

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, JUNE 16, 2026 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING AGENDA**

**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. Public Hearing

5.A BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

- 5.A.1 26BF-002 (24575 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Tract 8-1, 3.350 Acres, in the City and County of Galveston, Texas.
Applicant: Frank Friesenhahn
Property Owner: FPS Land Development LLC

6. New Business and Associated Public Hearings

6.A GALVESTON LANDMARK

2. **26P-028 (1602 Broadway / Avenue J)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M.B. Menard Survey Lots 8, 9 and East Part of Lot 10 and Adjacent Abandoned Alley (8-0), Block 196, in the City and County of Galveston, Texas.
Applicant: Melody Van Kay
Property Owners: R. Douglas and Melody A. Van Kay

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 06/09/2026 at 02:30 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



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

CoastalResources@GalvestonTX.Gov | 409-797-3660 | www.galvestontx.gov

To: Tom Singleton, Planning Commission Vice Chairperson, City of Galveston Planning Commission
From: Kyle Clark, Coastal Resources Manager
Date: Wednesday, May 27, 2026
Re: **26BF-002 (24575 FM 3005)** Notice of mitigation for disturbance of dunes and dune vegetation. Property is legally described as Abstract 121, Hall & Jones Survey, Tract 8-1, 3.350 Acres, in the City and County of Galveston, Texas.
Applicant: Frank Friesenhahn
Property Owner: FPS Land Development LLC

Summary:

The City of Galveston Dune Protection and Beach Access Plan designates staff as the authority to review and issue Beachfront Construction Certificates/Dune Protection Permits for the following projects: new driveways, slabs, ground level enclosures, pedestrian access dune walkovers, sand fences, perimeter fencing, fill projects, dune restoration projects, and other construction activities located 50-feet landward of the Dune Protection Line¹.

Ordinarily projects such as these are administratively reviewed and approved by staff and do not require a public hearing with the Planning Commission. However, the Dune Protection Act² requires the applicant notify property owners immediately adjacent to the construction site that a public hearing will be held when a proposed construction activity will result in adverse effects to dunes or dune vegetation and mitigation is required.

Description

The applicant is requesting approval to perform site development work that entails grading, moving and filling of dune and swale area. The applicant proposes to adversely impact 3,221 cubic yards of dunes and 92,877 square feet of dune vegetation with an average vegetative cover of 76% (effective area of 70,263 square feet). The applicant proposes an on-site compensation area with 3,221 cubic yards of dunes and 64,980 square feet of dune vegetation and an abutting on-site compensation area of 8,450 square feet of dune vegetation. The applicant proposes a vegetative cover of 99% within the compensation areas, which would be an effective total area of 72,651 square feet. According to the Bureau of Economic Geology, the area is stable. All mitigation areas will be required to meet a vegetative coverage of 99% as proposed within the mitigation plan.

¹ City of Galveston Dune Protection and Beach Access Plan, Section D(5)

² Texas Natural Resources Code § 63.056



City of Galveston

DEVELOPMENT SERVICES

Coastal Resources Division

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Public notice of the June 16, 2026, Planning Commission meeting was sent to three (3) adjacent property owners. Public notice was sent to adjacent property owners as an opportunity to provide input on the proposed activities.

Planning Commission:

No action from the Planning Commission is needed at the public hearing. Before issuance of a Beachfront Construction / Dune Protection Permit, Staff will ensure the proposed construction activities conform to the City's Dune Protection and Beach Access Plan and comments provided by the Texas General Land Office (GLO).

A – Aerial Map

24575 FM 3005
Case #26BF-002

BEG and FIRM Coastal Map
Legend

BEG Shoreline Change Rates

1950-2024 - End Point Rate (ft/yr)

- ▲ Eroding (-1ft or more)
- ◆ Stable (-1ft to 1 ft)
- ▼ Accreting (+1ft or more)
- <all other values>

— Lot Lines

▭ Parcels

— 1000ft from MHT

▭ FIRM Panels

■ 0.2% Annual Chance

■ Zone A

■ Zone AE, Zone AO

■ Zone VE

■ Zone X

▨ Open Water

▨ Subdivisions



0 12.5 50 75 100 125 150 175 200 225 Feet

1:1,542

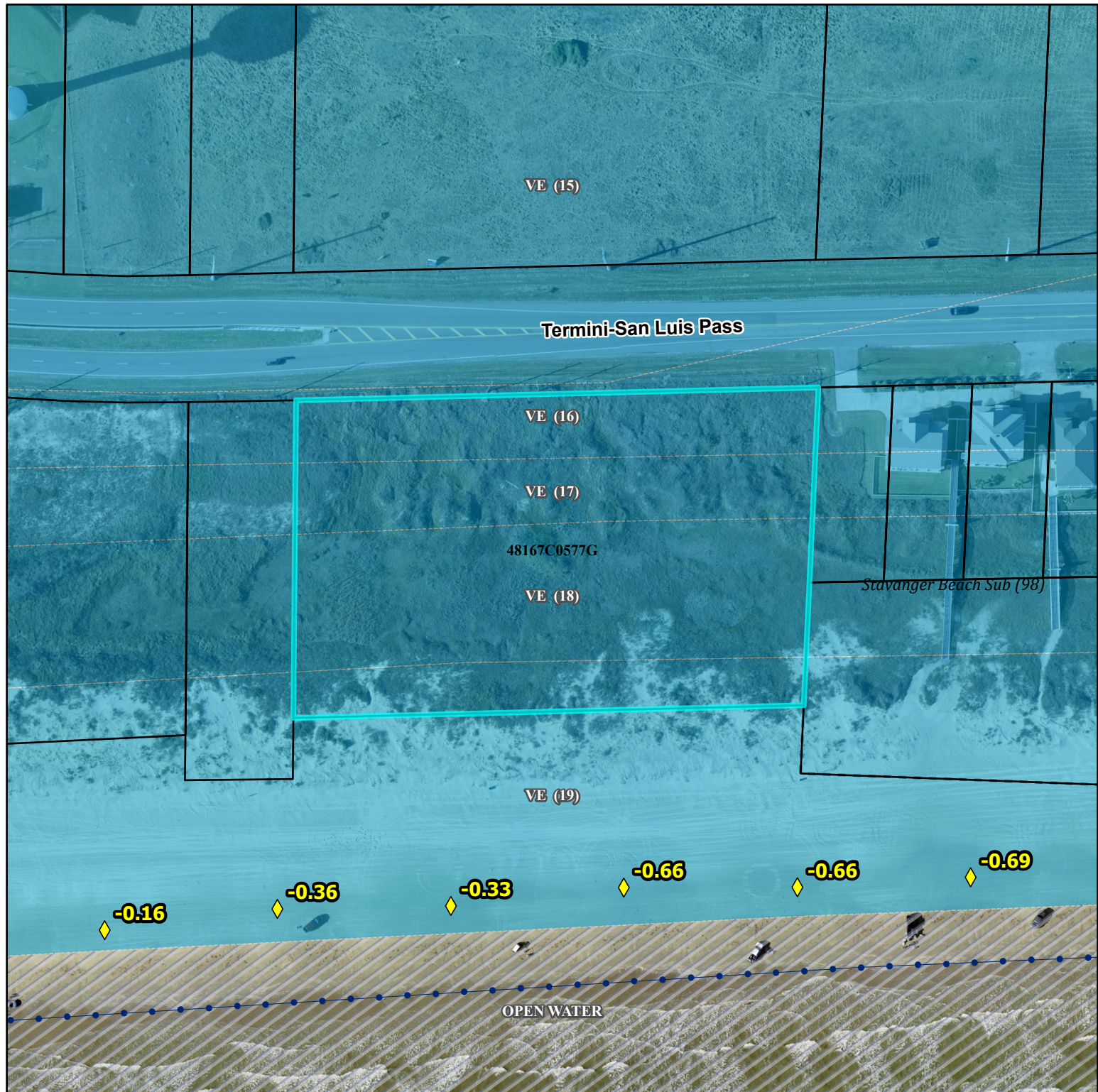
Data Sources:

Aerial Imagery and Parcel Data from Galveston CAD,
 Shoreline Change Data from U.T. Bureau of Economic
 Geology, Flood Insurance Rate Map from FEMA.

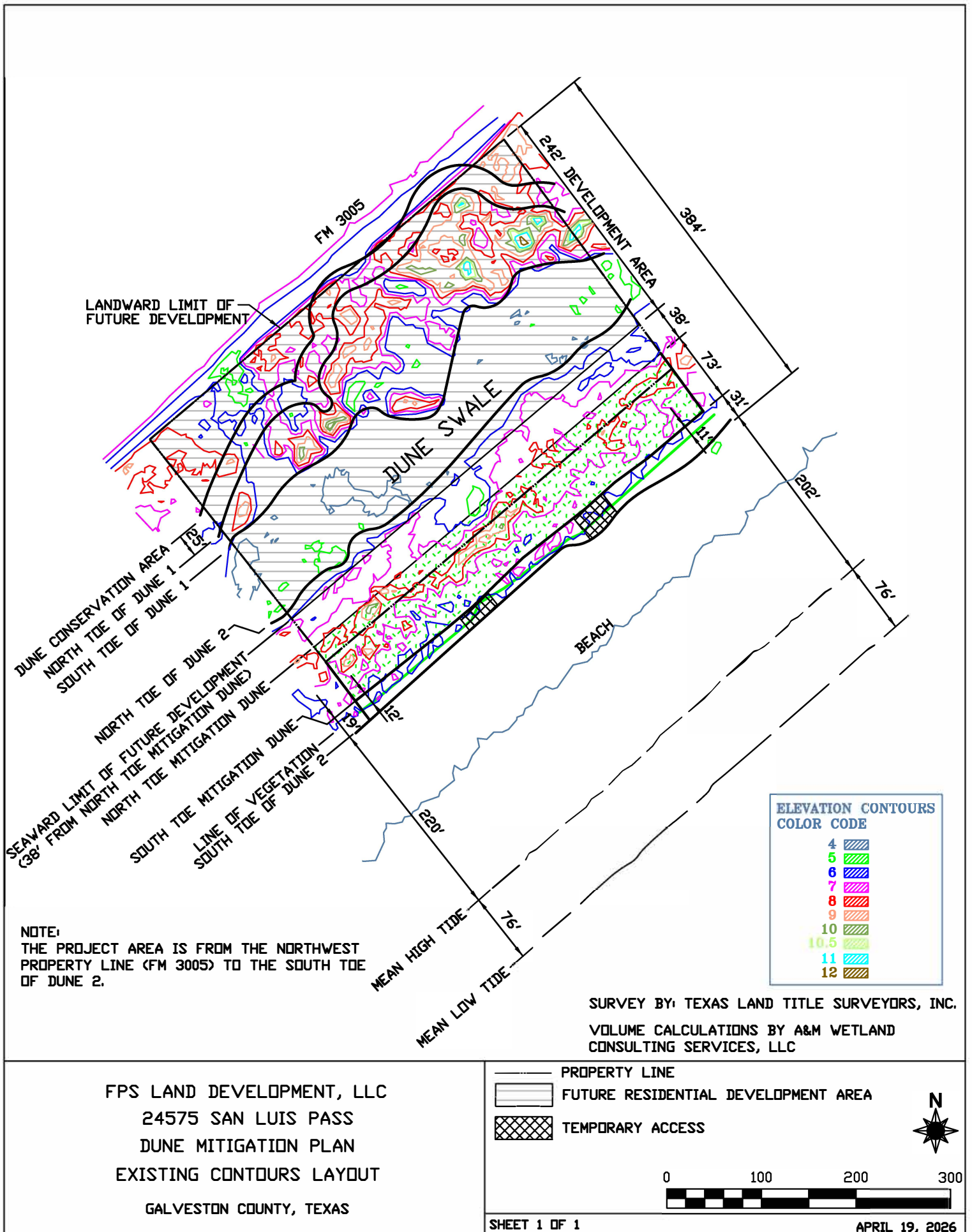
**Map prepared by the City of Galveston Development
 Services Department, Coastal Resources Division
 (Hcummings) - 1/26/2026**

This product is for informational purposes and may not have been
 prepared for or be suitable for legal, engineering, or surveying
 purposes. It does not represent an on-the-ground survey and
 represents only the approximate relative location of property
 boundaries.

The data presented on these pages is not
 legally binding on the City of Galveston or any of
 its departments. These maps and the
 associated data are representations ONLY and
 may contain errors in the databases.



