

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, DECEMBER 1, 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 November 17, 2025

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-050 (201 20th Street)** Request for a Certificate of Appropriateness for alterations to the structure including a balcony rebuild and changes to door openings. Property is legally described as Abstract 628 M.B. Menard Survey, Lots 5 and 6, Block 620, in the City and County of Galveston, Texas.
Applicant: Brax Easterwood, AIA
Property Owners: 20th & Strand, LLC.

6.B LANDMARK DESIGNATION

2. **25LC-049 (3427 Sealy / Avenue I)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Part of Lot 1 (1-1), Block 214, in the City and County of Galveston, Texas.
Applicant: James and Pearlie Josey
Property Owner: James and Pearlie Josey

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 11/21/2025 at 01:15 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 – November 17, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

Members Absent: Smith (Alternate)

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Senior Planner; Rebekah Annan, Planner; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The November 3, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-044 (1601 Ball / Avenue H) Request for a Certificate of Appropriateness for modifications to the structure including enclosing rear porches. Property is legally described as M.B. Menard Survey, Lot 4, Block 256, in the City and County of Galveston, Texas.

Applicant: Alex Gonzalez

Property Owner: Charles Reynolds

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, Alex Gonzalez, gave a presentation 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 Thierry seconded.

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

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

The motion passed.

25LC-047 (613 15th Street) Request for a Certificate of Appropriateness for modifications to the structure including a rear addition. Property is legally described as Abstract 121, Lot A Yang Subdivision (2021), in the City and County of Galveston, Texas.

Applicant: Jeffery Hamm

Property Owners: Jeffery and Vicki Hamm

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

Chairperson Click opened the public hearing on the case. The applicant and property owner, Jeffery Hamm, gave a presentation 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 Staff's Recommendations.

Commissioner Langdale seconded.

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

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

The motion passed.

25LC-048 (1110 Sealy/ Avenue I) Request for a Certificate of Appropriateness for modifications to the rear structure including additional stories. Property is legally described as Abstract 121 M.B. Menard Survey, 32-1.5 Feet of Lot 10 and West 1-10 Feet Lot 9 (9-1) Block 251, in the City and County of Galveston, Texas.

Applicant: Heidi Walker

Property Owners: Crystal Janke Peterson

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

Chairperson Click opened the public hearing on the case. The property owner, Crystal Janke Peterson, gave a presentation to the Commission. Please see the attached list for additional presentations to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request striking condition 1.a

Commissioner Thierry seconded.

Chairperson Click made an amendment to her motion to approve the request noting that the proposed construction not exceed the proposed height of 37' 3".

Commissioner Thierry seconded.

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

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

LICENSE TO USE

Easement Holder: City of Galveston

The motion passed.

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25LC-050

STAFF REPORT

ADDRESS:

201 20th Street

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lots 5 and 6, Block 620, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Brax Easterwood, AIA

PROPERTY OWNER:

20th & Strand, LLC.

ZONING DISTRICT:

Central Business, Historic District (CB-H)

HISTORIC DISTRICT:

Strand Mechanic

REQUEST:

Request for a Certificate of Appropriateness for modifications to the structure including a balcony rebuild and changes to door openings.

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

A – Applicant's Submittal
B – Sanborn Maps

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
15				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business, Historic District Overlay (CB-H)	Commercial/Residential
North	Central Business, Historic District Overlay (CB-H)	Commercial
South	Central Business, Historic District Overlay (CB-H)	Commercial
East	Central Business	Commercial
West	Central Business, Historic District Overlay (CB-H)	Commercial

Historical and/or Architectural Significance

Date	1876
Style	Commercial Vernacular
Condition	Good
Evaluation	Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association
Note	Rosenberg Building (per <i>Galveston Architecture Guidebook</i>)

Executive Summary

The applicant is requesting a Certificate of Appropriateness in order to modify the historic structure. The applicant is requesting to rebuild the existing canopy at a higher elevation than the existing, including the addition of a handrail to provide outdoor activity space. Along the alley, the applicant is also proposing to modify door openings to block in an existing person-door and modify an existing garage door opening.

See Exhibit A for additional details.

Design Standards for Historic Properties

The following Design Standards are applicable to this request:

Commercial Canopies

Traditionally, canopies were noteworthy in the commercial areas of Galveston. They provided a continuous, shaded walkway that protected pedestrians from the elements. Canopies also provided an extension of the interior space that helped cool the building. Their continued use is encouraged. See Chapter 2 for design standards regarding awnings.

4.27 Consider reconstructing a commercial canopy that existed historically.**Appropriate**

- Accurately reconstruct a missing historic canopy based on sufficient documentation.
- Position a canopy to be consistent with historically-established canopy heights. When the original height is not known, use a height level with the second floor or that of other canopies on the block.
- Do not use architecturally salvaged canopy poles unless adequate documentation and historical research support their use.

4.28 Minimize impacts to historic buildings and canopies when adding new balcony railings balustrades or barriers.

Appropriate

- Use both design and materials to differentiate a new railing or barrier from historic balcony designs.
- Design a new railing or barrier to be simple and compatible with the architecture of the building.
- Ensure that the railing or barrier is as transparent as possible while still adhering to the City's adopted building code.
- Install a railing or barrier so that it may be removed in the future without impairing the essential form and integrity of the historic building and canopy.

Inappropriate

- Do not obscure character-defining features of the building with a barrier or railing.
- Do not replicate existing building features that can create a false sense of historical development.
- Do not destroy or damage character-defining features of the historic building or canopy when installing a railing or barrier.
-

4.29 Design a new canopy or awning to be in character with the building and streetscape.

Appropriate

- Design a new canopy to follow the historical precedent of the district.
- Mount an awning or canopy to accentuate character-defining features.
- Fit the awning or canopy with the opening of the building.
- Design an awning to be a subordinate feature on the façade.
- Use colors that are compatible with the overall color scheme of the façade. Solid colors are encouraged.
- Use simple shed shapes for rectangular openings.
- Use metal canopy columns that are relatively slender in diameter, typically four to six inches (4" to 6"), and have little or no ornamentation.
- Design a canopy with a relatively narrow fascia — no more than 8-12".
- Locate the face of a canopy a minimum of 24" from the curb.

