AGENDA
LANDMARK COMMISSION
Regular Meeting
4:00 p.m., Monday, January 7, 2019
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: December 17, 2018
   Documents:
   121718 LC MINUTES.PDF
5. Request To Address Commission On Agenda Items Without Public Hearings And Non-Agenda Items (Three Minutes Maximum Per Speaker)
6. New Business And Associated Public Hearings
   A. 19LC-001 (514 18th Street) Request For Designation As A Galveston Landmark. Property Is Legally Described As The North 42 Feet Of Lot 14 (14-2), Block 437, In The City And County Of Galveston, Texas. Applicant: Julia Muncaster Property Owner: Thomas And Julia Muncaster
      Documents:
      19LC-001 STF PKT.PDF
   B. 19LC-002 (1227 Ball / Avenue H) Request For A Certificate Of Appropriateness For Modifications To The Structures Including The Addition Of New Fencing, Demolition And Rebuilding Of Three (3) Accessory Structures, And Adding A New Gazebo. Property Is Legally Described As Lots 1 & 2, Block 252, In The City And County Of Galveston, Texas. Applicant: Howard W. Hosek, Jr. Property Owner: Same
      Documents:
      19LC-002 STF PKT.PDF
7. Discussion Items
   • Vision Galveston (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 January 4, 2019 at 11:00 A.M.
AGENDA
LANDMARK COMMISSION
Regular Meeting
4:00 p.m., Monday, January 7, 2019
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

Call Meeting To Order
Attendance
Conflict Of Interest

Approval Of Minutes: December 17, 2018
121718 LC MINUTES.PDF

Request To Address Commission On Agenda Items Without Public Hearings And Non-Agenda Items (Three Minutes Maximum Per Speaker)

New Business And Associated Public Hearings

19LC
19LC-001 (514 18th Street) Request For Designation As A Galveston Landmark. Property Is Legally Described As The North 42 Feet Of Lot 14 (14-2), Block 437, In The City And County Of Galveston, Texas. Applicant: Julia Muncaster Property Owner: Thomas And Julia Muncaster

19LC-002 (1227 Ball / Avenue H) Request For A Certificate Of Appropriateness For Modifications To The Structures Including The Addition Of New Fencing, Demolition And Rebuilding Of Three (3) Accessory Structures, And Adding A New Gazebo. Property Is Legally Described As Lots 1 & 2, Block 252, In The City And County Of Galveston, Texas. Applicant: Howard W. Hosek, Jr. Property Owner: Same

Discussion Items

Vision Galveston (Staff)

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 January 4, 2019 at 11:00 A.M.

Prepared by: Karen White, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 10 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 SECRETARIES OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING
CALL MEETING TO ORDER

The meeting was called to order at 4:01 p.m.

ATTENDANCE

Members Present: Gonzalez, Griffin, Heatley (ALT), Huddleston, Lakin, McLean, Patterson, Schwenk, Collins (Ex-Officio)

Members Absent: Oelze (ALT)

Staff Present: Catherine Gorman, AICP, Assistant Director/HPO; Janice Norman, Planning Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None.

APPROVAL OF MINUTES

The December 3, 2018 minutes were approved as presented.

REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18LC-076 (1412 Rosenberg/25th Street) Request for a Certificate of Appropriateness in order to change the material on the upper part of the structure to board and batten and the skirting to horizontal lap siding on the rear accessory structure. Property is legally described as Lot 22, Southwest Block 17, Galveston Outlots, in the City and County of Galveston, Texas.

Applicant: Brax Easterwood, AIA

Property Owner: Brian Mayes

Staff presented the Staff Report and noted that of eight (8) notices of public hearing sent, zero (0) had been returned.

Vice-Chairperson Fred Huddleston opened the public hearing on case 18LC-076. Applicant Brax Easterwood presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Gonzalo Gonzalez made a motion to approve case 18LC-076, contrary to Staff’s Recommendation.

The motion failed due to lack of a second.

Vice-Chairperson Fred Huddleston made a motion to deny case 18LC-076 per Staff’s Recommendation due to non-conformance with the Design Standards which encourage using materials that appear similar in character to those of the primary structure. Connie Patterson seconded, and the following votes were cast:

In favor: Griffin, Huddleston, Lakin, McLean, Patterson, Heatley
The motion passed.

