

SURVEY REPORT

Galveston Historic Sites Inventory East End, Silk Stocking, and Lost Bayou Neighborhoods 2015



Prepared for:
The City of Galveston

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Executive Summary

This report presents the results of a comprehensive survey of all resources (historic and non-historic) within the East End, Silk Stocking, and Lost Bayou historic districts in Galveston, Galveston County, Texas (see *Figure 1*). Both the East End and Silk Stocking historic districts are officially listed in the National Register of Historic Places (NRHP), while the Lost Bayou Historic District has received local landmark status through the City of Galveston’s Preservation Program.

The results of the survey provide updated documentation of current conditions in each of the three districts. Due to funding limitations, the survey concentrated on photographing and recording salient physical attributes of every parcel within the three districts. Only a limited amount of analysis was undertaken and the extent of such evaluations reflected the relative architectural significance and level of integrity. The preservation priority ratings (High/Medium/Low) and preliminary NRHP-eligibility recommendations (Contributing/Non-contributing) reflect a “first impression” by the survey team and are subject to change pending more in-depth analysis and completion of research to note exterior alterations and additions, as well as to identify any significant historical associations with important events, trends, or individuals of the past.

All resources, regardless of age or condition, were evaluated for NRHP eligibility using the National Register Criteria for Evaluation by professionals meeting the *Secretary of the Interior’s Professional Qualification Standards* (36 CFR 61). Since the survey areas are part of national and locally designated historic districts, the NRHP-eligibility recommendations classified resources as either “Contributing” or “Non-contributing” elements within the applicable historic district.

Table 1. Inventory by District

District Name	Total	Contributing		Non-contributing
		High	Medium	Low
East End	829	125	592	112
Silk Stocking	186	34	126	26
Lost Bayou	337	24	249	64
Total	1,352	183	966	194
		1,149		

The survey confirms the continued NRHP eligibility of the East End and Silk Stocking historic districts and further recommends that the Lost Bayou Historic District is a strong candidate for NRHP listing as a historic district.

