

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, DECEMBER 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. Public Comment

Members of the public may address the Committee. Speakers will be limited to three minutes.

5. New Business and Associated Public Hearings

5.A CERTIFICATE OF APPROPRIATENESS

1. **25LC-051 (2114 Avenue O)** Request for a Certificate of Appropriateness for modifications to the site including a new garage apartment. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Cate Black Architecture Studio

Property Owners: Cindy and Jim Laufer

5.B LANDMARK DESIGNATION

2. **25LC-052 (2210 31st Street)** Request for designation as a Galveston Landmark. Property is legally described as M.B. Menard Survey, Part of Lots 1 & 2 (2001-2), Southwest Block 114, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Emily Barbe

Property Owner: Jerry and Shelly Willis

6. 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 12/09/2025 at 4:20 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



25LC-051

STAFF REPORT

ADDRESS:

2114 Avenue O

LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Cate Black Architecture Studio

PROPERTY OWNER:

Cindy and Jim Laufer

ZONING DISTRICT:

Urban Neighborhood, Neighborhood Conservation District, Galveston Landmark (UN-NCD-1-GL)

HISTORIC DISTRICT:

Galveston Landmark

REQUEST:

Request for a Certificate of Appropriateness for a garage apartment

STAFF RECOMMENDATION:

Approval with conditions

EXHIBITS:

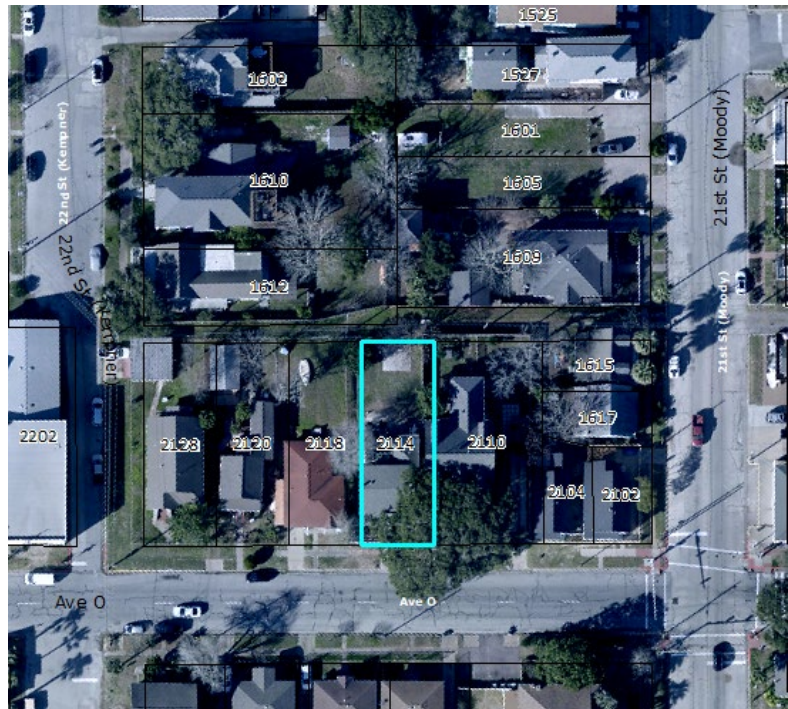
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
6				



Executive Summary

The applicant is requesting approval of site modifications including the addition of a two-story garage apartment. The structure will be located adjacent to the alley in the rear of the main house. See Exhibit A for additional details.

The proposed materials are:

- Hardie lap siding and trim, smooth finish;
- Wood stairs and landing;
- AZEK water table, AZEK is a engineered polymer product;
- One-over-one vinyl-clad windows;
- Fiberglass exterior doors;
- Wood faux shutters;
- Wood louvered walls; and
- Composition shingle roof

Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood, Neighborhood Conservation District, Galveston Landmark (UN-NCD-1-GL)	Residential
North	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
South	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
East	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential
West	Urban Neighborhood, Neighborhood Conservation District (UN-NCD-1)	Residential

Historical and/or Architectural Significance

Date	1884
Style	Folk Victorian
Condition	Excellent
Evaluation	Galveston Landmark

Design Standards

Standards for New Secondary Buildings on Residential Properties

These *Design Standards* apply to the design of a new secondary structure. These include garages, garage apartments, garden sheds and alley houses.

Enclosing an Elevated Foundation

To preserve the character of Galveston's historic residential streets, elevated foundations should be enclosed or skirted in a way that promotes compatibility with surrounding residential structures. Note that it is also important to provide proper ventilation underneath a structure to discourage rot and mold. See "Storm-Safety Features on Historic Buildings" on page 47 for more information.