**18LC-077 (2325 Strand / Avenue B)** Request for a Certificate of Appropriateness for modifications to the structure including the addition of a new fabric awning, garage door, pergola, and mural. Property is legally described as Lot 1, Block 623, in the City and County of Galveston, Texas.

Applicant: Allen Flores
Property Owner: Strand Boulevard LLC

Staff presented the Staff Report and noted that of four (4) notices of public hearing sent, zero (0) had been returned.

Chairperson Tom Schwenk arrived at 4:21 p.m.

Vice-Chairperson Fred Huddleston opened the public hearing on case 18LC-077. Applicant Allen Flores presented to the Commission. For additional presentations to the Commission, please refer to the attached list. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Connie Patterson made a motion to approve case 18LC-077 with the change that the mural be reduced to the area along 24th Street beyond the staircase. Gonzalo Gonzalez seconded.

The motion was amended to request that final rendition of the mural be reviewed and approved by the Landmark Commission, and the following votes were cast:

In favor: Gonzalez, Griffin, Huddleston, Lakin, McLean, Patterson, Heatley
Opposed: None
Absent: Oelze
Non-voting participant: Schwenk

The motion passed.

**DISCUSSION AND ACTION ITEMS**

- Strand Compliance Update (McLean)
- Lighting (Patterson/Collins)
- Cemeteries (Patterson)
- Code Compliance (Staff)

THE MEETING ADJOURNED AT 5:31 PM
19LC-001

**ADDRESS:**
514 18th Street

**LEGAL DESCRIPTION:**
Property is legally described as the North 42 feet of Lot 14 (14-2), Block 437, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**
Julia Muncaster

**PROPERTY OWNER:**
Thomas and Julia Muncaster

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

**HISTORIC DISTRICT:**
East End

**REQUEST:**
Request for designation as a Galveston Landmark

**STAFF RECOMMENDATION:**
Approval with Conditions

**EXHIBITS:**
A – Applicant’s Submittal

**STAFF:**
Catherine Gorman, AICP
Historic Preservation Officer
409-797-3665
corman@galvestonTX.gov

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**Public Notice and Comment:**

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<th>Returned</th>
<th>In Favor</th>
<th>Opposed</th>
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![Image of the property](image-url)
Zoning and Land Use

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<td>West</td>
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Executive Summary

The applicants are 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 Bertha Bonart Tenant House was constructed in 1897 as rental property for Ms. Bonart. Ms. Bonart also constructed the house directly south of the subject property at 1728 Church for use as rental property. Although she never lived in either, Ms. Bonart retained ownership of the houses until 1919. The house had various owners over the years and continued to be used primarily as rental housing until being sold to the current owners in 2000.

2. **Distinctive characteristics of a period or method of construction, or architecture; representative of, or a rare survivor of, the work of a master design, builder, or craftsman.**

   The Bertha Bonart Tenant House is representative of a local development pattern. The Galveston Architecture Guidebook (1996, Stephen Fox and Ellen Beasley, Rice University Press) notes that across the island, numbered side street often supported houses built in the back yards of corner houses that fronted the alphabetical avenues. These side street houses were typically smaller than the “front” house and representative of Galveston’s upper-income property owners’ attempt to capitalize of Galveston’s growing population during the late 19th and early 20th centuries.

3. **Representative of an established and familiar visual feature of a neighborhood, community, or city.**

   The Bertha Bonart Tenant House has been an established visual feature of the neighborhood since its construction in 1897.
4. 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 Bertha Bonart Tenant House its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association.

Financial Incentives for Historic Properties

Due to the fact that it is located within the East End Historic District, the property is not eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the January 8, 2019 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of January 24, 2019.

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

1/03/2019

Date
Bertha Bonart Tenant House
514 18th Street
North Part Lot 14, Block 437
Built 1897

The original insurance record for this property notes 514 18th Street as a two-story frame house containing six rooms, two halls, one bathroom, five closets and two brick flues to the ground. The house is located on the north end of lot 14 on block 437. The building's dimensions were noted as 28 feet by 32 feet. A note on the record indicates that all the walls were plastered and the value of the building, upon completion, was $1800. On the south end of the lot, Bertha (“Bettie”) Bonart constructed 1728 Church, also for use as tenant property. A double-servants house was situated in the middle of the lot, between the two houses. All three buildings share the same insurance record, dated 16 July 1897. When the record was filled out, 514 18th was completed while 1728 Church was still under construction. A small note on the record related to 514 18th Street indicates that by 1951, the house had been subdivided to accommodate two families.

