



# East End Historical District Association's NEIGHBORHOOD NEWS

Vol. 39 No. 11

Margaret Hand, Editor

www.eastendhistoricaldistrict.org November 2012

## On the Calendar

**EEHDA Neighborhood Meeting  
November 1st (Thursday)**  
Refreshments at 5:30, meeting at 6:00  
at The Cottage 1501 Postoffice

***BLOCK PARTY***  
**November 9th (Friday)**  
1600 Block of Sealy  
Hosted by Residents  
**Starts at 5:30**

***EAST END LIGHTING CONTEST***  
**Judging**  
**November 27th (Tuesday)**  
Begins at 5:30

***CHRISTMAS HOMES TOUR***  
**November 30th (Friday)**  
6:00 - 9:30 a.m.  
(See article this month)

***DICKENS ON THE STRAND***  
**December 1st & 2nd**  
10:00 a.m. - 9:00 p.m. Saturday  
10:00 a.m. - 6:00 p.m. Sunday  
On the Strand

National night out came off very well. It was a small but good crowd. Mayor Rosen made an appearance, along with quite a lot of Galveston's finest .

EEHDA  
President  
**Bill  
Beveridge**



Our next and final Block Party for the year is Nov. 9<sup>th</sup>. It will be hosted by several residents including myself in the 1600 block of Sealy, starting at 5:30 pm. The Christmas Homes Tour is finally off the ground. We have our four homes and a Church. Deanna has every thing under control and tickets are now on sale. We need everyone's support in this fund raiser, as it's our last one of the year, and besides it's great fun !!

Don't forget to decorate the outside of your homes by Nov. 27<sup>th</sup>, to be ready for the East End lighting contest. Hopefully they won't find another FEMA trailer being pulled by Flamingos this year !

The Garden Tour out FANTASTIC this year. Thanks to all the volunteers who sat and guided everyone. They all worked very hard for two days. It was a great success Thanks to Fran Kelly who pulled everything together. And a special thanks to all the Home owners and their hard work. All of the gardens showed a lot of care and put together superbly..

It's time to fertilize your lawn, roses and established trees. Even tho their growth is starting to slow down, it will help the root systems over the winter. If you need to Prune, it's better to wait for the sap to stop running. That will start when the temperature at night drops down into the 50's for about a week or so. Climbing roses can be pruned now as well as tied down to keep the winter winds from beating them up.

If you have a sprinkler system it is also time to turn them back, not having them come on so often One or two days a week should be sufficient for the winter.

# 2012 Christmas Homes Tour Update

by Deanna Johnson

The EEHDA will hold its annual Christmas Homes Tour on Friday, November 30, 6:00 p.m. to 9:30 p.m. I and my team have been working diligently to plan the details of the Tour. In fact, we have finally secured four homes for the Tour, and we've confirmed that the First Presbyterian Church will again partner with us to host the holiday music during the Tour. Tickets for the Tour are currently available at The Grand 1894 Opera House. Tickets will also be available at the Cottage the night of the event.

This year I'd also like to try something new: lighting up the Darragh Park Gazebo with holiday lights. Would you like to help decorate? Watch for an eblast requesting volunteers to help with holiday lights. I'm also considering an idea to find a small group of carolers or bagpipers to sing/play in the park. Does anyone have any contacts that might be helpful? Please let me know.

The addresses for the tour are 1616 Broadway, 1127 Ball, 1128 Sealy and 1118 Sealy. I currently have 2.5 house chairs and need 1.5 more. The Cottage chairperson for the Tour is Lizette Gaudin, and she is accepting pledges of sweet desserts and savory snacks. To contact Lizette with your pledge: Lizette.Gaudin@comcast.net.

How would YOU like to help? Would you consider being a house chair? Would you prefer to be a docent? Can you provide goodies for the Cottage? Please let me know at dljohnson101@gmail.com. I look forward to hearing from you!

