if possible, instead of being completely replaced with new wood windows of the same style and material;

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 Department, 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 Development Services Department by the next respective deadline date.

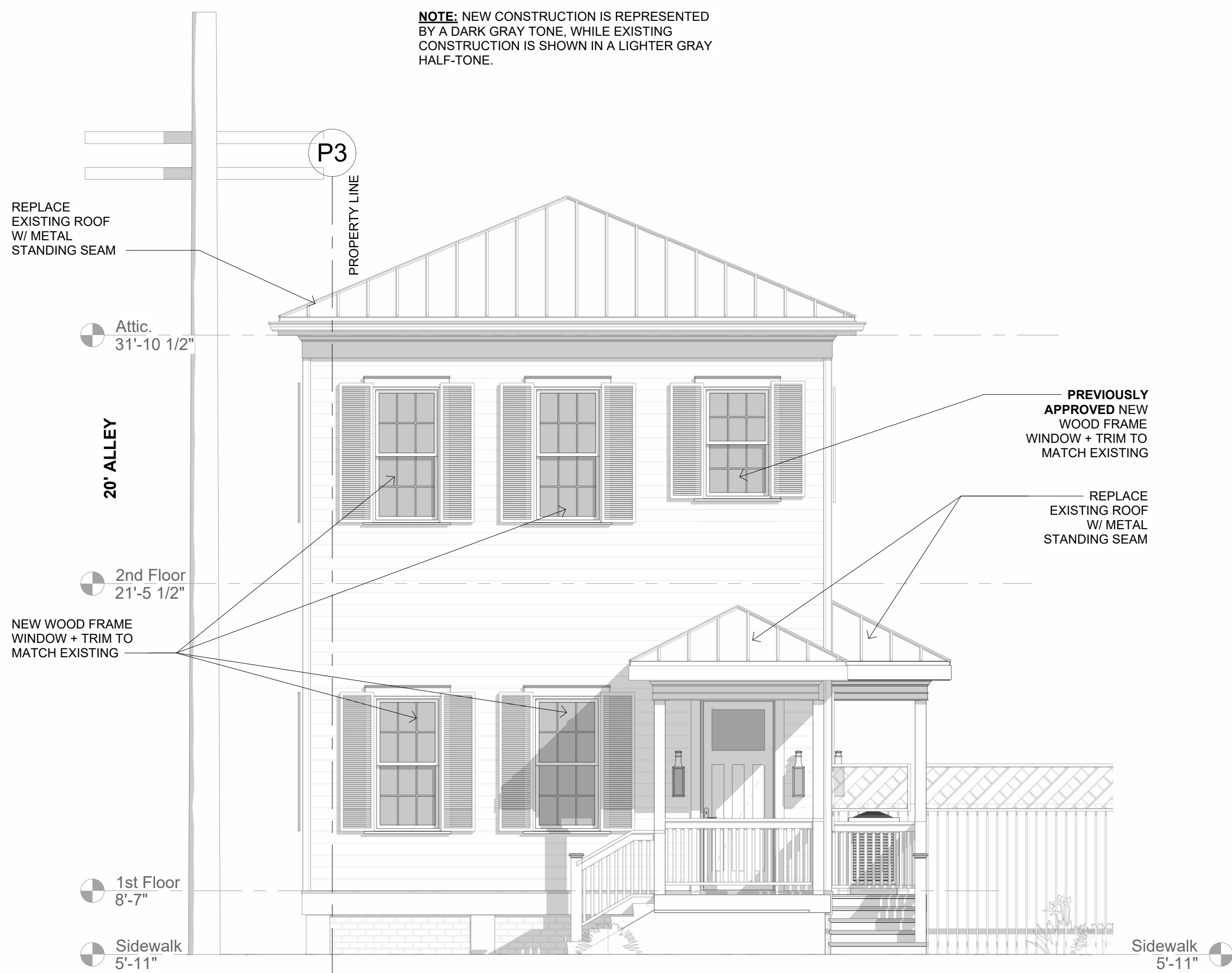
