

**NOTICE OF MEETING  
LANDMARK COMMISSION  
OF THE CITY OF GALVESTON  
MONDAY, JUNE 1, 2026 - 4:00 PM  
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL  
823 ROSENBERG, GALVESTON, TEXAS  
REGULAR MEETING AGENDA**

**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  
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 CERTIFICATE OF APPROPRIATENESS**

1. **26LC-012 (1608 Market / Avenue D)** Request for a Certificate of Appropriateness for door and window replacements. Property is legally described as Abstract 628, M.B. Menard Survey, West 38 Feet of Lot 10 (10-1), Block 556, in the City and County of Galveston, Texas.  
Applicant: John Huber  
Property Owner: Grenland Co.

**5.B GALVESTON LANDMARK**

2. **26LC-011 (1811 20th Street)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 2, Maxwell Corner, Part of Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant: Paul Church  
Property Owner: Pelicanproperties.com Investments LLC
3. **26LC-013 (1616 Broadway / Avenue J)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M. B. Menard Survey, Lot 11 and West Portion of Lot 10, Block 196, in the City and County of Galveston, Texas.  
Applicant: Christine Glover  
Property Owner: J. Michael and Christine Glover

6. Discussion Item

**6.A Discussion of electrical infrastructure in historic districts (Chastain/Click) - Continued**

## 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 05/26/2026 at 03:55 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**



## 26LC-012

## STAFF REPORT

### **ADDRESS:**

1608 Market / Avenue D

### **LEGAL DESCRIPTION:**

The property is legally described as Abstract 628 M.B. Menard Survey, West 38 Feet of Lot 10 (10-1), Block 556, in the City and County of Galveston, Texas.

### **APPLICANT/REPRESENTATIVE:**

John Huber

### **PROPERTY OWNER:**

Grenland Co.

### **ZONING DISTRICT:**

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

### **HISTORIC DISTRICT:**

East End

### **REQUEST:**

Request for a Certificate of Appropriateness for modifications to the structure including door and window replacements.

### **STAFF RECOMMENDATION:**

Approval with conditions

### **EXHIBITS:**

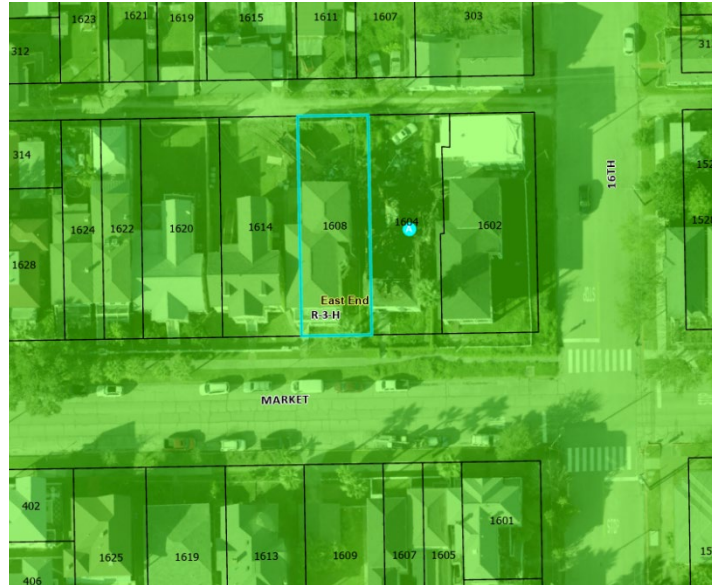
- A – Applicant's Submittal
- B – Historic Sites Inventory Sheet

### **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 | Residential, Single-Family, Historic District (R-3-H) | Residential |
| North        | Residential, Single-Family, Historic District (R-3-H) | Residential |
| South        | Residential, Single-Family, Historic District (R-3-H) | Residential |
| East         | Residential, Single-Family, Historic District (R-3-H) | Vacant      |
| West         | Residential, Single-Family, Historic District (R-3-H) | Residential |

**Historical and/or Architectural Significance**

|            |                                                                                                                                                                         |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date       | Ca. 1890                                                                                                                                                                |
| Style      | National Folk                                                                                                                                                           |
| Condition  | Good                                                                                                                                                                    |
| Evaluation | Medium, Contributing: Contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association |
| Note       | Door replaced; window pattern slightly altered.                                                                                                                         |

**Background**

In August 2024, the structure located directly to the east of the subject property (at 1604 Market) was destroyed by fire. The fire caused damage to the subject property as well, including the destruction of numerous windows on the east façade.

**Executive Summary**

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

- Replace damaged and destroyed windows with new low-E, impact-rated vinyl-clad windows in a 6 over 6 configuration; and
- Replace four front doors and a damaged side door with six-panel molded composite wood doors;

Additional details are included in Exhibit A.

**Design Standards for Historic Properties**

The following Design Standards are applicable to this request:

**Materials and Finishes**

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy.



Primary historic building materials found in Galveston include wood, stone, brick, metal, stucco, plaster and concrete. Such materials should be preserved and rehabilitated whenever possible.

### **2.1 Preserve original building materials.**

#### *Appropriate*

- Repair deteriorated building materials by patching, piecing in, consolidating or otherwise reinforcing the material.
- Remove only those materials which are deteriorated, and beyond reasonable repair.

#### *Inappropriate*

- Do not remove original materials that are in good condition (the Landmark Commission requires property owners to demonstrate that existing materials cannot be reasonably repaired prior to granting approval to remove original materials).

### **2.2 Preserve the visibility of original historic materials.**

#### *Appropriate*

- Consider removing later covering materials that have not achieved historic significance.
- Once a non-historic siding is removed, repair the original, underlying material.
- Carefully remove a later stucco finish if the process does not damage the underlying original building material.

#### *Inappropriate*

- Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
- Do not cover or obscure original building materials.
- Do not add another layer of new material if a property already has a non-historic building material covering the original, as doing so would further obscure the original.

### **Building Elements**

Individual historic building elements should be repaired and preserved whenever possible .

### **Historic Windows**

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

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

#### *Appropriate*

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

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

##### *Appropriate*

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

##### *Inappropriate*

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

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

##### *Appropriate*

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

##### *Inappropriate*

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

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

##### *Appropriate*

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

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

##### *Appropriate*

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

##### *Inappropriate*

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

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

##### *Appropriate*

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

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

*Appropriate*

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

*Inappropriate*

- Do not use strips of material located between panes of glass to simulate muntins.

