



19LC-021

STAFF REPORT

ADDRESS:

3329 Avenue Q 1/2

LEGAL DESCRIPTION:

Property is legally described as West 40 Feet of 34th Street (112-2000-2) Southwest Block 112 Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Claude Easterwood and Catherine E. Gorman

PROPERTY OWNERS:

Same

ZONING DISTRICT:

Urban Neighborhood

REQUEST:

Request for designation as a Galveston Landmark

STAFF RECOMMENDATION:

Approval with Conditions

ATTACHMENTS:

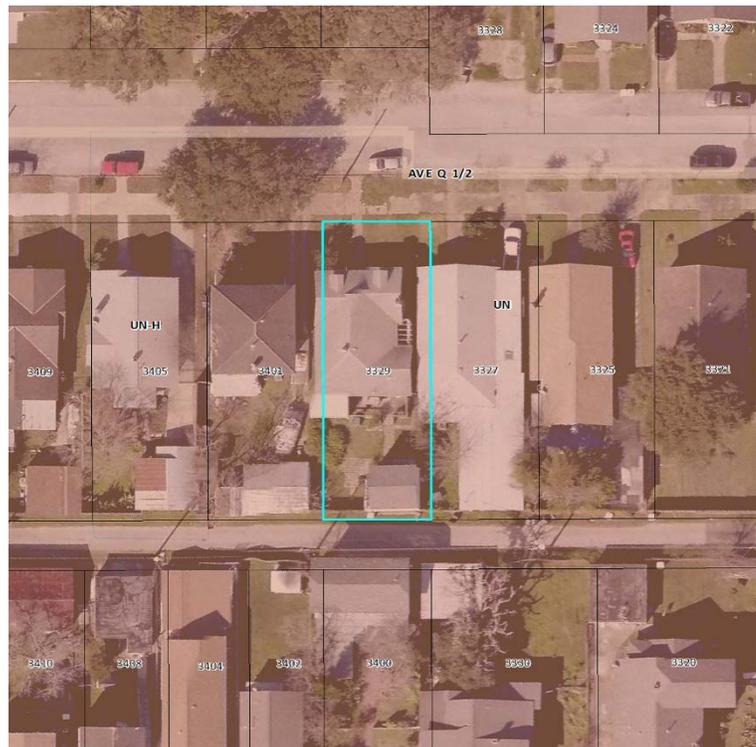
A – Applicant’s Submittal

STAFF:

Daniel Lunsford
 Planner
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 dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
39				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Urban Neighborhood	Residential
North	Urban Neighborhood	Residential
South	Urban Neighborhood	Residential
East	Urban Neighborhood	Residential
West	Urban Neighborhood	Residential

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.

The house located at 3329 Avenue Q 1/2 was built in 1922 by Frances Lambert Millard. Originally from Wisconsin, Mrs. Millard, husband Arthur, and daughters moved to Galveston from Cameron County, Texas. Frances purchased property from well-known Galveston realtors Peter J. Bellew and William Murphy on a parcel created from the 34th Street right-of-way. Deed restrictions indicate that one “dwelling house” was constructed there at a cost of at least \$2,500, and not to be used “for the purpose of any trade, manufacture, or business of any description, nor as a school, hospital, or other charitable institution, nor as a hotel, rooming house or place of public resort”.

Arthur Millard, a printer employed by Clarke and Courts, Frances and their daughters Hazel and Mildred lived in the house after it was finished. Ms. Millard is listed as a clerk for the Santa Fe Railroad in 1940. Frances’s brother Arch, a machinery foreman at a stationary print shop, lived at the residence as well for some time. After Frances Millard’s death, the house passed to her daughters. Hazel and Mildred maintained the house throughout their lives; the current owners are only the second owners outside of the Millard family.

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

The Arthur and Frances Millard house includes sophisticated design elements uncommon to Galveston bungalows built around the same time; this could be because a pattern book or kit house commonly sold by lumberyards was used as reference. Examples of these unusual features include a side-facing gable with a front gable intersecting, flanked by decorative dormers. Classic style columns flank a full-width inset porch. Prairie-style divided light windows flanking the front door and matching transom above create an inviting focal point, aligning with tall, narrow casement windows that match the same Prairie style. The original insurance record notes that the house contained six rooms, one hall, one

bathroom, one closet, and one porch. The original roof was metal.

