

ORDINANCE NO. 19-__

AN ORDINANCE OF THE CITY OF GALVESTON, TEXAS, DESIGNATING THE PROPERTY LOCATED AT **2427 MARKET / AVENUE D**, AS A “GALVESTON LANDMARK”, PROPERTY IS LEGALLY DESCRIBED AS LOT 1, BLOCK 504, IN THE CITY AND COUNTY OF GALVESTON, TEXAS; REQUESTING THE HISTORIC PRESERVATION OFFICER RECORD THE PROPERTY'S LANDMARK DESIGNATION IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN GALVESTON COUNTY, THE TAX RECORDS OF THE CITY OF GALVESTON AND THE CENTRAL APPRAISAL DISTRICT, AND THE OFFICIAL ZONING MAPS OF THE CITY OF GALVESTON, TEXAS; DESIGNATING THE SITE AS A HISTORICALLY OR ARCHEOLOGICAL SIGNIFICANT SITE IN NEED OF TAX RELIEF TO ENCOURAGE ITS PRESERVATION; PLANNING CASE NUMBER **19P-009**; , MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, on March 11, 1999, the Galveston City Council adopted Ordinance Number 99-14 creating the Landmark Designation Process requiring that a property requesting such designation must meet certain criteria and that the designation is considered a “change of zoning” for the property and is therefore treated as such; and,

WHEREAS, the Applicant, C.J. Spencer and Property Owner, Market Street Management, LLC., request that the structure located at **2427 Market / Avenue D**, and legally described as the Lot 1, Block 504, in the City and County of Galveston, Texas, be officially designated as a Galveston Landmark; and,

WHEREAS, the subject structure was constructed in 1878 by Robert Furniss Martin and operated as a furniture store. The R. F. Martin & Company Building is valuable to the development history of the City of Galveston. 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. The building has housed a wide variety of businesses since its construction, including, for a time, a bordello on the second floor; and,

WHEREAS, The R. F. Martin & Company Building retains its historic integrity and retains its original location, design, setting, materials, workmanship, feeling and association; and,

WHEREAS, the property meets the criteria for Landmark Designation as set out in the Staff Report, attached as **Exhibit 1** and incorporated herein for all intents and purposes, and is a contributing element of the historic neighborhood; and,

WHEREAS, the property was reviewed and met the criteria for Landmark Designation as set forth in Article 10 of the City’s Land Development Regulations; and,

WHEREAS, the property is eligible to participate in the City of Galveston’s Tax Exemption for New Galveston Landmarks Program. New Galveston Landmarks located outside of historic districts are eligible for a 35% reduction in City of Galveston property taxes for a period of five years; and,

WHEREAS, at its regular meeting of February 18, 2019, the Landmark Commission voted unanimously to recommend approval of the request; and,

WHEREAS, at its regular meeting of February 19, 2019, the Planning Commission voted unanimously to recommend approval of the request; and

WHEREAS, Staff recommends that Planning Case Number 19P-009 request for Landmark Designation of the property located at **2427 Market / Avenue D**, be approved with the condition provided in Section 2 below; and,

WHEREAS, after notice and public hearing as required by law, the City Council finds that it is in the public's interest to approve the application and designate the structure located at **2427 Market / Avenue D**, and legally described as the Lot 1, Block 504, in the City and County of Galveston, Texas, as a “Galveston Landmark” and as a historically or archeologically significant site in need of tax relief to encourage its preservation.”

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS:

SECTION 1. The findings and recitations set out in the preamble to this Ordinance are found true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. After public hearing, the City Council approves the request for Landmark Designation of the property located at **2427 Market / Avenue D**, and legally described as the Lot 1, Block 504, in the City and County of Galveston, Texas, subject to 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.

SECTION 3. Pursuant to City of Galveston Ordinance Number 15-059, the City Council designates the structure as a “historically or archeologically significant site in need of tax relief to encourage its preservation”. The property is eligible to participate in the City of Galveston’s Tax Exemption for New Historic Districts or Galveston Landmarks program. New Galveston Landmarks located outside of historic districts are

eligible for a 35% reduction in City of Galveston property taxes for a period of five years.

SECTION 4. The City of Galveston Historic Preservation Officer will maintain all records and will record the property's Landmark Designation in the Official Public Records of Real Property of Galveston County, in the tax records of the City of Galveston and the Central Appraisal District, and in the Official Zoning Maps of the City of Galveston, Texas.

SECTION 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 6. All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only.

SECTION 7. In accordance with the provisions of Sections 12 and 13 of Article II of The City Charter this Ordinance has been publicly available in the office of the City Secretary for not less than 72 hours prior to its adoption; that this Ordinance may be read and published by descriptive caption only.

SECTION 8. This Ordinance shall become effective upon its adoption and publication in accordance with the provisions of The Charter of the City of Galveston.

