

**NOTICE OF MEETING  
LANDMARK COMMISSION  
OF THE CITY OF GALVESTON  
MONDAY, AUGUST 17, 2026 - 4:00 PM  
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL  
823 ROSENBERG, GALVESTON, TEXAS  
REGULAR MEETING**

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

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

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

**4.A July 20, 2026 – Regular Meeting**

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business and Associated Public Hearings

**6.B CERTIFICATE OF APPROPRIATENESS**

1. **26LC-020 (1318 Sealy / Avenue I)** Request for a Certificate of Appropriateness for modifications to the structure including an addition and modifications to the site including a new garage apartment. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 12, Block 253, in the City and County of Galveston, Texas.  
Applicant: David Watson  
Property Owners: Lloyd Campo and Barbara Bryant

**6.C GALVESTON LANDMARK**

2. **26LC-019 (1628 Avenue N 1/2)** Request for designation as a Galveston Landmark. The property is legally described as Abstract 628, M.B. Menard Survey South 66 Feet of Lot 14 (14-2), Northwest Block 46 Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant: Donna Hansen  
Property Owner: Donna Hansen
3. **26LC-021 (1220 Avenue M 1/2)** Request for designation as a Galveston Landmark. The property is legally described as M B Menard Survey, West 1/2 of Lot 12 & East 1/2 of Lot 13 (12-1), Northwest Block 23, Galveston Outlots, in the City and County of Galveston, Texas.  
Applicant: Trisha Talbot  
Property Owner: Theresa Talbot

## 6.D **RESOLUTIONS**

4. **26PA-002** Electrical Infrastructure Resolution
5. **26PA-003** Adoption of a Resolution by the Landmark Commission regarding the National Register of Historic Places nomination for Ursuline Academy, 2601 Ursuline / Avenue N.

## 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 08/11/2026 at 02:30 PM

Karina Rosales, Planning Technician

**Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 days of the rendition of the Commission's decision.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510)

**MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING**



# City of Galveston

## MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – July 20, 2026

### CALL MEETING TO ORDER

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

### ATTENDANCE

Members Present: Allen (Alternate), Click, Fitz, Langdale, Svendsen (Alternate), Thierry

Members Absent: Bourgeois, Chastain, Stetzel-Thompson, Ex Officio CM Lewis

Staff Present: Teresa Evans, Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Jeanne Le, Planner; Donna Fairweather, Interim City Attorney; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

### CONFLICT OF INTEREST

None

### APPROVAL OF MINUTES

The May 18, 2026 - workshop, May 18, 2026, June 1, 2026, and June 15, 2026, regular meeting minutes were approved as presented.

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

#### CERTIFICATE OF APPROPRIATENESS

**26LC-017 (1416 Rosenberg / 25th Street)** Request for a Certificate of Appropriateness for modifications to the site including a new garage apartment. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 20, Southwest Block 17, Galveston Outlots Special Subdivision, in the City and County of Galveston, Texas.

Applicant: Debby Keese

Property Owners: Shelle D. Ritter and Rodeny C. Ritter

Staff presented the report and noted that eight public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The public hearing was closed and the Chairperson called for a motion.

Chairperson Click made a motion to approve the request with Staff's Recommendations.

Commissioner Thierry seconded.

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

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

**The motion passed.**

**26LC-018 (1116 Winnie / Avenue G)** Request for a Certificate of Appropriateness for alterations to the structure including replacement of roofing material. Property is legally described as M.B. Menard Survey, Lot 11 and East Half of Lot 12, Block 371, in the City and County of Galveston, Texas.

Applicant: Brandon Fyffe

Property Owner: Brandon and Lyndsey Fyffe

Staff presented the report and noted that five public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The applicant and property owner, Brandon Fyffe, gave a presentation to the Commission. The public hearing was closed and the Chairperson called for a motion.

Commissioner Langdale made a motion to approve the request with Staff's Recommendations.

Commissioner Fitz seconded.

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

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

**The motion passed.**

#### **LICENSE TO USE**

**26LC-016 (1402 Broadway / Avenue J)** Request for a Recommendation regarding a License to Use for construction items (staging, loading/unloading) associated with Bishop's Palace reroofing project. The property is legally described as M.B. Menard Survey, Lots 8, 9, 10 & East 1/2 of Lot 11, Block 194, in the City and County of Galveston, Texas.

Applicant: John Liles, R. B. Hash & Associates

Adjacent Property Owner: Galveston Historical Foundation

Easement Holder: City of Galveston

Staff presented the report and noted that 17 public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. Laura Bourgeois, a representative for the property owner, gave a presentation to the Commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Allen made a motion to recommend approval of the request with Staff's Recommendations and a correction to Specific Condition #2 - The License to use shall be valid until August 7, 2026; .

Chairperson Click seconded.

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

In favor: Allen (Alternate), Click, Fitz, Langdale, Svendsen (Alternate), Thierry



Opposed: None  
Absent: Bourgeois, Chastain, Stetzel-Thompson, Ex Officio CM Lewis  
Non-voting participants: None

**The motion passed.**

#### **DISCUSSION ITEM**

Staff opened the “Discussion of electrical infrastructure in Historic Districts (Chastain/Click)” item.

Staff reminded the Commission that the August 3<sup>rd</sup> meeting is canceled.

#### **THE MEETING ADJOURNED AT 4:15 PM**





## 26LC-020

## STAFF REPORT

### ADDRESS:

1318 Sealy / Avenue I

### LEGAL DESCRIPTION:

The property is legally described as Abstract 628 M.B. Menard Survey, Lot 12, Block 253, in the City and County of Galveston, Texas

### APPLICANT/REPRESENTATIVE:

David Watson

### PROPERTY OWNERS:

Lloyd Campo and Barbara Bryant

### 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 an addition and modifications to the site including a new garage apartment

### STAFF RECOMMENDATION:

Approval with conditions

### EXHIBITS:

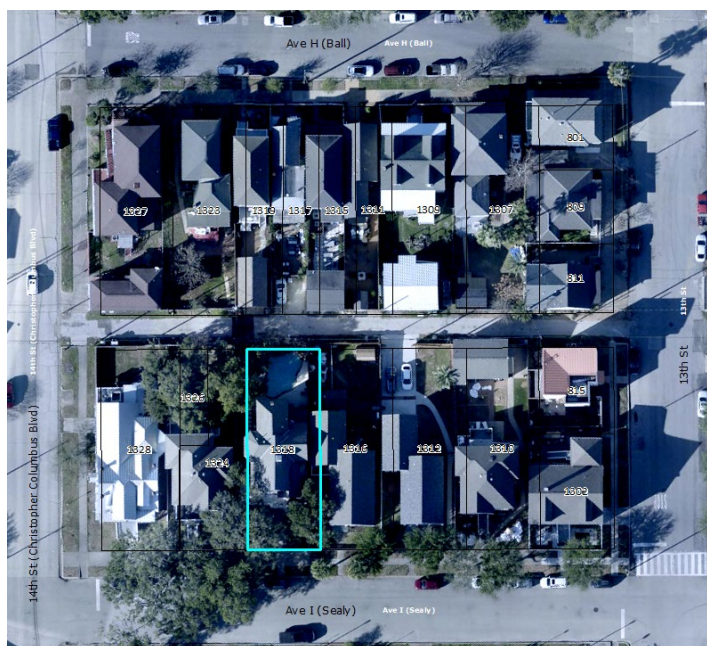
A – Applicant's Submittal

### STAFF:

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

### Public Notice and Comment:

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 6    |          |          |         |            |



**Executive Summary**

The applicant is requesting a Certificate of Appropriateness for an addition to the main house and to construct a garage apartment in the rear yard. The addition will be on the west elevation and will house an elevator, elevator lobby, and half bath. A covered walkway will connect the addition and the garage apartment. The structure will be located adjacent to the alley in the rear of the main house. Due to the width of the main house, the proposed structure will not be visible from Sealy / Avenue I. The applicant is also proposed to demolish an existing one-story garage and a swimming pool. Both of these items are classified as Non-Contributing to the historic district.

A summary of the materials for the garage apartment is provided below. The materials for the addition will be wood siding and trim to match the main structure and stuccoed masonry for the foundation skirting.

- Smooth Hardie lap siding from the Artisan line;
- Versatex trim, soffits, and fascia board;
- Asphalt shingles for the roof material;
- Two over two vinyl-clad windows;
- Garage doors to alley and person-door to the alley and to the interior, impact rated.

**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) | Intuitional |
| East         | Residential - Single Family, Historic District (R-3-H) | Residential |
| West         | Residential - Single Family, Historic District (R-3-H) | Residential |

**Historical and/or Architectural Significance**

|            |                                                                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date       | 1895                                                                                                                                                                |
| Style      | Queen Anne                                                                                                                                                          |
| Condition  | Excellent                                                                                                                                                           |
| Evaluation | “Contributing” – contributes to the historical significance of the district through location, design, setting, materials, workmanship, feeling, and/or association. |
|            |                                                                                                                                                                     |

## Design Standards

### Standards for New Secondary Buildings on Residential Properties

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

#### Enclosing an Elevated Foundation

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

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

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

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

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

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

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

- Wood-framed lattice

*Inappropriate materials for the enclosure an elevated foundation:*

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

#### Massing Standards for New Residential Construction

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

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

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

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

#### *Appropriate*

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

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

#### *Appropriate*

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

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

#### *Appropriate*

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

## **Building Forms**

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

### **3.28 Use simple, rectangular building forms.**

#### *Appropriate*

- Use building forms that appear similar to traditional forms.

#### *Inappropriate*

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

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

#### *Appropriate*

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

#### *Inappropriate*

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

### **Architectural Character**

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

### **3.30 Design a new residential structure to reflect its time.**

#### *Appropriate*

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

#### *Inappropriate*

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

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

#### *Appropriate*

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

#### *Inappropriate*

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

### **Building Materials**

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

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

#### *Appropriate*

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

*Inappropriate*

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

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

*Appropriate*

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

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

- Traditionally, these are located along an alley edge.

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

*Inappropriate*

- Metal buildings are not permitted.

**Additions to Historic Residential Structures**

A new addition, if appropriately designed, can be made to a historic building without compromising its historic character. When making an addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district, it is important to consider the relationship with the surrounding historic context and the scale, placement and materials of the addition.

**3.40 Design an addition to a historic residential structure to be clearly differentiated from the original structure.**

*Appropriate*

- Use a lower-scale connecting element to join an addition to a historic residential structure.
- Differentiate an addition from the historic original using changes in material, color and/or wall plane.

**3.41 Keep an addition to a historic residential structure simple in size, shape, materials, color and detail.**

*Inappropriate*

- Do not try to make an addition appear older than it is. This creates a false sense of history and is not permitted.
- Do not disturb the street sides of existing buildings whenever possible.

**3.42 Design an addition to a historic residential structure to be subordinate to the primary structure.**

*Appropriate*

- Place an addition to the side or the rear.
- Vertical additions must be placed in the rear so they are not visible from the street or right-of-way.

**Conformance with the Design Standards**

Staff finds that the proposed work generally conforms to Design Standards for Historic Properties. The Landmark Commission adopted a new policy in 2025 that permits window patterns that have comparable muntin patterns as the main house and surrounding houses (25PA-003). Because the main house is quite wide compared to the lot, the proposed garage apartment will not be significantly visible from the street. As shown on sheet A2.2 of the applicant's submittal, the proposed height of the garage apartment will be significantly lower than the main house.

