

**AGENDA**  
**LANDMARK COMMISSION**  
**REGULAR MEETING**  
**4:00 p.m. Monday, February 17, 2025**  
**City Council Chambers, 2<sup>nd</sup> Floor of City Hall**  
**823 Rosenberg, Galveston, Texas**

**One or more members of the Landmark Commission may attend the meeting by  
videoconference.**

**A quorum of the members of the Landmark Commission will be physically present at the  
meeting location.**

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes

A. February 3, 2025 – Regular Meeting

Documents:

[02-03-2025 LC MINUTES.PDF](#)

5. Public Comment

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business And Associated Public Hearings

A. LANDMARK DESIGNATION

1. 25LC-003 (2114 Avenue O) Request For Designation As A Galveston Landmark. The Property Is Legally Described As M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, In The City And County Of Galveston, Texas. Applicant: Cindy And Jim Laufer Property Owner: Cindy And Jim Laufer

Documents:

[25LC-003 - STF PKT.PDF](#)

B. LICENSE TO USE

1. 25LC-005 (Adjacent To 112 23rd Street) Request For A License To Use Recommendation In Order To Place A Card Reader In The City Of Galveston Right-Of-Way. Adjacent Property Is Legally Described As Lot A Thompson Place (2022) Abstract 628, In The City And County Of Galveston, Texas. Applicant: David Watson Property

Owner: SC Galveston Thompson, LLC.

Documents:

[25LC-005 - PKT.PDF](#)

7. 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 February 12, 2025, at 3:30 P.M.

Prepared by: Karina Rosales, Planning Technician

Note: An aggrieved applicant must file a letter requesting an appeal to the Historic Preservation Officer within 20 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**



# City of Galveston

## MINUTES OF THE LANDMARK COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – February 3, 2025

### CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

### ATTENDANCE

Members Present: Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry, Ex Officio CM Lewis

Members Absent: Smith (Alternate)

Staff Present: Catherine Gorman, Assistant Director, AICP, HPO; Daniel Lunsford, Senior Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

### CONFLICT OF INTEREST

Vice-Chairperson Christian Bourgeois declared conflict of interest on case 25LC-001.

### APPROVAL OF MINUTES

The January 6, 2025, Regular Meeting minutes were accepted as presented.

### PUBLIC COMMENT

None

### NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

\*\*\* Vice-Chairperson Christian Bourgeois steps away from the dais at 4:02 p.m.

#### CERTIFICATE OF APPROPRIATENESS

**25LC-001 (1716 Avenue K)** Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material. The property is legally described as Abstract 628 M.B. Menard Survey Lot 11 & Part of Lot 12, Block 137, in the City and County of Galveston, Texas.

Applicant: Laura Bourgeois

Property Owner: Christian Bourgeois

Staff presented the report and noted that four public hearing notices were sent, and one returned in favor. Staff also noted a correction to strike item 1. A. from the staff report.

Chairperson Click opened the public hearing on the case. The applicant, Laura Bourgeois, and the property owner, Christian Bourgeois, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations as corrected.

Commissioner Chastain seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry  
Conflict of Interest: Bourgeois  
Opposed: None  
Absent: Smith (Alternate), Ex Officio Lewis  
Non-voting participant: None

**The motion passed.**

\*\*\* Vice-Chairperson Christian Bourgeois returns to the dais at 4:09 p.m.

**25LC-002 (1721 Postoffice / Avenue E)** Request for a Certificate of Appropriateness for modifications to the structure including use of an alternative material, replacement of existing windows, and addition of covered porch to the rear façade. The property is legally described as Abstract 628 M.B. Menard Survey, Lot 2 & West 10-8.5 Feet of Lot 3, Block 437, in the City and County of Galveston, Texas.

Applicant: Robert Faickney

Property Owners: Donna Baker and Robert Faickney

Staff presented the report and noted that six public hearing notices were sent, and two returned in favor.

\*\*\* Ex Officio Lewis arrives at 4:13 p.m.

Chairperson Click opened the public hearing on the case. The property owners, Donna Baker and Robert Faickney, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Stetzel-Thompson made a motion to approve the request with Staff's Recommendations and striking condition 1.A.

Vice-Chairperson Bourgeois seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor: Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry  
Opposed: None  
Absent: Smith (Alternate),  
Non-voting participant: Ex Officio Lewis

**The motion passed.**

#### **LICENSE TO USE**

**25LC-004 (Adjacent to 312 17th Street)** Request for a recommendation regarding a License to Use in order to construct stairs. Adjacent property is legally described as M.B. Menard Survey, South 35-1 feet of Lot 1(1-3), Block 556, in the City and County of Galveston, Texas.

Applicant: Jeremy Slade, Stonewater Inc.

Adjacent Property Owner: Linda Jonjock

Easement Holder: City of Galveston

Staff presented the report and noted that 25 public hearing notices were sent, and none returned.

Chairperson Click opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Chastain made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Stetzel-Thompson seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Bourgeois, Chastain, Click, Fitz, Langdale (Alternate), Stetzel-Thompson, Thierry
Opposed:	None
Absent:	Smith (Alternate),
Non-voting participant:	Ex Officio Lewis

**The motion passed.**

**THE MEETING ADJOURNED AT 4:31 PM**





# 25LC-003

# STAFF REPORT

**ADDRESS:**

2114 Avenue O

**LEGAL DESCRIPTION:**

M.B. Menard Survey, Lot 11, Southwest Block 43, Galveston Outlots, in the City and County of Galveston, Texas.

**Applicant:**

Cindy and Jim Laufer

**Property Owners:**

Cindy and Jim Laufer

**ZONING DISTRICT:**

Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)

**HISTORIC DISTRICT:**

None

**REQUEST:**

Request for designation as a Galveston Landmark

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

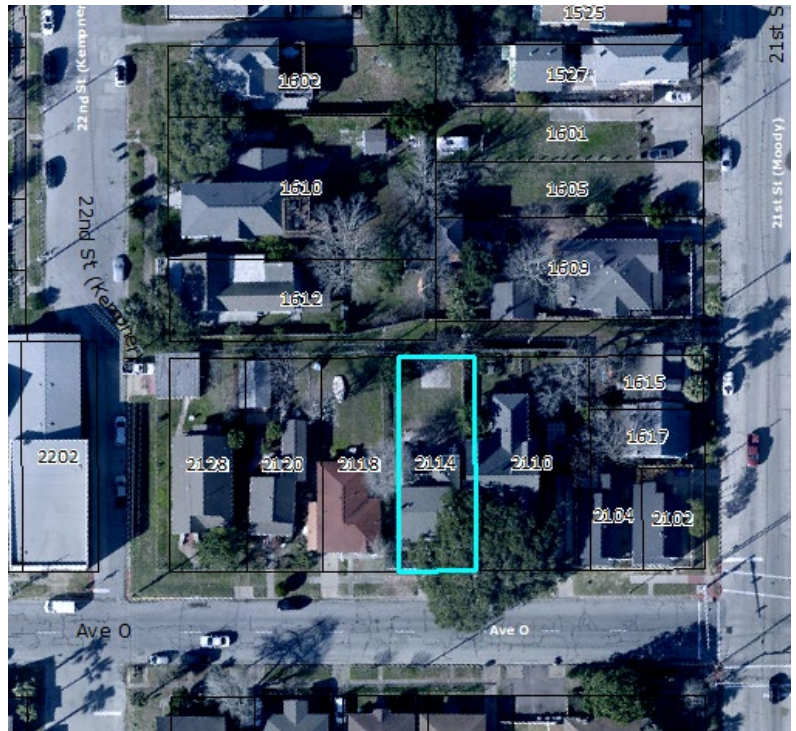
A – Applicant’s Submittal

**STAFF:**

Catherine Gorman, AICP  
 Assistant Director/HPO  
 409-797-3665  
 cgorman@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
29				



## Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)	Residential
North	Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)	Residential
South	Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)	Residential
East	Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)	Residential
West	Urban Neighborhood, Neighborhood Conservation District, One (UN-NCD-1)	Residential

## Executive Summary

The applicant is 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 Leopold and Ernestine Jantke House was built in 1884. The house was owned by several families after the Jantkes. Each of these individuals played a role in shaping Galveston's diverse and working-class history, contributing to commerce, labor, and community development.

**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.**

Leopold and Ernestine Jantke, German immigrants, built the house in 1884 and used it as their primary residence. After the 1900 Storm, they briefly left Galveston, likely joining their daughter Frida in central Texas, before returning in 1903. After Ernestine's death in 1908, Leopold moved permanently to be with Frida, who later sold the house.

In 1908, George Tischendorf, a Galveston-born bricklayer, purchased the home from Frida Struve (formerly Jantke). He and his family lived there until 1910, when they moved to Houston. He then leased the house to employees of the Galveston Electric Company for a year.

Peter V. Romano, an Italian merchant, acquired the home next. His family maintained ownership for 71 years, making it the longest-held family residence. Romano

expanded and remodeled the house in 1926. Following his death in 1936, the house remained with his children.

In 1947, Beatrice Romano McNally, Romano’s daughter, became the sole owner. She and her husband, Edward McNally, resided there for decades. After Beatrice’s passing in 1967, Edward remained in the home until 1982, when he sold it.

Simona Mary Rizo purchased the house in 1982 and used it both as a residence and rental property. Subsequent owners primarily used it as their primary home, reflecting the broader residential character of the San Jacinto Neighborhood.

**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 Leopold and Ernestine Jantke House has been modified since its original construction in 1884. As originally built, the house contained two rooms, one hall, a pantry, and a partially ceiled attic space. An addition in 1890 increased the number of rooms to five. The house underwent a complete remodel in 1926 when owned by the Romano family. The remodel resulted in a two-story dwelling elevated 4 ½' that contained eight rooms and a new double-gallery across the main elevation (south). Upon completion, dimensions of the building were recorded as 32'x26' (main), 16'x16' (addition) and 6'x28" (new front gallery). A continuous dormer across the second level, attributed to the 1926 remodel, provides a Colonial Revival element to the modified Victorian style house.

While the house has been modified, the Design Standards recognize that changes that have happened through time can have their own significance. The house has been in its current appearance for 99 years.

**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 February 18, 2025 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of March 27, 2025.

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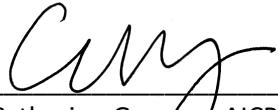
**Staff Recommendation**

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,



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Catherine Gorman, AICP  
Assistant Director/HPO

02/11/2025

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Date

**Leopold and Ernestine Jantke House****2114 Avenue O****Lot 11/ Southeast Outlot 43****Built 1884, addition 1890, remodeled 1926**

- The existing DESCRIPTION AND ESTIMATE insurance document for 2114 Avenue O, dated 20 June 1902, describes a one-story frame dwelling elevated on 3' brick piers that contained two rooms, one hall, a pantry, two porches and a partially ceiled attic space. The build date for the building is noted as 1884. An addition recorded in 1890 increased the number of rooms to five. The document also recorded repairs in 1902 and 1912. Original use of the building was as an owner occupied residence but an undated amendment also reflects use as a tenant property.
- The building's insurance record also notes a complete remodel in February 1926 that resulted in a two-story dwelling elevated 4 ½' that contained eight rooms and a new double-gallery across the main elevation (south). Upon completion, dimensions of the building were recorded as 32'x26' (main), 16'x16' (addition) and 6'x28" (new front gallery). A continuous dormer across the second level, attributed to the 1926 remodel, provides a Colonial Revival element to the modified Victorian style house.
- The original owners of the dwelling were German immigrants Leopold and Ernestine Jantke. The Jantkes emigrated to Galveston in 1881 with their only child, daughter Frida Clara. On the island, Leopold worked as a tailor for I. Steifel & Company (among others), merchant tailors on Tremont Street who sold gentlemen's furnishings (clothing, hats, shoes and accessories). Before the Jantkes purchased the lot on the southeast quarter of outlot 43, where they built their house at 2114 Avenue O in 1884, they resided on Ball Street between 16<sup>th</sup> and 17<sup>th</sup> Streets.
- When their new house on Avenue O was completed, the Jantke family utilized the house as their primary residence. Frida, noted as a school teacher in city directories, married Clemens Struve in Galveston in 1898 and the couple relocated to the Texas Hill Country. Leopold and Ernestine resided in the house when the 1900 Storm struck and appear to have relocated briefly afterwards as the 1901-1902 *Galveston City Directory* noted the house was occupied by tenants. The couple most likely joined their daughter in central Texas during the recovery period before they returned to the island by 1903, where they remained at their house on Avenue O until Ernestine's death in 1908, after which Leopold joined daughter Frida and her family in Hunt, Texas. Frida and her husband eventually moved to Campbellton, Texas, where Leopold died in November 1920.

