

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Silk Stocking Historic District

Name of Property

Galveston County, TX

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000539

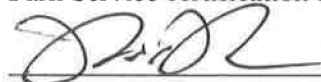
Property Name: Silk Stocking Residential Historic District

County: Galveston County

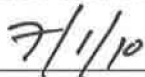
State: TX

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper



Date of Action

Amended Item in Nomination

This SLR is issued to make the following substantive change:

Section 7

The house and garage at 1201 25th Street was listed as noncontributing due to alterations. A Revaluation of the integrity of the house indicates that sufficient architectural features survive in terms of the original massing and design details that it contributes to the historic district. The garage appears to be severely deteriorated and there is not sufficient information to change its status to contributing at this time.

The Texas State Historic Preservation Office was notified of this amendment.

Distribution

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Silk Stocking Residential Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: roughly bounded by Avenue K, 23rd Street, Avenue P and 26th Street
CITY OR TOWN: Galveston VICINITY: N/A
STATE: Texas CODE: TX COUNTY: Galveston CODE: 167 ZIP CODE: 77550

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Curtis J. Jurell
Signature of certifying official

4-1-96
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the National Register
See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Edson A. Beal
Signature of the Keeper
Entered in the
National Register

Date of Action
5/10/96

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private

CATEGORY OF PROPERTY: district

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	203	86 BUILDINGS
	0	0 SITES
	1	0 STRUCTURES
	0	0 OBJECTS
	204	86 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 4

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling; DOMESTIC/secondary structure

CURRENT FUNCTIONS: DOMESTIC/single dwelling; DOMESTIC/secondary structure

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Queen Anne; Colonial Revival; Bungalow; Greek Revival

MATERIALS: FOUNDATION BRICK; CONCRETE; WOOD
WALLS WEATHERBOARD; BRICK; STUCCO
ROOF ASPHALT; TERRA COTTA
OTHER METAL; OTHER: CRUSHED OYSTER SHELL

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-18)

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Silk Stocking Residential Historic District
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On level terrain southwest of Galveston's central business district, the Silk Stocking Residential Historic District encompasses several blocks of late 19th and early 20th century residential development. Sporadic development by individuals and small-scale real estate speculators created an eclectic architectural environment. Single family houses prevail, typically 1- to 2-story frame constructions on narrow lots facing 24th and 25th streets. The eclectic building stock encompasses the influences of the Greek Revival and Queen Anne styles of the 19th century, as well as Craftsman bungalow and period revival styles of the early 20th century. An eleemosynary institution, a corner store and the Rosenberg Avenue Esplanade also help establish the neighborhood's historic architectural character. With 208 of 294 elements classified as contributing, the district retains a high level of its historic integrity.

The district encompasses four complete blocks with portions of twelve others. Galveston's grid layout of 400-foot square blocks persists in the northern and southern stretches of the neighborhood, resulting in lot orientation to the east-west avenues. Redevelopment of the original outlots created double blocks measuring approximately 400 x 840 feet at its center, with lots oriented to the north-south streets. Service alleys paved in crushed oyster shell bisect most blocks. Narrow lots average 36 feet in width, with lots in the northern reaches of the district tending to more generous dimensions. This grid pattern is uninterrupted save for the half-block closure of 24th street between Avenue N 1/2 and Avenue O (see Map 34).

Streetscapes throughout the district retain a fairly high level of integrity. Historically known as 25th Street or Bath Avenue, Rosenberg Avenue serves as the primary thoroughfare connecting the central business district and the beachfront quarter. Its intersection with Broadway, the city's primary east-west boulevard, occurs just outside the district. A center esplanade planted with graceful palms, magnolias and oleander visually reinforces its prominence as a thoroughfare (see Photo 1).

Private landscaping in the district continues this setting, with palm trees and stately live oaks underplanted by hibiscus and other tropical shrubs. Fences generally separate easements and sidewalks from private property (see Photo 2). Sidewalk materials include crushed oyster shell, concrete, glazed tiles, and brick. Fencing ranges from ornamental wrought iron to wood pickets, with occasional brick, stucco and cast concrete examples. Building setbacks consistently align porches on each block face.

Domestic buildings comprise the most pervasive type in the district. The relatively long period of development produced a diversity of housing stock reflective of local economic cycles. Houses influenced by the Greek Revival style occupy the northern and eastern stretches of the

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neighborhood, Queen Anne style residences characterize the 1300-1600 blocks of 24th and 25th streets, while early 20th century revival style and bungalow-influenced dwellings occur as infill throughout the district. Usually 1- to 2-story frame buildings clad with weatherboard siding, vernacular house forms constitute the bulk of the neighborhood's historic building stock. The most common forms include examples of the L-plan, center-passage and side-hall forms. Detailing associated with an architectural style often ornaments these basic forms. The most plentiful examples incorporate elements of Queen Anne ornamentation applied as jigsawed or turned porch detailing or decorative shingling on gable ends and projecting window bays (see Photo 1). Classical detailing is also prevalent on the district's porches, entries and eaves, whether gracing mid-19th century dwellings such as the George Ball House (see Photo 13) or early 20th century examples of the Classical and Colonial Revival styles (see Photo 6). Craftsman bungalow ideals influence many early 20th century examples (see Photo 10). Historic fenestration typically consists of single- or double-hung wood sash and wood doors, although louvered metal storm shutters often obscures these. Gabled and hipped roof forms predominate, with replacement asphalt shingles currently the most common roofing material. Much of this detailing came directly from local wholesalers of building materials, lending continuity to the district's historic fabric.

Whatever the form or detailing, most houses in the neighborhood also feature foundations elevated well above ground level. A local response to repetitive flood conditions, this raised form predominates for simple cottages as well as elaborate mansions. Other responses to the island's tropical climate include shuttered rear porches, glazed tiles, clay brick and narrow building masses. Narrow urban lots typically constricted floor plans. In response, houses in the district generally feature projecting bays and generous porches to help shade interiors and catch cooling Gulf breezes. Similar concerns often segregated kitchens into rear service wings to help keep heat out of living quarters.

Recurrent fires, floods, hurricanes often created housing shortages in the city. In response speculators often built houses for use as rental property. Usually smaller in scale than owner occupied housing in the district, such properties often incorporated only two or four rooms. They typically fronted onto the cross streets or alleys, such as the Greek Revival cottages in the 2300 block of Avenue M (see Photo 4). Occasionally, landowners capitalized on economies of scale by building a series of similar houses such as those in the 2300 block of Avenue N (see Photo 3) or the pair of houses at 2411-15 Avenue L (see Photo 11). These efforts helped establish the urban density that gives the district its distinctive setting.