The proposed addition is in Locations C: Less Visible Secondary Wall and D: Not Typically Visible Rear Façade. More flexibility in treatment may be considered for these locations, especially for compatible replacement or alteration that is not visible from the street. In this case, the applicant proposes to use wood siding and trim to match the existing.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

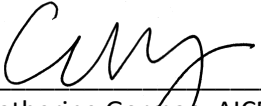
*Specific Conditions:*

1. The exterior modifications shall conform to the design, materials and placement presented in Exhibit A;

*Standard Conditions:*

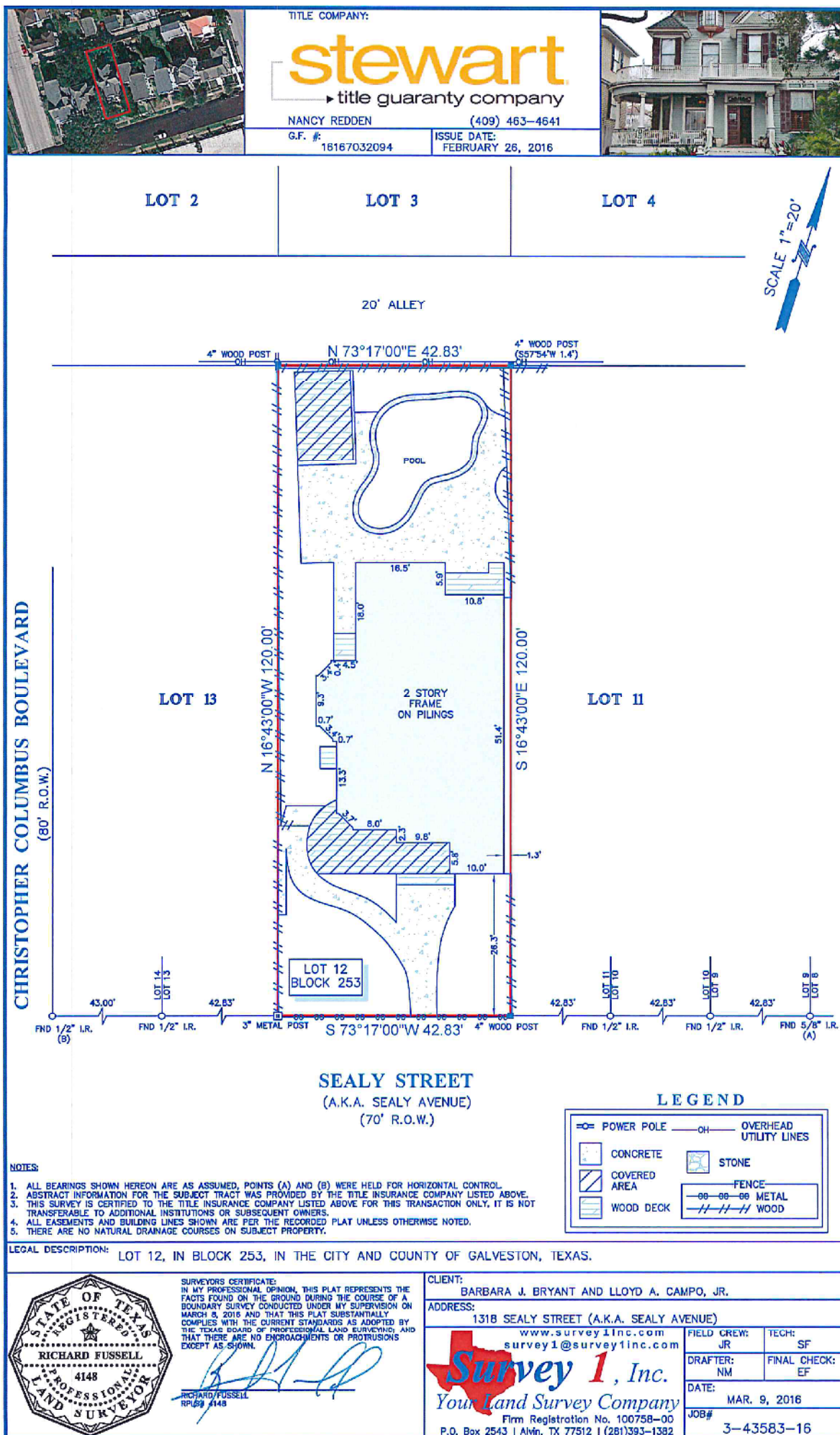
2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. All work will require a building permit prior to construction. Any additional work will require a separate building permit from the Building Department, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
4. The Landmark Commission approval shall expire after 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
5. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 20 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,

  
Catherine Gorman, AICP  
Assistant Director / HPO

08/11/2026  
Date





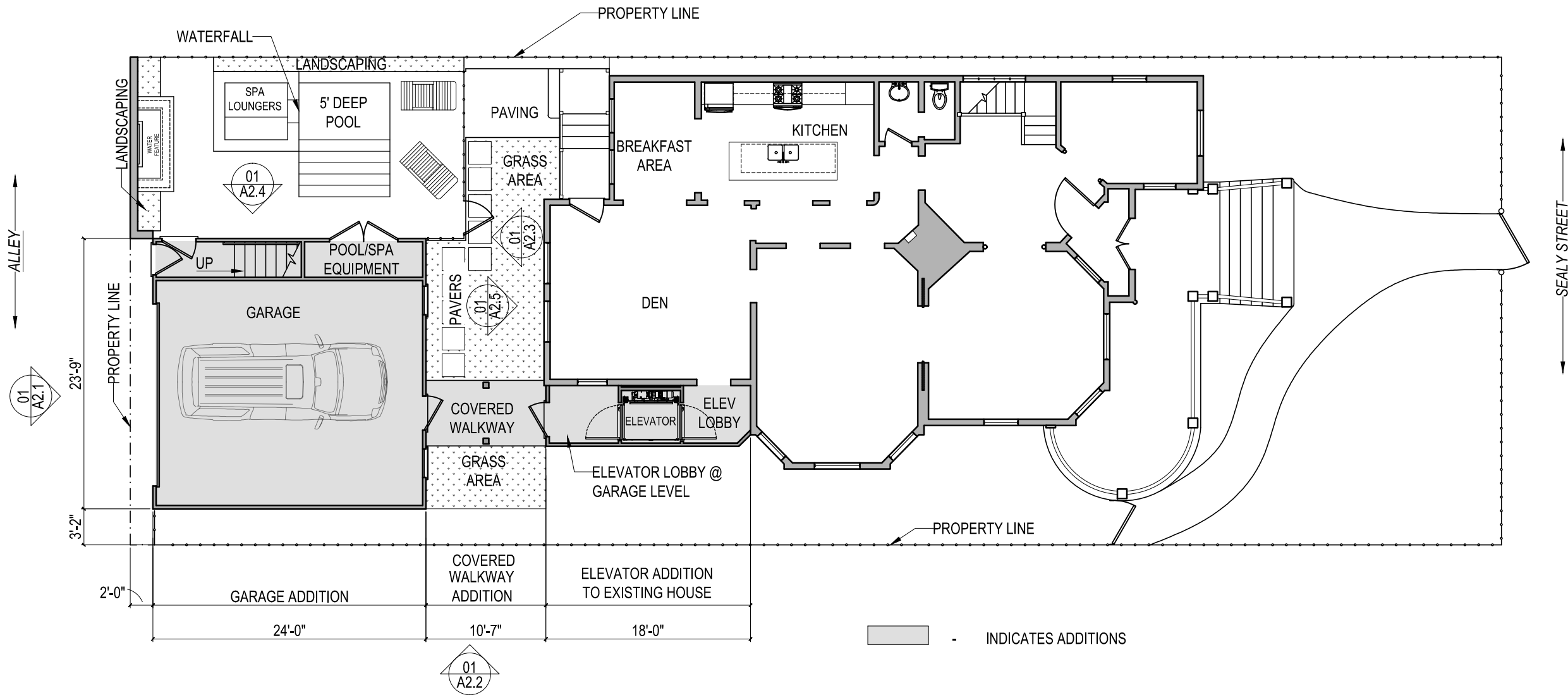
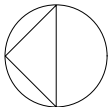
Mon Jul 20 10:57:10 2026

01

GROUND LEVEL

SCALE: 1/32" = 1'-0"

NORTH



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES

402 TWENTIETH STREET  
GALVESTON, TEXAS 77550  
409.782.5000  
DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

GARAGE  
APARTMENT

1318 SEALY AVENUE  
GALVESTON, TEXAS 77550

REVISIONS

| MARK | DATE | DESCRIPTION |
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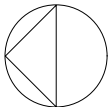
A1.1

Mon Jul 20 11:00:58 2026

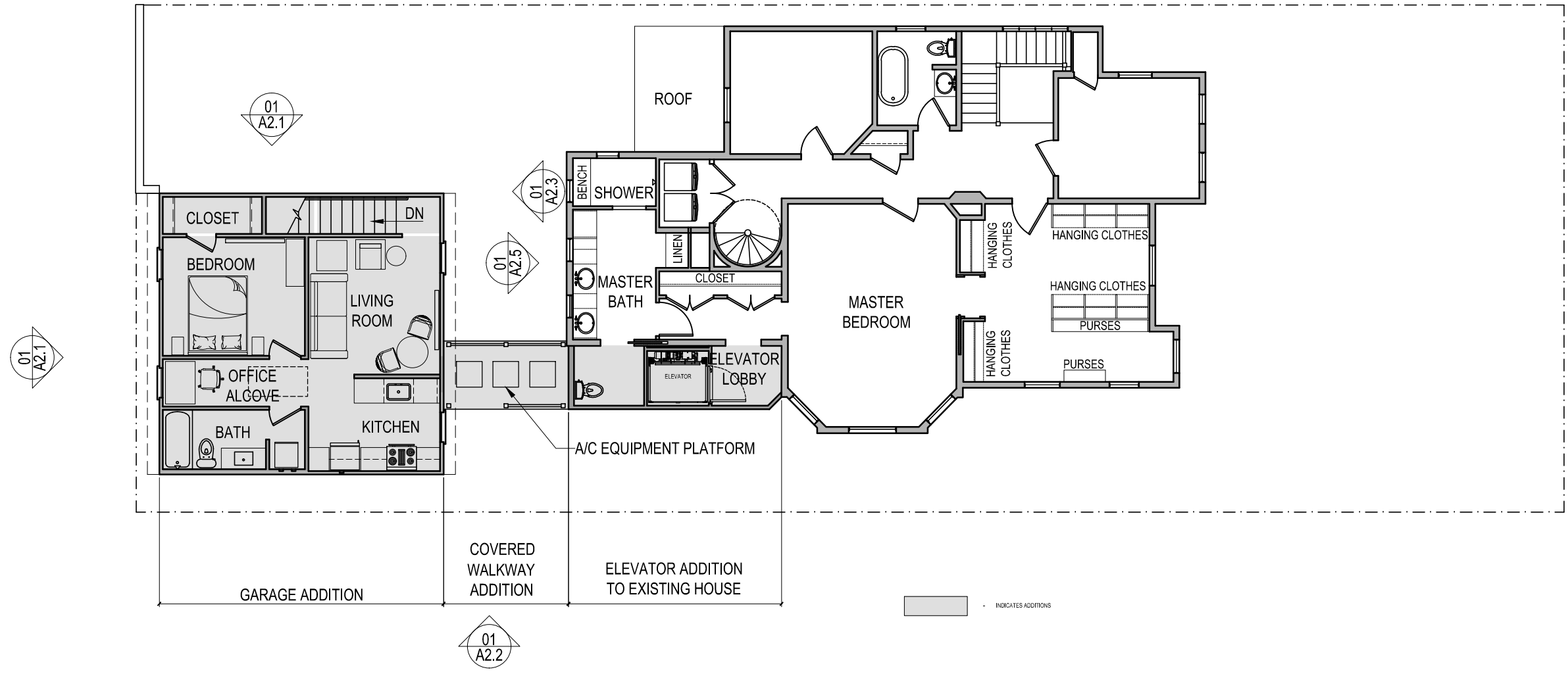
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SECOND FLOOR

NORTH



SCALE: 1/32" = 1'-0"