## East End Historical District Association Christmas Homes Tour



1501 Postoffice St.

East End Historical District Assn Cottage  
Refreshments & Rest Rooms

1500 Church St.  
Darragh Park

1616 Broadway

1127 Ball St.

1128 Sealy St.

1118 Sealy St.

1903 Church St.

1873 First Presbyterian Church  
With Holiday Music Entertainment

6:30 - 7:00p Moody Methodist Handbell Choir

7:15 - 7:45p Sempre Cantare Choir

8:00 - 8:30p 1st Presbyterian Handbell Choir

8:45 - 9:15p Belton High School Choir


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## GAIN Update

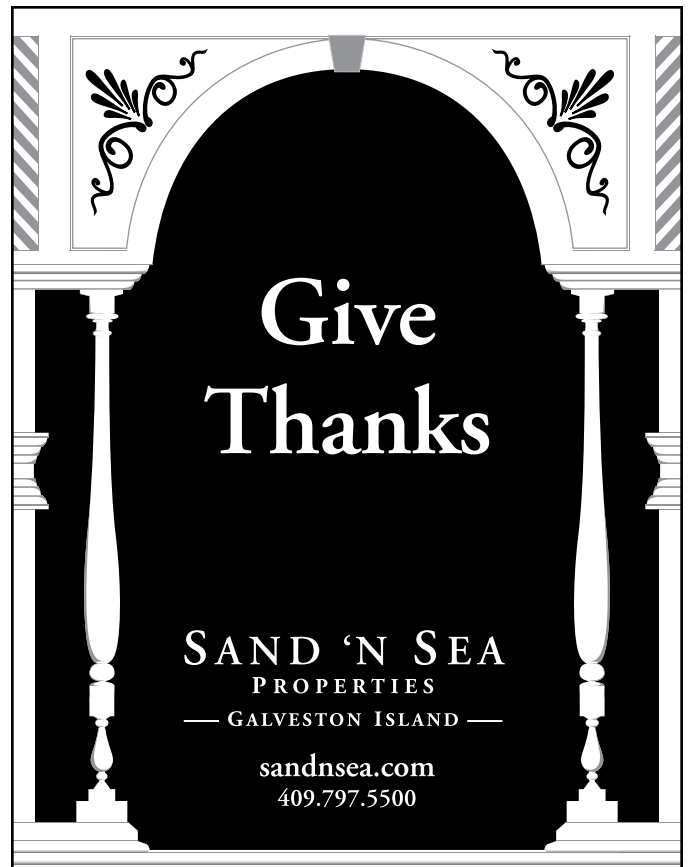
By Jonathon Tromm

The October 18, GAIN meeting had a presentation by Council member Legg that touched issues of importance since the May elections. He stated he voted to approve the proposed building at 14th and Seawall as he felt the increase to the tax base was more important than perceived detriment to the neighborhood. He also felt that that the option for an SUP means the Height and Density Standards (HDS) are guidelines that should be overridden as needed on a project by project basis. When questioned, he stated he would support removing the SUP option from the HDS. He also mentioned that in spite of the city council voting for a public housing plan, it is not yet final and details have yet to be worked out with the state and federal governments.

You have likely noticed numerous properties around the city being repaired. Ron Penn of Code Enforcement presented some impressive statistics as to actions taken during the past several months against deficient properties. I wish to remind members that you should contact Jonathon Tromm or Allison Brown with any code violations. Jonathon 409-771-5255 [vicepresident@eastendhistoricaldistrict.org](mailto:vicepresident@eastendhistoricaldistrict.org) A reminder about the overhaul of the City's Land Development Regulations (LDRs) under the Progress Galveston initiative. You should let City Council members know that the public comment period needs to be extended from 30 to 90 days as the draft will be over 300 pages long.

It has been stated by some council members they think the Height and Density Standards should be rescinded altogether or dramatically weakened. Historic guidelines, Wetlands, tree preservation, etc. are threatened. This includes the zoning,

subdivision, and related regulations that affect development in historic districts, wetlands, coastal areas, tree preservation, signage, etc. The project also includes a reworking of the development review and approval processes. The Draft will be posted on the website on November 9. <http://www.grogressgalveston.com/> You can already review the already adopted Phase 1 amendments. Under Development Regulations, Documents you can see the WGIPOA presentation which was presented to GAIN.



