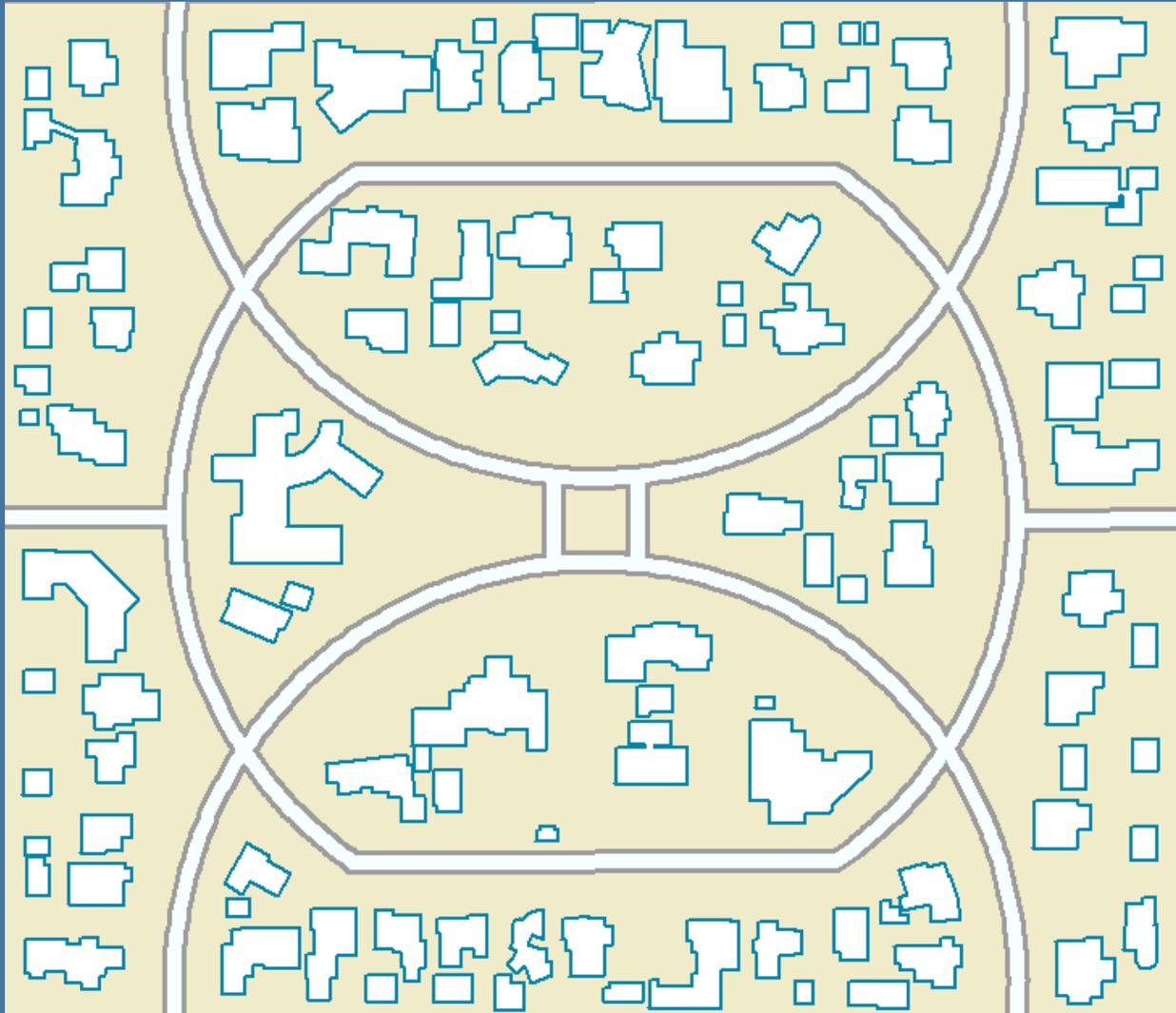


# CEDAR LAWN

The Cedar Lawn Neighborhood



2017 Neighborhood Conservation Plan

City of Galveston

# **The City of Galveston**

Adopted by Galveston City Council on September 14, 2017  
(Ord. 17-057)

## **City Council Members:**

James D. Yarbrough, Mayor  
Amy Carmen Bly, District One  
Craig Brown, District Two  
Frank Thomas Maceo, District Three  
Mike Doherty, District Four  
Terrilyn Tarlton-Shannon, District Five  
Carolyn Sunseri, District Six