3. Association with the lives of persons significant to the history of the United States, Texas, or the city of Galveston

By 1885 the city of Galveston had grown so much that the large outlots to the south, originally intended for estate tracts, were subdivided into city blocks by adding the half-numbered streets running east to west and extending all the numbered streets to the Gulf of Mexico. Early tax rolls indicate that John Adriance, a Galveston merchant, owned all of the southwest quarter of Outlot 112 in 1880. Later, J.S. Cross owned the portion of Outlot 112 that is now 3329 Avenue Q 1/2, and sold those parcels to P.J. Bellew in 1922.

A Galveston Daily News notice dated August 4, 1922 shows that Mrs. A.B. Millard received a building permit to construct a five-room bungalow at an estimated cost of \$4,300. That notice lists Miles C. Bowden as the contractor.

From circa 1895 when he arrived in Galveston from Wilmington, North Carolina, to well after the 1900 Storm, M.C. Bowden was a prominent Galveston contractor and owner of the Island City Woodworking Company. Among his most well-known structures still standing in Galveston are the City Bank building at 2219 Market street and the Scottish Rites Temple at 2128 Church Street, of which Bowden was a member. His obituary in the Galveston Daily News noted that while many of the homes he built were casualties of the 1900 Storm, he succeeded in repairing many others and built fifty-five two-room “commissary houses” in the following months to house storm survivors. M.C. Bowden died in Galveston in 1938.

4. Likelihood of the continuation of a building’s historical use, or its potential adaptation for new uses without the need for major intervention that could seriously damage its historic character or integrity.

The Frances Millard house has continually served as single-family residence since its construction, continually maintained by its respective owners. The current owners request a landmark status as way to protect and honor their home’s historic provenance indefinitely.

Financial Incentives for Historic Properties

The subject property is outside of a designated historic district, and is eligible to participate in the Financial Incentive for Substantial Rehabilitation and New Galveston Landmarks program. The benefit is a 35% reduction in the City portion of the property taxes for a period of five years.

Other Reviews

The Planning Commission will hear the request at the May 7, 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 May 25, 2019.

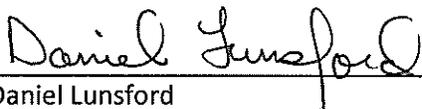
Staff Recommendation

Staff recommends approval with the following condition:

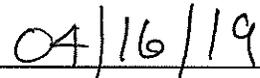
Standard Condition:

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,



Daniel Lunsford
Planner



Date

3329 Avenue Q ½

West ½ of 34th Street, East ½ lot 7 / Southwest Outlot 112

Built August 1922

Frances Millard House

(Originally noted as 3333 Q ½ on insurance record)

In June 1922, Frances Millard purchased a vacant lot from realtors Peter J. Bellew and William Murphy located where 34th Street divided the southwest and southeast quadrants of city outlot 112. The sale of the lot included the stipulation that one “dwelling house” be constructed at a cost of at least \$2500. The contract noted that the building was not to be used “for the purpose of any trade, manufacture or business of any description, nor as a school, hospital or other charitable institution, nor as a hotel, rooming hours or place of public resort” and was to be used exclusively as a private dwelling house.

The Galveston Daily News reported on August 4, 1922, that Mrs. A. B. Millard had received a building permit to construct a five-room bungalow at an estimated cost of \$4300. The contractor for the house was Miles C. Bowden. Bowden was born in Burgaw, North Carolina in 1867. Bowden moved to Wilmington with very little public education and entered the woodworking trade as an apprentice while also attending night school to study engineering. In 1895, Bowden arrived in Galveston. After he established himself as a successful carpenter and builder, Bowden incorporated the Island City Woodworking Company in 1908. He died in Galveston in 1938. His front-page obituary in the *Galveston Daily News* noted that although most of his work was erased by the 1900 hurricane, he succeeded in repairing his damaged buildings while also constructing 55 commissary houses- Small two-room cottages built to house those left homeless by the Great Storm. Many commissary houses exist today, as do two of Bowden’s more notable buildings: the City Bank Building (2219 Market Street) and the Scottish Rite Temple (2128 Church Street) of which he was a member.