Inappropriate

- Do not install a canopy when utility easements exist in the city right-of-way.
- Do not impede pedestrian movement with a canopy.
- Do not place the support poles for a canopy in the middle of a sidewalk. Poles must be placed as close to the curb as allowed (24").
- Do not use canopy poles that are highly decorative.

- Do not use odd shapes, bull nose awnings and bubble awnings.
- Avoid placing signage on balconies and awnings. In unusual circumstances where signage is allowed on awnings, the square footage of that sign shall count toward the total square footage allowed for the subject building. “Awning or Under Canopy Signs” on page 118 for more information.
- Do not internally illuminate an awning.

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.

Conformance with the Design Standard for Historic Properties

Staff finds the canopy to be in conformance with the above Design Standards. Sanborn maps, Exhibit B, indicates that the building had a canopy almost since it was built. The applicant proposes to use metal beams to provide support to the canopy but will reuse the existing columns; however, they will be extended and the canopy rebuilt approximately 14 inches higher in order to better serve as a walkout surface from the existing windows; this configuration is common throughout the Strand-Mechanic district. Note that the awning with handrails to the west is significantly higher than the existing balcony at 201 20th Street; raising it as proposed would put it closer to the height of the adjacent balcony. The proposed handrail is of metal and features a simple design not likely to be confused as historic, and not visually overwhelming to the façade, especially given the height of the second story and the prominent windows there. Finally, the building’s ornamental elements (parapet wall, window cornices) are located well above the level of the handrails. Staff notes that a License to Use the

public right of way (LTU) is required for the canopy structure and is included as a condition for approval.

The applicant is also proposing changes to the rear façade along the alley, including the removal of a pedestrian door and modifying an existing garage door to be smaller. These modifications are in Location C: Less Visible Secondary Wall. Preservation is still preferred but additional flexibility exists for compatible replacement or alteration. In this case the modifications are located facing the alley, the applicant proposes to use matching brick, and the alley is open to the public but not heavily used. The area where the doors are located is also offset from the alley and is not visible from 20th Street.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

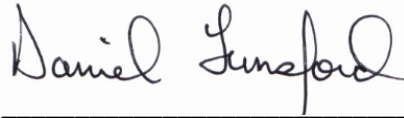
Specific Conditions:

1. The exterior modifications shall conform to the design, materials, and placement presented in Exhibit A of the staff report;
2. Prior to issuance of a building permit, the applicant shall apply for and receive a License to Use to occupy the public right-of-way;
3. If the installation of the canopy requires the relocation of any existing sign hardware, sign permits shall be required prior to the relocation;

Standard Conditions:

4. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
5. The applicant shall obtain a building permit prior to beginning construction;
6. 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;
7. 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,
8. 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,

A handwritten signature in black ink that reads "Daniel Lunsford". The signature is written in a cursive style with a large 'D' and 'L'.