Respectfully Submitted,



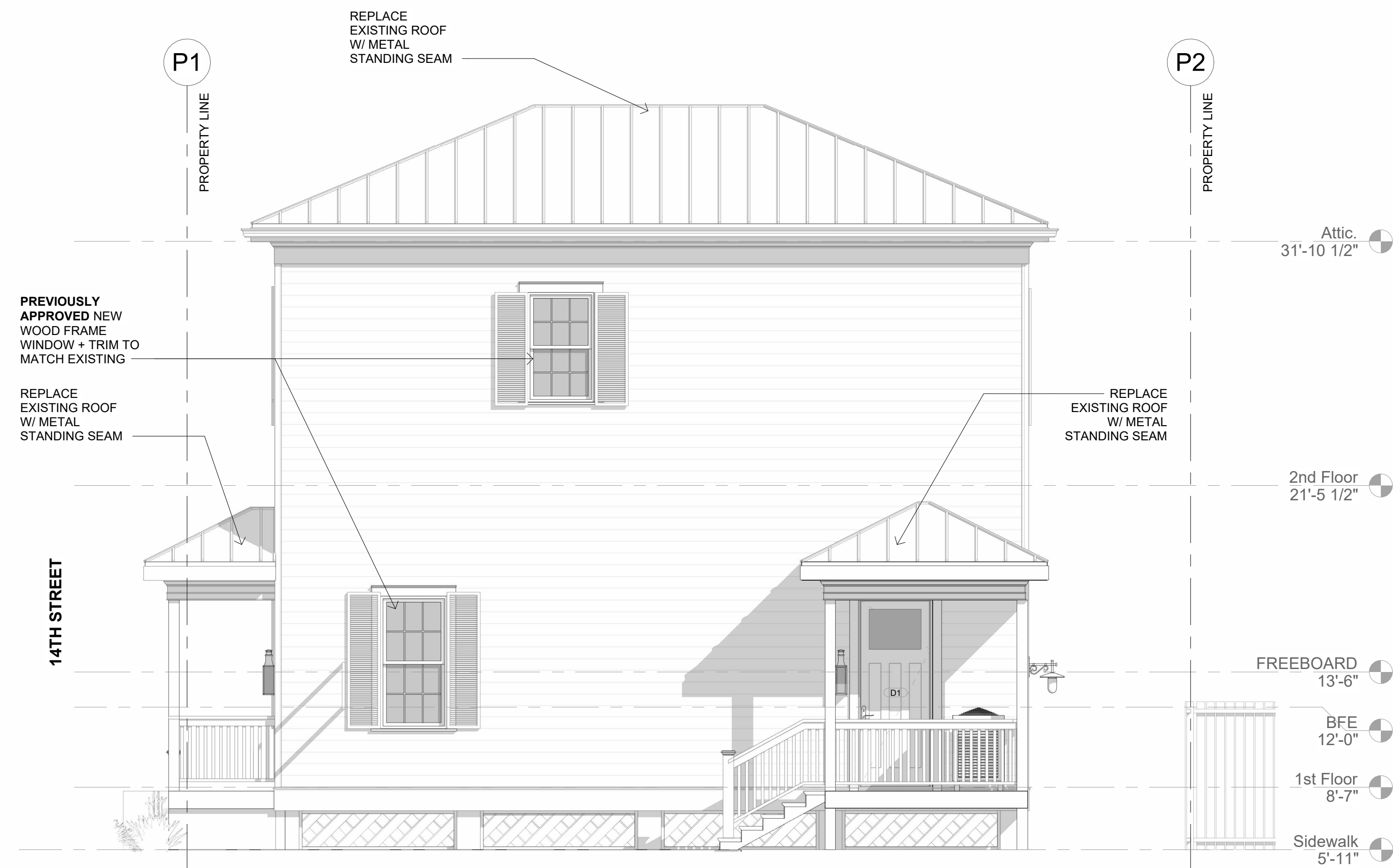
Daniel Lunsford
Planning Manager

September 3, 2025

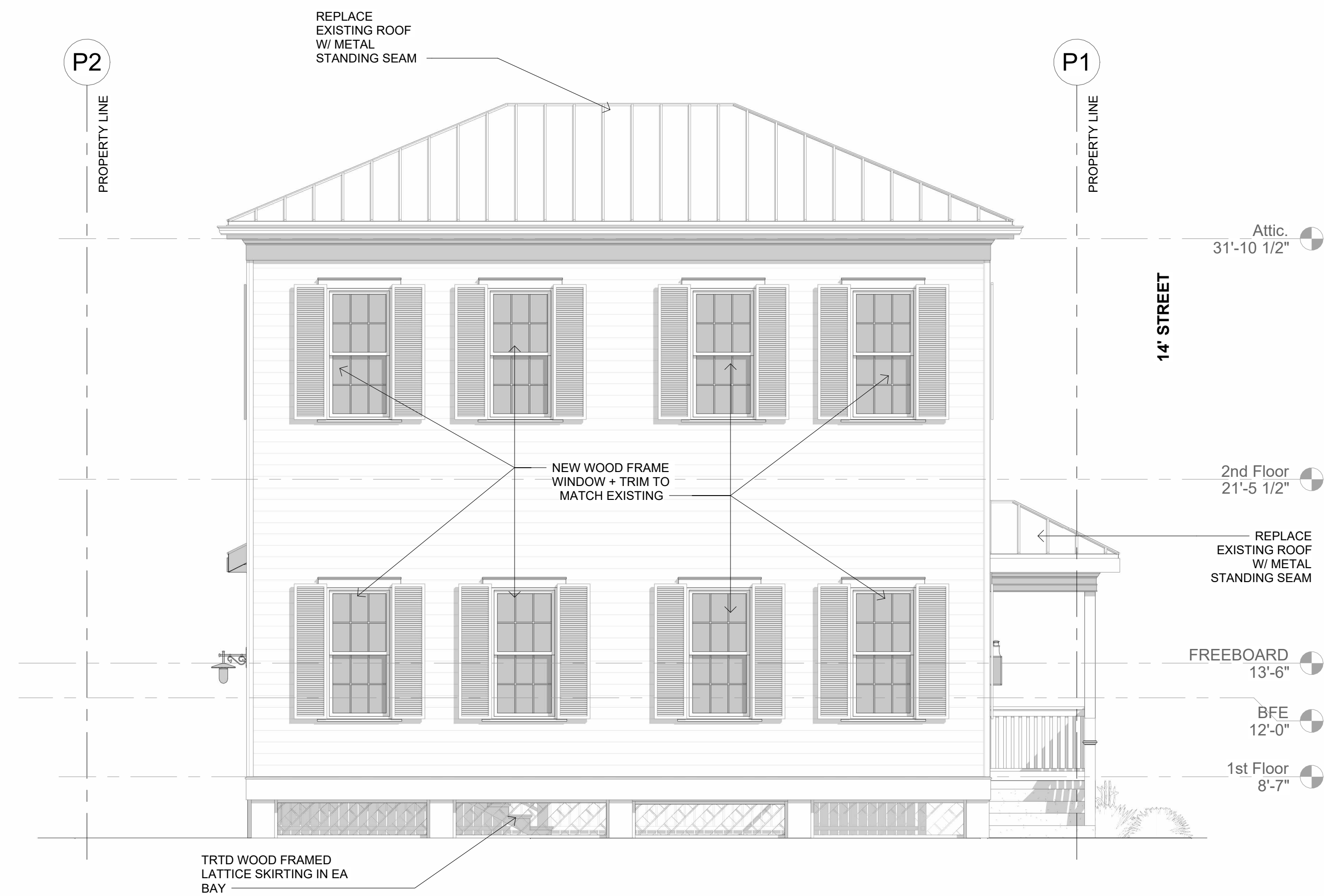
Date



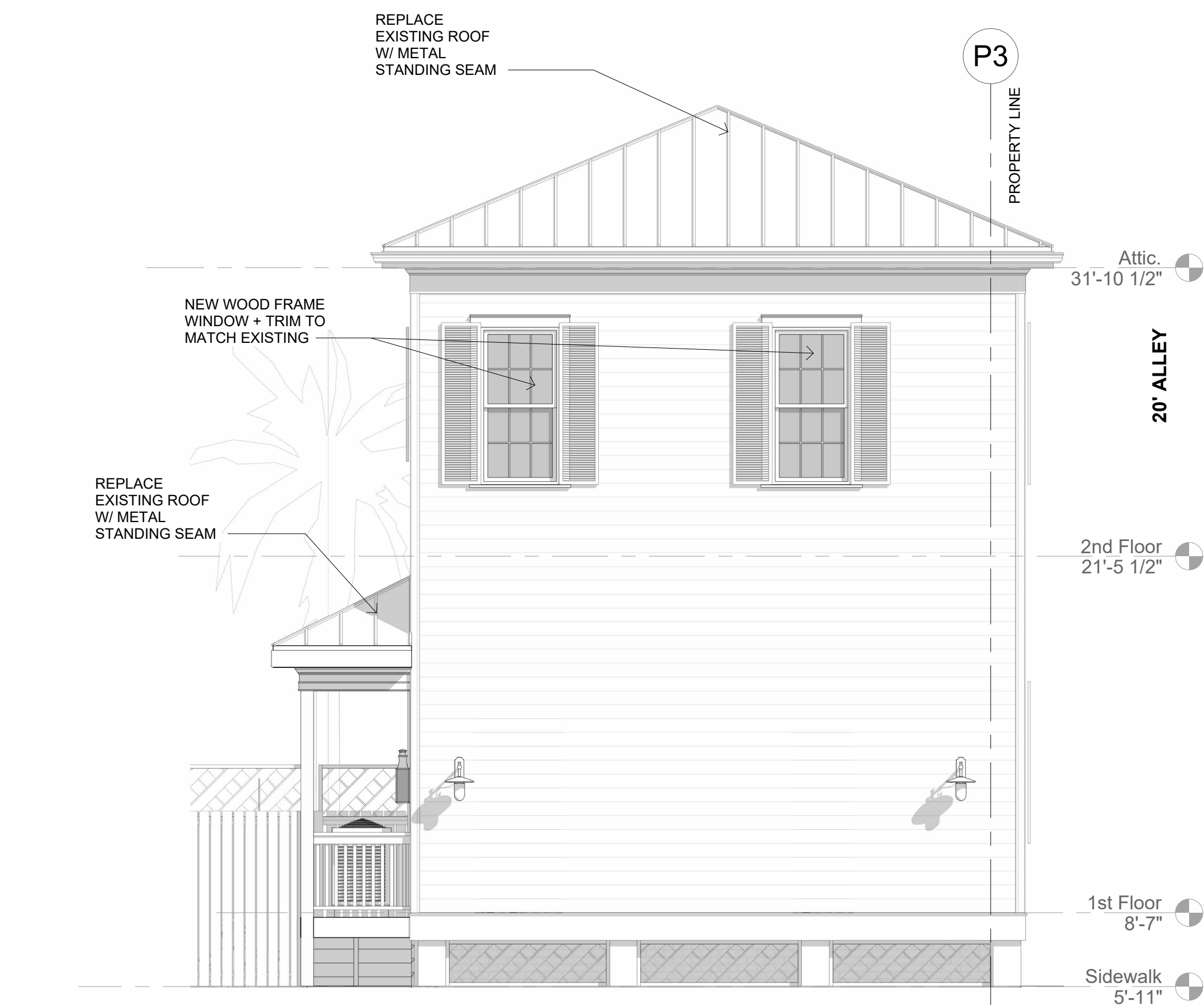
① East (711) Copy 1
1/4" = 1'-0"



② North (711) Copy 1
1/4" = 1'-0"



③ South (711) Copy 1
1/4" = 1'-0"



④ West (711) Copy 1
1/4" = 1'-0"

