NOTICE OF MEETING
LANDMARK COMMISSION
OF THE CITY OF GALVESTON
MONDAY, APRIL 21, 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. Approval of Minutes

4.A **April 7, 2025 - Regular Meeting**

5. Public Comment

Members of the public may address the Committee. Speakers will be limited to three minutes - six if using a translator.

6. New Business and Associated Public Hearings

6.A CERTIFICATE OF APPROPRIATENESS

1. **25LC-014 (2422 Avenue M)** Request for a Certificate of Appropriateness for alterations to the structure including door removal and installation of a new window. Property is legally described as M.B. Menard Survey, Portion of Lots 12 and 13 (12-1), Block 24, in the City and County of Galveston Texas.
Applicant: David Watson
Property Owner: Mark and Rebecca Downs

6.B LANDMARK DESIGNATION

1. **25LC-015 (1623 Broadway / Avenue J)** Request for designation as a Galveston Landmark. The property is legally described as M.B. Menard Survey, Lot 2 Block 136, in the City and County of Galveston, Texas.
   Applicant: Tianna Hall
   Property Owner: Donna Alexander

6.C LICENSE TO USE

1. **25LC-016 (Adjacent to 711 14th Street)** Request for a License to Use in order to retain existing encroachments. The 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.

6.D RESOLUTION

1. **25PA-001** Adoption of a Resolution by the Landmark Commission regarding the National Register of Historic Places nomination for St. Augustine of Hippo Episcopal Church, 1402 41st Street.

7. Discussion Items

7.A Discussion of the fires at 1401, 1405, and 1411 24th Street. (Staff)

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 04/22/2025 at 4:00 PM

Karina Rosales, Planning Technician

Please note: members of the City Council may be attending and participating in the discussion.
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).

MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON
REGULAR MEETING – April 7, 2025

CALL MEETING TO ORDER

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

ATTENDANCE

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

WELCOME NEW MEMBERS

Staff welcomed John Allen as an Alternate and noted that Lynne Langdale (Alternate) moved to position 7.

APPROVAL OF MINUTES

The February 3, 2025, Amended Regular Meeting minutes, and the March 3, 2025, Regular Meeting minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

LANDMARK DESIGNATION

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.

Staff presented the report and noted that 16 public hearing notices were sent, and none returned.

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

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

The motion passed.

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

Staff presented the report and noted that 28 public hearing notices were sent, and one returned in favor.

Chairperson Click opened the public hearing on the case. The applicant, Julie K. Baker, gave a presentation to the commission. Please see the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Smith (Alternate) made a motion to recommend approval of 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), Bourgeois, Click, Langdale, Smith (Alternate), Stetzel-Thompson, Thierry
Opposed:	None
Absent:	Chastain, Fitz,
Non-voting participant:	Ex Officio Lewis

The motion passed.

REQUEST FOR VERIFICATION

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 Grear
Property Owner: Michael and Roberta Grear

Staff presented the report.

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

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

Vice-Chairperson Bourgeois seconded.

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

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

The motion passed.

THE MEETING ADJOURNED AT 4:20 PM

Landmark Commission
Development Services Department
City of Galveston
April 21, 2025

25LC-014 STAFF REPORT

ADDRESS:
2422 Avenue M

LEGAL DESCRIPTION:
Property is legally described as M.B. Menard Survey, Portion of Lots 12 and 13 (12-1), Block 24, in the City and County of Galveston Texas

APPLICANT/REPRESENTATIVE:
David Watson

PROPERTY OWNER:
Mark and Rebecca Downs

ZONING DISTRICT:
Residential, Single Family; Historic District (R-3-H)

HISTORIC DISTRICT:
Silk Stocking

REQUEST:
Request for a Certificate of Appropriateness for alterations to the structure including door removal and installation of a new window

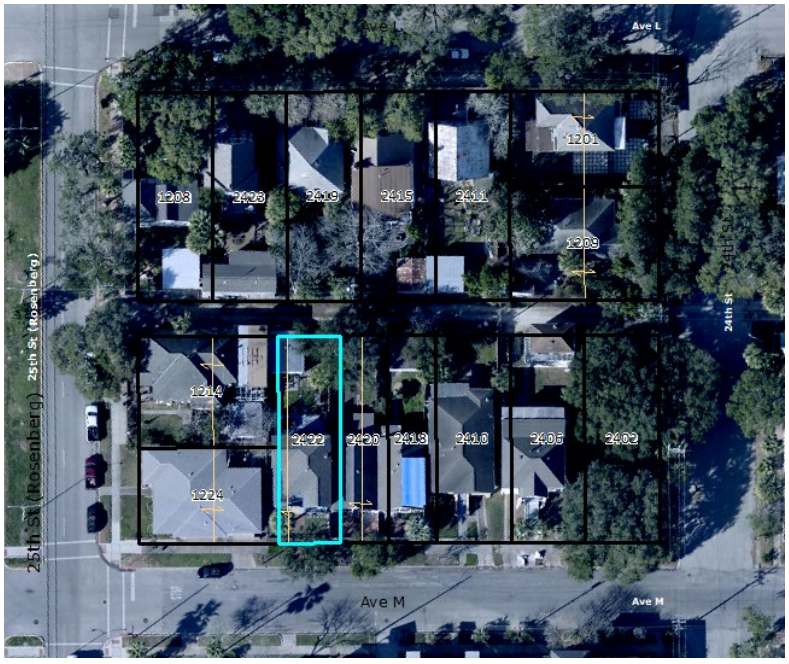
STAFF RECOMMENDATION:
Approval with Conditions

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
9				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single Family, Historic (R-3-H)	Residential
North	Residential, Single Family, Historic (R-3-H)	Residential
South	Residential, Single Family, Historic (R-3-H)	Residential
East	Residential, Single Family, Historic (R-3-H)	Residential
West	Residential, Single Family, Historic (R-3-H)	Residential

Historical and/or Architectural Significance

Date	1900
Style	National Folk/Queen Anne
Condition	Good
Evaluation	Medium, Contributing

Executive Summary

The applicant is requesting to remove a door on the front façade and replace it with a window. The house has two front doors – one facing south and one facing west. The request is to remove the west facing door and replace it with a new two-over-two wood window with trim to match existing. The height of the new window will match that of the existing front window on the south elevation. The width will remain the same as the door. The area below the new window will be infilled with siding to match the existing.

Design Standards for Historic Properties

The following Design Standards are applicable to the project:

Windows:

Historic Windows

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

2.14 Maintain original window proportions and components.

Appropriate

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

Inappropriate

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

2.15 Preserve the proportions of historic window openings.

Appropriate

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

Inappropriate

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

2.16 Match replacement window design to the original.

Appropriate

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

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

Appropriate

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

Inappropriate

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

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

Appropriate

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

<u>Doors:</u>

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

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

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

Appropriate

- Repair locks and other hardware if feasible.

- Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights

Inappropriate

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

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

Inappropriate

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

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

Appropriate

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

Inappropriate

- Do not use solid core or flush doors.

Conformance with the Design Standards

Staff finds that the request generally conforms to the Design Standards. The modifications will help return the house to its original appearance and function as a single-family residence. Sanborn map research indicates that the house was built as a single-family residence.

Staff Recommendation

Staff recommends the request be approved with the following conditions:

Specific Conditions;

1. The applicant must adhere to the design, placement and materials submitted in Exhibit;

2. Historic material such as the door, transom, and trim being removed shall be retained on site or made available for reuse;

Standard Conditions:

3. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
4. The applicant shall obtain a building permit prior to beginning construction;
5. 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;
6. 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