- George Tischendorf purchased the house from Freda Struve in 1908. Tischendorf was a first generation American born to German immigrant parents. Tischendorf worked as a bricklayer and was a member of the Bricklayers' Union No. 1, for whom he served as the chapter treasurer. He was born and raised in Galveston, where his father worked as a shoemaker. In 1898, Tischendorf married Cecile Abadie at St. Joseph's German Catholic Church (2202 Avenue K). After they purchased 2114 Avenue O in 1908, they utilized it as their primary residence until 1910, when they relocated to Houston. They leased the house to Galveston Electric Company employees Otto Kirchner and Tod Hunter for a year. Kirchner was a motorman for the city trolley system and Hunter worked as a trolley conductor.
- After Tischendorf moved to Houston, prominent Italian merchant Peter V. Romano purchased the house at 2114 Avenue O. The property would remain the Romano family for the next seventy-one years. Romano was born in Salerno, Italy, in 1865. As a young man, he joined the maritime industry and set sail with ambitions to see the world. When the ship arrived in Galveston, Romano stayed and worked, first, as a longshoreman before he opened a grocery store at 21<sup>st</sup> and Avenue O. The store expanded under the name of P. V. Romano & Company, branching out into wholesale importation of selected Italian, French and Spanish foods. In the spring of 1894, Romano married Berlin native Elizabeth Pitzlin and the couple would soon have five children. After Elizabeth's death in 1916, Romano maintained the family residence on Avenue O, where he expanded and remodeled the building in 1926. Although he maintained ownership, he eventually relocated to an apartment on the Seawall and allowed his children and their families to occupy the house on Avenue O. After his death in 1936, the children inherited his estate.
- In 1947, the Romano children divided the estate, with the Romano's daughter, Beatrice, claiming sole ownership of the family home on Avenue O. Beatrice was born in Galveston in 1899 and married Galveston native and automobile mechanic Edward Martin McNally in 1927. The United States census records in 1940 and 1950 recorded the couple residing at 2114 Avenue O. After Beatrice died in 1967, Edward married Sarah Josephine Brock in 1975. They remained at 2114 Avenue O until 1982, when Edward sold the house.
- Simona Mary Rizo purchased the house from McNally in 1982. She utilized the house as both her residence and rental property with subsequent owners mainly using the property as their primary residence. The house is located in the San Jacinto Neighborhood, a 150-block area noted for an abundance of workers' cottages, small-to-medium size houses and scattered sets of similar buildings indicative of development for both owner-occupied residences as well as investment property.

### Chain of Title, Lot 11/Southeast Outlot 43 (2114 Avenue O)

- **Leopold Jantke.** Purchased vacant lot May 1884 from Gustave Ranger. Ranger co-owned the renowned cotton firm Ranger & Company. Gustave Mayhoff, who built 2110 Avenue O in 1887, was a member of the firm.
  - (*Galveston Daily News*. May 4, 1884. "REAL ESTATE TRANSFERS.")
- **Frida Struve,** Daughter of Jantke. July 23, 1908.
  - (Galveston County Clerk Archives. B228, P397)
- **George C. Tischendorf.** July 23, 1908.
  - (Galveston County Clerk Archives. B 229, P123)
- **Peter V. Romano.** July 6, 1911.
  - (Galveston County Clerk Archives. B249, P547)
- **Beatrice Romano McNally, and husband Edward M. McNally,** April 24, 1947.
  - (Galveston County Clerk Archives. B748, P569)
- **Simona Mary Rizo.** July 1, 1982.
  - (Galveston County Clerk Archives. Ref. No. 001-75-0783)
- **Dennis F. Hargitt.** August 30, 2000. \*
- **Larry Horn.** May 30, 2008. \*
- **Christopher and Kelly Ledford.** March 11, 2013. \*
- **Jack Schaffer and Denise Lewis.** March 15, 2019. \*
- **Jim and Cindy Laufer.** May 22, 2024 \*

\*Ownership information from Galveston County Central Appraisal District website.

#### **Information compiled and written by:**

Jami Durham, Historian- Building and Cultural History  
Galveston Historical Foundation  
November 18, 2024

11 56 p 22. 45

DESCRIPTION AND ESTIMATE OF THE PRESENT CASH VALUE

Of the 2 story ~~stone~~ <sup>Albino frame</sup> ~~stone~~ <sup>wood</sup> roofed frame building, situated on lot No. 11 in Block No. S.C. 14 Q. 12, No. 2114 16, 0 Street, in the City of Galveston, owned by ~~...~~ <sup>...</sup> P.V. Roman.

Occupancy: Basement by ~~...~~ <sup>...</sup> for ~~...~~ <sup>...</sup> First Floor by ~~...~~ <sup>...</sup> for ~~...~~ <sup>...</sup> Second Floor by ~~...~~ <sup>...</sup> for ~~...~~ <sup>...</sup> Third Floor by ~~...~~ <sup>...</sup> for ~~...~~ <sup>...</sup>

DESCRIPTION:

When built? 1894 ~~...~~ <sup>...</sup> Remodeled Feb 1926. Last repaired or painted? 1902 Feb 1926. Is it on leased ground? No. When does lease expire? N/A. What is used for building? ~~...~~ <sup>...</sup> Is gasoline used? ~~...~~ <sup>...</sup> Size of building? 32 x 26 x 16 x 16.5. Number of rooms: 8. Bath room: 1. Number closets? 2. Porches? 2. Stairs and gates? 1.

Number of rooms: 8. Bath room: 1. Number closets: 2. Porches: 2. Stairs and gates: 1. **ESTIMATE:** 1426.00. Deduct for depreciation from age, use or location: 144.90. Making the present Cash Valuation: 1281.10.

OTHER IMPROVEMENTS:

One wooden cellar 1.00. Walk from alley 1.00. Staining 1.70. New blood bear 10' x 12' 10" 4.00.

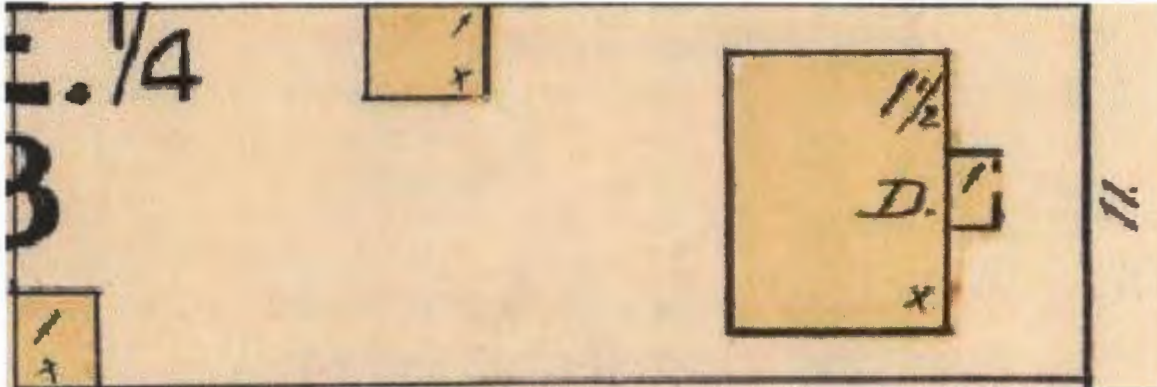
Deduct for depreciation from age, use or location. Making the present Cash Valuation.

REMARKS.

Subst. 4/17/26 No one home on the time. 2/20/26 B.K. & Co. call for note but did not want you to go to house and their place. B.K. & Co 3/29 Est revised. Galveston, Texas, 20 day of June 1902.