Architectural Significance

The Galveston Architecture Guidebook (1996, Stephen Fox and Ellen Beasley, Rice University Press), notes that across the island, numbered side streets often supported houses built in the back yards of corner houses that fronted the alphabetical avenues. These side street houses were typically smaller than the “front” house and representative of Galveston’s upper-income property owner’s attempt to capitalize on Galveston’s growing population during the late 19th and early 20th century. Located within the East End Landmark Historic District, the Bonart House at 514 18th Street reflects this definition and is a good example of a side-street house. The two-story, L-plan building retains a high degree of integrity through its historic design and materials including the original wood siding, as well as the original doors, floors and multi-light windows. On the west elevation, the building’s main façade, a southern bay extends past the double-gallery and is topped by a gable adorned with multiple shingles that provide texture and visual interest. A flared skirt, also embellished with decorative shingles, separates the upper gallery from the lower gallery. The double galleries are supported by elegant turned columns and enhanced with delicate Queen Anne-styled wood trim. On the north façade, four original eight-over-eight windows with opaque glass provide light, while also maintaining a sense of privacy, for the interior double-turned stairwell and original bathroom. A fifth eight-over-eight window is featured in the two-bay lower gallery. Sanborn Fire Insurance maps from 1899, 1912 and 1947 demonstrate that the Bonart House has not undergone any substantial alterations in scale or form since construction in 1897.
Bertha "Bettie" Colman Bonart (1872-1939) and Emanuel Bonart (1864-1896)

Bertha "Bettie" Colman was born 30 July 1872, in Houston, Texas, the daughter of German immigrants Isaac Colman and Rosalie Kottwitz. She married Emanuel Bonart in Houston on 28 October 1891. Bonart was one of nine children born to Polish immigrants Hertz Bonart and Bertha Cohen. He was born 22 June 1864 in New York City. Two children were born to Emanuel and Bertha; son Isaac Colman Bonart (1893-1954) and daughter Mannette Bonart (1896-1983).

Emanuel Bonart came to Galveston from New York in 1883 and established the dry goods and clothing firm, Bonart Brothers, with his brother, Benjamin. The store was located at 2516-2518 Market Street. The 1895 Galveston City Directory recorded the Bonart family residing at 1728 Winnie. After Emanuel’s death on 29 March 1896 as a result of appendicitis, Bertha moved to Houston to live near her family. She never returned to Galveston but she maintained ownership of 514 18th (and 1728 Church), utilizing them as investment properties. On 26 July 1915, Bertha married Oscar Lipper in Lake County, Indiana. Five years later, she was widowed for a second time. She died in Deal, New Jersey, on 1 May 1939 and is buried in Galveston’s Old Hebrew Cemetery on Broadway alongside her first husband, Emanuel.

Chain of Ownership, 514 18th Street, north part of lot 14, block 437:

In 1880, Leopold and Emma Fellman resided on the corner of 18th and Church, where they owned lots 12, 13 and 14 on block 437. Their house, and all of the other buildings that existed on the block, were destroyed by the Great Conflagration that occurred 13 November 1885. The infamous fire started at the Vulcan Factory in the 1600 block of Strand and fanned by a north
wind ultimately destroyed over 40 city blocks and 568 buildings before it was extinguished. After the fire, Leopold Fellman maintained ownership of lots 12-14 but he moved his family residence to 25th and Avenue K. Immediately after the fire, Fellman sold lot 12 to his business partner, Nephtali Grumbach, who contracted to have 1718 Church constructed in 1886. In 1895, Fellman sold lots 13 and 14 to Walter Emerson Lufkin.

In 1896, Lufkin sold lot 13 to William Meininger (1722 Church, built 1896) while Mrs. Emanuel Bonart (Bertha) purchased lot 14 on 20 March 1896. Bonart paid $3500 for the entirety of the lot. Nine days after the purchase, her husband, Emanuel, died. After his death, Mrs. Bonart had the two houses on the lot constructed in 1897 with 514 18th being built first, followed by 1728 Church, which was completed in August 1897. Bonart never resided in either house. By 1898, the Galveston City Directory noted she had moved to Houston. In 1915, she married Oscar Lipper. Bertha maintained ownership of the two houses on lot 14 until 1919 (April 22), when she sold them to George and Pauline Bendixen.