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REVISIONS

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SHEET NUMBER

A1.2

Mon Jul 20 10:47:56 2026



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PROJECT / OWNER

GARAGE  
APARTMENT

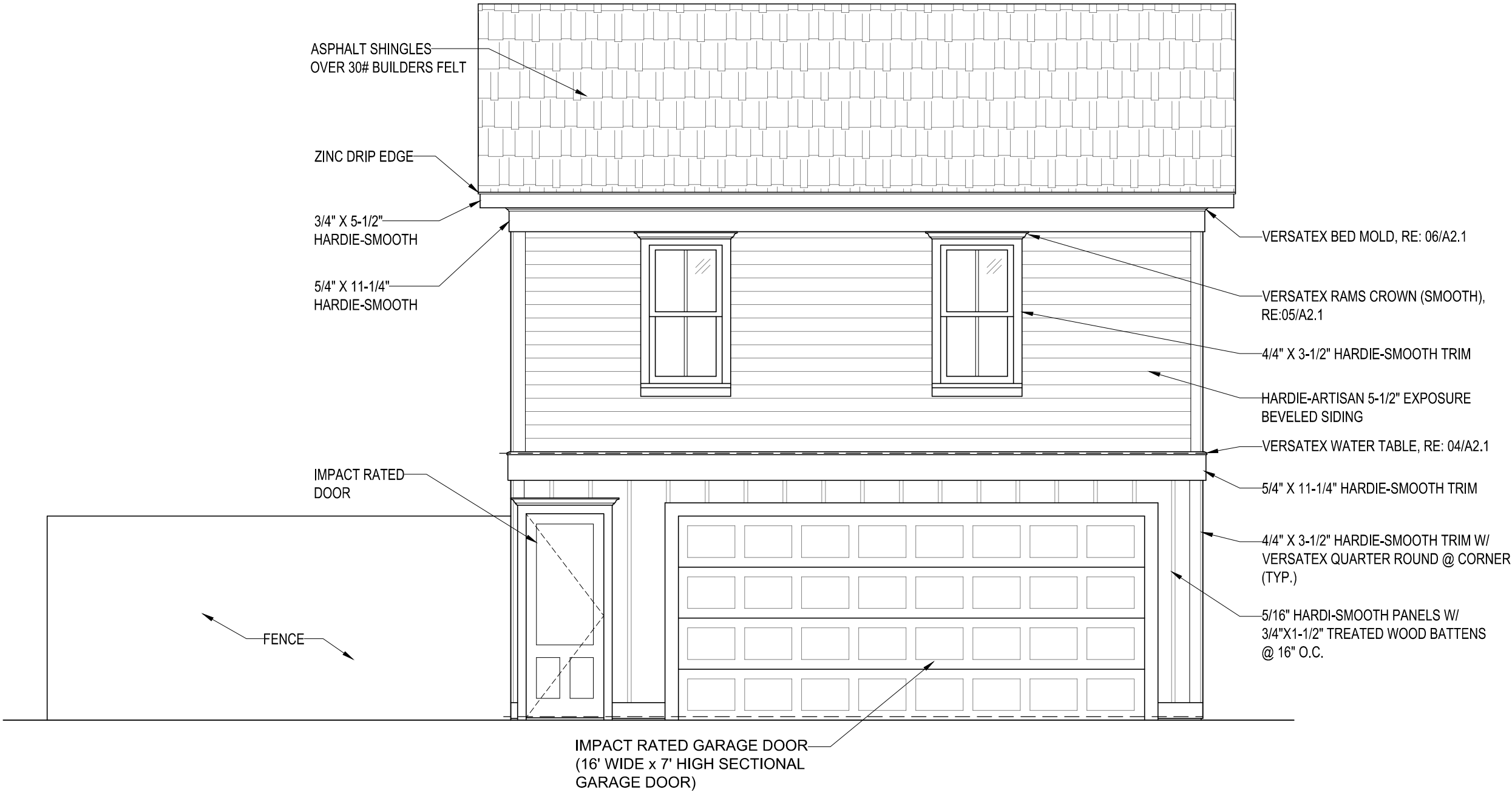
1318 SEALY AVENUE  
GALVESTON, TEXAS 77550

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SHEET NUMBER

A2.1



NORTH ELEVATION  
@ GARAGE

01

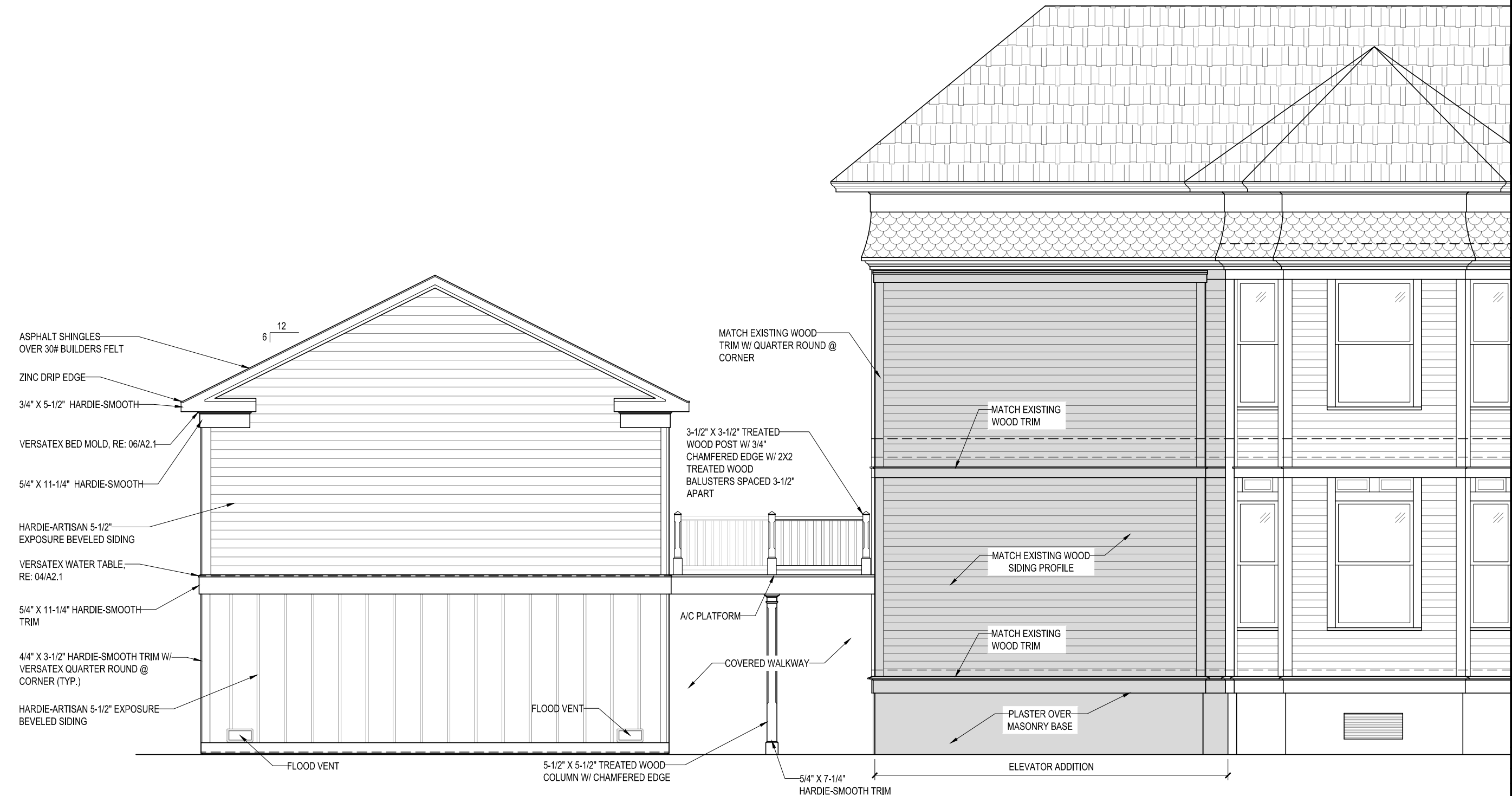
SCALE: 1/4" = 1'-0"

Mon Jul 20 10:48:50 2026

01

WEST ELEVATION

SCALE: 3/16" = 1'-0"



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CONSULTANT

PROJECT / OWNER

GARAGE  
APARTMENT

1318 SEALY AVENUE  
GALVESTON, TEXAS 77550

REVISIONS

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SHEET NUMBER

A2.2

Mon Jul 20 10:48:26 2026

01

SOUTH ELEVATION @ GARAGE

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



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CONSULTANT

PROJECT / OWNER

GARAGE  
APARTMENT

1318 SEALY AVENUE  
GALVESTON, TEXAS 77550

REVISIONS

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SHEET NUMBER

A2.3



Mon Jul 20 10:48:14 2026



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES

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DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

GARAGE  
APARTMENT

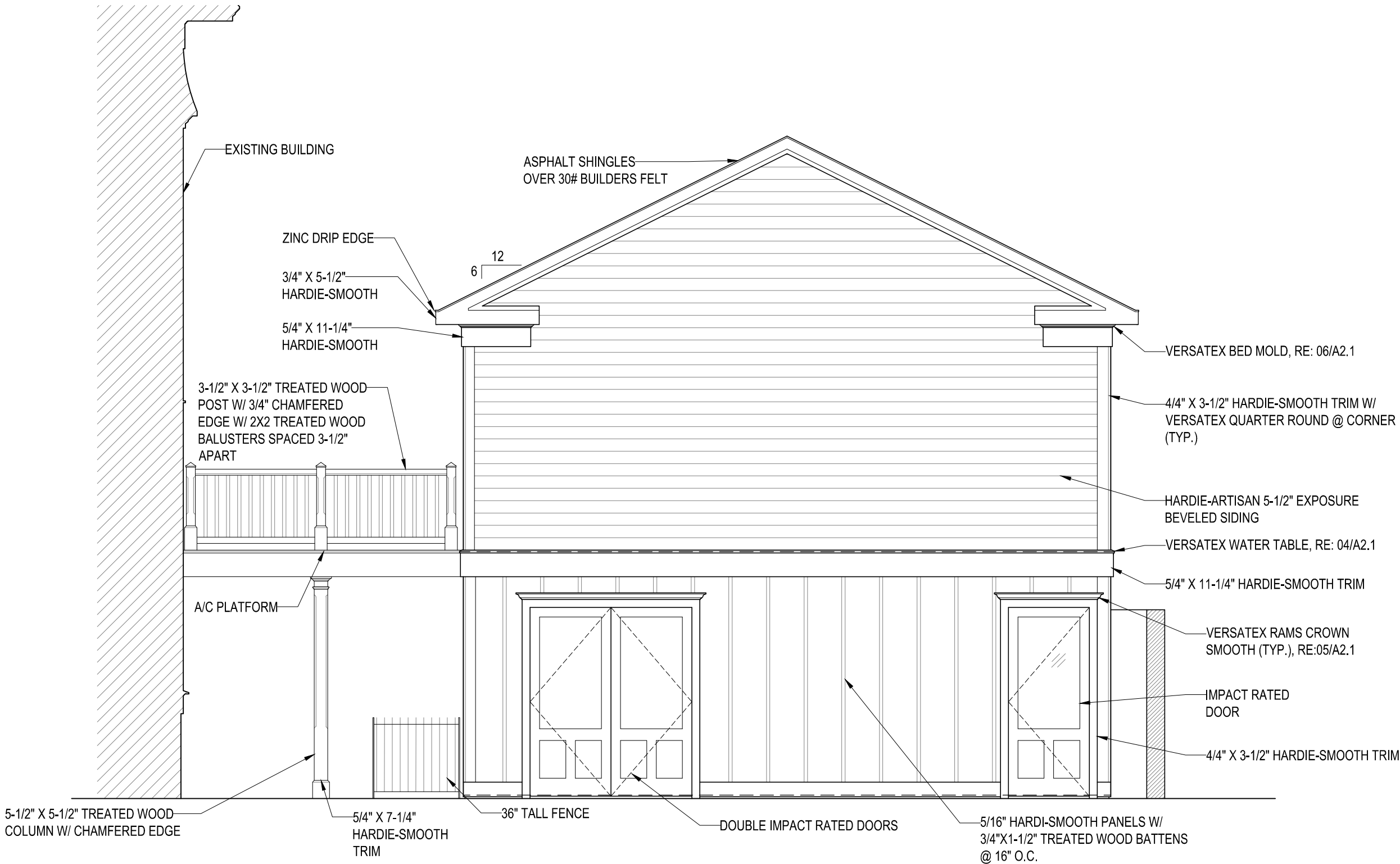
1318 SEALY AVENUE  
GALVESTON, TEXAS 77550

REVISIONS

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SHEET NUMBER

A2.4



01

EAST ELEVATION @ GARAGE

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





Mon Jul 20 10:48:38 2026

01

# NORTH ELEVATION

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



DAVID WATSON,  
ARCHITECT &  
ASSOCIATES

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CONSULTANT

PROJECT / OWNER

## GARAGE APARTMENT

1318 SEALY AVENUE  
GALVESTON, TEXAS 77550

### REVISIONS

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SHEET NUMBER

A2.5





Front elevation- no proposed work

*1318 Sealy*





West elevation looking north. The elevator addition will not be visible from the street.





West elevation- Proposed area for new elevator enclosure. The pool equipment and AC condenser units will be removed. The addition will be held back from the corner, and the roof of the elevator area will be held below the decorative shingle siding that swoops outward from the main lap siding.





North elevation- The elevator addition will fall to the right of the electrical service. A covered walkway will be added between the proposed garage and elevator area.





Garden shed- The garden shed will be removed. The swimming pool will also be removed to accommodate a new garage and apartment above.





## 26LC-019

## STAFF REPORT

### ADDRESS:

1628 Avenue N 1/2

### LEGAL DESCRIPTION:

The property is legally described as Abstract 628, M.B. Menard Survey South 66 Feet of Lot 14 (14-2), Northwest Block 46 Galveston Outlots, in the City and County of Galveston, Texas.