Rice Residence
711 14th Street

Project Number: R25-001.01

eas easterwood
ARCHITECTS STUDIO

409.354.8976
CONTACT@BEAIA.COM

123 26th Street - Suite 2007
GALVESTON, TEXAS 77550

Revision Schedule		
#	Description	Date

LANDMARK
SET

DATE ISSUED: 08/18/2025

A3.2

Elevations

EXHIBIT A

COPYRIGHT
© 2025 EAS



WINDOW A



WINDOW B



WINDOW C



WINDOW D



WINDOW E



WINDOW F



WINDOW G



WINDOW H



WINDOW I



WINDOW J



WINDOW K



WINDOW L

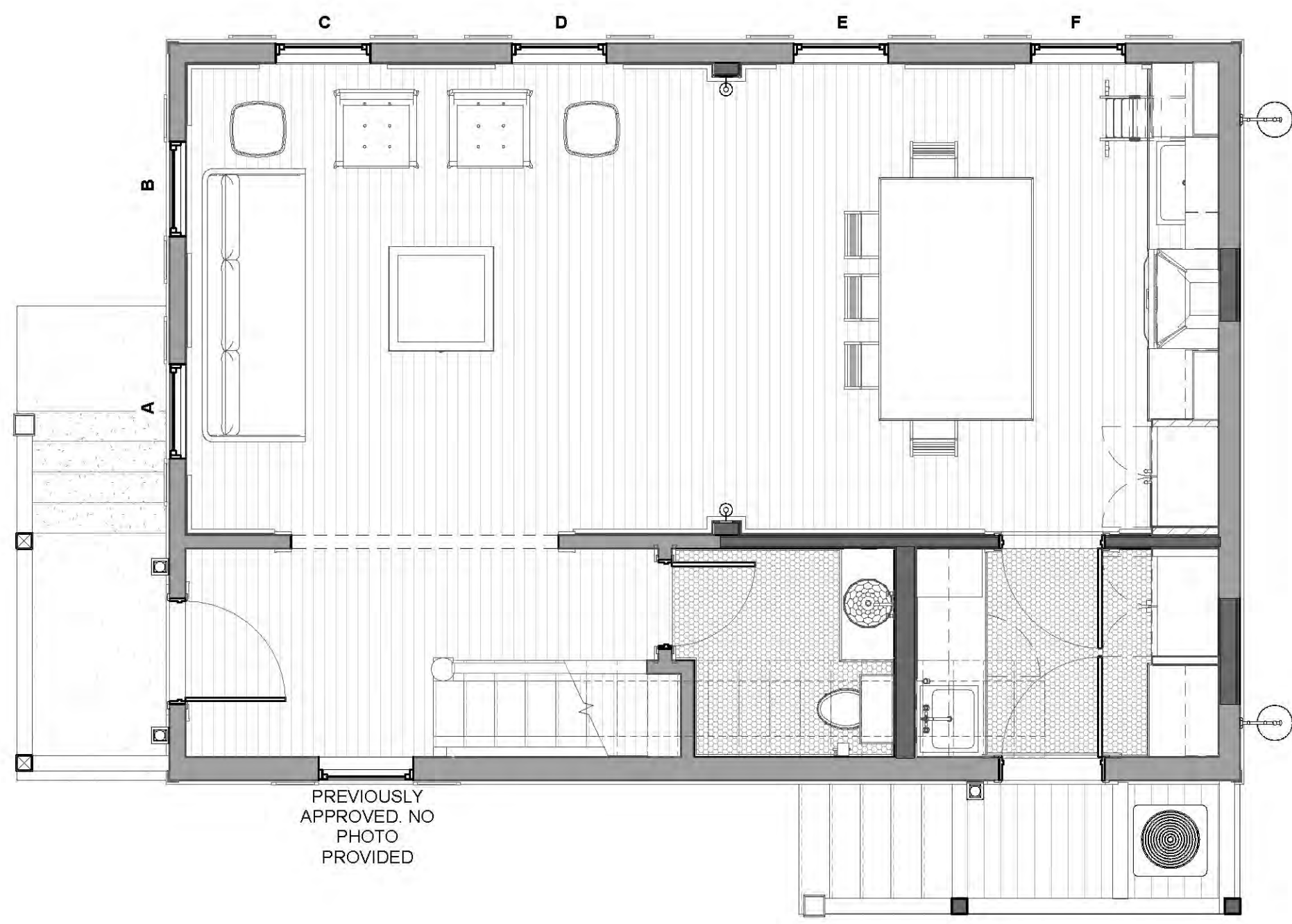


WINDOW M

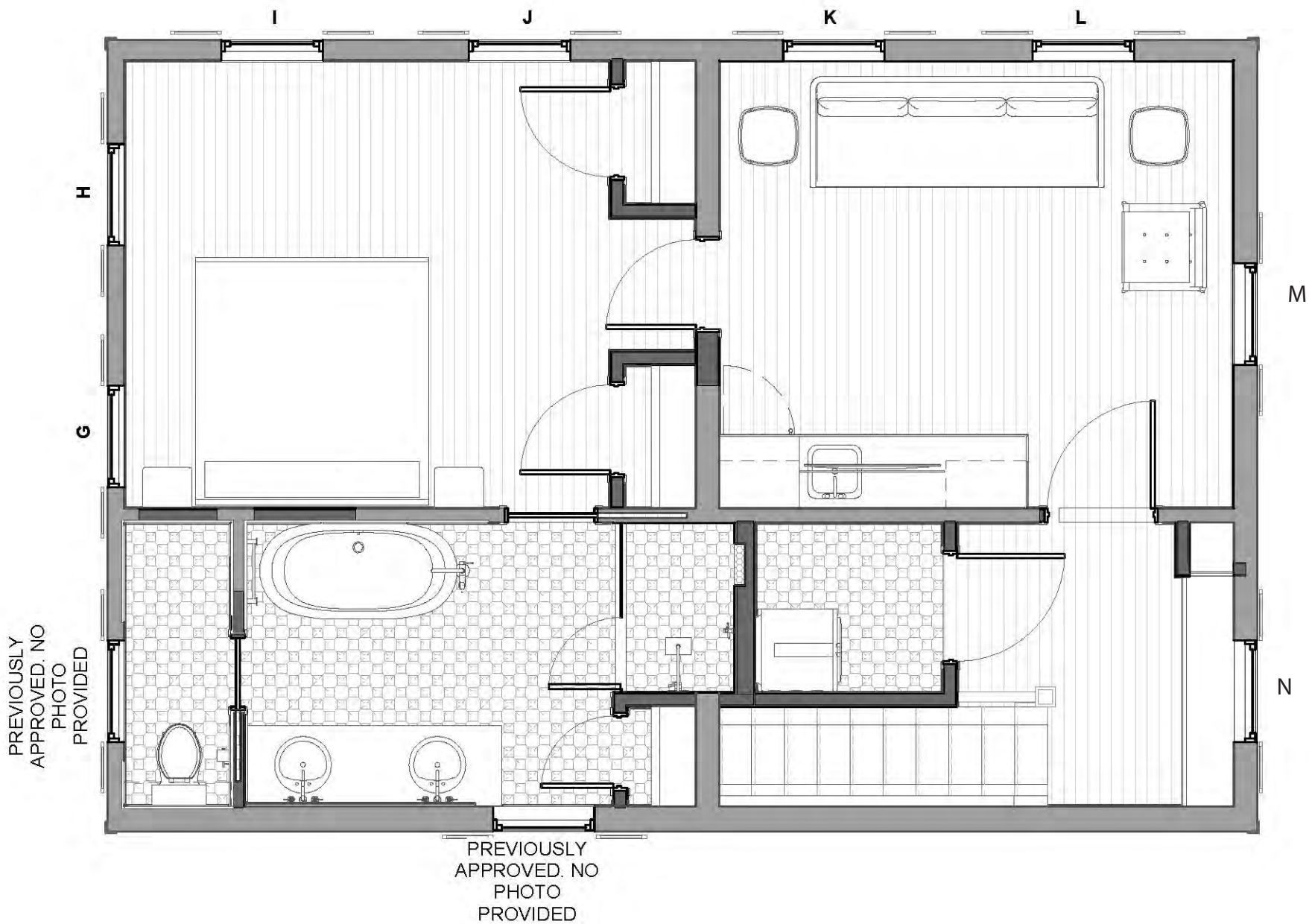


WINDOW N

Window tags (A, B, C, etc.) shown on this plan correspond to the Window Legend with photos on Sheets 1 & 2



Window tags (A, B, C, etc.) shown on this plan correspond to the Window Legend with photos on Sheets 1 & 2



711 CHRISTOPHER COLUMBUS BLVD, GALVESTON, TX 77550

HHM-12309

Parcel ID 689967

Year Built ca. 1880

High = Individually Eligible/Listed; Contributing

Medium = Contributing

Low = Non-Contributing

District East End Historic District

Priority Rating Medium

Building Faces E

DESCRIPTION

Type Single-Family House
Linear

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Raised basement, Pier-and-beam

Landscape Features Concrete curb

ROOF

Roof Shape Hipped

Roof Materials Asbestos shingles

Roof Features Flared eaves, Box eaves

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 1/1, 6/6

Window Features Wood shutters

Door Materials Metal

Door Types Single door primary entrance

CHIMNEYS

PORCH

Porch Type One story, Entry

Porch Location Front

Porch Roof Hipped

No. of Porch Bays 1

Porch Support Type Classical columns

INTEGRITY

Condition Fair

Additions Rear addition

Alterations Door replaced



TX_GalvestonCounty_711_Christopher_Columbus_Blvd_1.jpg



25LC-037

STAFF REPORT

ADDRESS:

1201 Postoffice / Avenue E

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, North 60 feet of Lot 7 (7-1), Block 432, in the City and County of Galveston, Texas

Applicant:

Stephen Wade Roberts and Sigita Sulaityte

Property Owners:

Stephen Wade Roberts and Sigita Sulaityte

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for designation as a Galveston Landmark

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
26				



Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark.