APPROVED AS TO FORM:

DONNA M. FAIRWEATHER
ASSISTANT CITY ATTORNEY

I, Janelle Williams, Secretary of the City Council of the City of Galveston, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the City Council of the City of Galveston at its Regular Meeting held on March 28, 2019, as the same appears in records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the City of Galveston this _____, 2019.

Secretary for the City Council
of the City of Galveston



19P-009

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	3	3	0	0



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 Landmark Commission and Planning Commission have reviewed and both voted unanimously to recommend approval.

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

3/14/2019

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.

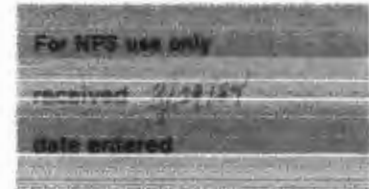
Michael W. Shaw was born in Hesse, Germany in 1833. His family migrated to Galveston in 1845. Shaw's sister married a Galveston master watchmaker. In 1848 Shaw apprenticed with his brother-in-law to learn the jeweler's business and in 1855 opened the Shaw Jewelry Company on the corner of Twenty-third 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.

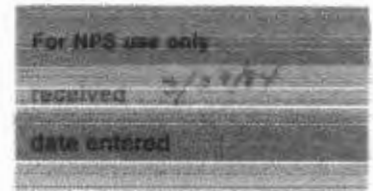
Relationship to site: Moved _____ date _____ or Original site X Describe Covers corner lot along major street leading to downtown; on edge of Central Business District.

Bibliography Galveston County Tax Records Informant _____
City Directories Recorder Allen 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
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 12. Model Laundry | Review | Keeper <u>Beth Garsvorn 8/14/84</u>
Attest _____ |
| 13. Moser House | Entered in the
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 14. Pix Building | Entered in the
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 15. Robinson Building | Entered in the
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 16. Rosenberg Library | Entered in the
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 17. Scottish Rite Cathedral | | Keeper <u>Beth Garsvorn 8/14/84</u>
Attest _____ |
| 18. W. W. Building | Entered in the
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 19. Star Drug Store | Entered in the
National Register | Keeper <u>Delores Byrum 8/14/84</u>
Attest _____ |
| 20. Texas Building | Entered in the
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. 3127/84
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 Status Present Use
Public Acquisition Available

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: excellent good fair
 deteriorated ruins unexposed
Check one: unaltered altered
Check one: original site moved date _____

Describe the present and original (if known) physical appearance

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



No. _____

DESCRIPTION AND ESTIMATE

364

Of the Present Cash Value of the _____ story one single

roofed brick Building, situated on Lot No. _____ in Block No. 504

in the City of Galveston, owned by M. W. Shaw

and occupied by Tenant A. J. Johnston Student as Student

Furniture Store 122 Galveston

2425-2 Ax 8

DESCRIPTION.

When built? 1878 Last repairs 1896 1915

Is it on leased ground? no

Is it encumbered or in litigation? _____

What is used for lighting? Gas & Oil & Electricity

Size of Building? 43 x 120 ft (11) (11)

Number of Rooms? 9 2 exp'd rms 1 plaster wall & c. crane

Number of Closets? 1 15 Pm c's paper Plum in b.k. bld

Number of Galleries? none

ESTIMATE.

The above described Building would cost, at present value of materials and labor, \$ 15,500

180 ft composition covered awning at \$10.00 = \$ 1,080

20 10% \$ 990

From which I deduct for depreciation from age, use or location \$ 336

ROSENBERG LIBRARY
Galveston, Texas

MSS# _____
Box _____ Folder _____

Making the present Cash Valuation \$ 13,964

Maximum Incassment of M. W. Shaw's rule _____
Conceded, block 504, was fixed at \$19,500

REMARKS.