### Applicant:

Donna Hansen

### Property Owner:

Donna Hansen

### ZONING DISTRICT:

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

### HISTORIC DISTRICT:

N/A

### REQUEST:

Request for designation as a Galveston Landmark

### STAFF RECOMMENDATION:

Approval with Conditions

### EXHIBITS:

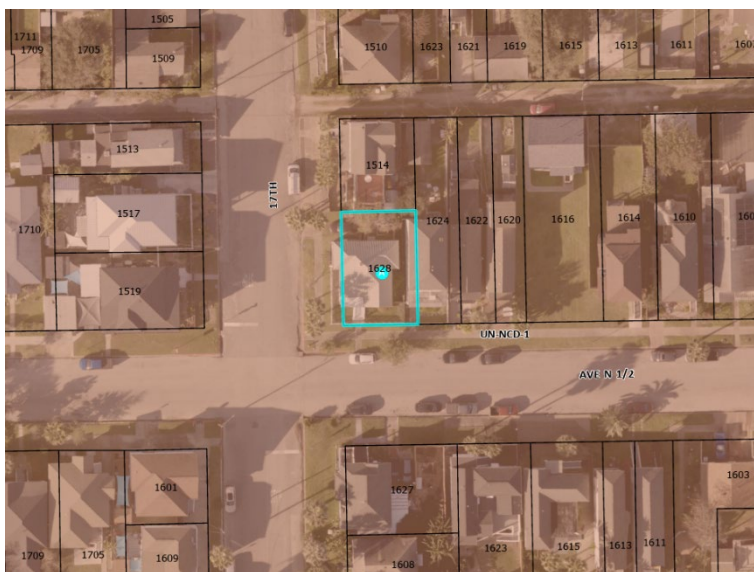
A – Applicant's Submittal

### STAFF:

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

### Public Notice and Comment:

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 40   |          |          |         |            |



## Executive Summary

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

## Zoning

| Location     | Zoning                                                              | Land Use    |
|--------------|---------------------------------------------------------------------|-------------|
| Subject Site | Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1) | Residential |
| North        | Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1) | Residential |
| South        | Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1) | Residential |
| East         | Urban Neighborhood, Neighborhood Conservation District 1 (UN-NCD-1) | Residential |
| West         | Urban Neighborhood, Neighborhood Conservation District 1 (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.**

Built in 1922, this house was the residence of Lawrence (L.B.) Blewer Adams. According to the applicant's narrative, the property that the house is built on was once owned by Blewer's mother, May Ellen Ludgate. The Ludgates also owned multiple properties in the general vicinity at the time.

The contractor who built the house is listed as Ollie Ludgate, likely a relative of L.B.'s; given that L.B. took out a \$4,000 loan that same year, construction likely cost at least that much.

**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.**

Galveston native Lawrence Blewer Adams was born in 1897 to Robert Lawrence Adams, a sheriff's deputy, and Mary Ellen Ludgate. Sanborn maps indicate that a house at 1628 Avenue N 1/2 was destroyed in the 1900 Storm; this was owned and occupied by the Adams family at the time. L.B. Adams apparently lived at 4805 Sherman and rented the house at 1628 Avenue N 1/2; the 1923 city directory lists Ms. Jeannie Cannon as the resident.

L.B. Adams married bookkeeper Lotus Lamb in 1939. The couple did not have any children, and Lotus passed away in 1955 at age 47. L.B. remarried to nurse and Virginia native Elsie Roberts Johnston, herself a widow as well. L.B. and Elsie also did not have children together. L.B. Adams worked for some significant time for U.S. National Bank, first as a teller, then as a cashier, and eventually as Vice President.

**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 Lawrence and Lotus Adams House has been an important fixture of the San Jacinto neighborhood at least since 1922 thanks to its high degree of authenticity and location on a highly visible corner lot.

**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 August 18, 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 September 17, 2026.

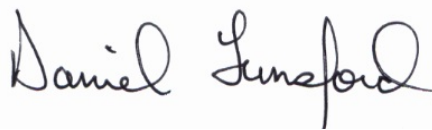
**Staff Recommendation**

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.

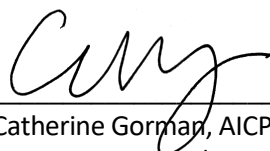
Respectfully Submitted:



Daniel Lunsford  
Planning Manager

August 5, 2026

Date



Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer

August 5, 2026

Date



Subject Property  
1628 Avenue N ½







Historical info for 1628 Ave N ½.

Lawrence Blewer Adams (LB) born in Galveston on 11/17/1897 to parents, Robert Lawrence Adams (RL) and Mary Ellen Ludgate Adams, owners of the property 1514 17<sup>th</sup> and 1628 Ave N ½ (one plat). The original Adams family house stood at 1628 Ave N ½ and did not survive the 1900 Storm. RL and Mary rebuilt their 2<sup>nd</sup> family home in 1901 on the North end of the plat which is the house behind 1628 Ave N ½ ; 1514 17<sup>th</sup> Street. In 1922 the plat was divided to give or sell LB Adams the South ½ portion of plat "South 66 of lot 14 Northwest Block Outlot 46" where the original house stood. He obtained a permit to build in 1922, contractor listed; Ollie Ludgate. In 1922 he also took out a loan for \$4,000. He rented the house sometime in 1923 (per city directory, widow Jeannie Cannon residing in house). LB continued to live with his parents at 1514 17<sup>th</sup> until 1939 when he married Lotus Lamb Adams (a divorcee of Harry Raymond Smith) at the age of 41. She was 31 when she and LB married and was a bookkeeper. She was 47 when she passed away. He was a teller then cashier at US National Bank and went on to become Vice President of US National Bank. He remarried in 1957 to Elsie Virginia "Bobbie" Roberts Johnston Adams, widow of a Dentist (Dr Johnston, DDS). She was a trained nurse, from North Virginia.

LB and Elsie did not reside at 1628 N ½ but remained in Galveston and last address is 4805 Sherman. It appears he never had children and neither did Lotus nor Elsie.

LB Adams parents and his mother's family, the Ludgates, owned several homes/plats in the same neighborhood and were from fairly large families. My suspicion at this time is the land was originally owned by Mary E Ludgate Adams parents William and Mary Ludgate. See above mentioned, "Olle" Ludgate was the contractor to build the house. I have not located information on "Olle" but I am sure he would have been related to Mary Ludgate Adams.

RL Adams, LB's father, was a Deputy Sheriff in Galveston.

In 1964 LB Adams sold the house to a widow of a Galveston fireman, Mrs. Marie A. McGuffin. In 1977, Daisy Nell McGuffin McGinty on behalf of the estate of Marie McGuffin, sold the property to Larry J. Wygant and wife, Alice C. Wygant. In 1980 the Wygants sold the property to Alan N Tipton and Sharon L Benton.

In 2005 Sharon L Benton sold the house to Greg Flisram and wife Nancy.

In 2026 Nancy Flisram Tucker sold the property to Donna M. Hansen (researcher of the history of the property).

LB Adams died from a heart attack in 1973 at the age of 75. He lays in rest at the Oleander Cemetery in Galveston next to Elsie who passed in 1981.

Lotus Lamb Adams lays in rest at Lakeview cemetery in Galveston where LB's parents also lay in rest.

Sanborn maps Galveston:

1899 sanborn map has the original house at 1628 Ave N ½ and no house at 1514 17<sup>th</sup> Street.

1912 sanborn map does not show current house at 1628 N ½ but does show house at 1514 17<sup>th</sup> street (north end of plat).

1947 map shows current house at 1628 N ½ and 1515 17<sup>th</sup> street.

Other info: the 1900 census taken in June has the family at 1628 Ave N ½ which would have been the house that did not survive the 1900 storm. The census mistakenly lists Lawrence as Laura. 1910 census has the family living at 1514 17<sup>th</sup> St.



Page 33 of 66



Mary E. Adams, feme sole, to L. B. Adams and wife, the north half of lot 14 in the northwest quarter of outlot 46 and improvements; \$10 etc. (United States revenue stamps indicate transaction up to \$2500).

*would cost, at present value of materials*

*5-16-44*

Deduct for depreciation from age, use or location

L. B. Adams has secured a permit to erect a five room cottage at 1628 avenue N $\frac{1}{2}$  at a cost of \$2,000. Olle Ludgate is the contractor in charge of construction.

*2/7/44*

OTHER IMPRO

*One wooden cistern 80 ft. 14*  
*Wla bld. 1 2x to 9nd. B*  
*Wood house 5 Rooms 9*  
*Fencing*

L. B. Adams to Marie McGuffin the south 66 feet of lot 14 in the northwest block of outlot 46, City of Galveston, and improvements; \$10 etc. (U. S. rev. stamps indicate transaction up to \$9,000).

*917/44*

Census Information about Adams family

| Street, house no. | House number in addition or territory | Number of family in order of relation | Number of family in order of relation | at each person whose place or name on April 15, 1910, was in this family. | Enter surname first, then the given name and middle initial, if any. | Relationship of this person to the head of the family. | Sex | Color or race | Age at last birth | Whether single, married, widowed, or divorced |
|-------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------|-----|---------------|-------------------|-----------------------------------------------|
| 1625              | 285                                   | 385                                   |                                       | Finley Peter                                                              | Heath                                                                | Wife                                                   | M   | W             | 38                | Mar                                           |
|                   |                                       |                                       |                                       | Bessie                                                                    | Wife                                                                 | Wife                                                   | F   | W             | 26                | Mar                                           |
| 1514              | 290                                   | 306                                   |                                       | Adams Robert L                                                            | Heath                                                                | Wife                                                   | M   | W             | 44                | Mar                                           |
|                   |                                       |                                       |                                       | Mary E.                                                                   | Wife                                                                 | Wife                                                   | F   | W             | 25                | Mar                                           |
|                   |                                       |                                       |                                       | William                                                                   | Son (Fin)                                                            | Son                                                    | M   | W             | 18                | Mar                                           |
|                   |                                       |                                       |                                       | Mary L.                                                                   | Daughter (Fin)                                                       | Daughter                                               | F   | W             | 18                | Mar                                           |
|                   |                                       |                                       |                                       | Robert L.                                                                 | Son                                                                  | Son                                                    | M   | W             | 16                | Mar                                           |
|                   |                                       |                                       |                                       | Lawrence B.                                                               | Son                                                                  | Son                                                    | M   | W             | 12                | Mar                                           |
|                   |                                       |                                       |                                       | Lillian A.                                                                | Daughter                                                             | Daughter                                               | F   | W             | 6                 | Mar                                           |
| 1624              | 297                                   | 307                                   |                                       | Ludgate Richard W.                                                        | Heath                                                                | Wife                                                   | M   | W             | 42                | Mar                                           |
|                   |                                       |                                       |                                       | Wilhelmina                                                                | Wife                                                                 | Wife                                                   | F   | W             | 19                | Mar                                           |
|                   |                                       |                                       |                                       | Louise D.                                                                 | Daughter                                                             | Daughter                                               | F   | W             | 15                | Mar                                           |
| 1622              | 296                                   | 308                                   |                                       | Waller Richard B.                                                         | Heath                                                                | Wife                                                   | M   | W             | 35                | Mar                                           |
|                   |                                       |                                       |                                       | Marie A.                                                                  | Wife                                                                 | Wife                                                   | F   | W             | 33                | Mar                                           |
|                   |                                       |                                       |                                       | Benedictus                                                                | Daughter                                                             | Daughter                                               | F   | W             | 2                 | Mar                                           |



## TWELFTH CENSUS OF THE UNITED STATES.

B

## SCHEDULE No. 1.—POPULATION.

State Texas  
County GalvestonSuperintendent's District No. 11 Sheet No. 13  
Enumeration District No. 138Township or other division of county Galveston Name of location, \_\_\_\_\_ Ward of city, 119  
Name of incorporated city, town, or village, within the above-named division, GalvestonEnumerated by me on the 12 day of June, 1900, Henry A. [Signature] Enumerator.

| LOCALITY | NAME    | RELATION | PERSONAL DESCRIPTION |     |         |        | NATIVITY                 |                          |                        | CITIZENSHIP | OCCUPATION, TRADE, OR PROFESSION |        |       | EDUCATION |        |      | REMARKS |
|----------|---------|----------|----------------------|-----|---------|--------|--------------------------|--------------------------|------------------------|-------------|----------------------------------|--------|-------|-----------|--------|------|---------|
|          |         |          | SEX                  | AGE | COLORED | HEIGHT | Place of birth of father | Place of birth of mother | Place of birth of self |             | Male                             | Female | Grade | Years     | Months | Days |         |
|          | Mary    | Son      | W                    | 10  | 1899    | 4      | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1898    | 5      | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1898    | 2      | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Samuel  | Son      | W                    | 10  | 1897    | 1      | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1896    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1895    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1894    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1893    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1892    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1891    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1890    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1889    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1888    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1887    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1886    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1885    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1884    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1883    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1882    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1881    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1880    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1879    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1878    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1877    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1876    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1875    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1874    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1873    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1872    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1871    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1870    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1869    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1868    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1867    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1866    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1865    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1864    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1863    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1862    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1861    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1860    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1859    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1858    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1857    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1856    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1855    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1854    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1853    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1852    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1851    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1850    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1849    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1848    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1847    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1846    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1845    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1844    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1843    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1842    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1841    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1840    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1839    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1838    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1837    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1836    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1835    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1834    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1833    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1832    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1831    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1830    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1829    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1828    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1827    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1826    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1825    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1824    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1823    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1822    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1821    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1820    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1819    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1818    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1817    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1816    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1815    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1814    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1813    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1812    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1811    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1810    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1809    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1808    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1807    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1806    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1805    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1804    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1803    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1802    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1801    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |
|          | Charles | Son      | W                    | 10  | 1800    | 10     | Texas                    | Texas                    | Alabama                |             |                                  |        |       |           |        |      |         |