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

*Appropriate*

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

**Historic Doors**

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

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

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

*Appropriate*

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

*Inappropriate*

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

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

*Inappropriate*

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

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

*Appropriate*

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

*Inappropriate*

- Do not use solid core or flush doors.

**2.28 If necessary, install simple screen doors.**

*Appropriate*

- Use painted wooden screen and storm doors or louvered wooden doors that are backed with screening.

*Inappropriate*

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

- Do not use screen doors with highly decorative designs (metal scrollwork, etc.)

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

The proposed replacements are located in Location B: Highly Visible Secondary Wall. Preservation and repair in place is the priority. While the applicant states the windows to be replaced are not original to the house, photos provided by the applicant seem to show the remnants of two-over-two wood windows. Because of the possibility that at least some of the damaged windows may have been historic in appearance if not original to the house, staff recommends that the damaged windows be replaced with rebuilt historically accurate wood windows, or salvaged historically accurate wood windows.

The applicant also proposes to replace a damaged side door in Location B with a six-panel door and replace four doors facing the street with the same. According to the manufacturer's website, the door is made of an engineered material which is wood-based and can be cut, sanded, and treated like wood. Because the material is similar to wood, and because the doors are a standard design (solid panels) not specific to any particular architectural style and not likely to be mistaken as historic, this conforms with the Design Standards.

**Staff Recommendation**

Staff recommends the request be approved with the following conditions:

*Specific Conditions:*

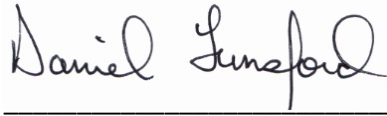
1. The exterior modifications shall conform to the design, materials and placement presented in Attachment A of the staff report with the following modifications:
  - a. The damaged or destroyed windows shall be rebuilt, replaced with wood reproductions that match the existing historic windows, or with salvaged wood windows which match the existing historic windows;

*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,

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

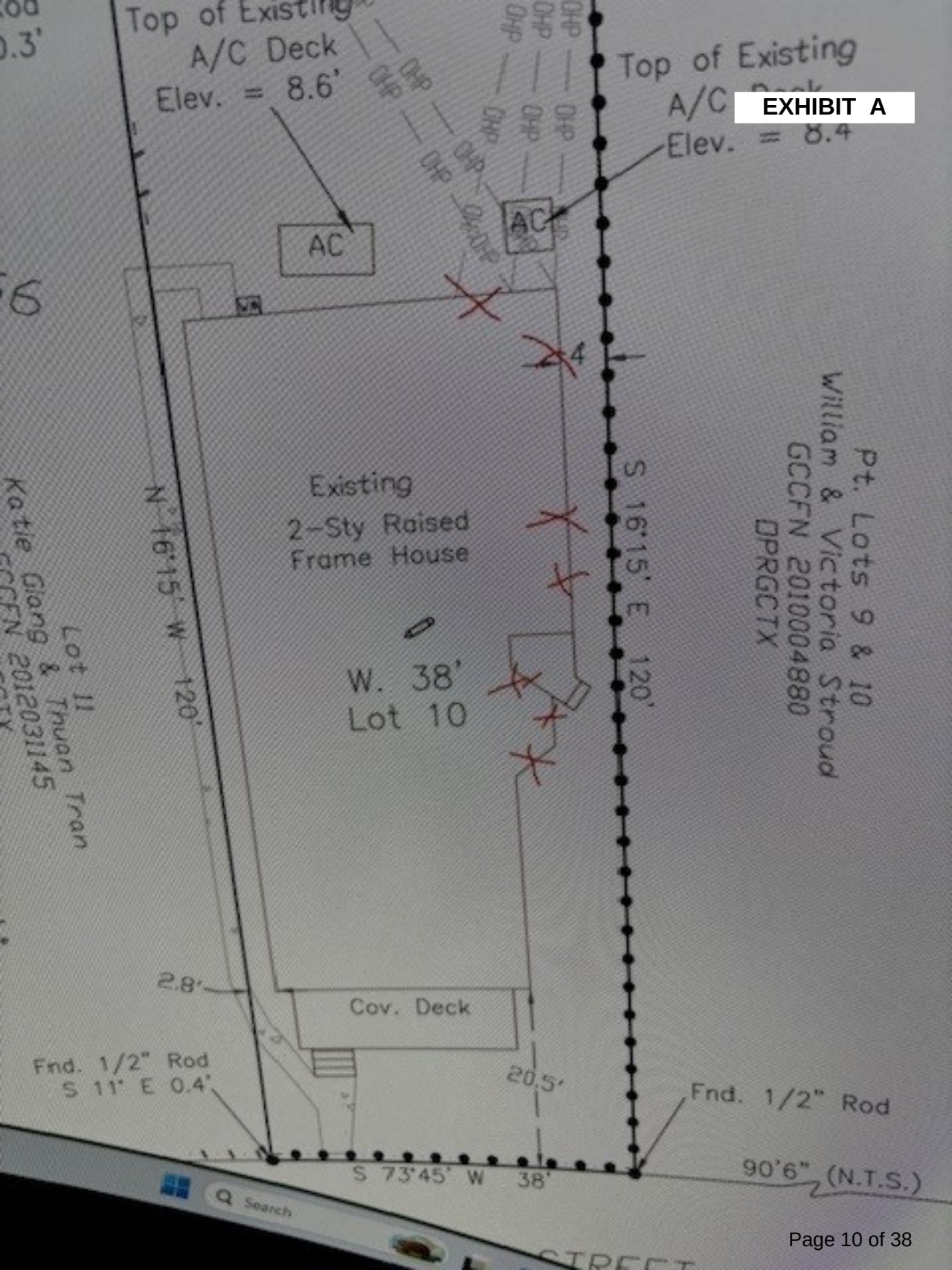
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Daniel Lunsford  
Planning Manager

