

**NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, APRIL 7, 2025 - 4:00 PM
REGULAR MEETING
CITY COUNCIL CHAMBERS, 2ND FLOOR OF CITY HALL
823 ROSENBERG, GALVESTON, TEXAS**

**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. Welcome New Members
5. Approval of Minutes

5.A February 3, 2025 – Regular Meeting - Amended

5.B March 3, 2025 – Regular Meeting

6. 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)
7. New Business and Associated Public Hearings

7.A LANDMARK DESIGNATION

1. **25LC-011 (2528 Postoffice / Avenue E)** Request for designation as a Galveston
Landmark. The property is legally described as M.B. Menard Survey, Lots 14 ,
Block 505, in the City and County of Galveston, Texas.
Applicant: Laura Carrera, 2528 Postoffice, LLC.
Property Owner: 2528 Postoffice, LLC.
2. **25LC-012 (2116 Postoffice / Avenue E)** Request for designation as a Galveston
Landmark. The property is legally described as M.B. Menard Survey, West 28

feet of Lot 11 (11-1), Block 501, in the City and County of Galveston, Texas.
Applicant: Julie K. Baker
Property Owner: Clyde and Kimberley Wood, Two Woods Investments, LLC

7.B REQUEST FOR VERIFICATION

3. **25LC-010 (1808 Avenue K)** Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program. Property is legally described as the M. B. Menard Survey, Lot 9, Block 138, in the City and County of Galveston, Texas.
Applicant: Michael and Roberta Gear
Property Owner: Michael and Roberta Gear

8. 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 04/03/2025 at 11:00 AM

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 – February 3, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry, Ex Officio CM Lewis

Members Absent: Smith (Alternate)

Staff Present: Catherine Gorman, Assistant Director, AICP, HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

Vice-Chairperson Christian Bourgeois declared conflict of interest on case 25LC-001.

APPROVAL OF MINUTES

The January 6, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

*** Vice-Chairperson Christian Bourgeois steps away from the dais at 4:02 p.m.

CERTIFICATE OF APPROPRIATENESS

25LC-001 (1716 Avenue K) Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material. The property is legally described as Abstract 628 M.B. Menard Survey Lot 11 & Part of Lot 12, Block 137, in the City and County of Galveston, Texas.

Applicant: Laura Bourgeois

Property Owner: Christian Bourgeois

Staff presented the report and noted that four public hearing notices were sent, and one returned in favor. Staff also noted a correction to strike item 1. A. from the staff report.

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

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations as corrected.

Commissioner Chastain seconded.

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

In favor:	Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry
Conflict of Interest:	Bourgeois
Opposed:	None
Absent:	Smith (Alternate), Ex Officio Lewis
Non-voting participant:	None

The motion passed.

*** Vice-Chairperson Christian Bourgeois returns to the dais at 4:09 p.m.

25LC-002 (1721 Postoffice / Avenue E) Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material, replacement of existing windows, and addition of covered porch to the rear façade. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 2 & West 10-8.5 Feet of Lot 3, Block 437, in the City and County of Galveston, Texas.

Applicant: Robert Faickney

Property Owners: Donna Baker and Robert Faickney

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

*** Ex Officio Lewis arrives at 4:13 p.m.

Chairperson Click opened the public hearing on the case. The property owners, Donna Baker and Robert Faickney, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations and striking condition 1.A.

Vice-Chairperson Bourgeois seconded.

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

In favor:	Bourgeois, Chastain, Click, Fitz, Stetzel-Thompson, Thierry
Opposed:	Langdale (Alternate),
Absent:	Smith (Alternate),
Non-voting participant:	Ex Officio Lewis

The motion passed.

LICENSE TO USE

25LC-004 (Adjacent to 312 17th Street) Request for a recommendation regarding a License to Use in order to construct stairs. Adjacent property is legally described as M.B. Menard Survey, South 35-1 feet of Lot 1(1-3), Block 556, in the City and County of Galveston, Texas.

Applicant: Jeremy Slade, Stonewater Inc.

Adjacent Property Owner: Linda Jonjock

Easement Holder: City of Galveston

Staff presented the report and noted that 25 public hearing notices were sent, and none returned.

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

Commissioner Chastain made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Stetzel-Thompson seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:31 PM





City of Galveston

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – March 3, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

Members Present: Bourgeois, Chastain, Click, Fitz, Smith (Alternate), Stetzel-Thompson, Thierry, Ex Officio CM Lewis

Members Absent: Langdale (Alternate)

Staff Present: Catherine Gorman, Assistant Director, AICP, HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 17, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

CERTIFICATE OF APPROPRIATENESS

25LC-006 (1219 Ball / Avenue H) 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 3, Block 252, in the City and County of Galveston, Texas.

Applicant: Morris McDaniel, McDaniel Construction

Property Owner: Thomas and Leslie Legrand

Staff presented the report and noted that 6 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicants, Thomas and Leslie Legrand, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

*** Ex Officio CM Lewis arrives at 4:04 p.m.

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

Commissioner Stetzel-Thompson seconded.

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

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

The motion passed.

25LC-007 (1202 Postoffice / Avenue E) Request for a Certificate of Appropriateness for modifications to a previous approval – Case No. 23LC-012. Property is legally described as the M. B. Menard Survey, Lots 8 and 9, Block 492, in the City and County of Galveston, Texas.

Applicant: Ralph McMorris

Property Owner: Ralph and Lynn McMorris

Staff presented the report and noted that 8 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant and property owner, Ralph McMorris, gave a presentation to the commission. See the attached list for presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson 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:	Bourgeois, Chastain, Click, Fitz, Smith (Alternate), Stetzel-Thompson, Thierry
Opposed:	None
Absent:	Langdale (Alternate),
Non-voting participant:	Ex Officio Lewis

The motion passed.

25LC-009 (711 14th Street) Request for a Certificate of Appropriateness for alterations to the structure including replacing the front door, replacing an existing window, and adding a staircase. Property is legally described as M.B. Menard Survey, South 52 Feet of Lot 7 (7-2), Block 314, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood

Property Owner: Scott Rice, Sandbar Properties LLC.

Staff presented the report and noted that 5 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The applicant, Brax Easterwood, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

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

Commissioner Stetzel-Thompson seconded.

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

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

The motion passed.

TEXT AMENDMENT

25ZA-001 Request for a text amendment to the Galveston Land Development Regulations, Article 13: Permits and Procedures to establish a fee for Galveston Landmark Designation and replacement Galveston Landmark Plaques.

Applicant: Development Services Department

Staff presented the report.

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

Commissioner Stetzel-Thompson 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:	Bourgeois, Chastain, Click, Fitz, Smith (Alternate), Stetzel-Thompson, Thierry
Opposed:	None
Absent:	Langdale (Alternate),
Non-voting participant:	Ex Officio Lewis

The motion passed.

THE MEETING ADJOURNED AT 4:22 PM





25LC-011

STAFF REPORT

ADDRESS:

2528 Postoffice / Avenue E

LEGAL DESCRIPTION:

The property is legally described as M.B. Menard Survey, Lots 14, Block 505, in the City and County of Galveston, Texas.

Applicant:

Laura Carrera, 2528 Postoffice, LLC.

Property Owners:

2528 Postoffice, LLC.

ZONING DISTRICT:

Central Business (CB)

HISTORIC DISTRICT:

N/A

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant's Submittal
 B – Additional Information

STAFF:

Daniel Lunsford
 Senior Planner
 409-797-3659
 dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
16				



Executive Summary

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

Zoning

Location	Zoning	Land Use
Subject Site	Central Business (CB)	Residential
North	Central Business (CB)	Commercial
South	Central Business (CB)	Commercial
East	Central Business (CB)	Residential
West	Commercial (C)	Commercial

Background

When considering human history, it is inevitable to encounter topics or events which are controversial or difficult to discuss, even long after the events themselves. Historians and historical preservationists must address the objectionable topics as well, and treat historical sites associated with them with the same deference to facts as they are known and to honestly acknowledge their place in our collective history. This includes protecting the locations and physical structures associated with these events and topics. Among the most controversial of these topics is prostitution.

There is a good deal of factual knowledge and folklore about the “free state” (sometimes called the “open city”) days of Galveston. From Reconstruction through the 1950s, Galveston had a well-deserved reputation as the “Sin City of the South”, where activities such as organized crime, gambling, alcohol use (during Prohibition), and prostitution were at least known and all but condoned, if not even commonplace. Generally speaking, prostitution increased overall during times of war due to the increased military presence of Fort Crockett, but it was present in varying degrees until state police ended prostitution and other illicit activities in the 1950s.