Daniel Lunsford
Planning Manager

11/19/2025

Date

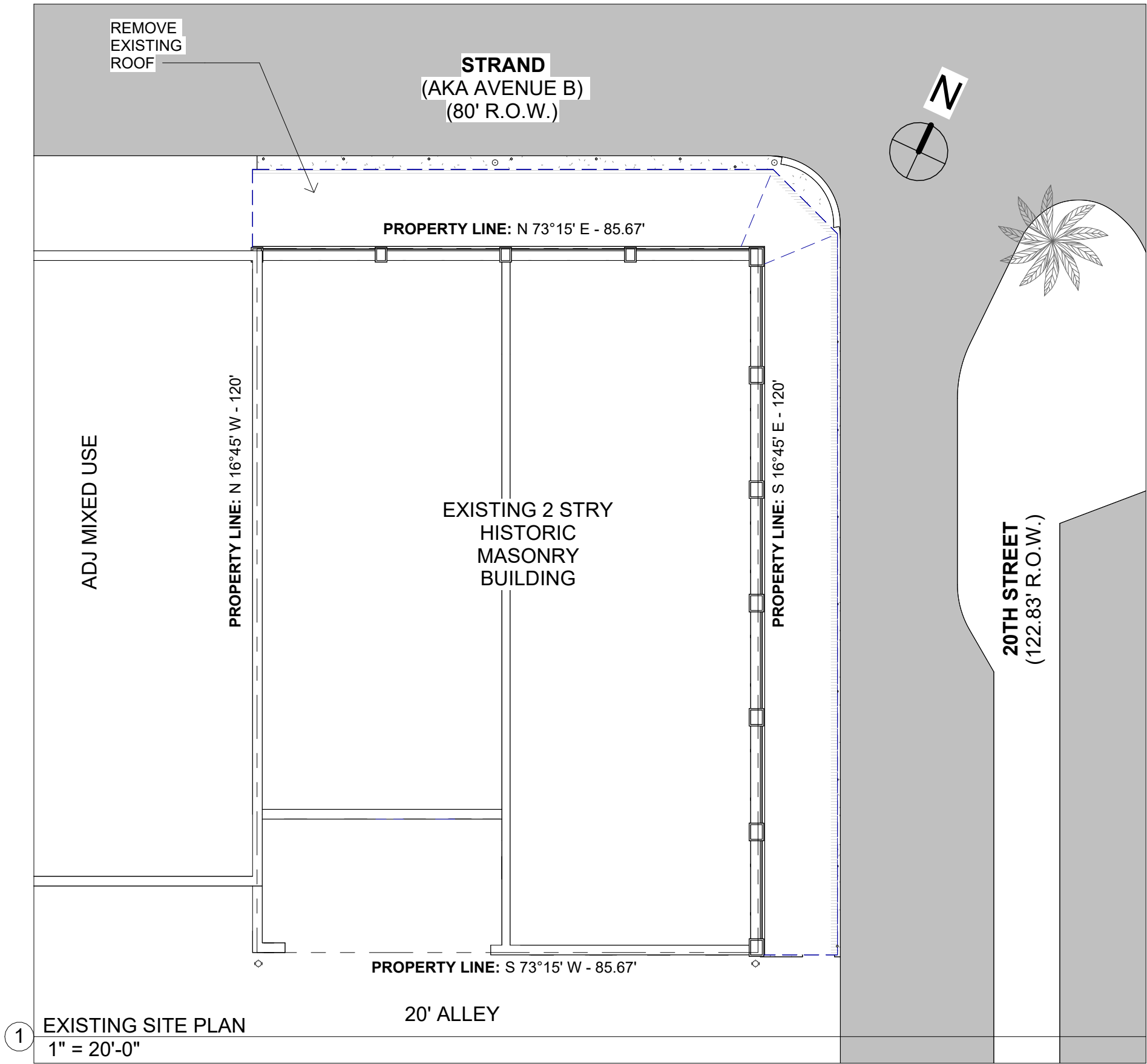


EXHIBIT A

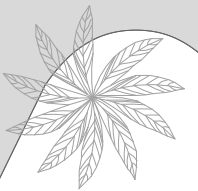
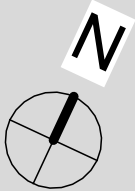
THIS CITY APPROVED SUBDIVISION DRAINAGE PLAN AND SITE TOPOGRAPHY IS NOT BEING ALTERED

NO FILL SHALL BE BROUGHT TO SITE, NO CHANGES SHALL BE MADE TO EXISTING GRADING OR DRAINAGE PLAN (AS-BUILT), AND THERE SHALL BE NO DRAINAGE IMPACT TO NEIGHBORHOOD PROPERTIES. CONTRACTOR/BUILDER SHALL BE 100% LIABLE FOR DEVIATION FROM THESE REQUIREMENTS BASED ON CITY INSPECTION

THERE SHALL BE NO NEGATIVE IMPACT TO NEIGHBORING PROPERTIES

NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

STRAND
(AKA AVENUE B)
(80' R.O.W.)



PROPERTY LINE: N 73°15' E - 85.67'

PROPERTY LINE: N 16°45' W - 120'

EXISTING 2 STRY
HISTORIC
MASONRY
BUILDING

PROPERTY LINE: S 16°45' E - 120'

20TH STREET
(122.83' R.O.W.)

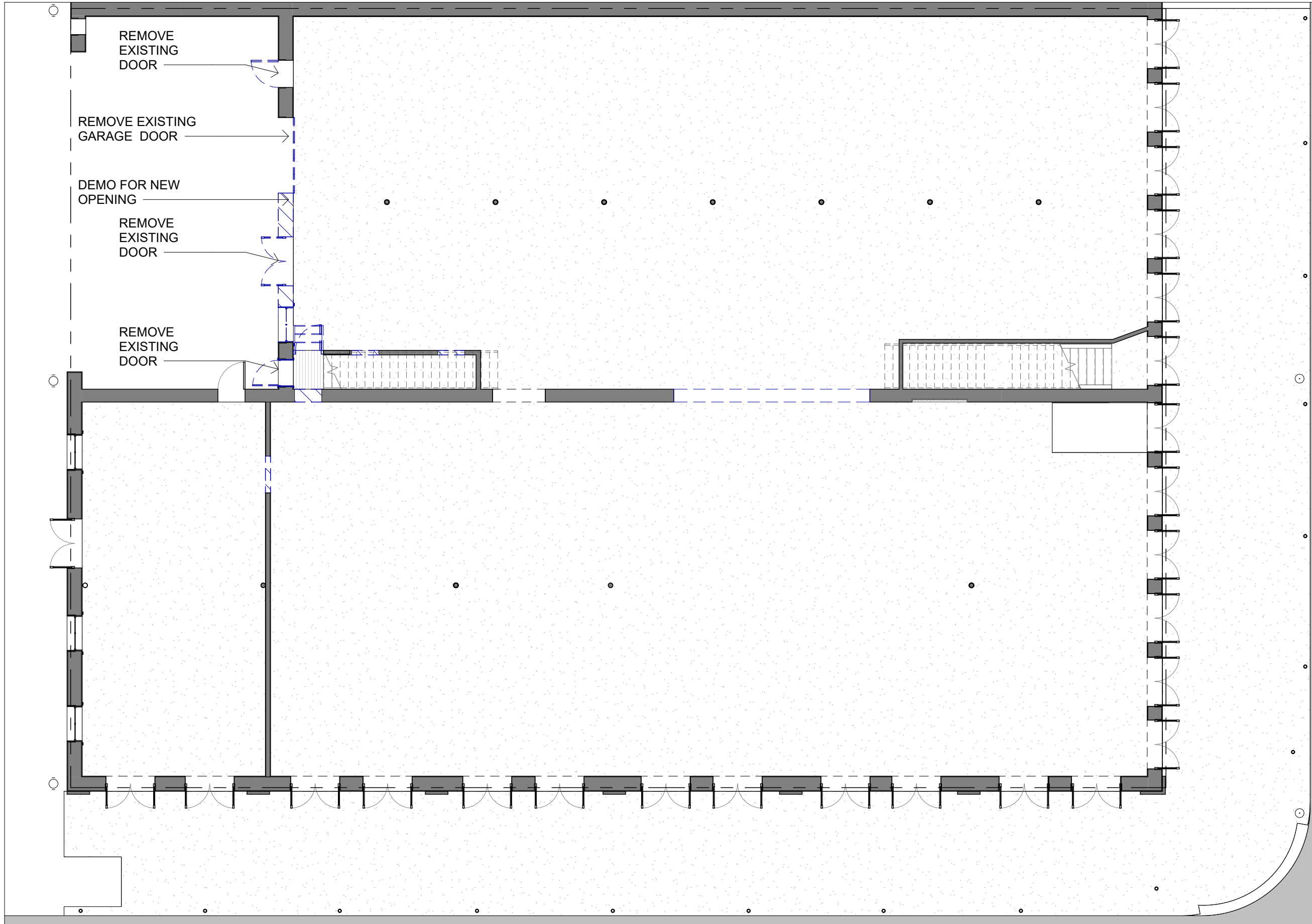
PROPERTY LINE: S 73°15' W - 85.67'