Zoning

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

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.

The Peter and Elena Mauri Grocery and Dwelling at 1201 Postoffice Street is a surviving example of a late-19th-century Galveston corner store, constructed in 1893 and survived the 1900 Storm.

It embodies the immigrant experience in Galveston, reflecting the Italian-American community's contributions to neighborhood commerce and culture.

The property played a role as a community gathering place, where residents bought groceries, oysters, fish, beer, and later, sandwiches and ice cream, making it a hub of daily life in the East End Historic District.

Its architecture, with corner double doors, awnings, and the original first-floor layout, makes it a well-preserved example of turn-of-the-century commercial vernacular design.

2. Properties that are associated importantly with the lives of persons historically significant in the history of the United States, the State of Texas, or the City of Galveston.

The property is strongly associated with Pietro (Peter) and Elena Mauri, Italian immigrants who were part of the late-19th-century immigrant wave that shaped Galveston's economic and cultural development.

Peter Mauri's operation of a successful grocery and tavern from the property illustrates the entrepreneurship and resilience of immigrant families during a transformative period in Galveston's history.

Elena Mauri continued to operate the store after Peter's death in 1903, a rare example of a woman-led business in the early 20th century, further highlighting its historical significance.

3. Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.

Peter and Elena Mauri Grocery and Dwelling retains much of its historic integrity and serves as a good example of a corner store.

Financial Incentives for Historic Properties

The property is in a historic district and is ineligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the September 16, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of October 23, 2025.

Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

Respectfully Submitted:



Catherine Gorman, AICP
Assistant Director/ Historic Preservation Officer

09/03/2025

Date

Peter and Elena Mauri Grocery & Dwelling**1201 Postoffice (Avenue E)****North Part Lot 7/ Block 432****Built 1893**

Italian immigrants Pietro and Elena Mauri contract to build this two-story frame store and dwelling in 1893. The building's insurance record, dated 13 March 1902, described a building elevated two feet on brick piers with a first floor utilized as a combination store- dwelling and a second floor used as a continuation of the dwelling. A fifty-eight foot frame awning over the north and east elevation originally covered the main entrance. The record notes the building was repaired/painted in 1901 and 1909. Remodeled in 1941, notes indicate when completed the first floor supported two rooms, plus a store room and bathroom with four rooms, one hall and a bathroom on the second floor. The lot also included a wood cistern and two one-story frame dwellings repaired after the 1900 Storm. These two small dwellings were demolished and replaced by the current two-story house (511 12th), built by Elena Mauri and completed October 1915.

Pietro "Peter" Mauri (1860-1903) and Elena Martinelli (1871-1953) married in Galveston in 1888. Mauri emigrated from Lucca, Italy, during the 1880s and Martinelli followed the year they wed. Between 1889 and 1903 the family would grow to include five children- Dante (1889-1934), Victor (1892-1943), Etta (1894-1971), Columbo (1899-1966) and Virginia (1903-1998).

Peter Mauri's first listing in the Galveston city directories was in 1888 when he was noted as proprietor of a store that sold groceries, oysters, fish and beer on southwest corner of Winnie and 13th. After he acquired the lot on the southwest corner of 12th and Postoffice in 1893, he contracted to build the current building at 1201 Postoffice. Completed in late 1893, the first directory to record Mauri at his new store and dwelling was 1895-96 indicating he had relocated by 1894. Mauri continued to sell groceries, oysters, fish and beer but by 1903 he only advertised groceries and beer. The family temporarily relocated to Italy in 1899, where son Columbo was born, but they returned to Galveston after the 1900 Storm. In November 1903, Mauri died at the family store and residence at 1201 Postoffice. His funeral was held there and afterwards, Elena managed and operated the family grocery. When the house at 511 12th was completed Elena retired, relocated to the new house, and leased the corner store at 1201 Postoffice to other grocers until she sold it in 1927.

Subsequent owners utilized the building as rent property, leasing it to independent grocery merchants as well as a baker. The Sabanovich family purchased the building in 1940 and for a short time operated their family grocery there. By 1950, the East End Radio shop occupied the building, advertising repairs available for radios and televisions as well as used radios for sale. During the 1990s, the building was listed for sale and described as a duplex within the "hospital

district.” Later occupants included the Tyler Gallery in 2017. The Mauri building is located in the East End Historic District, added to the National Register of Historic Places in 1975.

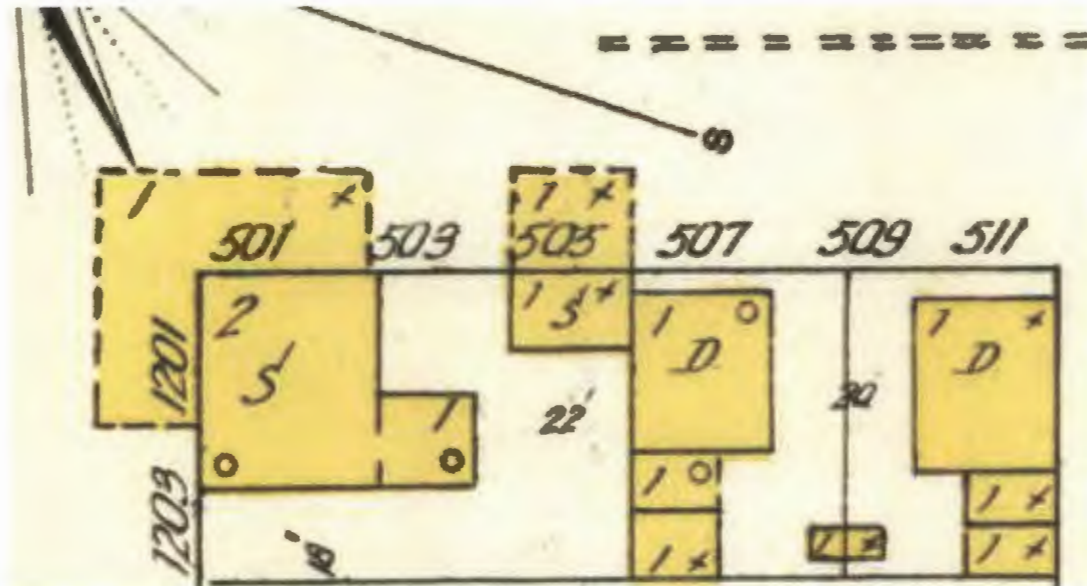
*Researched and Written by
Jami Durham, Galveston Historical Foundation
July 2025*

