



19LC-003

STAFF REPORT

ADDRESS:

301 Albacore

LEGAL DESCRIPTION:

Property is legally described as the M Menard Survey, Tract 146, 6.968 Acres, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

University Area Association

PROPERTY OWNER:

City of Galveston

ZONING DISTRICT:

Residential, Single-Family (R-1)

HISTORIC DISTRICT:

n/a

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

EXHIBITS:

A – Applicant’s Submittal

STAFF:

Catherine Gorman, AICP
 Historic Preservation Officer
 409-797-3665
 cgorman@galvestonTX.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
192				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family (R-1)	Park
North	Multi-Family (MF)	Residential
South	Residential, Single-Family (R-1)	Residential
East	Residential, Single-Family (R-1)	Residential
West	Resort/Recreational (RES/REC)	Commercial

Executive Summary

The applicants are requesting designation of the above referenced address, as a Galveston Landmark.

Analysis

As per Article 10 of the Land Development Regulations, the following criteria should be considered during the Landmark Designation review process:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Galveston, Galveston County, the State of Texas, or the United States.

Lindale Park is a 6.97 acre facility located to the west of the Lindale Park Subdivision, more commonly known as Fish Village. Lindale Park was the first neighborhood developed in the East End Flats, followed by San Marino (a small section of three one-block streets), and then Harbor View.

The neighborhood was developed by the Lindale Park Development Company, and residences were constructed by W. R. Reid, a Houston and Corpus Christi-based contractor. The first permits were issued in 1949 with an initial 187 dwelling units planned. A newspaper article announcing the development indicates the houses were to be moderately priced with modern amenities. Veterans were to have the first choice of available units. In addition to offering FHA and GI Term loans, the developer constructed a model house in the neighborhood, a common marketing strategy employed by developers of new postwar neighborhoods.

Although not associated with the Lindale Park housing development, Lindale Park provides recreational opportunities for the surrounding residential area.

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

Lindale Park has served generations of Galvestonians by providing a location for both active and passive recreation. Currently, the park provides playground equipment, several dog parks, tennis courts, picnic tables, and the Leroy Naschke, Sr. Field. The Leroy Naschke, Sr. Field provided the location for the development of Little League in Galveston with the establishment of the Lindale Park Bombers.

Parks are dynamic facilities and can be expected to be modified to meet the current needs of the neighborhood. Staff is recommending that the Galveston Landmark designation be used to honor Lindale Park's role in the community while recognizing

that the park may be modified in the future. We recommend that the Leroy Naschke, Sr. Field be retained as a reminder of the importance of Little League to the residents of Galveston.

Financial Incentives for Historic Properties

Due to the fact that it is owned by the City of Galveston and is not assessed for property taxes, the property is not eligible for the Financial Incentive for Historic Properties for new Galveston Landmarks.

Other Reviews

The Planning Commission will hear this request at the February 5, 2019 meeting. City Council has the final decision regarding the request for a Landmark Designation. The request will be heard at the regular meeting of February 28, 2019.

Staff Recommendation

Staff recommends approval with the following condition:

Standard Condition:

1. The Galveston Landmark Designation shall apply only to the portion of Lindale Park occupied by the Leroy Naschke, Sr. Field;
2. As with all properties containing a Historic Overlay Designation, including Landmark Designations, exterior alterations to the property will be subject to review and approval by the Landmark Commission and must conform to the Design Standards for Historic Properties of Galveston, Texas.

Respectfully Submitted:

Catherine Gorman

Catherine Gorman, AICP, Assistant Director/HPO

February 1, 2019

Date

Landmark Application

The University Area Association is requesting Lindale Park be designated Landmark status by the City of Galveston.

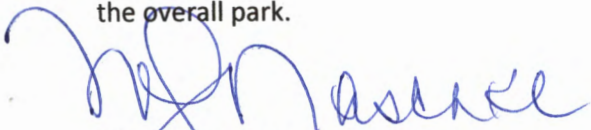
Lindale Park is an asset to the Lindale neighborhood, east end residents and all residents of Galveston Island, by fostering goodwill and enhancing quality of life. The park is used frequently by families who engage in playground activities, play tennis, who regularly use the playground equipment, park benches and tables, Dog Park, basketball, roller skating, tricycle riding, soccer practice, golf practice, kite flying, and where baseball games by teams, families and organizations frequently play at Leroy Naschke, Sr. Field.

Developed to compliment the Lindale housing development in the late 1950's, Lindale Park is an important green space serving a number of families and individuals on a daily basis.

Respondents to a recent UAA survey showed that more than 80% of east end residents enjoy use of Lindale Park on a daily or regular basis and feel that it is an asset. The character of the park provides numerous uses for ages young and old, and creates a sense of well being as Galveston as being a family oriented place to live; it is an asset we would like to protect against any repurposing that may arise in the future. Galveston residents enjoy numerous activities and special events at the park including walking trail, birthday parties, family reunions, and picnics.

The history of Little League in Galveston reveals that the roots of the baseball organization are firmly planted at Lindale Park.

There have been positive physical improvements at Lindale Park in 2018 and we would like the momentum to continue. In particular, UAA would like for Leroy Naschke, Sr. Field be protected from future adaptation for new uses, and to be preserved as a baseball field to retain the historic integrity of the overall park.



Mary Jo Naschke, President

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University Area Association