The earliest vernacular forms of housing in the district include examples of the center passage and side hall plans, usually 1- or 2-story frame versions. The symmetrical center passage plan incorporates a hallway between flanking rooms. The plan type appeared in Texas during the mid-19th century as immigrants from the Upland and Lowland South replicated the familiar form in their newly adopted domain. Distinctive physical characteristics include side-gabled roofs and

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central entry on symmetrical facades. Narrow lots in the neighborhood often fostered front gabled versions of the plan. Most examples in the district feature modest architectural ornamentation associated with the Greek Revival style, typically on the full width front porches or entry porticoes, gable ends, and fenestration. As the house form remained popular into the early 20th century, some examples also demonstrate Queen Anne stylistic influences in their ornamentation.

The related side hall form also occurs regularly in the district. Aligning the rooms along a hall running perpendicular to the street, such dwellings were well suited to the narrow lots in the district. Typically 1- or 2-story frame versions dating to the late 19th century, local examples usually culminated in a front gabled or hipped roof. Full width porches or modest entry porticoes often featured ornamentation drawn from the Queen Anne style.

Among the most common 19th century vernacular forms in the district, the L-plan and its variants append front-projecting rooms onto the basic center passage form to create an L-shaped plan. The central hallway provides access to several rooms front to back on one side and a single room on the other. Front projecting wings usually incorporate two rooms, with the rear room serving as a rudimentary kitchen and dining area. Front and rear porches typically occur within the eaves. Wood frame construction clad with weatherboard siding predominates, with cross-gabled roof forms almost always surmounting examples of this plan type. Local examples usually rise a single story, although 2-story versions exist. Representing a turn-of-the-century elaboration of this form, the modified L-plan incorporates a cubic central mass into the basic form, capped by a hipped roof and flanking gables. Late 19th century versions typically feature ornamentation drawn from the Queen Anne style, typically focused on porches and in gable ends. Early 20th century examples often substituted classically inspired detailing such as Doric or Tuscan columns on wrap-around porches.

The shotgun house type evolved from a traditional African house form transported from the Caribbean to Southern river deltas in the United States (Vlach 1976, appears in Upton and Vlach 1986:58-78). Associated with African-American urban settlements, the shotgun house frequently appeared along the neighborhood's alleys as rental property. Built from the late 19th century into the second quarter of the 20th century, such houses feature a single range of rooms from two to four rooms in depth. The distinctive form typically featured few architectural embellishments.

Although Galveston's builders employed traditional building types well into the 20th century, widely available popular literature promoted new domestic forms amongst the middle classes by the early 1900s. Local buildings consequently incorporated popular plan types such as bungalows that appeared simultaneously throughout the country. Plans for these houses were often supplied by mail order firms or published in plan books available at local lumberyards. The bungalow proved the most prolific early 20th century form in the district, with builders applying ornamentation drawn from the idioms of the Craftsman and period revival styles. Typical bungalow features include a

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low-slung profile of 1- or 1-1/2 stories surmounted by a front-facing gable roof incorporating the porch. The typical plan features two ranges of rooms, staggered front to back to accommodate a substantial front porch. Craftsman-inspired details include angular brackets supporting decoratively carved wide eaves and tapered box columns resting on brick or stone pedestals.

Builders in the neighborhood typically grafted stylistic ornamentation onto these various forms. Classical elements associated with the Greek Revival style were among the earliest used in the district. Popular between the 1850s and 1870s in Galveston, the style left its mark on the neighborhood. Common physical characteristics include a symmetrically arranged facade organized around a classically detailed porch. Front- and side-gabled roofs and frame construction techniques predominate. Transoms and sidelights typically frame the front door. Classical detailing at the eaves and pedimented fenestration surrounds are also common.

Architectural styles popular during the late 19th century reflected new tastes for complexity and ornamentation made possible by technological advances. Property owners enjoyed wide access to mass produced architectural details including bay windows, porch trim and decorative elements readily available at Galveston wholesalers. Perfectly suited to this development, the Queen Anne style enjoyed widespread local success. District examples feature elaborate arrangements of ornamental details drawn from English architectural antecedents. Usually grafted onto the asymmetrical L-plan or modified L-plan form, they typically occur as 2-story frame versions capped by complex roofscapes. The rich textural variety of materials such as smooth clapboard, imbricated shingles, polychrome roof tiles, carved brackets, turned porch detailing and jigsawed bargeboards create lively eclectic compositions. This style's popularity coincided with Galveston's rapid growth in the late 19th century. The city's affluent merchants erected new houses in the neighborhood to bespeak their wealth and social status. As a result, more than 60% of contributing buildings in the district feature elements of this style. Developed in response to Galveston's narrow lots, examples of the style in the district often compress the asymmetrical plans found elsewhere in the state. They nevertheless retain the exuberant eclecticism of detailing associated with the style.

The turn of the century witnessed an increase in the promotion of academically correct historic styles in builder's magazines, professional journals and the popular press. This in turn created a demand for houses designed in period revival styles such as the Classical Revival, Mission Revival and Spanish Colonial Revival styles. These achieved popularity in Galveston as property owners sought alternatives to the complicated Victorian styles. The 1893 World's Columbian Exhibition proved instrumental to popularizing a return to classicism. Plans achieved widespread distribution through women's magazines and a growing number of mail-order catalogs. Relying on symmetrically organized ornamentation such as classical columns, pediments and temple front motifs, the Classical Revival style contributed porches with Doric or Tuscan columns to the district's fabric. The related Colonial Revival style featured balanced facades with classical decoration focused on entry porticoes or molded door surrounds. Dormers often graced a hipped

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roofscape incorporating exaggerated chimney stacks. Spanish Colonial Revival and Mission Revival style dwellings coincided with interest in the region's Hispanic architectural past. Initial examples of the Mission Revival style featured simply detailed rectangular forms based on early mission architecture of the western states. Red tiled roofs with curvilinear parapets often surmounted these compositions. Examples of the later Spanish Colonial Revival style drew their inspiration from the *haciendas* of Mexico and Spain. These buildings featured asymmetrical plans with stuccoed exteriors and round-arched fenestration surmounted by red tiled roofs of low pitch. Facades were generally asymmetrical, with off-center front entrances. Detailing from both idioms were often applied to popular domestic forms such as the bungalow. Local examples occasionally mixed these features with detailing inspired by Italian Renaissance prototypes to create examples of the Mediterranean style. Low-pitched hipped roofs covered with ceramic tiles generally surmount these examples.