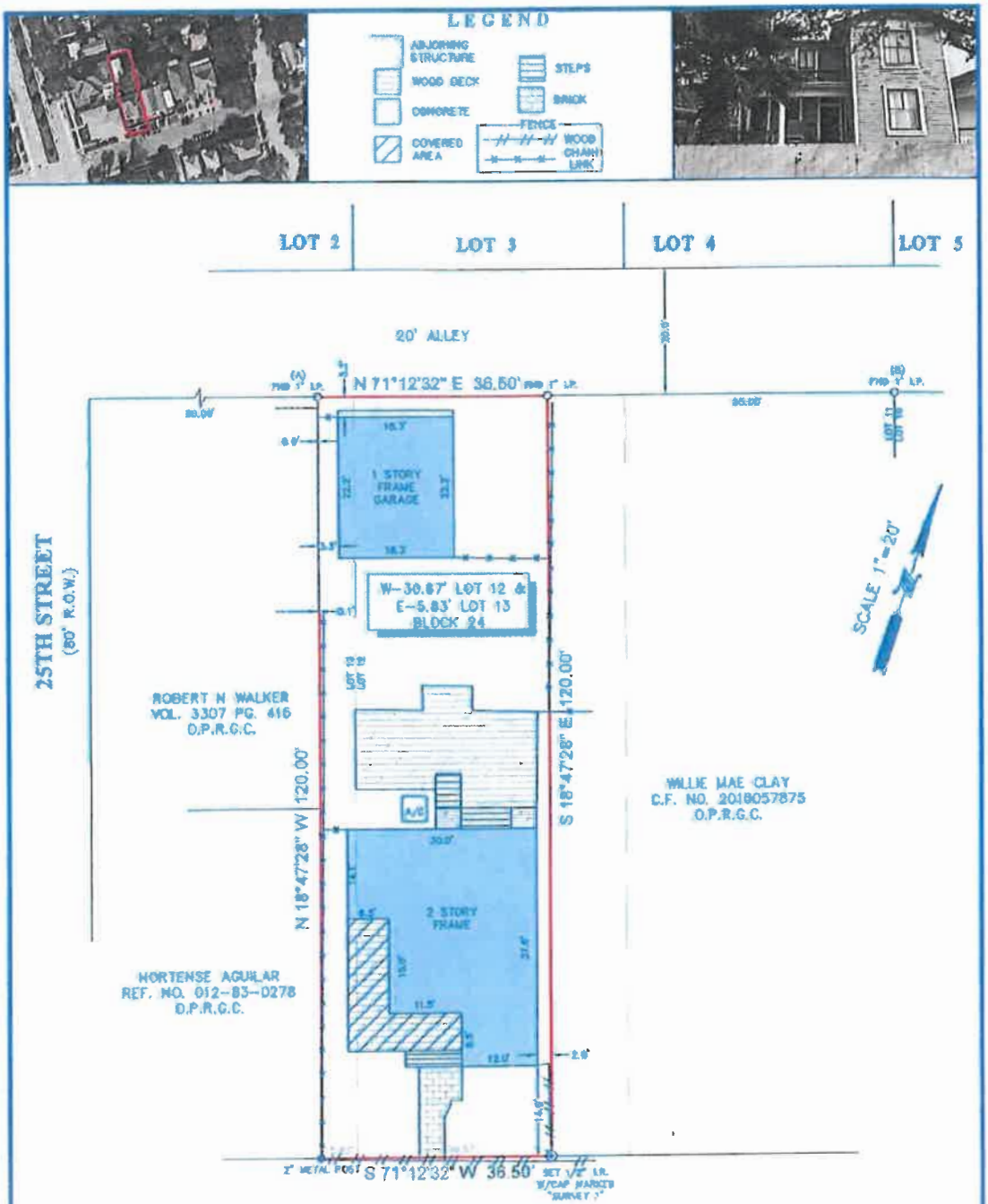
an extension or can show progress toward completion of a project; and,

7. 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,

_____ 04/11/2025

Catherine Gorman, AICP, Assistant Director/HPO Date
Development Services



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY FRONTIER TITLE COMPANY. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO FRONTIER TITLE COMPANY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: THE WEST 30.87' OF LOT 12 AND THE EAST 5.83' OF LOT 13, IN BLOCK 24, IN THE CITY AND COUNTY OF GALVESTON, TEXAS

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

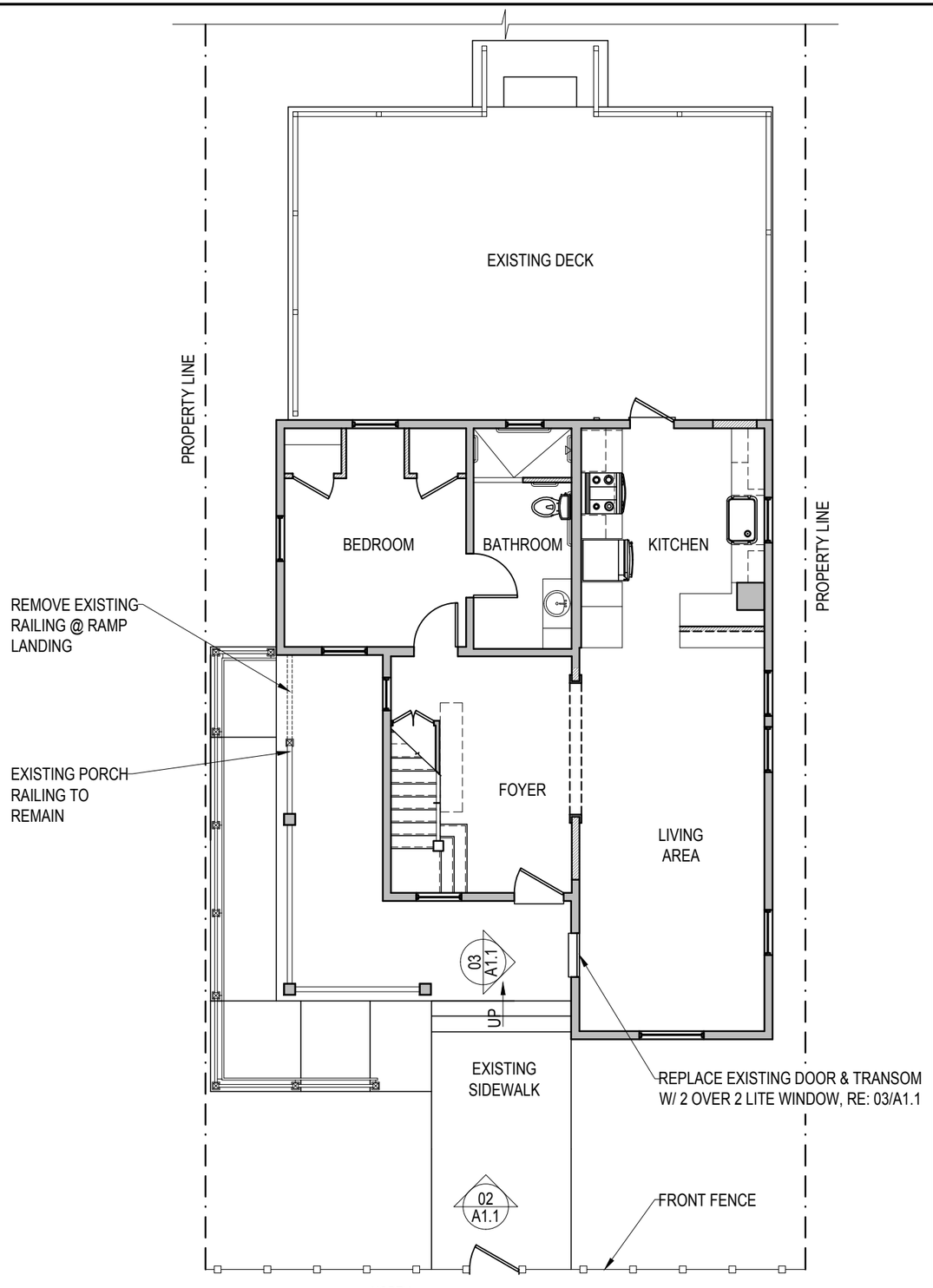
SURVEYORS CERTIFICATE
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND BY THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 31, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
R.P.L.S. 4148

CLIENT: FRANK GONZALEZ AND GICELA GONZALEZ
ADDRESS: 2422 AVENUE M

Survey 1, Inc.
Your Land Survey Company
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JJ	TECH: SF
DRAFTER: MG(V)	FINAL CHECK: EF
DATE: MAR. 31, 2021	
JOB#: 4-84945-21	

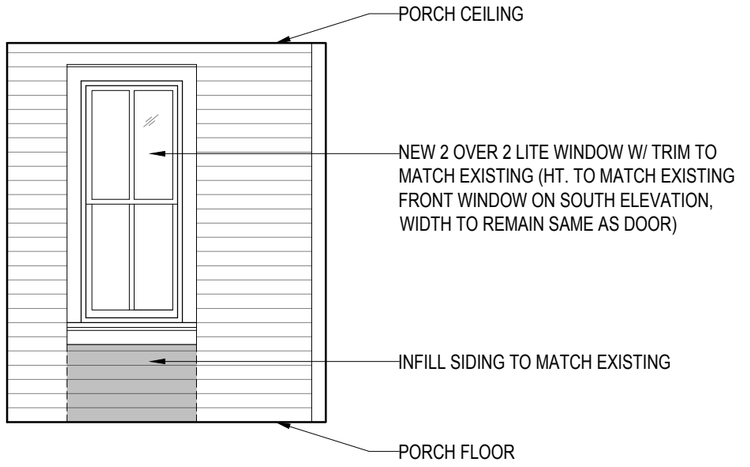


01 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

02 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



03 ELEVATION @ NEW WINDOW

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

FOR LANDMARK COMMISSION REVIEW

DAVID WATSON, ARCHITECT & ASSOCIATES
402 TWENTIETH STREET
GALVESTON, TEXAS 77550
409.762.8000
DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