[illegible]



|    |      |     |   |      |    |                     |          |   |   |   |      |   |    |    |    |   |
|----|------|-----|---|------|----|---------------------|----------|---|---|---|------|---|----|----|----|---|
| 63 | 1616 | 318 | R | 16   | No | Mamos, John P.      | Head     | 0 | M | W | 37   | M | No | 7  | 7  | 6 |
| 64 |      |     |   |      |    | Louise              | Wife     | 1 | F | W | 31   | M | No | 5  | 9  | 0 |
| 65 |      |     |   |      |    | Plaine              | Daughter | 2 | F | W | 1    | S | No | 0  | 0  | 0 |
| 66 |      |     |   |      |    | Bayo, Richard       | Son      | 2 | M | W | 4/10 | S | No | 7  | 4  | 0 |
| 67 |      |     |   |      |    | Eugene              | Son      | 2 | M | W | 9    | S | No | 5  | 2  | 0 |
| 68 | 1620 | 319 | R | 15   | No | Camarata, John      | Head     | 0 | M | W | 40   | M | No | 4  | 4  | 0 |
| 69 |      |     |   |      |    | Bessie              | Wife     | 1 | F | W | 30   | M | No | 44 | 30 | 0 |
| 70 | 1622 | 320 | R | 15   | No | King, Opie L.       | Head     | 0 | M | W | 27   | M | No | H3 | 20 | 0 |
| 71 |      |     |   |      |    | Opie                | Wife     | 1 | F | W | 31   | M | No | H2 | 10 | 0 |
| 72 | 1624 | 321 | R | 3500 | No | Ludgate, Richard W. | Head     | 0 | M | W | 72   | W | No | 5  | 5  | 0 |
| 73 | 1628 | 322 | R | 30   | No | Lacquad, Walter     | Head     | 0 | M | W | 35   | M | No | 7  | 1  | 0 |
| 74 |      |     |   |      |    | Alma D              | Wife     | 1 | F | W | 31   | M | No | H1 | 9  | 0 |
| 75 |      |     |   |      |    | Walter Jr           | Son      | 2 | M | W | 12   | S | No | 5  | 5  | 0 |
| 76 |      |     |   |      |    | Nancy A.            | Daughter | 2 | F | W | 6    | S | No | 0  | 0  | 0 |
| 77 |      |     |   |      |    | Meyer, Lester       | Nephew   | 5 | M | W | 19   | S | No | H2 | 10 | 0 |
| 78 | 1514 | 323 | R | 2500 | No | P. D. J.            | Head     | 0 | M | W | 42   | M | No | H2 | 10 | 0 |
| 79 |      |     |   |      |    |                     |          | 3 | M | W | 32   | M | No | H1 | 9  | 0 |
| 80 | 1510 |     |   |      |    |                     |          | 1 | M | W | 62   | M | No | 7  | 7  | 0 |

Surname: Meyer Given Name: Lester

| SUPPLEMENTARY QUESTIONS                   |                | FOR PERSONS OF ALL AGES                                                                                                                                                                                                                                |        |                    |                                               |
|-------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------|-----------------------------------------------|
| For Persons Enumerated on Lines 55 and 68 |                | PLACE OF BIRTH OF FATHER AND MOTHER                                                                                                                                                                                                                    |        |                    | MOTHER TONGUE OR NATIVE LANGUAGE              |
| Line No.                                  | NAME           | If born in the United States, give State, Territory, or possession. If foreign born, give country in which birthplace was located on January 1, 1907. Distinguish Canada-French from Canada-English and Irish Free State (Eire) from Northern Ireland. |        |                    | Language spoken in home in earliest childhood |
|                                           |                | FATHER                                                                                                                                                                                                                                                 | MOTHER | CODE (Leave blank) |                                               |
|                                           | 35             | 36                                                                                                                                                                                                                                                     | 37     | G                  | 38                                            |
| 55                                        | Gruer, Russell | California                                                                                                                                                                                                                                             | Oregon |                    | English                                       |
| 68                                        | Camarata, John | Italy                                                                                                                                                                                                                                                  | Italy  | 2.6                | English                                       |

Col. 9. VALUE OF HOME, IF OWNED: Where owner's household occupies only a part of a structure, estimate value of portion occupied by owner's household. Thus the

Col. 10. COLOR OR RACE: White..... W Filipino..... FU Negro..... Neg Hindu..... Hin

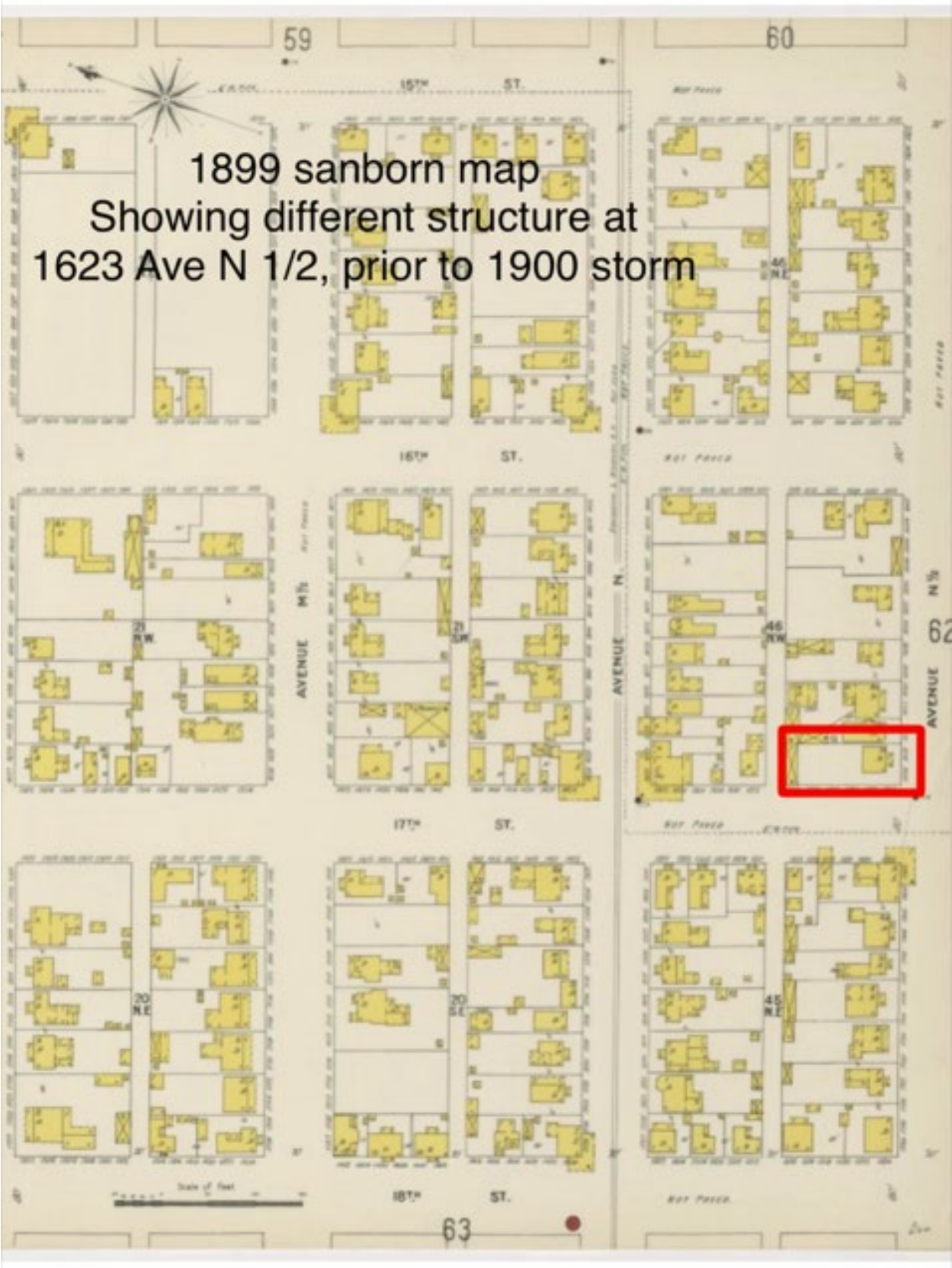
Col. 11. AGE AT LAST BIRTHDAY: Enter age of children born on or after April 1, 1900, as April 1909..... 11/12 October 1909. May 1909..... 12/12 November '94 June 1909..... 6/12 December '94 February 1900 March 1900..... on or after A

SYMBOLS AND EXPLANATORY

There's more to discover in this



1899 Sanborn Map





1912 Sanborn Map



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

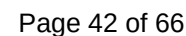


1947 Sanborn Map



STATE OF TEXAS 084-01-2 084-01 CERTIFICATE OF DEATH 4/23 3 52866

|                                                                                                                                                                                                                                                        |  |                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. PLACE OF DEATH<br>a. COUNTY<br>Galveston                                                                                                                                                                                                            |  | 2. USUAL RESIDENCE (Where deceased lived, if institution, residence before admission)<br>a. STATE<br>Texas<br>b. COUNTY<br>Galveston |  |
| 3. CITY OR TOWNSHIP (If outside city limits, give precinct no.)<br>Galveston                                                                                                                                                                           |  | 4. CITY OR TOWNSHIP (If outside city limits, give precinct no.)<br>Galveston                                                         |  |
| 5. NAME OF (If not in hospital, give street address)<br>HOSPITAL OR<br>INSTITUTION<br>University of Texas Medical<br>Branch                                                                                                                            |  | 6. STREET ADDRESS (If rural, give location)<br>4805 Sherman                                                                          |  |
| 7. IS PLACE OF DEATH INSIDE CITY LIMITS?<br>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>                                                                                                                                        |  | 8. IS RESIDENCE INSIDE CITY LIMITS?<br>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>                           |  |
| 9. NAME OF DECEASED<br>(Type or print)<br>Lawrence B. Adams                                                                                                                                                                                            |  | 10. DATE OF DEATH<br>June 26, 1973                                                                                                   |  |
| 11. SEX<br>a. COLOR OR RACE<br>Male White                                                                                                                                                                                                              |  | 12. DATE OF BIRTH<br>11/17/1897 75                                                                                                   |  |
| 13. USUAL OCCUPATION (Give kind of work done, if retired)<br>Retired - V.P. U.S. Nat'l. Bank                                                                                                                                                           |  | 14. BIRTHPLACE (State or foreign country)<br>Texas                                                                                   |  |
| 15. FATHER'S NAME<br>Robert Lawrence Adams                                                                                                                                                                                                             |  | 16. MOTHER'S MARRIAGE<br>Mary Ellen Ludgate                                                                                          |  |
| 17. SOCIAL SECURITY NO.<br>453-01-0700                                                                                                                                                                                                                 |  | 18. WIFE: Mrs. Elsie Adams                                                                                                           |  |
| 19. CAUSE OF DEATH (Enter only one cause and the last one, if any)<br>Ventricular fibrillation                                                                                                                                                         |  | 20. INTERVAL BETWEEN ONSET AND DEATH<br>10 minutes                                                                                   |  |
| 21. DUE TO<br>Atherosclerotic heart disease                                                                                                                                                                                                            |  | 22. DUE TO<br>6 years                                                                                                                |  |
| 23. LIST OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART (b)<br>NONE                                                                                                                |  |                                                                                                                                      |  |
| 24. ACCIDENT SUICIDE HOMICIDE<br><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>                                                                                                                                            |  |                                                                                                                                      |  |
| 25. DESCRIBE HOW INJURY OCCURRED (Enter nature of injury in Part 1 or Part 2 of item 24)<br>NONE                                                                                                                                                       |  |                                                                                                                                      |  |
| 26. TIME OF INJURY<br>Hour Month Day Year<br>a.m. p.m.                                                                                                                                                                                                 |  |                                                                                                                                      |  |
| 27. INJURY OCCURRED<br>a. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office building, etc.)<br>b. CITY, TOWN, OR LOCATION<br>c. COUNTY<br>d. STATE                                                                                |  |                                                                                                                                      |  |
| 28. I hereby certify that I attended the deceased from July 25, 1972 to June 26, 1973 and last saw the deceased alive on June 26, 1973. Death occurred at 4:15 p.m. on the date stated above, and to the best of my knowledge, from the causes stated. |  |                                                                                                                                      |  |
| 29. SIGNATURE<br>E.D. Futch, M.D.                                                                                                                                                                                                                      |  | 30. ADDRESS<br>200 University Blvd.<br>Galveston, Texas 77550                                                                        |  |
| 31. DATE<br>6/29/73                                                                                                                                                                                                                                    |  | 32. NAME OF CEMETERY OR CREMATORIUM<br>Oleander Cemetery                                                                             |  |
| 33. LOCATION<br>Galveston, Texas                                                                                                                                                                                                                       |  | 34. FUNERAL DIRECTOR'S SIGNATURE<br>J. Levy & Bro., Inc.                                                                             |  |
| 35. REGISTRATION FILE NO.<br>730                                                                                                                                                                                                                       |  | 36. DATE REC'D BY LOCAL REGISTRAR<br>AUG 2 1973                                                                                      |  |







