



23LC-047

STAFF REPORT

ADDRESS:

1918 31st Street

LEGAL DESCRIPTION:

Abstract 628, M.B. Menard Survey, Lot 2
 Dawson Subdivision, in the City and County
 of Galveston, Texas.

Applicant:

Kimberly Graves

Property Owners:

Kimberly Graves

ZONING DISTRICT:

Residential, Single-Family (R-1)

HISTORIC DISTRICT:

None

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
28				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single Family (R-1)	Residential
North	Residential, Single Family (R-1)	Residential
South	Residential, Single Family (R-1)	Residential
East	Residential, Single Family (R-1)	Residential
West	Residential, Single Family (R-1)	Residential

Executive Summary

The applicant is requesting designation of the above referenced address, as a Galveston Landmark, "Charles and Pauline Eisenfelder Tenant House".

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.

Originally from Berlin, Germany, Charles Wilhelm Eisenfelder (1863-1937) immigrated to Galveston with his mother Louisa at age four. In January of 1887 he married Paulina Elizabeth Friedrich (1865-1944); she was also from Germany, having arrived in Galveston in 1883.

Eisenfelder worked as a clerk at Charles Roberts' corner store at 22nd and Church for awhile before working for wholesale grain and feed businesses and eventually starting his own company, C.W. Eisenfelder & Company at 2115 Strand. Eisenfelder's company sold feed, grain, and fertilizer to both wholesale and retail customers.

Mr. Eisenfelder also managed the Sand Crabs, Galveston's local baseball team, and was president and manager of the Surf Bath House, built in 1909. He was also a charter member of Live Oak Camp No. 201 of the Woodmen of the World fraternal organization, among many other ventures.

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.

Among Mr. Eisenfelder's other ventures was the construction and ownership of tenant housing. Eisenfelder's home was at 3102 Avenue P 1/2, and he owned three tenant houses across the street on Lot 14, Northwest Outlot 89. The northern and southernmost houses are identical, built in 1908. Insurance records from 1915 indicate that at the time the middle house at 1918 31st Street was under construction.

After Charles Eisenfelder's death in 1937, widow Pauline remained in their home at 3102 Avenue P 1/2 and maintained the rental properties across the street. After her passing, niece Madeline Friedrich Sanne and husband Viggo inherited all of the Eisenfelder homes. The Sannes lived in the Eisenfelder home and continued to rent the three tenant houses until selling them in 1967.

Tenants known to have rented the properties included a salesman, machinist, a foreman for a cotton exporter, a railroad supervisor, and a photographer.

- 3. **Retention of historic integrity, meaning that the property possesses several, and usually most, of the following aspects of integrity: location, design, setting, materials, workmanship, feeling or association.**

The Charles and Pauline Eisenfelder Tenant House retains a good deal of architectural integrity. This and its association with Galveston’s history of immigration, local business owners, and the tradition of tenant rental properties in Galveston’s growth phase justify inclusion as a city historical landmark.

Financial Incentives for Historic Properties

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

Other Reviews

The Planning Commission will hear this request at the November 7, 2023 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of December 14, 2023.

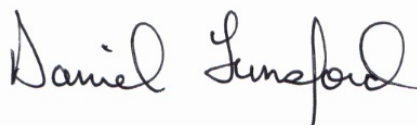
Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

- 1. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

Respectfully Submitted:



Daniel Lunsford
Senior Planner

October 20, 2023

Date



Catherine Gorman, AICP
Assistant Director/HPO

October 20, 2023

Date

Charles and Pauline Eisenfelder Tenant House**1918 31st Street****Middle part Lot 14/ Northwest Outlot 89****Built 1915**

Grain broker Charles Eisenfelder built this two-story, side-hall plan townhouse in 1915 for use as tenant property. Eisenfelder resided on the west side of 31st Street on the northwest corner of Avenue P ½ (3102 P ½, built 1895) and acquired this lot (14/NEOL 89) after the 1900 Storm. The frame dwelling shares an insurance record with the two houses on the north and south end of the lot, 1914 and 1924 31st Street, built by Eisenfelder in 1908 for use as rent property. Notations at the bottom of the insurance record made on 18 May 1915 indicated 1918 31st Street was under construction and when completed, the house was elevated 1' upon brick piers and contained six rooms, two halls, one bathroom plus a double-gallery across the main (west) elevation. Although the balusters of the double gallery have been replaced, the house retains other original elements that include divided-light wood-sashed windows and a front-gabled roof inset with wood shingles.