DOWNS RESIDENCE RENOVATIONS

2422 AVE M
GALVESTON, TEXAS 77550

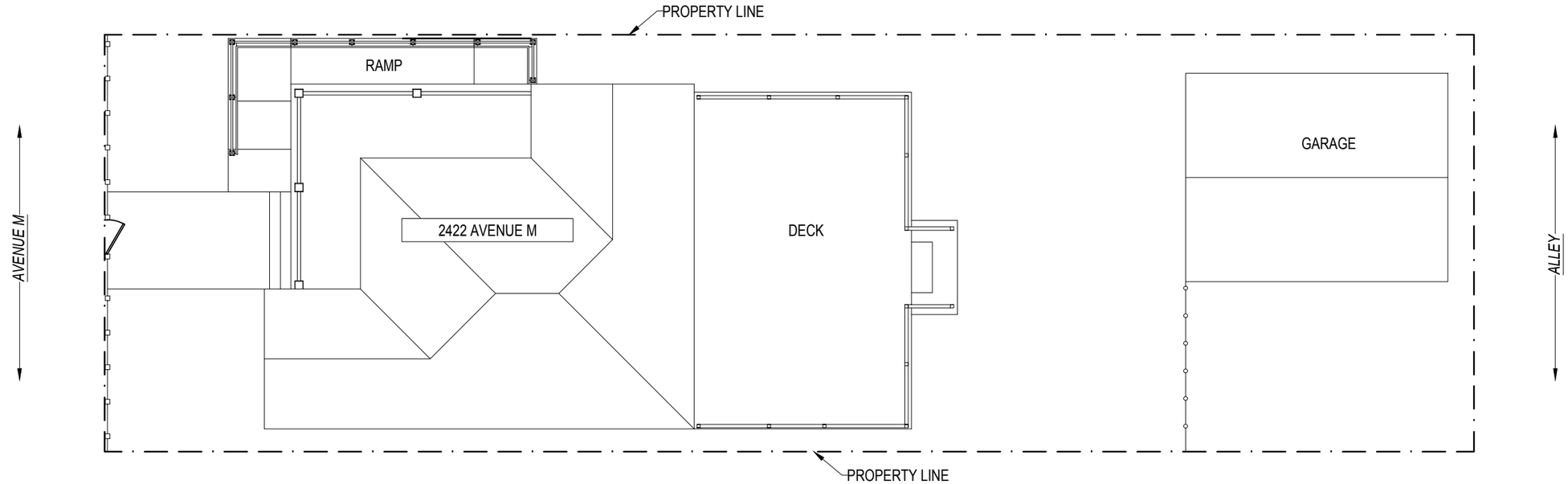
REVISIONS

MARK	DATE	DESCRIPTION

SHEET NUMBER

A1.1

MAR 14, 2025



01 SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

FOR LANDMARK COMMISSION REVIEW

DAVID WATSON, ARCHITECT & ASSOCIATES
402 TWENTIETH STREET
GALVESTON, TEXAS 77550
409.762.8000
DWARCH@AOL.COM

CONSULTANT

PROJECT / OWNER

DOWNS RESIDENCE RENOVATIONS

2422 AVE M
GALVESTON, TEXAS 77550

REVISIONS

MARK	DATE	DESCRIPTION

SHEET NUMBER

A1.2

MAR 14, 2025

2422

2422

2422

25LC-015 STAFF REPORT

ADDRESS:
1623 Broadway / Avenue J

LEGAL DESCRIPTION:
The property is legally described as M.B. Menard Survey, Lot 2 Block 136, in the City and County of Galveston, Texas.

Applicant:
Tianna Hall

Property Owners:
Donna Alexander

ZONING DISTRICT:
Residential, Single-Family (R-3)

HISTORIC DISTRICT:
East End

REQUEST:
Request for designation as a Galveston Landmark

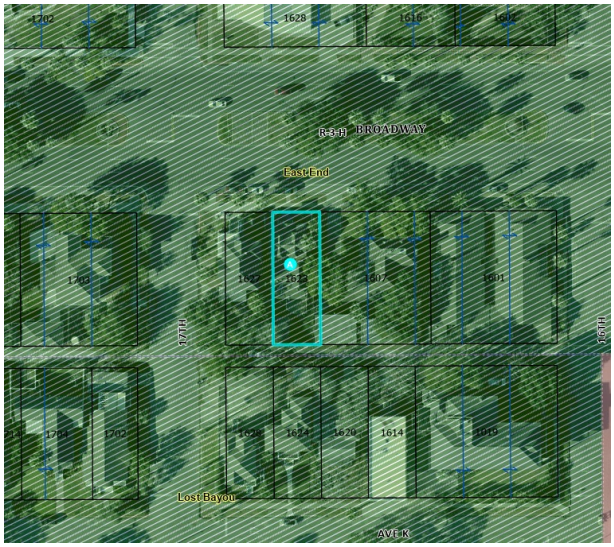
STAFF RECOMMENDATION:
Approval with Conditions

EXHIBITS:
A – Applicant's Submittal

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

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
15				



Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark (the Rebekah Behrman Tenant Cottage).

Zoning

Location	Zoning	Land Use
Subject Site	Residential, Single-Family R-3)	Single Family Residential
North	Residential, Single-Family R-3)	Church
South	Residential, Single-Family R-3)	Single Family Residential
East	Residential, Single-Family R-3)	Single Family Residential
West	Residential, Single-Family R-3)	Single Family 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.**

   One of the very few smaller, more modest houses along Broadway, this cottage was built by widow Rebekah Olmstead Behrman in 1868.

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.**

   Rebekah Olmstead Behrman was born in Oldenburg, Germany in 1797; by 1824 she married George August Ludwig Behrman in his hometown of Hanover. Together the two had four daughters and three sons.

   The Behrman family moved to Galveston in 1843, where George was one of the city's earliest pharmacists. By 1850 Rebekah was a widow supporting five of her children. They relocated to Houston where George Jr. worked as a merchant clerk. All three sons enlisted with the Confederacy during the Civil War but none of them survived beyond 1866. By January 1867 Behrman returned to Galveston and purchased two lots on Broadway. 1627 Broadway (since demolished) served as the family's primary residence, with the cottage next door utilized as a rental property. After her death, her daughters Sara, Elise, and Theresa continued to live at 1627 Broadway and used the cottage as tenant rental.

   In 1912 Sara Behrman sold the properties to C. Harper Anderson, who demolished the older house at 1627 Broadway and built his personal residence which still stands today. Anderson sold the next-door cottage to widowed attorney Robert G. Street of Alabama, who also presided over the 56th District Court of Galveston County as judge.

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.**

This Gulf Coast style cottage (also called Creole cottages) retains much of its historic integrity and serves as a good example of that vernacular style. The house features three bays across the porch with a side-gable roof and inset gable facing forward. Typically this style includes a central entrance and hallway with rooms arrayed on either side. In 1913 Judge Street remodeled the house, including adding the roof dormers and an additional bedroom and bathroom upstairs.

Financial Incentives for Historic Properties

The property is located in a historic district and is ineligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the April 22, 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 May 22, 2025.

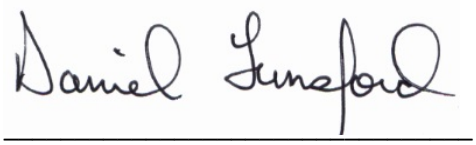
Staff Recommendation

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.

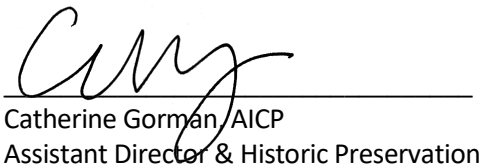
Respectfully Submitted:



April 14, 2025

Daniel Lunsford
Senior Planner

Date



April 14, 2025

Catherine Gorman, AICP
Assistant Director & Historic Preservation Manager

Date

Rebecka Behrman Tenant Cottage
1623 Broadway
Lot 2, Block 136
Built 1868, Remodeled 1913, 1956

Information compiled and written by:
Jami Durham, Historian- Buildings & Cultural History, Galveston Historical Foundation
July 2024

German widow Rebecka Olmstead Behrman (1797-1886) built this Gulf Coast cottage for use as rental property in 1868. Behrman was born in Oldenburg, Germany, where she married George August Ludwig Behrman in his hometown of Hannover in 1824. Between 1826-1837 the couple had seven children, including daughters Augusta (1826-1902, *Mrs. John Hermann Carstens*), Theresa (1830-1912, *Mrs. Heinrig Aschoff*), Elise (1836-1912) and Sara (1837-1920) and sons George (1828-1862), Henry (1829-1863) and Friedrich (1832-1866).

In 1843, the Behrman family immigrated to Galveston, where George was one of the island's earliest pharmacists. By 1850, Rebecka was a widow supporting five children still living at home.

