



East End Historical District Association's NEIGHBORHOOD NEWS

Vol. 39 No. 10

Margaret Hand, Editor

www.eastendhistoricaldistrict.org

October 2012

On the Calendar

**BLOCK PARTY
NATIONAL NIGHT OUT
October 2nd (Tuesday)
At The Cottage
Starts at 5:30**

**EEHDA Neighborhood Meeting
October 4th (Thursday)
Refreshments at 5:30, meeting at 6:00
at The Cottage 1501 Postoffice**

**2012 EEHDA
Backyard Garden Tour
October 6th & 7th
10 a.m. - 4 p.m.**

**COTTAGE WORK DAY
October 17th
8:00 - 11:00 a.m.
Bring gloves and tools**

**MAH JONG AT THE COTTAGE
Every Monday
1-4 p.m.
Everyone is welcome**

Fall is here, and what a relief. The mornings are so much cooler, which is great! Soon we can get our fall planting done.

There are new plants at the Cottage, Thanks to Sandy. The Cottage grounds have never looked better. Thanks again Sandy.

Most nursery's in our area will carry plants that are fall and winter hardy for our temperate zone. We don't always have a hard freeze every year - it's a chance we have to take when planting our favorite plants.

Herbs are a good fall plant, but must be protected from a freeze. They should be planted on the south or west side of your house. Day lilies and any other liliium bulbs or rizone plants should be planted or thinned in the fall. Marigolds, Chysanthemums, lobelia, and salvia make good bedding plants for fall and winter, and will do good in pots too.

If you need a privacy fence and can't put up a regular 8' or 10' wood fence, try bamboo. The graceful habit of these giant grasses belies their toughness. If protected against the worst of the elements they make fine windbreaks, and particularly as an evergreen screen to mask ugly features. Bamboos require deep, rich, loamy soil, which most of us have. It usually takes two to three years for a clump to become established, so regular feeding, watering and protection are essential at first. Propagation is by root division in spring, retaining a ball of soil around each section. In some cases, they will grow from seed, although few bamboos flower, or if they do so may die afterwards. You should check with your local nursery to see what species will be correct for your needs. There are over thirty varieties of bamboo, ranging from miniatures to forty foot giants.

EEHDA
President
Bill
Beveridge



2012 East End Christmas Light Contest

by Kay Schwartz

It's getting to be that time again . . .

Time to begin untangling those piles of lights and garland in anticipation of the 2012 East End Christmas Light Contest! The winners will receive cash prizes, as well as a sign announcing the award in their yard throughout the holidays. First Prize wins \$100, Second Prize is \$50, and Third Prize is \$25. Boulevard Realty is sponsoring the event prizes. All residents living within the bounds of the East End Historic District are eligible.

Judges will ride through the neighborhood on the night of Tuesday, November 27, beginning at around 5:30, so be sure to have all your decorations in place by then! The signs will be in the yards and the prizes distributed in time for the East End Candlelight Home Tour that Friday, November 30.

For further information, please contact Kay Schwartz at (713) 542-7509

ARToberFEST 2012

By Kathy Modzelewski

Galveston Island's 15th Annual ARToberFEST Fine Art Festival is coming up Saturday, October 20 from 10 am to 6 pm, and Sunday, October 21 from 10 to 5, on Postoffice Street between 21st and 23rd Streets, in the heart of the Arts and Entertainment District in Historic Downtown.

Surround yourself in the relaxed atmosphere and historic charm of Postoffice Street while enjoying the work of over 100 artists and artisans. It's a weekend-long celebration of fine art, guaranteed to be fun for the entire family.

ARToberFEST is a community-oriented event with a portion of the proceeds going to benefit the Galveston Island Humane Society and the AIDS Coalition of Coastal Texas, whose volunteers assist during the festival.

Admission is \$5.00. Children 12 and under are admitted free. For more information, visit www.artoberfest.com.

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House Detective #3 What is “Significant”? (A Cautionary Tale)

by Jane Chance

How do you decide what is “significant” when it comes to applying for landmark status? One way is to have had an important architect design or build the original house; another way, to have had a worthy original owner, or to have had noteworthy historical events occur at that residence. In every case, there is a sublevel of research required for verification of those qualifiers. And by “verification” I mean by legal or historical documentation: deeds, city insurance papers, taxes paid, city directories, newspaper articles, marriage and death certificates, and the like. This means that Ellen Beasley’s wonderful book, *Galveston Architecture Guidebook* (1996), may or may not contain all the information needed to represent “verification.”