The phrase “red light” district typically refers to areas which include adult-oriented businesses. Galveston’s red light district was locally known as The Line, and it was centered on 25th Street to 29th Street along Postoffice, and over time spread to Church and Mechanic streets adjacent. While it is unknown exactly how many “women’s boarding houses” (as they were typically called in insurance records) were located here, at one point the city at large had dozens of these businesses by some estimates. Regardless of the negative connotations associated with prostitution, a number of the buildings which hosted them remain, and at least one (The R.F. Martin Building at 2427 Market) is a Galveston historical landmark. The Mollie Walters House at 2528 Postoffice is the only known remaining structure built specifically for this purpose; it became a National Register of Historic Places property in 1984.

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

- 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.**

Completed in 1886 by Mollie Walters to replace an older structure also used as a bordello, this large two-story National Folk style house occupies a prominent spot on a corner lot which no doubt assisted Ms. Walters in promoting her trade.

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 expansion of port activities and the presence of Federal troops during Reconstruction both contributed to the expansion of prostitution in Galveston. 25-year-old Mollie Walters arrived in Galveston from New Orleans in 1868 as the local economy was recovering from the Civil War; it is believed that she was a prostitute in New Orleans as well. Walters opened her first bordello on the west side of 25th Street between Market and Mechanic in short order, with 1870 records indicating she plead guilty in criminal court of keeping a “disorderly house”, for which she was fined \$100 – over \$2,000 today. However, the 1880 census shows her living at the 25th Street address and still operating a “boarding house”.

Mollie Walters seemed to do well in her preferred business through the 1880s; she purchased several properties in that time, including the northeast corner of Postoffice and 26th Street. By 1900 the 67-year-old Walters was still running the business. Six years later, she leased the house to Corine Pearce for \$100 a month and retired to a home she owned at 3518 Avenue O, where she lived until her death in 1908. Until around 1944 the property was owned and operated by Hazel Harvey, known to her clients and fellow madams as Mother Harvey. Until the 1950s it was owned by madam “Mary R.” and her husband “Charles L.”

The women who worked in Galveston’s bordellos were from nearly all walks of life and many parts of the world. Some were fluent in different languages (a necessity in a port city like Galveston), and reportedly some attended college and used prostitution as a way to pay tuition. While their names and circumstances are largely unknown, the lives and livelihoods of dozens of these unknown young women are associated with the Mollie Walters house as well, regardless of how society may see their trade either now or even historically.

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 Mollie Walters house reflects the typical wood framed vernacular commonly known as National Folk style characterized by relatively unadorned exterior, simple building footprint, and low-pitched roof. The porches on either side would have likely been blocked with lattice to shield the identities of visitors, and while they have been modified somewhat the house overall has the same appearance today as it did in the earliest photos of the house. A bay window facing 26th Street which was added in the 1890s was removed, but this does not significantly detract from the historic integrity of the house as it is not original to the house. The current owners have expressed an intention to restore the bay window.

**Financial Incentives for
Historic Properties**

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

Other Reviews

The Planning Commission will hear this request at the April 8, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of April 24, 2025.

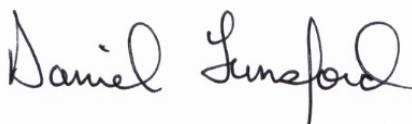
Staff recommends approval with the following condition:

Staff Recommendation

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.

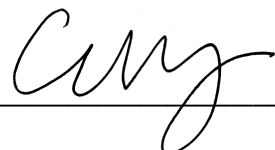
Respectfully Submitted:



Daniel Lunsford
Senior Planner

March 24, 2025

Date



Catherine Gorman, AICP
Assistant Director/HPO

March 24, 2025

Date

Resources Cited

1. United States Department of the Interior. *National Register of Historic Places Inventory – Nomination Form*. March 29, 1984.
2. Remmers, Mary. *Going Down the Line: Galveston's Red Light District Remembered*. (Self-published, 1997).
3. Sanborn Maps provided by Applicant.
4. Photos provided by Applicant.
5. Narratives provided by Applicant with citations.
6. Galveston Historical Foundation. *Historic Homes Tour excerpt*. (Self-published, 1997).

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

7/5/84

date entered

Continuation sheet

Item number all

Page 4

County Galveston USGS Quad 2994/231 Survey site no. 4
City Galveston UTMs 325480/ 3242800
Name House at Date: factual _____ Est. 1886
Address 2528 Postoffice St. Architect/Builder _____
Contractor _____
Owner Alonia Brooks Style/Type wood vernacular
Original use residence
Address 2528 Post Office Present use residence
Galveston Present condition fair

Block/Lot 505/14 less than 1 acre

Description 2-story wooden residence; rectangular with low-pitched hipped roof; two interior chimneys; S. facade is 2-bay with paired windows and recessed entrance; attached porches on first floor, separate one over door; W. facade has centered entrance with 2-story porch with pediment and remnants of bracketed cornice on side; windows are all shuttered; house rests on brick piers. Although this building, as pictured, has not been painted in many years, it has just been repainted and now stands in good condition.

Significance This is the last house remaining in area that was the famous Postoffice red-light district during Galveston's gambling years. It is the only surviving document of the strip. Tax records indicate that it was built about 1886 by a Mollie Walters.

Relationship to site: Moved _____ date _____ or Original site x Describe located on northeast corner; area is fragmented with many vacant lots; yard.

Bibliography Galv. Co. Tax records; city directories; oral interviews. Informant _____
Recorder Ellen Beasley
Date Nov. 1982

Continuations: _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 2528 Postoffice St. (Central Business
District MRA)
Galveston County
TEXAS

Working No. MAR 29 1984
Fed. Reg. Date: _____
Date Due: 4-26-84 / 5-13-84
Action: ACCEPT
RETURN 5/2/84
REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria Return
Reviewer Groven
Discipline Historian
Date 5/2/84
_____ see continuation sheet

Nomination returned for: ☒ technical corrections cited below
☒ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

☒ 7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☒ alterations/integrity
☐ dates
☐ boundary selection

*Please provide information on the condition of the building
and ~~integrity~~ discuss integrity in light of the condition.*

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____

Builder/Architect _____

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

☒ Acreage of nominated property _____ *Please provide acreage*
Quadrangle name _____
UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- ☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed Beth Grosvenor Date 5/2/89 Phone: _____

Comments for any item may be continued on an attached sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 3/29/84

date entered

Continuation sheet

Item number

Page 1 of 3

Multiple Resource Area
Thematic Group

dnr-11

Name Central Business District Multiple Resource Area
State Galveston County, TEXAS

Nomination/Type of Review

Date/Signature

1. Building at 1921--1921-1/2
Avenue D

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

2. Building at 1925--1927 Market
Street

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

Substantive Review

3. City Hall

Keeper

Beth Grovema - 8/14/84

Attest

4. City National Bank

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

5. Eiband's

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

6. First Evangelical Lutheran
Church

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

7. House at 2528 Postoffice St.

Substantive Review

Keeper

Beth Grovema 8/14/84

Attest

8. Houses at 2017--2023 Avenue I

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

9. I.O.O.F. Lodge

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

10. Jean Lafitte Hotel

Entered in the
National Register

for Keeper

Melanie Byers 8/14/84

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 2528 Postoffice St. (Central
Business District MRA)
Galveston County
TEXAS

Substantive Review

Working No. 3429/84
Fed. Reg. Date: 2/5/85
Date Due: 8/19/84
Action: ☒ ACCEPT 8-14-84
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria Accept - A
Reviewer Griswold
Discipline Historic
Date 8/14/84
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Galveston Central Business District
Multiple Resource Nomination
Galveston, Galveston County, Texas

Photo by Ellen Beasley, May 1982, neg. on file at
Texas Historical Commission, Austin

Site No. 4, 2528 Postoffice, looking northeast.