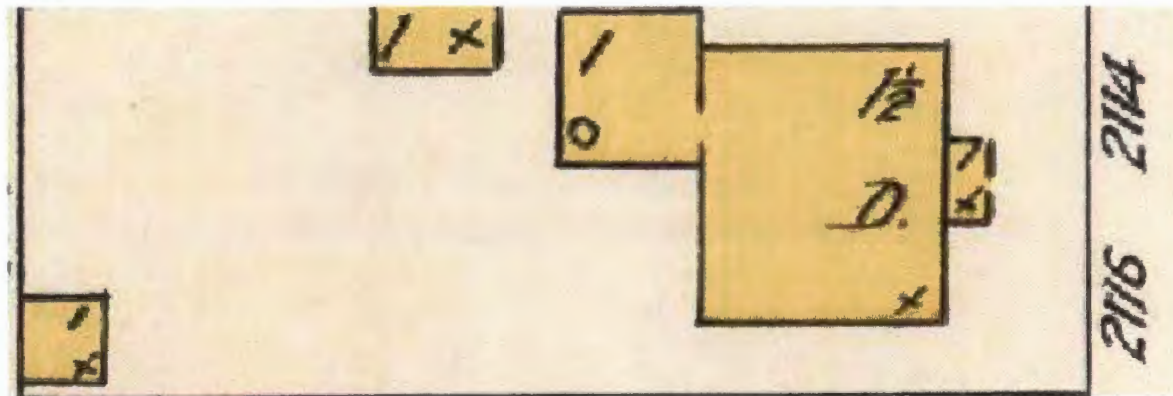
Sanborn Fire Insurance Map Footprints, 1889-1947

1889



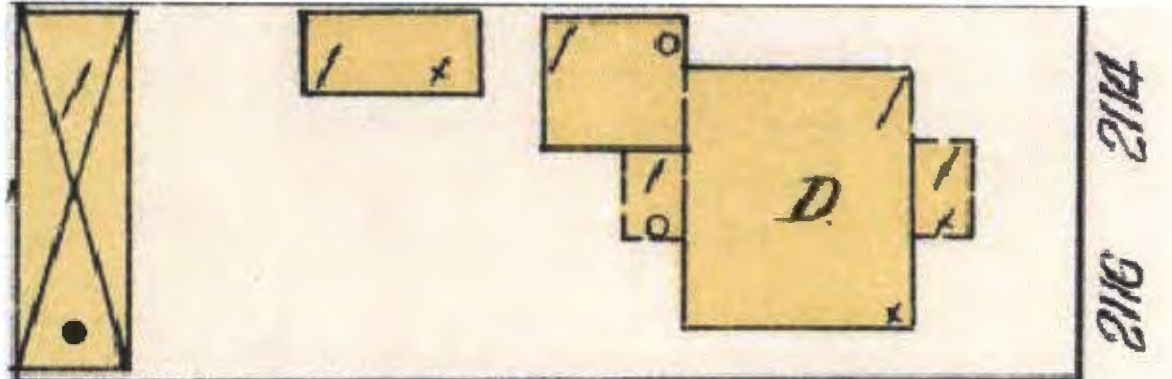
The 1889 map depicts a one-and-one-half story frame dwelling. A small covered porch covered the entrance to the cottage. The five-bay, center-hall cottage would have had a side-gable roof that may have supported two single dormers allowing light into the half-story unfinished attic space, which was a vernacular design seen commonly within the community. Two one-story accessory buildings are also recorded on the lot. These were used as a wash-house and a shed and are noted on the building's original insurance record.

1899



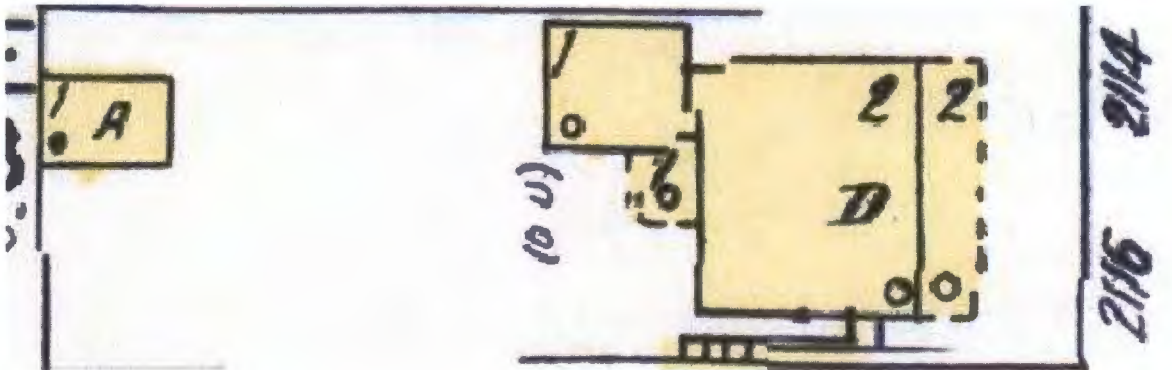
By 1899, the map recorded the 1890 addition on the northeast corner of the house that increased the number of rooms from two to five.