## 26LC-021

## STAFF REPORT

### ADDRESS:

1220 Avenue M ½

### LEGAL DESCRIPTION:

The property is legally described as M B Menard Survey, West 1/2 of Lot 12 & East 1/2 of Lot 13 (12-1), Northwest Block 23, Galveston Outlots, in the City and County of Galveston, Texas

### Applicant:

Trisha Talbot

### Property Owner:

Theresa Talbot

### 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:

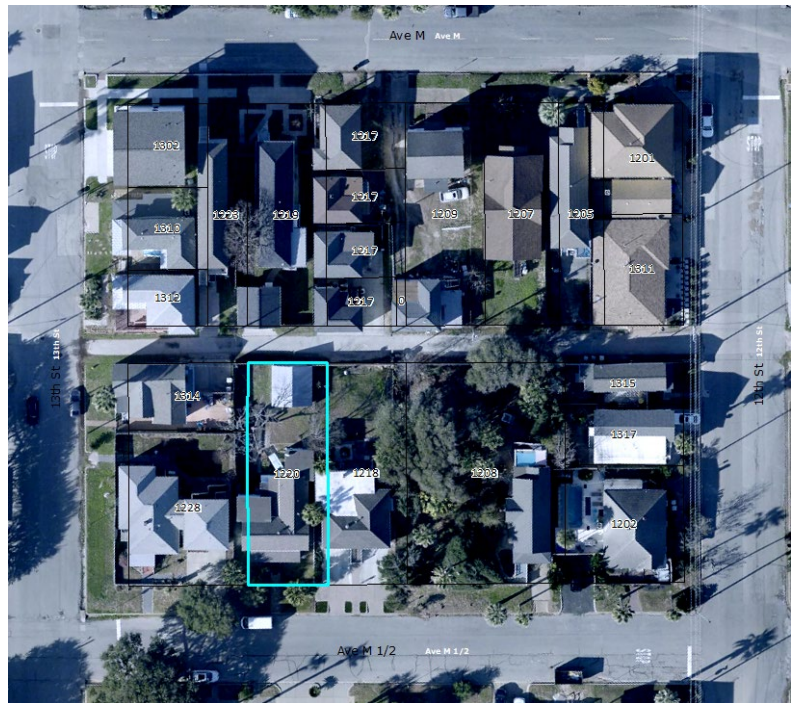
A – Applicant's Submittal

### STAFF:

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

### Public Notice and Comment:

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 40   |          |          |         |            |



## 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 Schumann Cottage at 1220 Avenue M ½ was built in 1901. Albert Fredrick Schumann (1843-1925), emigrated from Germany, with wife Mina Clara Zincke (1842-1917), and the couple's two sons- Albert Otto (1875-1958) and Paul Richard (1876-1946) sometime between 1879 and 1881. The family was in Galveston by 1881 as they were included in the 1882-1883 Galveston City Directory, and listed as residing on Avenue L between 14<sup>th</sup> and 15<sup>th</sup> Streets. By 1885, the Schumann family resided on Avenue M ½ between 12<sup>th</sup> and 13<sup>th</sup> Streets.

The Schumanns resided on the property when the 1900 Storm struck on September 8, 1900. Located blocks from the beach front, the hurricane's storm surge destroyed the area. After the 1900 Storm, Albert Schumann built the existing cottage at 1220 Avenue M ½ in March 1901 for use as the family's second residence. In 1910, the US Census recorded the Schumann family residing at 1220 Avenue M ½ and listed Paul Schumann as the head of household. Employed as a "retoucher" at a local photography studio, Paul's household included wife Carolina "Lena" Bergman (1881-1937), their children Clara and Paul, and Paul's parents Alfred and Clara.

**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 residence is strongly associated with the life and work of Paul Schumann, a nationally significant painter known as the "Wilsow Homer of the Gulf Coast."

Born in Saxony, Germany, Paul Schumann was educated in Galveston's public school system and encouraged to pursue his artistic talents by the district's superintendent. Before turning his focus to plein air painting, Paul studied under Danish painter Julius Stockfleth (1857-1935), who's painted scenes of Galveston between 1885-1907 included the recovery efforts associated with construction of the seawall and massive grade-raising the followed. Paul traveled across the United States, painting in multiple states and by 1919, he had relinquished his job in Joseph M. Maurer's photography studio to focus on art. During his life, Paul held memberships in the Southern States Art League, Texas Fine Arts Association, Springfield Art League (Illinois), and the Galveston Art League. Today, his work is held within the permanent collections of multiple institutions including Galveston's Rosenberg Library, the Fort Worth Art Museum, the Panhandle-Plains Historical Museum (Canyon, Texas), Texas State University (San Marcos), and the Vanderpoel Art Gallery (Chicago, Illinois).

**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 J Schumann Cottage retains much of its historic integrity. A previous owner has modified the front porch railings. Any future restoration work to the porch should restore the railings to the design shown in the photographs in Exhibit A.

**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 August 18, 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 September 17, 2026.

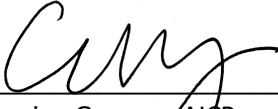
**Staff Recommendation**

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

08/06/2026  
 Date





### Schumann Cottage

1220 Avenue M ½

Parts of lots 12 & 13/ North West Outlot 23

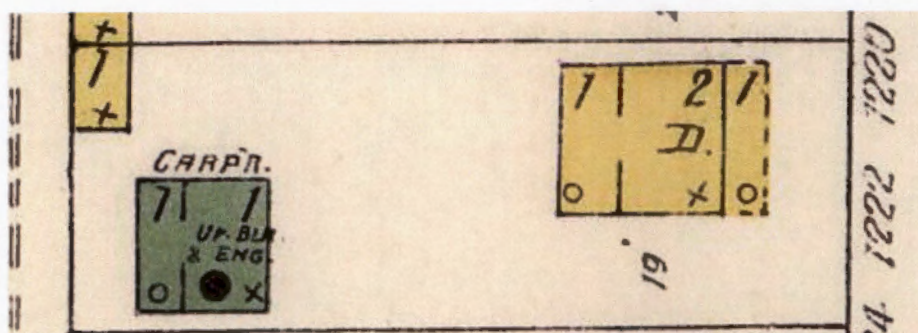
Built March 1901

The undated insurance record for this center-hall, side-gable cottage describes a one-story frame building with a shingle and metal roof. The record noted the building contained four rooms, one hall, one bathroom and two porches. Paul Schumann was the owner-occupant at the time the record was created. A hand-written note at the top of the document notes the original insurance record for the building was "lost." Schumann was the son of German carpenter Albert F. Schumann, who purchased the lot the house is located on in 1895.

Albert Fredrick Schumann (1843-1925), emigrated from Germany, with wife Mina Clara Zincke (1842-1917), and the couple's two sons- Albert Otto (1875-1958) and Paul Richard (1876-1946)- sometime between 1879 and 1881. The family was in Galveston by 1881 as they were included in the 1882-1883 *Galveston City Directory*, and listed as residing on Avenue L between 14<sup>th</sup> and 15<sup>th</sup> Streets. By 1885, the Schumann family resided on Avenue M ½ between 12<sup>th</sup> and 13<sup>th</sup> Streets.

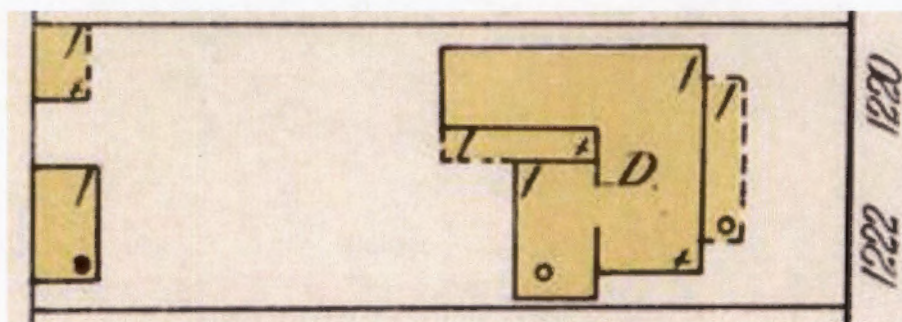


In August 1895, Peter and Mary Ann Nilson sold Schumann the east part of lot 13 and west part of lot 12 (located on the northwest quarter of outlot 23), where Schumann built the first family residence. The 1899 Sanborn Insurance Map recorded the Schumann property, which included a two-story frame dwelling and carpentry shop that supported Schumann's business as well as a third, smaller one-story frame building.



The Schumanns resided on the property when the 1900 Storm struck on September 8, 1900. Located blocks from the beachfront, the hurricane's storm surge destroyed the area. After the 1900 Storm, Albert Schumann built the existing cottage at 1220 Avenue M ½ in March 1901 for use as the family's second residence. In 1910, the US Census recorded the Schumann family residing at 1220 Avenue M ½ and listed Paul Schumann as the head of household. Employed as a "retoucher" at a local photography studio, Paul's household included wife Carolina "Lena" Bergman (1881-1937), their children Clara and Paul, and Paul's parents Alfred and Clara.

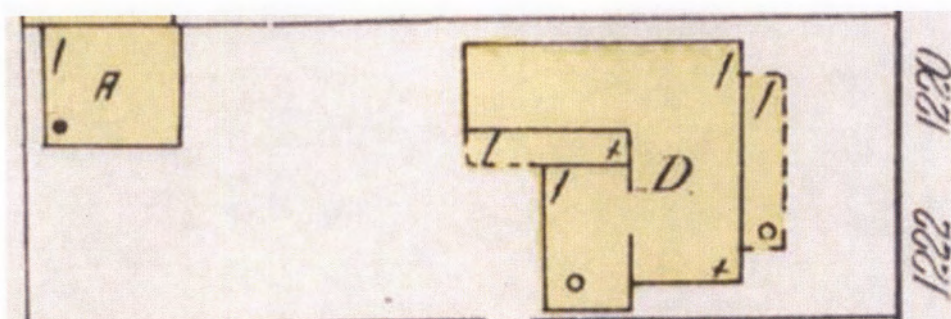
The 1912 Sanborn Fire Insurance Map recorded the footprint of the new (and current) one-story dwelling with two porches- one on the main elevation (south) and a second in the back of the building along the west side of the original L-plan. The one-story addition on the west side, rear, was added in 1903. The lot also supported two accessory buildings in 1912- a one-story open front shed in the northeast corner of the lot and second one-story frame building on the northwest side of the lot.



By 1920, Paul's household included the addition of a third child, Robert, and had endured the death of his mother in 1917. Alfred Schumann remained at 1220 Avenue M ½ with his son and son's family until his own death. In 1926, married and maintaining his own household, Alfred Otto sold his share of the family homestead to his brother Paul. Paul remained at 1220 Avenue M ½ after Lena's death, maintaining his residence there until he died. Known nationally as an accomplished plein air artist and dubbed the "Winslow Homer of the Gulf Coast," news of Paul's death was printed in newspapers across the country.

Born in Saxony, Germany, Paul Schumann was educated in Galveston's public school system and encouraged to pursue his artistic talents by the district's superintendent. Before turning his focus to plein air painting, Paul studied under Danish painter Julius Stockfleth (1857-1935), who's painted scenes of Galveston between 1885-1907 included the recovery efforts associated with construction of the seawall and massive grade-raising that followed. Paul traveled across the United States, painting in multiple states and by 1919, he had relinquished his job in Joseph M. Maurer's photography studio to focus on art. During his life, Paul held memberships in the Southern States Art League, Texas Fine Arts Association, Springfield Art League (Illinois), and the Galveston Art League. Today, his work is held within the permanent collections of multiple institutions including Galveston's Rosenberg Library, the Fort Worth Art Museum, the Panhandle-Plains Historical Museum (Canyon, Texas), Texas State University (San Marcos), and the Vanderpoel Art Gallery (Chicago, Illinois).

Paul and Lena's children- Paul A., Robert E., and Clara (Mrs. Daniel E. Chamness)- inherited the family cottage after their father's death, with Clara becoming sole owner in February 1947. She and her husband, Daniel, continued to utilize the cottage as their family residence as well as rent property. The 1947 Sanborn Fire Insurance Map recorded the property and noted no change to the cottage. Between 1912 and 1947, the accessory buildings seen in 1912 were replaced by a one-story frame automobile garage.