The Bendixen's continued to utilize the houses as rental property. After George's death, Pauline Bendixen sold both houses to Josephine Sullivan on 1 April 1940.

Sullivan retained ownership of 1728 Church for use as her residence and sold 514 18th to her brother John Swisher Saylor for "$1 and love and affection" on 28 March 1944. Saylor resided with Sullivan at 1728 Church, where he died in January 1947. Sullivan was named executrix of his will and on 2 May 1947, she sold 514 18th Street to George Hamilton. Hamilton never resided in the house, continuing their use as rental property.

On 7 September 1948, Hamilton sold 514 18th Street to Doc Walen Gillis. Gillis was the first owner to occupy the house. Gillis maintained ownership briefly before he sold the house to Hubert D. Smart on 2 February 1949.

A year later, Smart sold 514 18th Street to P. J. Bellew on 17 April 1950. City directories identify Bellew as a real estate salesman.

Reverend Jose Felix Rojas purchased 514 18th Street from Bellew on 23 May 1950. Rojas and his wife, Sofia, resided there briefly before relocating to Austin, Texas.

In December 1952, George Hamilton came back into possession of the house. He transferred ownership that month to attorney Herminie McDonald Hanson who immediately deeded it back to him through a trust deed in January 1953. The trust was associated with the estate of Jose and Sofia Rojas.

In May 1960, Hamilton sold 514 18th Street to Mornier William Pressler. Pressler resided at 514 18th Street for over a decade. He sold the house in October 1971 to Yetta Miller.

The Paynes sold 514 18th Street to John and Helen Harloe in April 1978. The Harloes resided at 514 18th before they sold it to Diane Vertes in July 1982.

In May 1986, Vertes sold the property to John D. and Karen Christie. The Christies resided at 514 18th as well, briefly, before they left the island. They maintained ownership of the house, however, utilizing it as rent property.

On 23 March 2000, the current owners purchased the property from the Christies.

City Directory Search - 514 18th

1881
Leopold Fellman, dry goods, Market Street, corner 22nd. r. 456 Church, corner 18th

1884-1885
Emanuel Bonart, clerk Joseph Bonart. r. Joseph Bonart
Joseph Bonart, dry goods, Market Street btw 26th, 27th. r. same

1890
Emanuel Bonart (Bonart Brothers & Co.), 2518 Market. r. same
Leopold Fellman (Fellman & Grumbach, drygoods), r. southeast corner 25th, Ave K
Walter E. Lufkin, chief clerk auditor office, Gulf Colorado & Santa Fe Railroad, r. westside Tremont, btw Ave M, Ave N

1895-1896
Emanuel Bonart (Bonart Brothers & Co.), r. 1728 Winnie
Bonart Brothers (Emanuel and Benjamin Bonart), drygoods, clothing, boots, shoes, 2516-18 Market
Walter E. Lufkin, auditor Gulf Colorado & Santa Fe Railroad, office 2428 Strand, r. southwest corner Tremont, Market

1896-1897
Bertha Bonart (widow Emanuel) (Bonart Brothers), r. 1728 Winnie
Bonart Brothers (Benjamin and Mrs. Bertha Bonart), drygoods, clothing, boots, shoes, 2516-18 Market
Walter E. Lufkin, auditor Gulf Colorado & Santa Fe Railroad, office 2428 Strand, r. Mary Lufkin, 2901 Broadway

1898
Bertha Bonart (widow Emanuel) (Bonart Brothers), r. Houston Texas
Walter E. Lufkin, bds. 2028 Church
1899-1900
No listing for Bertha Bonart. The 1900 US Census records her living in Houston at 1915 Commerce Street, next door to her brother, Sol Colman, and his family.

In Galveston, the 1900 census recorded on 6 June 1900 noted Anna Kennedy, a widow, and her four children residing at 514 18th Street. One of her children, Thomas L. Kennedy, worked as a surgeon and teacher of gynecology at UTMB, known then as the Medical Department of the University of Texas. The Kennedy family was very likely residing in the house during the Great Storm that September. The family was not recorded, however, residing at 514 18th in the 1899-1900 city directory nor were they recorded still residing at 514 18th in the 1901-1902 city directory. Because the city directories were not cross referenced until 1908, there is a gap of occupancy at the house.