Charles Wilhelm Eisenfelder (1863-1937) was born in Berlin, Germany, and immigrated to Galveston with his mother, Louisa, when he was four years old. In January 1887, Eisenfelder married Paulina Elizabeth Friedrich (1865-1944) at Galveston's German Lutheran Church. Friedrich was a native of Germany who emigrated in 1883. Eisenfelder worked as grocery clerk for Charles Roberts' corner store at 22nd and Church for several years before he went to work for the wholesale commission and grain firm R. W. Wolston & Company. In 1892, he joined Claude Fordtran's wholesale grain and feed firm and remained there two years before he established his own firm, C. W. Eisenfelder & Company. Located at 2115 Strand, Eisenfelder's firm sold feed, hay, grain and fertilizers to both wholesale and retail customers.

In addition to his business dealings, Eisenfelder assumed management and ownership of the Galveston baseball team, the Sand Crabs, in 1899 and took the team on the road as part of the Texas Baseball League. By 1905, his foray into sports management was coming to an end and he shifted focus back to business and opened the Reliance Coffee & Spice Company in 1905. After the Surf Bathhouse opened in 1909, he became president and manager of the venue located on the Seawall at the foot of 33rd Street. When he finally retired in 1915, he stayed active as the Galveston agent for the Independent Brewers Company of St. Louis and proprietor of a wholesale soft drink distribution company. He was also a charter member of the Live Oak Camp No. 201 Woodmen of the World and participated with the organization for 47 years.

After Eisenfelder's death in 1937, his widow, Pauline, remained in their home at 3102 Avenue P ½ while she retained ownership of the couple's three rent houses across from them on 31st Street. After her death, her niece Madeline Friedrich Sanne and her husband, Viggo, inherited both the

Eisenfelder homestead at 3102 Ave P ½ as well as the Eisenfelder rent houses, which included 1918 31st Street. The Sannes had previously resided at 1914 31st but when they inherited the Eisenfelder estate, they relocated to 3102 Ave P ½ and continued to utilize the three rent houses on 31st as investment property until they sold them in 1967.

The majority of subsequent owners of 1918 31st Street continued to utilize the house as rent property. Tenants have included a salesman, machinists, a foreman for a cotton exporter, a railroad supervisor and a photographer. When Jack Dawson purchased the house in 1972, he was the first owner to utilize it as his primary residence. Dawson also based his appliance repair service from the property.

The Charles and Pauline Eisenfelder Tenant House is located in the Kempner Park Neighborhood, home to several of Galveston's oldest houses, including the Michel B. Menard House (1605 33rd Street, built 1838) and the Samuel May Williams House (3601 Avenue P, built 1839).

ATTACHMENTS

- A. Current image, 1918 31st Street
- B. Chain of Title, 1918 31st Street
- C. Sanborn Fire Insurance Maps, lot 14/ Northwest Outlot 89
- D. Galveston City Directory search, 1918 31st Street