They relocated to Houston, where George Jr. worked as a merchant clerk to support the family. Rebecka, Sara and Elise presumably remained in Houston during the Civil War while her sons all eventually enlisted in the Confederate Army and by 1866, were all dead.

By January 1867, Rebecka had returned to Galveston and purchased two lots on Broadway, on the southeast corner of 17th Street, where she built two houses. Situated directory on the corner, 1627 Broadway (demolished 1913) served as the family's primary residence, which she shared for the remainder of her life with daughters Elise and Sara. In 1868, Rebecka contracted to build 1623 Broadway on lot two, which she utilized as rental property. In 1870, she gifted lot two and the tenant cottage to her youngest daughter, Sara.

The 1868 Behrman tenant cottage is an example of a Gulf Coast cottage, one of Galveston's most common forms. Sometimes called Creole cottages, the one-and-one-half story, three-bay frame cottage features a side-gable roof with dormered windows, allowing for living space in the half-story. A small covered inset porch framed the center-hall entrance, typically flanked by two rooms. The 1904 insurance record for the house indicates it was originally one-story but was remodeled in May 1913 with the addition of four dormered windows that allowed the attic space to support one bedroom and one bathroom.

After Rebecka's death in 1886, Sara was still a feme sole, living at home with her sister Elise, who also never married, as well as their older sister, Theresa, who had returned home with her son, Ernst, after the death of her husband, Heinrig. The three sisters maintained the Behrman family residence at 1627 Broadway while Sara continued to utilize the cottage at 1623 Broadway as rent property that generated income for their household. After the deaths of both Elise and Theresa in 1912, Sara sold both family lots and moved to Houston, where she died in 1920. Banker C. Harper Anderson purchased the two lots from Sara in January 1913. He demolished the old family home at 1627 and built the current building in 1914 for use as his residence.

In March 1913, widowed attorney Robert G. Street purchased 1623 Broadway. Street was an Alabama native, lawyer and judge presiding over the 56th District Court of Galveston County. He was noted as the tenant in the house on the 1910 U.S. Census, living there with his mother and companion Wilhelmina Koehler. After he acquired the property, Judge Street was responsible for the 1913 remodel of the building, which he utilized as his personal residence until he died in 1924. As his children all preceded him in death, his niece Lelia Street Trueheart inherited the property. Prior to his death, Lelia had resided at the house with her uncle. After she inherited the cottage, she reverted use to rent property and maintained ownership until 1941.

Between 1941 and 2024, the Behrman cottage changed ownership multiple times with use divided between owner-occupied and rent property. The building's insurance record notes additional

unspecified improvements to the property in 1956. The historic cottage is located within the southern boundary of the East End Historic District, added to the National Register of Historic Places in 1976.

Chain of Title

Mrs. Rebecka Behrman, January 1867.
Miss Sara Behrman, April 1870

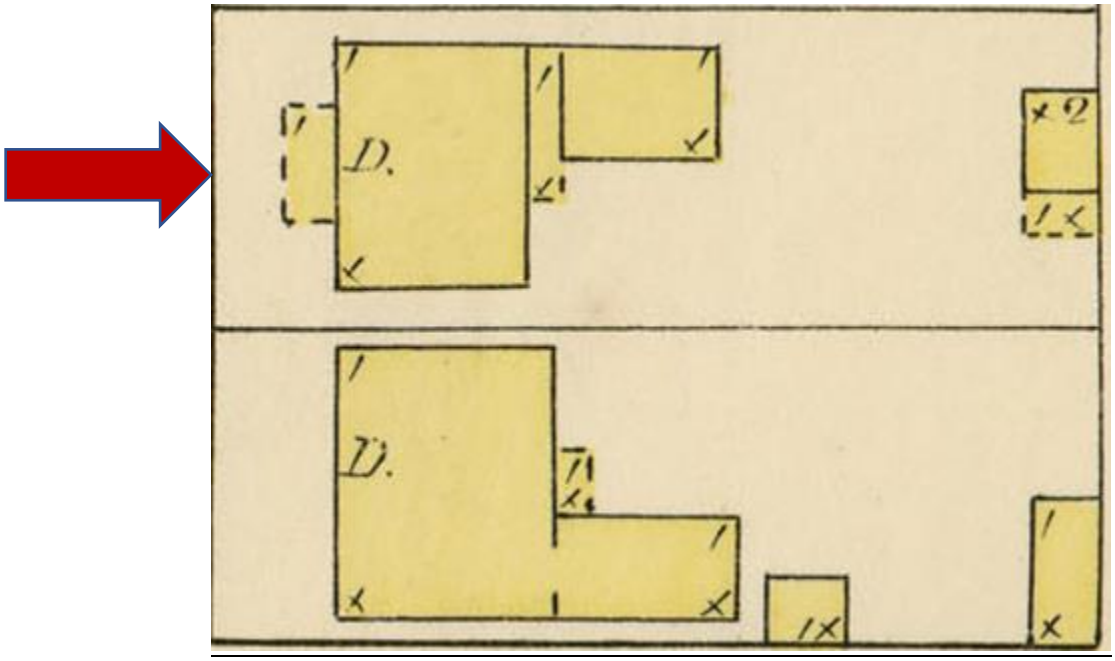
> *Mrs. Theresa Aschoff, sister of Sara, is noted as owner on the building's 1904 insurance record. She never owned the property and acted solely as an agent for her sister, Sara.*

C. Harper Anderson, January 1913. Purchased both lots 1 and 2.
John C. League, February 1913.

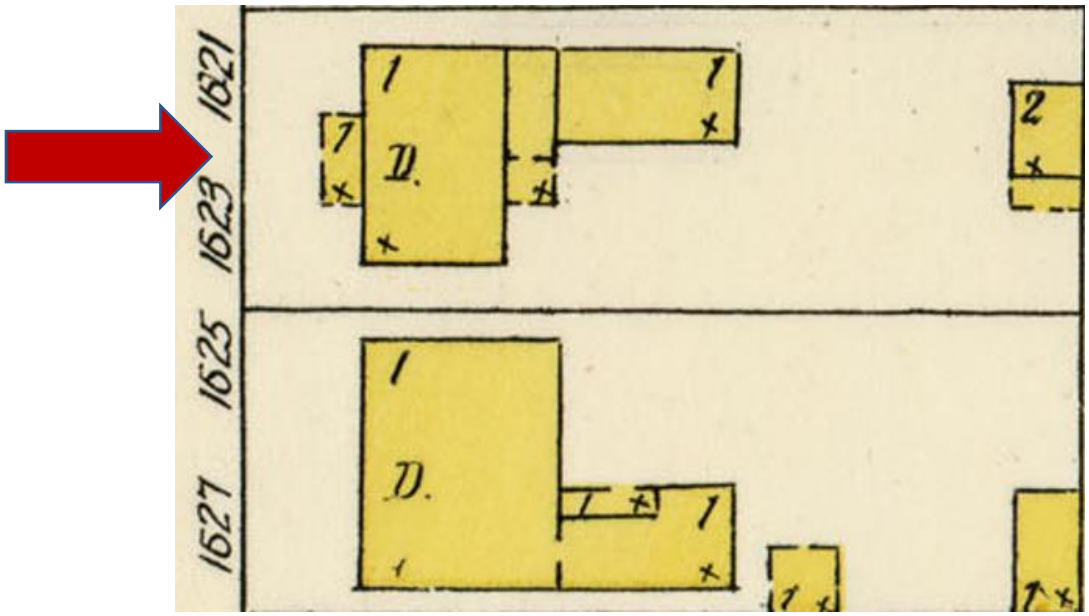
> *Purchased both lots from Anderson. Anderson later regained ownership of lot 1, where he built 1627 Broadway in 1914 for use as his residence. The Anderson family maintained ownership of lot 1 until 1948.*