1905
Samuel Zander, secretary & treasurer Robert I Cohen (Inc.), r. 514 18th. 7
Robert I Cohen, Inc., mens and boys outfitters, clothing and shirts made to order, hatter, sole agent Dunlap hats, 2121-2123 Market, phone 347
Zander was the occupant of the house identified in the 1908 cross directory. Working backwards, the earliest city directory to note Zander living there was 1905. Because information for the directories was gathered a year in advance of publication, its likely Zander and family were living there as early as 1904. The number 7 at the end of the listing is the number of people in the Zander household.

1909-1910
Samuel Zander, secretary & treasurer Robert I Cohen (Inc.), r. 514 18th. 7
The 1910 US census recorded Zander and his family residing at 514 18th.

1916
Christopher Fox Jr., (George Fox & Sons), r. 514 18th. 2
George Fox & Sons (Chris Jr., Samuel J, Walter J. Fox), bakers, 1906 Market

1921
Clarence Z. Magnan (Ida), agent, The Pullman Co., r. 514 18th
The Pullman Company, C. Z. Magnan agent, 210-12 Union Depot Building
The 1920 US census noted Magnan and his wife residing at 514 18th.

1924-1925
Clarence Z. Magnan (Ida), agent, The Pullman Co., r. 514 18th

1930
Louis A. Fragna (Lillian), clerk South Texas Compress Co., h. 514 18th
Mrs. Lillian Fragna, saleswoman Block’s, r. 514 18th
Block’s (Henry Block), millinery, ready-to-wear, shoes, hosiery, 2211 Market, phone 4825
Jesse E. Jones (Iva), driver, Magnolia Oil Co., h. 514 18th
Mrs. Iva I. Jones, office clerk Ben Doherty & Co., r. 514 18th
Harold J. Crocker (Onita), h. 514 18th
The 1930 US Census notes three separate families residing at 514 18th. This would have been during the Great Depression and may be a partial explanation why so many families were living under one roof.

1932
William M. Graham (Helene), marine engineer, h. 514 18th

1936-1937
514 18th noted as “vacant” in the cross directory

1939
Mrs. Mabel Puburn, secretary WPA, h. 514 18th
The WPA was the Works Progress Administration, created in 1935 during the bleakest time of the Great Depression. During the organization’s eight year tenure, they were responsible for helping over 8 million Americans find work.

1941
Mrs. Anne Heer (widow Bernard), h. 514 18th
Miss Bernice Heer, clerk, r. 514 18th
Neither Puburn or Heer were living in the house when the 1940 census was gathered. On 11 May 1940, census takers recorded Edna Mayfield residing at 514 18th. Mayfield, a seamstress for a ready-to-wear shop, was living in the house alone.

1945
Paul Walker (Willie), boilermaker, h. 514 18th

1949
Doc Gillis (Fern), pilot, h. 514 18th
Gillis was the first owner of 514 18th that occupied the house and used it as their residence.

1951
Reverend Jose F. Rojas (Sofia), h. 514 18th

1952
Tony Novelli (Alice), city policeman, h. 514 18th

1953
R. Cassiano (Petra), laborer, h. 514 18th

1955-1958
Andre Heiser (Betty), seaman, h. 514 18th

1960
Mornier W. Pressler (Marjorie E.), carpenter, h. 514 18th
1968
Mornier W. Pressler (Marjorie E.), guard UTMB, h. 514 18th

1971
514 18th noted as “vacant” in the cross directory

1972
T. De Vries (Cynthia P.), boilermaker, h. 514 18th

1976
Jim De Fontes, waiter Gaido’s, h. 514 18th

1979
John P. Harloe Jr., h. 514 18th

1984
Donald Coling, tech assistant UTMB, h. 514 18th

1988
John D. Christie, pathology administrator UTMB, h. 514 18th

1989
514 18th listed as “no return” in the cross directory. Either the directory information card was not returned, or, if could have been vacant.

1991
Robert S. Henry (Marion L.), maintenance dept. UTMB, h. 514 18th

1993
Kathy Torrobra, h. 514 18th
Carina Croninger, student, h. 514 18th
Trish Morin, student, h. 514 18th

1994
Kathy Torrobra, h. 514 18th

1995
Vicky McDowell, h. 514 18th

1996, Last year directories were issued in Galveston
514 18th was not listed in the cross directory that year. There was also no listing for Vicky Mc Dowell.
West elevation, the Bonart Tenant House, 514 18th Street.