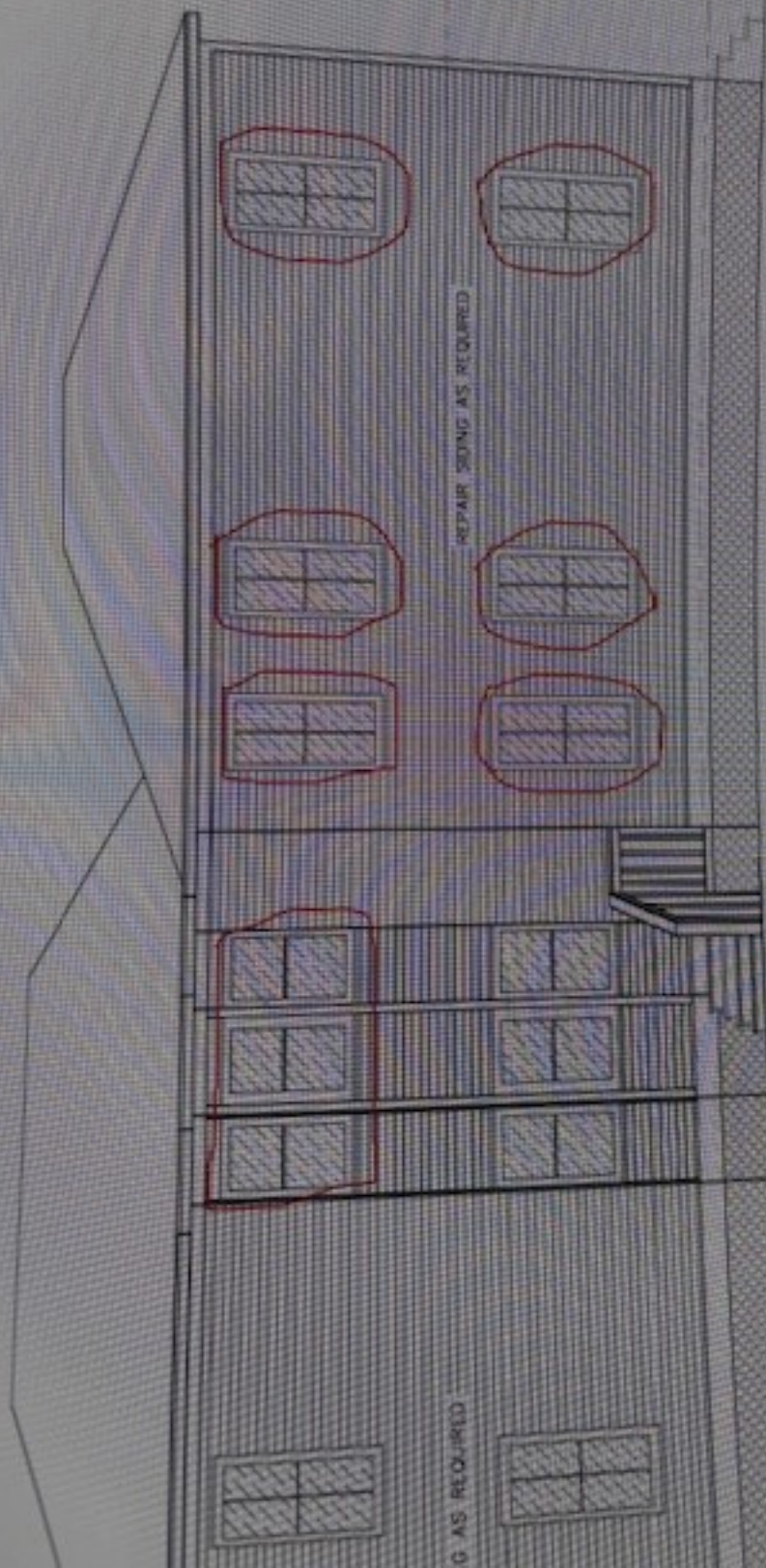
May 21, 2026

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Date

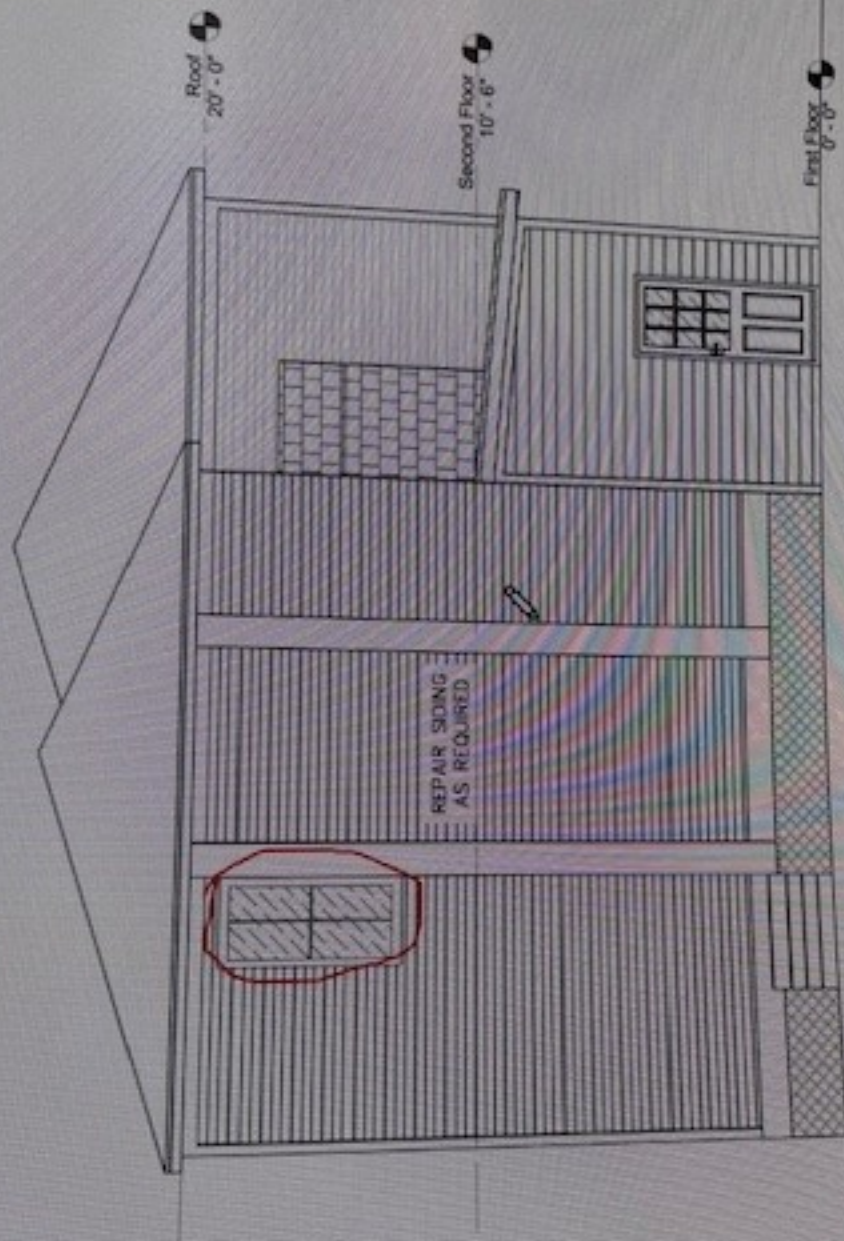






**2** EXTERIOR ELEVATION - RIGHT SIDE VIEW  
 SCALE: 1/4" = 1'-0"





#### 4 EXTERIOR ELEVATION - REAR VIEW

SCALE: 1/4" = 1'-0"









4









# Grille Patterns

Accentuate a home's architectural design with the 1500 Vinyl Collection's unique grille profiles and patterns. Grilles between the glass (GBG) in flat and sculptured profiles provide a smooth, easy-to-clean surface, while simulated divided lites (SDL) impart the appearance of separate windowpanes.



Colonial



Diamond



Half-Colonial



Marginal Prairie



Plaza

# Grille Profiles



1-1/4" SDL



3/4" Flat GBG



5/8" Sculptured GBG



7/8" SDL

Prairie



MASONITE.

Proudly  
part of



Doors ▾ Inspiration ▾ Pro Resources ▾

🏠 > Doors > Exterior > 6 Panel



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

HHM-11913

1608 MARKET, GALVESTON, TX 77550

Parcel ID 690854

Year Built ca. 1890

District East End Historic District

Priority Rating Medium

Building Faces S

## 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  
 Fence Type Chain link fence

## ROOF

Roof Shape Hipped  
 Roof Features Wide eaves

## WINDOWS &amp; DOORS

Window Types Double-hung  
 Window Frame Materials Wood  
 Window Light Configuration 1/1, 2/2  
 Door Materials Wood  
 Door Types Single door primary entrance, Multiple entrances  
 Door Features Transom light

## CHIMNEYS

## PORCH

Porch Type Full width, Two story  
 Porch Location Front  
 Porch Roof Flat  
 No. of Porch Bays 2  
 Porch Support Type Chamfered posts

## INTEGRITY

Condition Good  
 Alterations Door replaced, Window pattern slightly altered



TX\_GalvestonCounty\_1608\_Market\_1.jpg





## 26LC-011

## STAFF REPORT

### ADDRESS:

1811 20th Street

### LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M. B. Menard Survey, Lot 2, Maxwell Corner, Part of Lot 7, Southwest Block 69, Galveston Outlots, in the City and County of Galveston, Texas

### Applicant:

Paul Church

### Property Owner:

Pelicanproperties.com Investments LLC

### ZONING DISTRICT:

Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)

### HISTORIC DISTRICT:

None

### REQUEST:

Request for designation as a Galveston Landmark