When I first started researching my house on Postoffice, I assumed Beasley was THE authority on all things Galveston. About my owner she says, “Sam M. Penland, a partner in the auction and commission house of Park, Lynch & Company, built this house.” She indicates it was erected around 1878. Very inauspicious, especially given the photo of the decrepit house she includes and the hardly noteworthy architecture (it has a “hipped roof” instead of a “side-gabled roof,” and it is a “five-Bay wide cottage”). I realized, as I picked through library cards, Rosenberg historic photographs, the insurance document, the Sanborn map, the Drie prints, and then *Galveston (Daily) News* articles on microfilm, exactly where this information had been obtained: mostly, an article or two in the *GDN*.

I diligently researched all the later possible owners as listed in city directories and tax documents (the worst of all to research! Microfiche, white on black!),

as well as in what I thought were the appropriate deeds for all properties in Galveston. The latter, by the way, can be consulted at the 53rd St. courthouse archives in very large handwritten books dating back to the city’s founding: you must check by the year of entry, the buyer/seller’s name, where alphabetized--the earliest entries are unfortunately entered scattershot by year(s), among livestock and other property--and your block and lot number. It is a great resource.

I did find another subsequent important owner, the “most beloved” of all pastors at First Presbyterian Church, whose name was affixed to the my “Derelict Historic House” in the files of properties the GHF hoped to rescue from demolition. This pastor helped complete the Nicholas Clayton-directed renovation of First Presbyterian in the late nineteenth century.

There were two BIG differences from Beasley’s brief entry that contributed to my house’s significance: first, and most important, in an obituary in the *GDN* for Sam Penland, I discovered he was Sam Houston’s great-nephew. This information led to the help of the Sam Houston Museum, and, of course, the Rosenberg, to whom was given Penland’s collection of important letters from his great-uncle and many other nineteenth-century figures, including Napoleon, and his Sam Houston artifacts.

Other details I found in newspaper accounts: Penland worked for the U.S. customs office most of his life; his young wife, from an important Houston family, the Risleys, and their child had died in childbirth; he was one of the original trustees of the Galveston Orphanage and remained so all his life.

Secondly, Penland was not the first owner. Nor was he, apparently, the builder. Unfortunately, I had already applied for Landmark status and been approved when this information came to my attention. What to do? Why, reapply, and order a larger marker.



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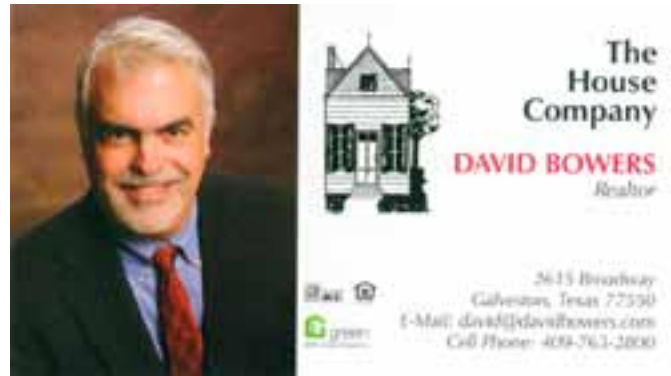
GAIN Update

By Jonathon Tromm

On September 20, GAIN received a presentation concerning status of the overhaul of the City's Land Development Regulations (LDRs) under the Progress Galveston initiative. This includes the zoning, subdivision, and related regulations that affect development in historic districts, wetlands, coastal areas, tree preservation, signage, etc.

The project also includes a reworking of the development review and approval processes. The Draft will be posted on the website on November 9, <http://www.grogressgalveston.com/>. You can review the already-adopted Phase 1 amendments on the site. Under Development Regulations, Documents you can see the WGIPOA presentation which was presented to GAIN.

You should let City Council members know that the public comment period needs to be extended from 30 to 90 days as the draft will be over 300 pages long."