B – Topographic Surveys

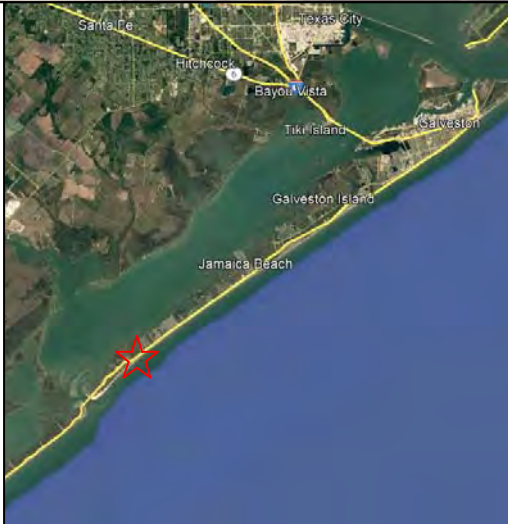


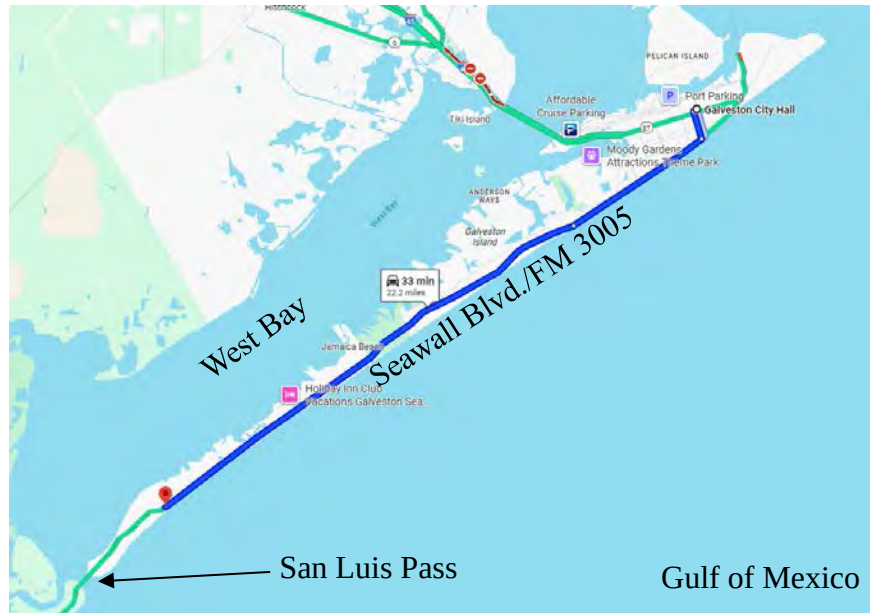
C – Site Plans and Drawings



FPS LAND DEVELOPMENT, LLC
 24575 SAN LUIS PASS
 VICINITY MAP
 ——— PROJECT BOUNDARY

JANUARY 16, 2026
 GALVESTON COUNTY, TEXAS



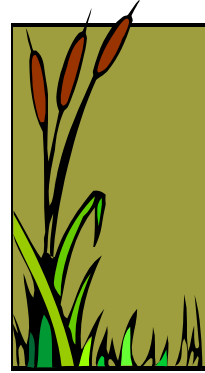


Driving Directions: Head South on Rosenberg St. toward Seawall Blvd. Turn right onto Seawall Blvd. Travel approximately 21.3 miles on Seawall Blvd./FM 3005 to the site. The site will be on the left (between the beach and FM 3005). (See Map Below.) Note: We parked on the shoulder near the East end of the site. The shoulder in this area is wide enough to park out of the eastbound lanes. An alternative would be to continue past the site to Salt Cedar Dr. and access the site from the beach.



A & M Wetland Consulting Services, LLC

502 Vivit
Angleton, TX 77515
281-627-2659
andy@texaswetland.com
mike@texaswetland.com



January 19, 2026

Beachfront Construction Certificate/ Dune Protection Permit Application for the placement of Beach Quality Sand in the Dune Swale, and construction of a Mitigation Dune using Dune Sand and Beach Quality Sand.

Mr. Kyle Clark
Coastal Resources Manager
Development Services Department
City of Galveston
823 Rosenberg, Rm. 401
Galveston, TX 77550

Site Location: 24575 San Luis Pass, Galveston, TX 77554
Legal Description: Abstract 121 Hall & Jones Survey Tract 8-1 (3.350 ACRES)
Lot Applicant: FPS Land Development, LLC (Mr. Frank Friesenhahn)

Dear Mr. Clark,

A & M Wetland Consulting Services, LLC, (A & M Wetland) on behalf of FPS Land Development, LLC, submits this Beachfront Construction Application for the placement of fill in an existing dune swale and construction of a Mitigation Dune. The U. S. Army Corps of Engineers, in SWG-2023-00795, has determined the 3.35-acre site to be non-jurisdictional.

FPS Land Development, LLC intends to prepare the site for future residential development. Presently, the site contains two dunes with a dune swale in between. This request will allow the applicant to 1) fill in the dune swale and other low areas with Beach Quality Sand and, 2) move dune sand from Dune 1 to the Mitigation Dune, and 3) construct said Mitigation Dune.

Once complete, the project will provide a buildable area for future residential development and a Mitigation Dune. The location and dimensions of the proposed work are shown on the layouts/cross-sections included with this request. The elevation of the site at the North Toe of the Mitigation Dune will be 8 feet and at the North Property Line (FM 3005 right of way) will be 7.5 feet. The proposed elevations will allow rainwater to drain away from the beach and into the borrow ditch along FM 3005. The height of the landward side of the Mitigation Dune will be 4 feet. (See cross sections for details.)

The dune swale, as well as other low areas on the site, will require 8,103 cubic yards of beach quality sand. The Existing Contour Layout identifies the low areas (5 dark green).

The finished grade of the fill site will slope northward from an elevation of 8 feet at the North Toe of the Mitigation Dune to an elevation of 7.5 feet at the North property line (FM 3005 right of way). The 30' North of the North Toe of the Mitigation Dune is part of the previously stated area. It is not part of the buildable area.

The Mitigation Dune will require 842 cubic yards of sand. Six Hundred Ninety Six cubic yards (696 CY) of dune sand will be moved from Dune 1 to the Mitigation Dune. The remaining 146 cubic yards required to build the Mitigation Dune, to the dimensions shown on the cross sections, will be constructed with Beach Quality Sand (696 CY + 146 CY = 842 CY). The 696 CY of sand is the amount required to be mitigated. The additional 146 cubic yards of beach quality sand, beyond the 696 CY required mitigation, will be an enhancement to the mitigation dune.

One thousand Six Hundred and Four cubic yards (1,604 CY) of beach quality sand will be required to fill the area between the existing North Toe of Dune 2 and the North Toe of the Mitigation Dune. The North toe dune of the mitigation dune will serve as the new North toe of dune for this property.

The placement of Beach Quality Sand in the Dune Swale, and construction of a Mitigation Dune will take approximately thirty days to complete.

The purpose of this project is to prepare the site for future development by manipulating existing dune sand and importing Beach Quality Sand. Therefore, the site will remain 100% pervious.

FPS Land Development, LLC intends to source the Beach Quality Sand from an undisturbed area West of an existing sand pit on property owned by GM Welding (Mr. George Sims). The location of the new sand pit is shown on a graphic which is included in this request. GM Welding's mailing address is P.O. Box 3629, Galveston, Tx 77552. Their phone number is 409-744-9222. The legal description of the property is Tract A, The Sims (2024), Abstract121 (ID 754426). The sand has been tested and approved for use in construction of dunes. The test results are included with this document.

Dune Vegetation will be planted from the Seaward Limit of Future Development continuously to the South Toe of Dune. This will provide 64,980 SF for planting dune vegetation. A request has been made for the City of Galveston to allow 8,450 SF dune vegetation to be placed immediately East of the subject property. This additional area will provide 73,430 SF of mitigation. This square footage will provide a 1:1 ratio at the 80% cover present prior to disturbance. Dune vegetation will be planted and monitored until 81% cover is achieved. Experience has proven that the owner should request verification immediately when the 81% cover is achieved. Replant efforts must be performed if the site has not achieved 81% coverage within three years.

FPS Land Development, LLC intends to plant Sea Oats and Bitter Panicum. Plant spacing will be on 2-3 foot centers per the "Coastal Dunes Dune Protection and Improvement Manual for the Texas Gulf Coast – 6th Edition". Approximately 7,975 plants will be required to meet the 2-3 foot spacing. The recommended planting percentage of 20% Sea Oats (1,595 plants) and 80% Bitter Panicum (6,380 plants) will also be followed. Coastal Transplants, LLC will provide and plant dune vegetation on the constructed dune. Mr. Steve Mercer is the point of contact for Coastal Transplants, LLC. He can be reached by phone 910-431-9814.

The following is an excerpt from page 14 of the “Coastal Dunes Dune Protection and Improvement Manual for the Texas Gulf Coast – 6th Edition”: Immediate watering of transplants is not imperative, but success is increased if planting is done after a rain or if the dune is watered before the planting. Continual watering of the newly planted vegetation, especially during drought conditions, is encouraged to help increase the likelihood of survival. Dune grasses should never be mowed as this destroys their ability to trap sand and may kill the plants.

Several layouts are included to clearly show the proposed activities and to provide information required in the Beachfront Construction Certificate/ Dune Protection Permit Application.

- 1) **Dune Mitigation Plan.** The Dune Swale which will be filled in, the location of the Mitigation Dune, the location of temporary access, and the future residential development area are shown in this layout.
- 2) **Existing Impacted Vegetation Layout.** The areas of existing vegetation that will be permanently impacted on Dune 1 and Dune 2 and temporarily impacted areas at the access locations from the beach are shown on this layout. The depicted wetland areas were deducted.
- 3) **Dune Vegetation Mitigation Area.** The Dune Vegetation Mitigation area begins 38 feet landward of the North Toe of the Mitigation Dune and ends at the South Toe of Dune 2. It also includes 8,450 square feet of City of Galveston property located East of the property. The two areas together will provide 73,430 SF of dune vegetation mitigation.
- 4) **Existing and Final Contour Layouts.** These layouts reflect the change in site contours due to filling in the dune swale, moving sand from Dune 1 to the Mitigation Dune, and building the Mitigation Dune. The final contour layout also shows the direction of rainfall runoff.
- 5) **Rope & Bollard Layout.** This layout shows the location of the temporary Rope & Bollard barrier. The temporary Rope & Bollard will be on the South Side of the Mitigation Dune and on either side of the two access points. A sign stating the following will be placed near the center of the site: “Mitigation Planting for 24575 San Luis Pass”. An example can be seen in the attached photographs provided by the GLO.
- 6) **Cross Section Location Layout.** This layout shows the location of the three cross sections included in this document.

A timeline for construction of this project is included in this submittal. Monitoring and maintenance will continue until dune vegetation is established to City of Galveston and General Land Office approval. The applicant is responsible for the timely submission of GLO required assessments of dune construction and vegetation progress. Refer to: “24575 San Luis Pass Fill Placement in Dune Swale, Construct Mitigation Dune, and Dune Vegetation Planting Timeline.

REMEMBER: THE INITIAL CONSTRUCTION EFFORT IS NOT COMPLETE UNTIL THE GENERAL LAND OFFICE HAS BEEN NOTIFIED WITH NARRATIVE AND PICTURES.

The shoreline in this area is subject to erosion. An interactive map on The Bureau of Economic Geology’s web site was utilized to determine the average annual shoreline change in this area. The

“End Point Rate” at Site 2723 on the interactive map is -0.75 feet/year. This project will have no negative impact on coastal erosion as the Mitigation Dune will enhance protection of this site and the surrounding area.

The public’s use of the beach will not be affected by the Mitigation Dune as it will be constructed within Dune 2, and landward of the Line of Vegetation.

The project area is in VE Base Flood Elevation 15'-19' and does lie within a 100-year flood plain.

The applicant will notify the City of Galveston, in writing, when work begins. The applicant will be responsible for any mitigating costs associated with this project.

Respectfully submitted January 19, 2026,



Andy R. Bouse
281-627-2659
A & M Wetland Consulting Services, LLC



Michael J. Christley, P.E.
979-549-7063

24575 San Luis Pass Fill Placement in Dune Swale, Construct Mitigation Dune, and Dune Vegetation Planting Timeline

January 16, 2026

Day 1 - Receive approval of Beachfront Construction Application from the City of Galveston. Verify location of Mitigation Dune. Take pictures of Mitigation Dune area **prior** to commencement of operations.

Day 2 – Install Rope and Bollard barrier along South side of Mitigation Dune and on either side of temporary access locations.

Day 3 to Day 20 – Import Beach Quality Sand and place it in the Dune Swale. Shape the sand to the elevations shown on the cross sections.

Day 21 to Day 26 – Construct Mitigation Dune. Move Dune Sand from Dune 1 to the Mitigation Dune and shape it to the elevations and slopes shown on the cross sections. Import Beach Quality Sand to complete the Mitigation Dune.

Day 27 to Day 30 – Import Beach Quality Sand to the “Construction Area” North of the Dune Swale to fill in the wetland and low areas to the elevations shown on the cross sections. Re-shape temporary access locations to their approximate existing contours.

After this work has been completed install identifying signage. The signage will reference that the Mitigation Planting is for 24575 San Luis Pass.

Avoid impacting the existing dune vegetation outside the Mitigation Dune construction area and temporary access locations. Take pictures of the Mitigation Dune once sand has been placed, but prior to planting.

Winter of 2025 to Spring of 2026 – Plant Dune Vegetation in the “Dune Vegetation Mitigation Area”. Plant Sea Oats and Bitter Panicum on 2-3 foot centers. The current season is ideal for establishing dune vegetation.

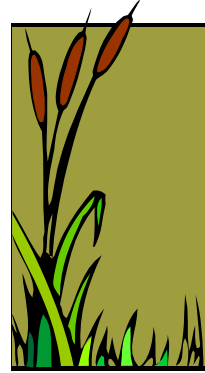
NOTIFY THE CITY OF GALVESTON ONCE CONSTRUCTION OF THE DUNE IS COMPLETE, OR WITHIN TEN DAYS OF INITIATION, WHICHEVER COMES FIRST. WRITTEN NOTIFICATION SHOULD INCLUDE PICTURES.

Day 90 – First Quarterly Report to the City of Galveston. The Report should include narrative and pictures which document the progression of the vegetative cover of the constructed dune.

From Day 90 to 3-year anniversary of project initiation, the applicant must submit quarterly reports (see above) until he receives City of Galveston approval.