ATTACHMENT A: Current image, 1918 31st Street



ATTACHMENT B: Chain of Title, 1918 31st Street

Charles W. Eisenfelder

Pauline Eisenfelder, upon death of husband Charles, November 1937

Madeline Sanne, upon death of aunt, Pauline Eisenfelder, January 1944

David Terry Mayville, February 1967

Robert Herrin and Charlie Dawson, October 1967

Charlie V. Dawson, June 1968

Jack D. Dawson, January 1972

Christopher and Marcia Foster, June 1984

Timothy D. Sieczynski, May 1990

Karen Etheridge, March 1993

Walter F. and Janet A. Takita, December 2000

Rachel L. Willis, June 2003

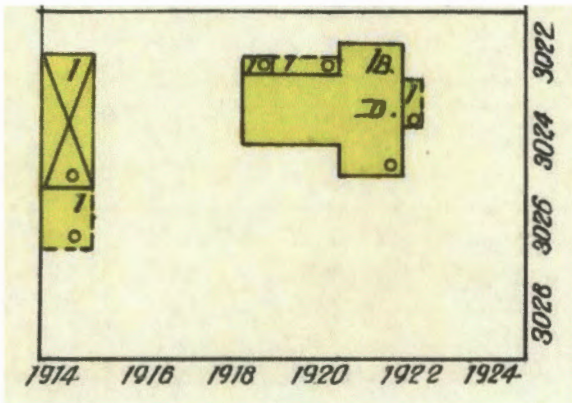
Paul Boudreaux, April 2004

Melissa S. Popp, July 2009

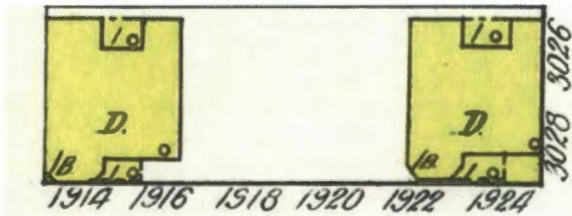
Current, November 2012

ATTACHMENT C: Sanborn Fire Insurance Maps, Lot 14/ Northwest Outlot 89

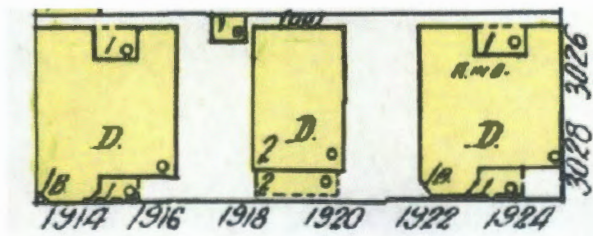
1899- lot 14 vacant. Utilized as side yard for 3024 Avenue P 1/2, located on lot 13.



1912- Lot 14 supports two residences: 1914 31st, on the north end of lot 14, and 1924 31st, on the south end of the lot, both built in 1908 by Charles Eisenfelder for use as tenant property.



1947- 1918 31st noted for first time. Located in the middle of lot 14, the house was built in 1915 by Charles Eisenfelder for use as tenant property. The map identifies the house as a two-story frame dwelling with a double-gallery across the main (west) elevation.



ATTACHMENT D: Galveston City Directory search, 1918 31st Street

1916- First tenant @ 1918 31st

Frank B. Chadick, foreman Bush & Witherspoon Co., r. 1918 31st (3)

Bush & Witherspoon Co., cotton exporters, 2901 Av C

Charles W. Eisenfelder, agt Independent Breweries Co. (St. Louis, MO) 2521 Av A, r. 3102 Av P
½ (2)

1924-1925

Frank B. Chadick (Sarah), foreman Bush & Witherspoon Co., r. 1918 31st

Miss Gladys Chadick, h. 1918 31st

1930

Thomas P. Ware (Margaret), salesman, h. 1918 31st

1936-1937

Emanuel D. Ara, h. 1918 31st

1941

George Metcalf (Vera;2), h. 1918 31st

1945-1946

Augustus Williams (Dorothy; 1), machinist, h. 1918 31st

1951

Donald D. Tholen (Frances), machinist, h. 1918 31st

1955

Julian Caldera (Augustina), photographer Witner Studio, h. 1918 31st

1960

H. V. Turner (Alma), supervisor GC&SF Ry, h. 1918 31st

1968

Address listed as "no return" in cross directory

1974

Jack D. Dawson (Rosa), Dawson Appliance Service, h. 1918 31st

Dawson Appliance Service (Jack Dawson), 1918 31st

1979

Manuel Frias (Mary), M. Frias Mobil, h. 1918 31st

1984

Address listed as "vacant" in cross directory

1989

M. J. Bales, h. 1918 31st

1991

Address listed as "no return" in cross directory

1995

Karen Etheridge, emp Radio Shack, h. 1918 31st

1996, *Last year directories were issued*

Address not listed in cross directory

No listing for Karen Etheridge