



# 19LC-006

# STAFF REPORT

**ADDRESS:**

2427 Market/Avenue D

**LEGAL DESCRIPTION:**

Property is legally described as Lot 1, Block 504, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**

C.J. Spencer

**PROPERTY OWNER:**

Market Street Management, LLC

**ZONING DISTRICT:**

Central Business (CB)

**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 |
|------|----------|----------|---------|------------|
| 20   |          |          |         |            |



## Zoning and Land Use

| Location     | Zoning                | Land Use               |
|--------------|-----------------------|------------------------|
| Subject Site | Central Business (CB) | Residential/Commercial |
| North        | Central Business (CB) | Commercial             |
| South        | Central Business (CB) | Vacant                 |
| East         | Central Business (CB) | Residential/Commercial |
| West         | Central Business (CB) | Residential/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.**

R.F. Martin & Company Building was constructed in 1878 by Robert Furniss Martin and operated as a furniture store. Martin was both a merchant and pharmacist in Galveston. It was purchased in the early 1890s by M.W. Shaw, founder of the first jewelry store in Texas. The building has house a wide variety of businesses since its construction, including, for a time, a bordello on the second floor.

**2. Recognition as a Recorded Texas Historic Landmark, National Historic Landmark, or entered into the National Register of Historic Places.**

The R.F. Martin & Company Building was listed on the National Register of Historic Places in 1984 as part of the Central Business District Multiple Resource Area.

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

The R.F. Martin & Company Building has been an established visual feature of the community since its construction in 1878.

**4. 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 R.F. Martin & Company Building retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association. The applicant has received permits to install a canopy with a similar design to the original.

## Financial Incentives for Historic Properties

The property 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 19, 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 March 28, 2019.

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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:

*Catherine Gorman*

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

February 11, 2019

\_\_\_\_\_  
Date



*Taken in 1894 of Market Street, looking east from Twenty-fifth Street, this photograph shows the R. F. Martin and Company (1878) and Lalor (1894) Buildings, which are located along the right of the photograph. Without awnings, the flavor of the street is completely different. The two larger buildings on the left-side of the photograph have been demolished.*





*Galveston's red-light district started on the west side of Twenty-fifth Street, along Market and Postoffice, but the R. F. Martin and Company Building was constructed in 1878 and housed a bordello on the second floor. Many of these establishments were in business until the 1950s. It was not until 1957 when the Attorney General of Texas shut down gambling, prostitution, and other vices that the area west of Twenty-fifth saw decline.*

## Landmark Application

### **Statement of Historical, Cultural and Architectural Significance**

2427 Market Street

Built 1878

Listed 1984 on US National Register of Historic Places

The building is a 2-story plastered-brick commercial structure. The building is one of the earliest brick commercial structures remaining intact outside the Strand district. It occupies a dominant position on the corner of Market and Rosenberg Streets. It retains a significant portion of its original design, materials and association with its neighborhood.

Documentation refers to the property as both the RF Martin Building and the MW Shaw building.

It is thought the building was built by Robert Furniss Martin and operated as a furniture store. Martin was both a merchant and pharmacist in Galveston. It was purchased in the early 1890s by M.W. Shaw, founder of the first jewelry store in Texas who owned the building for several years. The building housed wide variety of retail businesses over the years.

Michael W. Shaw was born in Hesse, Germany in 1833. His family migrated to Galveston in 1845. Shaw's sister married a Galveston master watchmaker. In 1848 Shaw apprenticed with his brother-in-law to learn the jeweler's business and in 1855 opened the Shaw Jewelry Company on the corner of Twenty-third and Avenue B. It was Shaw's initiative to change the street's name to "Strand". His company flourished until the Civil War. After serving in the war, Shaw returned to Galveston and rebuilt the company. By 1880 Shaw's reputation extended throughout the southwest. Gen. Sam Houston ordered his walking cane from Shaw, who engraved and studded it with bits of silver. Shaw was vice president of the Galveston Trust and Savings Company, a director of the Peoples Land and Homestead Company, and one of the first members of the Galveston Artillery Company. In 1878 he married Annie Meyer of Houston; they had eight children. Shaw died in 1923, and his jewelry store continued in business in Galveston until 1938.