3.18 Enclose the space between the elevated foundation piers of a raised residential structure.

Appropriate for enclosing an elevated foundation (elevated to any compatible height):

- Properly dimensioned wood board and batten (see "Options for Board and Batten Foundation Skirting").
- Masonry (note that masonry may not be appropriate for smaller wood-framed houses.)
- Stucco, when compatible with the building type (a stuccoed foundation enclosure will generally be most compatible with a bungalow-type building.)
- Lattice and masonry combinations

Appropriate for enclosing a low elevated foundation only (elevated approximately 18" or less):

- Plywood panels framed and placed behind the foundation piers, faced with an appropriate material such as lattice, then painted a dark color that blends with the structure.

Appropriate for enclosing a moderately elevated foundation only (elevated approximately 4' or less):

- Wood-framed lattice

Inappropriate materials for the enclosure an elevated foundation:

- Cinder blocks
- Plastic or vinyl lattice
- Cedar shingles
- T-1-11 siding
- Plywood (except as used to skirt a low elevated foundation as described above)
- Cementitious fiber board (except as used for board and batten skirting as described in "Options for Board and Batten Foundation Skirting")
- Corrugated metal
- Faux siding (including faux brick and stucco)

Massing Standards for New Residential Construction

Galveston's traditional residential structures have varied heights, articulated masses and pedestrian-scaled fronts that convey a sense of human scale.

While it may be larger than a traditional residential structure in the surrounding context, a new residential structure in a locally designated historic district should appear to be similar in mass and scale to those seen historically in the block.

A special consideration is the design of a multifamily building in a single-family context. Where this is permitted by zoning, a new multifamily building in a single-family context should reflect façade widths of traditional single family structures in the area.

3.24 Construct a new structure to reflect the mass and scale of historic residential structures in the area.

Appropriate

- Subdivide the mass of a larger building into smaller “modules” that are similar in size to buildings seen traditionally.
- Design building features to incorporate traditional dimensions. Wall plate heights, window and door head heights and other vertical proportions should match the appropriate scale of the period.
- Design corner buildings be similar in height to buildings along adjoining blocks.

3.25 Express façade components in ways that will help to establish a human scale.

Appropriate

- Include horizontal elements in the design of residential buildings that help to express the height of floors and that relate visually to similar features in the block. For example, use a porch and groupings of windows to convey human scale.
- Articulate a building mass to create visual interest and convey a three-dimensional form. Provide vertical and horizontal wall offsets to reduce the overall scale of a building.
- Design a new residential façade to respect the traditional proportions of height to width.
- Use floor-to-ceiling heights that appear similar to those of traditional residential buildings.
- Consider window proportions, pairing and trim in the design.

3.26 Position taller portions of a structure away from neighboring buildings of lower scale.

Appropriate

- Where permitted by the base zoning, taller structures should be located to minimize looming effects on lower scaled neighbors.
- The height of first floors should be aligned whenever possible.
- A building should step down toward any lower, adjacent historic properties.

Building Forms

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

3.28 Use simple, rectangular building forms.

Appropriate

- Use building forms that appear similar to traditional forms.

Inappropriate

- Unless necessary, do not use building forms that do not have a traditional orientation to the street.

3.29 Use building and roof forms similar to those seen traditionally in the district.

Appropriate

- Use a pitched or gable roof form where they exist in the surrounding historic context.

Inappropriate

- Do not use an exotic roof form on the primary structure.
- Do not use shed roof forms except on porches or small additive forms attached to the primary structure.

Architectural Character

Design a new building to be visually compatible with nearby historic houses, while conveying the evolution and history of the area.

3.30 Design a new residential structure to reflect its time.

Appropriate

- Use contemporary interpretations of historic architectural styles when designing a new residential structure.
- Reflect current architectural trends in a new residential structure to convey the period in which it is built and continue to accurately portray the evolution of the community.

Inappropriate

- Do not imitate or copy the historic architectural styles of Galveston in the design of a new building.
- Do not imitate or copy historic architectural styles that are not native to Galveston to avoid confusing the architectural traditions of the community.

3.31 Use new interpretations of architectural features that are common to historic residences in the district.

Appropriate

- Use porch columns, balustrades, brackets, rafter ends, windows, doors and other historically-appropriate trim elements.

Inappropriate

- Do not use historic details that were not found in Galveston.

Building Materials

Use building materials that appear similar to those used traditionally in Galveston. Building materials of a new structure should be compatible with adjacent historic houses. They should appear similar to those seen traditionally to establish a sense of visual continuity.

3.35 When using horizontal lap siding, ensure that it is applied in a manner similar to that seen historically.

Appropriate

- Use new siding that is similar to the lap exposure, texture and finish of traditional wood siding.
- When possible, use trim boards that show depth and typify high-quality construction.

Inappropriate

Do not use a finish that is out of character, such as a raised grain, or rusticated surface.

3.37 Design a secondary structure to be subordinate in scale to that of the primary building.

Appropriate

- If a proposed secondary building is to be wider than one lot, break up the mass into smaller modules that reflect traditional secondary structures.