Clara Schumann Chamness maintained ownership of 1220 Avenue M ½ until 1972, when she sold the property to Wilburn and Gertrude Wood. The Woods were from Orange and Jefferson



counties, and raised in the communities of Orange and Port Arthur respectively. They relocated to Galveston in 1949, where Wilburn was employed as a machinist at the Todd Shipyard. A veteran of the Korean War, after Wilburn purchased the Schumann Cottage, he used the house as his family's residence until 1998.

Subsequent owners since 1998 have utilized the Schumann Cottage as both an owner occupied residence and rental property. The current owner purchased the property in 2024. The historic property contributes to the San Jacinto Neighborhood, designated a City of Galveston Neighborhood Conservation District (2010). Design standards for the district preserve and protect the island's inventory of older buildings located in the neighborhood.

*Compiled and written by  
Jami Durham, Galveston Historical Foundation  
July 2026*

#### **Chain of Title**

Albert F. and Clara Schumann, August 1895  
Paul R. Schumann, March 1926  
Paul A. Schumann, Robert E. Schumann, and Clara Schumann Chamness, January 1947  
Clara Schumann Chamness, February 1947  
Wilburn and Gertrude Wood, October 1972  
Larry and Jeanne Fleskes, May 1998  
Robert and Janet Garber, May 2004  
Barbara L. Davis, October 2005  
Kevin and Rita Forness, March 2017  
Judith Marie Kemp, August 2021  
Current, February 2024

Photographs & Clippings

Family photographs courtesy Ancestry.com, Family Tree, Albert Frederick Schumann. P. A. Schumann, administrator



Albert Fredrick Schumann (1843-1925)

—•—  
**REAL ESTATE TRANSFERS.**  
—•—  
S. H. Uzzell and wife to Oscar S. Cummings, block 4 of Graham, Uzzell, Davis & Tolar subdivision of International and Great Northern lands, in section 26; \$1200.  
Peter Nilsen and Mary Ann Nilsen to **Albert Schumann**, east half of lot 13 and west half of lot 12, northwest quarter of outlot 23; \$1400.  
—•—

Galveston Daily News 30 August 1895





Mina Clara Zincke Schumann (1842-1917)





Mina Clara and Albert F. Schumann.





On steps of 1220 Avenue M ½, from top- Mina Clara, Albert Fredrick (with dog), Lena and unidentified man, possibly Paul.



## OBITUARY NOTICES

### Mrs. A. F. Schumann.

The funeral services of Mrs. A. F. Schumann, aged 74, who died yesterday morning at 10:30 o'clock were held at the residence, 1220 Avenue M½ at 10 this morning. She is survived by a husband, two sons, three grandchildren and three brothers.

Galveston Tribune 18 April 1917

## ANNOUNCEMENTS

### Mortuary Notice

SCHUMANN—A. F. Schumann this morning at his residence, 1220 M½. Funeral from the late residence Tuesday at 3 p. m. Nov. 10th, 1925.

Galveston Tribune 9 November 1925

### A. F. SCHUMANN.

Funeral services for A. F. Schumann, 62 years old, who died yesterday while asleep, will be held this afternoon at 3 o'clock at the residence 1220 Avenue M½. Interment will be in Lakeview Cemetery with Rev. Victor Albert officiating. Mr. Schumann is survived by two brothers, A. O. Schumann and Carl R. Schumann.

Galveston Tribune 10 November 1925





Carolina "Lena" Bergman Schumann (1881-1937)



*Dr. Steffen*  
If NON-RESIDENT, be careful to give the complete residence of the deceased, stating both city, county and state.  
The residence is the usual place of abode.

| TEXAS DEPARTMENT OF HEALTH<br>BUREAU OF VITAL STATISTICS<br>STANDARD CERTIFICATE OF DEATH                                                                                                                                                                                        |                                  | 239548                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. PLACE OF DEATH<br>STATE OF <u>Texas</u>                                                                                                                                                                                                                                       |                                  | Registrar's No. <u>48</u>                                                                                                                                                |
| CITY OR<br>PRECINCT NO. <u>Galveston</u>                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                          |
| No. <u>1220</u> Street <u>Ave. M<sup>th</sup></u>                                                                                                                                                                                                                                |                                  |                                                                                                                                                                          |
| Length of residence in city where death occurred <u>3</u> yrs. <u>3</u> mos. <u>3</u> days. How long in U. S. if foreign born? <u>3</u> yrs. <u>3</u> mos. <u>3</u> days                                                                                                         |                                  |                                                                                                                                                                          |
| 2. FULL NAME<br>OF DECEASED <u>Mrs. Lena Bergman Schumann</u>                                                                                                                                                                                                                    |                                  |                                                                                                                                                                          |
| RESIDENCE OF<br>THE DECEASED No. <u>1220</u> Street <u>Ave. M<sup>th</sup></u> City <u>Galveston</u> State <u>Texas</u>                                                                                                                                                          |                                  |                                                                                                                                                                          |
| PERSONAL AND STATISTICAL PARTICULARS                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                          |
| 3. SEX<br><u>Female</u>                                                                                                                                                                                                                                                          | 4. COLOR OR RACE<br><u>White</u> | 5. Single <input type="checkbox"/> Married <input checked="" type="checkbox"/><br>Widowed <input type="checkbox"/> Divorced <input type="checkbox"/><br>(Write the word) |
| 6a. If married, widowed or divorced<br>HUSBAND of <u>Paul R. Schumann</u><br>(or) WIFE of                                                                                                                                                                                        |                                  |                                                                                                                                                                          |
| 6. DATE OF BIRTH<br>(month, day, and year) <u>June 7<sup>th</sup> 1881</u>                                                                                                                                                                                                       |                                  |                                                                                                                                                                          |
| 7. AGE<br><u>55</u> Years <u>7</u> Months <u>10</u> Days or <u>1</u> day <u>1</u> hr. <u>1</u> min.                                                                                                                                                                              |                                  |                                                                                                                                                                          |
| 8. Trade, profession, or particular<br>kind of work done, as splanner,<br>sawyer, bookkeeper, etc.                                                                                                                                                                               |                                  |                                                                                                                                                                          |
| 9. Industry or business in which<br>work was done, as silk mill, saw<br>mill, bank, etc.                                                                                                                                                                                         |                                  |                                                                                                                                                                          |
| 10. Date deceased last<br>worked at this occupa-<br>tion (month and year)                                                                                                                                                                                                        |                                  |                                                                                                                                                                          |
| 11. Total time<br>(years) spent in<br>(this occupation)                                                                                                                                                                                                                          |                                  |                                                                                                                                                                          |
| 12. BIRTHPLACE<br>(City or Town)<br>(State or Country) <u>Fredericksburg, Texas</u>                                                                                                                                                                                              |                                  |                                                                                                                                                                          |
| 13. NAME<br><u>Richard Bergman</u>                                                                                                                                                                                                                                               |                                  |                                                                                                                                                                          |
| 14. BIRTHPLACE<br>(City or Town)<br>(State or Country) <u>Germany</u>                                                                                                                                                                                                            |                                  |                                                                                                                                                                          |
| 15. MAIDEN NAME<br><u>Minna Brockman</u>                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                          |
| 16. BIRTHPLACE<br>(City or Town)<br>(State or Country) <u>Texas</u>                                                                                                                                                                                                              |                                  |                                                                                                                                                                          |
| 17. INFORMANT<br><u>Paul R. Schumann</u><br>(Address) <u>1220 Ave. M<sup>th</sup></u>                                                                                                                                                                                            |                                  |                                                                                                                                                                          |
| 18. BURIAL<br>REMOVAL Place <u>Lakeview</u> Date <u>1-18, 1937</u>                                                                                                                                                                                                               |                                  |                                                                                                                                                                          |
| 19. UNDERTAKER<br><u>Joseph Levy</u><br>(Address) <u>Galveston, Texas</u>                                                                                                                                                                                                        |                                  |                                                                                                                                                                          |
| 20. SIGNATURE AND FILE DATE OF LOCAL REGISTRAR<br><u>She 18</u> <u>1937</u> <u>A. Quixarilla</u><br>(File Date) (Signature)                                                                                                                                                      |                                  |                                                                                                                                                                          |
| MEDICAL PARTICULARS                                                                                                                                                                                                                                                              |                                  |                                                                                                                                                                          |
| 21. DATE OF DEATH<br>(month, day, and year) <u>Jan. 17<sup>th</sup>, 1937</u>                                                                                                                                                                                                    |                                  |                                                                                                                                                                          |
| 22. I HEREBY CERTIFY that I attended deceased from<br>1937 to 1937                                                                                                                                                                                                               |                                  |                                                                                                                                                                          |
| I last saw h. <u>55</u> alive on <u>1/16</u> , 1937; death is said to<br>have occurred on the date stated above, at <u>4:50 a.m.</u> Date of<br>The principal cause of death and related causes of impor-<br>tance were as follows:<br><u>coronary thrombosis</u> <u>1/14/37</u> |                                  |                                                                                                                                                                          |
| Other contributory causes of importance:<br><u>angina pectoris</u> <u>10/1/36</u>                                                                                                                                                                                                |                                  |                                                                                                                                                                          |
| Name of operation <u>none</u> Date of <u>none</u>                                                                                                                                                                                                                                |                                  |                                                                                                                                                                          |
| What test confirmed diagnosis? <u>none</u> Was there an autopsy? <u>no</u>                                                                                                                                                                                                       |                                  |                                                                                                                                                                          |
| 23. If death was due to external causes (violence) fill in also the following:<br>Accident, suicide, or homicide? <u>-</u>                                                                                                                                                       |                                  |                                                                                                                                                                          |
| Date of injury <u>-</u> 1937                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                                          |
| Where did injury occur?<br>(Specify city or town, county, and State)                                                                                                                                                                                                             |                                  |                                                                                                                                                                          |
| Specify whether injury occurred in industry, in home, or in public place                                                                                                                                                                                                         |                                  |                                                                                                                                                                          |
| Manner of injury <u>-</u>                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                          |
| Nature of injury <u>-</u>                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                          |
| 24. Was disease or injury in any way<br>related to occupation of deceased? <u>-</u>                                                                                                                                                                                              |                                  |                                                                                                                                                                          |
| If so, specify <u>-</u>                                                                                                                                                                                                                                                          |                                  |                                                                                                                                                                          |
| (Signed) <u>W. W. Steffen</u> M. D.<br><u>Galveston, Texas</u><br>(Address)                                                                                                                                                                                                      |                                  |                                                                                                                                                                          |

1937 death certificate, Lena Schumann





Paul Richard Schumann (1876-1946)