TreeProposal

There is a proposal to use \$1,000,000 of HOT money to plant large Oak trees on the Broadway esplanade. This is not competing with any other infrastructure money allocations by the City and contrary to what you might have heard said in the paper, will not affect the maintenance of any fire hydrants. Let City Manager Kovacs know you support this project at (409)797-3520 or kovacsmic@cityofgalveston.org

An advertisement for John Wilmore Hair. It features a black and white portrait of a man with short, styled hair. The text includes: 'John Wilmore Hair', 'Over 15 years of experience with hair care & cosmetics for men and women.', 'Services Include' followed by a list: '- Precision cutting for men & women', '- One step coloring', '- Highlights / Low lights', '- Gray hair coverage', '- Care and treatment of fine hair (body building)', '- Perming for body and volume', '- Chemical or product straightening (no formaldehyde)', '- Up do's, design, & finish work'. It also lists the location: 'Available exclusively at: K. Renee Salon, Spas & Studios, 3100 Timmons Ln. #130, Houston, TX 77027', 'Located near Greenway Plaza.', 'Phone: 713.622.6444', 'E-mail: info@kreneesalon.com', and 'www.johnwilmore.com'. A quote at the bottom right says: 'John's worth the drive or whenever I'm in Houston™ Jason T. Galveston, TX'.

An advertisement for Mosquito Cafe. It features a black square with a white diagonal line and the text 'Mosquito cafe' in a stylized font. To the right, contact information is listed: '628 14th Street Galveston, Texas 77550', '409.763.1010 (call)', '409.763.5251 (fax)', and 'www.mosquitocafe.com'.

Cottage Work Day

By Jonathon Tromm

There will be a cottage work day On October 27th from 8 to 11 am. There is work to do, both inside and out. We will have more painting, trim and window work and some carpentry so mark your calendar and come help. Remember that the work we do ourselves helps us save our limited funds, the funds we work so hard to accumulate through fundraisers for other needs. We need to start getting ready for Christmas Homes tour.

New Bylaws Adopted

By David Collins

With just a few modifications, the EEHDA adopted the updated bylaws that the Bylaws Committee has been working on for the past several months.

Despite several calls for a general membership meeting, the required quorum of 45 members was not achieved. The bylaws allow the Board to adopt changes to the bylaws, which was done, but the Board and Committee asked for a show of hands of all of the 30+ members present, and no changes were adopted that did not meet with the approval of a majority of the group.

The most significant things achieved were:

Cleaning up some confusing and contradictory language in the document. For instance, while we hold elections for Board and Officers at one time, there were two paragraphs describing the procedure. That entire section was rewritten to establish the Nominating Committee in October, propose a slate in November, and invite nominations from the floor in December.

The sections on membership were also clarified, as was the power of the President to manage day to day operations of the organization.

Thanks to Larry Stanley and the Committee for their work on the difficult task of crafting a set of bylaws that should serve the organization well for decades to come.




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Garden Tour

Don't forget the 4th (3rd?) Annual East End Garden Tour coming up the weekend of October 6th & 7th. Last year's event was cancelled because of the severe drought, but several Eastenders gardens have bounced back stronger than every this year.



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Your Historical Home Connection

Christmas Homes Tour

by Deanna Johnson

The EEHDA Christmas Homes Tour is just around the corner, and we have only two potential homes to showcase. Please consider (or reconsider) opening your home and sharing the beauty of a Victorian Christmas. If your home "isn't ready yet" then scour your neighborhood and coerce your neighbors into showing their home.

This event is one of EEHDA's most successful annual fundraisers thanks to every volunteer who participates. You may have heard that I have volunteered to take the reins to lead us through another successful year, but it takes a village. Please let me know how you would like to participate at dljohnson101@gmail.com.



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Landmark Commission EEHD Notes: July 23-Sept. 17, 2012

by Jane Chance

There's a lot to cover concerning Landmark decisions affecting the East End in the last two months.

The new design guidelines and issues relating to government-repaired housing (and the demolition of damaged and structurally dangerous abandoned houses) have begun to change how the Landmark Commission treats various requests this summer. Meetings are always held at 4 p.m. every two weeks in the (recently renovated) 2nd floor council meeting room; anyone can attend and add an opinion (no longer than 3 minutes) during the Public Comment session. Please check the Planning Department site for specific agendas and dates of the Landmark Commission meetings,

On **July 23rd**, the owners of the 1902 one-story Gable End and Bay Cottage frame house at **1715 Church (12LC-44)** (described as "Contributing" to the district's historical significance in "location, design, setting, materials workmanship, feeling, and/or association" requested a certificate of appropriateness for a downstairs back porch enclosure and a new rear addition and deck. What is important, staff noted, is to "use a lower-scale connecting element" and different "material, color, and or wall plane" from the original house in an addition. This may seem counter-intuitive given the historical significance of the main house, but (so the explanation goes) by this means the historic significance of any new addition is indicated. Further, this addition must be placed off-sides—at the rear or on the side—and any addition vertical in nature cannot be visible from the street or right-of-way. For this house, wood siding, wood trim, wood windows and doors, and composition shingle on the roof were planned. What distinguishes the addition here is the "wall plane" and a lattice foundation screening. Certificate granted with staff recommendations.