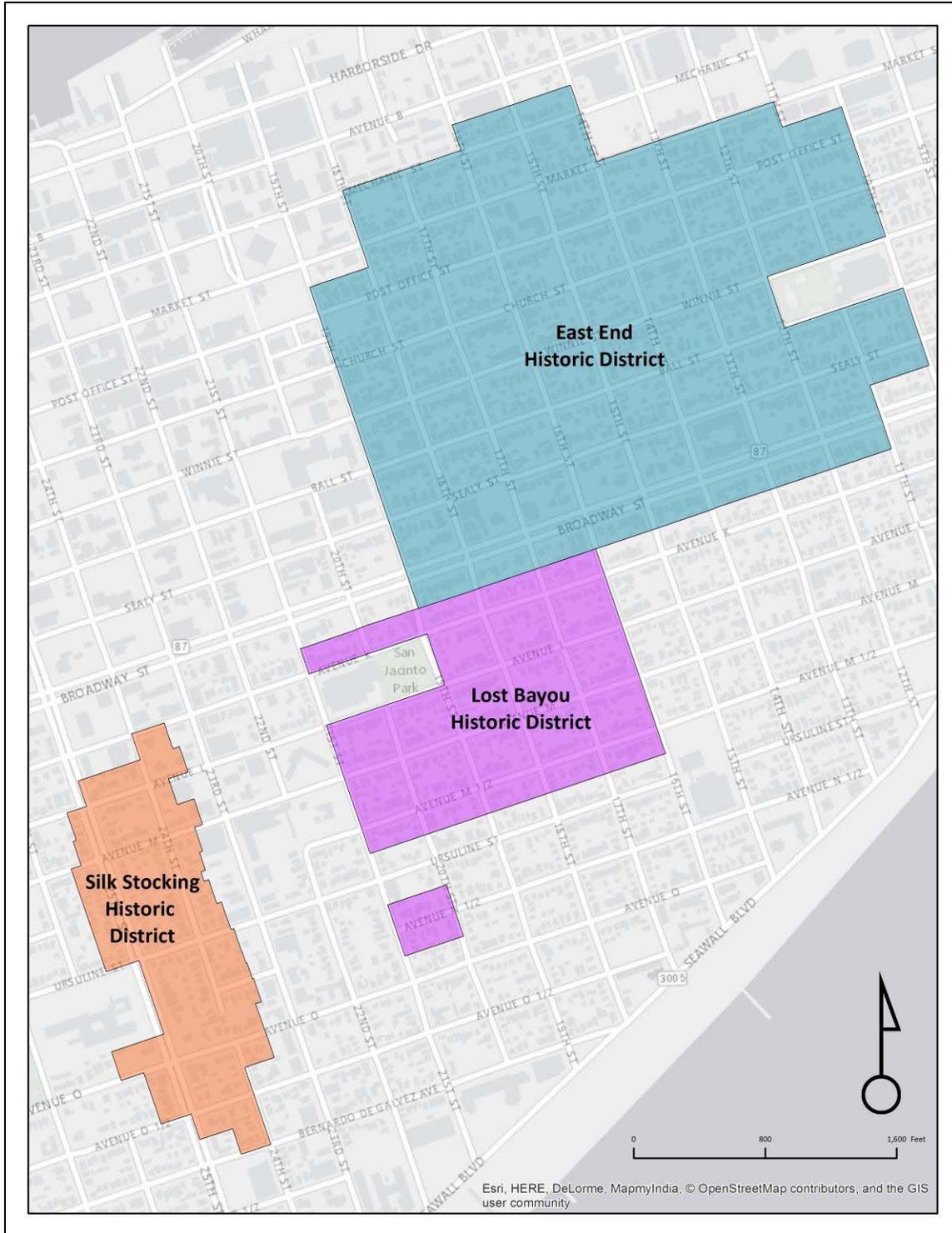


Figure 1. Map showing the survey areas.

Introduction

This report presents the result of a comprehensive survey of all buildings, structures, sites, and objects within the following residential neighborhoods:

- **East End Historic District** – a large concentration of late nineteenth- and early twentieth-century dwellings, many of which are high-styled, architect-designed residences that reflect the city's affluence from that period. The district was listed in the NRHP in 1975 and designated as a National Historic Landmark in 1976. The district encompasses approximately 177.7 acres.
- **Silk Stocking Historic District** – a large concentration of late nineteenth- and early twentieth-century houses. It is best known for its many large and opulent Queen Anne style residences that reflect the city's importance as a shipping and commercial hub during the late 1800s. The district was listed in the NRHP in 1996. The district encompasses approximately 54.7 acres.
- **Lost Bayou Historic District** – a large concentration of residences that date from the late nineteenth century but also includes many early twentieth-century houses. In contrast to the other districts, it contains houses that typically are modestly scaled and detailed and catered to less affluent citizens. The neighborhood was designated as a local historic district in 1994. The district encompasses approximately 38.7 acres.

Professionals meeting the *Secretary of the Interior's Professional Qualifications Standards* (36 CFR 61) conducted the survey and prepared this report with NRHP-eligibility recommendations. This report includes the following:

- Executive Summary
- Introduction
- Project Objectives
- Description of Survey Areas
- Survey Methods
- Survey Results and Observations
- Evaluation Methods
- Appendix A: USGS Topographic Map with District Boundaries

Detailed documentation is provided in the separate files/volumes and include the following:

- Historic Resources Inventory in pdf format
- THC-compatible Survey Forms in pdf format
- GIS-based data in kmz/kml format for all parcels in each of the three survey areas

Project Objectives

The survey was undertaken as part of the City of Galveston's Historic Preservation Office ongoing and multi-year effort to document and record the city's, built environment and provide vital information for local preservation planning efforts. Although each of the three geographic areas have already been documented, these previous survey efforts are out of date and need to be updated with current photographic documentation and field recording. The City elected to document as many resources as possible within the limited project funding and established a priority that targeted the East End Historic District first, the Silk Stocking Historic District second and, if possible, the Lost Bayou Historic District. Combined, the three districts encompass 1,369 parcels, many of which contain multiple buildings (e.g., main house and detached garage, or garage apartment). The City did not stipulate any site-specific

research but required that a standard survey form, photographs, and database information be provided for every identified buildings, structure, site, or object.