The house that Bowden built for Frances Millard features sophisticated design elements not typically associated with Galveston bungalows built during the same period. Plans for the building could be attributed to a pattern book or a kit house, commonly sold by lumberyards. The north elevation of the Millard house fronting Avenue Q ½ highlights a side gable roof with a partial front gable flanked by decorative dormers. An inset porch running the length of the building is supported by four classic columns. Unique divided light windows with Prairie style influence on either side of the entryway serve as a focal point. Divided light windows and transom of the same pattern also surround the centered entryway. The original insurance record noted that the one-story frame building contained six rooms, one hall, one bathroom, one closet and one porch. The original roofing material was metal.

Frances Millard and her daughters, Hazel and Mildred, resided in the house when completed. Upon Frances' death in 1935, the house was inherited by her daughters. Hazel and Mildred maintained the residence until their own deaths in 1947 and 1990. The current owner is the second owner outside of the Millard family.

Galveston Outlots

When the city of Galveston was platted by the Galveston City Company, land south of Avenue M to the Gulf of Mexico was designated the "outlots." Outlots were twenty-acre tracts of land, equivalent to four city lots in town, or north of Avenue M to the harbor. Life in the outlots, away from the bustle, smell, and unsanitary conditions of town, was considered healthier. Many of Galveston's elite citizens, including the founder, Michel B. Menard, established their homesteads in the outlots.

By 1885, due to growth of the city, the outlots were divided into four sections. Each of these quadrants was divided into fourteen city lots, identical to the original plan for city blocks. Even streets that originally dead-ended at Avenue M were carried south to the Gulf of Mexico, divided the outlots in half. Alphabetical "half" streets running east to west were implemented to further divide each outlot into four sections: northeast, northwest, southwest and southeast. This explains the presence of the alphabetical "half" streets that appear south of Avenue M.

Early tax rolls indicate that John Adriance, early Texas merchant, legislator and real estate developer, owned all of the southwest quarter of outlot 112 in 1880. In 1897, Hugh F. McElroy paid taxes on the north part of the parcel, seven lots fronting Avenue Q ½ between 34th and 35th Streets. McElroy transferred the seven lots to J. S. Cross in 1899. The Cross family sold the lots to P. J. Bellew on June 3, 1922. Bellew immediately sold lot 7 to Mrs. Frances Millard.

Chain of ownership

16 June 1922- purchase of single lot in southwest outlot 112 by Frances Millard. (*Galveston County Clerk Archive, Deed #2202000, Book 341, Page 341*)

1935- Last Will and Testament of Frances Millard, property bequeathed to daughters Hazel and Mildred. (*Galveston County Clerk Archive, document #3501445, Book 505, Page 126*)

1990- Mildred H. Millard, daughter of Francis, to Frederick and Karin Elder

1991- Frederick Elder to Karen Elder

2013- Karen Elder to current owners

Vital Statistics- Millard Family

Frances Mary Lambert

Born September 1862 in Wisconsin/ Died 12 February 1935 in Galveston

Married Arthur Burton Millard 9 October 1883 in Markesan, Green Lake County, Wisconsin

Arthur Burton Millard

Born 24 May 1857 Wisconsin / Died 4 October 1915, Galveston

Children of Frances and Arthur Millard:

Hazel Alma Millard

Born 6 June 1888 Antigo, Langlade County, Wisconsin/ Died 2 December 1947 Galveston

Byron Lambert Millard

Born 3 August 1892 Antigo, Langlade County, Wisconsin/ Died April 1961 Bay, Florida

Mildred Harriette Millard

Born 6 May 1903 Antigo, Langlade County, Wisconsin/ Died 11 August 1990 Galveston

1900 Census, Millard Family, Antigo City, Langlade County, Wisconsin

A. B. Millard, head of household. Age 43. Married 16 years. Born Wisconsin. Father born Pennsylvania, mother born Vermont. Occupation Farmer. Works as bicycle dealer. Owns his home.

Frances M., wife. Age 37. Married 16 years. Mother of 4 children, 2 living. Born in Wisconsin. Father born in England, mother in Vermont. No occupation

Hazel A., daughter. Age 11. Single. Born in Wisconsin. At school

Byron L., son. Age 8. Single. Born in Wisconsin. At school.

1910 Census, Millard Family, Cameron County, Texas

A. B. Millard, head of household. Age 52. Born Wisconsin. Father born New York, mother born Vermont. Occupation Farmer. Owns Farm.

Fanny, wife. Age 47. Married 27 years. Mother of 7 children, 3 living. Born in Wisconsin. Father born in England, mother in Vermont. No occupation

Hazel A., daughter. Age 21. Single. Born in Wisconsin. Works as merchant in a restaurant.