## **Planning Commissioners:**

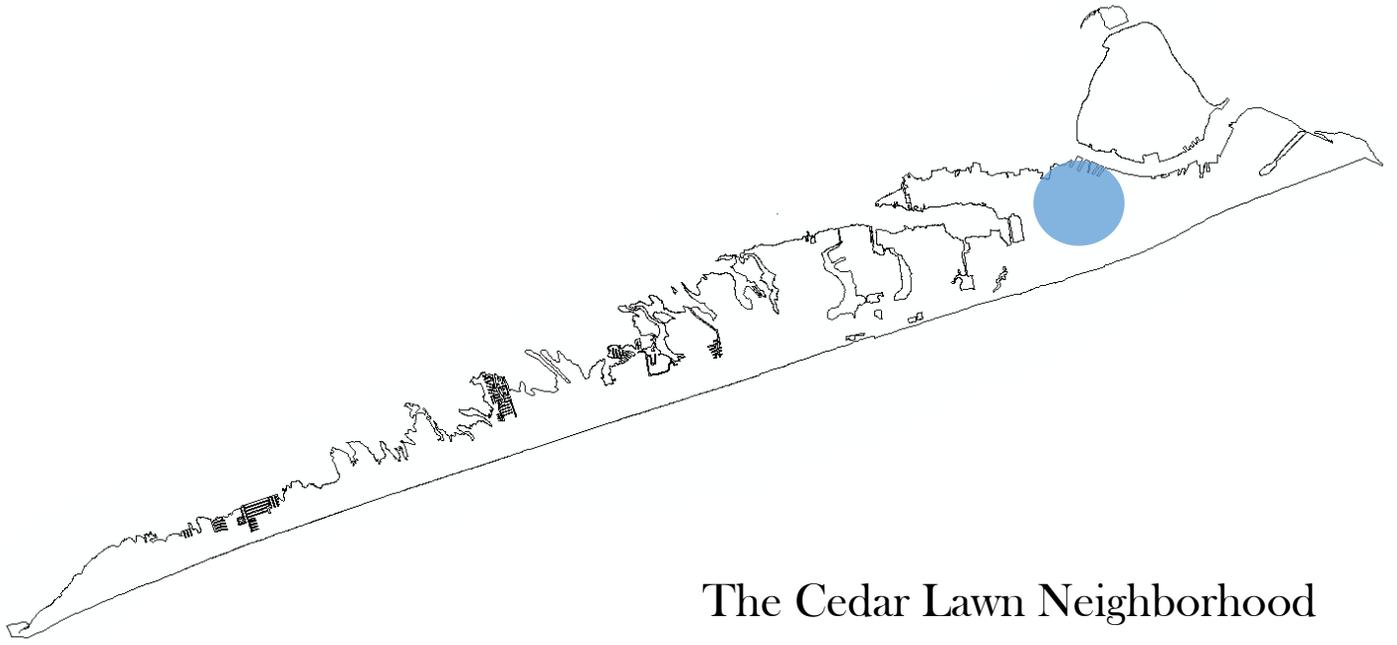
Bruce Reinhart, Chairperson  
John Dreiss, Vice-Chairperson  
Cate Black  
Lisa Blair  
Eugene Cook  
Jeffery Hill  
Carol Holloway  
Terrilyn Tarlton-Shannon, Ex-Officio

## **Landmark Commissioners:**

Tom Schwenk, Chairperson  
Fred Huddleston, Vice-Chairperson  
Gonzalo Gonzalez  
Joanne Griffin  
Doug McLean  
Dennis McNabb  
George Parsons  
Connie Patterson  
Chris Smith  
Frank Thomas Maceo, Ex-Officio

## **Development Services Department**

Catherine Gorman, AICP  
Assistant Director/Historic Preservation Officer



The Cedar Lawn Neighborhood





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\* required by the Land Development Regulations

# The Cedar Lawn Neighborhood History and Significance

Excerpted from the Cedar Lawn National Register of Historic Places Nomination, 2002

Prepared by Elizabeth Neff, Cedar Lawn Association, Inc. and Lesely Sommer, Galveston Historical Foundation

The Cedar Lawn neighborhood, Galveston's first fully planned residential community, is two blocks south of Broadway, approximately two miles west of the Galveston central business district. The neighborhood encompasses nine square blocks, which were replatted into a "butterfly" pattern, unique in the Southwestern United States in the 1920s. Cedar Lawn is a distinct neighborhood of eclectic homes ranging from small speculator-built houses to sprawling architect-design mansions. The dominance of brick facades combined with similar restrictions and consistent landscaping reinforces the neighborhood's cohesiveness. Retaining a high level of historic integrity with no commercial intrusions, Cedar Lawn is one of Galveston best-preserved residential areas.

Located west of the central business district, Cedar Lawn is bordered on the east by 45<sup>th</sup> Street, on the north by Avenue L, on the west by 48<sup>th</sup> Street, and on the south by Avenue N. Cedar Lawn is completely isolated from its contiguous surrounding neighborhoods by its curvilinear street network on the grid. Furthermore, all houses face into the enclave, thus the neighborhood turns its back on the rest of Galveston. This private-place ideal reached Texas cities from St. Louis in the first decade of the 20<sup>th</sup> century. The developers sought to establish a socioeconomically homogeneous pocket with visual order and spatial control, isolating an elite residential neighborhood from the unpredictability of urban real estate.