A & M Wetland Consulting Services, LLC

502 Vivit
Angleton, TX 77515
281-627-2659
andy@texaswetland.com
mike@texaswetland.com



April 23, 2026

Supplemental Dune Mitigation volume information

Mr. Kyle Clark
Coastal Resources Manager
Development Services Department
City of Galveston
823 Rosenberg, Rm. 401
Galveston, TX 77550

Site Location: 24575 San Luis Pass, Galveston, TX 77554
Legal Description: Abstract 121 Hall & Jones Survey Tract 8-1 (3.350 ACRES)
Lot Applicant: FPS Land Development, LLC (Mr. Frank Friesenhahn)
Case Number: 26BF-002
GLO ID No.: BDCOG-26-0031

Dear Mr. Clark,

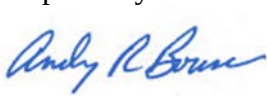
In response to the Texas General Land Office comments dated March 30, 2026 A & M Wetland Consulting Services, LLC, offers the following supplemental information.

The Mitigation Dune will provide compensation for dune sand which will be 1) moved from Dune 1 above the "Finished Grade" and 2) for dune sand in Dune 1 and Dune 2 below the "Finished Grade". The Mitigation Dune will contain 3,221 cubic yards of sand.

The sand compensated for in Dune 1 includes 696 cubic yards above the "Finished Grade", and 1,571 cubic yards below the "Finished Grade". The sand compensated for in Dune 2 includes 954 cubic yards below the "Finished Grade".

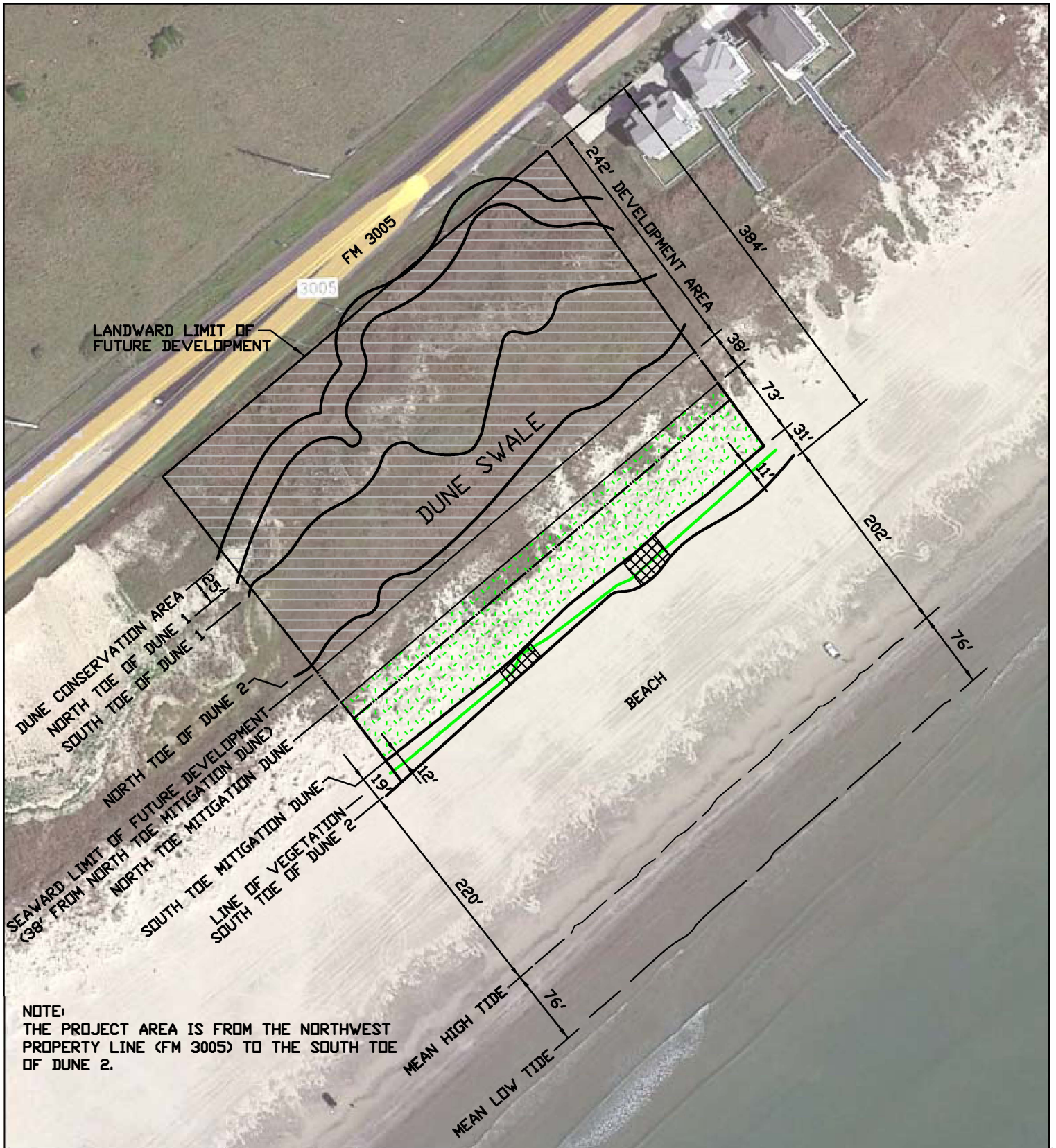
The 696 cubic yards of sand above the "Finished Grade" in Dune 1 will be moved to the Mitigation Dune. The 2,525 cubic yards of sand below the "Finished Grade" in Dune 1 and Dune 2 will be compensated for with beach quality sand from George Sims sand pit.