### STAFF RECOMMENDATION:

Approval with Conditions

### EXHIBITS:

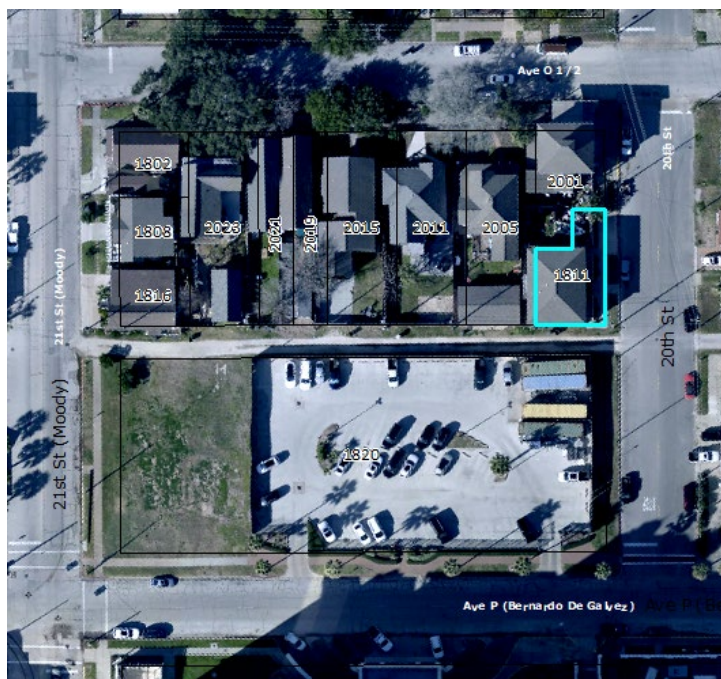
A – Applicant's Submittal

### STAFF:

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

### Public Notice and Comment:

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 25   |          |          |         |            |





**Executive Summary**

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

**Zoning**

| Location     | Zoning                                                                 | Land Use    |
|--------------|------------------------------------------------------------------------|-------------|
| Subject Site | Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1) | Residential |
| North        | Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1) | Residential |
| South        | Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1) | Residential |
| East         | Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1) | Residential |
| West         | Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1) | 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 Niccolai Apartment Building was constructed in 1934 by Aderbane Louis “Albert” Niccolai and his wife Amelia Foltin Niccolai. The apartment building replaced a smaller tenant building that was moved to 1917 Avenue O ½, where it still stands. Mr. Niccolai was an Italian immigrant who arrived in the United States via Ellis Island in 1916. Through the generosity of a former employer, Brewer W. Key, Mr. Niccolai was able to purchase the site, including the corner store at 2001 Avenue O 1/2, which had been built in 1904 by Carlo Vaiani, also an Italian immigrant.

**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 Niccolai Apartment Building is associated with the life and work of Galveston’s Italian immigrant population.

**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 Niccolai Apartment Building retains much of its historic integrity, including the name of the building which is featured on a tile mosaic on the front façade. The current owners have removed two windows on the front façade, but took pains to

match the brick infill. The herringbone pattern of the infill helps identify the infill as a modern alteration.