1912

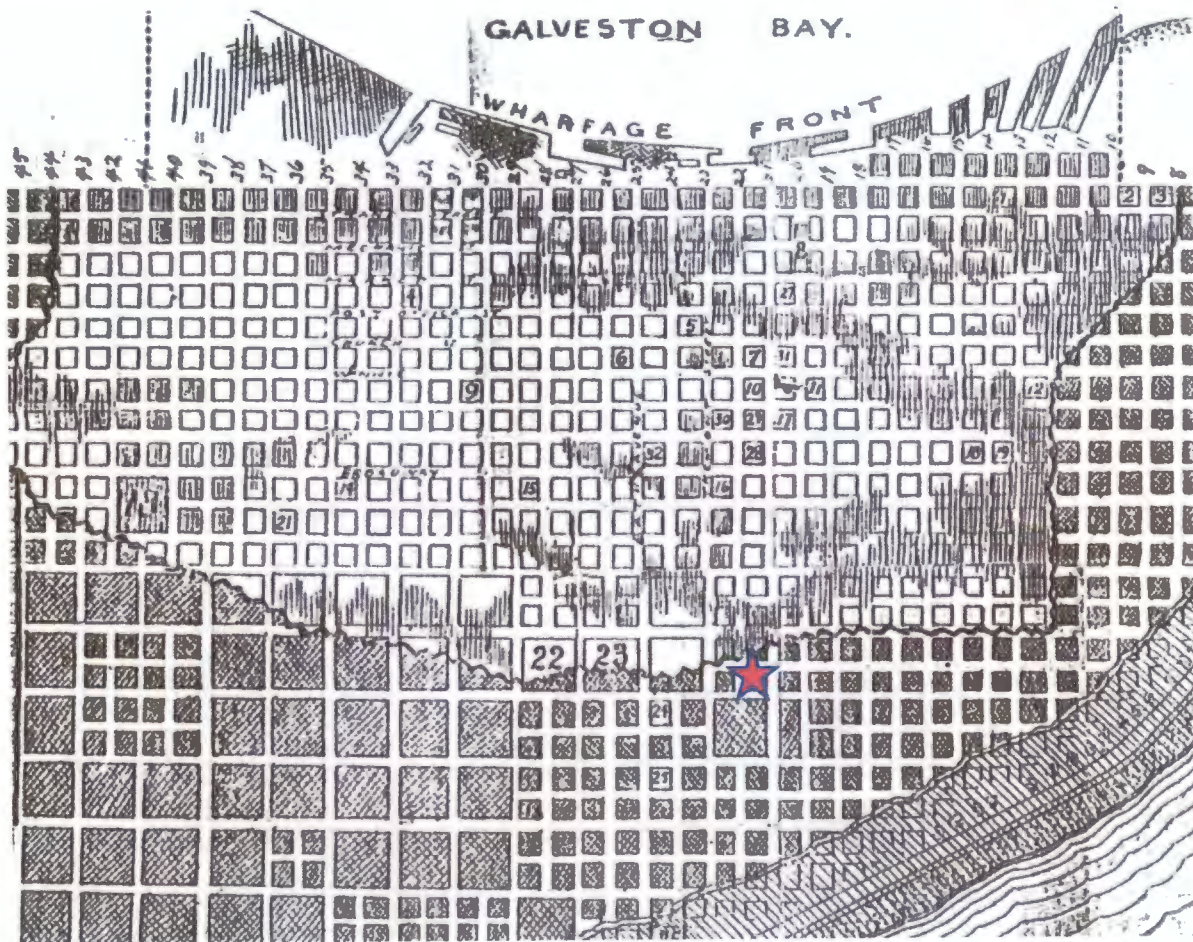


After the 1900 Storm, the 1912 map depicted a change to the property. The house was recorded as a one-story frame house. Located on the boundary of partial and complete destruction caused by the 1900 Storm, this may indicate damage as a result of the storm. The footprint of the main building remained unchanged except for the addition of a back porch on the north elevation of the building. A new one-story frame accessory building with a hipped roof is recorded along the north boundary of the lot along the alley.

1947



By 1947, the maps recorded the 1926 remodel of the building that resulted in a two-story frame dwelling with a full-width double-gallery across the south (main) elevation. The notation of "OU" indicates the elevated building was "open underneath" and not enclosed. The map also noted a new one-story frame automobile garage at the rear of the lot.



Clipping of 1900 Storm Destruction Map, with red star noting location of 2114 Avenue O. The squiggly line records the natural wall of debris that accumulated from demolished buildings closest to the beach. By some eye-witness accounts, this wall was as tall as a three-story building in places and served as protection for buildings located within its perimeter.

## Galveston City Directory Search

### 1882-1883, 1883-1884

Leopold Jantke, tailor, r. 416 Av H bet 16<sup>th</sup> and 17<sup>th</sup>

### 1886-1887

Leopold Jantke, tailor Schloss Brothers, r. ns E. Av O bet 21<sup>st</sup> and 22<sup>nd</sup>

### 1891-92

Leopold Jantke, tailor, r. 2114 Ave O

### 1895-1896

Leopold Jantke, tailor, r. 2114 Ave O

Miss Frieda C. Jantke, substitute teacher 4<sup>th</sup> District School, r. 2114 Ave O

### 1899-1900

Leopold Jantke, tailor Nielson-Mullen Tailoring Co., r. 2114 O

Arthur Jantke, clerk Singer Mfg. Co., h. 2114 O

### 1901-1902

Maurice Block, junk dealer r. 2114 O. 2

Miss Alice Block, teacher, h. 2114 O

*Jantke family not listed in the directory*

### 1903-1904

Leopold Jantke, tailor P. Nielson & Co., r. 2114 O

### 1908-1909

Leopold Jantke, tailor, r. 2114 O

### 1909-1910

George C. Tischendorf, brick contractor, builder, r. 2114 O. 5. Ph 2769

### 1911-1912

Otto H. Kircher, motorman, Galv. Electric Co., r. 2114 O. 4

Tod Hunter, conductor, Galv. Electric Co., r. 2114 O

Peter V. Romano (P.V.Romano & Co.), importer and commission merchant, wholesale fruits, poultry and produce, Italian produce, spaghetti, tomato paste, Roman cheese, olive oils, 2019 Strand, ph 46, r. 2107 N.

**1913**

Peter V. Romano (P.V.Romano & Co.), importer and commission merchant, wholesale fruits, poultry and produce, Italian produce, spaghetti, tomato paste, Roman cheese, olive oils, 2019 Strand, Ph 46, r. 2114 O. 8

Joseph N. Romano, stenographer P. V. Romano, h. 2114 O

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

**1916**

Peter V. Romano (P.V.Romano & Co.), commission merchant, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Joseph N. Romano, bookkeeper P. V. Romano, h. 2114 O

Peter Romano, apprentice L. C. Ramakers, h. 2114

**1919**

Peter V. Romano (P.V.Romano & Co.), commission merchant, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Joseph N. Romano, bookkeeper P. V. Romano, h. 2114 O

Peter Romano, mechanic Seaboard Trans & Shipping Co., h. 2114

**1921**

Peter V. Romano (P.V.Romano & Co.), commission merchant, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Peter Romano, aviator mechanic, h. 2114 O

Miss Beatrice Romano, h. 2114 O

**1924-1925**

Peter V. Romano (P.V.Romano & Co.), commission merchant, importer of foreign delicacies, stevedore and ship supplies, 2019 Strand, Ph 46, r. 2114 O. 8

P. V. Romano & Company, contract stevedores 2019 Strand, Ph 46

Joseph N. Romano, bookkeeper P. V. Romano, h. 2114 O

Miss Beatrice Romano, student Draughons Practical Business College, h. 2114 O

# P. V. ROMANO

## Wholesale Grocers and Importers

Most Select Italian, French and Spanish Goods. We Have Just Received for the Holidays a Most Complete Line of Imported Specialties.

### IMPORTS

#### From Italy

Fluffy Bread Olive Oil  
Roman Cheese  
Parmesan Cheese  
Provolone Cheese  
Crisp Bread Tomato Paste  
and Tomatoes  
Extra Fine Pine  
Cheese  
Chocolate Powder  
Clementine  
Soyuzo Walnuts  
Macedonian Water Figs  
Navy Beans  
Artichokes  
Tuna in Olive Oil  
Candy  
Tortoni di Cassino  
Pan Forte Biscuits  
Italian Chocolate  
Aspicetti di Soranzo  
Salami di Bologna

#### From Japan

Golden Brand Crab Meat  
Dried Peppers  
Dried Figs

#### From Norway

Smoked and  
Salted Mackerel  
Imperial Herrings

#### From Spain

Salted Anchovies and  
Sardines  
Tarragon Almonds

#### From Russia

Gravies Russian Cheese

#### From Holland

Miller Herring  
Holland Cheese  
Creamy Bread  
Dry Green Split Pine  
Pine Nuts

#### From Switzerland

Swiss Cheese  
Top Swiss Cheese

#### From Sweden

Swedish Creamy Bread  
Cheese

#### German Anchovies (In Wine)

#### From France

Little Fat Extra Fine  
Pine  
Choice Macaroni  
Choice Onions  
Request Cheese  
Jockey Club Sardines

#### From Brazil

Wash Brazil Ham

Woodcock Recipe With Mushrooms Gravy

### IMPORTED TONIC

Sale and Entry Permitted by U. S. I. R. Prohibition  
Dept., March 26th, 1924

#### Amato Tonic

Vermouth Clementine  
Vermouth Martini & Rose

Vermouth Olive  
Marsala Tonic

Original Amato Office of Hamburg, Germany  
California Wine Vintners

Mexico Oranges—Apples—Lemon Trees—Great Country  
Sultana Oranges and Turkey

PHONE NO. 46

2017-19 STRAND

Special Attention Given to Mail Orders

**1980**

Edward M. McNally (Josephine), retired, h. 2114 Ave O

Josephine McNally, cashier, South East Packing, h. 2114 Ave O

**1985**

Simona Mary Rizo, h.2114 Ave O

**1991**

Larry P. Benneck (Sharon L), maintenance man College Park Care Center, h. 2114 Ave O

**1995**

Simona Mary Rizo, 2114 Ave O

Last listing for 2114 Avenue O. Address not included in 1996 directory, the last directory issued.