Respectfully submitted April 23, 2026,



Andy R. Bouse
281-627-2659
A & M Wetland Consulting Services, LLC

Michael J. Christley, P.E.
979-549-7063



FPS LAND DEVELOPMENT, LLC
24575 SAN LUIS PASS
DUNE MITIGATION PLAN

GALVESTON COUNTY, TEXAS

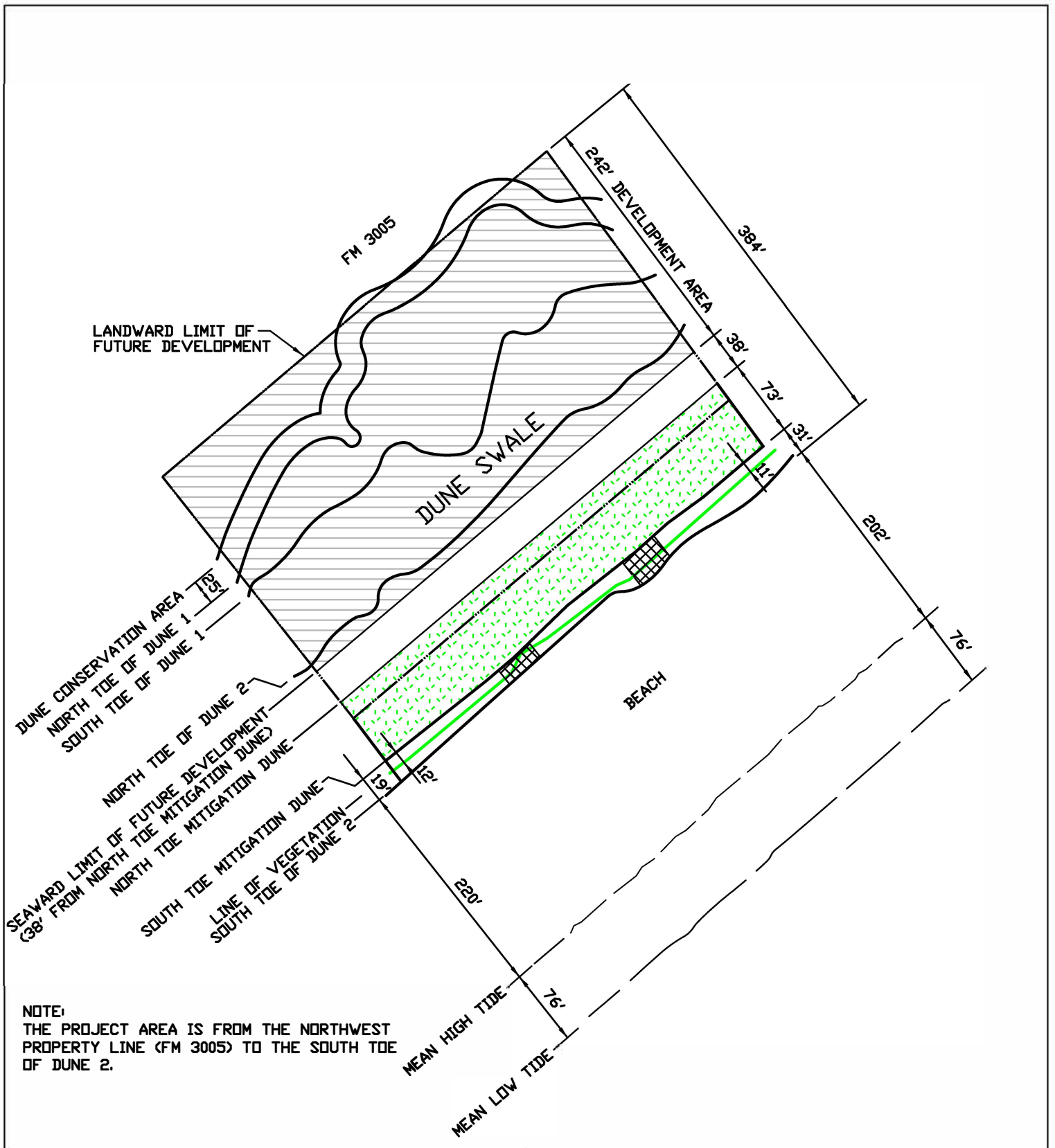
- PROPERTY LINE
- ▭ FUTURE RESIDENTIAL DEVELOPMENT AREA
- ▨ TEMPORARY ACCESS

BACKGROUND: APRIL 7, 2022 GOOGLE EARTH



SHEET 1 OF 1

APRIL 19, 2026



FPS LAND DEVELOPMENT, LLC
24575 SAN LUIS PASS
DUNE MITIGATION PLAN

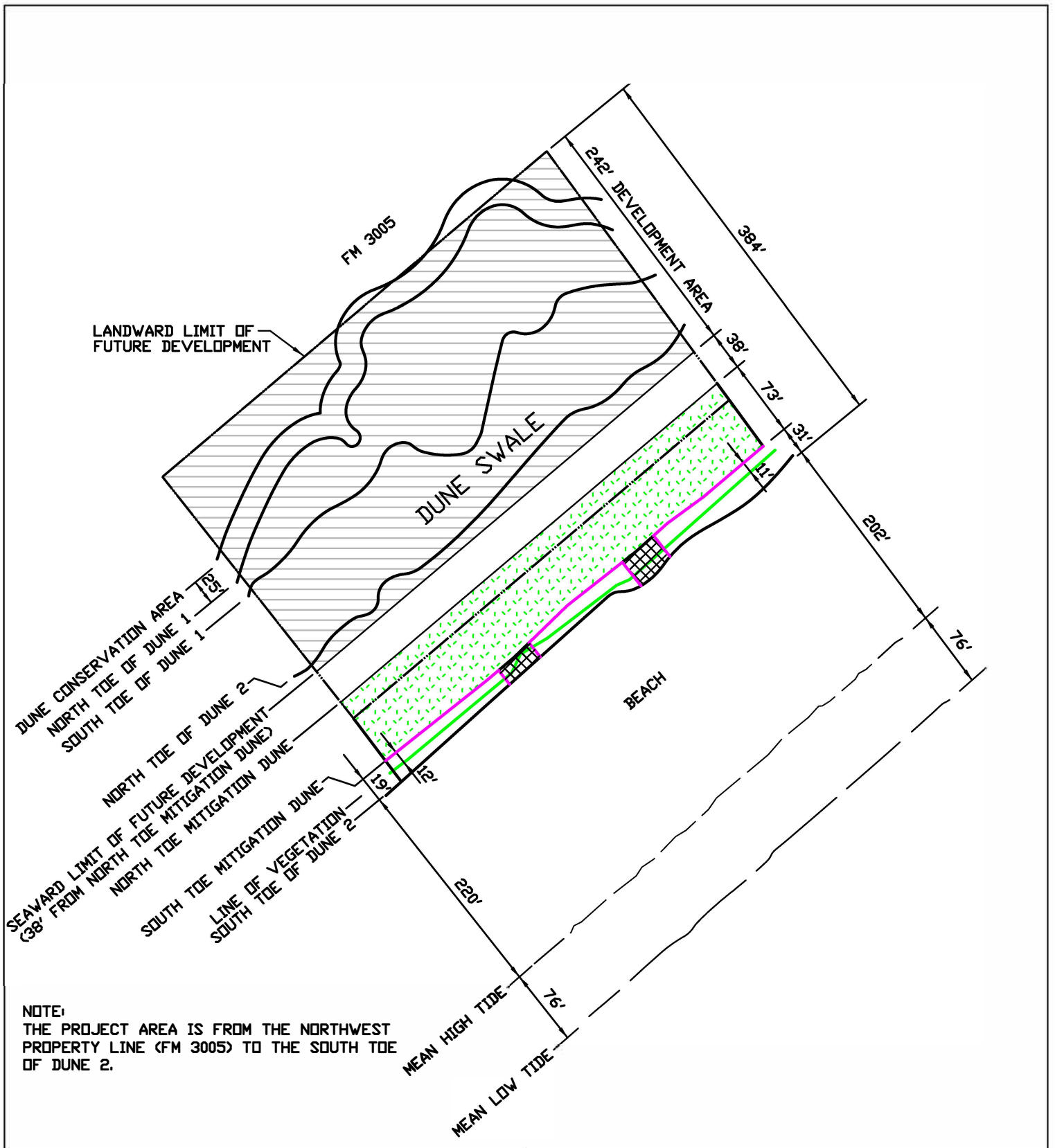
GALVESTON COUNTY, TEXAS

- PROPERTY LINE
- ▨ FUTURE RESIDENTIAL DEVELOPMENT AREA
- ▤ TEMPORARY ACCESS

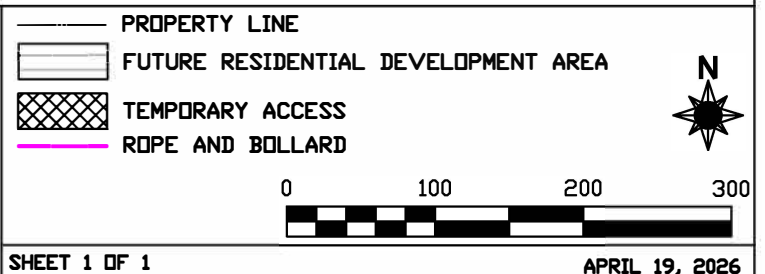


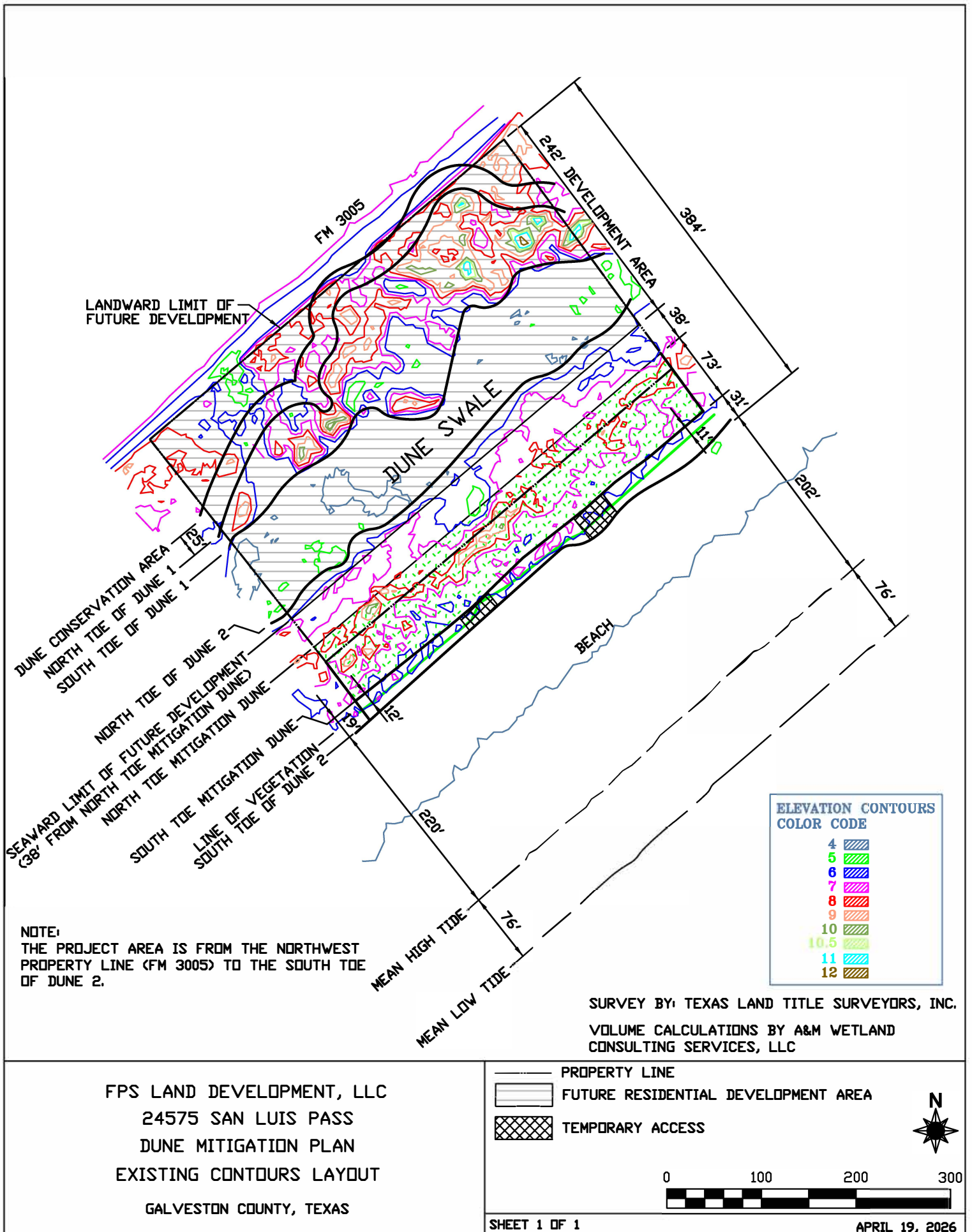
SHEET 1 OF 1

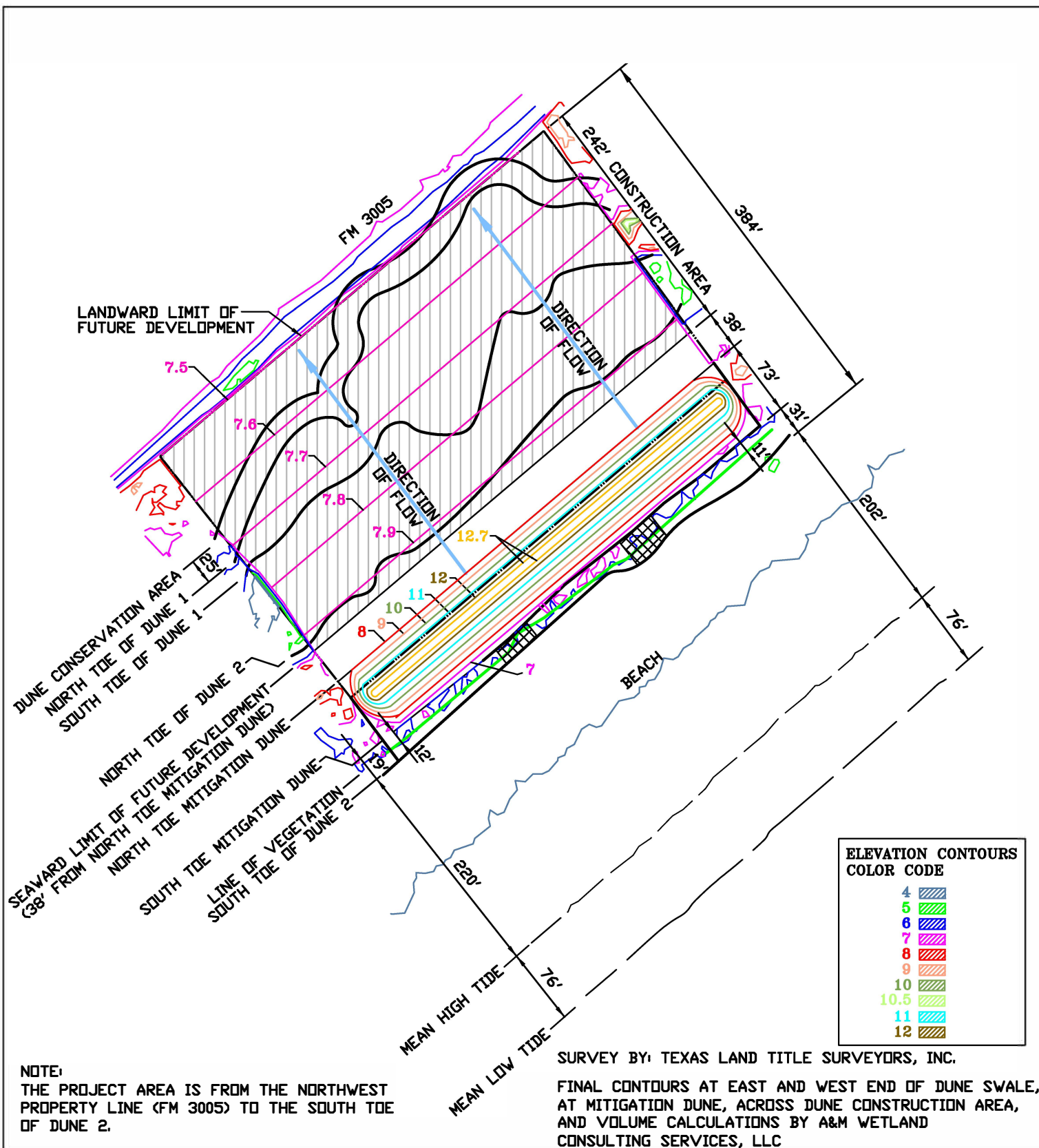
APRIL 19, 2026



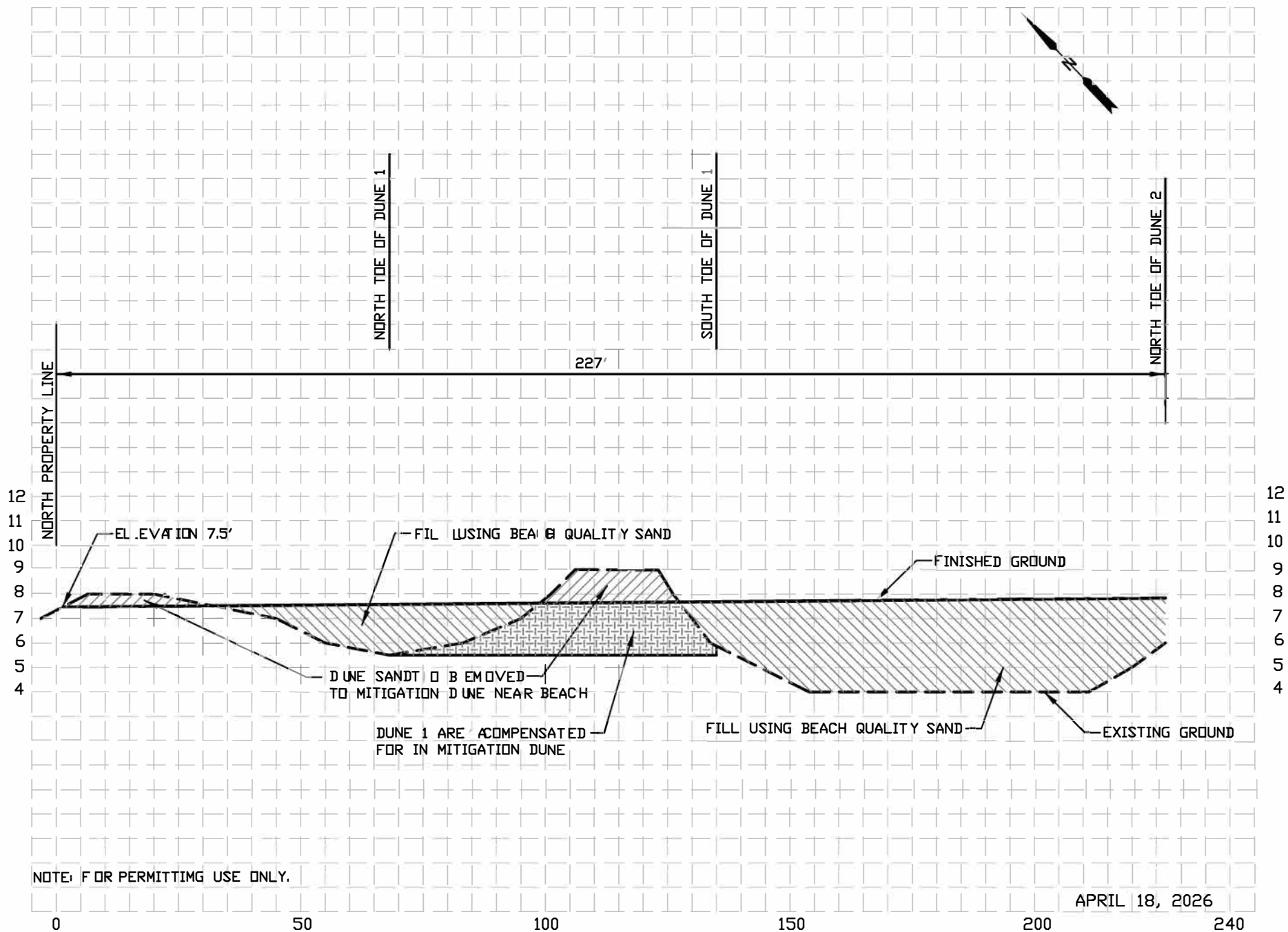
FPS LAND DEVELOPMENT, LLC
 24575 SAN LUIS PASS
 DUNE MITIGATION PLAN
 ROPE AND BOLLARD LAYOUT
 GALVESTON COUNTY, TEXAS