The streetscapes of the neighborhood retain a high degree of integrity. Unlike the crowded fenced yards of Victorian Galveston neighborhoods, here the imposing green lawns flow unobstructed from the street to the foundation plantings around the houses. There are no sidewalks and no traffic signs, reinforcing the dominance of the "community within a community". The curved streets, abundance of mature oak trees, and neighboring location of the houses, creates a shady, cozy feel unique to the Circle. A peculiar feature of the streets in Cedar Lawn is that they are graded to drain into the center gutters, rather than gutters at each edge of the street. The center of the district is a round garden.

The district features an eclectic mix of architectural styles. Revival style architecture dominates the pre-WWII houses in the district, with Tudor Revival - the most predominant style for houses building in the 1930s. Spanish eclectic, Mission and Prairie-influenced houses are also represented in the district. Modernism and its effects can be seen in the post-war housing designs, with Ranch style of a few modern and *moderne* design fishing out the housing stock. Cedar Lawn Circle was slowly developed over time; this, combined with the mix of style, imparts a continuity to the neighborhood. The vast majority of houses in the Circle were built before 1951, with the district nearly complete by 1958. These mid-50s houses are generally compatible in scale and setback to the historic houses. One-story, brick facades and low-pitch hipped roofs characterize most of the recent construction in the Circle, and all property are generally well maintained.



# NEIGHBORHOOD CONSERVATION DISTRICTS—INTRODUCTION

Galveston is home to many unique and distinctive residential neighborhoods that contribute significantly to the overall character and identity of the City. These neighborhoods are worthy of preservation and protection but may lack sufficient historical, architectural, or cultural significance to be regulated as historic districts. Designation as a Neighborhood Conservation District (NCD) offers neighborhood control and input in the development of Design Standards for the area. Following approval by City Council, NCDs are subject to this neighborhood-specific plan and neighborhood design standards in addition to any standards contained in the Land Development Regulations.

## **The purposes of an NCD are to:**

- A. Protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm;
- B. Promote and provide for economic revitalization;
- C. Protect and enhance the livability of the City;
- D. Reduce conflict and prevent blighting caused by incompatible and insensitive development, and to promote new compatible development;
- E. Stabilize property values;
- F. Provide residents and property owners with a planning tool for future development;
- G. Encourage and strengthen civic pride; and
- H. Ensure the harmonious, orderly, and efficient growth and redevelopment of the City.

## **Neighborhood Conservation District Criteria**

Per the City of Galveston's Land Development Regulations, the following criteria must be met to establish a Neighborhood Conservation District:

### **Size:**

Requirement—minimum of three contiguous full city blocks.

Cedar Lawn—same size as nine full city blocks

### **Age of Improvements:**

Requirement—at least 75% of the land area of the proposed district improved at least 25 years ago. Main structures only, not accessory structures.

Cedar Lawn— 100% of main structures constructed prior to 1992.