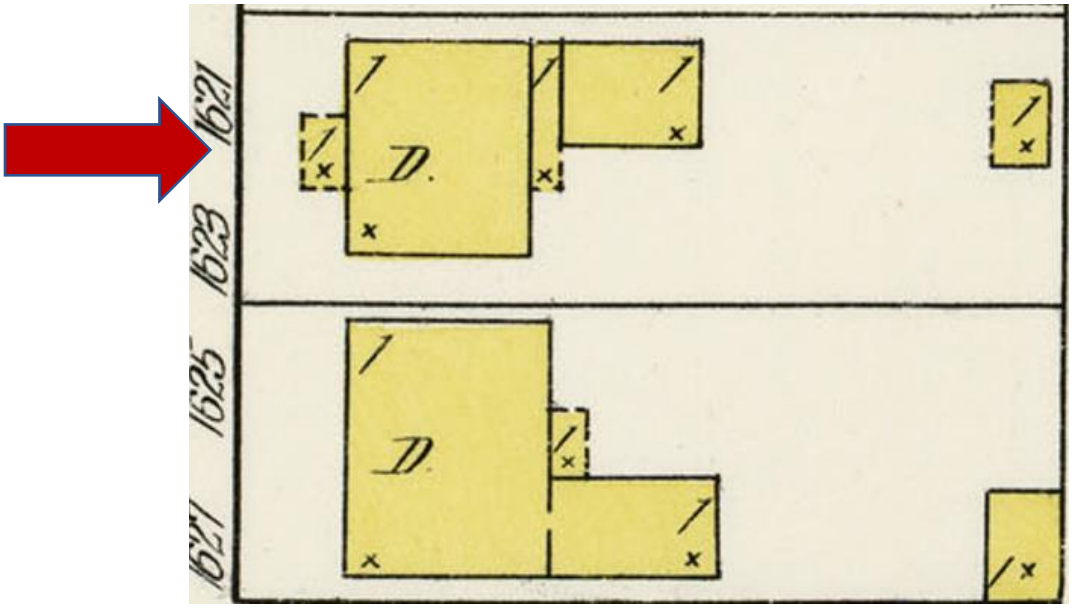
Robert G. Street, March 1913. Purchased lot 2 and 1623 Broadway.
Lelia Trueheart, October 1924.
John and Katie Kralj, April 1941
William A. Hern and wife, March 1945
James E. Davis, October 1948
Kipling Village Condominium Inc., June 1980
Leroy and Bonnie Gathman, October 1982
Mindy L. Manley, November 1997
William and Janet Bliss, August 2000
Robert and Karen Eager, May 2003
Karolyn Kaye Forester, October 2007
Federal Home Loan Mortgage Co., September 2010
Kristen Carlson, July 2013
Ronald Hutchins, February 2022
Current Owner, February 2024

Sanborn Fire Insurance Maps, Lots 1 and 2, Block 136

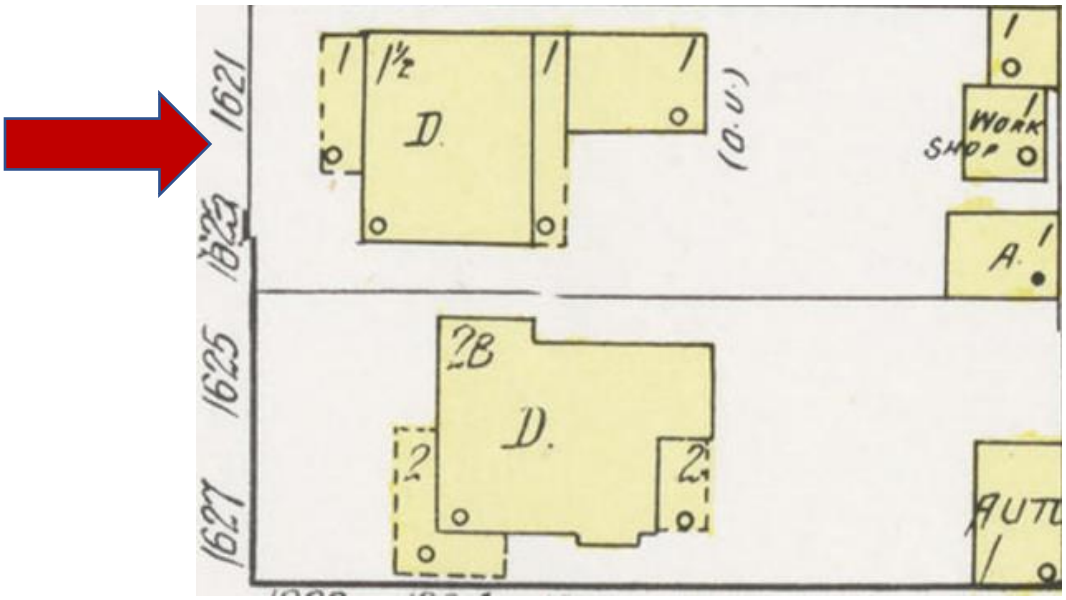


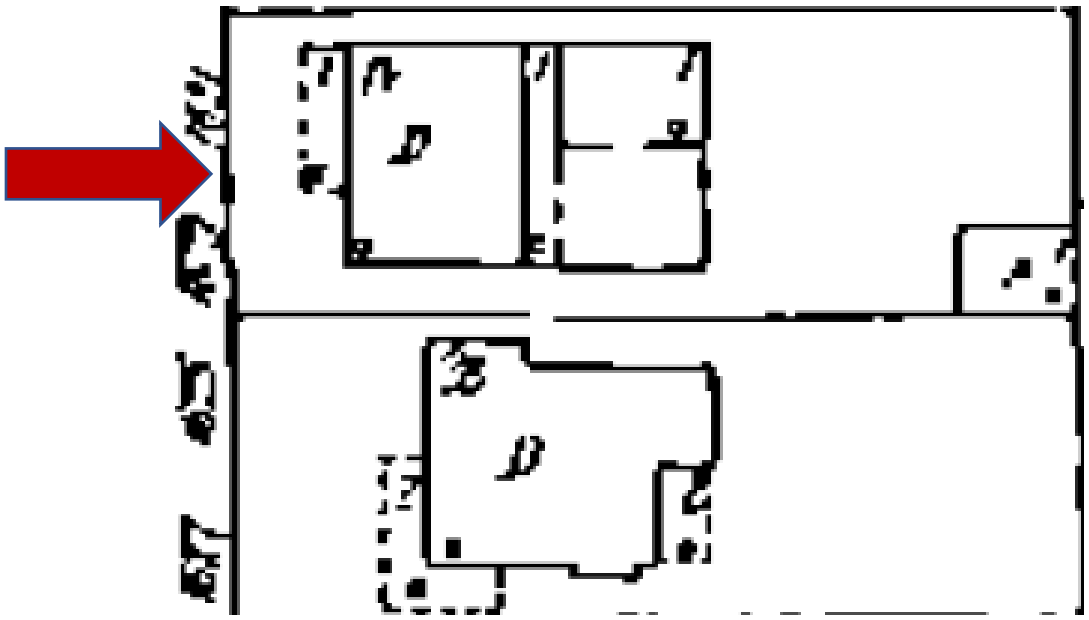
The Behrman lots, 1 and 2, in **1889** (above). The similarity of the two residential buildings is noted, with 1623 Broadway (Avenue J, identified with arrow) having a small front porch on the main elevation. Lot two also supported a two story accessory building against the south lot line on the alley. The **1899** Sanborn (below) noted no changes to the buildings.





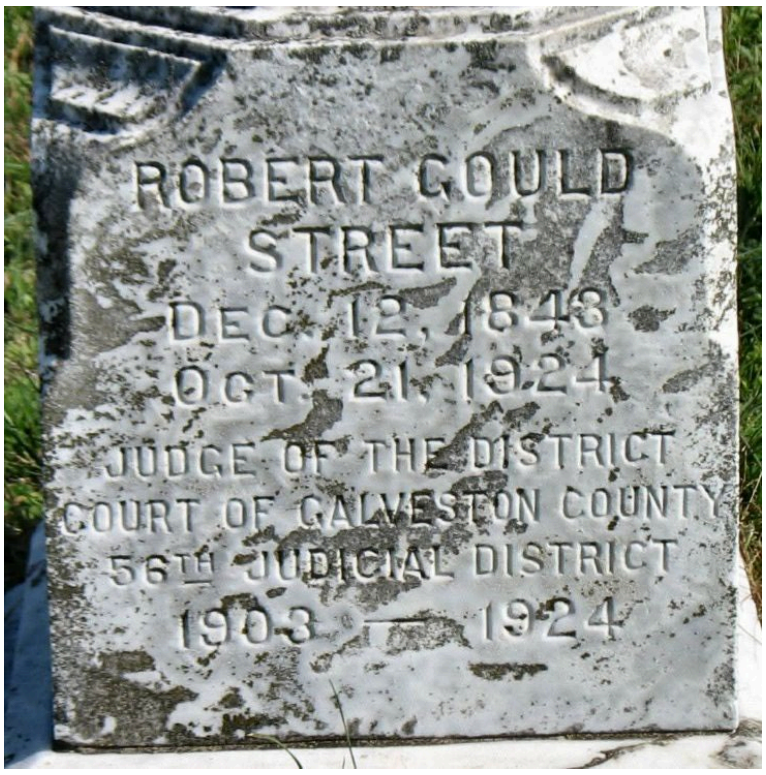
Little change was noted to the lots on the **1912** Sanborn map (above), with exception being the accessory buildings on the lots. By **1947** (below) changes noted to the 1623 Broadway included expansion of front porch across the eastern two-thirds of the main elevation and expansion of the back porch that extended the full width of the building. A one story frame automobile garage is also noted on the south lot line at the alley, along with two additional frame buildings, noted as "work shop." The 1947 map also captures the first footprint of 1627 Broadway, built in 1914.