Chain of Ownership, 1201 Postoffice Street

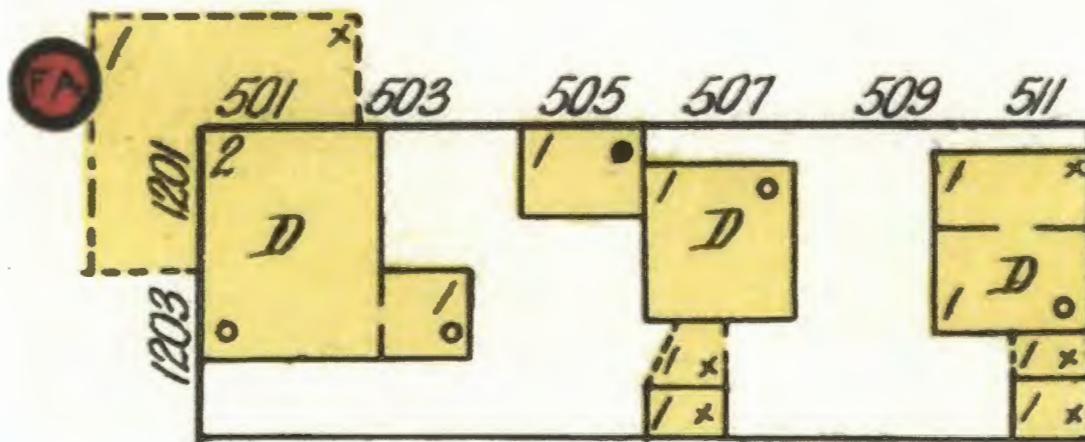
Peter Mauri, January 1893. Purchased lot from J. Chubb.
Eleanor Mauri, November 1903
Theodore T. Herzog, October 1927
John Sabanovich, September 1940
Geoffrey T. Grubb, September 1973
Eric Nelson Avery, May 1995
Cartus Financial Corporation, March 2013
Susan C. Tyler, June 2013
Cindy Lin, November 2017
Current, October 2022

Sanborn Fire Insurance Maps, Footprint, 1201 Postoffice (Avenue E), Lot 7/Block 432

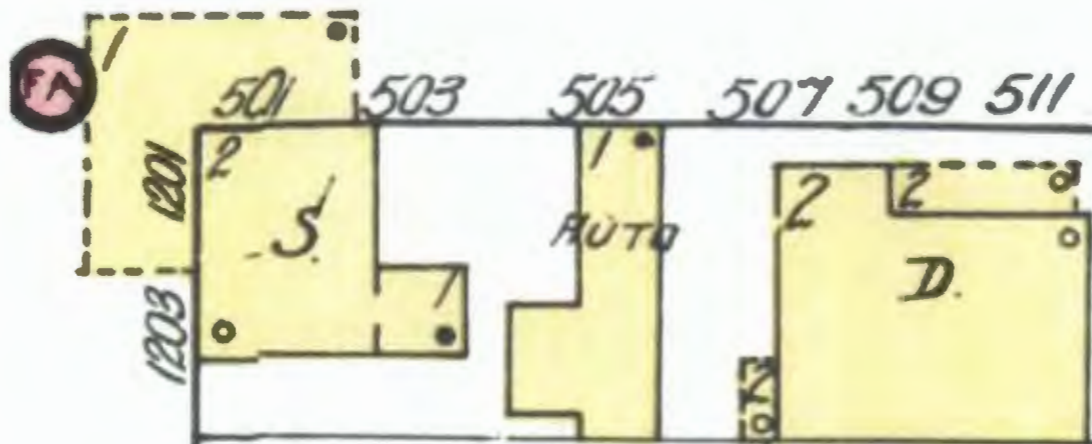
1899 Sanborn- The footprint noted on the 1899 map illustrates a two-story frame store with a one-story addition on the south elevation and a large frame awning wrapped around the north and east elevation that protected the store entrance from the weather.



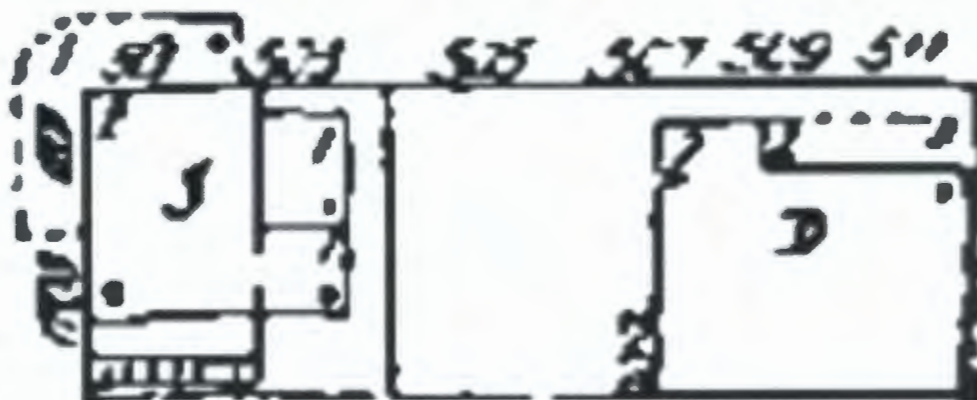
The 1912 Sanborn map noted no change to the Mauri corner store and residence. The round red circle near the building on the map was a fire alarm box.