20' ALLEY

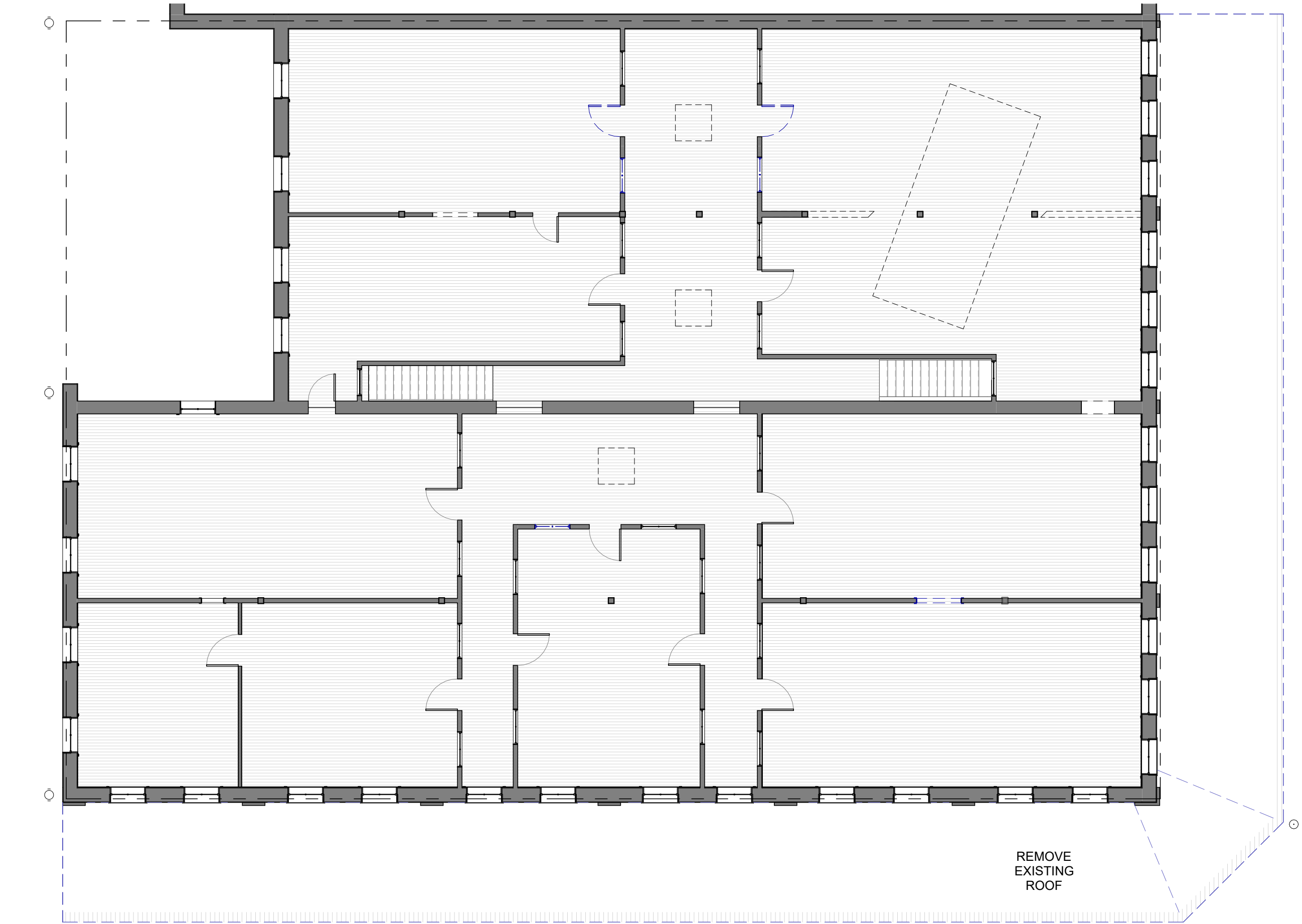
ADJ MIXED USE

1 PROPOSED SITE PLAN
1" = 20'-0"

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION



1 EXISTING GROUND FLOOR
3/32" = 1'-0"



1 EXISTING FIRST FLOOR
3/32" = 1'-0"

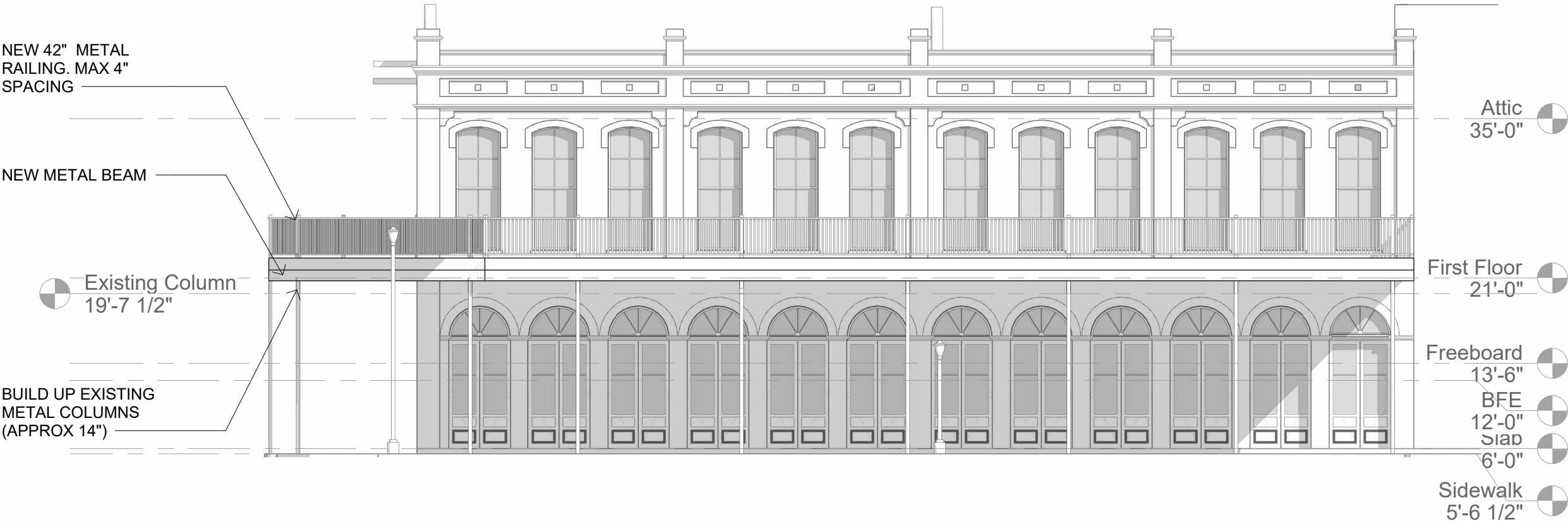
DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