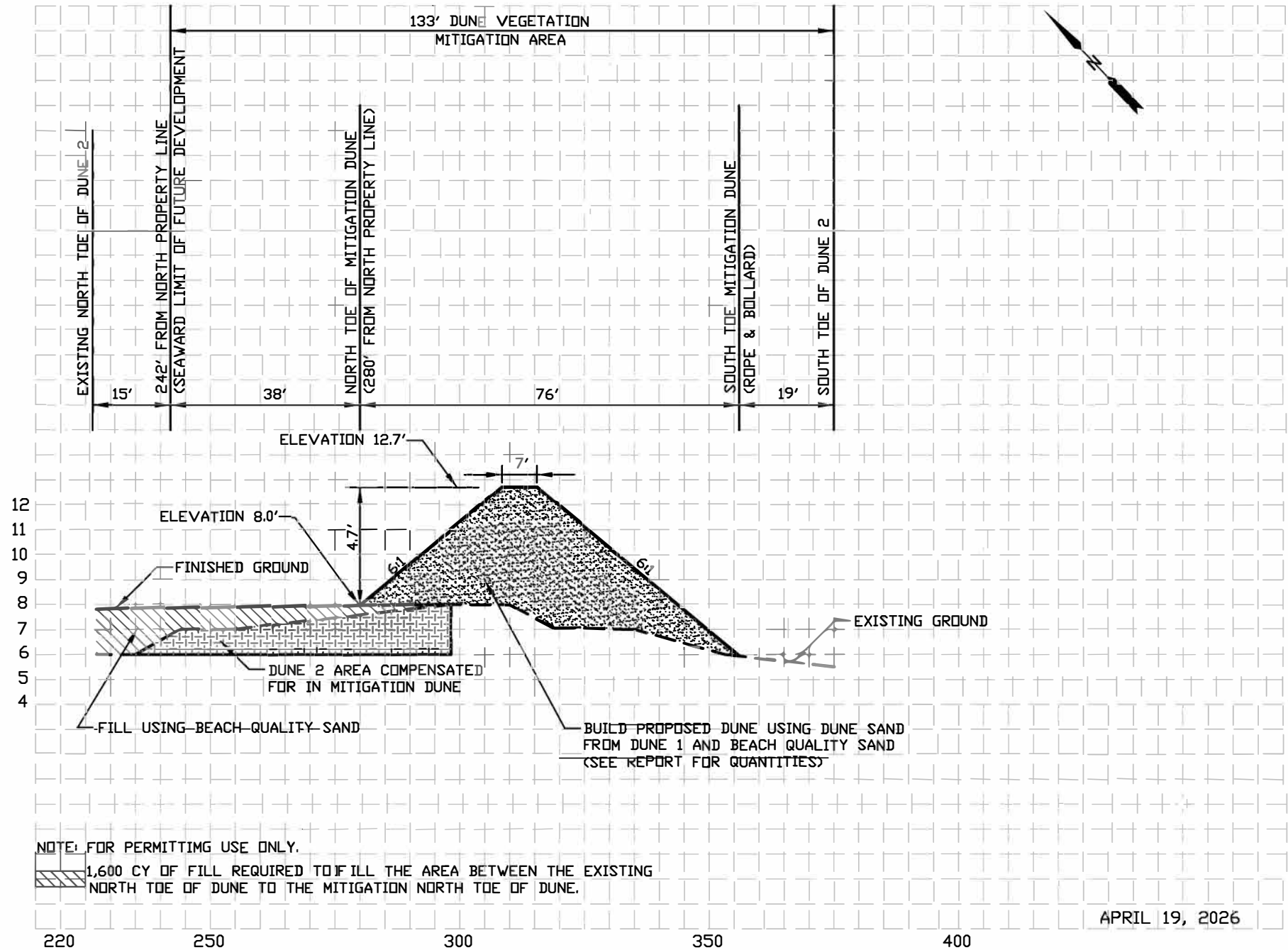
FPS LAND DEVELOPMENT, LLC
 24575 SAN LUIS PASS
 DUNE MITIGATION PLAN
 FINAL CONTOURS/DRAINAGE LAYOUT
 GALVESTON COUNTY, TEXAS



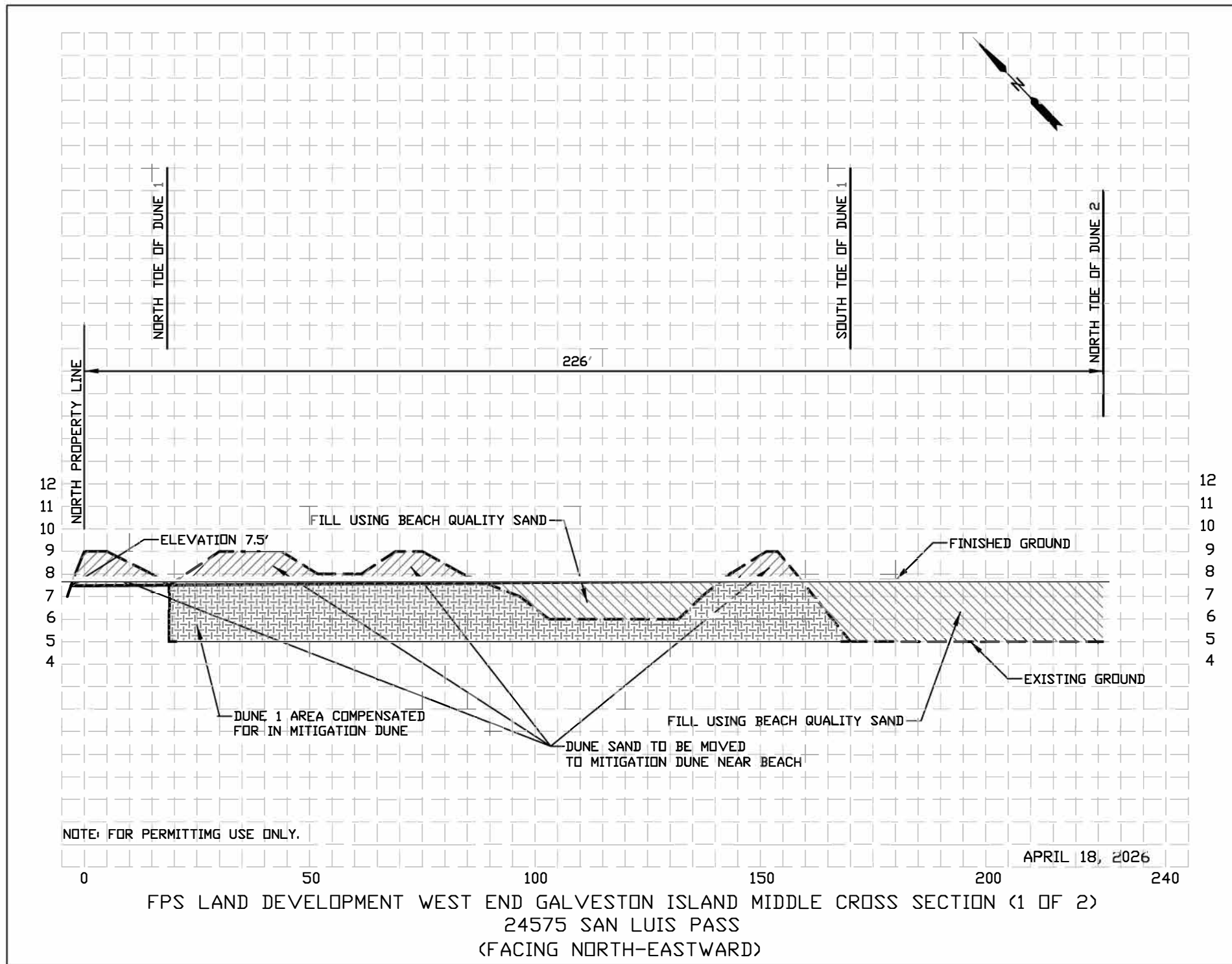
NOTE: FOR PERMITTING USE ONLY.

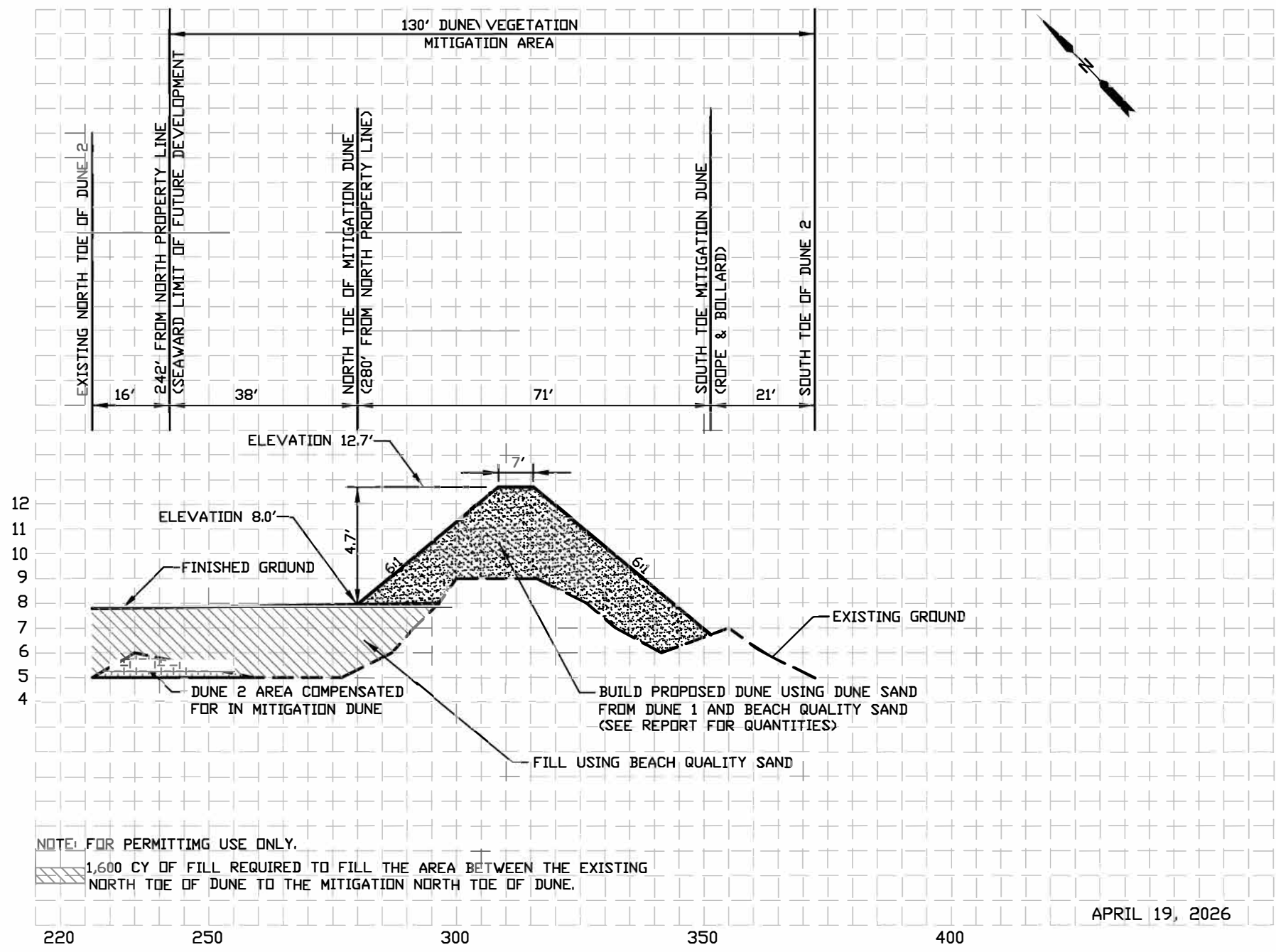
APRIL 18, 2026

FPS LAND DEVELOPMENT WEST END GALVESTON ISLAND WEST CROSS SECTION (1 OF 2)
 24575 SAN LUIS PASS
 (FACING NORTH-EASTWARD)

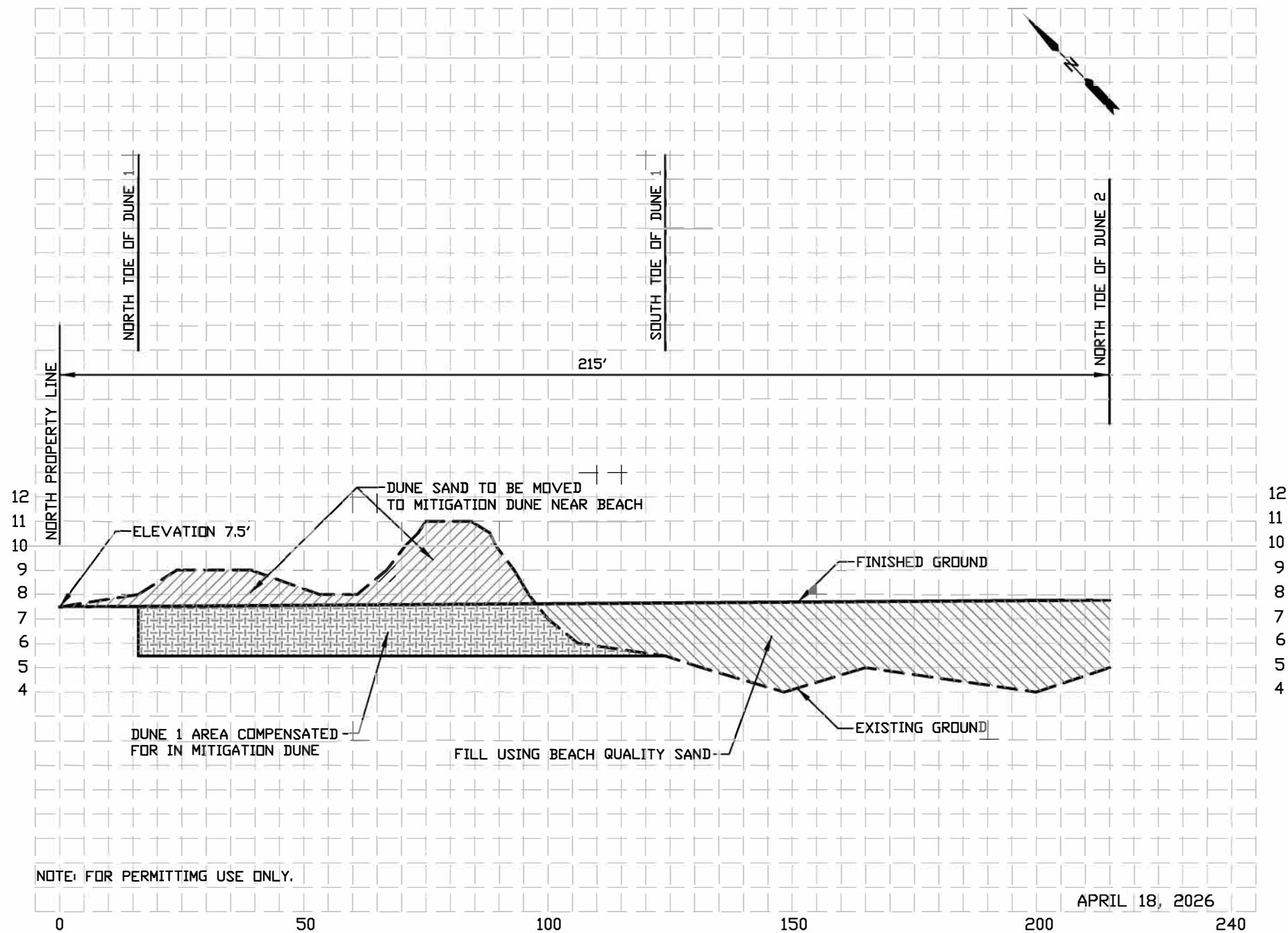


FPS LAND DEVELOPMENT WEST END GALVESTON ISLAND WEST CROSS SECTION (2 OF 2)
24575 SAN LUIS PASS
(FACING NORTH-EASTWARD)