By the time the 1947 Sanborn map was compiled, the additions of 511 12th (completed 1915) can be seen as well as a one-story automobile garage (exact date of construction unknown).



When the 1947 maps were updated in 1985, the footprint of 1201 Postoffice had been expanded with a second one-story addition on the south elevation east of the existing one-story addition noted on previous maps. The building's canopy remained in 1985 while the one-story garage seen in 1947 was gone.



Galveston City Directories

1888

Peter Mauri, Groceries, Oysters, Fish, Beer, sw cor E. Winnie, 13th, r. same

1891

Peter Mauri, groceries, beer, 1301 Winnie cor 13th, r. same

1895-1896

Peter Mauri, Groceries, Oysters, Fish, Beer, 1201 Postoffice, r. same

1899-1900

Joseph M. Nichols, groceries, beer, 1201 Postoffice, r. same.

No listing for Mauri as the family had temporarily returned to Italy

1901-1902

Peter Mauri, Groceries, Oysters, Fish, Beer, 1202 Postoffice r. same. 6

No listing for 1201 Postoffice so this was likely a misprint.

1903-1904

Peter Mauri, Groceries, Oysters, Fish, Beer, 1201 Postoffice r. same. 6. Phone 1424

1905

Ellen Mauri (wid Peter), groceries, beer, 1201 Postoffice r. same. 6. Phone 1424

1909-1910

Ellen Mauri (wid Peter), groceries, beer, 1201 Postoffice r. same. 3. Phone 1424

Dante Mauri, clk, h. 1201 Postoffice

Victor Mauri, clk JF Seinsheimer & Co., h. 1201 Postoffice

1914

Ellen Mauri (wid Pietro), grocer 1201 Ave E, r. same. 3

Dante Mauri, chauffeur, h 1201 Ave E

Victor J. Mauri, with Heifle & Ryan, h 1201 Ave E

1916

Remigio Panattoni, grocer 1201 Av E, r same (3)
Ellen Mauri (wid Pietro), r. 511 12th (3)
Dante Mauri, chauffeur, r. 513 12th
Victor J. Mauri, mgr liability dept Ed V. Ryan, h. 511 12th

1919

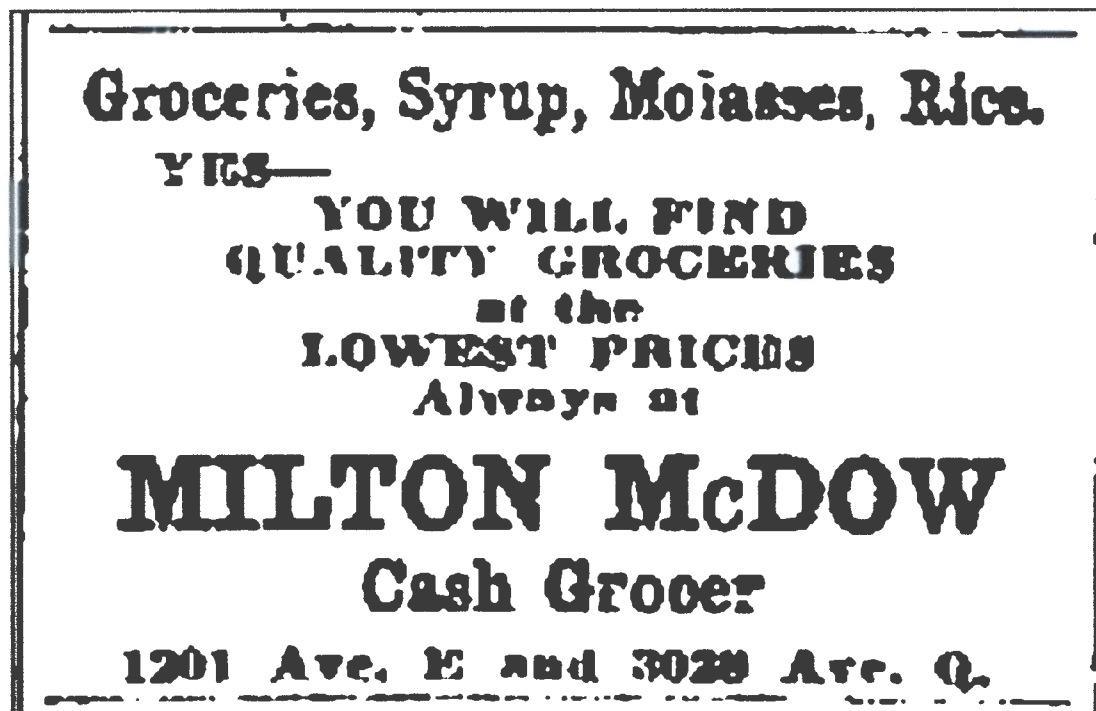
Remigio Panattoni (Iola), grocer 1201 Av E, r same
Columbo Mauri, clk R Mori, h. 511 12th
Dante Mauri, (Bolton & Mauri), h. 513 12th
Ellen Mauri (wid Pietro), r. 511 12th
Victor J. Mauri, clk Theo F Hiegel & Co., h. 511 12th

1921

Robert L. Fauss (Rose), baker 1201 Av E r. same
Columbo Mauri, h. 511 12th
Dante Mauri, chauffeur, h. 513 12th
Ellen Mauri (wid Peter), r. 511 12th
Victor J. Mauri, claims adjuster Theo F Hiegel & Co., h. 511 12th

1924-1925

R. Milton McDow grocer, 1201 Av E
Asa McDow (Mollie J), mgr RM McDow, r. 1201 Av E
Hazel McDow, stenographer Asso Mfrs Co., h. 1201 Av E
Ellen Mauri (wid Peter), r. 511 12th
Victor J. Mauri, h. 511 12th
Miss Virginia Mauri, h. 511 12th



Copyright © 2025 Newspapers.com. All Rights Reserved.

1928-1929

Milton McDow (Margaret), grocer 1201 Ave E and 3902 Av Q, h. 1420 23rd

1932

Angelo Casalini (Carmela), grocer, 1201 Av E. r. same

1938

Angelo Casalini (Carmela), grocer, 1201 Av E. r. same

1941

William Sabanovich (Esther: 1), grocer 1201 Av E, h. same

1945

William Sabanovich (Esther: 2), grocer 1201 Av E, h. same

1949

William Sabanovich (Esther:), grocer 1201 Av E, h. same



Copyright © 2025 Newspapers.com. All Rights Reserved.