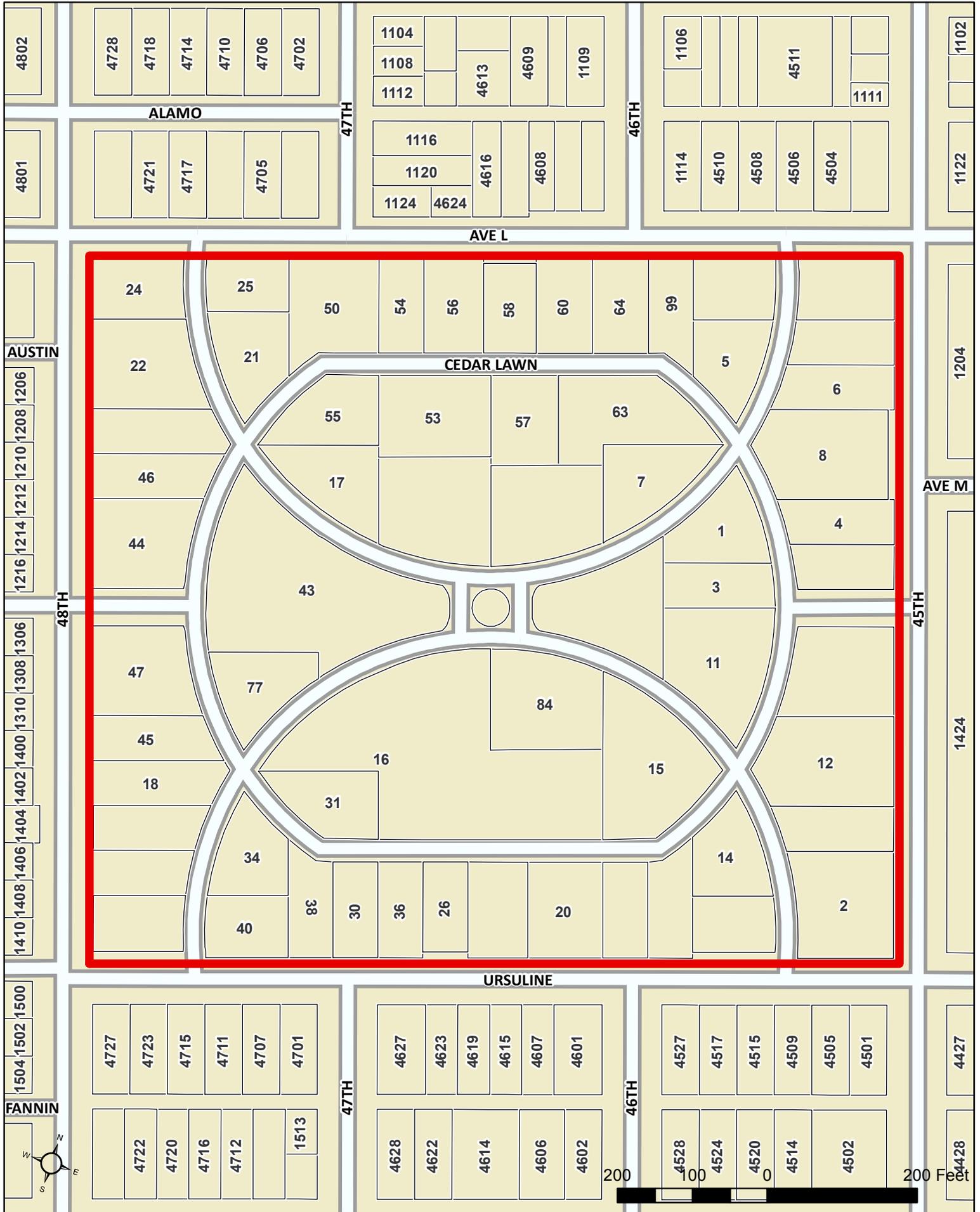
### **Distinctive Features:**

Requirement—the area must possess distinctive features that create a cohesive identifiable setting, character, or association.

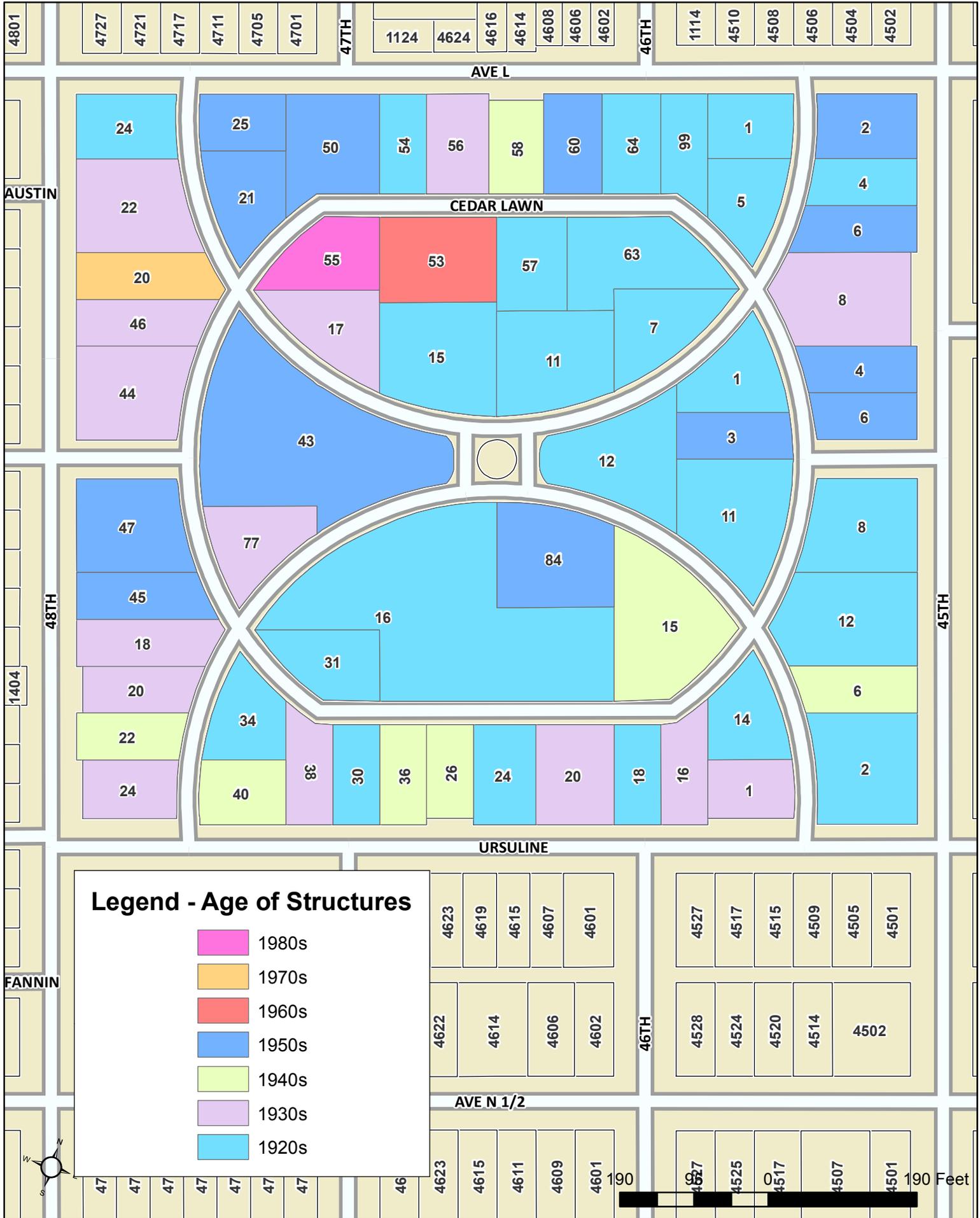
Cedar Lawn—Possess the following distinctive features:

1. Scale, size, type of construction, or distinctive building materials;
2. Spatial relationships between buildings;
3. Lot layouts, setbacks, street layouts, and lack of alleys and sidewalks;
4. Unique natural or streetscape characteristics such as parks, gardens, or street landscaping.

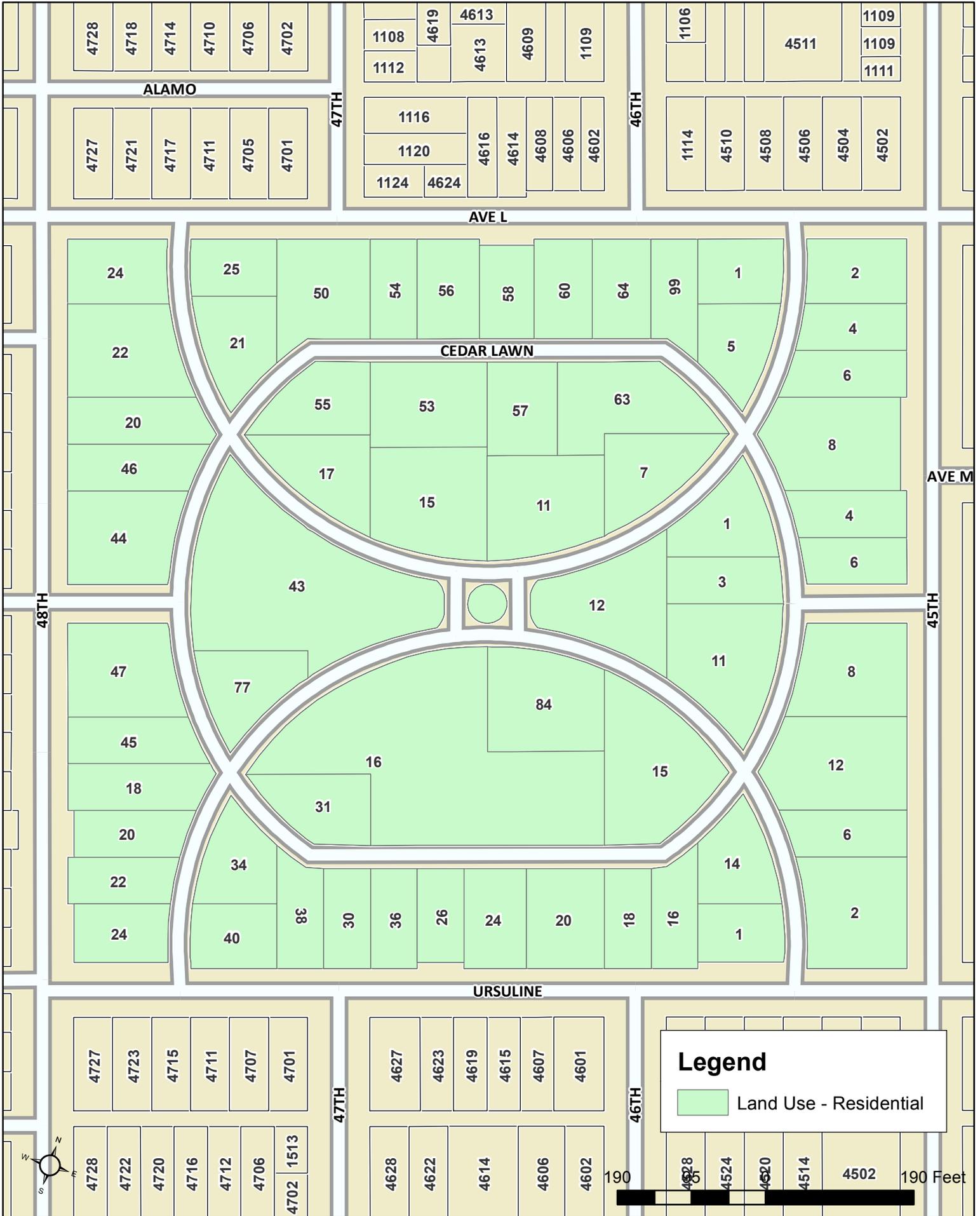
# Cedar Lawn Neighborhood Conservaton District Boundary