Photo 10 of 32

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000842

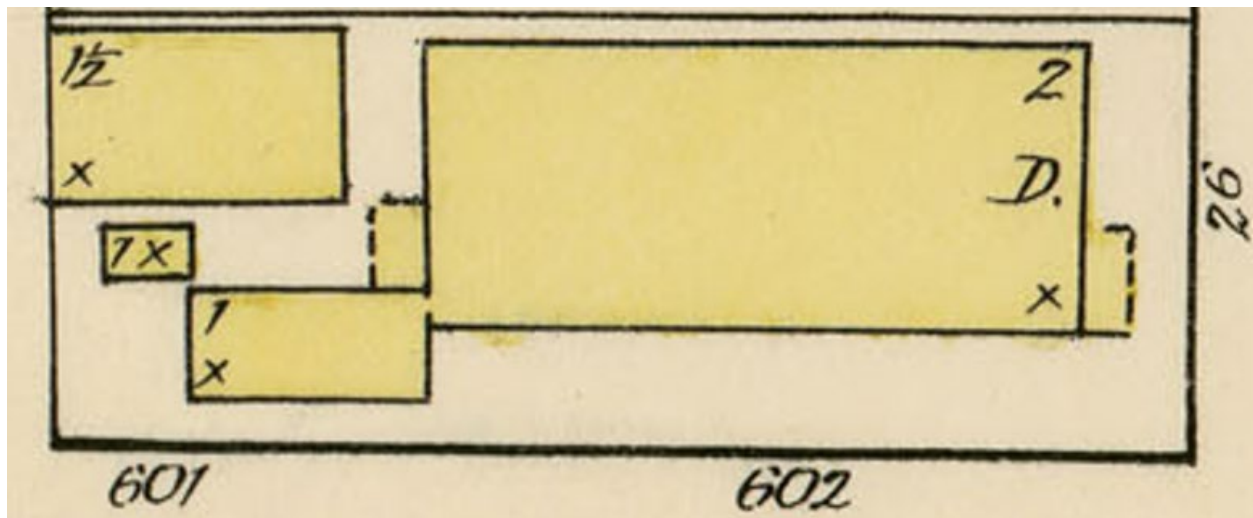
2528 Postoffice Street – Molly Walters House

Urbano Architects 2/21/2025

2528 Postoffice/ Built 1886

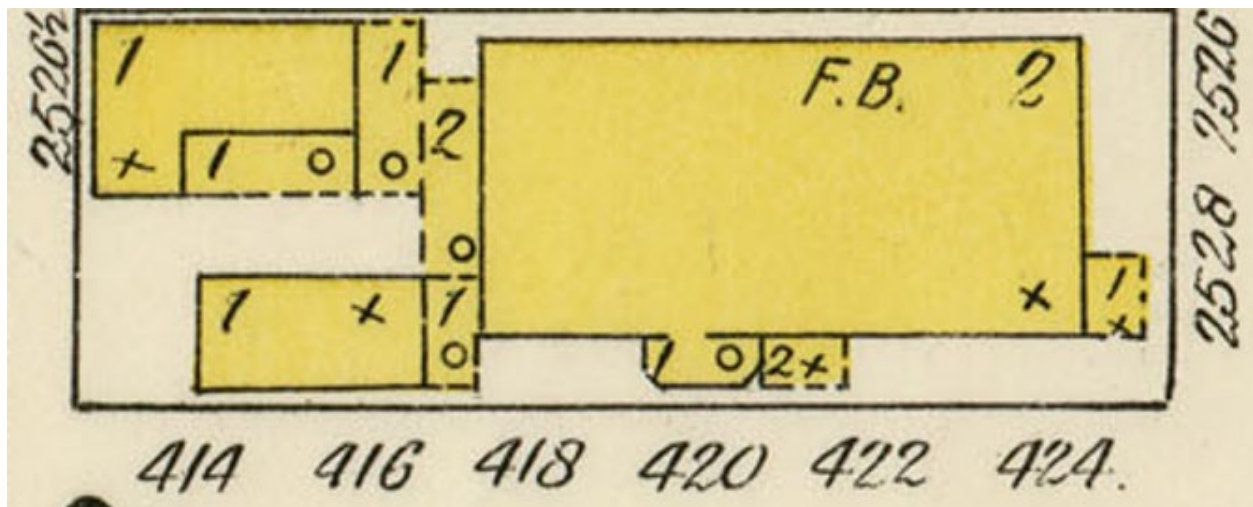
Sanborn Map footprints

1889

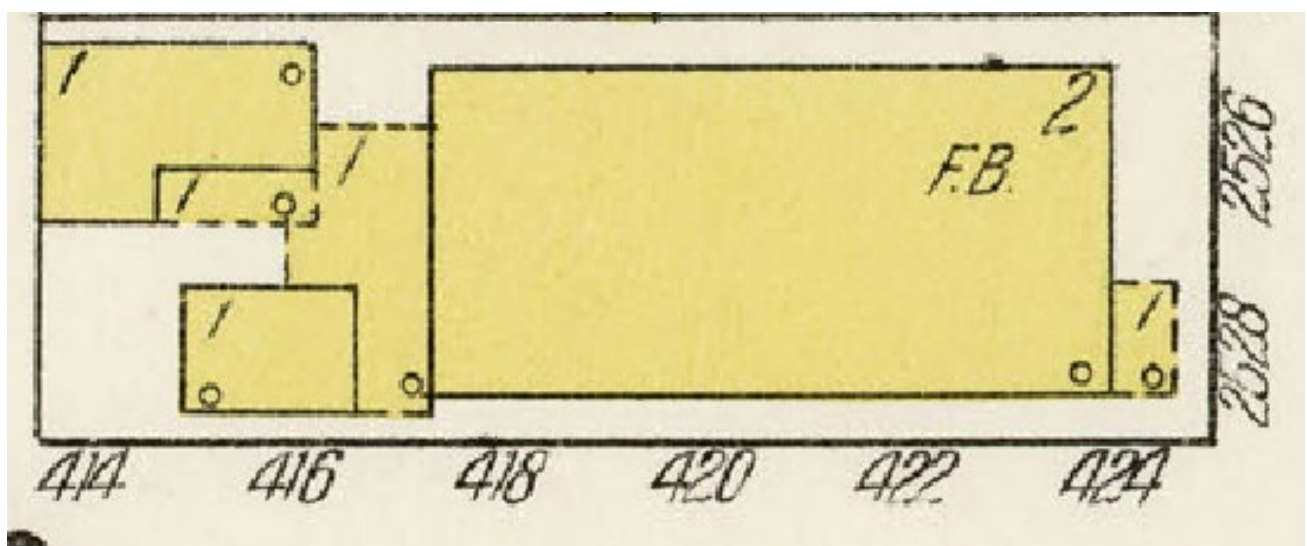


The 1896 insurance record for the building identified a one story addition on the northeast part of the lot that contained a bath and two bedrooms as well as a one story addition on the northwest part of the lot identified as a kitchen. These buildings are gone by 1947.