**Financial Incentives for Historic Properties**

The property is not 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 June 2, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of June 25, 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/Historic Preservation Officer

05/19/2026  
\_\_\_\_\_  
Date

## Rebirth of 1811 20th Street

After decades of decline, a Houston couple restores the Niccolai Apartments with grit, vision, and a view of the Galvez

By Kathleen Maca



Just a block behind the Grand Galvez, a modest sign on a brick façade quietly identifies the Niccolai Apartments. Completed in 1934, this 91-year-old building stands as a testament to Galveston's evolving residential landscape.

The Insurance Board records for 1811 20th Street reveal just how tangled the island's property histories can be. Its story is deeply intertwined with that of 2001 Avenue O ½, making it nearly impossible to chronicle one without the other.

Originally part of the same lot, 1811 20th Street shares roots with the corner property at 2001 Avenue O ½, home to a former grocery store built by Carlo (Charles) Vaiani.

Vaiani also operated a separate grocery at 1902 Avenue N - today the site of the Salty Dog Wash - and leased the Avenue O ½ location to other grocers over the years. These overlapping footprints and shifting uses reflect the dynamic character of Galveston's historic neighborhoods.

Vaiani and his wife, Aleida Guelfi, both born in Italy in 1874, arrived in America in the early 1890s - he in 1890, she in 1891. They were married in July 1894 in Galveston.

The grocery store at 2001 Avenue O ½ was constructed in 1904 and first appears in the 1905 city directory under the management of Silvio Alderigi (1873-1941), a grocer from Pisa, Italy. Alderigi leased the building until 1909, when it was taken over by another Italian immigrant family - the Franceschis - who operated the store until 1922.

During much of that period, the store was run by Clementina Franceschi (1867-1914), the family's matriarch. After her passing, her children continued to operate the business under her name, a tribute to her enduring presence in the neighborhood.





In 1909, a separate rental dwelling was added to the rear of the lot at 1811 20th Street. The long, narrow house was rented to a rotating cast of tenants including laborers, widows, and small families at a monthly rate of \$10.50.

For a time, it served as both the residence and office of Ferdinand Chimene (1861-1933), who ran his company Galveston Lamps and Oil from the property.

In 1922, Vaiani sold both the grocery and the adjoining rental house to Aderbane Louis "Albert" Niccolai (1894-1977), an Italian immigrant, and his wife Amelia Foltin (1903-1990), marking the beginning of the Niccolai family's long association with the site.

Their granddaughter, Rose Marie Niccolai Carter, has fond memories of her grandparents' home, where the sound of Italian filled the air as friends and neighbors gathered. "It was a very Italian neighborhood," she shared.

Carter recounted her grandfather's journey to America: "My grandfather came to America in 1916 through Ellis Island with a cousin," she said. "And I think you had to have a certain amount of money to be approved at customs."

To meet that requirement, each family member passed through customs one at a time, quietly handing the same cash back and forth to ensure approval - a clever act of solidarity that reflected both resourcefulness and resilience.

"When he first came to Galveston, my grandfather worked as a chauffeur for a gentleman named Mr. Brewer Key," Carter recalled.

Brewer W. Key (1859-1922), founder of the Gulf Lumber Company, was a prominent figure in Galveston's business community. Key left the bulk of his estate to the City of Galveston to benefit the public school system.

Upon his death in 1922, Key not only gifted most of his fortune to the city but also left \$2,000 to Niccolai. "And that's how my grandfather got his start and was able to buy property," Carter said.





That same year, Niccolai purchased the grocery store and moved his family into the upstairs residence, marking the beginning of a new chapter.

In 1933, the tenant building adjacent to the corner store was relocated around the corner to 1917 Avenue O ½, where it still stands today. On the vacated lot, Niccolai constructed a new brick apartment building featuring four units, which officially opened in April 1934.

Designed with flexibility in mind, the apartments were available furnished or unfurnished, and each came equipped with a modern convenience of the era - a brand-new Frigidaire refrigerator.

The first residents brought life to the building: Lloyd C. and Cath Abel settled into Unit #1, Alfred A. and Katherine Borofsky into Unit #2, Frank W. Heffernan into Unit #3, and Frank L. and Pauline McIntosh into Unit #4.

Niccolai continued operating the store next door through the late 1940s, renaming it the Victory Cash Store and Market during World War II - a patriotic nod to the times. In 1949, he sold the business to John and Pasquina Danesi, shifting his focus to the growing portfolio of rental properties he owned in Galveston.



Over the decades, the apartment building passed through several owners and gradually fell into disrepair. Today, it's experiencing a revival.

Paul Church and his wife Petra Puzzo, the current owners, have spent the past two years restoring the Niccolai Apartments and its four units. The renovation has been a labor of love and no small challenge, but their efforts are breathing new life into this historic corner of Galveston.

Church has a passion for restoring historic buildings, even when the process tests his patience. "They are fun to put back the way they were. Fun and painful," he said. "Over the last 10 years, we've redone over 40 or 50 homes." His Houston-based construction company is Construction Management Services of Texas.

Church first encountered the Niccolai Apartments while working on a house across the street - a pink building he affectionately calls the 'Mini Galvez.'

"I met the owner of the Niccolai Apartments when I was rehabbing the house across the street," he said. One afternoon, as he sat on the steps, the building seemed to call out to him. When the owner approached him about buying it, he didn't hesitate.

The renovation revealed just how fragile the structure had become. "It was like you could see right through the walls. We tore it down to the studs and rebuilt the whole building," Church said.

Despite the challenges, he found that the original brickwork provided a surprising amount of stability.

"The central brick and the parts that hooked into it were well-engineered and gave it some strength, but we had to rebuild all the subfloors and do a lot of leveling. All the plumbing and electrical systems are new, and we

added central air conditioning to all the units." Financing the project was another hurdle.

"Financing is also always a tricky part of projects for investors in Galveston property, and we couldn't have pulled together the construction fund for this one without Tom Berry at Investor Loan Source. He has a vision when it comes to these challenges."

Although Church aimed to preserve the original layout of the Niccolai Apartments, a few structural changes proved unavoidable. One notable adjustment involved removing a window at the center of the building's front façade - once used to illuminate the stairwell - to make room for a newly added closet.

To maintain the building's vintage charm, Church sourced brick that matched the original and laid it in a striking herringbone pattern. The result is a visually appealing, period-appropriate detail that now anchors the front exterior.