In 1985, the 1947 maps were updated and recorded changes to the lots made between 1947-1985. The front porch at 1623 Broadway remained unchanged while an addition at the back of the house enlarged the building substantially. All accessory buildings were gone by 1985, with the exception of the one car frame garage in the southwest corner of the lot. The front porch of 1623 Broadway was expanded to extend across the full width of the building sometime after 1985. The small roof gable centered above the entry in the middle of the porch is a remnant of the original small porch noted on earlier maps.

Judge Robert G. Street



Street Headstone

12 Nov 1924, 1 - The Tuscaloosa

Judge Street Dies Tuesday in Galveston

Without knowledge of the death of Judge Robert Gould Street, 82 years of age, in Galveston, Texas, October 21, trustees of the University of Alabama last Saturday conferred the honorary degree of LL. D. upon him. Word reached friends here this week of the death of Judge Street on October 21, following an operation in which his age was against him. Funeral services were held at the First Presbyterian church in Galveston on October 23, and interment was in that city. He had been taken suddenly ill Monday, the day before his death.

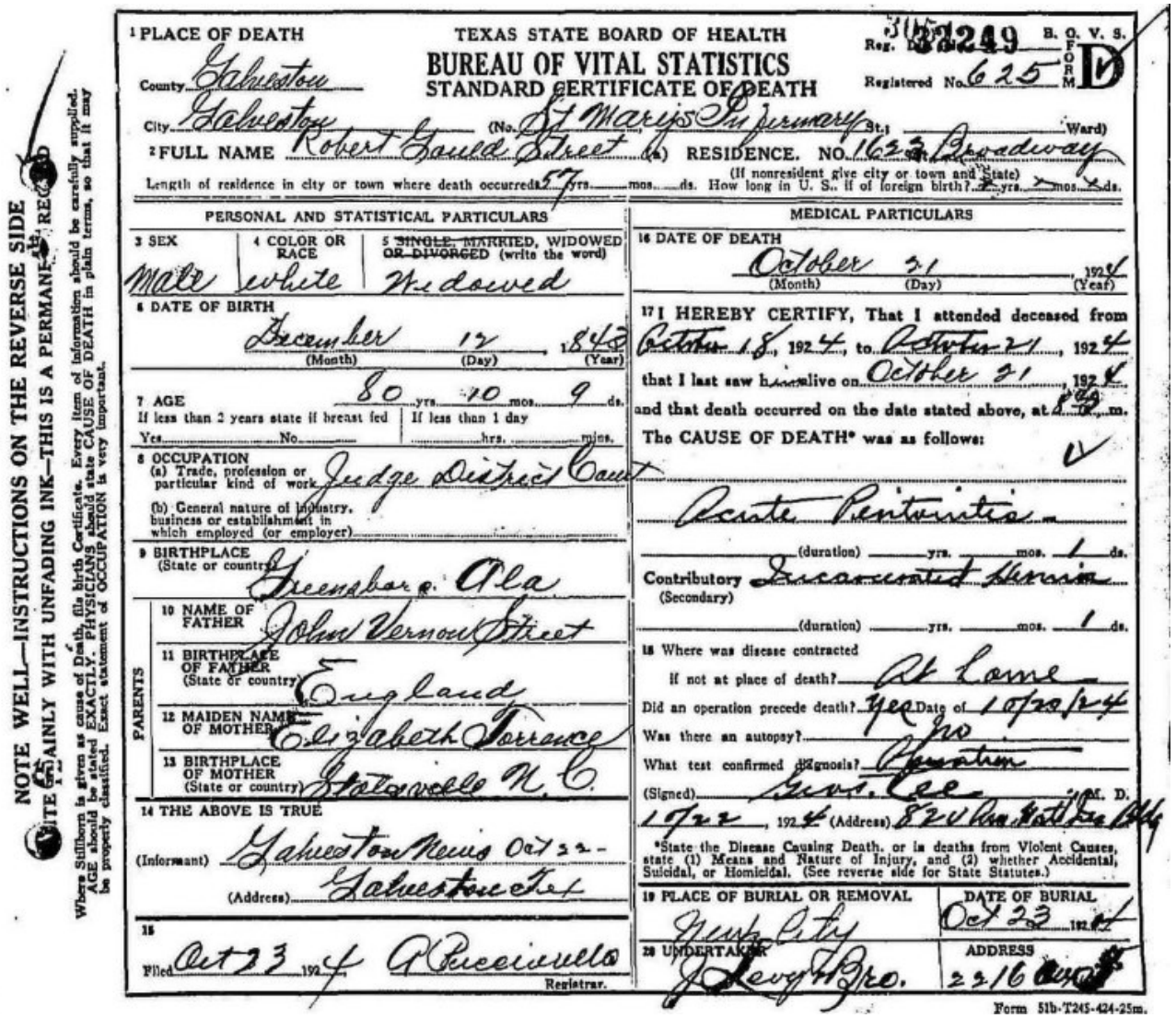
Judge Robert G. Street, student in the University of Alabama from 1859 to 1861, whose grandmother kept the "Mansion House" here in Tuscaloosa's early days and whose mother was a resident of Tuscaloosa, died in Galveston, Texas, Tuesday night, October 21, friends in Tuscaloosa have learned. The Mansion House was one of Alabama's most famous hostelries in the old days. Judge Street was known to many Tuscaloosans.

Deaving college here Judge Stone enlisted as a private in the Twentieth Alabama infantry regiment, and later in the Fifty-first Cavalry regiment, of the army of the Confederacy, from 1861 to 1865. On June 27, 1863, during General Bragg's retreat, he was captured and confined in the military prison at Fort Delaware until March 27, 1865. At the close of the Civil War he became a student at law in the office of General John T. Morgan, who commanded his regiment in the Confederate army.

In 1866 Judge Street was admitted to the Alabama bar, and the following year he went from Alabama to Galveston, Texas. He was first a member of the law firm of Gould and Street, later Street and Kleberg, and his early and later efforts met with uniform success. In 1879 he was elected to the Texas state senate, serving in the sessions of 1880-1881. He then returned to his private practice in Galveston. In 1902 he was elected judge of the district court in Galveston, a position he held continuously until his death. In 1907 he voluntarily assumed the conduct of a juvenile court in Galveston, sitting as the judge of that court each Saturday. That work was one in which he took special pleasure.

In 1914 Judge Street organized the United Charities of Galveston. He was a member of the American Bar Association and of the Texas Bar Association, and was the author of a number of books on legal subjects. He was married, on December 24, 1868, to Marie E. Lauve, of Galveston. Mrs. Street and six children are all deceased.

Street Obituary



NOTE WELL—INSTRUCTIONS ON THE REVERSE SIDE
WRITE PLAINLY WITH UNFADING INK—THIS IS A PERMANENT RECORD

Where Stillborn is given as cause of Death, file birth Certificate. Every item of information should be carefully supplied. AGE should be stated EXACTLY. PHYSICIAN should state CAUSE OF DEATH in plain terms, so that it may be properly classified. Exact statement of OCCUPATION is very important.

1 PLACE OF DEATH
County Galveston
City Galveston (No. 1st Marys Infirmary St.) Ward)

TEXAS STATE BOARD OF HEALTH
BUREAU OF VITAL STATISTICS
STANDARD CERTIFICATE OF DEATH

Reg. No. 33249 B. O. V. S. FORM D
Registered No. 625

2 FULL NAME Robert Gould Street (a) RESIDENCE. NO. 1623 Broadway
Length of residence in city or town where death occurred 57 yrs. mos. ds. (If nonresident give city or town and State) How long in U. S., if of foreign birth? yrs. mos. ds.

PERSONAL AND STATISTICAL PARTICULARS

3 SEX: Male
4 COLOR OR RACE: White
5 ~~SINGLE, MARRIED~~, WIDOWED OR DIVORCED (write the word): Widowed

6 DATE OF BIRTH: December (Month) 12 (Day) 1848 (Year)

7 AGE: 80 yrs. 10 mos. 9 ds.
If less than 2 years state if breast fed: Yes No
If less than 1 day: hrs. mins.

8 OCCUPATION
(a) Trade, profession or particular kind of work: Judge District Court
(b) General nature of industry, business or establishment in which employed (or employer):

9 BIRTHPLACE (State or country): Greensboro Ala

PARENTS
10 NAME OF FATHER: John Vernon Street
11 BIRTHPLACE OF FATHER (State or country): England
12 MAIDEN NAME OF MOTHER: Elizabeth Torrance
13 BIRTHPLACE OF MOTHER (State or country): Statesville N. C.