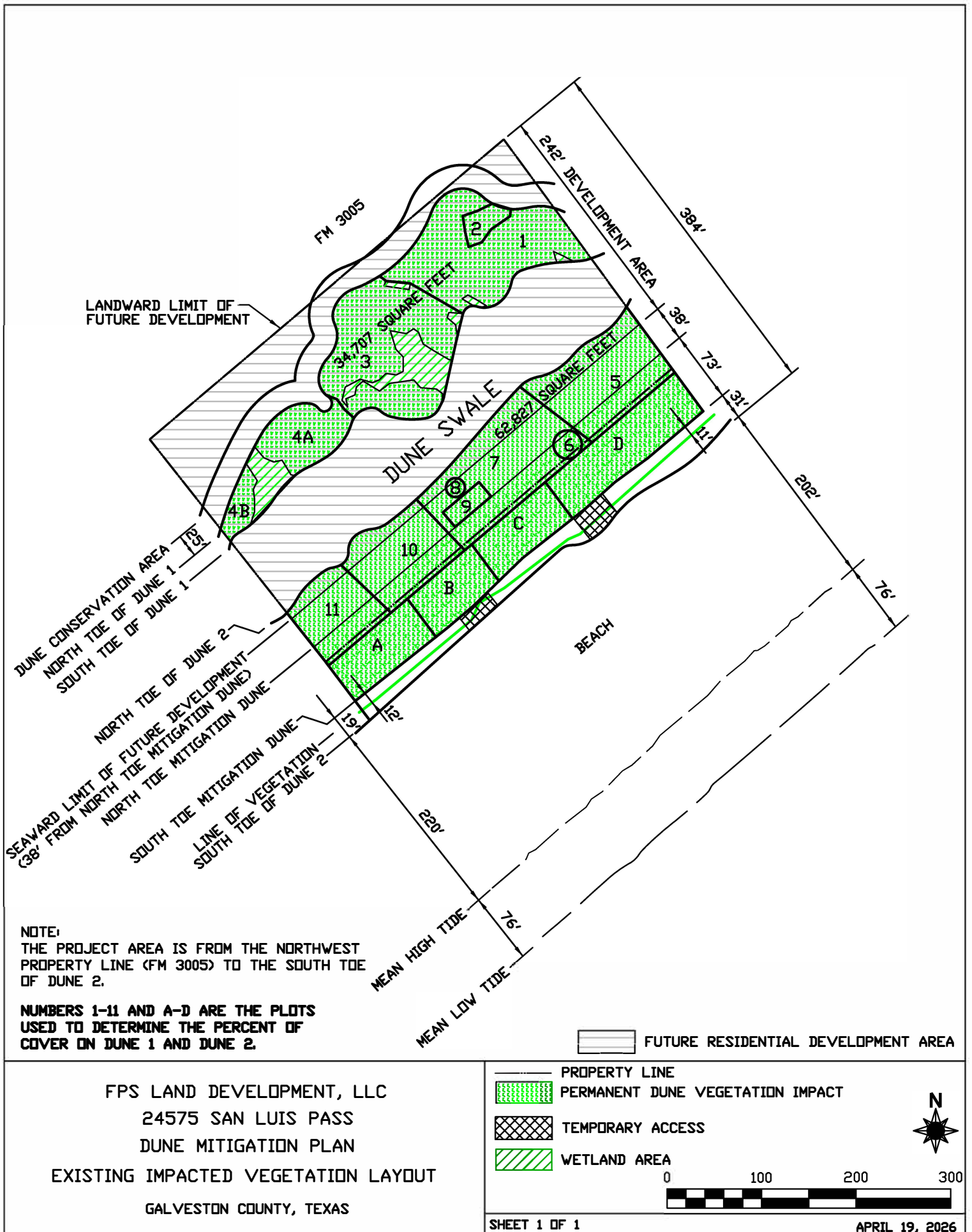




FPS LAND DEVELOPMENT WEST END GALVESTON ISLAND MIDDLE CROSS SECTION (2 OF 2)
 24575 SAN LUIS PASS
 (FACING NORTH-EASTWARD)



FPS LAND DEVELOPMENT WEST END GALVESTON ISLAND EAST CROSS SECTION (1 OF 2)
 24575 SAN LUIS PASS
 (FACING NORTH-EASTWARD)

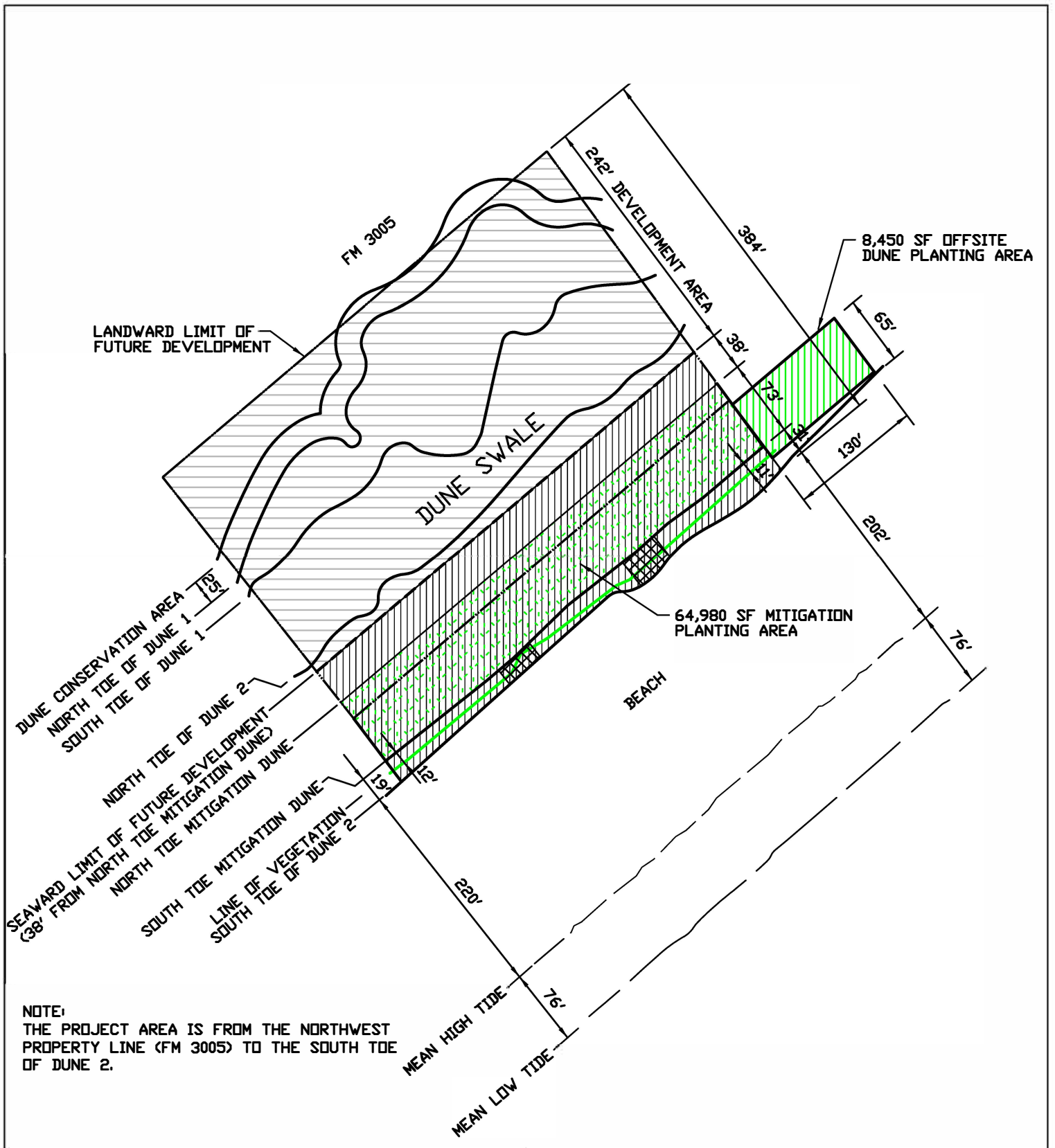


FPS Land Development, LLC				
3.35 Acre Site on the West End of Galveston Island, Texas				
Percent Existing Dune Vegetation Cover in Impacted Areas				
Dune Number	Total Dune Area, SF	Percent Cover	Vegetation Cover, SF	
1	34,707	87	30,270	
2	58,170	69	39,993	
	92,877	Average 76	70,263	
Proposed Dune Vegetation Mitigation				
The Dune Vegetation Mitigation Area is 73,430 SF. We propose 99% cover in this area. The effective coverage area will be 73,430 SF X 0.99 = 72,651 SF. This will provide a 1:1 ratio at 99% coverage. See the "Dune Vegetation Mitigation Area" layout for the limits of this area.				

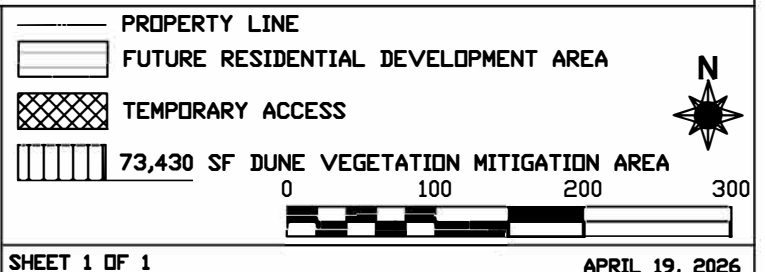
Backup for Percent Cover Shown Above for Dune 1 & 2

Dune Number	Area Number	Dune Area, SF	Percent Cover	Existing Dune Vegetation Cover, SF
1	1	13,730	85	11,671
1	2	1,315	75	986
1	3	13,159	90	11,843
1	4A	4,845	90	4,361
1	4B	1,658	85	1,409
Weighted Percent Dune 1		34,707	*87	30,270
2	5	10,745	70	7,522
2	6	707	40	283
2	7	12,273	75	9,205
2	8	314	100	314
2	9	1,000	100	1,000
2	10	8,150	80	6,520
2	11	6,245	70	4,372
2	A	5,313	65	3,453
2	B	3,606	45	1,623
2	C	4,927	65	3,203
2	D	8,887	55	4,888
Weighted Percent Dune 2		62,167	*68	42,381
Grand Total		96,874	*75	72,651

* The percent cover of each sample point must be weighted by the square footage of each area to achieve an overall percent cover.

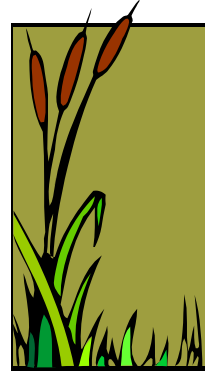


FPS LAND DEVELOPMENT, LLC
 24575 SAN LUIS PASS
 DUNE MITIGATION PLAN
 DUNE VEGETATION MITIGATION LAYOUT
 GALVESTON COUNTY, TEXAS



A & M Wetland Consulting Services, LLC

502 Vivit
Angleton, TX 77515
281-627-2659
andy@texaswetland.com
mike@texaswetland.com



January 16, 2026

Request City of Galveston Approval:

Utilize 8,450 square feet of area eastward, between the Line of Vegetation northward 65 feet and 130 feet linear to the Beach. The area will be planted with beach vegetation as an addition to the applicant's 64,980 SF mitigation planting area.

Mr. Kyle Clark
Coastal Resources Manager
Development Services Department
City of Galveston
823 Rosenberg, Rm. 401
Galveston, TX 77550

Site Location: 24575 San Luis Pass, Galveston, TX 77554
Legal Description: Abstract 121 Hall & Jones Survey Tract 8-1 (3.350 ACRES)
Lot Applicant: FPS Land Development, LLC (Mr. Frank Friesenhahn)

Dear Mr. Clark,

A & M Wetland Consulting Services, LLC, (A & M Wetland) on behalf of FPS Land Development, LLC, requests permission to use City of Galveston property for Dune Vegetation Planting.

The 8,450 square foot area (City Property) is located East of the site and adjacent to the beach. The areas available for planting dune vegetation on the site do not provide enough square footage to meet the mitigation requirements. Extending the dune vegetation planting into this area will provide the necessary area to meet the mitigation requirements and provide additional dune protection.

This request will not interfere with beach access by the property owner to the East.

This request is for dune vegetation planting only. No sand will be placed in this area.

Respectfully submitted January 16, 2026,

Two handwritten signatures in blue ink. The first signature is 'Andy R. Bouse' and the second is 'Michael J. Christley, P.E.'.