At the end of this agenda, almost as a postscript, was "Discussion and Action Items, Including Public Comment." Of interest generally, although no property in the East End came up, were four **Building Standards Commission Review** requests, all related to waiving the time-limit for the submission of a demolition request for properties whose owners either could not be located or which have multiple heirs without

definite ownership responsibilities (or who haven't replied over a long period to requests for maintenance and renovation of structurally damaged houses) (1728 N ½; 3117 M ½; 5008 L, rear; and 4015 Ball). The representative from the BSC said they had been reviewed and passed on without interest in purchase by GHF (some were historic, if dilapidated) (in response to my query) but when I later asked GHF that turned out to be not the case. In one instance, the demolition was going to proceed before the official time limit for any final owner-related response might legally appear just because it was highly unlikely that would happen. Approved. P.S. A man who wanted to harvest old wood and pine plank from these houses requested the right to do so; he also said GHF had passed on doing the same for these properties (apparently GHF hadn't).

August 6, 2012: 1327 Broadway (12LC-46) and 1502 Mechanic (12LC-47) were deferred till the Aug. 20 meeting after various discussions and requests for revisions by applicants. On **August 20**, the URS (administrator of the Community Development Block Grant Disaster Recovery Program) applied for a Certificate of Appropriateness for alterations to a house at 1327 Broadway wishing to have approved the already completed enclosure of the rear porch but with modifications to the siding and windows. Work had been done by the contractor without going through Landmark or staff, thus going beyond the original permit. Because the house is at the corner of Broadway and 13th, the rear porch is visible from the street, which normally necessitates preserving historical materials/character, but, because this is a renovation of what was a screened porch, there are what might be conflicting criteria involved (that is, to distinguish the addition from the original house, but to preserve historic elements because of the house's historic character).

So the previous contractor used Hardie plank siding "to match the size and profile of the asbestos shingle siding on the main house" and what had been asbestos shingle on the screened porch. The contractor differentiated the addition by changing the color of the porch siding to white. The porch had been enclosed in the past with Aramco shutters on the previous screened openings, which shutters and screens were removed. The contractor had placed historic windows (from the Salvage Warehouse) in the addition, which staff recommended be removed and replaced with new 1/1 vinyl windows and additionally, the replacement of

siding with “smooth-faced cementitious lap siding” (likely of a different shape from the main house) to differentiate it from the old. The Landmark Commission voted to keep the siding as is and (thankfully) to allow the 2/2 historic windows to stay.

Note: It seemed to me (1) the fact that there was indeed a structure there to begin with, even if not altogether habitable in the modern sense—although the Aramco windows did in part enclose it—so that this might be argued as a renovation and not an “addition,” and 2.) the contractor had in fact differentiated what had been added by color, although that change in color seems unnecessary as well, for the same reason. The renovation is visible from the street, so that the historic windows and wood siding should rightfully have been requested (in my opinion). GHF had not been consulted apparently about this historic house and what it might have looked like originally, although there is no legal right for GHF to be consulted. GHF was present at this meeting.

1502 Mechanic (12LC-47) requested a Certificate of Appropriateness for a structural alteration: raising the height 8’, removing an old addition and constructing a new one. Applicant wanted to add a window on the front elevation of the addition (no Aramco shutters, staff says). The original designs submitted showed an encroachment side setback of 3 feet from the west property line; the applicant changed the design by the second meeting so there would be none. The original height requested was lowered to 8’ in accord with the height of neighboring houses. Approved.