Description of Survey Areas

EAST END HISTORIC DISTRICT

The project survey area includes three distinct residential neighborhoods that have their own unique qualities and identities that are distinct from their surroundings. The largest and most important is the East End Historic District, which includes parts of 52 blocks between the city's historic downtown (the Strand) and The University of Texas Medical Branch at Galveston. This area contains some of Galveston's oldest and most architecturally noteworthy residences. The layout of the neighborhood adheres to a grid pattern that extends over much of the city. The bulk of the houses face north or south onto the east/west running avenues. The parcels are narrow and typically are much deeper than they are wide. Due to the effects of Hurricane Ike, many of historic trees that once provided significant sources of shade within the neighborhood have died, been cut, or removed. Nonetheless, the neighborhood contains a dense concentration of historic dwellings.

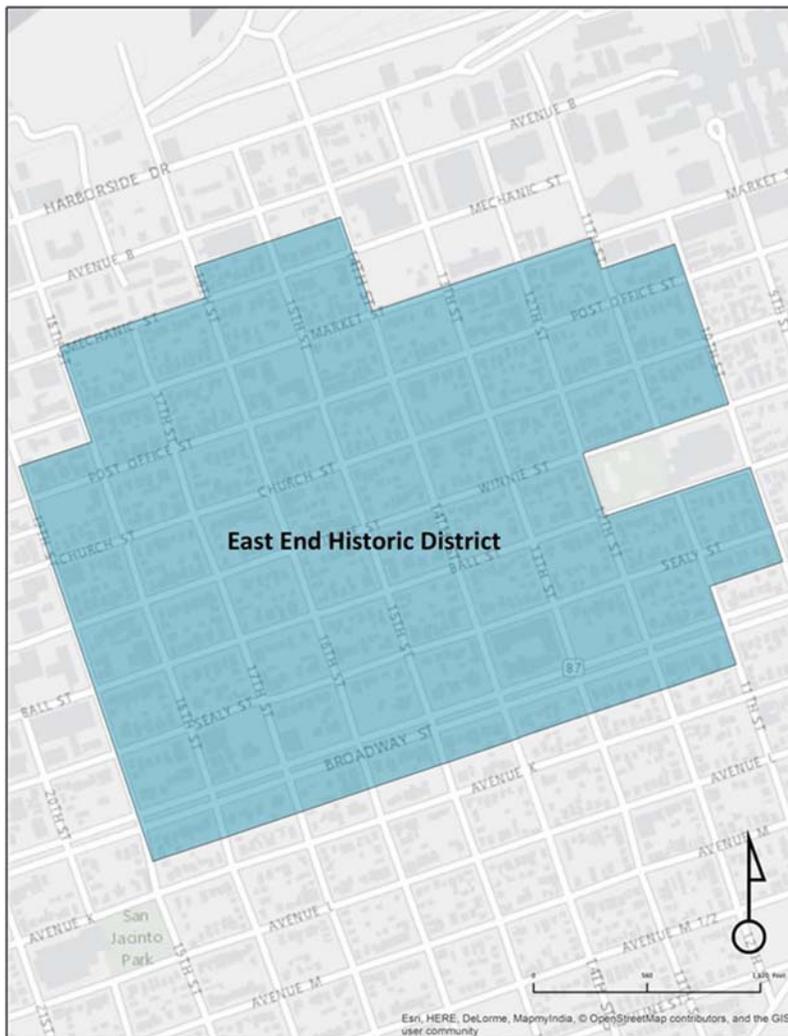


Figure 2. Map showing East End Historic District.

SILK STOCKING HISTORIC DISTRICT

This Silk Stocking Historic District encompasses a multi-block area between Broadway Avenue, 23rd Street, 26th Street, and the Gulf of Mexico. The neighborhood contains a rich concentration of some of the City's best examples of Victorian-era residences including eclectic Queen Anne style. The neighborhood retains its integrity to a high degree. As with the East End Historic District, the neighborhood has a grid system and most of the houses face either north or south onto east/west-running streets.