Original value 10,370 SF 11/1/22

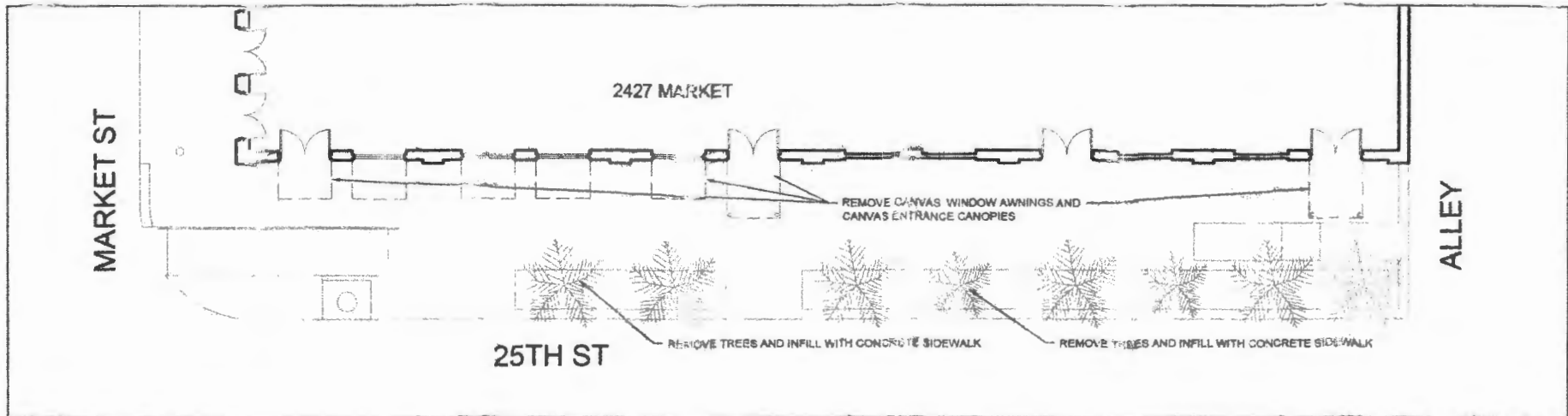
6 Mar 20 read

12 Aug 94

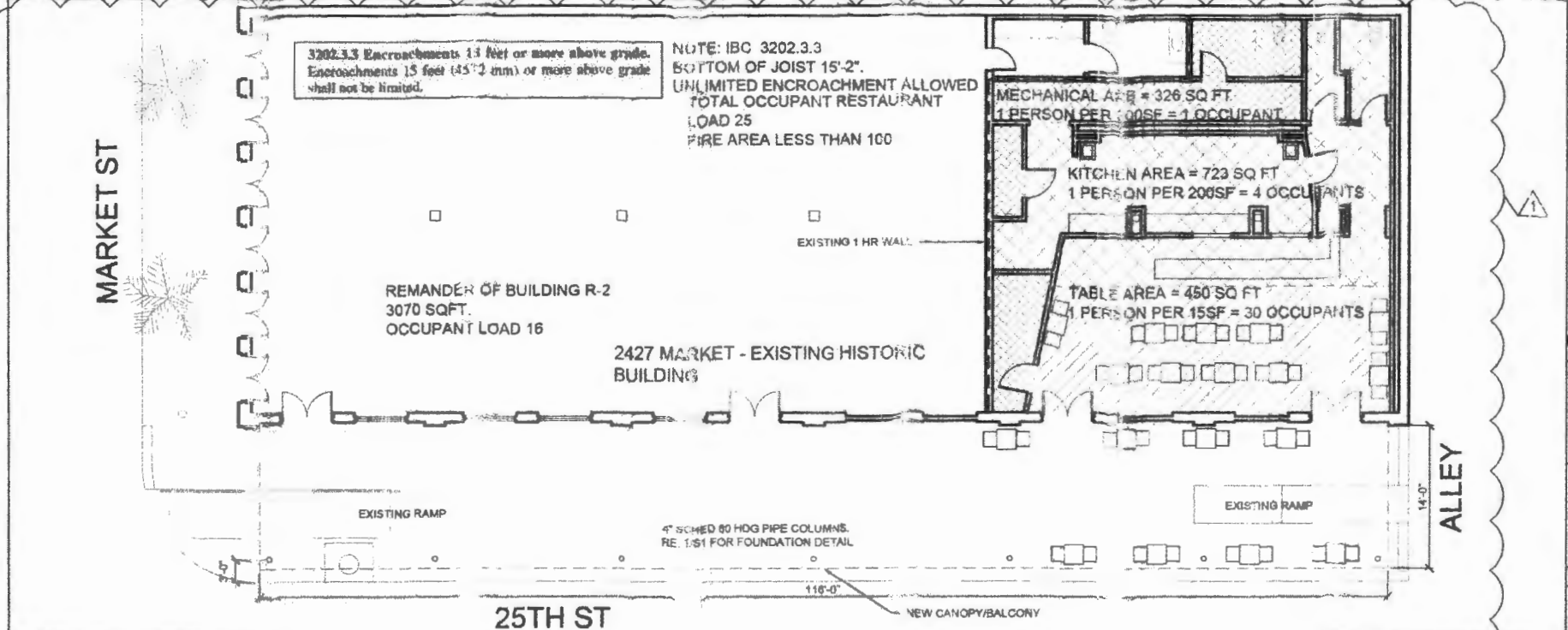
11 Feb 94

Galveston, Texas 14 day of March 1892

A. J. Jones
Inspector.



DEMOLITION PLAN 3/32" = 1'-0" 2



SITE PLAN 3/32" = 1'-0" 1

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

eas easterwood
ARCHITECTS STUDIO
208 DALL STREET
GALVESTON TEXAS 77550
409.354.8078
EASTERWOOD@EAS-ARC.COM

DATE: 11/8/18
REVISION: 1

DATE ISSUED: 9/24/2018
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A1.0

PLANS