**1930**

Peter V. Romano, wholesale grocer, importer of foreign delicacies, 2017-2019 Strand, Tel 46, h. 824 Seawall Blvd

Joseph N. Romano (Felice), emp P.V. Romano, h. 2114 Ave O

Dante Romano, emp P. V. Romano, h. 2114 Ave O

**1936-1937**

Edward M. McNally (Beatrice C), h. 2114 Ave O

Joseph N. Romano (Felice), clerk Del papa commission company, h. 2114 Ave O

**1941**

Joseph N. Romano (Felice), salesman C&C Co., h. 2114 Ave O

Edward M. McNally (Beatrice C), mgr Galvez Motors, h. 3925 Ave P

Bernice McNally, clerk, h. 3925 Ave P

**1945-1946**

Joseph N. Romano (Felice), salesman C&C Co., h. 2114 Ave O

No listing for the McNallys

**1951**

Edward M. McNally (Beatrice C), mgr Galvez Motors, h. 2114 Ave O

Felice Romano (widow Jos.), saleswoman Robert I. Cohen, h. 4723 Crockett

**1955**

Edward M. McNally (Beatrice C), attnd Texas Filling Station, h. 2114 Ave O

**1960**

Edward M. McNally (Beatrice C), attnd Texas Filling Station, h. 2114 Ave O

**1968**

Edward M. McNally (Beatrice C), attnd Barney Coon Oil, h. 2114 Ave O

**1972**

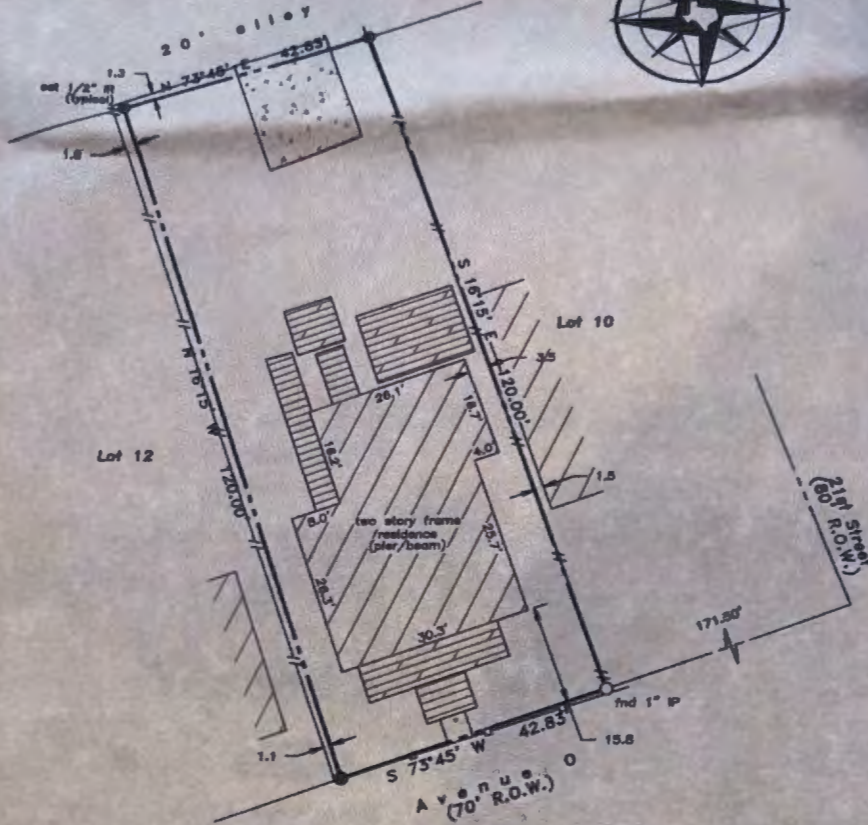
Edward M. McNally, retired, h. 2114 Ave O

**1976**

Edward M. McNally, retired, h. 2114 Ave O



Michael Menard Survey  
Abstract 628  
Galveston County, Texas



Scale: 1" = 20'  
10 Feet

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 11,  
in the Southeast Block of Outlot 43, in the City and  
County of Galveston, Texas.

NOTES:  
NO RECORDS SEARCH CONTRACTED.  
SURVEY PREPARED FROM TITLE  
COMPANY SPECIFICATIONS. CLIENT  
RELIES SOLELY ON TITLE COMPANY  
SPECIFICATIONS AS TO RECORD EASEMENTS,  
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,  
BUILDING LINES, ENCUMBRANCES, ETC.;  
CLIENT AND TITLE COMPANY HOLD  
TLTS, INC. HARMLESS FROM RESPONSIBILITY  
FOR SAME

- True ground distances shown
- Plot and bearings reference  
"Plan of COG, Sandusky 1848"
- Survey monuments reconciled  
w/numerous previous surveys  
including COG & monuments

NATIONAL FLOOD INSURANCE PROGRAM  
FIRM Zone AE  
Community #485469  
Map 48167C0441G  
August 15, 2019



Laurence C. Wall  
RPLS #4814  
April 17, 2024

Subject property: 2114 Avenue O  
Galveston County, Texas

This survey is certified for this transaction only and may  
only be relied on by Jim Laufer, Cindy Laufer and  
South-Land Title Co., GF #GV24102224. This survey is  
only valid if print has original seal and signature of  
surveyor.  
I hereby certify that this survey was made on the ground  
under my direct supervision and that this plat correctly  
represents the facts found at the time of the survey.



TLTS

TEXAS LAND TITLE SURVEYORS  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-8883  
tltsinc@gmail.com  
PELS Firm #10104200



# 25LC-005

# STAFF REPORT

**ADDRESS:**

112 23rd Street

**LEGAL DESCRIPTION:**

Adjacent property is legally described as Lot A, Thompson Place (2022), Abstract 628, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

David Watson

**ADJACENT PROPERTY OWNER:**

SC Galveston Thompson, LLC.