# Cedar Lawn Neighborhood Conservation District - Age of Structures



# Cedar Lawn Neighborhood Conservation District - Land Use



## Cedar Lawn—Neighborhood Characteristics

The Cedar Lawn neighborhood is characterized by its eclectic building styles. With construction occurring from the 1920s to the 1950s, a wide variety of building styles are showcased. The building style have been identified and catalogued here providing documentation of the wide range of age, style, form and detailing.



Brick Bungalow

Number in District: 1

Characteristics: low-rise, horizontally oriented, wide eaves, verandas.



Colonial Revival

Number in District: 7

Characteristics: Accentuate front door, normally with decorative pediment , symmetric façade with center door, double-hung windows with decorative glass panes.



Contemporary

Number in District: 1

Characteristics: Low-rise, horizontally oriented, low pitched gable roof, clerestory windows.

## Cedar Lawn—Neighborhood Characteristics



Craftsman

Number in District: 1

Characteristics: Low pitched gable or hipped roof, wide unenclosed eaves, decorative beams or braces, porches.



Dutch Colonial

Number in District: 2

Characteristics: One and a half stories, side gambrel roof, centered entry.



French Eclectic

Number in District: 1

Characteristics: Steeply pitched gabled roof, prominent round tower with a steeply pitched, conical roof housing the doorway.

## Cedar Lawn—Neighborhood Characteristics



Georgian
Number in District: 4
Characteristics: Centered front door capped with decorative crown supported by pilasters, cornice with decorative moldings, multi-pane windows.



Italian Renaissance
Number in District: 1
Characteristics: Low-pitched hipped roofs, widely overhanging eaves, arched windows on first story, smaller upper-story windows.



Italianate
Number in District: 3
Characteristics: Two or three stories, widely overhanging eaves with decorative brackets, arched openings.

## Cedar Lawn—Neighborhood Characteristics



Mediterranean

Number in District: 4

Characteristics: Tile roofs, asymmetrical design, prominent chimneys, decorative panels above openings.



Modern

Number in District: 4

Characteristics: Low-pitched, front facing gable roof, automobile access dominate, contrasting wall materials and textures.



Moderne

Number in District: 2

Characteristics: flat roof with small ledge (coping) at roof line, horizontal orientation, asymmetrical façade, curved elements .

## Cedar Lawn—Neighborhood Characteristics



Neo-Classical

Number in District: 6

Characteristics: Full-height porch with roof supported by classical columns, symmetrical façade, center door.



Neoclectic—Classical

Number in District: 4

Characteristics: One-story ranch form with classical elements such as the center door with roof supported by columns.



Ranch

Number in District: 7

Characteristics: Asymmetrical one-story, low pitched roofs, wide eave overhang, exposed rafters, enclosed courtyards or patios .

## Cedar Lawn—Neighborhood Characteristics



Spanish Eclectic

Number in District: 3

Characteristics: low pitched roof, little or no eave overhang, red tile roof covering, arched doorways, stucco wall surface, asymmetrical façade.



Spanish Mission

Number in District: 1

Characteristics: roof parapet, red tile roof, porch roof supported by large, square columns, wall surface usually stucco



Tudor

Number in District: 10

Characteristics: steeply pitched roof, usually cross-gabled, decorative half timbering common, tall narrow windows with multi-pane glazing, prominent chimneys.

## Cedar Lawn—Design Standards

The following Design Standards apply to new construction of main structures and the raising or elevation of existing structures. Any relocation of a building into or within the NCD shall be reviewed as new construction:

1. **Filling.** The filling of a lot is defined as the placement of dirt or other material with the effect of raising the ground level. Lots shall not be filled to meet floodplain requirements or other reasons. This section shall not apply to the depositing or dumping and spreading of dirt, sand or other gardening materials on the premises used in connection with an existing building for landscaping purposes.
2. **Base Flood Elevation.** The Base Flood Elevation is the elevation to which floodwater is anticipated to rise during a flooding event and is set by FEMA. As of the adoption of these standards, the Base Flood Elevation of Cedar Lawn is 11 feet from sea level. The elevation of the first floor shall not exceed three feet above the required Base Flood Elevation.
3. **Foundation/Skirting.** Pier and beam foundations shall be enclosed with skirting consistent with the structure's building material. The skirting shall be placed on all elevations that are visible from the right-of-way.
4. **Front Setback.** The minimum front setback shall be 30 feet from the front property line. The existing footprint may be utilized in the case of demolition and reconstruction provided the new construction commences within six months of the demolition of the main structure or within sixty days of issuance of all required permits. The side and rear setbacks shall be governed by the base zoning district, which is Residential, Single Family (R-0) as of adoption of these standards.