3.38 Locate a new secondary structure to be in line with others in the district.

- Traditionally, these are located along an alley edge.

3.39 Use materials that appear similar in character to those of the primary structure.

Inappropriate

- Metal buildings are not permitted.

Conformance with the Design Standards

Staff finds that the proposed work generally conforms to the elements prescribed in the Design Standards regarding materials, size, placement, and massing in comparison to the historic main structure. Alternative materials are proposed for some of the building elements. This is permissible for new construction and helps to distinguish the building as new construction. The railings are simple, square design typically approved for new construction in historic districts. The proposed garage apartment is distinctly subordinate to the main house and does not detract from or compete with its surroundings.

Staff has the following concerns:

Enclosed Foundation: As proposed, the foundation is not fully enclosed. The Design Standards state that elevated foundations should be enclosed or skirted in a way that promotes compatibility with surrounding residential structures. Staff recommends the installation of solid skirting to screen the foundation. Board and batten screening is a common and appropriate skirting treatment for accessory structures. The Design Standards allow for the application of smooth cementitious fiber board (4' x 8' sheets) with applied 1" x 2" wood battens at 12 inches on center for the skirting of high raised residential buildings.

Alley Encroachment: The site plan shows an encroachment of the garage apartment into the alley. All new construction must be fully on private property and no encroachment into the alley is permitted.

Staff Recommendation

Staff recommends approval of the request with the following conditions:

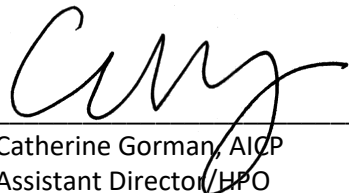
Specific Conditions:

1. The new construction shall conform to the design, materials and placement presented in Exhibit A with the following modifications:
 - a. The foundation shall be enclosed with board and batten skirting. The design of any proposed garage doors shall be by the Historic Preservation Officer;
 - b. The garage apartment shall be repositioned so as not to encroach the alley;

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. All work will require a building permit prior to construction. 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;
4. The Landmark Commission approval shall expire after 2 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
5. 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,



Catherine Gorman, AICP
Assistant Director, HPO

12/03/2025

Date

Narrative of Requested Action, continued:

The proposed accessory dwelling unit will be situated at the rear of the property, out of public view from the street, and accessed from the alley. The existing house is offset from the western property line at 2'-9" and the proposed building is 3' from the property line. The design is intended to be simple and compatible with the architectural character of the main house (36'-10" height of the existing house), without exceeding its height (36'-8" height of the proposed accessory dwelling unit). The structure will be elevated above the base flood elevation and constructed with durable materials, including treated wood pilings, Hardie fiber cement board lap siding and trim, a GAF composition shingle roofing, and southern yellow pine wood stairs and landing.

The intent of this project is to create a secondary structure that enhances the property's use and appearance while remaining compatible with its historic setting and surrounding neighborhood context.