Lot 14, block 437, showing both of the Bonart Tenant Houses, 514 18th, on the north part of the lot and 1728 Church, on the south part.
North and west elevations. Unique eight-over-eight windows can be seen on the north elevation. The three windows at staggered heights illuminate the interior double-turned staircase with the fourth window provides light for the original downstairs bathroom. A fifth eight-over-eight window is tucked within the two-bay lower gallery.
Historic American Buildings Survey (HABS), 1966. Photo courtesy of Texas Historical Commission archive through The Portal of Texas History, University of North Texas
Maps, Block 437, Lot 14

Block 437 as seen on the 1871 Bird’s Eye View map of Galveston (above) and as the 1885 Bird’s Eye View map (below). All of the buildings on the block burned during the 1885 fire. The blue star marks the current location of 514 18th Street.
Post 1885 fire, the 1889 Sanborn Insurance Map of block 437 shows three houses on the block while lot 14 remains void of all buildings. Along the 1700 block of Church, the two footprints seen are 1712 and 1718 Church, the two oldest houses on the block. A public water well can also be seen in the intersection of Church and 18th.
Ten years later, maps were drawn again. The 1899 Sanborn Map is the first time the footprints of the two Bonart Tenant Houses can be seen. The map identifies both 514 18th Street and 1728 Church Street as two-story wood frame dwellings (“D”). A double servant’s house can be seen between the two houses.

On the 1912 Sanborn Insurance Map, the only change noted at 514 18th Street is the addition of a one-story porch at the rear of the house.

By the time the 1947 Sanborn Insurance Map was drawn, the double servant’s house was gone. Sitting between the two houses is an automobile garage. At 514 18th, a large staircase with a landing leads to the rear of the second floor. This configuration was still in place in 1985 when the 1947 maps were updated. The rear staircase has since been removed.
US Census Records 1900-1940, 514 18th Street

The US census in 1900 recorded Anna Kennedy, a widow, was recorded living at 514 18th. She was born in Texas, was the mother of eight children, seven living, and she was renting the house. With her are her sons Thomas and Frank, a doctor and a bank collector, and her two daughters, Helene and Fannie. All survived the 1900 storm. By 1901-1902 they were no longer living at 514 18th Street.

In 1910, the US Census recorded the family of Samuel Zander residing at 514 18th, along with one lodger, an immigrant from Germany who arrived in this country in 1879.

In 1920, the census recorded Clarence Magnan and his wife, Albertine, living at 514 18th. Magnan was the superintendent for the Pullman Company. His office was at the Union Depot building.

The 1930 census recorded four heads of households all under the roof of 514 18th. Louis Fragna is noted as owning the property, but research has proven that not to be true. (George and Pauline Bendixen were the owners in 1930.) Fragna is their tenant and he was likely renting rooms in the house to Esther Hunt, a 30 year old divorcee, as well as Jesse Jones and his wife, Ira, plus Onita Crocker. Jones was a driver for the Magnolia Oil Company. Notes on the record show that Jones was paying $25 a month in rent while Crocker paid $35 a month.
The last census available for view was gathered in 1940. Edna Mayfield was the sole tenant. She was a single white female, age 45, who worked as a seamstress for a ready-to-wear shop. Her monthly income was $900. She rented the house.
19LC-002

ADDRESS:
1227 Ball / Avenue H

LEGAL DESCRIPTION:
Property is legally described as Lots 1 and 2, Block 252, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
Howard W. Hosek, Jr.

PROPERTY OWNER:
Same

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

HISTORIC DISTRICT:
East End

REQUEST:
Certificate of Appropriateness for modifications to the structures including demolishing and rebuilding three (3) accessory structures, construction of a new gazebo, and the addition of fencing of an alternative design.

STAFF RECOMMENDATION:
Approval with conditions

EXHIBITS:
A – Applicant’s Submittal
B – Historic Sites Inventory Sheet

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

STAFF REPORT

Public Notice and Comment:

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CITY OF GALVESTON
TEXAS
The applicant is requesting a Certificate of Appropriateness to demolish and rebuild three (3) accessory structures, to install new fences of three (3) different, alternative designs, and build a new gazebo.