The following Design Standards regarding site details apply to all properties within the Cedar Lawn NCD:

1. **Accessory Structures.** The height of new detached accessory structures shall not exceed the height of the main structure located on the same lot.
2. **Fences.** Fences facing Cedar Lawn streets shall be constructed of a building material that has the appearance of brick, masonry or shall be metal with vertical pickets consistent with the design of the existing communal gates/fence. Wood fences shall be allowed when located in front and side yards behind the front face of the house.
3. **Non-Compliant Fences.** Properties with non-compliant fences at the time of the adoption of these standards may keep said fencing material until such time as they are removed or destroyed. After removal or destruction, replacement fences in the same location may be erected using the identical material type of the original fence within three years of the removal provided there has not been a change of ownership since the adoption of these standards.
4. **Sidewalks.** No public sidewalks shall be constructed within the Cedar Lawn NCD. Sidewalks on private property intended to serve the property may be constructed.



## Cedar Lawn—Design Standards, Minimum Required Elements

The Land Development Regulations require that certain minimum required elements be addressed by the Neighborhood Conservation Plan, or that the inapplicability be noted. The following minimum required elements are not addressed by the Cedar Lawn Neighborhood Conservation Plan and are inapplicable:

1. Building height and number of stories;
2. Building Size and Massing;
3. Relocating a building out of the NCD;
4. Side and rear setbacks (to be regulated by the base zone);
5. Lot size and coverage;
6. Off-street parking and loading requirements;
7. Paving and hardscape covering;
8. Principal elevation features; and
9. Roofline and pitch.

## Cedar Lawn—Administration

The Cedar Lawn NCD will be administered by the staff of the Development Services Department's Planning and Development Division through the building permit process.

No extra steps or applications are required. Staff will review requests in the NCD for conformance with the Design Standards and will issue an approval when found to be in conformance.

The Design Standards' intent is to guide new construction appropriately without dictating style, material or taste. Activities which constitute ordinary repair and maintenance are exempt from regulation, i.e., using the same material and design.

If the applicant disagrees with staff's determination of compliance with the Design Standards, then the applicant can appeal staff's determination to the Landmark Commission. The applicant must submit a written request for appeal to the Director of Development Services Department not later than the 10th day following the date of the staff decision.

It may be that there is a need or a desire to modify the Design Standards in the future. Modifications to the Design Standards for a designated Neighborhood Conservation District can be initiated through a process including public discussion and open hearings.



## Cedar Lawn—Property Owners and Legal Addresses

ARTHUR L SMITH FAMILY LP  
ATCHLEY, BRENDA H  
BARNHART, CLIFTON & KATHERINE  
BASSETT, KEITH S & GENETTE M  
BENTON, RAMONA FAE  
BERTINI, CHRISTOPHER DAVID & KIMBERLY R  
BOULLION, RICHARD M & LEILA J  
CAMPBELL, STEPHEN S  
COE, WILLIAM J  
COLEMAN, KENNETH L &  
CONFIDENTIAL OWNER  
DEGROOT, WM J DR  
DOHERTY, MICHAEL C & REBEKAH G  
FARRONI, JEFF & LAURIE  
FERGUSON, SYBIL EVANS  
FURLONG, MATTHEW J & JULIA M  
GAIDO, MICHAEL J III & AMANDA M  
  
GRIEF, H ROSS & VIRGINIA  
HARDCASTLE, JASON & HAYLEY  
HARRINGTON, KEVIN D & EDITH B  
HENRY, JOE H & JAMES STORK  
HORWEDEL, THOMAS & KIMBERLY BROWN  
  
JACOBY, DAVID S & KEATH E  
JOBE, JAMES SHAE  
  
KAISER, KARL & CHRISTINE STEPHANS  
KELSO, ALVIN NEWKIRK JR & JOHN WOODS KELSO  
KELSO, JOHN W  
  
KIM, YU SHIN & KOUNGHWA CHANG  
KING, CAROLEE  
KING, JACK H & MARTHA  
LOOMIS, ANDREW  
LOVE, JOSEPH W, JR  
LUXON, BRUCE A & JACQUELINE  
MASEL BRIAN DAVID & KELLY M  
MCKEE, JULIET M  
MCLEOD, E DOUGLAS  
MIGNEREY, MATTHEW & LISA  
MOE, LINDA HOAGLIND & RICKY DALE MOE  
MONTGOMERY, FRANCES  
MORSE, EUGENE  
  