Not for
regulatory
approval,
permitting, or
construction

Design
Development

LAUFER REDSIDENCE
2114 AVENUE O

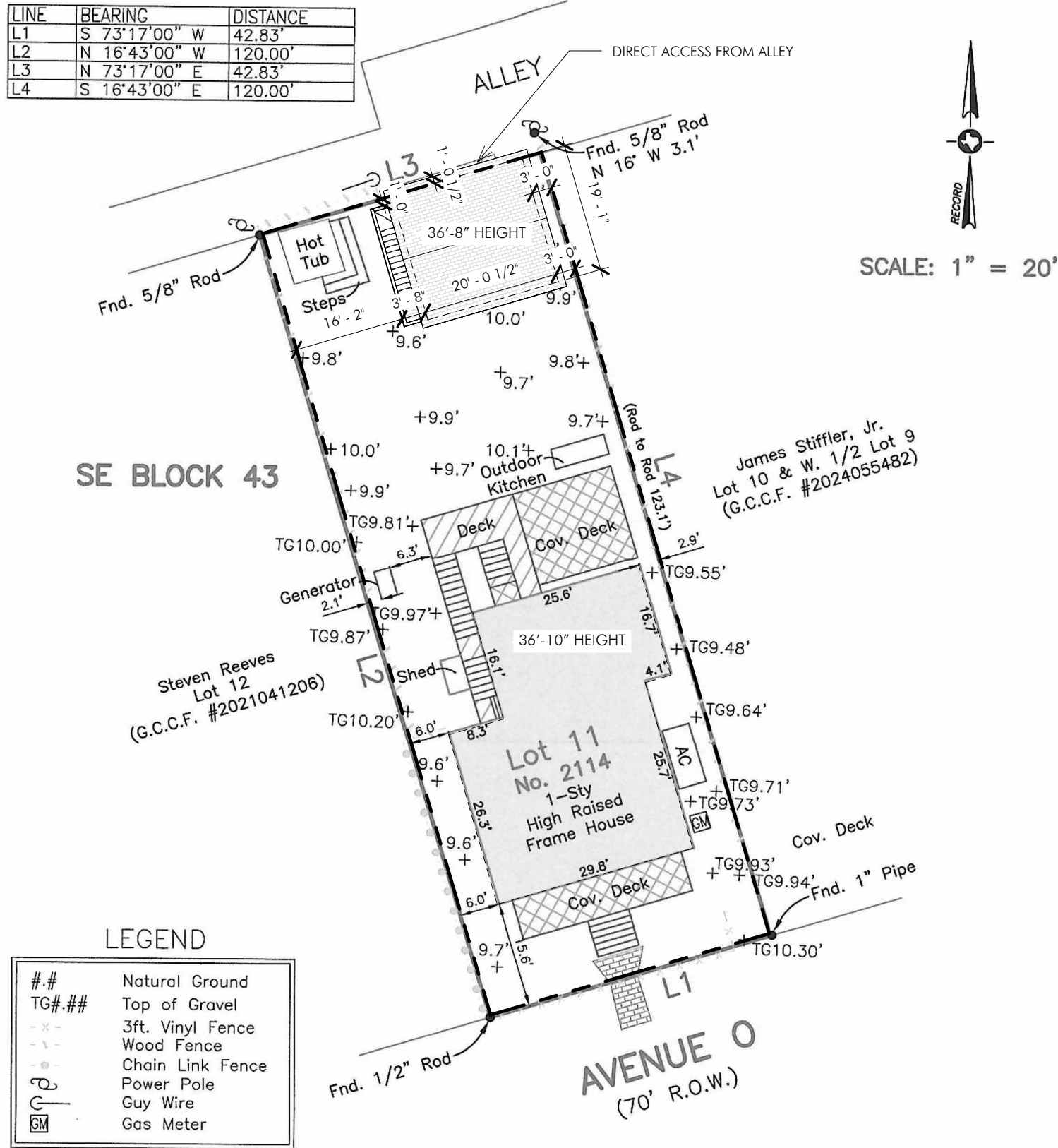
REVISION SCHEDULE

NO. DATE DESCRIPTION

SITE PLAN

A002

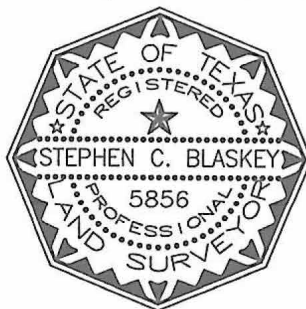
11.05.2025



Survey of Lot Eleven (11), in the Southeast Block of Outlot Forty-Three (43) of the GALVESTON OUTLOTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in common use.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE: AUGUST 7, 2025
FILE No.: 3510-0043-3011-000
DRAFTING: AM
JOB No.: 25-0326



GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on Monumentation of the North R.O.W. line of Avenue O.
- 4) Deed references shown hereon are not a statement of ownership.
- 5) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCSD 62.
- 6) Surveyed without benefit of a Title Report.

1 SITE PLAN W/ SURVEY
1" = 20'-0"

ELEVATION NOTES

1. ALL FIBER CEMENT PRODUCTS TO BE JAMES HARDIE, SMOOTH FINISH.
2. ALL TRIM PIECES TO BE FULL LENGTH WHEREVER POSSIBLE. 12' TRIM PIECES TO BE USED WHEN LENGTH IS 12' OR LESS. WHEN SEAMS ARE NEEDED IN TRIM PIECES, MINIMIZE AMOUNT OF SEAMS AND COORDINATE PLACEMENT WITHIN OVERALL DESIGN OF HOUSE. TRIM WILL BE REJECTED IF MULTIPLE PIECES ARE USED WHERE ONE PIECE WOULD SUFFICE.
3. FLASHING ALONG DOORS AND WINDOWS TO BE (1) PIECE EXCEPT ALONG FIRST FLOOR BEACH FACING WINDOW/DOOR CONFIGURATION WHERE SIZING EXCEEDS THE MAXIMUM SIZE AVAILABLE.