In contrast to the historicist architectural styles of the early 20th century, the progressive Prairie School style sought to create a distinctive modern form influenced by the domestic designs of Frank Lloyd Wright. The approach attained a modest degree of popularity in the district. A strong horizontal emphasis provides the stylistic emphasis, usually underscored by long bands of ribbon windows, flat or low pitched rooflines, elongated terraces and porches, wide chimneys, and horizontally placed decorative materials.

DEFINITION OF CATEGORIES

CONTRIBUTING - Properties in this category include buildings that contribute to the district's overall historic and architectural character as an enclave of residences developed during the late 19th and early 20th centuries. While the vast majority of the neighborhood's primary residences fall into this category, only about half of the secondary buildings may be so classified. The few commercial and institutional properties that historically provided services to the neighborhood also fall into this category. Contributing properties must be at least 50 years old and retain sufficient integrity to be recognizable to the district's period of significance. This is most often achieved through similarities of scale, materials, workmanship and location. In response to persistent hurricane damage to the island, buildings in this category often experienced minor alterations such as the loss of decorative architectural detailing or installation of storm shutters. Individually, these minor alterations seldom compromise a building's integrity.

NONCONTRIBUTING - Properties in this category detract from the district's historic character. Most are historic buildings that experienced more recent (post-1945) changes such as modern additions, application of synthetic siding or replacement of original porch fabric that negatively affected historic integrity. Typically focused on historic secondary buildings in the neighborhood, these efforts often obscured similarities of scale, craftsmanship, design quality and architectural

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features that established the district's historic character. Primary residences with three or more minor alterations also fall into this category. Following sensitive rehabilitation using the Secretary of the Interior's *Standards for Rehabilitation*, however, these historic buildings may be reclassified as Contributing. Such properties are marked by an asterisk (*) in the following INVENTORY OF PROPERTIES. Buildings less than 50 years old comprise the final group of properties in this category. Although such buildings typically share few architectural similarities with those constructed during the period of significance, they account for a mere 3% of the district's building stock.

INVENTORY OF PROPERTIES

ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
Rosenberg Esplanade	c. 1900	Infrastructure		Contributing
2327 Avenue K	1907/23	Domestic: single family	Prairie School	Contributing
2327a Avenue K	c.1907	Domestic: garage		Contributing
2310 Avenue L	c.1921	Domestic: single family	Classical Revival	Contributing
2310a Avenue L	c.1950	Domestic: garage		Noncontributing
2323 Avenue L	c.1890	Domestic: single family	Queen Anne	Noncontributing*
2323a Avenue L	c.1890	Domestic: garage		Contributing
2402 Avenue L	1885	Domestic: single family	Queen Anne	Contributing
2402a Avenue L	c.1900	Domestic: garage		Contributing
2410 Avenue L	c.1927	Domestic: single family	Colonial Revival	Contributing
2410a Avenue L	c.1927	Domestic: garage		Contributing
2410b Avenue L	c.1927	Domestic: garage		Contributing
2411 Avenue L	c.1889	Domestic: single family	Vernacular Gable Front	Contributing
2411a Avenue L	c.1889	Domestic: garage		Contributing
2415 Avenue L	c.1888	Domestic: single family	Vernacular Gable Front	Contributing
2415a Avenue L	c.1888	Domestic: garage		Contributing
2416 Avenue L	c.1900	Domestic: single family	Classical Revival	Contributing
2416a Avenue L	c.1900	Domestic: carriage house		Contributing
2416b Avenue L	c.1900	Domestic: garage		Contributing
2419 Avenue L	c.1896	Domestic: single family	Queen Anne	Contributing
2420 Avenue L	c.1883	Domestic: single family	Queen Anne	Contributing
2420a Avenue L	c.1883	Domestic: carriage house		Contributing
2423 Avenue L	c.1891	Domestic: single family	Vernacular Gable Front	Contributing
2423a Avenue L	c.1891	Domestic: carriage house		Contributing
2424 Avenue L	c.1883	Domestic: single family	Queen Anne	Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
2428 Avenue L	c.1913	Commercial		Contributing
2314 Avenue M	c.1860	Domestic: single family	Greek Revival	Contributing
2314a Avenue M	c.1860	Domestic: carriage house		Contributing
2318 Avenue M	c.1870	Domestic: single family	Greek Revival	Contributing
2319 Avenue M	c.1898	Domestic: single family	Queen Anne	Contributing
2322 Avenue M	c.1870	Domestic: single family	Greek Revival	Contributing
2326 Avenue M	c.1870	Domestic: single family	Greek Revival	Contributing
2327 Avenue M	1893	Domestic: single family	Queen Anne	Noncontributing*
2328 Avenue M	c.1898	Domestic: single family	Vernacular Gable Front	Contributing
2403-05 Avenue M	c.1898	Domestic: single family	Raised Cottage	Contributing
2406 Avenue M	c.1915	Domestic: single family	Bungalow	Contributing
2406a Avenue M	c.1915	Domestic: carriage house		Contributing
2407-09 Avenue M	c.1898	Domestic: single family	Raised Cottage	Contributing
2410 Avenue M	c.1930	Domestic: single family	Bungalow	Contributing
2417-19 Avenue M	c.1880	Domestic: single family	Gothic Revival	Contributing
2418 Avenue M	c.1914	Domestic: single family	Bungalow	Contributing
2418a Avenue M	c.1914	Domestic: garage		Noncontributing*
2420 Avenue M	c.1914	Domestic: single family	Bungalow	Contributing
2420a Avenue M	c.1914	Domestic: garage		Contributing
2422 Avenue M	c.1914	Domestic: single family	Classical Revival	Contributing
2422a Avenue M	c.1914	Domestic: garage		Noncontributing*
2505 Avenue M	c.1890	Domestic: single family	Raised Cottage	Contributing
2514 Avenue M	c.1920	Domestic: single family	Bungalow	Contributing
2514a Avenue M	c.1920	Domestic: garage		Contributing
2319 Avenue N	c.1870	Domestic: single family	Queen Anne	Contributing
2319a Avenue N	c.1870	Domestic: garage		Noncontributing*
2320 Avenue N	c.1905	Domestic: single family	Queen Anne	Contributing
2320a Avenue N	c.1905	Domestic: carriage house		Contributing
2321 Avenue N	c.1921	Domestic: single family	Bungalow	Contributing
2323 Avenue N	c.1925	Domestic: single family	Bungalow	Noncontributing*
2323a Avenue N	c.1925	Domestic: garage		Noncontributing*
2324 Avenue N	c.1905	Domestic: single family	Queen Anne	Contributing
2327 Avenue N	c.1920	Domestic: single family	Prairie School	Contributing
2328 Avenue N	c.1905	Domestic: single family	Queen Anne	Contributing
2401 Avenue N	c.1921	Domestic: single family	Colonial Revival	Contributing
2402 Avenue N	c.1908	Domestic: single family		Noncontributing*
2408 Avenue N	c.1907	Domestic: single family	Raised Cottage	Contributing
2409 Avenue N	c.1900	Domestic: single family	Vernacular Gable Front	Noncontributing*