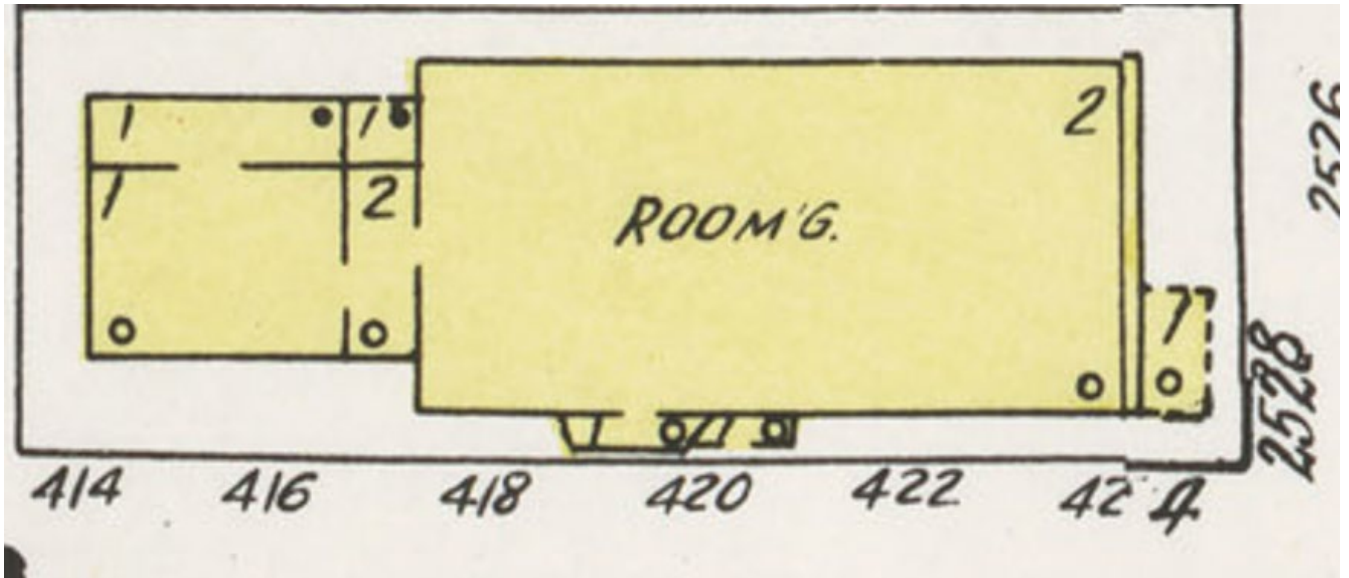
1899



1912

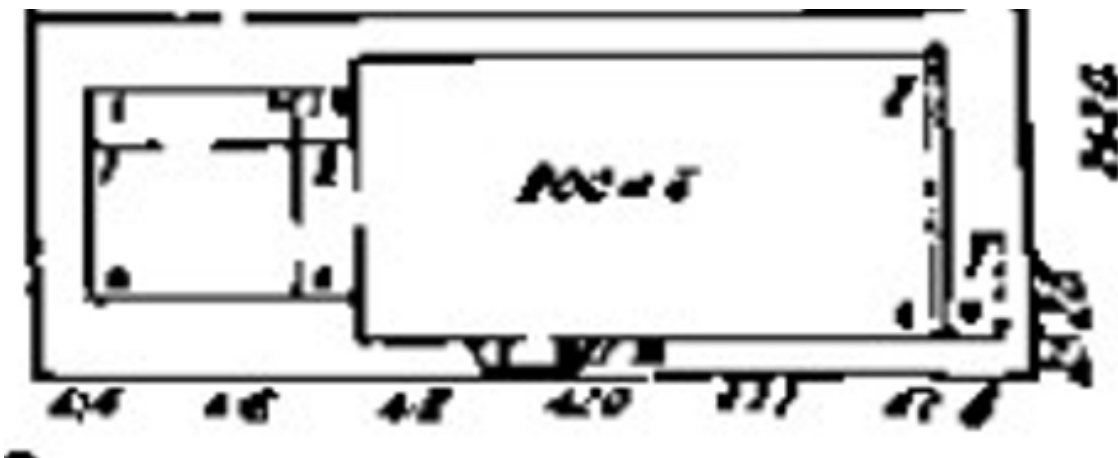


1947



The 1947 map records a newer addition on the north part of the building, likely associated with a notation on the 1909 insurance record that noted improvements in September 1944 valued at \$10,000.

1985 update of 1947 maps



EXTERIOR PHOTOGRAPHS



SOUTH ELEVATION – MAIN ENTRANCE



WEST ELEVATION – SIDE ENTRANCE

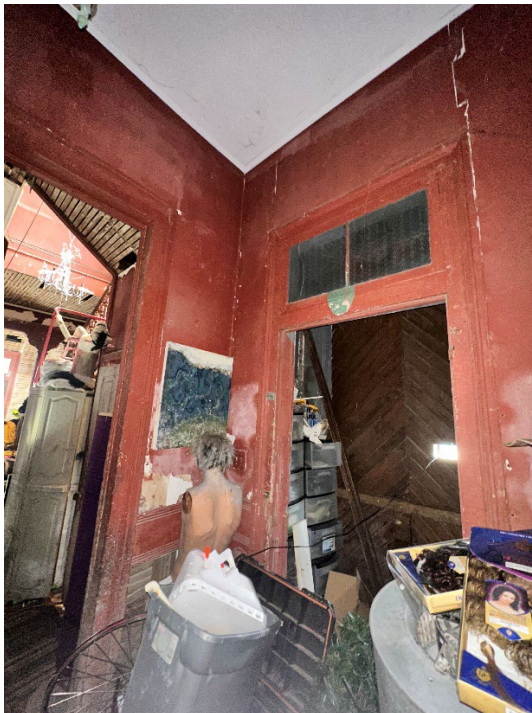
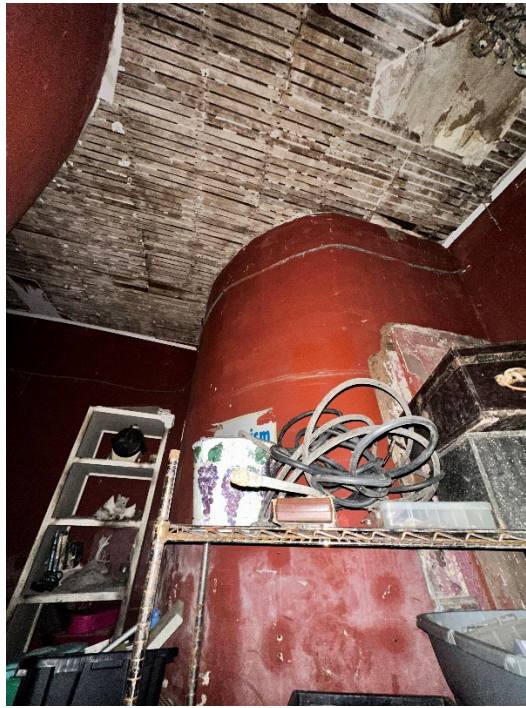


REAR ELEVATION WITH BURNT ONE-STORY STRUCTURE



EAST ELEVATION WITH BURNT ONE-STORY STRUCTURE

INTERIOR PHOTOGRAPHS





3 MARCH 2025

2528 POSTOFFICE STREET

LOT 14, BLOCK 505, ABST 628 M B MENARD SUR

SUBMITTED ON 3 MARCH 2025 TO THE CITY OF GALVESTON PLANNING DEPARTMENT

STATEMENT OF ARCHITECTURAL SIGNIFICANCE

The architectural significance of 2528 Postoffice lies in its representation of late 19th-century wood vernacular architecture, characterized by its two-story rectangular form, low-pitched hipped roof, and distinct façade elements. The building's design features entail a prominent two-story centered porch entrance with a pediment on the west façade, a covered porch entrance on the south facade, painted wood siding, and double-hung wood windows once shuttered, at all facades. This residence rests on brick piers and reflects the building practices and materials prevalent in wood vernacular architecture of Galveston during the time of its construction. As a rare surviving example of a residence originally designed as a brothel, 2528 Postoffice is not only significant for its historical context but also for its architectural integrity, providing insight into the domestic architecture of Galveston's past.

Bibliography:

Beasley, Ellen & Fox, Stephen. (1996). *Galveston Architectural Guidebook*.

Beasley, Ellen. (1996). *The Alleys and Back Buildings of Galveston*.

Brooks, Alonia & United States Department of Interior. (1984). *2528 Postoffice National Register of Historic Places Inventory Nomination Form*.

3 MARCH 2025

2528 POSTOFFICE STREET

LOT 14, BLOCK 505, ABST 628 M B MENARD SUR

SUBMITTED ON 3 MARCH 2025 TO THE CITY OF GALVESTON PLANNING DEPARTMENT

STATEMENT OF HISTORICAL AND CULTURAL SIGNIFICANCE

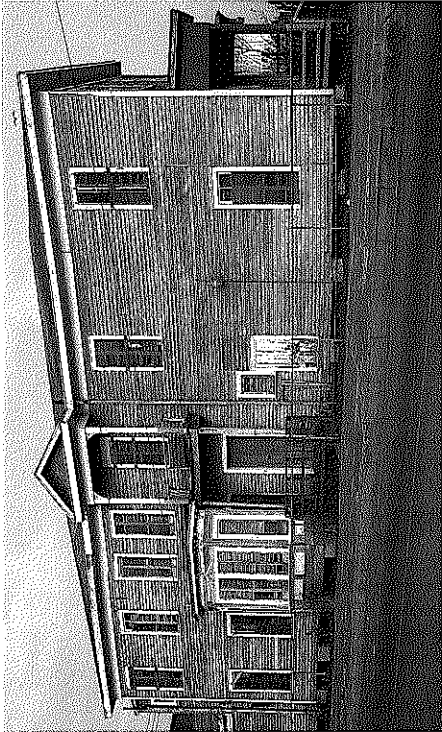
2528 Postoffice represents a significant chapter in Galveston's history as the last remaining structure from the famous Postoffice red-light district, a vibrant area during the city's gambling years (missing dates). Built around 1886 by Mollie Walters, a Madam who migrated from New Orleans, the house embodies the social dynamics and complexities of the era, including issues of gender, class, and the burgeoning tourism economy. As the only surviving brothel from this notorious strip, it offers a unique window into the lives of women who operated within the sex work industry, as well as the cultural attitudes towards such establishments in the context of Galveston's historical development. The building's preservation contributes to understanding the historical fabric of the neighborhood and serves as a reminder of the city's layered past, influencing contemporary discussions on heritage and community identity.

Bibliography:

Beasley, Ellen & Fox, Stephen. (1996). *Galveston Architectural Guidebook*.

Beasley, Ellen. (1996). *The Alleys and Back Buildings of Galveston*.