cate black
Architecture
Studio

2301 Strand suite 280
Galveston, TX 77550
713.906.7236
www.cateblackarchitect.com

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Design
Development

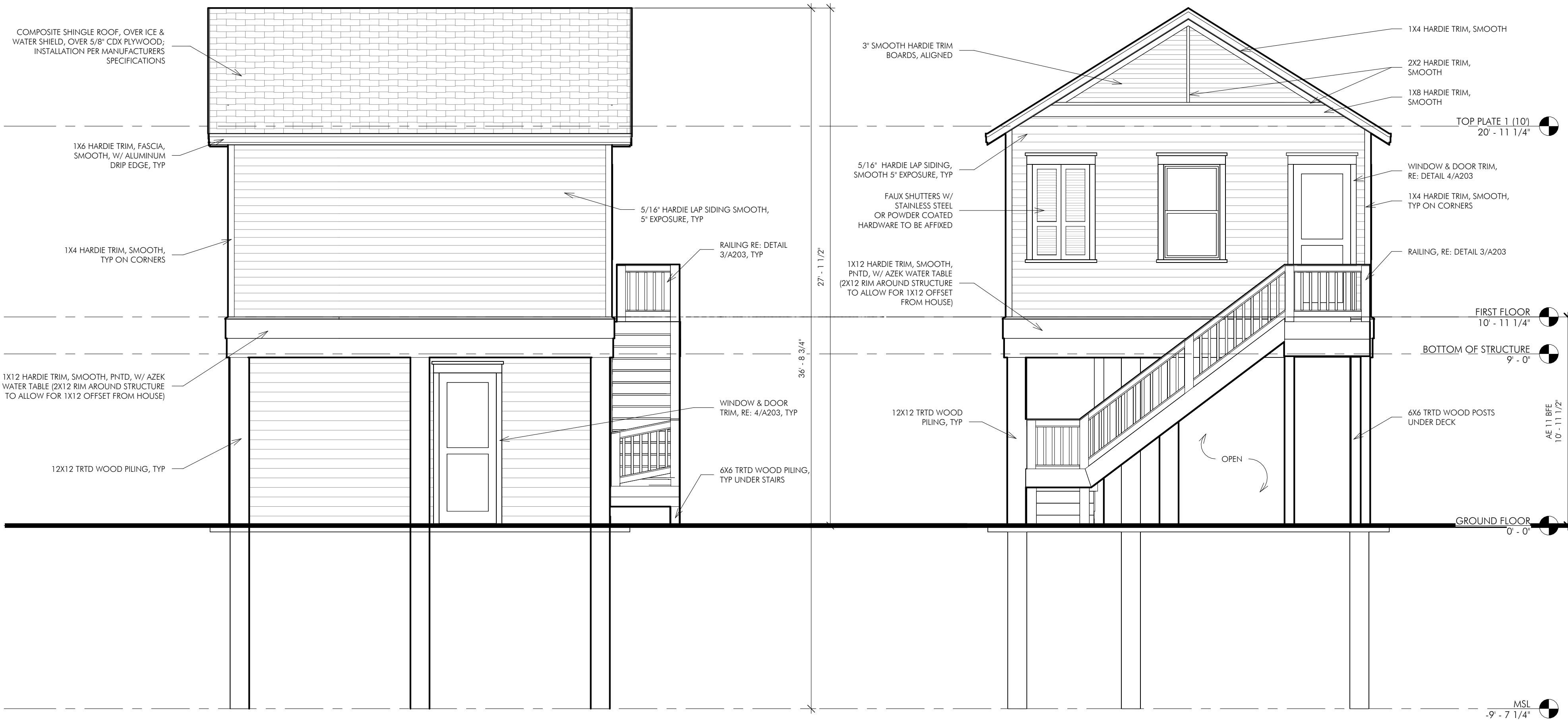
LAUFER REDSIDENCE
2114 AVENUE O

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

BUILDING
ELEVATIONS

A201

11.05.2025



② NORTH ELEVATION
1/4" = 1'-0"

① WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. ALL FIBER CEMENT PRODUCTS TO BE JAMES HARDIE, SMOOTH FINISH.
2. ALL TRIM PIECES TO BE FULL LENGTH WHEREVER POSSIBLE. 12' TRIM PIECES TO BE USED WHEN LENGTH IS 12' OR LESS. WHEN SEAMS ARE NEEDED IN TRIM PIECES, MINIMIZE AMOUNT OF SEAMS AND COORDINATE PLACEMENT WITHIN OVERALL DESIGN OF HOUSE. TRIM WILL BE REJECTED IF MULTIPLE PIECES ARE USED WHERE ONE PIECE WOULD SUFFICE.
3. FLASHING ALONG DOORS AND WINDOWS TO BE (1) PIECE EXCEPT ALONG FIRST FLOOR BEACH FACING WINDOW/DOOR CONFIGURATION WHERE SIZING EXCEEDS THE MAXIMUM SIZE AVAILABLE.