The materials will be as follows:

*Avenue H perimeter fence*
Ornamental wrought iron fence with brick columns as shown in Attachment A, pages 1-2;

*Avenue H privacy fence*
Metal framing and lattice with brick base and columns as shown in Attachment A, pages 3-4;

*Side fences*
Brick wall and brick columns with lattice above as shown in Attachment A, page 4;

*Gazebo*
CMU with cast stone veneer and composition roof as shown in Attachment A, page 5;

*Alley Accessory Structure*
Wood doors and windows, smooth cement siding (Hardie board) above cast stone water table and composition roofing as shown in Attachment A, pages 6-7;

*13th Street accessory structure (garage)*
Wood doors and windows, smooth cement siding (Hardie board) above cast stone water table and composition roofing as shown in Attachment A, page 8;

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<th>Location</th>
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**Historical and/or Architectural Significance**

<table>
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<th>Date</th>
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<tbody>
<tr>
<td>Style</td>
<td>National Folk</td>
</tr>
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<td>Condition</td>
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Standards for the Treatment of Historic Features

Historic building features include architectural details, materials and specific building elements such as doors and windows. The proper treatment and preservation of such features is an important objective for historic properties in Galveston.

Respect the historic character of a property.
- The basic form and materials of a building, as well as its architectural details, are a part of the historic character.
- Do not try to change the style of a historic resource or make it look older than its actual age.
- Confusing the character by mixing elements of different styles or periods can adversely affect the historic significance of the property.

Building Standards for New Residential Construction

New residential structures in locally-designated historic districts should incorporate building features that promote compatibility with the surrounding context. Note that the "Standards for Elevated Residential Foundations" on page 80 also apply to the foundation elevation of new residential construction.

3.30 Design a new residential structure to reflect its time.

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

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

3.31 Use new interpretations of architectural features that are common to historic residences in the district. Use porch columns, balustrades, brackets, rafter ends, windows, doors and other historically-appropriate trim elements.

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

Building Materials

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

*Appropriate*
- Use wood siding with a weather-protective, painted finish, or masonry (brick, stone or genuine stucco) as the primary exterior building material (preferred approach).
- Consider using alternative materials that are similar to traditional materials in scale, proportion, texture if they have proven durability in the local climate (i.e., cementious fiber board with a smooth finish).

*Inappropriate*
- Do not use highly reflective materials such as glass or polished metal as a primary building material.

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

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

*Inappropriate*
- Do not use a finish that is out of character, such as a raise grain, or rusticated surface.

3.36 When using masonry, ensure that it appears similar in character to that seen historically.

*Appropriate*
- Use brick with a modular dimension similar to that used traditionally.
- Consider using stucco for appropriate architectural styles.

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**Standards for New Secondary Buildings on Residential Properties**

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

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

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

3.38 Locate a new secondary structure to be in line with others in the district.
- Traditionally, these are located along an alley edge.

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

*Inappropriate*
- Metal buildings are not permitted.
3.6 Design a new fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

**Appropriate**

- Install a painted wood picket fence (this is the preferred option in most historic residential areas, and is often the easiest to install).
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house and does not exceed 48” in height.
- Install a cast-iron or other metal fence not exceeding 48” in height if located in the front yard.
- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components. See “Using Alternative Materials on a Historic Structure” on page 31 and the table on page 17 for more information (may be appropriate if consistent with the approach described in “Interpreting the Design Standards” on page 16).

**Appropriate for a Non-Corner Side or Rear Yard Fence**

- Install a fence that uses alternative materials with proven durability, matte finish and an accurate scale and proportion of components.
- Install a simple wood-and-wire fence, provided that it is appropriate to the style of the house (may exceed 48” in height if compatible).

**Inappropriate**

- Do not install chain link fencing.
- Do not mix wooden and metal fence styles.
- Do not use heavy brick fence posts unless there is historic documentation of their use.

**Conformance with the Design Standards**

Staff finds that the request to rebuild the accessory structures generally conforms to the Design Standards. The existing outbuildings are not historically contributing and may be demolished. The architectural plans and elevations presented by the applicant show a similar design to the original buildings in regards to massing, proportions, and exterior finishes and details. The window, door, siding, and roof material are all approved materials for construction in the historic districts. However, staff recommends against the inclusion of the cast stone water table, as similar detail is not common to Galveston’s historical homes and does not fit the historical context of the surrounding buildings.