14 THE ABOVE IS TRUE
(Informant) Galveston News Oct 22-
(Address) Galveston Tex

15 Filed Oct 23 1924 A Puccinello Registrar.

MEDICAL PARTICULARS

16 DATE OF DEATH: October (Month) 21 (Day) 1924 (Year)

17 I HEREBY CERTIFY, That I attended deceased from October 18, 1924, to October 21, 1924, that I last saw him alive on October 21, 1924, and that death occurred on the date stated above, at 8 P. m.

The CAUSE OF DEATH* was as follows:

V

Acute Peritonitis

(duration) yrs. mos. 1 ds.

Contributory (Secondary) Incarcerated Hernia

(duration) yrs. mos. 1 ds.

18 Where was disease contracted if not at place of death? At home
Did an operation precede death? Yes Date of 10/20/24
Was there an autopsy? No
What test confirmed diagnosis? Operation
(Signed) Geo. Cox M. D.
10/22, 1924 (Address) 822 Broadway

*State the Disease Causing Death, or in deaths from Violent Causes, state (1) Means and Nature of Injury, and (2) whether Accidental, Suicidal, or Homicidal. (See reverse side for State Statutes.)

19 PLACE OF BURIAL OR REMOVAL: Hunts City
DATE OF BURIAL: Oct 23 1924

20 UNDERTAKER: J Levy & Bro.
ADDRESS: 2216 Ave

Form 51b-T245-424-25m.

Street Death Certificate

25LC-016 STAFF REPORT

ADDRESS:
Adjacent to 711 14th Street

LEGAL DESCRIPTION:
Adjacent 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/REPRESENTATIVE:
Brax Easterwood

ADJACENT PROPERTY OWNER(S):
Scott Rice, Sandbar Properties LLC.

EASEMENT OWNER:
City of Galveston

ZONING:
Urban Neighborhood, Historic District (UN-H)

REQUEST:
License to Use for building encroachments

APPLICABLE REGULATIONS:
Section 13.202 of the LDR and
Chapter 32-5 of the City Code of Ordinances

STAFF RECOMMENDATION:
Approval with findings and conditions

EXHIBITS:
A – Applicant's Submittal

STAFF:
Daniel Lunsford
Senior Planner
(409) 797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
26				

Per Section 13.808 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:
Airport: No Objection
Building Division: No Objection
Coastal Resources: No Objection
Fire Marshal: No Objection
Fire Chief: No Objection
Police Chief: No Objection
Public Works: No Objection

Private Utilities Notification Responses:
AT&T: No Objection
Comcast: No Objection
CenterPoint Energy: No Objection
Texas Gas Service: No Objection

Executive Summary

The applicant is requesting a License to Use (LTU) the City right-of-way to address existing encroachments.

Physical Characteristics

The existing two-story structure was built prior to 1900 according to Sanborn Insurance maps. However, during ongoing renovations to the property encroachments were discovered. The encroachments are as follows:

- The existing front entry porch encroaches approximately 2'-0" into the 14th Street right-of-way to the east, including roof overhang.
- The existing house itself encroaches approximately 2'-2" into the mid-block alley to the south; again, this includes roof overhang.

See Exhibit A for details of the extents and placement of the existing structure.

License to Use

A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. Section 13.202 of the Land Development Regulations (LDRs) establish the procedure for processing LTU approval.

Other Reviews

Because the subject property is in the East End Historic District, the Landmark Commission may provide a recommendation to Planning Commission regarding the request. Planning Commission will consider the request at the April 22, 2025 meeting.

Staff Recommendation

Staff recommends approval subject to the following conditions:

Specific Conditions:

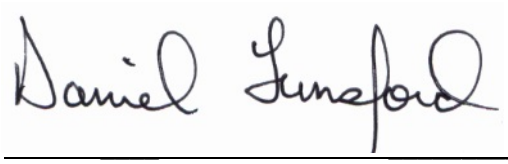
1. The Licensee shall conform to the site plan in Exhibit A and shall not increase the degree of encroachment without proper review under separate application;
2. The Licensee shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the construction items, and should the right-of-way be damaged in any way, the Licensee shall repair the area;

Standard Conditions:

3. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all applicable required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;
4. The cleaning of the debris from the site shall be the responsibility of the Licensee;
5. The Licensee and all of the Licensee's rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
6. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
7. LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT; and

8. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period.