eas easterwood
ARCHITECTS STUDIO
2728 Avenue Q - Suite #5
Galveston TX 77550
409.354.8976
contact@beaia.com

A2.2
Floor Plan
Issue Date: 10/31/2025

TBD
201 20TH STREET
Project Number: C25:001.01

NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.



1 North
3/32" = 1'-0"



2 East
3/32" = 1'-0"

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

NOTE: NEW CONSTRUCTION IS REPRESENTED BY A DARK GRAY TONE, WHILE EXISTING CONSTRUCTION IS SHOWN IN A LIGHTER GRAY HALF-TONE.

NEW 14WX9H
METAL GARAGE
DOOR

INFILL EXISTING
OPENINGS. PATCH
BRICK AS NEEDED

① South
3/32" = 1'-0"

NEW 42" METAL
RAILING. MAX 4"
SPACING

Attic
35'-0"

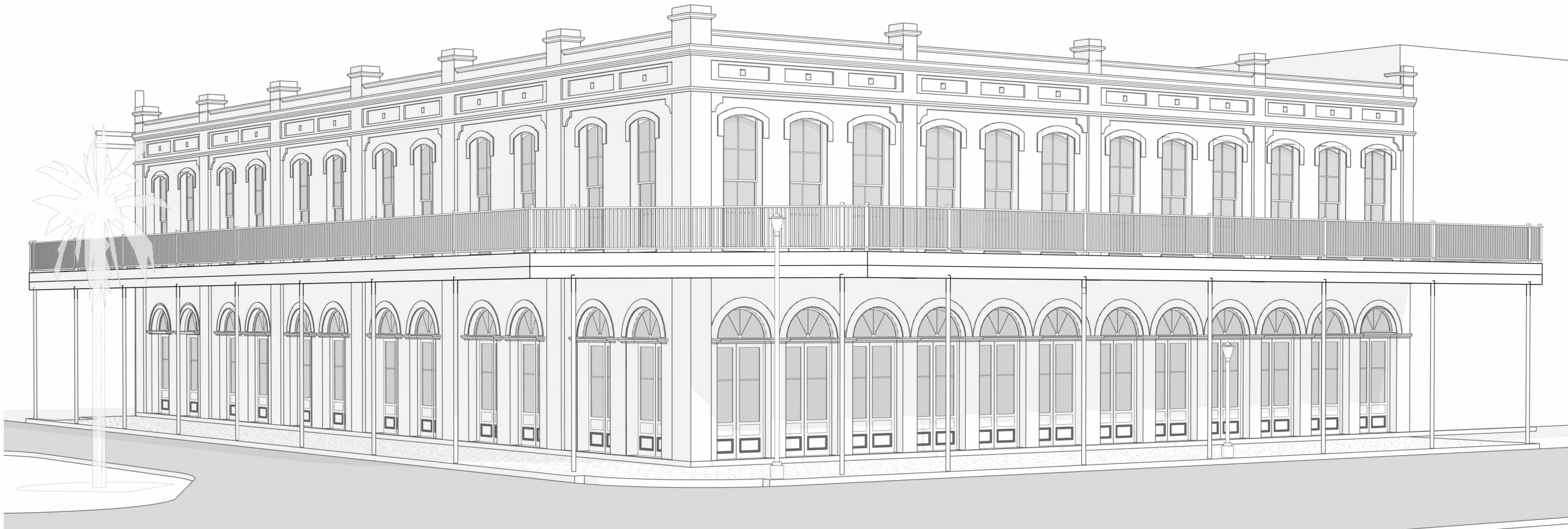
NEW METAL BEAM

First Floor
21'-0"

Freeboard
13'-6"

BFE
12'-0"
Slab
6'-0"

BUILD UP
EXISTING
METAL
COLUMNS
(APPROX
14")