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## House Detective #4

### Never Assume You Have All the Facts, Until You Have All the Facts (A Non-Sequitur)

By Jane Chance

In the last installment, I confessed this (unintentionally) incomplete research on my house that, by Jan. 2010, led to Landmark status approval with a marker designating Penland as the first-owner builder. How did I discover it was incomplete? In the spring of 2010, I was tapped to represent my childless owner, Penland, at a Confederate marker ceremony at Glenwood Cemetery, at which Bernice Mistrot of the Harris County Landmark Commission and her husband had come up with additional information about Penland's life as a confederate soldier for the ceremony, which I gladly read to the gathering at the old Risley family plot where he and his wife had been jointly interred in one grave.

Bernice, an indefatigable researcher who had had access to my application, noted that according to an auction notice for my house in the *GDN* Penland must have acquired my house in 1872, not 1875, as I had thought from the deed records I had checked. (In addition to change of ownership, the deed records also note changes in mortgage liens.) Bernice was excited by this fact because Byron McKeen was part of a later noteworthy Houston family and was also a Confederate soldier (granted a similar grave marker the next year at Glenwood).

In going back over the deed books, I discovered that Penland had in fact bought my house during an auction from Mary Fisher McKeen, married to Byron McKeen and the daughter of Henry Fisher, the co-author of the 1842 Fisher-Miller-Land Act granting northern Europeans land tracts in the Hill Country. (Fisher had been appointed as consul to Bremen by Governor Houston in 1843 and died in Germany in 1867). As a very young bride Mary had bought the house two years before, in 1870, for the princely sum of \$3500 from the widow (and estate) of Norwegian John Davidson, a Galveston Branch pilot (one of five) and sea captain who had tragically drowned while trying to save a captain of a damaged bark from Germany in 1870.

Who was John Davidson? As I continued researching, I learned that he had immigrated to Galveston in 1839 at 21 as a ship's mechanic and was listed in *The First Five Hundred Residents of Galveston* as having received a land grant in the county. He had also bought my lot and whatever structures might have been on it from Rufus Cage for \$500 in 1866, after Cage had recorded a deed transfer from the original owner, Denis Campion, originally from Montreal, in 1853. Unfortunately this purchase involved Davidson in a lawsuit with Campion's heirs, at least until Davidson had paid another \$500 to them and finally built, or started, or finished building, a house in 1868 (it was not clear what kind of structure had been erected on it before then). The

house image handpainted on the 1871 Drie print (available as a Birds-Eye map on the computers at the Rosenberg Library which you can zoom to your house) looks remarkably like the L-shaped house there today. Davidson also owned three other lots/houses on the same two blocks of Postoffice (two of the three still here). Apparently he had a nephew or cousin named John Edward Davidson, also a Scandinavian sea-captain, known as "Little Davidson" who worked on the Royal Yacht at Galveston and who also died in 1868. About the two Davidsons Bernice Mistrot was wonderfully helpful in differentiating the two: she knew about all kinds of Civil War documents and the Galveston Port Society *Flake's Bulletin*. This information, however, was enough to complete a reapplication, for a larger and much more expensive marker, from the Texas Historical Commission in fall of 2010, finalized in 2011, and erected in January 2012. Four years of work.

What did I learn from this? That you must begin with the 1839 plats in the deed records and slowly work downward, as difficult as that might be (especially if you do not know the names of those who held title along the way). Before Ike, Stewart Title held wonderful records going all the way back that someone there could research for you (I don't know if that's still possible—the records may have been destroyed, or that archivist retired). It wasn't possible for me.

Also: please understand that you will never finish researching your historic house! Hopefully, along the way, you will uncover something significant about your house that makes it worthy of either City or State Historic Landmark status. (Of course there are fascinating glimpses along the way of previous lives in even the most mundane bankruptcy, obituary notice, and Confederate soldier record.) You can also use ancestry.com to research genealogies of different family branches, which are often necessary (I located an heir of John Davidson in San Antonio and called him; he eventually called back and left a message telling me his ancestor was John Edward, which I doubted, having done all of the research on his family, but I never heard from him again.) There are even ship records of European immigrants available there you can download.