Inside, the renovation honors the building's past. The original shiplap and hardwood floors remain intact, and distinctive features like built-in ironing boards have been thoughtfully preserved, offering a tactile connection to the craftsmanship of a bygone era.

Each apartment within the Niccolai building boasts its own distinct layout, and Church and Puzzo often joke about which unit they'd choose for themselves. While honoring the building's history has been central to their approach, Church emphasizes that functionality and safety are just as important.

Thoughtful touches like built-in nightlights, stairwell illumination, impact-resistant windows, and security cameras ensure the property is both comfortable and secure.

The interiors are warm and inviting, but for Church, one feature stands out: "You can't beat the view of the Galvez."

Plans for the building's future reflect its blend of charm and practicality. One side will be reserved for long-term tenants, while the other two units will be available on Airbnb - offering visitors a chance to experience Galveston through the lens of its storied past.

"We put our hearts and souls into this building," Church said. "It's been crazy, and it's finally ready."

The restoration has also resonated with the Niccolai family. "I'm so happy that someone purchased the apartments and has made an effort to restore them," shares Carter, a family representative.

After years of commuting between Houston and Galveston, Church and Puzzo are preparing to make the island their permanent home.

"We think it'll be fun," said Church. "Galveston is like a small town, but with everything you need, and it always has festivities. I'm excited about it."



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## 26LC-013

## STAFF REPORT

### **ADDRESS:**

1616 Broadway / Avenue J

### **LEGAL DESCRIPTION:**

The property is legally described as Abstract 628, M. B. Menard Survey, Lot 11 and West Portion of Lot 10, Block 196, in the City and County of Galveston, Texas

### **Applicant:**

Christine Glover

### **Property Owner:**

J. Michael and Christine Glover

### **ZONING DISTRICT:**

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

### **HISTORIC DISTRICT:**

Silk Stocking

### **REQUEST:**

Request for designation as a Galveston Landmark

### **STAFF RECOMMENDATION:**

Approval with Conditions

### **EXHIBITS:**

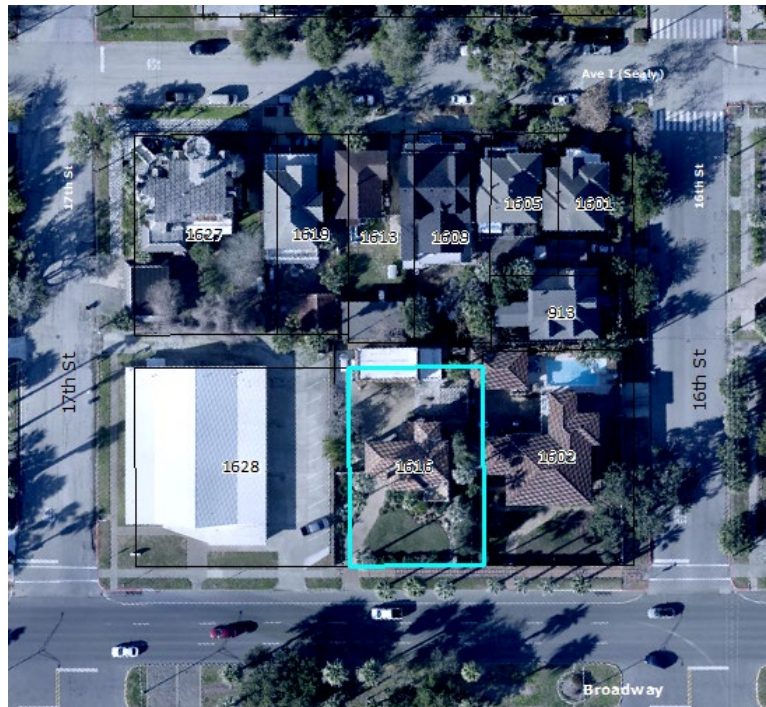
A – Applicant's Submittal

### **STAFF:**

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

### **Public Notice and Comment:**

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 15   |          |          |         |            |





## 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 |
| North        | Residential, Single-Family, Historic District (R-3-H) | Residential |
| South        | Residential, Single-Family, Historic District (R-3-H) | Residential |
| East         | Residential, Single-Family, Historic District (R-3-H) | Residential |
| West         | Residential, Single-Family, Historic District (R-3-H) | Church      |

## 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 Sally Trueheart Williams House was built in 1928 to replace a family home designed by Nicholas Clayton and located at 1606 Broadway, since demolished. After the passing of her father Henry Martyn Trueheart in 1914, Ms. Williams and her mother decided that the house was too large for them to maintain and made plans to build a home that was better suited to their needs. Architect Cameron Fairchild was hired to design the new house in the Spanish Colonial Revival style popular at the time.

**2. Distinctive characteristics of a period or method of construction, or architecture, representative of, or a rare survivor of, the work of a master designer, builder, or craftsmen.**

Born in Waco, Cameron Fairchild began his architectural practice in Houston in 1925. Over the course of a long career, he became noted for his eclectic single-family “country houses” in affluent Houston neighborhoods such as Shadow Lawn, Boulevard Oaks, Braeswood, Riverside Terrace, and River Oaks.

Fairchild was especially identified with River Oaks, where he designed the Lamberth–Abercrombie House at 2221 River Oaks Boulevard, one of the first houses built on River Oaks Boulevard. Fairchild designed all five of the houses that the River Oaks Corporation built around the first of the River Oaks Courts on Stanmore Drive in 1936. Fairchild also designed 2112 Brentwood; 2911 Ella Lee Lane for his brother William Fairchild, 3244 Ella Lee Lane; 3320 Chevy Chase Drive; and the 17-story River Oaks Apartments.

During his long career, Fairchild designed or remodeled numerous public buildings in Houston, including the Jesse H. Jones Library Building at the Texas Medical Center (1954); the 14-story downtown First Savings Building (1964; demolished 2002); and South Texas College of Law. He was also responsible for numerous alterations and additions to Trinity Episcopal Church on Main Street, where he was a parishioner, vestry member, and senior warden.

Fairchild was also active in Galveston, where he designed many homes for the city's elite, and public buildings such as the seven-building student housing complex at University of Texas Medical Branch (1955). Beyond Houston and Galveston, Fairchild designed the Cody Memorial Library (1939) and the Lois Perkins Chapel (1948) on the campus of Southwestern University in Georgetown, Texas, and the Taylor Public Library in Taylor, Texas (1959). According to the Taylor Public Library website, Fairchild was chosen to design the library "because of his high standing in the profession of architecture and because Taylor had been the childhood home of both Mr. Fairchild and of his wife, the former Helen Tarkington."