② Exterior

A3.2 Elevations

Issue Date: 10/31/2025

DRAWINGS ARE NOT
INTENDED FOR
PERMITTING OR
CONSTRUCTION

eas easterwood
ARCHITECTS STUDIO

409.354.8976
contact@beaia.com

2728 Avenue Q - Suite #5
Galveston TX 77550

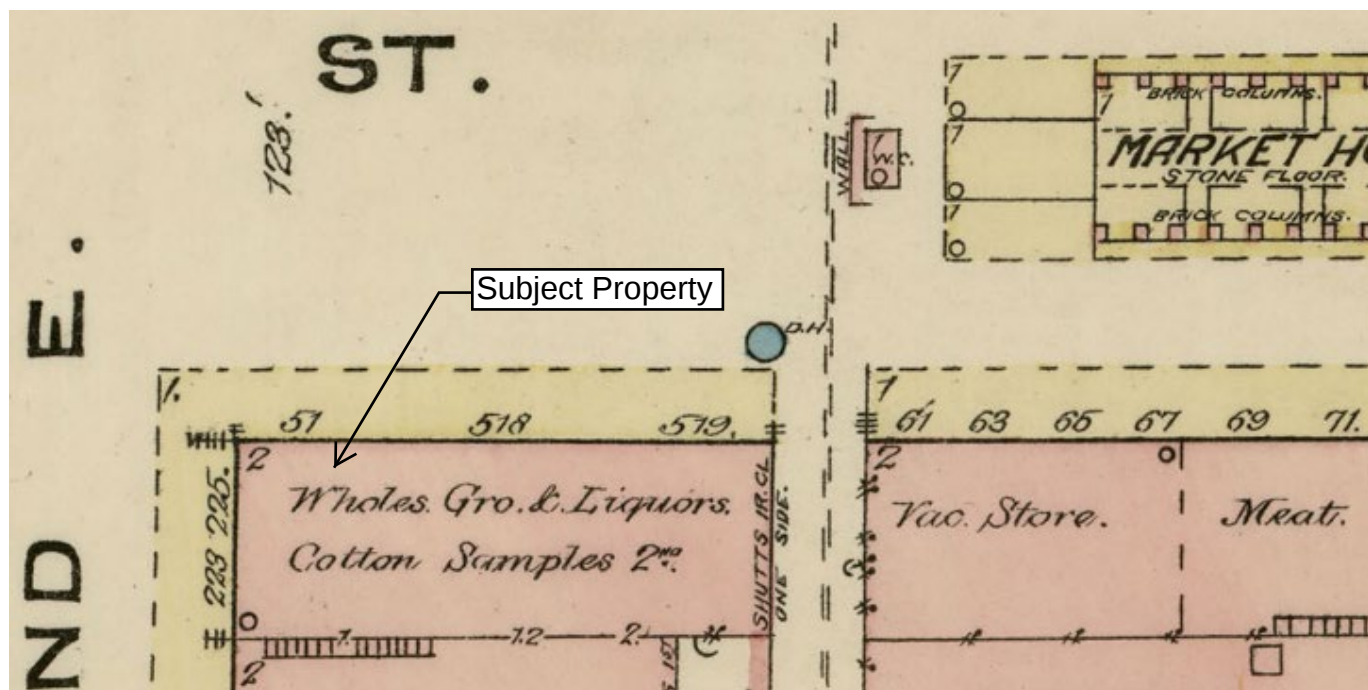
TBD

201 20TH STREET

Project Number: C25:001.01



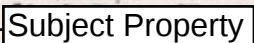
1877 Sanborn



1885 Sanborn



Subject Property



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25LC-049

STAFF REPORT

ADDRESS:

3427 Sealy / Avenue I

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, Part of Lot 1 (1-1), Block 214, in the City and County of Galveston, Texas

Applicant:

James and Pearlie Josey

Property Owners:

James and Pearlie Josey

ZONING DISTRICT:

Urban Neighborhood (UN)

HISTORIC DISTRICT:

None

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
30				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood (UN)	Institutional
North	Urban Neighborhood (UN)	Residential
South	Urban Neighborhood (UN)	Residential
East	Urban Neighborhood (UN)	Residential
West	Urban Neighborhood (UN)	Residential

Executive Summary

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

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.

Built in 1874, the two-story-frame building contained six rooms and was utilized as a corner store and dwelling. The building has been modified from its original appearance, with remodeling activity in 1924, 1950, 1963, and 1966. Dr. Elegy Alphonse Etter purchased the building in March 1920 and is likely responsible for the 1920 alterations to the building. Mr. Etter was a physician who was a president of the local NAACP chapter.

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.

Since 1999, the building has housed in African American Museum. It showcases the local Black history of Galveston, with photographs, artifacts, and stories of community leaders. The exterior features depictions of famous and prominent Galvestonians painted by artist E. Herron, such as Norris Wright Cuney, Barry White, Doug White, Annie Mae Charles, and Jack Johnson.

3. Representative of an established and familiar visual feature of a neighborhood, community, or city.

The exterior murals contribute to its visibility and identity. Its current use as a museum, there is a reason for preservation beyond just architecture — it's a site of memory and education. It is this association with Galveston's African American community that makes the building historically and culturally important

Financial Incentives for Historic Properties

The property is not located in a historic district and is eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the December 2, 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 January 22, 2026.

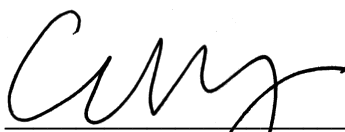
Staff Recommendation

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/HPO

11/19/2025

Date

October 30, 2025



Galveston's first African Museum
est. July 8, 1999 American

October 30, 2025



Avenue Sealy Side African
American Museum

August 14, 2025



Houston, Texas "Fifth Ward Senior Club"

August 13, 2025



Eric "turator" from the Briant Museum
Marsha Wilson Rappaport CEO/Author/
Writer, touring the African American Museum
and James Josey Owen/founder.

July 27, 2025



Tourist from the Cruise Line

August 6, 2025



Houston's Nigerian group visiting
the African American Museum
during our "Back Pack Give Away"
annual event.

May, 20, 2025



"Houston, Texas 'The Silver Eagle Club'"

September 6, 2025



The Pathfinder 55+ Ministry Club
Houston, Texas

Statement of Historical and Cultural

Significance: This property was ~~owned~~^{used} by one of the first African American Doctors in the State of Texas.

Statement of Historical and Cultural

Significance: The African American Museum highlights local Historians that was born on Galveston Island and was the first to make a Historic contribution to the city of Galveston and our community, for example Casey Hampton -two time Super bowl Champ, Barry White- Grammy Award Winner singer songwriter and producer.

Jack Arthur Johnson The first African American world heavy weight boxing champion in 1908.

Douglas Matthews; Galveston's first black City Manager.

Tina (Beyonce) Knowles: Galveston's first black fashion design.