Brooks, Alonia & United States Department of Interior. (1984). *2528 Postoffice National Register of Historic Places Inventory Nomination Form*.



By the 1900 census, three “boarders” were in residence at 2528 Postoffice, all in their twenties. The 67-year-old Walters was still running the business, although she listed her age as 40. On August 29, 1906, Walters signed a five-year lease with Corine Pearce who agreed to pay \$100-a-month rent for the Postoffice Street property. One month later, Mollie Walters purchased a home at 3518 Avenue O and retired. She lived there until her death on December 14, 1908. Her obituary in the local newspaper described her as “an old resident of Galveston.”

Walters’ estate sold the Postoffice Street house, which continued to be used as a brothel. When the United States entered World War I, a national law banned prostitution within five miles of all military installations. The Army threatened to declare Galveston off-limits unless local officials shut down the brothels. Although Galveston’s bordellos were officially closed, the “boarders” were allowed to remain in residence, with predictable results.

After the war, the brothels continued to operate unabated. In 1936, city officials required that all prostitutes receive medical examinations every two weeks and maintain health certificates. When the Army threatened to declare Galveston off-limits again at the start of World War II, the red-light district was officially closed for the second time, although eleven bordellos were reportedly still in business in 1943.

After a brief resurgence in the early 1950s, a crackdown by state officials finally ended Galveston’s days of open prostitution. Since then, the Walters property has served as a rooming house.

The building has remained largely unchanged since the 1890s, when the projecting bay was added on the 26th Street side. The current owner intends to restore the house to its turn-of-the-century appearance. Plans include a catering kitchen, banquet facility and overnight accommodations. The 1886 Mollie Walters House is listed in the National Register of Historic Places.

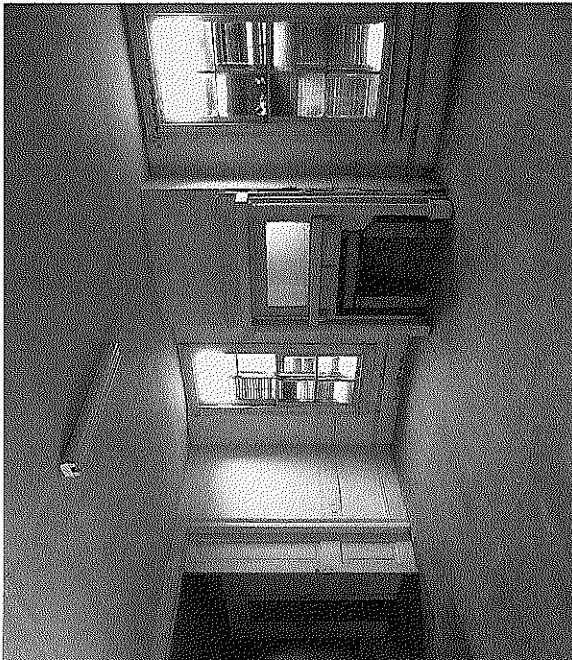
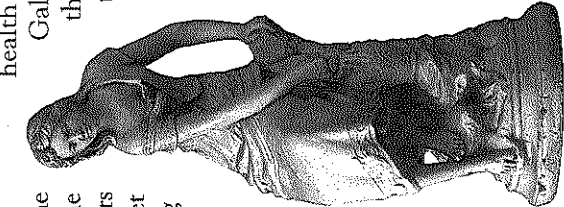
As a port city and the site of military installations, Galveston had a rough side from the beginning. The fortunes of the Island’s saloons and bordellos usually paralleled those of the community at large. When 25-year-old Mollie Walters arrived from New Orleans in 1868, the local economy was recovering after the Civil War. With Federal troops occupying the city and the port booming, Galveston saw a resurgence in prostitution and the emergence of an identifiable red-light district.

Although now commonly referred to as simply Postoffice Street, the “segregated district” of saloons and bordellos that developed after 1865 was centered in the 2500 through 2900 blocks of Market and Postoffice streets and would eventually expand to the same area on Church and Mechanic streets. It was in this neighborhood that Walters operated her first “female boarding house,” as brothels were euphemistically known, on the west side of 25th Street between Market and Mechanic.

In September 1870, Walters pleaded guilty in Criminal Court to keeping a “disorderly house,” paid the customary \$100 fine and returned to business as usual. Ten years later, the 1880 census shows Walters was still in business on 25th Street as the madam of a house occupied by five “boarders” and the three-year-old son of one of the women.

Walters apparently prospered through the 1880s. She bought several pieces of property, including a house on the northeast corner of Postoffice and 26th. In 1886, Walters tore down the building that stood on her Postoffice Street land and built a two-story, 15-room “female boarding house.” The long, narrow frame structure had entrances on both Postoffice and 26th streets. A porch with lattice would have screened customers waiting for admittance from the view of passersby.

When Congress authorized installation of the coastal artillery at Fort Crockett in 1897, Galveston’s bawdy houses were among the indirect beneficiaries. The resulting problems confronting military health officials helped spur a crackdown on the city’s bordellos. Nevertheless, fines remained low and the municipal government only sporadically enforced the vagrancy ordinances which applied to prostitutes.



AND RATING BUREAU,

GEO. W. JALONICK, Manager,
DALLAS, TEXAS.

copy of a document in
The Rosenberg Library, Galveston, Texas.

Not to be Copied or Reproduced in any way
without written permission from the Rosenberg Library

SURVEYOR'S ESTIMATE AND REPORT.

Made for the *National*

Insurance Co.

No. *Galveston, Texas, July 7th 1896*

DESCRIPTION AND ESTIMATE of the present cash value of the *2* story *frame* Building
with *metal* roof, situated at No. *2526-8*, (*Lot 14*) *Ave C & 26th* Street,
Block *505*, Sheet *12*, Sanborn's Map

Owned by *Miss. Ocellie Walters*
Occupancy: (First Floor by *assured* for *Female boarding house*
Second " " " "
Third " " " "

- When built? *1886*
- Number of stories *2* Basement? *2 1/2 ft*
- Number of rooms *15* (plastered ~~rough-celled and papered~~ *ceiled and painted*), Number of halls *3* Closets *1*, Bath room *✓*
6 Mantels *and* grates *12* Open fire-places *none*
in good repair
leased ground? *no*
- When does lease expire?
- Distance to nearest fire plug (hose line) *20 feet*
- Number of flues, and construction thereof? *5 brick to ground*
- Condition of stove pipes and flues? *safe*
- Condition of stoves? *none* How protected underneath?
- Do stove pipes pass through partitions, floors or roof? *no*

12. General condition of building? *good* The above bldg value *\$55.00*
REMARKS: *one story addn N.E. pt Lot 14. (Bath and 1 bed room)* " *7.00*
" " " *N.W. pt* " *Kitchen* " *2.00*
Fencing on " " " *2.50*

VALUATION.

The above described building would cost, at present value of materials and labor, *brought down* \$ *66.50*
Deduct for depreciation on account of *age* construction location % \$ *66.50*
Deduct *10%* to be carried by assured, (Insurance to the amount of *50%* of value being advised) \$ *16.62*
Amount of insurance advised on above building, \$ *49.88*
Present cost of barn, \$ *3 wooden cisterns* Of servants house, \$ *180*
Deduct for depreciation on account of *age* construction location % \$ *180*
Deduct *10%* to be carried by assured, (Insurance to the amount of *50%* of value being advised) \$ *45*
Amount of insurance advised on Barn and Servants house, \$ *135*

Advisory Rate *1100* *A. J. Yonkers* Surveyor and Inspector.

NOTE:—If building is not on Sanborn Map, make complete diagram on reverse side hereof, showing all exposures within 70 feet including out buildings.

14: 505.
Value

Оценки:

90 ~~10/11/11~~

Rank E. Nussebaum, substitute trustee,
Gulf Trading Co., lot 14 in block 505
Improvements; \$597.70 (no revenue
mp).