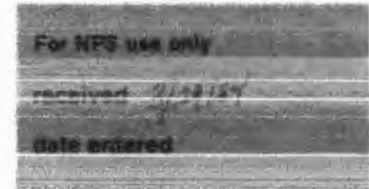
#### Sources:

US National Register of Historic Places

Galveston's Historic Downtown and Strand District, Arcadia Publishing

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number all

Page 6

County Galveston USGS Quad 2994/231 Survey site no. 6  
 City Galveston UTMs 325570/3242870  
 Name M.W. Shaw Building Date: factual \_\_\_\_\_ Est. c. 1878  
 Address 2427 Avenue D Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
 Owner H.M. Aushman Style/Type Victorian Commercial  
 Original use commercial  
 Address Box 8834, Present use commercial/residential  
Orlando, Fla. 32856 Present condition good

Block/Lot 504/1. Less than 1 acre

Description 2-story stuccoed, brick, commercial structure; rectangular with flat roof; corbeled cornice and frieze; street level consists of brick piers supporting an arcade of semicircular arches with hood molds; 6 bays on Market Street side; upper story 4/4 window openings are spanned by segmental arches with brick hood molds.

Significance One of the earlier brick commercial structures remaining intact outside the Strand district. Appears to have been built by 1879, perhaps by an R.F. Martin. Purchased in early 1890s by M.W. Shaw who owned building for long period. Shaw was a jeweler as well as vice president of the Galveston Trust and Safe Deposit Co., neither located in this building. Building housed wide variety of retail businesses over the years.

Building has served as landmark along 25th Street. It also anchors west corner of block. Winston's or the Central Hotel, the oldest frame commercial building in downtown Galveston, is on the east corner.

Relationship to site: Moved \_\_\_\_\_ date \_\_\_\_\_ or Original site X Describe Covers corner lot along major street leading to downtown; on edge of Central Business District.

Bibliography Galveston County Tax Records Informant \_\_\_\_\_

City Directories

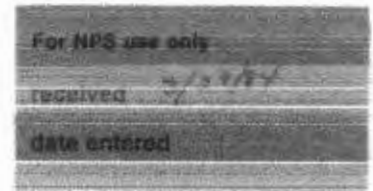
Recorder Ellen Beasley

Date Nov. 1982

Continuations:

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page 2 of 7

Multiple Resource Area  
Thematic Group

Name Central Business District Multiple Resource Area  
State Galveston County, TEXAS

Nomination/Type of Review

Date/Signature

- |                               |                                     |                                     |
|-------------------------------|-------------------------------------|-------------------------------------|
| 11. Marschner Building        | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 12. Model Laundry             | Review                              | Keeper <u>Beth Grovema 8/14/84</u>  |
|                               |                                     | Attest _____                        |
| 13. Moser House               | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 14. Pix Building              | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 15. Robinson Building         | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 16. Rosenberg Library         | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 17. Scottish Rite Cathedral   |                                     | Keeper <u>Beth Grovema 8/14/84</u>  |
|                               |                                     | Attest _____                        |
| 18. <del>W. W. Building</del> | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 19. Star Drug Store           | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |
| 20. Texas Building            | Entered in the<br>National Register | Keeper <u>Delores Byrum 8/14/84</u> |
|                               |                                     | Attest _____                        |

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Shaw, M.W., Building (Central  
Business District NRA)  
Galveston County  
TEXAS

Working No. 3129/84  
Fed. Reg. Date: 2/5/85  
Date Due: 6/19/84  
Action:  ACCEPT 8-14-87  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

|          |                                 |                      |             |
|----------|---------------------------------|----------------------|-------------|
| Category | Ownership<br>Public Acquisition | Status<br>Accessible | Present Use |
|----------|---------------------------------|----------------------|-------------|