Andy R. Bouse
281-627-2659
A & M Wetland Consulting Services, LLC

Michael J. Christley, P.E.
979-549-7063

D – Site Photos

FPS Land Development, LLC
Beachfront Construction Pictures of the Site



Southwestern corner of the property in Dune 2 with a northeastern view over the wetland to Dune 1. January 12, 2026



Southerly view of the western portion of the site. January 12, 2026



Southerly view of the middle portion of the site. January 12, 2026



Southerly view of the eastern portion of the site. January 12, 2026



Westerly view of the northern portion of the site (between wetland and FM 3005).
October 8, 2025



Westerly view of the southern portion of the site (Dune 2). January 12, 2026



Northerly view of the eastern property line. The Line of Vegetation was staked and removed by beachgoers. It is recorded with GPS as shown on our layouts. January 12, 2026



Northerly view near the center of the site. The blue painted stake was one of several that identify the South Toe of Dune 2. The Line of Vegetation was staked but removed by beachgoers. It was recorded with GPS as shown on our layouts. January 12, 2026



Northerly view of the western portion of the site. The Line of Vegetation was staked and removed by beachgoers. It was recorded with GPS as shown on our layouts. January 12, 2026



Northerly view of the eastern portion of the site. October 8, 2025



Northerly view of the middle portion of the site. Most of the stakes identifying the South Toe of Dune 2 were pulled by beach goers. The GPS documentation was obtained prior to vandalism. The Line of Vegetation is North of the dune protection signage. October 8, 2025



Northerly view of the western portion of the site. Most of the stakes identifying the South Toe of Dune 2 were pulled by beach goers. The GPS documentation was obtained prior to vandalism. The Line of Vegetation is on the top, North slope of Dune 2. October 8, 2025



Eastern view of the southern portion of the site (Dune 2). January 12, 2026



Easterly view of the northern/center of the site. Dune 1 portrays the vegetation at Picture #4 near the West property line. October 8, 2025

Start Dune 1 Pictures



Southerly view of North Toe of Dune 1 at the middle of the site. January 12, 2026



North Toe of Dune 1 in easterly view at East end of project. January 12, 2026



Westerly view of South Toe of Dune 1 from the East property line. January 12, 2026



Easterly view of South Toe of Dune 1, near the middle of the site. January 12, 2026



Northerly view of West end Dune 1 from Dune 2. The non-jurisdictional wetlands are between Dune 1 and Dune 2. January 12, 2026

Start Dune 2 Pictures



Southerly view of North Toe of Dune 2 at the West end of the site. January 12, 2026



Southerly view of North Toe of Dune 2 near the middle of the site. January 12, 2026



Southerly view of North Toe of Dune 2 at the East end of the site. January 12, 2026



Westerly view of the Mitigation Dune at the East property line. January 12, 2026



Easterly view of the Mitigation Dune near the East property line. January 12, 2026



Easterly view of the Mitigation Dune near the middle of the site. January 12, 2026



Easterly view of the Mitigation Dune at the West end of the site. January 12, 2026



Easterly view of the Dune 2 planting area: East end. January 12, 2026



Westerly view of the Dune 2 planting area: East end. January 12, 2026



Westerly view of the Dune 2 planting area: Near middle of the site. January 12, 2026



Easterly view of the Dune 2 planting area: Near middle of the site. January 12, 2026



Westerly view of the Dune 2 planting area: near the middle of the site. January 12, 2026



Easterly view of the Dune 2 planting area: West end. January 12, 2026



Easterly view of the Dune 2 planting area: from the West end. January 12, 2026

Start City of Galveston Area: Request for Mitigation, Site Pictures



Southerly view of the City of Galveston property. Client will request use of the site to plant dune vegetation for compensatory mitigation. January 12, 2026



Westerly view of the City of Galveston property. Client will request use of the site to plant dune vegetation for compensatory mitigation. January 12, 2026



Northerly view of the City of Galveston property. The picture represents the approximate center of the City of Galveston property. Client will request use of the site to plant dune vegetation for compensatory mitigation. No sand will be brought in. January 12, 2026



Easterly view of the City of Galveston property. Client will request use of the site to plant dune vegetation for compensatory mitigation. January 12, 2026

E – GLO Comment Letter



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

May 19, 2026

Via Electronic Mail

Kyle Clark
Coastal Resources Manager
Development Services Department
City of Galveston
3015 Market St.
Galveston, Texas 77550

Beachfront Construction Certificate and Dune Protection Permit in the City of Galveston

Site Address: 24575 San Luis Pass Road, Galveston
Legal Description: ABST 121 Hall & Jones Sur TR 8-1 3.350 Acres
Lot Applicant: Frank Fiesenhahn c/o FPS Land Development, LLC
Case Number: 26BF-002
GLO ID No.: BDCOG-26-0031a

Dear Mr. Clark:

The General Land Office (GLO) has reviewed the amended application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes large-scale impacts to dunes and dune vegetation to prepare a site for future development. The applicant proposes to adversely impact 3,221 cubic yards of dunes and 92,877 square feet of dune vegetation with an average vegetative cover of 76% (effective area of 70,263 square feet). The applicant proposes an on-site compensation area with 3,221 cubic yards of dunes and 64,980 square feet of dune vegetation and an off-site compensation area of 8,450 square feet of dune vegetation. The applicant proposes a vegetative cover of 99% within the compensation areas, which would be an effective total area of 72,651 square feet. According to the Bureau of Economic Geology, the area is stable. Based on the information provided to our office for review, we have the following comments.

Since mitigation and compensation are required, the requirements in 31 TAC § 15.4(g) apply, included below:

- The permittee must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction. The GLO requests that the City notify the GLO of the date of the initiation of construction or note the date in the shared mitigation tracking spreadsheet.
- The permittee will have failed to achieve mitigation and compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.

- The City must require the applicant to conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts must include preservation and maintenance of restoration activities pending completion of mitigation and compensation.
- The City shall determine compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.
- The City must provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.

Since off-site compensation is proposed, the requirements in 31 TAC §§ 15.4(f)(4)(B-C) & 15.4(f)(5) apply. The City should note the following:

- 31 TAC 15.4(f)(4)(C)(vii) requires the proposed date of the initiation of compensation to be included by permittees proposing off-site compensation. Local governments shall include a condition in each permit authorizing off-site compensation which requires permittees to notify local governments in writing of the actual date of initiation within 10 working days after compensation is initiated. If the permittee fails to begin compensation on the date proposed in the application, the permittee shall provide the local government with the reason for the delay.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.ⁱ Any construction activities not authorized by a beachfront construction certificate or impacts to critical dunes and dune vegetation seaward of the dune protection line not authorized by a dune protection permit are a violation of state statute and subject to enforcement action.ⁱⁱ

If you have any questions, please contact me at (512) 463-1278 or at michelle.leslie@glo.texas.gov.

Sincerely,



Michelle Leslie
Manager, Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

These are comments based on the materials provided. The citations listed may not be exhaustive. The local government is required to consider the entirety of Texas Natural Resource Code Chapters 61 and 63 and 31 Texas Administrative Code 15 when determining whether to authorize the proposed activities.ⁱⁱⁱ

ⁱ 31 Tex. Admin. Code § 15.3(t)(5): "In the event of a material change to the site conditions or the proposed construction since approval of the original application, a local government shall require that an applicant or permittee amend an application for a permit or certificate, or obtain a new permit or certificate. All information relevant to the material changes,

such as site conditions, project plans, and required changes to mitigation or compensation, must be disclosed by the applicant or permittee to the local government. The local government will submit the amended application for a permit or certificate or new application to the General Land Office for review and comment.”

ⁱⁱ 31 Tex. Admin. Code § 15.3(s)(3): “No person shall cause, engage in, or allow construction on land adjacent to and landward of public beaches and lying in the area either up to the first public road generally parallel to the public beach or to any closer public road not parallel to the beach, or to within 1,000 feet of mean high tide, whichever is greater, that affects or may affect public use of and access to and from public beaches unless the construction is properly certified by the appropriate local government as consistent with its local plan, this subchapter, and the Open Beaches Act.”

31 Tex. Admin. Code § 15.3(s)(1): “Unless a dune protection permit is properly issued by a local government authorizing the conduct, no person shall: (A) damage, destroy, or remove a sand dune or a portion of a sand dune seaward of a dune protection line or within a critical dune area; or (B) kill, destroy, or remove in any manner any vegetation growing on a sand dune seaward of a dune protection line or within a critical dune area.”

31 Tex. Admin. Code § 15.10(d): “A violation of any provision of this subchapter, a local government dune protection and beach access plan, or any permit or certificate or the conditions contained therein will subject a person to the potential assessment of administrative or civil penalties.”

ⁱⁱⁱ 31 Tex. Admin. Code § 15.3(s)(8): “When determining whether to approve a proposed activity, a local government shall review and consider: (A) the permit or certificate application; (B) the proposed activity's consistency with this subchapter and the local government's dune protection and beach access plan, including the dune protection and beachfront construction standards contained in both; (C) any other law relevant to dune protection and public beach use and access which affects the activity under review; (D) the comments of the General Land Office; and (E) any other information the local government may consider useful to determine consistency with the local government's dune protection and beach access plan, including resource information made available to them by federal and state natural resource entities and landowners immediately adjacent to the tract. A local government shall not issue a dune protection permit or beachfront construction certificate that is inconsistent with its plan, this subchapter, and other state, local, and federal laws related to the requirements of the Dune Protection Act and Open Beaches Act.”



26P-028

STAFF REPORT

ADDRESS:

1602 Broadway / Avenue J

LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M.B. Menard Survey Lots 8, 9 and East Part of Lot 10 and Adjacent Abandoned Alley (8-0), Block 196, in the City and County of Galveston, Texas.

Applicant:

Melody Van Kay

Property Owner:

R. Douglas and Melody A. Van Kay

ZONING DISTRICT:

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

HISTORIC DISTRICT:

East End

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
18				



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)	Commercial
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Residential, Single-Family, Historic District (R-3-H)	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.

This rare Monterey Revival style home was built in 1929 for Dr. Albert O. and Willie Dean Singleton. After the passing of her father Henry Martyn Trueheart in 1914, Sally Trueheart Williams (descendant of John Overton Trueheart) demolished the family mansion and built the house at 1616 Broadway. She then sold the remainder of the property to the Singletons. Waco architect Cameron Fairchild designed both the Singleton home and the Mediterranean Revival style Sally Trueheart Williams home to the west; that structure is also in the process of being designated as a Galveston Landmark. His associate Eugene Werlin managed the construction of the Singleton’s home and later established his own architectural practice in Houston.

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 also 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.

Albert Olin Singleton (1882-1947) was born in Waxahatchie, Texas and educated at the University of Texas in Austin. He then moved to Galveston to attend UTMB, completing his physician education in 1910. He was named instructor of surgery in 1911, and the following year married Corsicana, Texas native and nursing student Willie Dean Blevins (1887-1971). Their sons Albert Jr. and Edward continued their parents' legacy as UTMB medical school professionals. Dr. Albert Singleton Sr. was also a founding member of the American Board of Surgery, President of Texas Surgical Society, as well as being an officer in other medical organizations. The UTMB Singleton Surgical Ward is named after him as well. During World War II, Willie Dean was a leading member of the American Red Cross.

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 Dr. Albert O. and Willie Dean Singleton house is in the Monterey Revival style, which was much more popular in California but is quite unusual in Galveston. This style is characterized by the home's buff-colored masonry, tile roof, and deep, full-width balconies featuring square columns and simple balustrade.

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 Landmark Commission will hear this request at the June 15, 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 July 23, 2026.

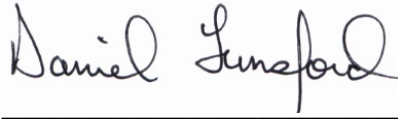
Staff Recommendation

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.

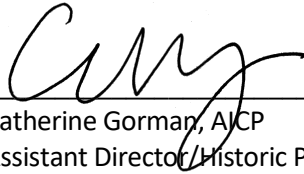
Respectfully Submitted:



Daniel Lunsford
Planning Manager

June 3, 2026

Date



Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer

June 3, 2026

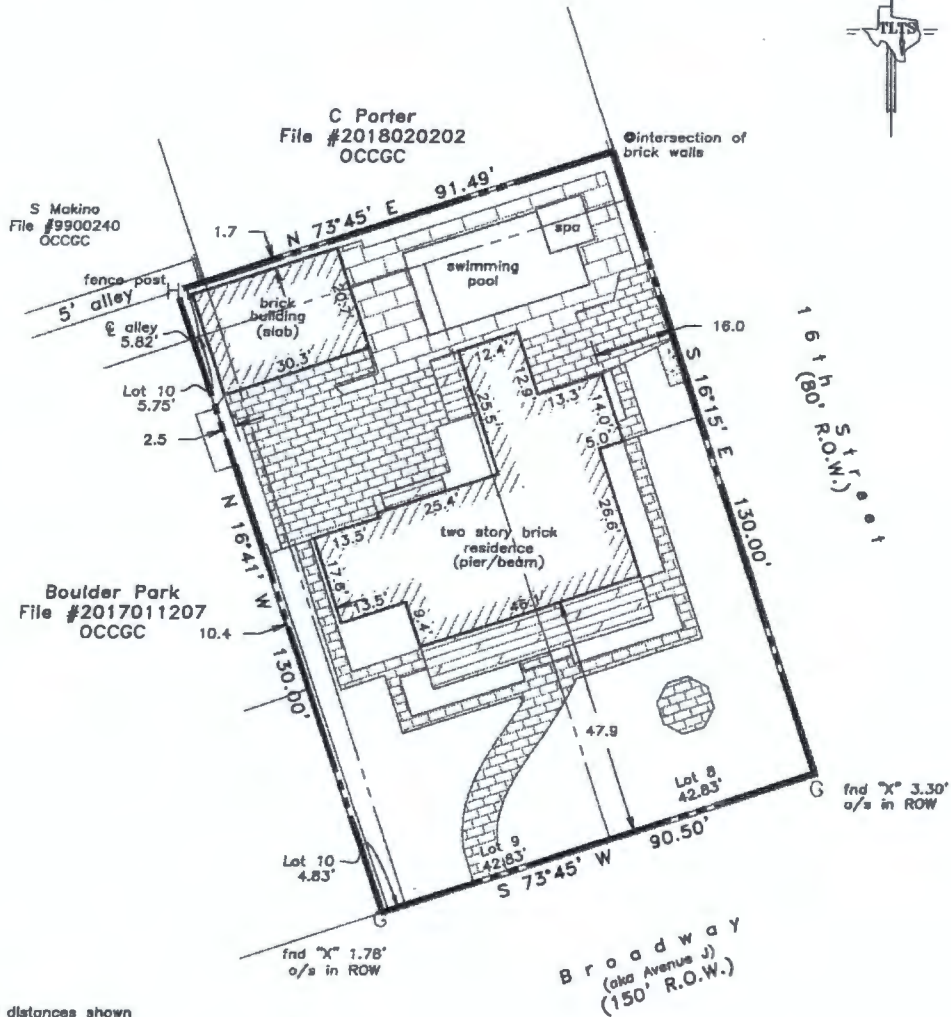
Date

Subject Property
1602 Broadway, Ave J
Galveston, TX 77550









NOTES:
- True ground distances shown
- Plat & bearings reference
- Plan of CCG, Sandusky 1845
- Survey monuments reconciled
w/numerous previous surveys

Scale: 1" = 30'
15 Feet 0 15 30 45

LAND TITLE SURVEY OF A TRACT OF LAND being Lots 8, 9 and part of 10, in Block 196, in the City and County of Galveston, Texas, being further described in the Field Notes attached.