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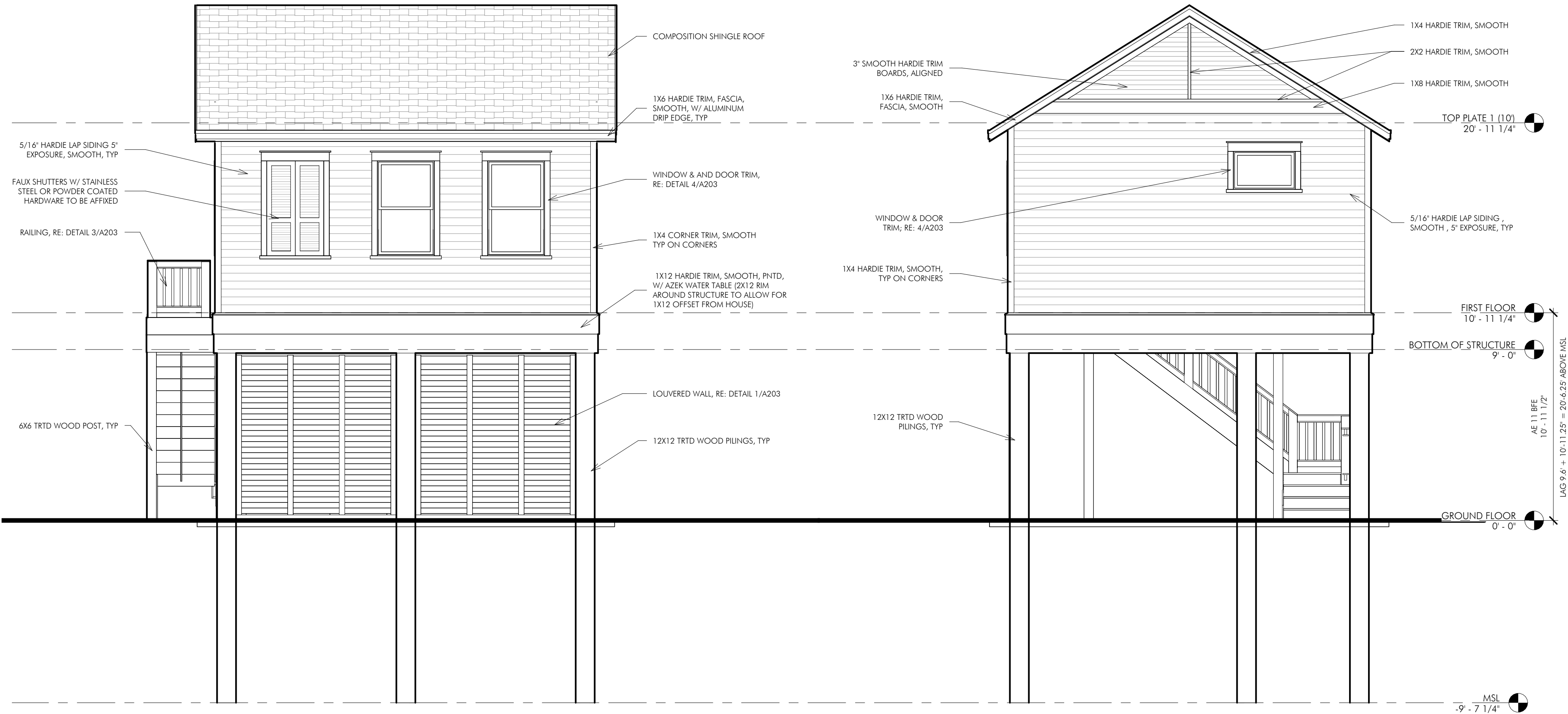
REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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BUILDING
ELEVATIONS

A202

11.05.2025



2 SOUTH ELEVATION
1/4" = 1'-0"

1 EAST ELEVATION
1/4" = 1'-0"

Illustrations of Materials:

Exterior with Hardie fiber cement, smooth lap siding and Hardie fiber cement, smooth trim boards.



Hardie fiber cement lap siding



Hardie fiber cement trim boards



Faux wood shutters



Louvered wall



GAF Composite asphalt shingle roof



Pressure treated Southern Yellow Pine, stairs & landing



Pressure treated wood pilings & posts





25LC-052

STAFF REPORT

ADDRESS:

2210 31st Street

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Part of Lots 1 & 2 (2001-2) Southwest Block 114, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANTS/REPRESENTATIVE:

Emily Barbe

PROPERTY OWNERS:

Jerry and Shelly Willis

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:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
32				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood (UN)	Residential
North	Urban Neighborhood (UN)	Residential
South	Urban Neighborhood, Galveston Landmark (UN-H)	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 (the McLellan-Willis Bungalow).

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.

Alexander McLellan built this traditional Craftsman-style bungalow in 1914, along with two identical bungalows to the north and one to the south intended to be rental properties. Each bungalow had metal roofing, and consisted of five rooms and one closet. Of the four, the northernmost bungalow was demolished circa 2012, but the others remain. McLellan lived in the northernmost house at 2202 31st Street briefly with his wife, Florence Sears.

In 1938, McLellan's widow Florence sold the property to George W. Granger, an employee of the Gulf, Colorado, and Santa Fe railroad. He and wife Ida rented it out briefly before moving in themselves. The Grangers sold the property in 1955 to Reuel and Noni Willis, whose descendants own the house today and have worked to restore the house and original features and details.

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.

Alexander McLellan was born on December 18, 1864 in London, Ontario, Canada to Scottish immigrant parents and owned McLellan Electric Company located at 2105 Postoffice. He was an electrical contractor by trade.