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

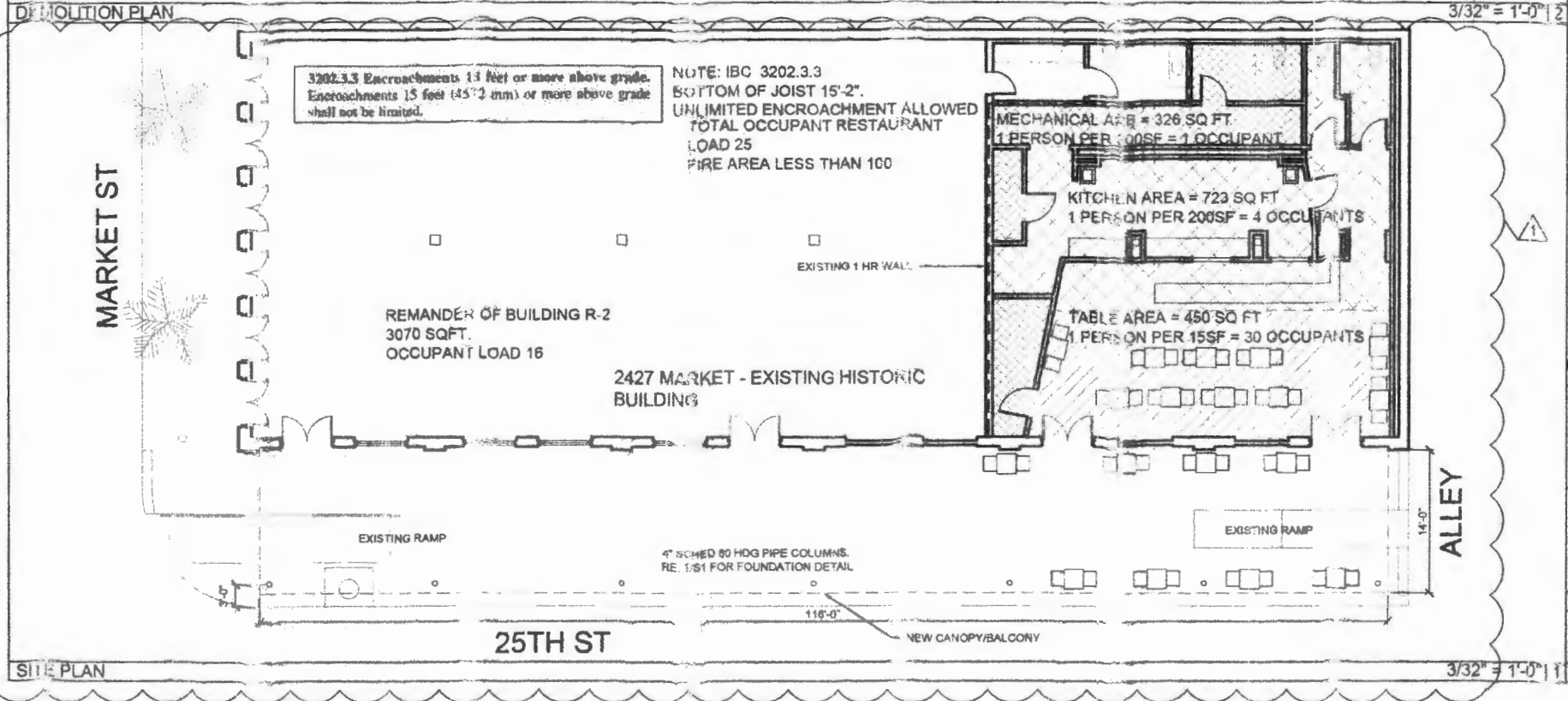
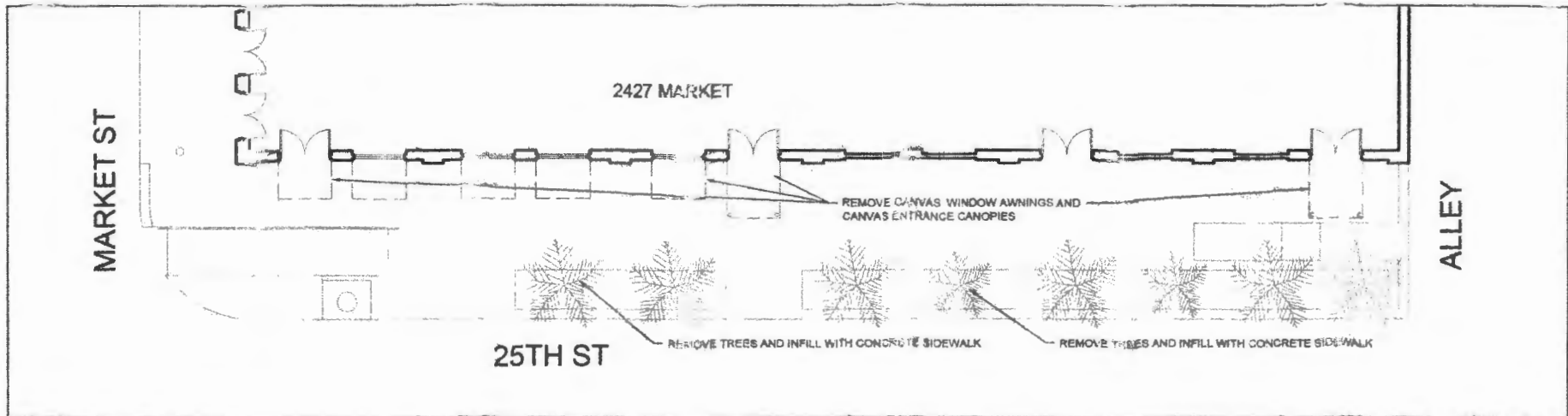
|                                    |                                       |                                    |   |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition                          |                                       | Check one                          | Check one                                 |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered   | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |                                    |   |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection







CANOPY  
2427 MARKET  
GALVESTON, TEXAS  
REG-110 Page No. C-1888 P1

eas easterwood  
ARCHITECTS STUDIO  
208 DALL STREET  
GALVESTON TEXAS 77550  
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EASTERWOOD@EAS-ARC.COM

DATE: 11/8/18  
REVISION: 1

DATE ISSUED: 9/24/2018  
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PLANS