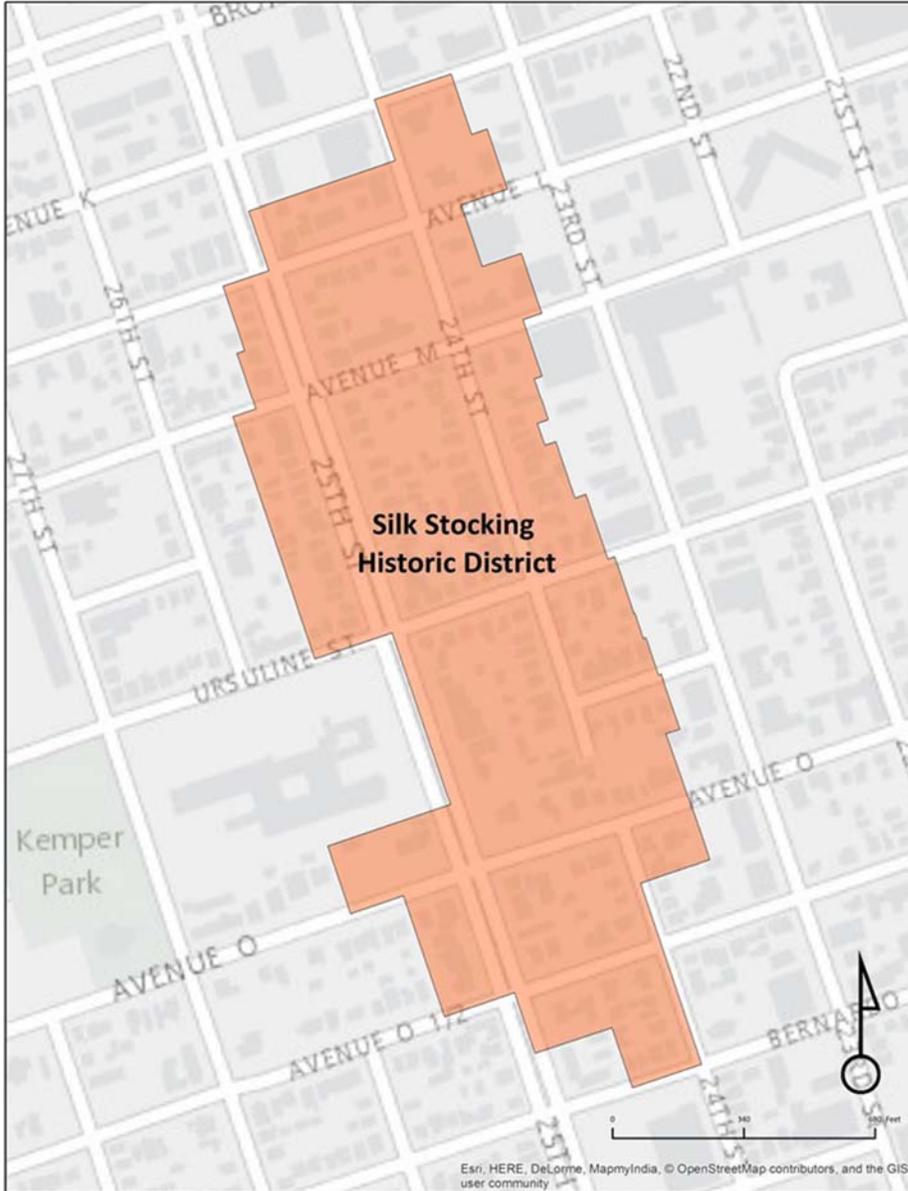


Figure 3. Map showing Silk Stocking Historic District.

LOST BAYOU HISTORIC DISTRICT

This district is immediately south of the East End Historic District. The neighborhood exhibits a less affluent character than the adjacent district as the houses typically are of a smaller scale and present less ornate architectural embellishment. Nonetheless, the neighborhood conveys a strong sense of cohesiveness that distinguishes it as one of the city's more intact residential areas. The neighborhood maintains the same street grid and block/lot out as the other survey areas. The district is in two parts that includes the main neighborhood generally described as the area between Avenue K and Avenue M½, 21st Street, and 16th Street. The district also includes a small one block area along the 2000 block of Avenue N½.



Figure 4. Map showing Lost Bayou Historic District.