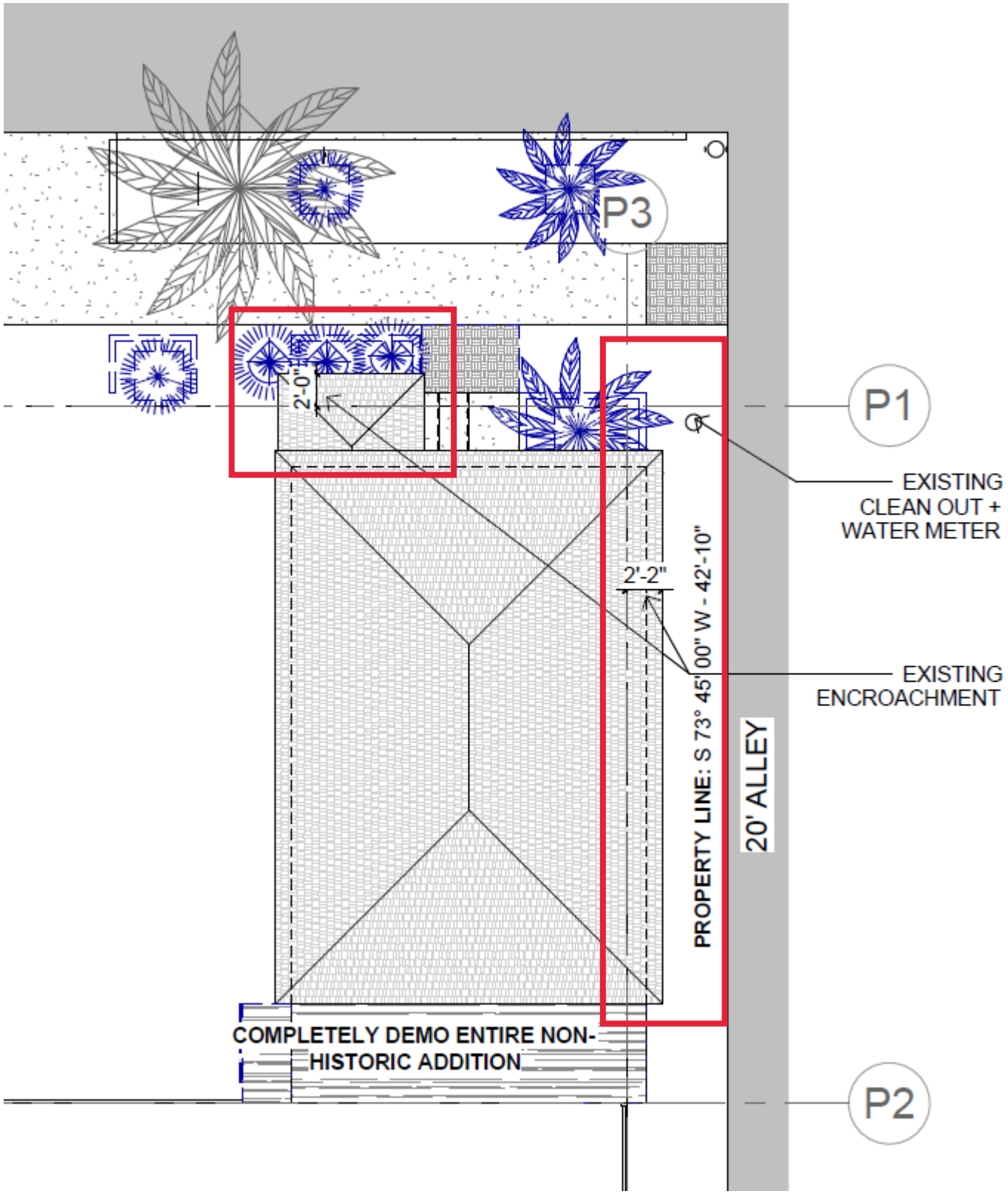
Respectfully Submitted,

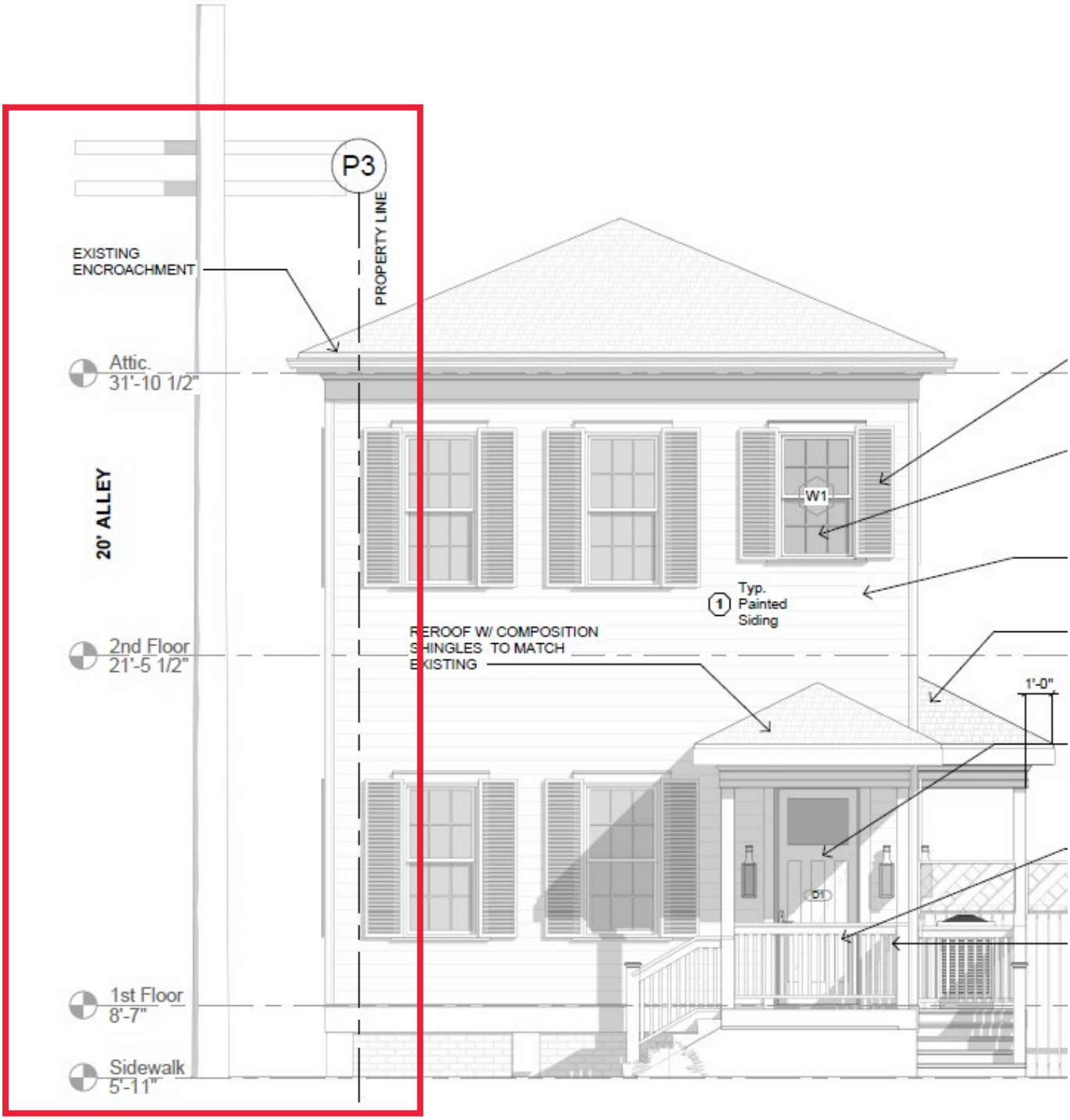


April 14, 2025

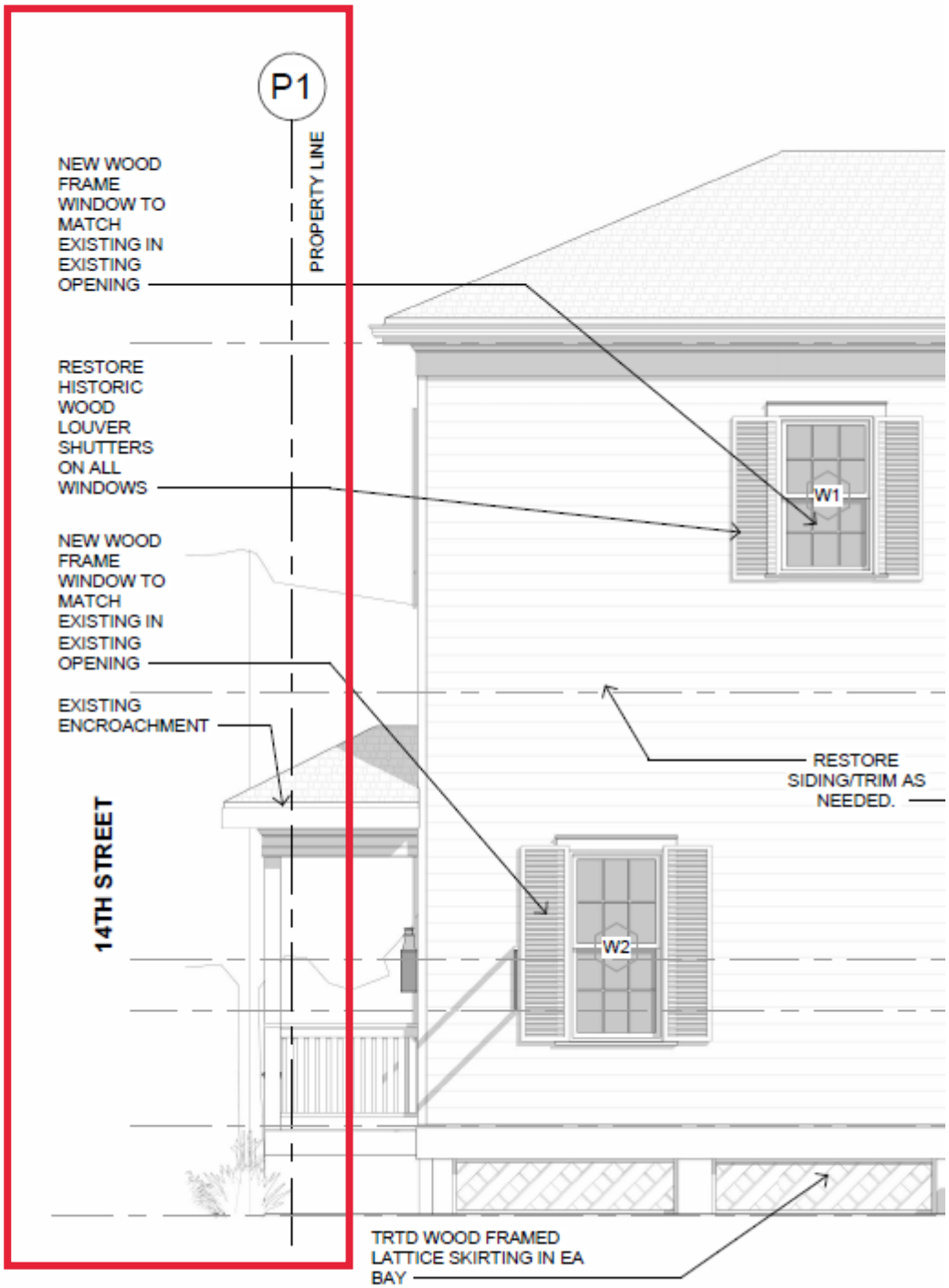
Daniel Lunsford
Senior Planner

Date


P3
P1
P2
2'-0"
2'-2"
EXISTING
CLEAN OUT +
WATER METER
EXISTING
ENCROACHMENT
PROPERTY LINE: S 73° 45' 00" W - 42'-10"
20' ALLEY
COMPLETELY DEMO ENTIRE NON-
HISTORIC ADDITION



1 East (711)
1/4" = 1'-0"



2 North (711)
1/4" = 1'-0"

MEMORANDUM

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

FROM: Catherine Gorman, AICP, Assistant Director/HPO

DATE: March 28, 2025

RE: **25PA-001** Adoption of a Resolution by the Landmark Commission regarding the National Register of Historic Places nomination for St. Augustine of Hippo Episcopal Church, 1402 41st Street.

The City of Galveston has received notification that a National Register Nomination for St. Augustine of Hippo Episcopal Church, 1402 41st Street, will be reviewed by the Texas Historical Commission's State Board of Review on May 17, 2025 The draft nomination can be viewed on the Texas Historical Commission website:
https://txhistory.sharepoint.com/:f:/s/SBRDraftNominations/EoPLucLuvDFNksYUxnRvhVQBGUFAlf0RnDgNrlgSPHrzAw.

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 23-001

A RESOLUTION OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON SUPPORTING THE NOMINATION OF THE ST. AUGUSTINE OF HIPPO EPISCOPAL CHURCH, 1402 41ST STREET, 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 (23PA-007)

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 St. Augustine of Hippo Episcopal Church, 1402 41st Street; and

THEREFORE, be it resolved that the Landmark Commission supports the listing of the St. Augustine of Hippo Episcopal Church, 1402 41st Street 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.

_____

Sarah Moore Click, Chairperson
Galveston Landmark Commission