← Back

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↑ ↓ ✕

Starred Contacts More

📁 Sent

THE GALVESTON AFRICAN AMERICAN MUSEUM

James Josey

To: Marsha · Thu, Jun 12 at 9:08 PM ✓

The African American Museum admission is free the tour is about 1-1/2 hours with bus tour and lunch complete tour, 3-1/2 hour total

The tour will visit the local black neighborhoods.

(1) First stop 3602 sealy st. Mount Olive Baptist Church founded 1887.

(2) Next, a black neighborhood were some of Galveston black educator resides, the location is 51st and avenue L a entire block of teachers.

(3) Next, on 53rd and Broadway newly remodel public houses Oleander Homes once occupied by predominantly senior citizen.

(4) Travelling east down Broadway, from 50th to 47th street, Moody cotton sheds (warehouse) this is cotton that came from the cotton fields that the slaves picked, put on the ship and sent to Galveston warehouses.

(5) Turn left 47th and Broadway and turn right n ave. H, (which is the Historical Black Community North of Broadway.

(6) When you turn right on ave. H, on your right hand side is the first black public housing in Galveston, call Palm Terrace built in 1942 funded by HUD built by Galveston Housing Authority.

(7) Continue traveling east on ave. H, on the corner of 718-41st. is the Norris Wright Cuney park the first African American alderman in Galveston.

(8) Continue east down ave. H (call "Black Broadway") we will view where all the black businesses were.

(9) On 34th to 29st. and H, is the second black public housing on Galveston built in 1953.

(10) Make a left turn on 29st. to Market st. make a right on Market to 25th st. make a left on 25 st. to Strand st. turn right on The Strand till you get to 22nd st.

(11) on the North east corner is were slave were station when they got off the ship. (ned to be verified)

(12) Next Stop 2013 Broadway Reedy Chapel AME Church open 1886.

(14) Traveling West down Broadway to 2328 Broadway is the Historic 1859 Ashton Village. On June 19, 1865 General Gordon Granger read General order 3 from the second floor of the balcony of the Mansion.

(15) Continue traveling west down Broadway to 27th st., left on 27th st. to 27th and L to your left is the first Black Baptist church in the state of Texas.

(16) Continue down 27th st. to ave. M on the corner is the First black High School in the state of Texas.

This will be the end of the tour, lunch will be served by a local business man that once own a business on 28th and Seawall Blvd.

The luncheon have had guest speakers such as Constable Terry Petteway, Douglas Matthews first black city manager in Galveston and the state of Texas.

Galveston Mayor Craig Brown, District 1 Council Woman Sharon Lewis, Texas City Commissioner Keith Henry, G.S.L.S.D board member David O'Neil

The African American Museum has had 875 visitors within the past 3-1/2 years to come to the museum most of them are from Houston precinct 1 commissioner Rodney Ellis and they are senior citizen groups.

On Monday, June 9, 2025 at 07:59:44 PM CDT, Marsha Wilson Rappaport <marsha@xcctexas.org> wrote

With Galveston doctors

—— Forwarded message ——

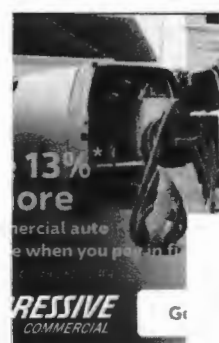
From: Marsha Wilson Rappaport <marsha@xcctexas.org>

Date: Jun 9, 2025 at 5:10 PM -0500

To: Marsha Wilson Rappaport <marsha@xcctexas.org>

a business
finance
line in as
minutes

a quote



8

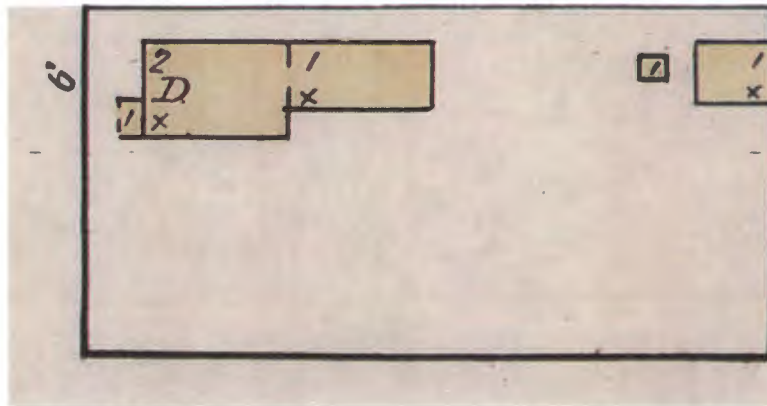
Handwritten signature or scribble.

902 35th Street (originally addressed as 3727 Avenue I)