And we haven't even begun to talk about architectural significance.







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## GARDEN TOUR 2012

What a great weekend we had for our tour. Weather was perfect as were all the gardens and there were tons of compliments. To the homeowners who put forth such a wonderful effort we owe a huge thank you!

There was an architectural landscaper on the tour who made the comment that each one of the gardens matched their homes – that says it all well. To every one of the volunteers who worked the tour we owe a big thank you, and to those of you who worked both days a double thank you. We couldn't have pulled it off without all of your help. We raised \$3055 for the East End. Hopefully next year we can double that. We already have one home owner who has volunteered their home for next year's tour and we will be looking for five more homes. Now is the time to think about it because that gives you a whole year to work on it.

The Garden Tour date for next year will be October 5<sup>th</sup> & 6<sup>th</sup>. We are already planning what we need to do to reach out to all of our surrounding counties and a lot of other people. So if anyone out there in our district would like to sign up for next year, you may email me at [kellyfran@aol.com](mailto:kellyfran@aol.com).

Thanks again to everyone involved in this year's tour from the Garden Tour Committee, Fran Kelly, Lizette Gaudin, Pam Gilbert and Bill Beveridge.

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## 2012 East End Christmas Light Contest

by Kay Schwartz

It's getting to be that time again . . .

Time to begin untangling those piles of lights and garland in anticipation of the 2012 East End Christmas Light Contest! The winners will receive cash prizes, as well as a sign announcing the award in their yard throughout the holidays. First Prize wins \$100, Second Prize is \$50, and Third Prize is \$25. Boulevard Realty is sponsoring the event prizes. All residents living within the bounds of the East End Historic District are eligible.

Judges will ride through the neighborhood on the night of Tuesday, November 27, beginning at around 5:30, so be sure to have all your decorations in place by then! The signs will be in the yards and the prizes distributed in time for the East End Candlelight Home Tour that Friday, November 30.

For further information, please contact Kay Schwartz at (713) 542-7509

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## More Tips on Remodeling:

### Documenting and Scheduling Your Project

by Allison & Bob Brown

#### Document Your Project

Everyone loves flipping through the photos of your home repair project. But there are more reasons to document your job than just to show a 'Before and After.' Use photos and architectural drawings/sketches to maintain a record of your construction.

- Photographing stages of repairs will help you remember later how plumbing was run, where electrical wires are, and how your roof was installed. Or, you might need them to demonstrate to the engineer that your nailing pattern on the roof was correct so you can get your Windstorm (WPI-8) approval.
- Our roof had its requisite leak after construction and we were able to rule out likely causes by reviewing photos of how flashing was run where posts penetrated the roof of the kitchen. After consulting with the carpenter and roofer, we determined that the leak came from cracks in the posts that we didn't prime and caulk until almost a year after they were installed. Once our carpenter sealed the cracks the leaks were gone.
- If you used drawings for the changes to your home, it's a good idea to have your original set and a separate set of drawings on which you track the changes as you go. The second set is called your "As Built" drawings. The original set will help you compare the number of electrical outlets your electrician initially quoted compared to how many were add-ons. The as-built drawings are useful when you or the following owner of your home do future remodeling or repairs.

#### Scheduling All Those Contractors (aka Herding Cats)

- In many cases our contractors needed to coordinate work with each other. Make sure you facilitate that communication, especially if you are your own general contractor. Make sure they know how to reach each other, then follow up with *both* of them to make sure they are going to "play nice." In our case, most of the contractors had worked together and had good relationships established already, so no worries, but they did change the schedule on me so that follow-up kept me in the loop.

- The Three Ring Circus will inevitably occur when you have more than a couple of contractors over at the same time. I recommend talking with each of them ahead of time to make sure they won't get in each other's way. In one instance, our carpenter had lumber scheduled to be delivered on the same day as I was going to have a sprinkler system installed; the carpenter was also going to work inside, and the termite company was scheduled to treat the house. Before all this was going to happen, I had the carpenter clear his pile of construction debris where the sprinkler lines would go, and got an idea from him when to expect the wood to be delivered. I had the sprinkler guys start first thing in the morning so they got the digging over with. Then the wood was delivered and covered so the sprinklers could be tested without having all that pretty new wood get soaked in the process. And the termite guy did his work by going under the house from the sides and front of the house. I gah-oh-tee-you it was stressful, but look at all the work that was performed in just one day!

