

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, DECEMBER 16, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

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

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

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. 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)
5. New Business and Associated Public Hearings
 - 5.A **GALVESTON LANDMARK**
 1. **25P-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. Discussion Items and Action Items
 - 6.A Action Item – Finalization of topics for discussion at the January 15, 2026, City Council Meeting (Staff)
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 12/10/2025 at 03:30 PM

Karina Rosales, Planning Technician

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



25P-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 Landmark Commission will hear this request at the December 15, 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.

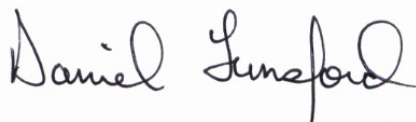
Staff Recommendation

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.

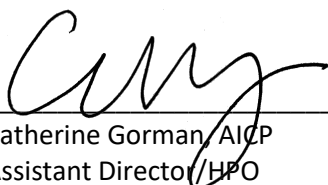
Respectfully Submitted:



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

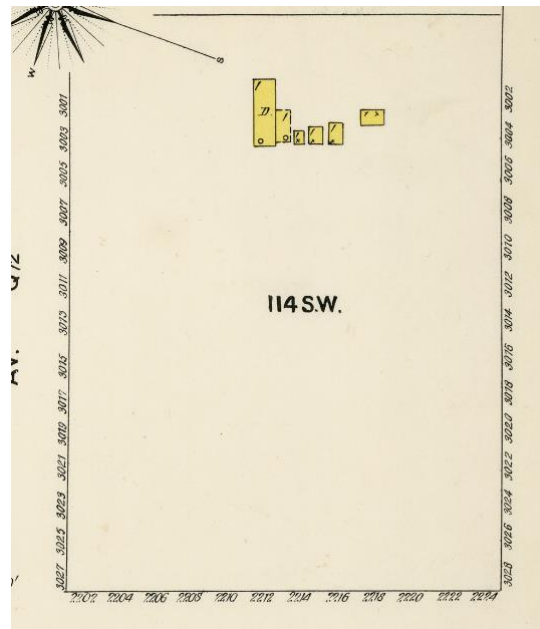
Nonie Willis, upon death of Reuel. Will probated November 1978.

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

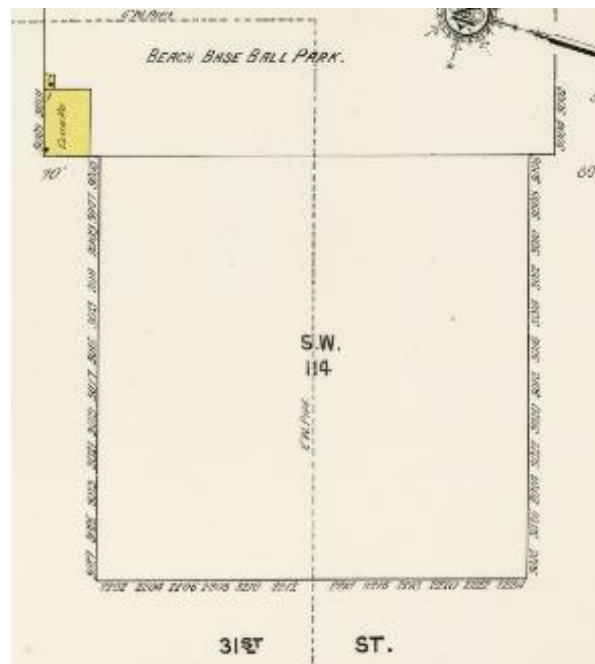
Jerry and Shelley Willis, special warranty deed executed by Nancy Jo Willis. August 2024

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)