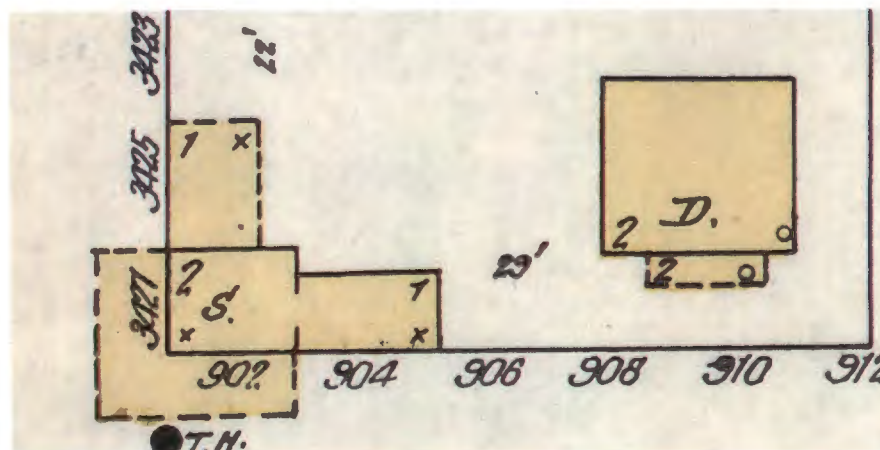
North part, lot 1/ Block 214 —

Built 1874, Remodeled 1924, 1950, 1963 and 1966

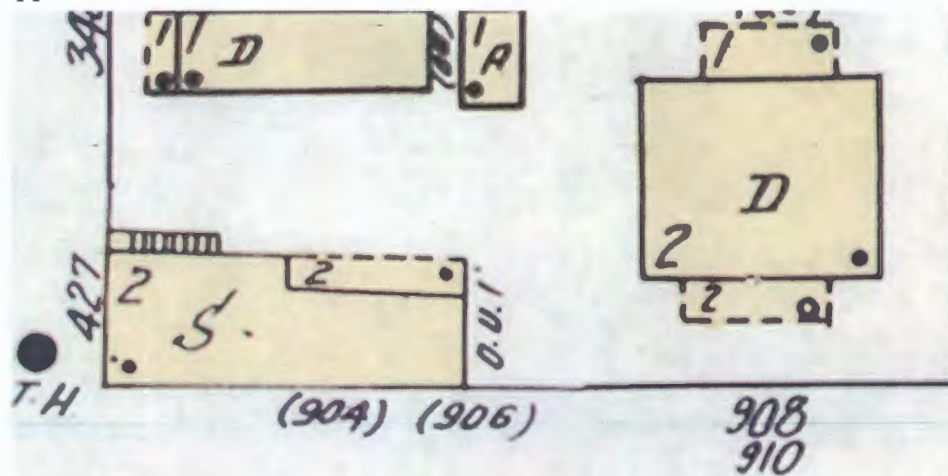
- An 1890 insurance record recorded this building's date of construction as 1874. The record notes the two-story frame building contained six rooms and was utilized as a corner store and dwelling. John Creamer was the owner in 1890. Creamer built his residence on the south part of the lot in 1890 (908 35th). Creamer owned lot 1 and the west half of lot 2.
- The 1889 Sanborn Fire Insurance Map recorded the buildings on the property, including a two story frame dwelling located on the west portion of lot 2 that is most likely the building in question.



- By 1899, Sanborn Maps recorded a new configuration on the lot, including Creamer's residence (built 1890). The two-story building seen on the west side of lot 2 in 1889 appears to have been relocated to the corner of 35th and Sealy. Now seen as a corner store with wood canopy, two addresses are noted for the building- 3427 I (Sealy) and 902 35th. Based on the 1890 insurance record, the building was likely relocated late 1889, early 1890.



- By 1912, Sanborn Maps noted the canopy surrounding the entrance of 3427 Sealy/902 35th was gone. In 1947, when the 1912 maps were updated, the building configuration on the lot appeared as such:



- In 1920, the insurance record for the building noted the condition as “dilapidated, uninsurable.” The first remodel, with improvements was recorded in June 1924. The scope of work was not itemized. Dr. Elegy Alphonse Etter purchased the building in March 1920 is likely responsible for the 1920 alterations to the building. Etter was a physician who worked with the school district to promote Negro Health Week, an annual event first initiated by John Clouser. In 1935, Etter was noted in newspaper archives as president of the local NAACP chapter. Etter also owned 908 35th, which he utilized as his residence. Etter’s first wife, Sarah, was the daughter of Dr. Louis M. Wilkins. Wilkins and his brother, Dr. John H. Wilkins, were two of the earliest African American doctors licensed to practice in Texas. When Dr. Louis Wilkins passed away in 1928, his funeral was held at the Etter residence.
- In 1941, the building’s insurance recorded noted it was in “poor repair.” Mexican immigrant and baker Maximo Perez purchased 902 35th Street in December 1948. In 1950, Perez entered into a contract with Gulf Lumber Company to install plate glass windows on the front of the building, pour a new concrete sidewalk around the building and remodel the interior.
- In March 1958, Irene Young purchased 902 35th Street from Perez. She entered into a contract in 1963 with Prets Lumber Company to add a one room addition to 902 35th with new sheetrock and paint throughout the building. The contract also stipulated a new porch and steps to be built on the front of the building. In August 1966, Young entered a second contract with the Uher Lumber Company for additional improvements to the building.

- 1958 Central High School Yearbook photo that appears to include Dr. E. A. Etter although his placement in the photo is not identified. Dr. Leon Morgan is seated, with three gentlemen standing in the group behind him.

Officers of P.T.A.



President	Mrs. L. Lemons	E. A. Etter	Treasurer
Vice President	Mrs. Pope	Mrs. O. Brown	Membership Chairman
Secretary	Mrs. J. Stanton	Mrs. L. Vales	Social Committee Chairman
Assistant Secretary	Mrs. C. Langham	Reverend Q. C. Foster	Assistant Chaplain

PIONEER NEGRO PHYSICIAN AND RESIDENT HERE DIES

Dr. L. M. Wilkins, 60, negro physician, a resident of Galveston for the past forty years, died at the home of his daughter yesterday morning. He had been in ill health for the past year, following a heart attack.

He was one of the oldest negro citizens of the city and was the oldest negro physician in the state, it was said. He came to Galveston from Cedar Bluff, Ala., immediately upon completing his studies, and has practiced here since. He was a member of the firm of Wilkins & Wilkins, composed of himself and his brother, until about a year ago.

Funeral services will be held Monday afternoon at the residence of Dr. E. A. Etter, 908 Thirty-fifth street, at 2:30 o'clock. Rev. A. D. Hendon and Rev. R. C. Scull will officiate.

He is survived by two daughters, Mrs. E. A. Etter and Mrs. William Wallace of Galveston, and a number of other relatives.

Dr. E. A. Etter

Funeral services for Dr. E. A. Etter of 3228 avenue L, who died at his residence Friday, will be held at Avenue L Baptist Church at a time and date to be announced by Strode funeral home.

Dr. Etter was a practicing physician in Galveston the past 45 years.

He was a member of the Masonic lodge and the Knights of Pythias.

Survivors include his wife, Helen; three sons, Lawrence, Louis and Leon; two brothers, Dr. O. C. Etter and Clyde Etter; and two sisters, Mrs. Birdie Alexander and Mrs. Bridgett Waits.

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