Survey Methods

FIELD INVESTIGATIONS

HMM field personnel undertook a systematic examination of the three historic districts and identified and documented all extant buildings, structures, and objects. The field crew did the following for each of the survey areas:

- Recorded the address, orientation, property type, use, and condition of each resource and estimated its date of construction. Field personnel also noted the physical and architectural characteristics of each resource, including its stylistic influence, number of stories, basement/foundation, exterior wall surface, roof, porch, windows and doors, fence, chimney, outbuilding(s), additions, alterations, and landscape detail. HMM recorded the field data into a tablet-based encoding form based upon the form that is supplied by the City of Galveston. Data entry fields in HMM’s system are compatible with the City’s Microsoft Access program and are importable as .csv files.
- Photographed each resource using a high-resolution digital camera. The images were taken in a high-resolution format that conformed to the City’s minimal requirements of 2400 x 3000 pixels. HMM took a sufficient number of digital images (minimum of two) to capture each resource’s most significant architectural qualities and attributes. Whenever possible, the views included primary elevations and, as applicable, significant details and/or outbuildings. The photographs were taken from public right-of-ways and did not involve unauthorized encroachment onto private property. The digital cameras included a GPS attachment that notes the coordinates of the camera at the time the image was taken and embeds the latitude and longitude points in the photographs as EXIF metadata.
- Provided an on-site NRHP-eligibility assessment of each resource based on age, architectural significance, known historical significance and associations, and historic integrity.
- Provided an on-site evaluation of each resource based on the City’s existing three-tiered preservation priority rankings.

Survey Results and Observations

PROPERTY TYPES

Property types are tangible links to the principal themes and topics of historic context(s) for any surveyed area and are grouped into broad categories. Based on the shared physical characteristics among the documented resources, these property-type categories provide a means for comparing and analyzing the many kinds of historic resources included in the survey. Property types are based on the original or intended function of the resource. They are defined by their salient physical attributes (plan, form, layout, or design) and/or associative qualities (date of construction and historic use, function, or role).

The following table provides a summary of the kinds of properties documented for the survey.

Table 2. Property Type Counts

Property Type Classification	No.
Building, Church, Chapel	1
Building, Governmental, Fire Station	1

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Property Type Classification	No.
Building, Institutional	1
Building, Institutional, Community Center	1
Building, Institutional, Housing	1
Building, Office, Doctor	1
Building, Outbuilding, Garage	1
Building, Religious, Church	5
Building, Residential, Multi-Family Apartment Complex	18
Building, Residential, Multi-Family Duplex	30
Building, Residential, Multi-Family, Fourplex	2
Building, Residential, Multi-Family, Triplex	5
Building, Residential, Outbuilding	1
Building, Residential, Single-Family House	134
Building, Residential, Single-Family House, Alley Residence	1
Building, Residential, Single-Family House, Bungalow	68
Building, Residential, Single-Family House, Center Passage	131
Building, Residential, Single-Family House, Double gallery	8
Building, Residential, Single-Family House, Four Square	10
Building, Residential, Single-Family House, Gable-Front	54
Building, Residential, Single-Family House, Gallery	2
Building, Residential, Single-Family House, Greek Revival	1
Building, Residential, Single-Family House, Hall and Parlor	40
Building, Residential, Single-Family House, I-House	23
Building, Residential, Single-Family House, Linear	199
Building, Residential, Single-Family House, L-Plan	139
Building, Residential, Single-Family House, Massed Plan	385
Building, Residential, Single-Family House, Queen Anne	20
Building, Residential, Single-Family House, Ranch	19
Building, Residential, Single-Family House, Shotgun	1
Building, Residential, Single-Family House, U-plan	1
Site, Community garden	1
Site, Park	1
Site, Parking Lot	1
Site, Vacant	43
Structure, Commercial Canopy	1

EVALUATION METHODS

Galveston Preservation Priority Rankings

The City of Galveston uses a three-tiered system to rank historic resources within its database and preservation program. This classification system reflects the relative significance and level of integrity based on historical associations, architectural merits, and the degree to which the resource retains its historic salient and character-defining features. The following definitions are based on the author's interpretation and understanding of this system:

- **High** – contributes significantly to local history and/or possesses significance for associations with important historical events, patterns or individuals of the past; and/or possesses outstanding, rare, or unique architectural, technical, or crafted design; retains a high degree of its original/historic character and contextual integrity; and is a strong candidate for listing in the NRHP on an individual basis;
- **Medium** – contributes to local history or possesses a degree of significance for historical associations with important events, patterns, or individuals of the past, but alterations and physical exterior changes have diminished its historic character to a moderate degree; a good local example of a common local building type, architectural style, or method of construction; while not individually eligible for the NRHP, it would be classified as a Contributing element in a historic district; and
- **Low** – typical example of a locally common building type, form, architectural style and lacks associations with important events, trends, or individuals of the past; and/or a moderately to severely altered historic resource that no longer retains much of its historic character; or is a resource of more recent construction that does not reflect the physical, historical, and/or architectural character of the surrounding area; it is not individually eligible for the NRHP and would be classified as a Non-contributing element in a historic district.