I hope you'll enjoy the process of making your lovely home even better, and encourage you to include this learning experience of mine to make your process go smoother!

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## Casino Night

By Ralph McMorris

Casino Night is just around the corner (February 2, 2013), so we need to determine now if there will be enough member participation to hold it. Casino Night is a big undertaking, and in order to have a successful event we need 60 to 70 volunteers. Besides a Casino Night event chairperson, we'll need folks to volunteer to be chairpersons for:

- dealers,
- bingo,
- kitchen,
- front desk and ticket sales,
- gift collection
- decorating.

Chairpersons are responsible to recruit members and friends to serve in those tasks.

Additionally, we'll need to sell approximately 150 tickets. This means each board member and others are responsible for the sales of 5 to 10 tickets.

I'm glad to make my plant available for this event, (and serve as maintenance man and margarita machine operator).

I know this is a big undertaking for our organization, but in the past it's been a fun, social event that also generates considerable funds for our neighborhood. Fundraising events such as Casino Night, the Garden Tour and the Christmas Homes Tour are very important for us because their income augments our membership dues.

Please indicate your interest in participating in Casino Night 2013 by sending an email to our EEHDA Secretary, Deanna Johnson, at [djohnson101@gmail.com](mailto:djohnson101@gmail.com). We'll make a decision whether to go ahead with Casino Night 2013 at the November neighborhood/board meeting.

## Membership Report

By Emmy Morrison

The East End would like to welcome new members Tom Green and Vicki and Scott Evans. Vicki and Scott signed up during the Garden Tour, reside in Sugarland and have a house in the 1300 block of Chruch. Tom works as a researcher for UTMB and resides in the 1700 block of Postoffice.

As usual, a big thank you to our Sustaining Members. A membership application can be found on the last page of this newsletter

Michael & Debbie Box  
Carl Tapia & John Wilmore  
Margaret Hand & David Collins  
Sharon & Emmett Strain  
James Tucker & Renee Magee  
John C. Crossman, Jr.  
William Salario & Donald Tomek  
Anne Kinder, Kara & Aaron Homes  
Al & Gail Pressman  
Elisabeth Darst  
Sandy Hardin & Karl Lewis  
Herbert & Rosalind Mitchell  
Pamela Burge  
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Mosquito Café  
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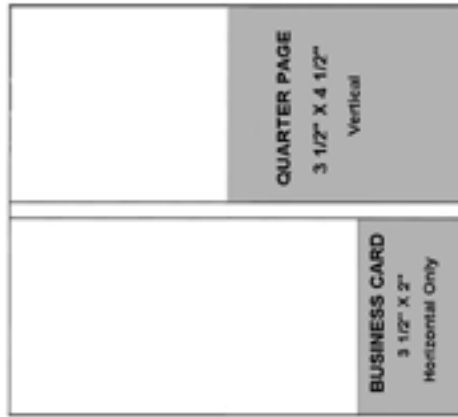
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Consider becoming an EEHDA Sustaining Member for \$100 per year.  
 Contact our Membership Chair at [membership@eastendhistoricaldistrict.org](mailto:membership@eastendhistoricaldistrict.org).

I would be interested in donating to the EEHDA Casino Night Fundraiser

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## Join the East End Historical District Association

Membership is open to everyone but only residents of the district are allowed to hold office or vote at meetings. Your membership supports a wide variety of services and programs dedicated to neighborhood improvement and historic preservation. Our Board of Directors holds regular neighborhood meetings at The Cottage, 1501 Postoffice Street at 6:00PM on the first Thursday of every month.

Meetings are open to all members and visitors to the district. The East End Historical District Association, Inc., is exempt from Federal Income Tax under section 501 (c)(3) of the Internal Revenue Code. Contributions to the EEHDA are deductible in the manner and to the extent provided by Section 170 of the IRS code. Rates are effective as of 10/1/2011.

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