Fairchild was born in Waco, Texas, on August 20, 1902. He was educated at Southwestern University in Georgetown and the University of Texas, from which he graduated in 1924. From 1924 to 1925, he worked for the Austin architect George L. Walling. In 1925, Fairchild began independent practice in Houston. He took a brief leave from architecture to serve in the armed forces during World War II. Fairchild served two terms as president of the Houston Chapter of the American Institute of Architects. He maintained his practice for over 50 years before retiring to Pine Bluff, Arkansas, where he died in 1985.

**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 Sally Trueheart Williams House retains all aspects of historic integrity of location, design, setting, materials, workmanship, feeling or association.

**Financial Incentives for Historic Properties**

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

**Other Reviews**

The Planning Commission will hear this request at the June 2, 2026 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of June 25, 2026.

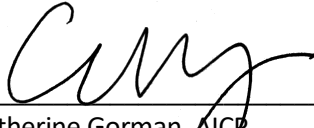
**Staff Recommendation**

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:



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Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

05/19/2026

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Date



## Statement of Architectural Significance

### 1616 Broadway

Having admired her sister's newly constructed home in Houston, designed by architect Cameron Fairchild, Sally Trueheart Williams and her mother Annie decided to pare down their living space. Both mother and daughter had lived in the family home at 1606 Broadway for many years and decided that the Nicholas Clayton mansion was too much for them to maintain. They hired Cameron Fairchild to design, for them, a home in the estate's garden space.

Cameron Douglas Fairchild was born in Waco, Texas in 1902 and was educated at Southwestern University in Georgetown and the University of Texas in Austin. He was a member of the American Institute of Architects for most of his career and President of the Houston chapter in 1958. In 1928 he designed one of the first homes to be built on River Oaks Boulevard in Houston, the Clarence O. Lamberth-Jones Abercrombie house. Other River Oaks homes are the Marion Martin Home at 2521 Stanmore Drive and one for his brother at 2911 Ella Lee Lane.

Cameron quickly became known for his residential architecture. He designed homes in Houston's top neighborhoods, including River Oaks, Shadowlawn, Old Braeswood, Riverside Terrace, and Boulevard Oaks. In River Oaks, he was commissioned by the River Oaks Corporation to design the River Oaks Court homes, the first homes built on the lots on Stanmore Drive.

Other commissions of interest are The River Oaks High Rise at 3433 Westheimer, the Jesse H Jones Library in the Texas Medical Center in Houston, various structures within the property of Trinity Episcopal Church on Main Street in Houston, the Cody Memorial Library and the Lois Perkins Chapel on the grounds of Southwestern University in Georgetown and the Taylor Public Library in Taylor, Texas (now demolished)

The Trueheart/ Williams ladies wished for a popular house trend during the 1920 and 1930's after the Panama-California Exposition of 1915-1916: a Mediterranean-style home with an elegant, yet relaxed way of living. This was Fairchild's first Galveston commission, and it led to subsequent residential work from the Trueheart-Adriance-Menard-McCullough families as well as others who found his design to be current and well appointed.

The home at 1616 Broadway, known as a "country home", has an important feature in that the front door does not face Broadway. The front door is under the porte-cochère on the back corner of the house. In place of a front porch, so often seen in Galveston's Victorian homes, is a screened loggia, but is treated as a private extension as there is no door to the exterior.



Many of the aspects of the Mediterranean-style design appoint this house. Low pitch, red tile roofing, thick stucco walls, arched windows, expansive outdoor living space, and elaborated chimneys all combine to illustrate the style.

During construction of the site, it was decided to keep the Nicholas Clayton original carriage house and add stucco to the exterior to match the new house.

Galveston contractor William Roitsch built the house.

After the house was built, Fairchild had several Galveston commissions.

1602 Broadway

4525 Caduceus Place

2901 Avenue O

1705 35<sup>th</sup> Street

24 Cedar Lawn South

4804 Crockett Boulevard

5310 Seawall Boulevard (now demolished Eugenia Taylor and George Sealy, Jr. residence)



## **Statement of Historical and Cultural Significance**

### **1616 Broadway**

The property where 1616 Broadway now resides was 1606 Broadway in 1886. At that time, real estate developer and civic leader, Henry Martyn Trueheart, had famed architect Nicholas Clayton design a house for he and his family.

Henry Trueheart was one of the most prominent real estate agents in Galveston in the late 19<sup>th</sup> century. He was born in 1832 in Virginia. His parents, lawyer John Overton Trueheart and Ann Tomkins Minor Trueheart moved their family to Galveston just as Texas achieved statehood in 1845.

He was appointed the county tax assessor and collector in 1857, and held that position for almost 10 years, with his career being temporarily interrupted by the Civil War. Two months after enlisting in the Confederate Coast Guard Company, Henry Martyn Trueheart participated in the Battle of Galveston.

He married Annie Vanmeter Cunningham in West Virginia in 1866 and brought her home to Texas. The couple had seven children, three of which were lost in childhood.

Henry joined his father's real estate firm and eventually took it over along with his brother-in-law John Adriance, Sr. and cousin, Lucia Minor.

At the height of the family's real estate endeavors, they owned about three-million acres. By 1882 the company H.M. Trueheart and Company had Nicholas Clayton design an office at 212 22<sup>nd</sup> Street, currently Pearl Gallery. Then Trueheart commissioned Nicholas Clayton to design a family home on Broadway. The mansion Clayton designed consisted of 13 rooms, 8 closets, 2 bathrooms, 5 porches, and 7 mantled fireplaces with 6 brick flues. Included were a drawing room, library, sitting room, dining room, and a grand entry with a central staircase.

The second child to be born to Henry and Annie was Sally Cunningham Trueheart. In 1895 Sally married a grandson of General Sidney Sherman, a Massachusetts native who led the first charge against Santa Anna at San Jacinto. Albert Sidney Williams and Sally were married at Sally's home at 1606 Broadway. Less than a year later a daughter, Marjorie, was born.

Sally was a member of the Equal Suffrage Club, the Wednesday Club, First Presbyterian Church, American Red Cross, Daughter of the Confederacy, Daughters of the American Revolution, and Colonial Dames. She founded the Texas Federation of Women's Clubs.