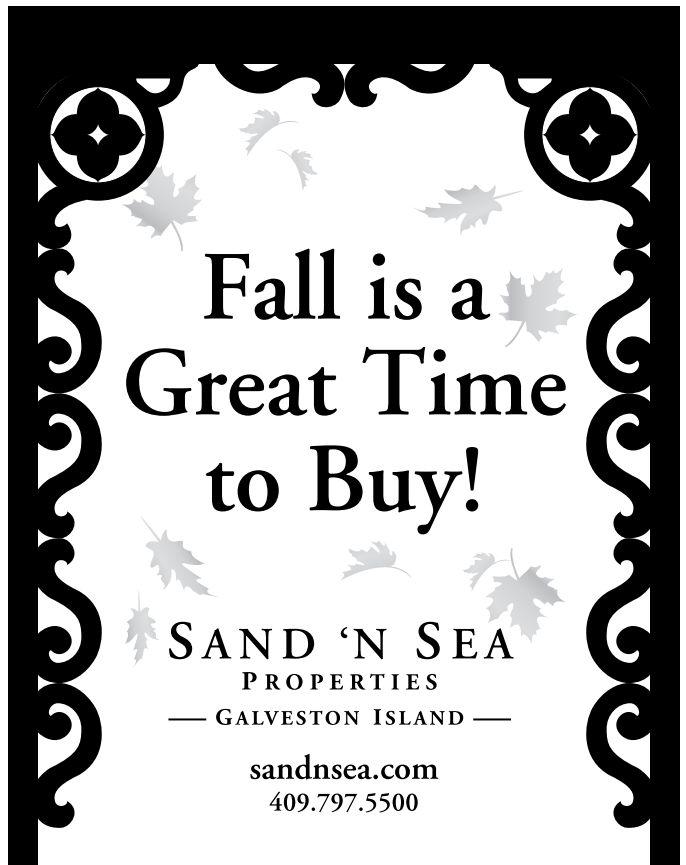
1821 Ball (12LC-49). Request for a Certificate of Appropriateness for this southern double-gallery twin to make consistent columns both up and down with those of the house next to it (one set being inappropriate wrought iron). Approved.

August 27, 2012. Sacred Heart School Buildings. Request for a Certificate of Appropriateness for the demolition of Sacred Heart school buildings (built 1954, 59), 1302 Broadway. This well-attended meeting resulted in approval of the demolition. Staff did not find that the early modern buildings were a danger to public health or safety, and the City of Galveston did not find them structurally unsafe, although public attendees did claim they were. No cyclone fence can be erected after demolition;

landscaping (including sod, seed, trees) needs to be provided thereafter. GHF did not protest. (No one did.)

Sept. 17, 2012. 1319 Ball (12LC-57). Alterations to this 1908(?) House (not found in Beasley?) were requested to modify the front porch and new windows and doors on the front, with asbestos siding on portions removed to show original wood siding. Concern was voiced for windows to be 2 over 2 and historic-appearing doors. Jerry Bair, an internationally known architect who lives kitty-corner to the house, had looked at the plans at the Planning Commission office and had requested in a public statement that the renovations be made with an eye to the original history and architecture of the house (including balustrades) and in conformity with the neighborhood, unlike what he called the “Home Depot” style house erected on the 1200-block of Winnie. Approved.

Note: It really does make a difference if members of the community air their views before these groups.



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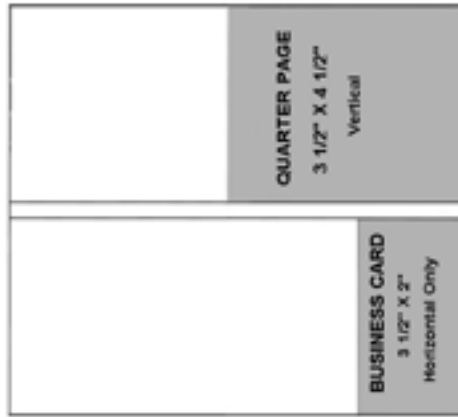
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- Ads must be camera ready and proportional to dimensions listed above.



The EEHDA Newsletter reports news and events related to The East End Historical District Association, and is distributed monthly to approximately 300 members, libraries and civic organizations in Galveston.

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I would be interested in donating to the EEHDA Casino Night Fundraiser

(Office use only: Amount paid: _____)

Join the East End Historical District Association

Membership is open to everyone but only residents of the district are allowed to hold office or vote at meetings. Your membership supports a wide variety of services and programs dedicated to neighborhood improvement and historic preservation. Our Board of Directors holds regular neighborhood meetings at The Cottage, 1501 Postoffice Street at 6:00PM on the first Thursday of every month.

Meetings are open to all members and visitors to the district. The East End Historical District Association, Inc., is exempt from Federal Income Tax under section 501 (c)(3) of the Internal Revenue Code. Contributions to the EEHDA are deductible in the manner and to the extent provided by Section 170 of the IRS code. Rates are effective as of 10/1/2011.

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