44-6-1

NOTE THE INFORMATION CALLED FOR ON THE REVERSE SIDE

| 1. PLACE OF DEATH                                                                  |                                                                                                                                 | TEXAS DEPARTMENT OF HEALTH<br>BUREAU OF VITAL STATISTICS<br>STANDARD CERTIFICATE OF DEATH |  | 17575                                     |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--|-------------------------------------------|
| STATE OF TEXAS                                                                     |                                                                                                                                 | COUNTY OF <u>Galveston</u>                                                                |  |                                           |
| CITY OR PRECINCT NO. <u>Galveston</u>                                              |                                                                                                                                 | ST <u>Marys Infirmary</u>                                                                 |  |                                           |
| 2. FULL NAME OF DECEASED <u>Paul Richard Schumann</u>                              |                                                                                                                                 | STREET AND NUMBER OR NAME OF INSTITUTION                                                  |  |                                           |
| LENGTH OF RESIDENCE WHERE DEATH OCCURRED <u>69</u> YEARS MONTHS DAYS               |                                                                                                                                 | (SOCIAL SECURITY NO. <u>                    </u> )                                        |  |                                           |
| RESIDENCE OF THE DECEASED AND NO. <u>1220 Ave M's</u>                              |                                                                                                                                 | CITY <u>Galveston</u> COUNTY <u>Galveston</u> STATE <u>Texas</u>                          |  |                                           |
| PERSONAL AND STATISTICAL PARTICULARS                                               |                                                                                                                                 |                                                                                           |  |                                           |
| 3 SEX <u>Male</u>                                                                  | 4 COLOR OR RACE <u>Caucasian</u>                                                                                                | 17. DATE OF DEATH <u>April 29</u> 194 <u>6</u>                                            |  |                                           |
| 5. SINGLE, MARRIED, WIDOWED OR DIVORCED <u>Widowed</u>                             | 18. I HEREBY CERTIFY THAT I ATTENDED THE DECEASED FROM <u>                    </u> 194 <u>6</u> TO <u>April 29</u> 194 <u>6</u> |                                                                                           |  |                                           |
| 6. DATE OF BIRTH <u>December 13</u> 18 <u>76</u>                                   | I LAST SAW <u>                    </u> ALIVE ON <u>April 29</u> 194 <u>6</u>                                                    |                                                                                           |  |                                           |
| 7. AGE <u>69</u> YEARS <u>4</u> MONTHS <u>16</u> DAYS IF LESS THAN 1 DAY HOURS MIN | THE DEATH OCCURRED ON THE DATE STATED ABOVE AT <u>                    </u> M.                                                   |                                                                                           |  |                                           |
| 8A. TRADE, PROFESSION OR KIND OF WORK DONE <u>Artist</u>                           | THE PRIMARY CAUSE OF DEATH WAS: <u>Mitotic Carcinoma</u>                                                                        |                                                                                           |  |                                           |
| 8B. INDUSTRY OR BUSINESS IN WHICH ENGAGED                                          | DURATION                                                                                                                        |                                                                                           |  |                                           |
| 9. BIRTHPLACE (STATE OR COUNTRY) <u>Germany</u>                                    | CONTRIBUTORY CAUSES WERE <u>Carcinoma</u>                                                                                       |                                                                                           |  |                                           |
| 10. NAME <u>Albert Otto Schumann</u>                                               | <u>Bladder -</u>                                                                                                                |                                                                                           |  |                                           |
| 11. BIRTHPLACE (STATE OR COUNTRY) <u>Germany</u>                                   |                                                                                                                                 |                                                                                           |  |                                           |
| 12. MAIDEN NAME <u>Clara Zinke</u>                                                 |                                                                                                                                 |                                                                                           |  |                                           |
| 13. BIRTHPLACE (STATE OR COUNTRY) <u>Germany</u>                                   |                                                                                                                                 |                                                                                           |  |                                           |
| 14. SIGNATURE <u>Mr Paul A Schumann</u>                                            | DATE OF OCCURRENCE <u>                    </u>                                                                                  |                                                                                           |  |                                           |
| ADDRESS <u>Houston</u> TEXAS                                                       | PLACE OF OCCURRENCE <u>                    </u>                                                                                 |                                                                                           |  |                                           |
| 15. PLACE OF BURIAL OR REMOVAL <u>Lake View - Galveston</u> TEXAS                  | MANNER OR MEANS <u>                    </u>                                                                                     |                                                                                           |  |                                           |
| DATE <u>April 30</u> 194 <u>6</u>                                                  | IF RELATED TO OCCUPATION OF DECEASED, SPECIFY <u>                    </u>                                                       |                                                                                           |  |                                           |
| 16. SIGNATURE <u>Joseph Levy</u>                                                   | SIGNATURE <u>                    </u>                                                                                           |                                                                                           |  |                                           |
| ADDRESS <u>Galveston</u> TEXAS                                                     | ADDRESS <u>                    </u> M. D. <u>                    </u> COR. <u>                    </u> TEXAS                    |                                                                                           |  |                                           |
| 20. FILE NUMBER <u>368</u>                                                         | FILE DATE <u>April 30, 1946</u>                                                                                                 | SIGNATURE OF LOCAL REGISTRAR <u>Margaret O'Rourke</u>                                     |  | POSTOFFICE ADDRESS <u>Galveston</u> TEXAS |

DEPARTMENT OF HEALTH  
RECEIVED  
MAY 20 1946

1946 death certificate, Paul Richard Schumann





Paul Richard Schumann





Schumann Cottage with original porch trim, prior to alteration by previous owners.



Original List.

Map Page No. 31

Lot PTS 12 1/2 Block NW

City \_\_\_\_\_

### DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 1 story Shingled & Metal roofed Framed built  
 Situated on Lot No PTS 12 1/2 in Block No. NW 23 No. 1220 Ave M Str. W. P.  
 in the City of Galveston, owned by Paul A. Schumann D. E. Chamness  
 Occupancy: { Basement 2 for \_\_\_\_\_  
 First Floor by owner for Living  
 Second Floor by \_\_\_\_\_ for \_\_\_\_\_  
 Third Floor by \_\_\_\_\_ for \_\_\_\_\_

### DESCRIPTION

When built? March 1901 Last repaired or painted? \_\_\_\_\_

What is used for lighting? \_\_\_\_\_ Is gas used? \_\_\_\_\_

Size of building? 16 x 34 22 x 24 12 x 20 Porch 6 x 25

Plastered \_\_\_\_\_

Number of Rooms 4 Halls 1 Bath room 1

Ceiled and painted \_\_\_\_\_

Number closets? \_\_\_\_\_ Porches? 2 Mantels and grates? ✓

X Number of flues and construction thereof? \_\_\_\_\_

Is public Fire Hydrant within 500 feet? \_\_\_\_\_ Within 1000 feet? \_\_\_\_\_

Paul A. Schumann and Robert A. Schumann would cost, at present value of materials and labor \$ \_\_\_\_\_  
 Improvements to D. E. Chamness, the east half of lot 13 and the west half of lot 14, the northwest quarter of section 2, Township 33N, Range 10E, United States Survey, Galveston, Texas, 24447

Deduct for depreciation from age, use or location \_\_\_\_\_ per cent \$ \_\_\_\_\_

Making the present Cash Valuation \$ \_\_\_\_\_

### OTHER IMPROVEMENTS

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Deduct for depreciation from age, use or location \_\_\_\_\_ per cent \$ \_\_\_\_\_

Making the present Cash Value \$ \_\_\_\_\_

REMARKS:

Galveston, Texas, \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

INSPECTOR.

Undated DESCRIPTION AND ESTIMATE of the Present Cash Value, parts of lots 12 and 12,  
 Northwest Outlot 23, No. 1220 Ave M 1/2

## MEMORANDUM

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**TO:** Sarah Moore Click, Chairperson and Commissioners  
Galveston Landmark Commission

**FROM:** Catherine Gorman, AICP, Assistant Director/HPO

**DATE:** August 11, 2026

**RE:** **26PA-002** Adoption of a Resolution by the Landmark Commission regarding electrical infrastructure in historic districts.

---

The Landmark Commission has held several discussion items and workshops on the topic of electrical infrastructure in historic districts. Attached please find a resolution to be forwarded to City Council regarding electrical infrastructure in historic districts.

**ATTACHMENTS:**

- A. Landmark Commission Resolution

**LANDMARK COMMISSION RESOLUTION 26-001**

**A RESOLUTION OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON SUPPORTING  
REGARDING ELECTRICAL INFRASTRUCTURE IN HISTORIC DISTRICTS (26PA-002)**

---

**WHEREAS**, the Landmark Commission has been established by the City of Galveston pursuant to the authority granted by the Texas Local Government Code Section 211.003(b); and

**WHEREAS**, per Section 12.501 (A) of the Land Development Regulations, the Landmark Commission works to protect, enhance, and promote landmarks and districts of historical importance in the city; and

**WHEREAS**, per Section 12.501 (D)(7) of the Land Development Regulations, the Landmark Commission is empowered to City boards and commissions on matters affecting historically, culturally or architecturally significant areas, building, sites, objects, structures, or historic districts; and

**WHEREAS**, mature and historic trees are significant cultural and environmental resources that contribute to the historic character of neighborhoods, provide important ecological benefits, and enhance the quality of life for residents and visitors; and

**WHEREAS**, the historic pattern of streets, alleys, rights-of-way, and public spaces is an important component of the City's historic development and should be considered when planning new utility infrastructure; and

**WHEREAS**, the Landmark Commission recognizes the importance of maintaining and improving a safe, resilient, and reliable electrical distribution system to serve residents and businesses; and

**WHEREAS**, utility infrastructure projects have the potential to impact historic trees, contributing landscapes, and the visual character of historic districts when not carefully planned; and

**WHEREAS**, many historic neighborhoods were originally designed with alleys intended to accommodate utilities and service functions, allowing the primary streetscape to remain focused on homes, sidewalks, landscaping, and mature tree canopies; and

**THEREFORE**, be it resolved, that the Landmark Commission respectfully encourages CenterPoint Energy, its contractors, and other utility providers to consider the preservation of historic trees and historic streetscapes as an important objective during the planning, design, and construction of electrical infrastructure improvements.

**BE IT FURTHER RESOLVED**, that the Commission encourages the evaluation and use of existing alley rights-of-way for the placement of new electrical distribution infrastructure whenever it is technically feasible, economically reasonable, and consistent with applicable safety and engineering standards, in order to minimize impacts to historic streetscapes and mature trees.

**BE IT FURTHER RESOLVED**, that where alley placement is not feasible, the Commission encourages the consideration of alternative alignments and construction methods that avoid or minimize impacts to historic trees, contributing landscape features, and other historic resources.



**BE IT FURTHER RESOLVED,** that the Commission encourages early coordination between CenterPoint Energy, City staff, property owners, arborists, and preservation professionals to identify opportunities to protect significant trees and historic resources during project development.

**BE IT FINALLY RESOLVED,** that the Landmark Commission respectfully requests that CenterPoint Energy continue to work collaboratively with the City to develop infrastructure solutions that strengthen electrical reliability while preserving the historic character, mature tree canopy, and unique sense of place that define the City's historic neighborhoods.

---

Sarah Moore Click, Chairperson  
Galveston Landmark Commission

## MEMORANDUM

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**TO:** Sarah Moore Click, Chairperson and Commissioners  
Galveston Landmark Commission

**FROM:** Catherine Gorman, AICP, Assistant Director/HPO

**DATE:** August 3, 2026

**RE:** **26PA-003** Adoption of a Resolution by the Landmark Commission regarding the National Register of Historic Places nomination for Ursuline Academy, 2601 Ursuline / Avenue N.

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The City of Galveston has received notification that a National Register Nomination for Ursuline Academy, 2601 Ursuline / Avenue N, will be reviewed by the Texas Historical Commission's State Board of Review on September 19, 2026. The draft nomination can be viewed on the Texas Historical Commission website:

<https://txhistory.sharepoint.com/sites/SBRDraftNominations/Shared%20Documents/Forms/AllItems.aspx?viewid=f2e05024%2D1ff7%2D4f49%2Db9cb%2D04535feeba88&ga=1&id=%2Fsites%2FSBRDraftNominations%2FShared%20Documents%2FPublic%2FGalveston%2C%20Ursuline%20Academy%20SBR%20NR%20Draft%2Epdf&parent=%2Fsites%2FSBRDraftNominations%2FShared%20Documents%2FPublic> .

As a Certified Local Government (CLG), the Landmark Commission is required to review all nominations to the National Register of Historic Places and forward their opinion to the Texas Historical Commission's National Register Programs Office and the CLG Program. Please see the attached draft resolution for your review, Attachment A.

Staff has reviewed the draft nomination and recommends approval.

**ATTACHMENTS:**

- A. Landmark Commission Resolution

**LANDMARK COMMISSION RESOLUTION 26-002**

A RESOLUTION OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON SUPPORTING THE  
NOMINATION OF THE URSULINE ACADEMY, 2601 URSULINE / AVENUE N TO THE NATIONAL  
REGISTER OF HISTORIC PLACES AND DIRECTING THE HISTORIC PRESERVATION OFFICER TO  
FORWARD THIS RESOLUTION TO THE TEXAS HISTORICAL COMMISSION'S NATIONAL REGISTER  
PROGRAMS OFFICE AND CERTIFIED LOCAL GOVERNMENT PROGRAM (26PA-003)

---

**WHEREAS**, the Landmark Commission has been established by the City of Galveston pursuant to the authority granted by the Texas Local Government Code Section 211.003(b); and

**WHEREAS**, per Section 12.501 (A) of the Land Development Regulations, the Landmark Commission works to protect, enhance, and promote landmarks and districts of historical importance in the city.

**WHEREAS**, per Section 12.501 (D)(8) of the Land Development Regulations, one the of powers of the Landmark Commission is to "Provide comments to the State Historic Preservation Officer (SHPO) regarding designation on the National Register of Historic Places within the City"; and

**WHEREAS**, a goal of the City of Galveston's Historic Preservation Plan is "Galveston's historic resources are properly designated to ensure their continued protection"; and

**WHEREAS**, the goal of the Historic Preservation Element of the City of Galveston's Comprehensive Plan is "Promote the Island's Heritage and Encourage the Preservation and Revitalization of Historic Resources for the Educational, Cultural, and Economic Benefit of All"; and

**WHEREAS**, the Landmark Commission has reviewed the submitted National Register of Historic Places nomination for the Ursuline Academy, 2601 Ursuline / Avenue N; and

**THEREFORE**, be it resolved that the Landmark Commission supports the listing of the Ursuline Academy, 2601 Ursuline / Avenue N on the National Register of Historic Places and directs the Historic Preservation Officer to forward this resolution to the Texas Historical Commission's National Register Programs Office and the Certified Local Government Program.

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Sarah Moore Click, Chairperson  
Galveston Landmark Commission