In 1908, Sally created the card game, "Texas Heroes: An Instructive Game" meant to help children learn about influential Texans.

Following the death of Sally's father, Henry M. Trueheart in 1914, Sally remained in the Trueheart mansion with her daughter and widowed mother. As it became increasingly difficult



for the two women to maintain the large house, they decided to build a home better suited to their needs.

Sally commissioned Houston architect Cameron Fairchild to design their new home in the estate garden area on the west side of the mansion. Fairchild had just completed a Houston home for her sister, Elva Trueheart Brown. The new house was to be in the Spanish Colonial Revival style popularized during the Panama-California Exposition in San Diego's Balboa Park in 1915-1916. Based on Spanish precedents found across Latin America, the two-story, stucco-covered house featured most of the classic elements of the style including a multi-level tile roof, elaborated chimney top, window grills, and a balcony and balconet.

After the completion of the house at 1616 Broadway, Sally had the family mansion demolished and sold the lot. Annie passed away the following year at the age of 80.

Sally also passed away at age 80 in Galveston.

Daughter Marjorie went on to marry John Warwick McCullough, former President of Hutchings-Sealy & Co. Bankers and President of the Sealy & Smith Foundation.

In 1990 Marjorie donated a gift to the Rosenberg Library for the construction of a public meeting room. This is a beautiful room located in the historic 1904 wing on the second floor. An oil portrait of the couple hangs in the room. Mrs. Trueheart Williams McCullough died in 1999 at the age of 103 years.

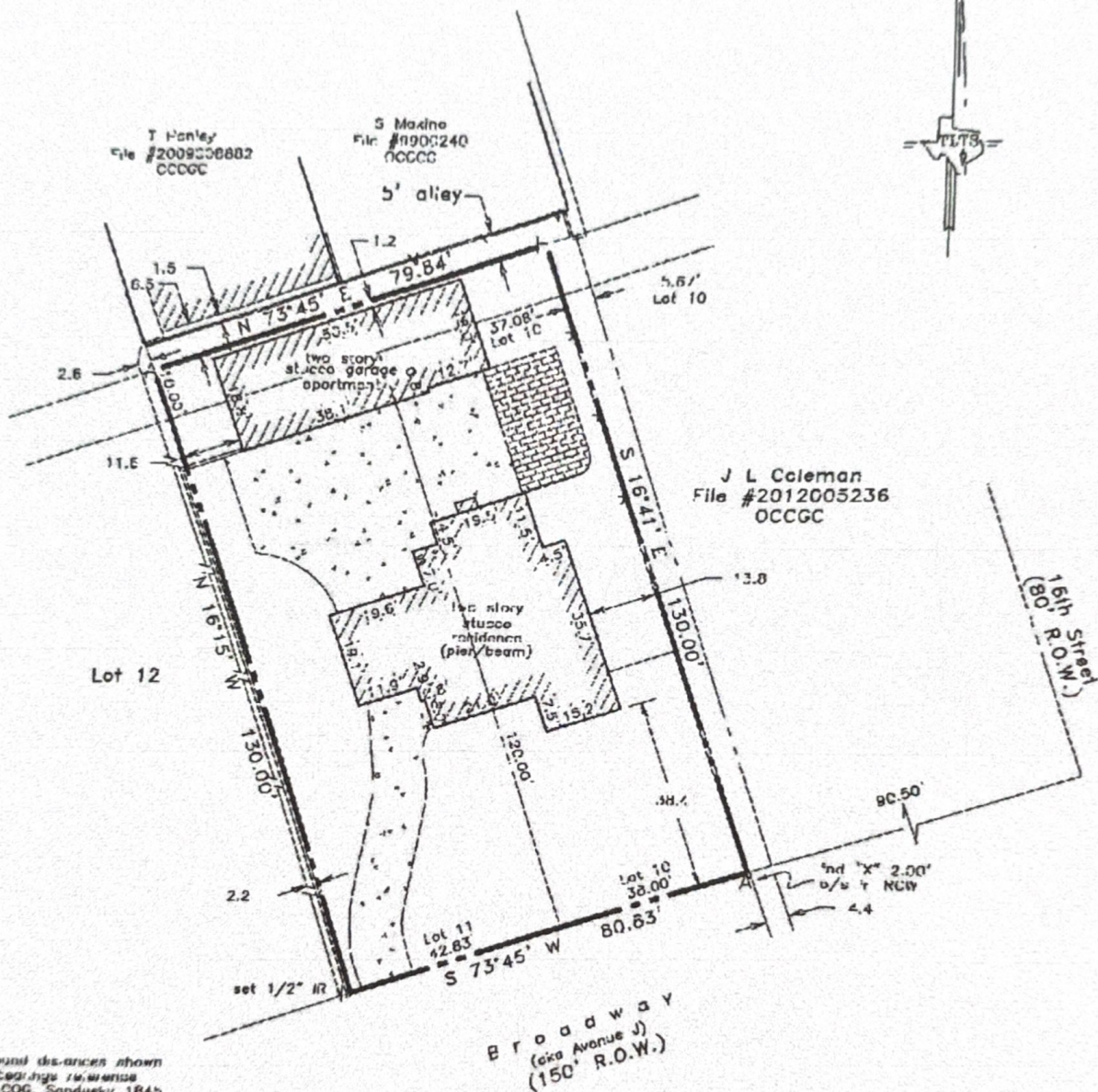












NOTES:  
 - True ground distances shown  
 - Plot & bearing reference  
 - Plan of COG, Sandusky 1845  
 - Survey monuments reconciled  
 - w/minimum previous surveys

Scale: 1" = 30'  
 0 10 20 30 40  
 Feet

LAND TITLE SURVEY OF A TRACT OF LAND  
 being Lot 11 and part of 10, in Block  
 196, in the City and County of Galveston,  
 Texas, being further described in the Field  
 Notes attached.

Subject property: 1616 Broadway  
 Galveston County, Texas  
 To Boulder Park, LLC, William C. Trorn, President  
 and Stewart Title Co., GF #16167031538;  
 I hereby certify that this survey was made on the  
 ground under my direct supervision and that this plat  
 correctly represents the facts found at the time of the  
 survey.



Laurence C. Wall  
 RPLS #4814