Reuel Willis was a building mechanic/carpenter for the Gulf, Colorado, and Santa Fe railroad company until his retirement. Both he and wife Noni were members of Central Methodist Church and they were both heavily involved with multiple organizations such as the Masonic Order (Reuel was a 32nd Degree Mason and Noni was a Worthy Matron of the Order of the Eastern Star), the Shriners Hospital, and others. Noni volunteered at the Shriners Burn Hospital at UTMB in Galveston from 1962 until 2013 and was awarded the *Galveston Daily News* Unsung Heroes award for her service in 2006.

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.**

The McLellan-Willis bungalow features much of its historic character as a Craftsman style bungalow, an architectural style that was popular from the end of the Victorian era well into the 1930s. This style is characterized by features visible on the home today, such as a front porch with prominent supporting columns, decorative corbels under the roof overhang, exposed rafters, and windows featuring different light configurations between upper and lower sashes. The McLellan-Willis bungalow is important to Galveston's history due to its association with Galveston business owners, immigrants, and their civic involvement. The home's architectural integrity is also largely preserved.

Note that in 2023, the bungalow to the south was designated as a Galveston Historic Landmark property as well (23P-034).

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 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 January 22, 2026.

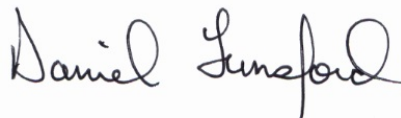
Staff Recommendation

Staff recommends approval with the following conditions:

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.

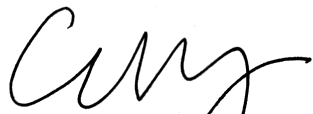
Respectfully Submitted:



Daniel Lunsford
Planning Manager

December 4, 2025

Date



Catherine Gorman, AICP
Assistant Director/HPO

December 4, 2025

Date



McLellan-Willis Bungalow

2210 31st

North part of South half lots 1-2/ Southwest Outlot 114

Built 1914

Canadian electrician Alexander McLellan built this traditional Craftsman bungalow in 1914. Born in 1864 in London, Ontario, to Scottish immigrant parents, the exact date of McLellan's arrival in Galveston is unknown but he had relocated by 1910 when the US Census recorded him living on Church Street and working as an electrical contractor. By 1913, McLellan was living at 2200 33rd Street and was owner of McLellan Electric Company located at 2105 Postoffice.

In January 1914, McLellan purchased two lots on the southeast block of outlot 114. After he acquired the lots, he built four identical bungalows fronting 31st Street which included 2210 31st Street. The other properties included 2202 31st, located on the north end of the lots (demolished); 2206 31st (extant); and 2214 31st (extant). Insurance records for the identical bungalows indicate the one-story, wood-frame buildings originally had metal roofs and one porch that framed their

front entries. Each bungalow was elevated two feet on brick piers, contained five rooms and included a bathroom and two closets. When completed, McLellan resided briefly at 2202 31st before he sold it that April. By 1916, the *Galveston City Directory* recorded McLellan's residence at 2214 31st.

McLellan maintained ownership of 2210 31st Street until his death in 1922, after which his wife, Florence Edith, inherited his estate. She continued to utilize the bungalow at 2210 31st as rent property until 1938, when she sold it to George W. Granger, a long-term employee for the Gulf, Colorado & Santa Fe Railroad Company. After Granger purchased the property he used it briefly as a rent house before claiming it as his primary residence, shared with wife, Ida. The Grangers remained at 2210 31st until he retired in 1951, after which they relocated to a new house at 5409 Borden. They maintained ownership of the bungalow on 31st, utilizing it as rent property until they sold it in 1955.

Reuel A. Willis and wife, Nonie, purchased 2210 31st Street from Granger in September 1955. Seven decades later, their family continues to maintain ownership. Reule Willis was born in 1906 in Hooker, Oklahoma. In 1931, he married Nonie Marie Dagner, born in 1914 in Wharton County, Texas. In 1940, the couple resided in Sealy, Texas, where Reule was employed by the Santa Fe Railroad. During World War II, the couple relocated to Galveston and by 1947, Reule was noted in city directories as the building mechanic/carpenter for the Gulf, Colorado & Santa Fe railway, a position he held until his retirement. Before he purchased the bungalow at 2210 31st, he resided at 2707 31st Street with Nonie and their sons, Rudy and Jerry.

During his life time, Reuel was a charter member of the Santa Fe Credit Union board of directors and active member of Central Methodist Church. In addition, he was also a 32nd degree Mason and member of the Mizpah Chapter No. 2 Order of the Eastern Star as well as Galveston's historic Tucker Lodge, the Scottish Rite and El Mina Shrine. After his death in 1989, Nonie maintained the family residence at 2210 31st Street. A former kindergarten teacher, Nonie was a charter member of the Daughters of the Nile, serving as Queen in 1956, and was also a 50 year member and past Worthy Matron of the Order of the Eastern Star. Throughout her lifetime in Galveston, she was active in the community and with her church, Central Methodist. She volunteered for the Rainbow Girls for more than 40 years and was an active participant in the local PTA when her sons were in school. However, her main focus was Galveston's Shriner's Burns Hospital at UTMB, where she volunteered from 1962 until 2013. In 2006, her devotion to Shriners earned her *Galveston Daily News'* Unsung Hero Award. Nonie continued to volunteer for the burn hospital up until a year before her death at the age of 100.