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
2411 Avenue N	c.1940	Domestic: single family	Colonial Revival	Contributing
2411a Avenue N	c.1940	Domestic: garage		Noncontributing*
2412 Avenue N	c.1908	Domestic: single family	Raised Cottage	Noncontributing*
2412a Avenue N	c.1908	Domestic: garage		Noncontributing*
2415 Avenue N	c.1925	Domestic: single family	Colonial Revival	Contributing
2415a Avenue N	c.1925	Domestic: garage		Noncontributing*
2416 Avenue N	c.1940	Domestic: single family	International	Contributing
2424 Avenue N	c.1908	Domestic: single family	Raised Cottage	Contributing
2425 Avenue N	c.1914	Domestic: single family	Prairie School	Contributing
2425a Avenue N	c.1914	Domestic: garage		Noncontributing*
2428 Avenue N	c.1908	Domestic: single family	Raised Cottage	Noncontributing*
2504 Avenue N	c.1900	Domestic: single family	Queen Anne	Contributing
2512 Avenue N	c.1900	Domestic: single family	Raised Cottage	Contributing
2311 Avenue N 1/2	c.1871	Domestic: single family	Greek Revival	Contributing
2311a Avenue N 1/2	c.1871	Domestic: garage		Noncontributing*
2314 Avenue N 1/2	c.1938	Domestic: single family	Bungalow	Contributing
2314a Avenue N 1/2	c.1938	Domestic: garage		Noncontributing*
2315 Avenue N 1/2	c.1924	Domestic: single family	Bungalow	Contributing
2317 Avenue N 1/2	c.1915	Domestic: single family	Bungalow	Contributing
2318 Avenue N 1/2	c.1938	Domestic: single family	Bungalow	Contributing
2321 Avenue N 1/2	c.1915	Domestic: single family	Bungalow	Contributing
2321a Avenue N 1/2	c.1915	Domestic: garage		Contributing
2324 Avenue N 1/2	c.1892	Domestic: single family	Raised Cottage	Contributing
2326 Avenue N 1/2	c.1960	Domestic: single family		Noncontributing
2327 Avenue N 1/2	c.1924	Domestic: single family	Colonial Revival	Contributing
2327a Avenue N 1/2	c.1924	Domestic: garage		Contributing
2328 Avenue N 1/2	c.1905	Domestic: single family	Queen Anne	Contributing
2328a Avenue N 1/2	c.1905	Domestic: garage		Noncontributing*
2318 Avenue O	c.1900	Domestic: single family	Queen Anne	Noncontributing*
2320 Avenue O	c.1900	Domestic: single family	Queen Anne	Noncontributing*
2323 Avenue O	c.1924	Domestic: single family	Mediterranean	Contributing
2323a Avenue O	c.1924	Domestic: garage		Contributing
2324 Avenue O	c.1900	Domestic: single family	Vernacular Gable Front	Noncontributing*
2327 Avenue O	c.1910	Domestic: single family	Classical Revival	Contributing
2328 Avenue O	c.1900	Domestic: single family	Queen Anne	Contributing
2400 Avenue O	c.1900	Domestic: single family	Queen Anne	Noncontributing*
2401-03 Avenue O	c.1970	Domestic: duplex		Noncontributing
2402 Avenue O	c.1930	Domestic: single family	Bungalow	Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
2402a Avenue O	c.1930	Domestic: garage		Contributing
2404-08 Avenue O	c.1941	Domestic: triplex	Mediterranean	Contributing
2404a Avenue O	c.1941	Domestic: garage		Contributing
2407 Avenue O	c.1970	Domestic: single family		Noncontributing
2407a Avenue O	c.1970	Domestic: garage		Noncontributing
2412 Avenue O	c.1934	Domestic: single family	Mediterranean	Contributing
2412a Avenue O	c.1934	Domestic: garage		Contributing
2417 Avenue O	c.1900	Domestic: single family	Raised Cottage	Contributing
2419 Avenue O	c.1892	Domestic: single family	Queen Anne	Contributing
2419a Avenue O	c.1892	Domestic: carriage house		Contributing
2421 Avenue O	c.1913	Domestic: single family	Bungalow	Contributing
2421a Avenue O	c.1913	Domestic: garage		Noncontributing*
2428 Avenue O	c.1914	Domestic: single family	Prairie School	Contributing
2428a Avenue O	c.1914	Domestic: garage		Contributing
2428b Avenue O	c.1914	Domestic: garage		Contributing
2504 Avenue O	c.1907	Domestic: single family	Mission Revival	Contributing
2504a Avenue O	c.1907	Domestic: garage		Contributing
2505 Avenue O	c.1940	Domestic: apartments		Contributing
2401 Avenue O 1/2	c.1910	Domestic: single family	Classical Revival	Contributing
2402 Avenue O 1/2	c.1925	Domestic: single family	Colonial Revival	Contributing
2402a Avenue O 1/2	c.1925	Domestic: garage		Contributing
2410 Avenue O 1/2	c.1915	Domestic: single family	Bungalow	Contributing
2412 Avenue O 1/2	c.1915	Domestic: single family	Bungalow	Contributing
2412a Avenue O 1/2	c.1915	Domestic: garage		Contributing
2415 Avenue O 1/2	c.1910	Domestic: single family	Classical Revival	Contributing
2424 Avenue O 1/2	c.1925	Domestic: apartments	Bungalow	Contributing
2428 Avenue O 1/2	c.1925	Domestic: apartments	Bungalow	Contributing
2402 Avenue P	c.1910	Domestic: single family	Colonial Revival	Contributing
2402a Avenue P	c.1910	Domestic: garage		Contributing
2404 Avenue P	c.1910	Domestic: single family	Vernacular Gable Front	Contributing
2406 Avenue P	c.1907	Domestic: single family	Raised Cottage	Contributing
2408 Avenue P	c.1907	Domestic: single family	Raised Cottage	Contributing
1124 24th Street	c.1895	Domestic: single family	Queen Anne	Contributing
1124a 24th Street	c.1950	Domestic: garage		Noncontributing
1201 24th Street	c.1895	Domestic: single family	Raised Cottage	Noncontributing*
1209 24th Street	c.1931	Domestic: single family	Bungalow	Contributing
1209a 24th Street	c.1931	Domestic: garage		Noncontributing*
1214 24th Street	c.1900	Domestic: single family	Bungalow	Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
1303 24th Street	c.1898	Domestic: single family	Queen Anne	Contributing
1305 24th Street	c.1908	Domestic: single family	Vernacular Gable Front	Contributing
1307 24th Street	c.1908	Domestic: single family	Vernacular Gable Front	Contributing
1307a 24th Street	c.1908	Domestic: garage		Noncontributing*
1314 24th Street	c.1894	Domestic: single family	Queen Anne	Contributing
1315 24th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1316 24th Street	c.1893	Domestic: single family	Queen Anne	Contributing
1316a 24th Street	c.1893	Domestic: garage		Contributing
1316b 24th Street	c.1893	Domestic: carriage house		Contributing
1317 24th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1317a 24th Street	c.1899	Domestic: garage		Contributing
1318 24th Street	c.1896	Domestic: single family	Queen Anne	Contributing
1319 24th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1319a 24th Street	c.1899	Domestic: garage		Contributing
1322 24th Street	c.1895	Domestic: single family	Queen Anne	Contributing
1325 24th Street	c.1906	Domestic: single family	Vernacular Gable Front	Contributing
1325a 24th Street	c.1906	Domestic: garage		Noncontributing*
1326 24th Street	c.1895	Domestic: single family	Queen Anne	Contributing
1329 24th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1329a 24th Street	c.1899	Domestic: garage		Contributing
1401 24th Street	1857/01	Domestic: single family	Greek Revival	Contributing
1402 24th Street	c.1895	Domestic: single family	Queen Anne	Contributing
1404 24th Street	c.1909	Domestic: single family	Classical Revival	Contributing
1405 24th Street	1857/01	Domestic: single family	Greek Revival	Contributing
1405a 24th Street	c.1902	Domestic: garage		Noncontributing*
1406 24th Street	c.1895	Domestic: single family	Queen Anne	Contributing
1406a 24th Street	c.1895	Domestic: garage		Noncontributing*
1410 24th Street	c.1895	Domestic: single family	Queen Anne	Contributing
1411 24th Street	c.1903	Domestic: single family	Raised Cottage	Contributing
1411a 24th Street	c.1903	Domestic: carriage house		Contributing
1414 24th Street	c.1906	Domestic: single family	Queen Anne	Contributing
1414a 24th Street	c.1900	Domestic: single family		Contributing
1417 24th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1419 24th Street	c.1908	Domestic: single family	Classical Revival	Contributing
1421 24th Street	c.1908	Domestic: single family	Vernacular Gable Front	Contributing
1421a 24th Street	c.1908	Domestic: garage		Noncontributing*
1503-05 24th Street	c.1900	Domestic: single family	Queen Anne	Noncontributing*
1507 24th Street	c.1915	Domestic: single family	Vernacular Gable Front	Noncontributing*