K. 179.5

Mrs. M. H. Snodgrass, widow, to Charles
 Long and wife, Mary R. Long, lot 14
 block 501 and improvements; \$10,000.
 United States revenue stamps indicate
 transaction up to \$10,000.
 Head of bank, Mrs. M. H. Snodgrass, with
 Georgia Building Corporation and husband,
 C. H. Snodgrass, lot 14, block 501, and
 improvements up to \$10,000.

present value \$150
 semi annuities " " \$125

only Brooks to Travis Ann Cain, lot 141 10-19-72
k 505, Galveston, \$10, etc.

taking the present Cash Value

Not affd. No. 104. 1891. 1891. 1891.

try for L.N.P.C. 4/16/19
alveston, Texas. 29

of Aug. 2. 07 OK
day of July 1909

INSPIRED BY



25LC-012

STAFF REPORT

ADDRESS:

2116 Postoffice / Avenue E

LEGAL DESCRIPTION:

M.B. Menard Survey, West 28 feet of Lot 11 (11-1), Block 501, in the City and County of Galveston, Texas

Applicant:

Julie K. Baker

Property Owners:

Clyde and Kimberley Wood, Two Woods Investments, LLC

ZONING DISTRICT:

Central Business (CB)

HISTORIC DISTRICT:

None

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

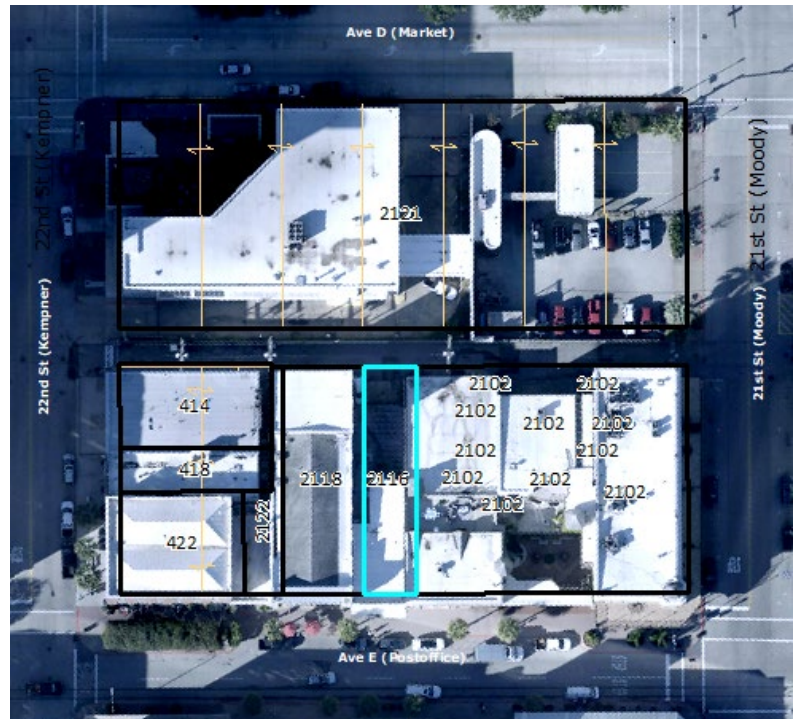
A – Applicant's Submittal

STAFF:

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
28				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Central Business (CB)	Commercial/Residential
North	Central Business, Galveston Landmark (CB-H)	Commercial
South	Central Business (CB)	Commercial/Residential
East	Central Business (CB)	Commercial/Residential
West	Central Business (CB)	Commercial/Residential

Executive Summary

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

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 future Central Drug Store building, located at 2116 Postoffice Ave, was built in 1914 by investors Margaret Nois (widow) and J. E. Pearce. The construction was in the new Chicago Commercial style of architecture which was typically plain and lacking external ornamentation. Insurance records indicate the brick stucco (over metal) building had electric lights, plate glass windows, wooden floors and 13' ceilings on the first floor and 10' ceilings on the second floor. The listed use was as a Women's Millinery on the first floor and rooms for rent on the 2nd floor.

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.

From the late 1920s to the 1960s, diner and luncheonette culture thrived in the United States, offering affordable dining during the Great Depression and World War II. Galveston had numerous lunch counters, including the Central Drug Store at 2116 Postoffice, established by pharmacist Andrew F. Dickinson in 1921. After serving in World War I, Dickinson returned to Galveston, opening the store and adding a luncheonette service in 1930. His brother Grady also owned a local drug store, and both were well-respected in the community. Central Drug Store remained a cherished establishment even after Andrew's death in 1970, operating as a pharmacy until 1994. Subsequent owners maintained its historical features, including original tile entry and wooden floors, while restoring it after Hurricane Ike. Now owned by Clyde and Kimberley Wood, the building continues to serve customers with home remedies and aromatherapy, contributing to the Galveston Postoffice District's cultural charm.

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 Central Drug Store Building retains all aspects of integrity.

**Financial Incentives for
Historic Properties**

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

Other Reviews

The Planning Commission will hear this request at the April 8, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of April 24, 2025.

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/HPO

03/31/2025

Date

Landmark Application For 2116 Postoffice

Galveston is known for having one of the largest and the most important intact collections of late 19th and early 20th century architecture in the country. This is due to the successful preservation efforts of property owners and various State, City and County historic protection programs. One such program is the City of Galveston's Landmark Designation. We propose this designation be awarded to the historic 1914 commercial structure located at 2116 Postoffice.

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 future Central Drug Store building, located at 2116 Postoffice Ave, was built in 1914 by investors Margaret Nois (widow) and J. E. Pearce. The construction was in the new Chicago Commercial style of architecture which was typically plain and lacking external ornamentation. Insurance records indicate the brick stucco (over metal) building had electric lights, plate glass windows, wooden floors and 13' ceilings on the first floor and 10' ceilings on the second floor. The listed use was as a Women's Millinery on the first floor and rooms for rent on the 2nd floor.

- 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.**

From the late 1920s to the 1960s, diner and luncheonette culture was popular in the United States. They provided people with affordable dining options during the Great Depression and World War II. These inexpensive lunch locations became part of American culture. Galveston had many lunch counters both downtown and midtown during this period. In 1924, the building at 2116 Postoffice was purchased by Andrew F. Dickinson, a registered pharmacist who had the Central Drug Store business next door. He and business partner R. H. John, remodeled the building and added attractive tile in the front advertising the business name "Central Drug". On August 25, 1930, there were full page advertisements in the Galveston Daily News boasting of the fresh new modern drug store complete with luncheonette service including Purity Ice Cream. Dickinson stated he wanted to give Galveston a beautiful and modern new drug store.

Andrew F. Dickinson was born in Tenaha, Shelby County, TX and was the son of a farmer. Both he and his brother Grady Dickinson worked as farmhands for their father and both boys later came to Galveston and worked the soda fountain and lunch counter at Star Drug Store on 23rd St. Both brothers attended and graduated pharmacy school at the University of Texas in Austin with Andrew graduating in 1916. Grady Dickinson worked for Star Drug and purchased the store in the 1920s. Both brothers enlisted in the medical corp. for the Texas National Guard. Andrew Dickinson was shipped to France in 1918 to a field hospital. Following the war, Andrew returned to Galveston, and the city directory shows he opened a Drug Store in 1921 on Postoffice Ave.

It was the local culture and custom of Galveston residents to eat lunch and visit friends at the various lunch counters thru-out the city. Discussions with Galveston residents living here in the 1940s indicate that there was no animosity between the competing lunch counters or pharmacies

The Central Drug Store at 2116 Postoffice proved to be a success and continued in business even following Andrews death in 1970. The heirs leased out the building and it continued as a pharmacy until its' closure in 1994 when the contents were sold at auction. The heirs of Andrew Dickinson held on to the building and had several retail tenants in the period from 1994 to 2002 when they sold the building to Maureen Boyer. She operated a painted furniture business. The current owners, Clyde and Kimberley Wood, purchased the building in 2009, following Hurricane Ike. In addition to furnishing the store with historic counters and cabinets, their complete restoration has retained many historic features including replacing/rebuilding the awning, restored the plate glass display windows, wooden floors, kept the original back counter cabinet and the exterior tile entry identifying this as Central Drug. They continue to serve clients ailments as Clyde is a certified aromatherapist and they provide home remedies.

This building is in the core of the Galveston Postoffice District designated by the State of Texas as a Cultural Arts and Entertainment District. During the 1930s-1960s, this was a popular local hang out as well as a trusted place to fill prescriptions. Today, the building houses a business that continues to serve customers and provides a cultural experience unique to Galveston. For these reasons we request you approve this request for a Landmark Designation.