National Register of Historic Places

As a stipulation for using funds from the National Park Service and the CLG program, the City of Galveston must provide NRHP-eligibility recommendations. To be eligible for inclusion in the NRHP, a historic resource must meet at least one of the four National Register Criteria, and it must retain sufficient integrity to convey its significance. (The four criteria are discussed below.) The resource should not only reflect or be associated with any one of the principal themes, patterns, and/or events discussed in the applicable historic context, it must also be significant within the framework of the context.

All surveyed resources were evaluated for NRHP eligibility through application of the National Register Criteria for Evaluation, as codified in Title 36 of the Code of Federal Regulations, Chapter 60.4. *To be eligible for inclusion in the NRHP, a property must meet at least one of the National Register Criteria for Evaluation. These criteria are:*

- A. Associations with events that have made a significant contribution to the broad patterns of our history;
- B. Associations with the lives of significant persons;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; and
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to possessing significance under one or more of the National Register Criteria, a property must also retain sufficient integrity and historic character to convey its significance in order to be considered eligible for inclusion in the NRHP. The National Register Criteria recognize seven aspects that, in various combinations, define integrity. These aspects of integrity are *Location, Design, Setting, Materials, Workmanship, Feeling, and Association*.

NRHP evaluations considered each historic resource on an individual basis and as a contributing element within a district that meets the criteria for inclusion in the NRHP. When assessing each historic resource on an individual basis, the NRHP evaluation considered the significance of any known historical associations with important events, trends, or individuals of the past (Criterion A or B), design and/or physical attributes (Criterion C), or its research potential (Criterion D). A historic resource that is significant for its historical associations does not need to retain its integrity to such a high degree as one that is significant for its design or physical attributes; nonetheless, the resource must still be easily recognizable to the period in which it achieved significance and be able to convey its significance as an NRHP-eligible resource.

Concentrations of historic resources may lack distinction on an individual basis but collectively may constitute a noteworthy grouping that is separate and distinct from its surroundings. In such a situation, the collection of resources may be eligible for inclusion in the NRHP as a historic district. To be eligible, the majority of the resources must have been built within the timeframe in which the district achieved significance (period of significance). The historic character and overall integrity of the potential district is determined by the degree to which physical changes to the historic resources, as well as the construction of modern infill (outside the period of significance) and/or the demolition of historic resources affect the potential district's ability to evoke a sense of the past. To be eligible for inclusion in the NRHP, the district must be significant within the framework of the context developed for the survey, and it must retain sufficient integrity to convey that significance.

NRHP-Eligibility Assessments

INDIVIDUAL PROPERTIES

The primary purpose of the survey was to update existing and already designated historic districts and did not include any in-depth research of individual properties. Nonetheless, all recorded properties classified as in the High priority category are considered to be strong candidates for listing in the NRHP on an individual basis. Further research and analysis are necessary before final assessments can be made.

Historic District Analysis

The East End and Silk Stocking historic districts are already listed in the NRHP, and continue to retain sufficient character and significance to keep their NRHP eligibility. The Lost Bayou Historic District is a locally designated district. Based on the results of the historic resources survey, the Lost Bayou Historic District is a strong candidate for listing in the NRHP at the local level in the area of Architecture. Further research and analysis is necessary to finalize the district boundaries; however, for the time being, the area within the City-designated historic district is recommended for NRHP designation.

List of Preparers

The individuals listed below (*Table 3*) completed the survey and prepared the report and meet the *Secretary of the Interior's Professional Qualifications Standards* (36 CFR 61).

Table 3. List of Preparers.

Name	Role	Qualifications	Years of Experience
David W. Moore, Jr.	Project Director	B.A. in History	34
Shonda Mace	Architectural Historian	M.S. in Historic Preservation	7
Kristina Kupferschmid	Architectural Historian	M.S. in Historic Preservation	6
Erin Tyson	Architectural Historian/GIS specialist	M.S. in Historic Preservation	6
Josh Conrad	Architectural Historian/ Database Specialist	M.S. in Historic Preservation	3

Appendix A

USGS Topographic Map with District Boundaries