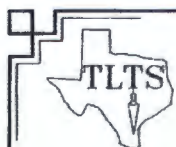
Subject property: 1602 Broadway
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by R. Douglas Van Kay, Melody Ann Van Kay, SWBC Mortgage Corp. and Stewart Title Co., GF #322820. This survey is only valid if print has original seal and signature of surveyor.

I hereby certify that this survey was made on the ground under my direct supervision and that this plot correctly represents the facts found at the time of the survey.



Laurence C. Wall
RPLS #4814
December 12, 2018



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

1602 Broadway – Subject House

At the distinguished corner of 16th Street and Avenue J in the historic heart of Galveston stands one of the island's most architecturally compelling residences—1602 Broadway. Designed by famed architect Cameron Fairchild in the elegant Monterey Revival style, the home was commissioned for Dr. Albert Olin Singleton, one of the most influential medical figures in the history of the University of Texas Medical Branch.

Dr. Singleton arrived in Galveston during a transformative era for medicine and higher education on the Texas coast. In 1911, he was appointed Instructor of Surgery at UTMB, beginning a career that would shape generations of physicians and surgeons. By 1927, he had risen to Professor of Surgery and Chairman of the Department, a leadership role he would hold for the next twenty years. His influence extended beyond the operating theater and lecture hall; he served on the UTMB Executive Committee from 1927 to 1939 and on the John Sealy Hospital Board of Managers from 1925 to 1940. A respected member of the Galveston County Medical Society, the Texas Medical Association, and the American Medical Association, Dr. Singleton's legacy became deeply intertwined with the advancement of healthcare in Texas.

Reflecting both the stature of its owner and the sophistication of its architect, 1602 Broadway was conceived as a residence of permanence, refinement, and craftsmanship. The home's Monterey Revival design combines Mediterranean influences with the gracious proportions of early twentieth-century coastal architecture. Exterior masonry and brick construction lend the residence both strength and timeless character, while the carefully preserved details throughout the property offer a rare glimpse into the artistry of its original construction.

Inside, the home retains an extraordinary degree of historic integrity. The residence features three expansive master suites, formal living and dining rooms designed for entertaining, a sun room filled with Gulf Coast light, and a classic sleeping porch—a hallmark of the era when coastal breezes were considered essential to comfort and health. Remarkably, much of the interior and exterior remains original to the home, preserving the atmosphere and architectural authenticity envisioned by Fairchild more than a century ago.

Among the home's most treasured surviving elements are the original fireplace, the distinctive clay tile roof, and the copper gutters and downspouts, all of which continue to define the property's historic character. These enduring materials speak not only to the quality of the craftsmanship, but also to the care and stewardship exercised by generations of owners.

Adding to the home's historical significance, the current owners possess the original building plans, specifications, and construction contracts—an extraordinary archive that documents the creation of the residence in remarkable detail. Together, these materials elevate 1602 Broadway beyond a beautiful historic home; they establish it as a documented architectural and cultural artifact within the rich legacy of Galveston.

Today, the residence stands as both a monument to Dr. Singleton's enduring contributions to medicine and a masterwork of early twentieth-century residential design. In a city celebrated for its architectural heritage, 1602 Broadway remains a rare and distinguished example of preservation, scholarship, and timeless elegance.

Biography of Dr. Albert Olin Singleton

Dr. Albert Olin Singleton was a distinguished American surgeon, educator, and medical leader whose career left a lasting imprint on surgical practice and education in Texas and beyond. He was born on July 16, 1882, in Waxahachie, Texas, to Joe W. Singleton and Lydia (Moore) Singleton.

Singleton pursued higher education at the University of Texas, earning his bachelor's degree in 1905. He continued his medical training at the University of Texas Medical Branch, where he received his medical degree in 1910. Following an internship at John Sealy Hospital, he began his academic career in 1911 as an instructor of surgery at UTMB.

Singleton's dedication and expertise led to his appointment in 1927 as professor of surgery and chairman of the department at UTMB, a role he held for two decades. During this period, he also contributed significantly to institutional leadership, serving on the UTMB Executive Committee (1927–1939) and the Board of Managers of John Sealy Hospital (1925–1940).

Throughout his career, Dr. Singleton was actively involved in professional organizations. He was a member of the American Medical Association, the Texas Medical Association, and the Galveston County Medical Society. His leadership extended nationally: he served as vice president of the American College of Surgeons (1930–1931) and was a founding member of the American Board of Surgery in 1937. He also held presidential roles in the Texas Surgical Society (1930–1931) and the Southern Surgical Association (1938–1939), and later became vice president of the American Surgical Association (1944).

A prolific scholar, Singleton authored more than fifty scientific articles and contributed to the advancement of surgical knowledge. He served on the editorial boards of leading medical journals, including *Surgery* and *Surgery, Gynecology, and Obstetrics*, helping shape the direction of surgical research and publication.

In recognition of his excellence as a teacher and clinician, his colleagues and former trainees established the Singleton Surgical Society in 1953, an organization that continues to meet annually to discuss professional papers. Additionally, UTMB honors his legacy each year by awarding the Singleton Surgical Award to a senior medical student who demonstrates outstanding achievement in surgical studies.

In his personal life, Singleton married Willie Dean Bivens of Corsicana in 1912. The couple had two sons, Albert, Jr., and Edward, both of whom followed in their father's footsteps and earned medical degrees from UTMB.

Dr. Albert Olin Singleton passed away on June 12, 1947, in Galveston, Texas. His contributions to surgery, medical education, and professional leadership continue to be remembered as a significant part of Texas medical history.

Architect Cameron Fairchild

Born in Waco on August 20, 1902, Cameron Fairchild emerged as one of Texas's most distinguished residential architects of the twentieth century. Known for his refined and eclectic interpretation of traditional architectural styles, Fairchild developed a celebrated career designing elegant "country houses" for many of Houston's most prominent families, while also leaving a significant architectural legacy throughout Galveston and across Texas.

Fairchild was educated at Southwestern University in Georgetown before attending the University of Texas, where he graduated in 1924. Following graduation, he worked briefly for noted Austin architect George L. Walling before establishing his own independent architectural practice in Houston in 1925. This marked the beginning of a career that would span more than fifty years.

Over the decades, Fairchild became particularly associated with Houston's most prestigious neighborhoods, including River Oaks, Shadow Lawn, Boulevard Oaks, Braeswood, and Riverside Terrace. His homes blended classical proportions with regional influences, creating residences distinguished by elegance, craftsmanship, and livability. Among his most recognized works is the Lamberth–Abercrombie House at 2221 River Oaks Boulevard, completed in 1928 and later designated a City of Houston Protected Landmark. It was one of the earliest homes constructed along the prestigious boulevard and helped establish the architectural character of River Oaks itself.

Fairchild's influence within River Oaks expanded further in 1936 when he designed all five homes surrounding the first River Oaks Courts on Stanmore Drive for the River Oaks Corporation. Additional notable residential commissions included 2112 Brentwood, 2911 Ella Lee Lane—designed for his brother William Fairchild—3244 Ella Lee Lane, and 3320 Chevy Chase Drive. In 1965, he completed the seventeen-story River Oaks Apartments, demonstrating his versatility beyond traditional residential architecture.

While best known for his distinguished homes, Fairchild also designed and remodeled numerous important institutional and civic buildings throughout Houston. His work included the Jesse H. Jones Library Building at the Texas Medical Center in 1954, the downtown First Savings Building in 1964, and projects for South Texas College of Law. He also maintained a deep and lasting relationship with Trinity Episcopal Church on Main Street, where he served as parishioner, vestry member, and senior warden while overseeing numerous additions and alterations to the church campus.

Beyond Houston, Fairchild developed a strong presence in Galveston, where he designed many homes for the island's leading families as well as significant public commissions. Among these was the seven-building student housing complex for the University of Texas

Medical Branch completed in 1955. His architectural work in Galveston reflected the same attention to proportion, materials, and regional character that distinguished his Houston residences.

Fairchild's contributions extended throughout Texas. He designed the Cody Memorial Library in 1939 and the Lois Perkins Chapel in 1948 on the campus of Southwestern University, as well as the Taylor Public Library in Taylor, Texas, completed in 1959. According to the library's history, Fairchild was selected for the commission because of his esteemed reputation in the architectural profession and his personal connection to Taylor, where both he and his wife, the former Helen Tarkington, spent part of their childhoods.

During World War II, Fairchild briefly stepped away from architecture to serve in the armed forces before returning to practice after the war. Throughout his career, he remained active in the profession and served two terms as president of the Houston Chapter of the American Institute of Architects.

After more than half a century in practice, Fairchild retired to Pine Bluff, where he died in June 1985. Today, his work continues to define some of the most architecturally significant neighborhoods and institutions in Texas. Through his elegant residences, civic buildings, churches, and educational facilities, Cameron Fairchild left an enduring legacy of craftsmanship, sophistication, and regional architectural excellence.

2022 Historic Homes Tour

1931 Dr. Albert and Willie Dean Singleton House

1602 Broadway

Houston architect Cameron Fairchild designed this Monterey Revival house for internationally renowned surgeon Dr. Albert Singleton and wife, Willie Dean. The land previously supported the massive house owned by real estate capitalist Henry Martyn Trueheart (1885, Nicholas Clayton). In 1929, Trueheart's daughter, Sally Trueheart Williams, contracted Cameron Fairchild to design a Mediterranean inspired villa at 1616 Broadway to serve as a new residence for her and her mother. When it was completed, she demolished her childhood home and sold the vacant lots to the Singletons.

Albert Olin Singleton (1882-1947) was born in Waxahachie, Texas, and educated at the University of Texas in Austin. After he received his bachelor's degree in 1905, Singleton relocated to Galveston and received his medical degree in 1910 from UTMB. In 1911, he was named instructor of surgery and a year later, he married Corsicana, Texas, native and UTMB nursing student, Willie Dean Bivens (1887-1971). Both of their sons, Albert, Jr. and Edward, followed them into the medical field and received degrees from UTMB.

After they acquired the corner lots on Broadway, the Singletons retained Cameron Fairchild to design their new home. Fairchild was born in Waco, Texas, and studied at Southwestern University in Georgetown, Texas, before he transferred to the University of Texas in Austin. He graduated from the UT School of Architecture in 1924 and moved to Houston where he established his practice, Cameron Fairchild & Associates in 1925. There, Fairchild rapidly built a respected reputation designing suburban residences in the elite neighborhoods of River Oaks and Bellaire.

The Monterey Revival influence of Fairchild's design for the Singleton's house is noted by the buff-colored brick, tile roof and full-width second-story balcony. The square support columns and simple balustrade featured on the double-gallery are also characteristic of the Monterey Revival style. Construction of the house was overseen by Fairchild's associate, Eugene Werlin, who would later establish his own architectural practice in Houston.

Fairchild's first Galveston commission was the Mediterranean-style villa at 1616 Broadway built for Sally Trueheart Williams. Between 1929 and 1963, Fairchild designed other houses for Galveston's elite including the John and Martha Adriance II House (4804 Crockett, 1929), Windsor Court Apartments (1705 35th, 1937), W. Kendall and Lola Menard House (4813 Denver, 1938) and the Ballinger and Evy Mills House (2901 Avenue O, 1939). In 1963, the Moody family

hired Fairchild to convert the Buccaneer Hotel (2228 Seawall, demolished 1999) into a senior living facility.

Three generations of Singleton family doctors resided at 1602 Broadway before family members sold the property in 1994. During his long and distinguished career, Dr. Singleton served as the chairman of UTMB surgical department for twenty years and was a founding member of the American Board of Surgery, president of the Texas Surgical Society, the Southern Surgical Society and vice president of the American Surgical Association. UTMB honors his legacy with the annual Singleton Surgical Award given to senior medical students who excel in surgical studies. Willie Dean was a graduate of the John Sealy School of Nursing and a leading member of the American Red Cross during World War II.

Since they purchased the house in 2018, the current owners have reversed an unsympathetic remodel of the kitchen using Fairchild's original drawings and made minor modifications to suit their needs while paying particular care to preserve the existing original details of the house. Located in the East End, the Singleton House contributes to the National Historic Landmark District.

Written by

Jami Durham, Galveston Historical Foundation

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