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
1510 24th Street	c.1960	Domestic: single family		Noncontributing
1511-13 24th Street	c.1900	Domestic: single family	Queen Anne	Noncontributing*
1511a 24th Street	c.1900	Domestic: garage		Noncontributing*
1512 24th Street	c.1906	Domestic: single family	Queen Anne	Noncontributing*
1512a 24th Street	c.1906	Domestic: garage		Noncontributing*
1515 24th Street	c.1906	Domestic: single family	Queen Anne	Contributing
1515a 24th Street	c.1906	Domestic: garage		Noncontributing*
1517 24th Street	c.1908	Domestic: single family	Vernacular Gable Front	Contributing
1517a 24th Street	c.1908	Domestic: garage		Noncontributing*
1519 24th Street	c.1900	Domestic: single family	Vernacular Gable Front	Noncontributing*
1519a 24th Street	c.1900	Domestic: garage		Contributing
1601 24th Street	c.1927	Domestic: single family	Prairie School	Contributing
1601a 24th Street	c.1927	Domestic: garage		Contributing
1605 24th Street	c.1906	Domestic: single family	Queen Anne	Noncontributing*
1605a 24th Street	c.1920	Domestic: garage		Contributing
1607 24th Street	c.1900	Domestic: single family	Vernacular Gable Front	Noncontributing*
1711 24th Street	c.1890	Domestic: single family	Queen Anne	Noncontributing*
1712 24th Street	c.1930	Domestic: single family	Bungalow	Contributing
1712a 24th Street	c.1930	Domestic: garage		Contributing
1809 24th Street	c.1906	Domestic: single family	Queen Anne	Contributing
1813 24th Street	c.1910	Domestic: single family	Vernacular Gable Front	Contributing
1813a 24th Street	c.1895	Domestic: single family	Queen Anne	Noncontributing*
1114 25th Street	c.1890	Domestic: single family	Classical Revival	Contributing
1118 25th Street	c.1890	Domestic: single family	Queen Anne	Contributing
1201 25th Street	c.1900	Domestic: single family	Queen Anne	Noncontributing*
1201a 25th Street	c.1900	Domestic: garage		Noncontributing*
1205 25th Street	c.1900	Domestic: single family	Queen Anne	Contributing
1205a 25th Street	c.1890	Domestic: single family		Noncontributing*
1208 25th Street	c.1885	Domestic: single family	Greek Revival	Contributing
1208a 25th Street	c.1885	Domestic: garage		Contributing
1209 25th Street	c.1900	Domestic: single family	Queen Anne	Noncontributing*
1209a 25th Street	c.1890	Domestic: single family	Shotgun	Contributing
1209b 25th Street	c.1890	Domestic: single family	Shotgun	Noncontributing*
1213 25th Street	c.1913	Domestic: single family	Bungalow	Contributing
1213a 25th Street	c.1913	Domestic: carriage house		Noncontributing*
1214 25th Street	c.1939	Domestic: single family	Bungalow	Contributing
1224 25th Street	c.1963	Domestic: single family		Noncontributing
1227 25th Street	c.1936	Domestic: single family	Bungalow	Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
1301 25th Street	c.1904	Domestic: single family	Queen Anne	Noncontributing*
1302 25th Street	c.1910	Domestic: single family	Bungalow	Noncontributing*
1305 25th Street	c.1904	Domestic: single family	Queen Anne	Contributing
1305a 25th Street	c.1904	Domestic: garage		Contributing
1310 25th Street	c.1912	Domestic: single family	Bungalow	Contributing
1310a 25th Street	c.1912	Domestic: garage		Noncontributing*
1311 25th Street	c.1904	Domestic: single family	Queen Anne	Noncontributing*
1311a 25th Street	c.1904	Domestic: garage		Contributing
1314 25th Street	c.1903	Domestic: single family	Queen Anne	Noncontributing*
1314a 25th Street	c.1903	Domestic: garage		Noncontributing*
1315 25th Street	c.1903	Domestic: single family	Queen Anne	Contributing
1315a 25th Street	c.1908	Domestic: single family	Shotgun	Contributing
1319 25th Street	c.1907	Domestic: single family	Bungalow	Contributing
1320 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1320a 25th Street	c.1899	Domestic: garage		Noncontributing*
1321 25th Street	c.1903	Domestic: single family	Queen Anne	Contributing
1321a 25th Street	c.1903	Domestic: carriage house		Contributing
1322 25th Street	c.1903	Domestic: single family	Queen Anne	Contributing
1322a 25th Street	c.1903	Domestic: garage		Noncontributing*
1323 25th Street	c.1905	Domestic: single family	Classical Revival	Noncontributing*
1325 25th Street	c.1915	Domestic: single family	Bungalow	Contributing
1325a 25th Street	c.1915	Domestic: garage		Noncontributing*
1400 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1400a 25th Street	c.1899	Domestic: garage		Noncontributing*
1401 25th Street	c.1903	Domestic: single family	Queen Anne	Contributing
1401a 25th Street	c.1903	Domestic: carriage house		Contributing
1401b 25th Street	c.1903	Domestic: carriage house		Contributing
1405 25th Street	c.1904	Domestic: single family	Queen Anne	Contributing
1405a 25th Street	c.1904	Domestic: garage		Noncontributing*
1406 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1406a 25th Street	c.1899	Domestic: garage		Noncontributing*
1411 25th Street	c.1908	Domestic: single family	Queen Anne	Noncontributing*
1411a 25th Street	c.1908	Domestic: garage		Noncontributing*
1412 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1412a 25th Street	c.1899	Domestic: garage		Noncontributing*
1414 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1415 25th Street	c.1908	Domestic: single family	Queen Anne	Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
1415a 25th Street	c.1908	Domestic: garage		Noncontributing*
1416 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1416a 25th Street	c.1899	Domestic: carriage house		Contributing
1417 25th Street	c.1907	Domestic: single family	Classical Revival	Contributing
1417a 25th Street	c.1907	Domestic: garage		Contributing
1419 25th Street	c.1900	Domestic: single family	Vernacular Gable Front	Contributing
1420 25th Street	c.1899	Domestic: single family	Queen Anne	Contributing
1420a 25th Street	c.1899	Domestic: garage		Noncontributing*
1421 25th Street	c.1900	Domestic: single family	Classical Revival	Noncontributing*
1421a 25th Street	c.1900	Domestic: carriage house		Contributing
1422 25th Street	c.1910	Domestic: single family	Classical Revival	Contributing
1422a 25th Street	c.1910	Domestic: garage		Noncontributing*
1423 25th Street	c.1900	Domestic: single family	Classical Revival	Noncontributing*
1423a 25th Street	c.1900	Domestic: garage		Noncontributing*
1502 25th Street	c.1920	Domestic: single family	Colonial Revival	Contributing
1502a 25th Street	c.1920	Domestic: garage		Contributing
1508-10 25th Street	c.1905	Domestic: single family	Queen Anne	Contributing
1510a 25th Street	c.1905	Domestic: garage		Noncontributing*
1512 25th Street	c.1906	Domestic: single family	Queen Anne	Contributing
1512a 25th Street	c.1906	Domestic: garage		Contributing
1514 25th Street	c.1905	Domestic: single family	Raised Cottage	Contributing
1514a 25th Street	c.1905	Domestic: garage		Noncontributing*
1516 25th Street	c.1905	Domestic: single family	Queen Anne	Noncontributing*
1518 25th Street	c.1915	Domestic: single family	Bungalow	Contributing
1518a 25th Street	c.1915	Domestic: carriage house		Contributing
1520 25th Street	c.1922	Domestic: single family	Bungalow	Contributing
1602 25th Street	c.1925	Domestic: single family	Mission Revival	Contributing
1602a 25th Street	c.1925	Domestic: garage		Contributing
1606 25th Street	c.1926	Domestic: single family	Colonial Revival	Contributing
1606a 25th Street	c.1926	Domestic: garage		Contributing
1702 25th Street	c.1913	Domestic: single family	Prairie School	Noncontributing*
1706 25th Street	c.1913	Domestic: single family	Prairie School	Contributing
1709 25th Street	c.1915	Domestic: single family	Bungalow	Noncontributing*
1709a 25th Street	c.1915	Domestic: garage		Contributing
1710 25th Street	c.1913	Domestic: single family	Prairie School	Noncontributing*
1711 25th Street	c.1915	Domestic: single family	Prairie School	Contributing
1711a 25th Street	c.1915	Domestic: carriage house		Contributing
1714 25th Street	c.1925	Domestic: apartments		Noncontributing*