1954

Sabanovich Grocery (Wm J Sabanovich), 1127 Av E

1201 Av E (Postoffice) listed as vacant in cross directory

1955

David A. Bradshaw (Grace) tech Radio Marine Co Corp of American, h. 1201 Av E

1960

1201 Av E (Postoffice) listed as vacant in cross directory

1968

East End Radio Repair (FW Mullings), 1201 Avenue E

F. W. Mullings (Barbara), r. Crystal Beach

1972

Daniel G. Doherty, 1201 Postoffice

1976

1201 Postoffice listed as vacant in cross directory

1982

1201 Postoffice listed as no return in cross directory

1988

Leed D. King, book bindery dept UTMB, r. 1201 Postoffice

1991

1201 Postoffice listed as vacant in cross directory

1995

1201 Postoffice listed as vacant in cross directory

1996 (Last year directories were issued)

1201 Postoffice not listed in cross directory

Historical and Cultural Significance

1201 Post Office Street was constructed in 1893 and survived the Storm of 1900. It was built by Italian immigrant Pietro (Peter),

Architectural significance

1201 Post Office Street is a nicely preserved archetype of the classic turn of the century Galveston corner store architecture. The exterior retains the corner double doors, awnings, and shaded seating. The first floor retains the original 1893 layout, unfinished wood beams and ceiling and display window. The concrete floors have been sealed and refinished.

Mauri, who opened a neighborhood corner grocery on the first floor while domiciling his family on the second. Mauri quickly branched out, offering sandwiches and becoming a fish and oyster monger and tavern keeper.

With the opening of Purity Ice Cream across the street, Mauri's became a crucial neighborhood gathering spot. With awnings and outdoor seating, it became a popular spot for groceries fish oysters, sandwiches, beer, ice cream and conversations about current affairs. Anecdotal evidence (interviews with long-time residents and descendents) confirm its important role in the life and culture of the neighborhood.

The Mauri's retained the property and business after Peter's death. Subsequently, various owners continued the use of 1201 as a grocery. Some adjacent structures were built in later demolished; what remains is the original 1893 structure. It was used as housing for UTMB faculty and students and served as UTMB's book bindery and an off-campus facility for medical experiments and classes. Two previous owners utilized 1201 as art galleries.

The current owners reside on the second floor and operate a nonprofit open artist studio/gallery on the ground level. It is their intention to continue 1201's heritage as a community magnet and gathering spot, now for contemplative creativity.

They are committed to the upkeep, preservation and spirit/heritage of this landmark

1201 POST OFFICE STREET
GALVESTON ISLAND TEXAS
BUILT 1893



East End
Historic
District
Association
newsletter
August 2025

A STEP BACK IN TIME



The Schmidt Food Store Building, 16th at Mechanic

Galveston's Corner Stores

Before the days of refrigeration and the automobile, the corner store was a fixture in Galveston not only for obtaining groceries but also as a neighborhood gathering place.

In 1890-91, 196 corner stores could be found in Galveston.

People bought meal-to-meal and so might make two or more trips to the store each day. A corner store was a practical answer for obtaining groceries and other needed supplies.

The corner store was frequently an immigrant story. An immigrant family assumed that by operating a store they would always have food at lower cost plus have cheaper rent by living above or adjacent the store. Hours were long, with most stores open 12 to 15 hours a day, six or seven days a week. Whole families might work at the family store. Goods were kept behind the counter, so customers received individual attention as well as an opportunity to share local news and gossip.

The arrival of electricity and other technology on the island and of the automobile led to the evolution of the supermarket, but a few corner stores continued to provide locals in the East End with groceries through the 20th century.

One early store owner, Robert Cohen (1856-1934), emigrated from England and arrived in Galveston in 1877. He was the first Galveston merchant to create elaborate window displays to attract customers. In 1917, he purchased Foley's in Houston, which would become one of the largest department stores in the South and Southwest before being rebranded as Macy's in 2006.





A walk north on 16th from Broadway reveals three former corner stores, two of which are vacant. The 1901 L.W. Senechal Grocery Building, 1602 Winnie and now covered in blue artificial stone, remained a corner store until 2021 and has since been converted into housing.



EEHDA board member Wade Roberts and his wife, Sigita Monika Sulaityte, operate their gallery, 10 Thousand Eyes, at 1201 Postoffice St. The house, built by Italian immigrants Pietro and Elena Mauri in 1893, served as their dwelling and grocery store until 1927. Later owners continued to operate a grocery there through the 1940s.



A barbershop now operates at the 1859 William Werner Grocery Building, 1401 Church Street, one of Galveston's oldest surviving corner store buildings.

Ironically, the evolution of large supermarkets and the desire by customers for quick access and non-traditional store hours resulted in the development of early convenience stores.



Greetings,

I'm on the board of directors of the
East End Historic District Association and
on the city's Cultural Arts Commission.

We hope you approve our application for
our landmark. We are merely custodians of
this magical place.

Best regards

Stephen Wance Roberts

P.S. Please let me know if you have any
questions or suggestions.

1201 POSTOFFICE, GALVESTON, TX 77550

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

HHM-12102

Parcel ID 690426

Year Built ca. 1870

District East End Historic District

Priority Rating Medium

Building Faces N

DESCRIPTION

Type Commercial Box
Freestanding Store

Stylistic Influences National Folk

Stories 2

Exterior Wall Materials Horizontal wood board

Foundation Type Slab

Landscape Features Brick curb

ROOF

Roof Shape Hipped

Roof Materials Asphalt composition shingles

Roof Features Flared eaves, Box eaves

WINDOWS & DOORS

Window Types Double-hung

Window Frame Materials Wood

Window Light Configuration 1/1, 6/6

Window Features Wood shutters

Door Materials Wood

Door Types Double door primary entrance, Multiple entrances

Door Features Shutters

CHIMNEYS

PORCH

INTEGRITY

Condition Good

Additions Rear addition

Alterations Roof material replaced, Awnings Missing



TX_GalvestonCounty_1201_Postoffice_1.jpg