Nonie and Reule's son Jerry, and wife Nancy, inherited the bungalow in 2014. Residents of Glen Rose, Texas, the property was unused until 2024 when Reule and Nonie's grandson gained

ownership of 2210 31st Street. Since taking possession of the family house, they have addressed deferred maintenance issues and worked tirelessly to rehabilitate the interior of the building, restoring original features and details. Located in the Kempner Park Neighborhood, the McLellen-Willis Bungalow is still utilized as a private residence, cherished by new generations of the Willis family.

*Researched and written by
Jami Durham, Galveston Historical Foundation
October 2025*

Chain of Title, 2210 31st Street

Alexander and Edith McLellen
George and Ida Granger, September 1938
Reuel and Nonie Willis, September 1955

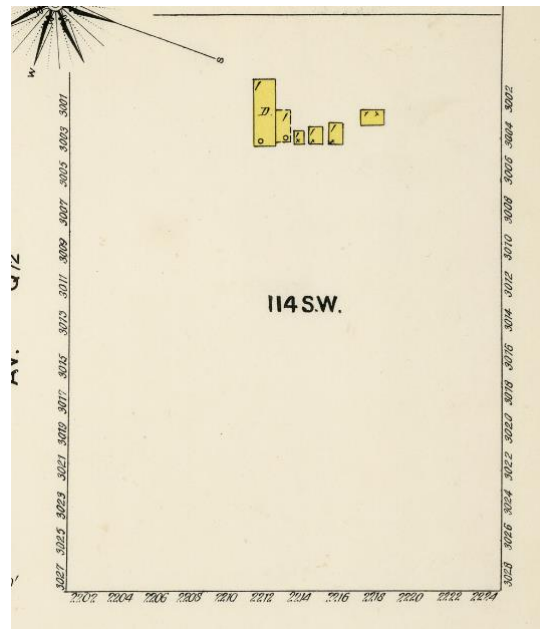
Nonie Willis, upon death of Reuel. Will probated November 1978.

Jerry Willis, special warranty gift from Nonie Willis. February 2014.

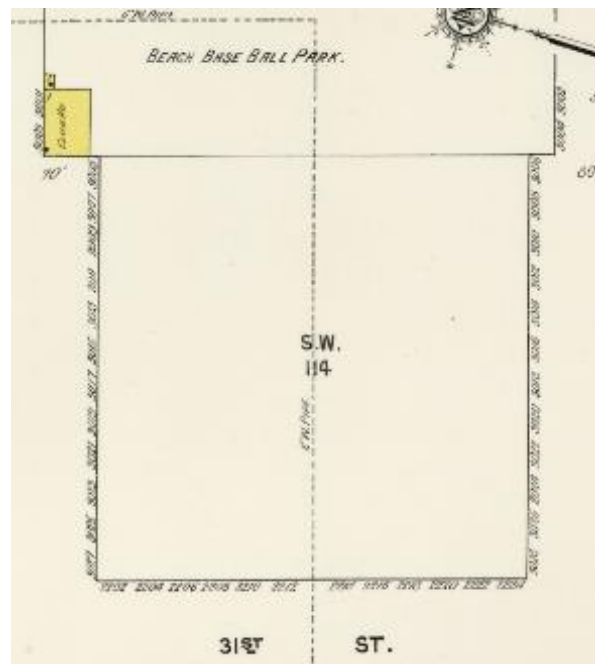
Jerry and Shelley Willis, special warranty deed executed by Nancy Jo Willis. August 2024

Sanborn Insurance Map Footprints

1899. Lots 1 and 2 of the southwest quarter of Outlot 114 are vacant. A few small frame buildings exist on the east side of the outlet. The bottom of the map represents the street front on 31st, between Avenues Q $\frac{1}{2}$ and R.



1912. The lots are still vacant. A baseball park is on part of the eastern portion of the outlet.



1947. By 1947, all four of Andrew McLellen's bungalows are lined up on lots 1 and 2. Noted with a red star, the McLellen-Willis bungalow is illustrated as a one-story frame dwelling with a front porch and large back porch. The bungalow at 2206 was raised by 1947 to accommodate an automobile garage, labeled "A in B" on map meaning "Automobile in Basement." The date of demolition for the bungalow on the north end of the lot remains undetermined. It was still there when maps were updated in 1985 and had been raised by that time as the map identified it as a two-story dwelling. (bottom)