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
1719 25th Street	c.1914	Domestic: single family	Bungalow	Contributing
1723 25th Street	c.1914	Domestic: single family	Prairie School	Contributing
1723a 25th Street	c.1914	Domestic: carriage house		Contributing
1804 25th Street	c.1895	Institutional	Chateausque	Contributing

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: c.1860-1945

SIGNIFICANT DATES: 1898 1900 1904 1915

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Clayton, Nicholas

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-19 through 8-30)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-31 through 9-33)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Rosenberg Library

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The Silk Stocking Residential Historic District encompasses one of Galveston's most intact late 19th and early 20th century residential neighborhoods. The design, scale and materials of the housing stock closely reflect the cyclical development of the local economy from the 1860s through the end of World War II. Blessed with one of the finest deep-water harbors on the Gulf Coast, Galveston evolved as Texas' preeminent trade center during the 19th century. Resultant widespread prosperity prompted many local merchants, bankers and attorneys to erect substantial houses in the neighborhood as a testament to their wealth and status. As a result, the district contains a significant collection of residential properties, including many of Galveston's best examples of Queen Anne architecture. Evaluated within the context of *Community and Regional Development in Texas*, the historic district is therefore eligible on the local level of significance under Criterion C in the area of Architecture.

HISTORICAL DEVELOPMENT OF GALVESTON

Initially inhabited by Karankawa Indians, Galveston Island experienced periodic visits by European explorers from 1528 onward. Pirate Jean Lafitte established a base of operations on the barrier island between 1817 and 1821, attracted by its natural harbor. Within a decade, the Mexican government assigned a garrison to protect about 300 people settled near the customs house.

In 1833 Canadian-born Michael B. Menard acquired title from Mexico to 4,605 acres at the east end of the island. The Republic of Texas confirmed Menard's title in 1836 for \$50,000. Menard financed this cost by selling city lots surveyed in 1837 by John D. Grosebeck. Patterned after Philadelphia's grid plan, the plat featured alphabetical avenues running parallel to the bay intersected by numbered streets. A central alley bisected each block of 14 rectangular lots. Larger outlots encompassing approximately four undivided blocks occupied the area south of Avenue M.