**EASEMENT OWNER:**

City of Galveston

**HISTORIC DISTRICT:**

Strand-Mechanic

**REQUEST:**

License to Use Recommendation

**APPLICABLE REGULATIONS:**

Section 13.202 of the LDR  
 Chapter 32-5 of the City Code of Ordinances

**STAFF RECOMMENDATION:**

Approval with Conditions

**EXHIBITS:**

- A – Applicant’s Submittal
- B – Photographs

**STAFF:**

Daniel Lunsford  
 Senior Planner  
 (409) 797-3659  
 dlunsford@galvestontx.gov

**Public Notice and Comment:**

Sent	Returned	In Favor	Opposed	No Comment
12				

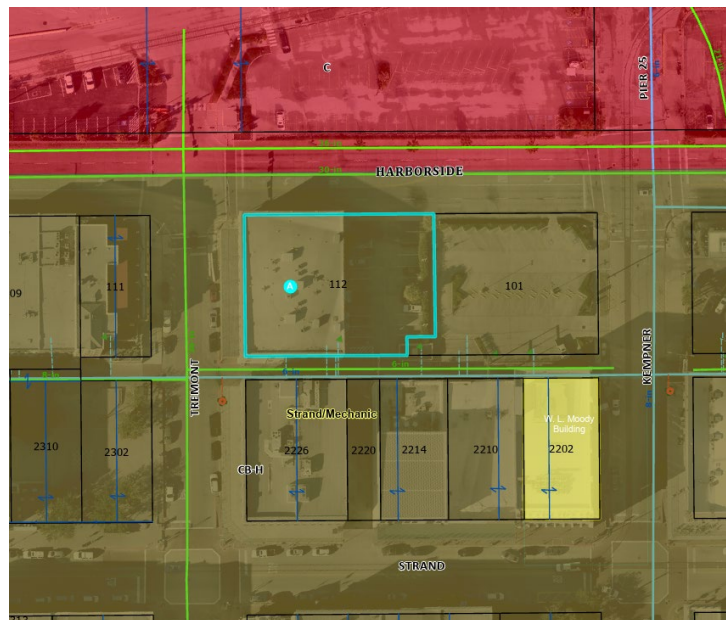
Per Section 13.308 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

**City Department Notification Responses:**

- Airport: No Objection
- Building Division: No Objection
- Coastal Resources: No Objection
- Fire Marshal: No Objection
- Fire Chief: No Objection
- Police Chief: No Objection
- Public Works: No Objection

**Private Utilities Notification Responses:**

- AT&T: No Objection
- Comcast: No Objection
- CenterPoint Energy: No Objection
- Texas Gas Service: No Objection



**Executive Summary**

The applicant is requesting a Permanent License to Use to place an access card reader in the City’s right-of-way along the alley. This will allow occupants of the building secure access to the adjacent, fenced and gated parking lot.

**Physical Characteristics**

The existing alley is 20 feet wide, which is typical of alleys in the original M.B. Menard Survey. According to site visits and the applicant’s submittal, the alley is largely unobstructed except for existing bollards, utility poles, and dumpsters. The proposed card reader will encroach approximately 24 inches (two feet) into the alley.

**License to Use**

A License to Use (LTU) is required prior to placing items within or otherwise obstructing City rights-of-way in accordance with Chapter 32-5 of the City Code of Ordinances. When located within a historic district, the Landmark Commission reviews the request and provides a recommendation to the Planning Commission. The Planning Commission has the final decision authority for LTU requests. The Planning Commission will review on February 18, 2025.

**Staff Recommendation**

The proposed card reader will extend approximately two feet into the alley. Existing utility poles on the same side of the alley encroach twice that far (about four feet), and existing bollards on the same side of the alley encroach almost as much (see Exhibit A).

For these reasons, staff recommends approval of the request with the following conditions:

*Specific Conditions:*

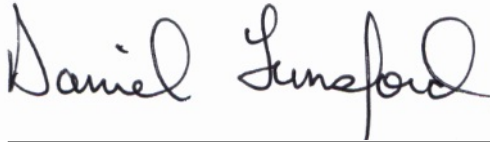
- 1. The applicant shall conform to the site plan in Exhibit A for the placement of the card reader;
- 2. After the execution of the License to Use Agreement, the applicant shall secure all required permits and inspections;

*Standard Conditions:*

- 3. The applicant shall be responsible for any damage to the right-of-way area caused by the installation and maintenance of the charging station, and should the right-of-way be damaged in any way, the applicant shall repair the area;
- 4. The Licensee shall conform to all comments/conditions received from City departments and shall obtain all required permits, construction documents, and inspections. Should conformance with the comments/conditions require alterations to the project, as approved, the case must be returned to the Planning Commission for additional review and approval. Failure to comply with all comments/conditions may result in penalties and/or revocation of this permit;
- 5. The cleaning of the debris from the site shall be the responsibility of the Licensee;
- 6. The Licensee and all of the Licensee’s rights granted are conditioned that owners of utility facilities, whether publicly or privately owned, have at all times access to the property made subject of the License, together with the right to enter the property and excavate for the purpose of repairing, replacing, locating and maintaining such utility facilities, if any;
- 7. The Licensee shall execute the License to Use Agreement within 90-days from the date the Planning Commission approved the License to Use, otherwise the Agreement shall be of no further effect and shall be considered as having been canceled fully;
- 8. **LICENSEE UNDERTAKES AND PROMISES TO HOLD THE CITY OF GALVESTON HARMLESS AND TO INDEMNIFY AND DEFEND IT AGAINST ALL SUITS JUDGMENTS, COSTS, EXPENSES AND DAMAGES THAT MAY ARISE OR GROW OUT OF THE USE OR GRANT OF THE LICENSE TO USE CITY RIGHT-OF-WAY UNDER THIS AGREEMENT REGARDLESS OF FAULT;**

9. The City does retain the right and option to cancel the License and terminate all rights of the License upon ninety (90) days written notice of such cancellation and termination, sent to Licensee at the mailing address provided herein; and, Licensee agrees and shall be obligated to vacate the property made subject of the license and to remove all improvements and/or obstruction located thereon at Licensee's own expense prior to the expiration of said 90-day notification period

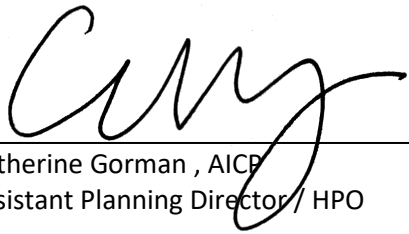
Respectfully Submitted,



\_\_\_\_\_  
Daniel Lunsford  
Senior Planner

February 10, 2025

\_\_\_\_\_  
Date



\_\_\_\_\_  
Catherine Gorman , AICP  
Assistant Planning Director / HPO

February 10, 2025

\_\_\_\_\_  
Date


**DAVID WATSON,  
ARCHITECT &  
ASSOCIATES**  
 483 TURNER LANE STREET  
 GALVESTON, TEXAS 77550  
 409.752.8000  
 DWARCH@AOL.COM