Byron L., son. Age 17. Single. Born in Wisconsin. Works as Civil Engineer, Surveying

Mildred, daughter. Age 6. Born in Wisconsin. No occupation

1920 Census, Frances Millard @ 1217 Avenue G (two families living at address)

Frances Millard, head of household. Widow. Rents the property. Age 56. Born in Wisconsin.

Father born in England, mother in Vermont. No occupation

Hazel A. Millard, daughter. Age 31. Single. Born in Wisconsin. Librarian at public library

Mildred Millard, daughter. Age 16. Single. Born in Wisconsin. No occupation.

Miranda Wire, head of household. Widow. Rents the property. Age 56. Born in Texas. Parents born in Texas.
No occupation

Richard J. Gorman, son of Miranda Wire. Age 23. Single. Born in Texas. Bookkeeper at railroad office.

The name Gorman really caught my eye but then I had to circle back to see who he was when I discovered his name two more times associated with Frances Millard- he is noted in Frances Millard's will as an appraiser for the estate and in Frances Millard's obituary, he is noted a pallbearer. The 1921 directory identifies him as James R. Gorman, a clerk for the Gulf Colorado & Santa Fe Railroad. In 1935, when Frances died, the directory notes James R. Gorman residing next door at 3405 Avenue Q ½, with his wife Phoebe.

1930 Census: 3329 Avenue Q ½

Frances Millard, head of household. Widow. Owns the property, valued at \$5000. Age 69. Born in Wisconsin. Father born in England, mother in Vermont.

Hazel A. Millard, daughter. Age 41. Single. Born in Wisconsin. Assistant librarian at public library

Mildred Millard, daughter. Age 26. Single. Born in Wisconsin. Occupation not legible.

Arch Lambert, brother of Frances. Age 58. Single. Born in Wisconsin. Machinery foreman at stationary printing shop.

1940 Census: 3329 Avenue Q ½

Hazel A. Millard, Head of Household. Age 51. Single. Born in Wisconsin. Assistant librarian at public library

Mildred Millard, sister to head of household Age 36. Single. Born in Wisconsin. Railroad Office Clerk, Steam Railroad Santa Fe

Arch Lambert, uncle to head of household. Age 69. Single. Born in Wisconsin. No occupation

City Directory Search

1913 *(First listing for the family in Galveston)*

Arthur B. Millard, printer Clarke & Courts, r. 2328 Winnie. 5

1921

Frances M Millard (widow Arthur B), r. 1217 Ave G

Miss Hazel A. Millard, asst librarian Rosenberg Library, h, 1217 Ave G

Mildred H. Millard, clerk Mackay Tele-Cable Co., h. 1217 Ave G

1923

Frances M Millard (widow Arthur B), r. 3329 Avenue Q ½

Miss Hazel A. Millard, asst librarian Rosenberg Library, h. 3329 Avenue Q ½

Mildred H. Millard, comp opr GC&SF Ry., h. 3329 Avenue Q ½

1932

Frances M Millard (widow Arthur B), r. 3329 Avenue Q ½

Miss Hazel A. Millard, asst librarian Rosenberg Library, h. 3329 Avenue Q ½

Mildred H. Millard, comp opr GC&SF Ry., h. 3329 Avenue Q ½

1939

Miss Hazel A. Millard, asst librarian Rosenberg Library, h. 3329 Avenue Q ½

Mildred H. Millard, comp opr GC&SF Ry., h. 3329 Avenue Q ½

1947

Miss Hazel A. Millard, r. 3329 Avenue Q ½

Mildred H. Millard, typist GC&SF Ry., r. 3329 Avenue Q ½

1955

Mildred H. Millard, stenographer GC&SF Ry., r. 3329 Avenue Q ½

1960

Mildred H. Millard, bmo GC&SF Ry., r. 3329 Avenue Q ½

1971

Mildred H. Millard, retired, r. 3329 Avenue Q ½

1980

Mildred H. Millard, retired, r. 3329 Avenue Q ½

1991 (*Mildred died 11 August 1990 and the house sold to Frederick and Karen Elder*)

Mildred H. Millard, retired, r. 3329 Avenue Q ½

Karin S. Elder, programmer analyst UTMB, r. 3329 Ave Q ½

1996 (*last year city directories were issued*)

Karin S. Elder, r. 3329 Ave Q ½