Names of Original Owners

Feb 6, 1914 – built for owners J. E. Pearce & Margaret Neis

January 5, 1924 – J. E. Pearce becomes sole owner

August 26, 1924 – J. E. Pearce to Andrew F. Dickinson & R. N. John

June 27, 2002 – Dale Dickinson Et Al (only child of Andrew Dickinson) sold to Maureen Boyer

August 27, 2009 – Maureen Boyer to Two Woods (Clyde and Kimberley Wood)

Significant Historic Uses of the Property:

1914-1924 - Millinery Store - source insurance record, City of Galveston Directory and Galveston Daily News advertisements

1930-1997 – Central Drug Store – source insurance record, City of Galveston Directory and Galveston Daily news advertisements, County Deed Records

1997-2002 – Antique Store – Big House Antiques and Art Studio You Gotta Have Art – source Galveston Daily News

2002-2008 – Painted furniture store – source – owner personal knowledge

2009 – Present – Bookstore and Mystical Gift Shop

Sources:

Insurance document dated 1914, Galveston Public Library History Archives

Galveston County Clerk Archives Title search

Galveston Daily News Archives August 1930

University of Texas “The Cactus” yearbook 1916

National Archives and Records Administration – WWI Draft Registration Card – Andrew Flint Dickinson 1916

National Archives and Records Administration, Port Embarkation passenger list, May 29, 1918, Andrew Dickinson, Sgt 1st Class to Field Hospital 144 France

Galveston City Directories 1921, 1923, 1935, 1943, 1951, 1970

Conversations with Nina Hughes, Galveston resident for 86 years

United States Census 1910, 1920, 1930, 1940





THE WITCHERY

2116

OPEN

WITCHERY

THE WITCHERY

CENTRAL DRUG STORE

in the City of Galveston, owned by Robert Dringhaus owner

Occupancy:

Basement None for None
First Floor by 13 Owner owner for Confectionery Store Drugs
Second Floor by 10 Tenant for Study / Sleeping Room
Third Floor by None for None

DESCRIPTION FILE POS 40-2116

When built? 1914 Last repaired or painted? say 7 days to complete

Is it on leased ground? yes When does lease expire?

What is used for lighting? Elect. Not equipped by gas covered Is gasoline used?

Size of building? 2 1/2 x 42 & 1 story 28 1/2 x 38 ft Kitchen & Stair hall on 1st floor Initial frame structure
Plastered outside walls 1st fl. 28 1/2 x 10 1/2 = 302 1/2 sq. ft. 10 x 14 & 11 x 14 ft

Number of rooms Rough oiled and papered Halls 2 514 Bath room 1
Celled and painted 6 outside walls plastered 7/25/31

Number closets? 2 Porches? None Mantels and grates? None

Number of flues and construction thereof? 2 in brick walls

Is public Fire Hydrant within 500 feet? yes Within 1000 feet?

R. H. John, 2116 E, remodel second floor, \$2000. 11-8-41 Est. at present value of materials and labor \$4000 2211

including plate glass front plumbing & wiring \$ _____
Deduct for depreciation from age, use or location Est 13-13 1/2 / 46 710 per cent \$ _____
Making the present Cash Valuation \$ _____

OTHER IMPROVEMENTS:

J. E. Pearce to Andrew P. Dickinson and R. H. John, west 28 feet of lot 11, block 591, and improvements: \$25,000. 8/25/26

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

Louis H. Peak, trustee, to J. E. Pearce, west 28 feet lot 11, block 591, and improvements: \$17,000. 1/5/24

REMARKS:

See Mayor on Std H.R. 241

We Want You to Be Our Guest---

To visit us in our new home—as beautiful and modern as we could possibly make it—whether you are an old friend and customer, or just drop in once in a while, or a stranger or visitor in Galveston, we most cordially invite you to be our guest at the formal opening of the new



Central Drug Store

Tonight, Monday, Aug. 25th, 8 to 10

Hollingsworth's Unusual
Candies

Elmer's Candies

DuBarry Preparations

Barbara Gould



Coty's

Evening in Paris

Shaeffer Pens and Pencils

Drug Sundries

In opening the new CENTRAL we believe that we are giving the people of Galveston the most complete drug store in the entire Southwest. Modern and beautiful and carrying the highest grades of merchandise of the most popular lines.

Our Prescription Department, like every other department of our new store, is of the highest standard and under the supervision of the most capable registered druggists.

A complete Luncheonette service has been installed, in every way measuring up to the high standards of CENTRAL.

Purity Ice Cream will be served at our fountain, and the highest grades of syrups and popular nationally advertised fountain drinks.

We invite you to make this YOUR store. Meet your friends here. Visit us whenever shopping. We are proud of our new store and believe all Galveston will be proud with us.

CENTRAL DRUG STORE

2116 POSTOFFICE ST.—JUST NEXT DOOR TO OUR OLD LOCATION

Check out this record I found on the Ancestry mobile app

From: Julie Baker (auntjuliesjunk@aol.com)

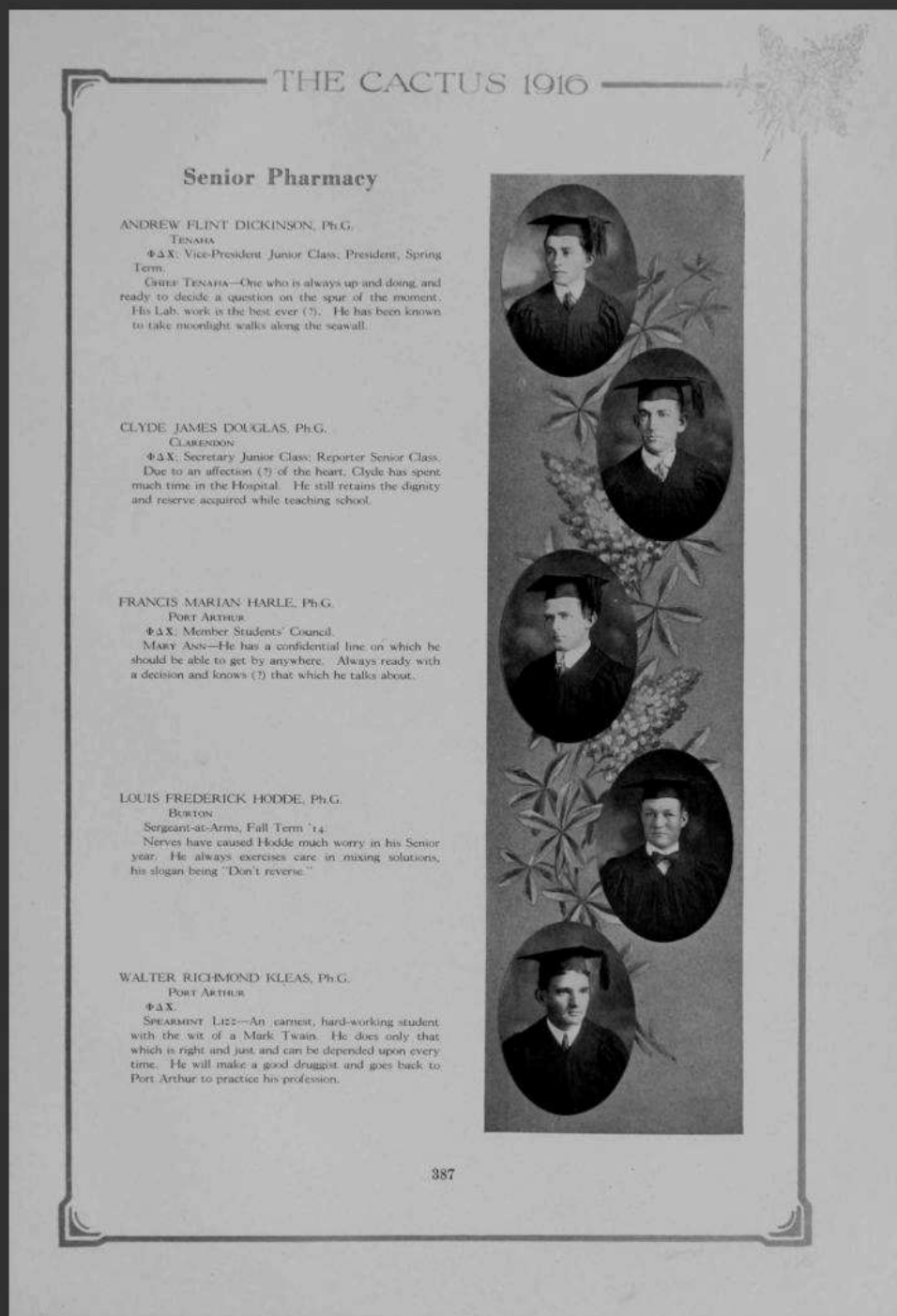
To: auntjuliesjunk@aol.com

Date: Wednesday, February 12, 2025 at 08:10 AM CST

I found a record for someone on Ancestry.

Senior pharmacy

Share



Free to view, no account needed.



Messages



Save to device



Share to



Ancestry message

Messages

Save to device

Share to...

Ancestry message

[View the record](#)

Ancestry is the world's largest online resource for family history. With billions of historical records, powerful search tools, family trees and an active community, Ancestry helps everyone discover, preserve and share their family history.