CONSULTANT

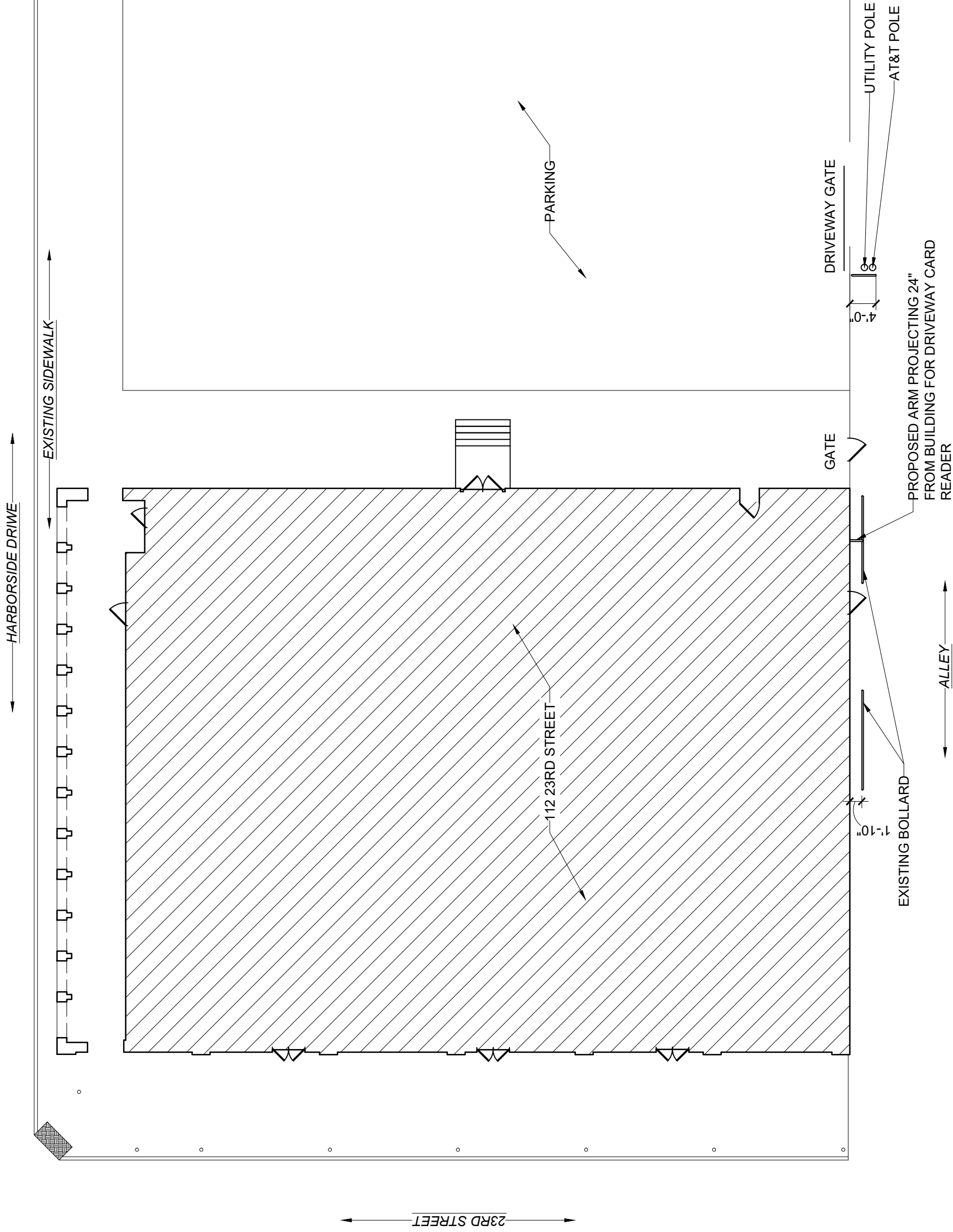
PROJECT / OWNER

**THOMPSON  
BUILDING**  
**L.T.U. REQUEST**  
 112 23RD STREET  
 GALVESTON, TEXAS 77550

JAN 16 2025

REVISIONS	
MARK	DESCRIPTION

SHEET NUMBER



**01 SITE - L.T.U. REQUEST**

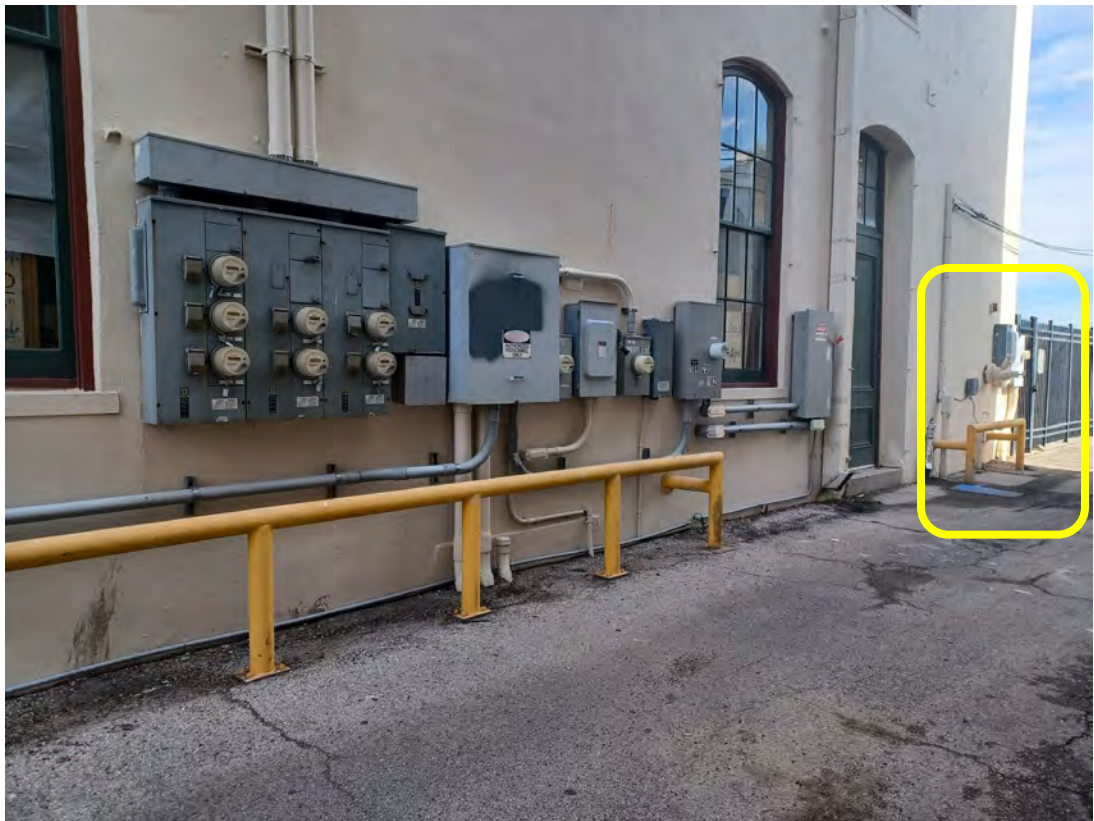
SCALE : 1/16" = 1'-0"



**Figure One: Alley Looking East**



**Figure Two: Alley Looking West**



**Figure Three: Area of Interest**