Staff has concerns with the design of the gazebo as well. Concrete masonry units (cinderblocks) with cast stone veneer is not an approved construction method or appearance in the historic districts; historically such buildings were made of wood framing, so again the proposed gazebo design would not fit the neighborhood’s historical context.
Staff also has concerns about the proposed fence designs. The front fence proposed along Ball / Avenue H features ornate metalwork over a brick base and between brick columns. While metal fences, brick bases, and brick columns can be found in the historic neighborhoods, no historical basis for this design was provided by the applicant. In addition, metal fences were historically of a much simpler design than proposed. Staff recommends that the front fence be of a simple metal or wood picket only, excluding the brick base, brick columns, and ornate metal panels requested by the applicant.

Along 13th Street and the east property line, the applicant proposes a brick wall six (6) feet high with two (2) feet of wood lattice above, interspaced with brick columns. Again, no historical basis for this design was provided by the applicant, and solid brick walls are rare in Galveston. Any side or rear privacy fences should be of wood, no more than six (6) feet high with no more than two (2) feet of wood lattice above. Similarly, staff has concerns regarding the design of the intermediate fence at the northeast corner of the house proposed between the front yard and side yard. While this fence is within the property, it is clearly visible from the right-of-way, and its design is a significant departure from typical design. Staff finds that the typical side and rear fence design described in the design standards is more appropriate.

Note that fences which conform to the historic design standards may be administratively approved, and do not require Landmark Commission review.

**Staff Recommendation**

Staff recommends approval of the request with the following conditions:

**Specific Conditions:**

1. The exterior modifications shall conform to the design, materials, and placement in Attachment A of the staff report with the following modifications:
   a. The rear and side fences shall conform to historic design standards;
   b. The front fence shall conform to historic design standards;
   c. The proposed gazebo shall be wood framed, without masonry structure or veneer, of a simple design more compatible with the historical context of the neighborhood.

**Standard Conditions:**

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. 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,
6. 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 10 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,

Daniel Lunsford  
Planner

Catherine Gorman, AICP  
Assistant Planning Director

01/02/19  
Date

1-2-19  
Date
NEED 2 IDENTICAL PANELS

NEW FENCE BETWEEN HOUSE & NEIGHBOR
MADE OF WROUGHT IRON 8'-0" TALL
SEE NEW SITE PLAN
**1227 BALL, GALVESTON, TX 77550**

**Parcel ID:** 689720  
**District:** East End Historic District  
**Building Faces:** N

### DESCRIPTION
- **Type:** Single-Family House  
- **Stylistic Influences:** Center Passage National Folk  
- **Stories:** 1  
- **Exterior Wall Materials:** Horizontal wood board  
- **Foundation Type:** High-raised, Pier-and-beam  
- **Landscape Features:** Brick curb, Concrete wall  
- **Outbuildings:** Non-historic garage  
- **Outbuilding Condition:** Excellent

### ROOF
- **Roof Shape:** Side-gabled  
- **Roof Materials:** Asphalt composition shingles  
- **Roof Features:** Flared eaves, Box eaves  
- **No. of Dormers:** 1  
- **Dormer Roof Type:** Shed  
- **Gable End Treatment:** Same as wall treatment  
- **Gable End Openings:** Windows  
- **Roof Notes:** One long dormer addition

### WINDOWS & DOORS
- **Window Types:** Double-hung  
- **Window Frame Materials:** Wood  
- **Window Light Configuration:** 6/1  
- **Window Features:** Wood shutters  
- **Door Materials:** Wood  
- **Door Types:** Single door primary entrance  
- **Door Features:** Transom light

### CHIMNEYS
- **No. of Chimneys:** 2  
- **Chimney Material:** Brick  
- **Chimney Placement:** Internal, Central  
- **Chimney Features:** Corbelling, Chimney pots, Patterned masonry

### PORCH
- **Porch Type:** Full width, One story  
- **Porch Location:** Front, Rear  
- **Porch Roof:** Flat  
- **No. of Porch Bays:** 3  
- **Porch Support Type:** Box columns, Tapered box columns  
- **Porch Features:** Squared wood balusters

### INTEGRITY
- **Condition:** Good  
- **Additions:** Rear addition, Side addition, Additional story added, Multiple additions  
- **Alterations:** Exterior wall material replaced, Roof material replaced, Porch materials replaced