Sent from my iPad

Chicago style

From: Julie Baker (auntjuliesjunk@aol.com)

To: auntjuliesjunk@aol.com

Date: Wednesday, February 12, 2025 at 07:08 AM CST

The **Chicago School** refers to two architectural styles derived from the architecture of Chicago. In the history of architecture, the first Chicago School was a school of architects active in Chicago in the late 19th, and at the turn of the 20th century. They were among the first to promote the new technologies of steel-frame construction in commercial buildings, and developed a spatial aesthetic which co-evolved with, and then came to influence, parallel developments in European Modernism. Much of its early work is also known as **Commercial Style**.^[1]



The Chicago Building by Holabird & Roche (1904–1905) is a prime example of

the Chicago School, displaying both variations of the Chicago window

A "Second Chicago School" with a modernist aesthetic emerged in the 1940s through 1970s, which pioneered new building technologies and structural systems, such as the tube-frame structure.^[2]

Contents

First Chicago School ☐

(

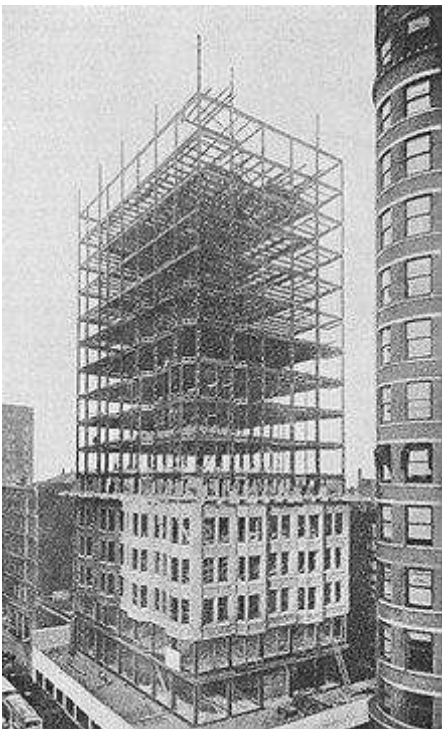
]



Historically unprecedented grid of wide windows, clear expression of structural

frame, and minimalist ornamentation on the Marquette Building(1895).

While the term "Chicago School" is widely used to describe buildings constructed in the city during the 1880s and 1890s, this term has been disputed by scholars, in particular in reaction to Carl Condit's 1952 book *The Chicago School of Architecture*. Historians such as H. Allen Brooks, Winston Weisman and Daniel Bluestone have pointed out that the phrase suggests a unified set of aesthetic or conceptual precepts, when, in fact, Chicago buildings of the era displayed a wide variety of styles and techniques. Contemporary publications used the phrase "Commercial Style" to describe the innovative tall buildings of the era, rather than proposing any sort of unified "school."



A steel skeletal frame, like that of the Fisher Building (built 1895–1896, and still

standing), meant the height of a building was no longer limited by the strength of its walls.

Some of the distinguishing features of the Chicago School are the use of steel-frame buildings with masonry cladding (usually terra cotta), allowing large plate-glass window areas and limiting the amount of exterior ornamentation. Sometimes elements of neoclassical architecture are used in Chicago School skyscrapers. Many Chicago School skyscrapers contain the three parts of a classical column. The lowest floors function as the base, the middle stories, usually with little ornamental detail, act as the shaft of the column, and the last floor or two, often capped with a cornice and often with more ornamental detail, represent the capital.

The "Chicago window" originated in this school. It is a three-part window consisting of a large fixed center panel flanked by two smaller double-hung sash windows. The arrangement of windows on the facade typically creates a grid pattern, with some projecting out from the facade forming bay windows. The Chicago window combined the functions of light-gathering and natural ventilation; a single central pane was usually fixed, while the two surrounding panes were operable. These windows were often deployed in bays, known as *oriel windows*, that projected out over the street. Sent from my iPad



soda fountain counter was added to the pharmacy.

In the 1920's George Clampitt and Grady Dickinson purchased and operated the store until 1982. These two men maintained the integrity of the drug store as well as altered history when the Star became the first desegregated lunch counter in Galveston.

Ownership changed hands several times before a severe fire on Friday, March 13, 1998, closed the store indefinitely. In November 2001, the Tilts family purchased and began restorations to the building.

This five year project included rebuilding and restoring the facade, two loft apartments upstairs, the historical Coca-Cola neon porcelain sign and the drug store. The owners paid careful attention to detail so that their patrons would have a memorable experience. The original horseshoe counter, complete with the embedded red tile star in its prominent facade, still reigns as the Star Drug Store's most recognized emblem.



Hurricane Ike

On September 12, 2008, Galveston experienced a devastating disaster, **Hurricane Ike**. The Star Drug Store sustained over six and half feet of water inside its premises damaging most of the



25LC-010

STAFF REPORT

ADDRESS:

1808 Avenue K

LEGAL DESCRIPTION:

Property is legally described as the M. B. Menard Survey, Lot 9, Block 138, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Michael and Roberta Gear

PROPERTY OWNER:

Michael and Roberta Gear

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for Verification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption Program

STAFF RECOMMENDATION:

Approval

EXHIBITS:

A – Expenses Review

STAFF:

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



Analysis

In May of 2023, the applicant submitted for tax eligibility for work at 1808 Avenue K. Since the applicant has exceeded the minimum threshold for participation, they are requesting verification that the requirements of the program have been met. The threshold to participate was \$138,540. The applicant has submitted documentation that supports a total expenditure of \$170,988 on repairs, roofing and installation of new systems. The applicants estimated an additional \$64,000 of sweat equity for additional repairs.

The City Council has the final authority on the Substantial Rehabilitation for Historic Properties Tax Exemption Program. The tax exemption will freeze the City portion of the property tax for a period of 10 years at the pre-improvement value of \$340,000.

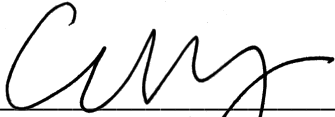
Other Reviews

City Council will review the request at the April 24, 2025 meeting.

Staff Recommendation

Staff recommends to the City Council that the applicant has successfully completed the requirements of the Substantial Rehabilitation for Historic Properties Tax Exemption Program, and that the City Council grant the tax exemption.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'C. Gorman', written over a horizontal line.

Catherine Gorman/AICP
Assistant Director & Historic Preservation Officer

04/01/2025

Date

Contractors

<u>Vendor / Work completed</u>	<u>Total pd to date 2-3-2025</u>
Engineering	\$2,050.00
Drywall	\$13,091.51
Electrical	\$32,662.24
Floor Repair	\$6,380.00
Foundation Repair	\$7,800.00
HVAC	\$37,850.00
Insulation	\$6,999.80
Painting	\$24,150.00
Plumbing	\$24,040.00
Roofing	\$14,464.29
Tile Install	\$1,500.00
	<u>\$170,987.84</u>

Sweat Equity

Demo

We removed remaining walls. At 2 bathrooms we removed the old ceilings to expose original wood ceiling.
We removed all the existing lineoulem on the wood floors. Removed all exterior pipes on the exterior of the home.

Framing

We framed in new bathroom walls, created a space for a furnace room. We repaired pocket doors. Any damaged or rotted wood flooring was repaired. We repaired any damaged or missing trim around home. We replaced all missing, mismatched or rotted siding around entire home. Repaired all rotten or missing deck boards on exterior decks. Repaired or replaced missing spindels with exact duplicates. Painted all railings and spindles.

Doors and windows

Removed all exterior doors. Repaired broken glass, removed old paint and repainted doors

Replaced 8 shutters to date in front of the home to match originals.

Removed, reglazed 22 windows in the home. We also replaced or repaired all the components to make the windows function. Replaced or reused existing hardware on all the windows.

Restored all transoms into operating windows.

Restored or replaced all door hardware. Repaired all holes in doors in damage to interior doors.

Scraped all existing interior wood doors, trim around doors and windows.

Removed 1 of the front doors, stripped repaired and stained to original

Finish work

We installed all tile in the house at bathroom and mudroom

Installed all new bathroom fixtures, toilets, shower pans etc

Installed all kitchen cabinets, hardware and vent

Misc

Repaired all sagging gutters

Installed access door into attic per code

Stripped all paint off of the fireplace, repaired and stained

Scraped all spindles and hand rails at interior staircase. Repainted / stained

Scraped existing interior woodwork and repainted the entire interior of the home

Removed and replaced all damaged / rotten stairs at 2 side entrances and replaced with new to match the existing

We estimate that we have spent approx 3200 man hrs to do the work

\$64,000