The Republic of Texas established postal facilities and a customs house in the fledgling community in 1836. The natural harbor facilitated Galveston's designation as a port of entry in 1837, with the first wharf constructed the following year. These facilities brought in thousands of immigrants, swelling the local population to nearly 4,000 in 1840 (Webb, 662).

Boasting the best deep water harbor between New Orleans and Vera Cruz, Galveston quickly developed as the focus of shipping for a trade area that encompassed Texas and Oklahoma, as well as portions of Louisiana, New Mexico and Mexico. Shipping and related wholesaling activities fueled the local economy throughout the rest of the century, attracting a growing population despite the natural hazards that regularly beset the island community. Local leaders struggled constantly to maintain the deep water harbor in the face of the Gulf's relentless shifting sands. Hurricanes and

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floods repeatedly wreaked havoc on the population. Epidemics of diseases such as yellow fever also visited periodically. In spite of these obstacles, however, Galveston evolved as the leading shipper of cotton in the nation by the turn of the century, surpassed internationally only by Liverpool.

In the process, Galveston achieved a number of benchmarks. The community supported a number of early newspapers such as the still-published *Galveston Daily News*, founded in 1842. Rail connections established by the Buffalo Bayou, Brazos and Colorado Railroad linked Galveston with the interior of Texas by 1853. The next year saw construction of additional rail terminals by the Galveston Wharf Company, organization of a chamber of commerce, establishment of a private bank, and inauguration of telegraph service (Webb, 662). Substantial public, commercial and residential buildings soon graced the community, including the Galveston Custom House (1858-61; NR 1970), the Hendley Commercial Row (1858-59; The Strand Historic District; NHL 1976) and Ashton Villa (1858; NR 1969). Despite the negative impact of the Civil War and the Reconstruction era, Galveston became the largest city in Texas by 1880, boasting a population of 22,000.

During this period, the tourist value of the island's beaches achieved recognition. Galveston became a destination for excursion trips. The island hosted a congressional delegation in 1873, the Missouri Valley Press Association in 1875, the state Democratic Convention in 1876, Kansas legislators in 1876, and a trainload of tourists from St. Louis in 1877. By 1877, streetcars provided regular service to the Gulf shore from early morning until midnight. Women and children visited Galveston's warm, shallow, and safe waters in the morning, accompanied by their husbands and fathers in the evening.

Building on these underpinnings, Galveston's economy generated great wealth in the late 19th century. As a result, the community's neighborhoods began filling with substantial residences. This prosperity ground to a halt on 8 September 1900, however, as a devastating hurricane struck the island. Subsequently labelled the Great Storm, the hurricane and an accompanying flood damaged or destroyed most of the community's building stock. An estimated 6,000 people perished in the disaster. To date, the Great Storm holds the record as the worst natural disaster in the United States in terms of the number of deaths.

In response, city leaders undertook construction of a massive seawall to protect the community from the ravages of future storms on the Gulf. The first piling was pounded into place in October 1902. Upon completion three years later, the seawall stretched seven miles from 6th Street to 53rd Street. Wide enough to accommodate people walking six abreast, the promenade atop the seawall became a popular tourist destination.

To further thwart flooding, engineers undertook to raise the ground level of the entire community by an average of six feet. Every house, commercial building, church and school over a

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five-hundred block area was raised on jackscrews and underfilled with sand. The newly restored 3,000-ton St. Patrick's Church required 700 jackscrews to lift it a mere five feet. Streets were torn apart and repaved while streetcar tracks, water pipes, gas lines and landscaping were relaid. Even the cemeteries were elevated. The cost of raising a single lot (36 feet wide by 130 feet deep) cost individual homeowners \$3,171. The entire project was executed within six years.

Despite these efforts, Galveston never really recovered its 19th century ascendancy as Texas' focus of wholesale trade. Completion of the nearby Houston Ship Channel in 1914 and an ongoing campaign of improvements to it throughout the early 20th century presaged the gradual decline of port activity in Galveston. Comparable to the Great Storm in wind-velocity and flooding, another severe hurricane hit Galveston in the summer of 1915. Although the recent engineering efforts mitigated the effects of this storm, it nevertheless further undermined confidence in the island community's future. Port activity slowed to a virtual standstill during the Depression, further damaging the local economy. The resultant stagnation of Galveston's economic growth helped preserve the bulk of its 19th and early 20th century historic fabric.

HISTORICAL DEVELOPMENT OF THE NEIGHBORHOOD

Located between the beach and Broadway, the neighborhood developed sporadically with a mixture of single family houses, a small corner store, large vacant blocks, and industrial sites. Its residents generally came from the city's middle- and upper-middle-class families who served the local, national, and international business and cultural community.

In 1871, Outlot 17 (the equivalent to a two-block area fronting both 24th and 25th Streets in the heart of the district) was sold to the newly organized Texas Cotton Press Company. Located along a railroad line that ran east/west along Avenue N, the Texas Cotton Press Company was situated apart from its competitors on the Island whose establishments were near the wharves. Reef shell was laid over the entire contiguous block, abandoning the cross street, Avenue M 1/2, for the construction of the cotton press complex.

The Texas Cotton Press continued to operate into the late 1880s when legislation was passed curtailing the level of local production. Cotton, to be transported efficiently, needed to be compressed. Under the new legislation, numerous cotton presses were built closer to production fields. Since there were no cotton fields on Galveston Island and cotton had to be shipped to the compress, usually via rail, the Texas Cotton Press became uncompetitive and eventually went out of business. Demolition of the complex was complete by 1891.

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In 1898, officers of the bankrupt company held a land auction after re-platting the site into 32 lots with frontage on 24th and 25th Streets with a rear alley separating the long block into 16 lots on each side. Auctioneer John Caplen began the 6 December 1898 auction proceedings by

"making oration on the greatness of Galveston and her prospects for future growth and development, referring to the fact that it was almost certain that Mr. Huntington would bring his great railroad and steamship system to this port. Then he called attention to the character of the property to be offered and said there was a great chance for a man to get the land for a home or to make money by investing in the property." (*Galveston Daily News*, 6 December 1898)

All of the lots were sold, mostly as investment property. Prior to the Great Storm, only five residences had been built on the property. Although several blocks were destroyed during the hurricane and flood, a massive wall of debris accumulated along Avenue N 1/2 preventing lumber, uprooted trees, railroad trestles, and steel beams from rail and trolley lines from battering the remaining buildings in this area. As the city recovered from the loss of lives and uncalculated amounts of property damage, new construction resumed throughout the city's neighborhoods.