MULLINS, JACKIE A & GEORGIANNA L  
NEFF, JACKIE  
OCONNOR, JOHN & LEA A  
ODONOHUE, DAVID E & MONICA  
OLSON, DALE & DIANE  
PANICO, ROBERT & DEBRA L  
PAPPOUS, ADDIE EARTHMAN  
PEPPER, LORRAINE R & NANETTE  
PETERS, R GARY & MARYELLEN  
PORTER, CHARLES T JR & KAREN K  
REICHERT, WILLIAM A III & LARA  
REKOFF, KEVIN CHRISTOPHER  
RICHARDSON, GWYN  
ROBERTS, JAMES L, Jr  
SCHWARZBACH, GAIL ANN  
SRESHTA, J NICHOLAS & ERIN G  
STEINHOFF, VICKY TERRY  
  
STEINSLAND, SHARON H  
TOWNSEND, COURTNEY M JR &  
WARE DANCIE P  
WARE, JAMES L  
WHEELER, CHARLES W  
  
ABST 628 M MENARD SUR LOTS 78 THRU 80 & LOT 86 & CEDAR LAWN  
ABST 628 PAGE 98 N 65 FT OF LOT 1 & 8 FT OF ADJ SIDEWALK (1-1) CEDAR LAWN  
ABST 628 PAGE 98 LOTS 26 & 27 & 8FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 23 & 24 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 11 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 54 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 61 & 62 CEDAR LAWN  
ABST 628 PAGE 98 LOT 45 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 55 CEDAR LAWN  
ABST 628 PAGE 98 LOT 12 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 64 CEDAR LAWN  
ABST 628 PAGE 98 & 99 LOT 29 CEDAR LAWN  
ABST 628 PAGE 98 LOT 77 CEDAR LAWN  
ABST 628 PAGE 98 LOT 63 CEDAR LAWN  
ABST 628 PAGE 99 LOT 37 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 56 CEDAR LAWN  
ABST 628 PAGE 98 LOT 60 & E 1/2 OF LOT 59 CEDAR LAWN  
ABST 628 PAGE 98 W 45 FT OF LOT 9 & E 1/2 OF LOT 8 & ADJ 8 FT OF SIDEWALK (9  
-1) CEDAR LAWN  
ABST 628 PAGE 99 LOT 43 CEDAR LAWN  
ABST 628 PAGE 98 LOT 19 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 E 40 FT OF LOT 7 & W 1/2 OF LOT 8 (7-1) CEDAR LAWN  
ABST 628 PAGE 98 LOT 14 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 81 & S PT OF LOTS 57 & 58 & SW PT OF LOT 59 CEDAR  
LAWN  
ABST 628 PAGE 98 & 99 LOT 39 CEDAR LAWN  
ABST 628 PAGE 98 & 99 LOT 34 & W 20 FT OF LOT 33 & 8 FT OF ADJ SIDEWALK  
CEDAR LAWN  
ABST 628 PAGE 99 LOT 40 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 83 CEDAR LAWN  
ABST 628 PAGE 98 LOT 10 E 15 FT OF LOT 9 & ADJ 8 FT OF SIDEWALK CEDAR  
LAWN  
ABST 628 PAGE 98 LOTS 17 & 18 CEDAR LAWN  
ABST 628 PAGE 98 LOTS 66 & 67 CEDAR LAWN  
ABST 628 PAGE 98 LOTS 68 & 69 CEDAR LAWN  
ABST 628 PAGE 98 LOT 65 CEDAR LAWN  
ABST 628 PAGE 98 & 99 LOT 31 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 2 & S 10 FT OF LOT 1 CEDAR LAWN  
ABST 628 PAGE 98 LOT 5 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 N 108.6 FT OF LOTS 57 & 58 & N W PT OF LOT 59 CEDAR LAWN  
ABST 628 PAGE 98 LOT 25 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 & 99 LOT 30 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 46 & 47 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 3 4 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 6 & W 20 FT OF LOT 7 & 8 FT OF ADJ SIDEWALK CEDAR  
LAWN  
ABST 628 PAGE 98 & 99 LOT 35 CEDAR LAWN  
ABST 628 PAGE 98 LOT 13 CEDAR LAWN  
ABST 628 PAGE 98 LOT 51 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 15 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 50 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 52 & 53 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 75 CEDAR LAWN  
ABST 628 PAGE 99 LOT 38 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 99 LOT 41 CEDAR LAWN  
ABST 628 PAGE 98 LOT 20 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 70 THRU 74 & LOTS 76 & 85 CEDAR LAWN  
ABST 628 PAGE 98 & 99 LOT 44 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 28 CEDAR LAWN  
ABST 628 PAGE 99 LOT 36 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOTS 48 & 49 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 21 & 22 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 & 99 LOT 32 & E 40 FT OF LOT 33 & 8 FT OF ADJ SIDEWALK  
CEDAR LAWN  
ABST 628 PAGE 98 LOT 82 CEDAR LAWN  
ABST 628 PAGE 98 LOT 16 & 8 FT OF ADJ SIDEWALK CEDAR LAWN  
ABST 628 PAGE 98 LOT 84 CEDAR LAWN  
ABST 628 PAGE 99 LOT 42 & ADJ 8 FT OF SIDEWALK CEDAR LAWN