Grade raising activity in the neighborhood occurred in 1904. Utilities and stable grade levels were completed in this area as the general contractor moved from east to west through the community. After completion of this effort, "all but two or three lots contained fine residences." (*Galveston Daily News*, 21 February 1905) Tax records indicate new-house construction occurred primarily on the 25th Street frontage of Outlots 16 and 17, with continued infill construction on the 24th Street frontage on Outlot 17 and cross-street frontage on Avenues K, L, M, N, N 1/2, and O 1/2. Documentary evidence suggests that the number of owner-occupied residencies in the area approached 40% (*Galveston County Deed Records*).

Residences constructed between 1898 and 1915 generally were suitable for medium to large families. Most incorporated a formal parlor and dining room, an interior kitchen with butler's pantry, three to four bedrooms, and a bathroom. Deep narrow lots accommodated compact 2-story frame homes, leaving rear alley access for small carriage houses. Within walking distance of the central business district to the north, and the beach to the south, and adjacent to the mansions on Broadway, this area attracted young professionals with families who wanted a convenient location and a prominent address.

The density of development, consistent scale and simultaneous construction on 25th Street stimulated new residential development on adjacent vacant blocks and infill on existing blocks. The long block (east half of Outlot 16) on the west side of the 25th Street esplanade developed simultaneously. Stephen Eaton replatted this outlot in 1900, using lot configurations similar to those of Outlot 17. Sales of Eaton's lots began in 1905. Development of these two blocks along 25th

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Street (renamed Rosenberg Avenue at the 1900 dedication of the Texas Heroes Monument) established the character of the neighborhood. Residences built during this period exemplified the architectural styles of the day favored by the families of merchants, railroad engineers, steamship captains, bank officers, attorneys, newspapermen, photographers, librarians, and other professionals.

Comparable to the Great Storm in wind-velocity and flooding, another hurricane hit Galveston in the summer of 1915. The engineering of the new seawall and the grade-raising protected Galveston from significant damage from flooding. Many homes in this area housed people in safety during the high winds, underscoring the desirability of the neighborhood.

Renewed residential construction following the 1915 storm continued to add to the neighborhood's building stock during the 1920s. Ranging from modest to substantial in size, 16 new homes were built during this period. An influx of shipping-related labor prompted construction of a few apartment houses, increasing the density of residential occupancy in the fringes of the district. As commercial and institutional development occurred just east of the district along Tremont (23rd Street), many houses were converted to new uses. Residential property in the district consequently became more desirable. In 1921, for example, the Charles Adams House (2314 Avenue M) was turned from its Tremont Street frontage to face Avenue M. Other 19th century houses were moved into the neighborhood, turned to address the cross streets, or altered with porches to realign with the cross streets. Residences demolished as a result of the 1915 storm left vacant lots inviting new construction.

The onset of the Depression and the accompanying loss of port activity slowed new development in the neighborhood. Few new houses were built during the 1930s, although the 1940s witnessed a spate of new construction associated with war-related harbor activity. Nevertheless, the neighborhood remained largely stable, with few demolitions or substantial improvements until the 1970s. Interest in the district's historic houses sparked reinvestment in the neighborhood and efforts to protect sites from redevelopment as large apartment complexes. Historic zoning was established in 1970 to protect the neighborhood with local designation as a historic district. Design guidelines established protection for its architectural character. Since 1970, new residents have sensitively restored a substantial number of houses in the neighborhood. Property values improved as these efforts occurred, sparking the formation of a neighborhood association active to actively promote the neighborhood's welfare.

Although no archival record confirms the historic name of the neighborhood, the local historic district took on the Silk Stocking sobriquet in 1970. Local tradition ascribes this name to the neighborhood's reputation as the home of Galveston's prosperous families. One resident recalled her father's comments upon joining the well-heeled householders of "the silk stocking neighborhood" in 1921 (McKenna, 1970). The City of Galveston's Historic Review Board adopted this name when establishing historic zoning for the local district.

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Silk Stocking Residential Historic District
Galveston, Galveston County, Texas

ARCHITECTURAL DEVELOPMENT OF THE NEIGHBORHOOD

At the confluence of the residential blocks and outlots originally platted for the city, the neighborhood experienced sporadic development phases. Following demolition of the Texas Cotton Press in 1891, new construction in the neighborhood diverged from the urban configuration of earlier sections of the district, creating narrower lots and longer blocks of street frontage. Major hurricanes occurring in 1900 and 1915 prompted periodic rebuilding efforts and development activity. Many houses were built on vacant lots within older residential blocks, and entire blocks facing one street were constructed within two years of each other. Little new development occurred after 1945. The Silk Stocking Residential Historic District therefore contains the architectural remnants of multiple economic periods prior to World War II. Its distinctive blend of architectural styles represents periods of economic prosperity, decline, and rebirth exemplifying the diversity of Galveston's architectural heritage.

Throughout this period, the architectural character of the community responded to local climactic conditions. Following a devastating hurricane in October 1837, tax collector Gail Borden Jr. rebuilt the destroyed customs house on four-foot pilings. This initiated the local practice of raised buildings that defines the vernacular Galveston tradition. Local builders wed this raised form with various traditional plan types, grafting ornamentation from various architectural styles onto these forms to create distinctive local traditions. Variations of Queen Anne and classical styles provide the most prevalent stylistic influences. As an international sea port, Galveston afforded local builders a wide array of readily available materials. Numerous wholesale mills and hardware establishments such as J. F. Smith Hardware and Brown Hardware offered the most fashionable materials from their stores on the Strand. Catalog-ordered building parts were easily obtainable. A survey of exterior porch trim exhibits the use of bracket types and bandsawn column capitals that match parts displayed in catalogs used by local merchants to market their products.

Although the composition of forms, variations of floor plans and placement of exterior details vary greatly, the district displays a range of distinct styles. Greek Revival dwellings vary in the placement of main entrances to accommodate center halls or side halls, the degree of detail employed in the porch columns, and the incorporation of porches into the composition. Queen Anne style residences retain asymmetrical forms, bay windows and diverse materials. Prairie School and Craftsman style houses adopt deep roof overhangs. Most neighborhood residences are frame constructions, although some feature brick or stucco veneers. Mission Revival Style, Mediterranean Revival, and Renaissance Revival forms were also introduced, to diversify the neighborhood's building stock. Most buildings are raised from three to eight feet above grade due to the propensity for flooding, with enclosure of the basement area with lattice between the brick piers regardless of the style or period of construction.

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The opportunities for design and construction during Galveston's strongest economic era (1870-1899) attracted numerous, well-schooled architects to work in Galveston. As an international port, Galveston's businessmen were in contact with buyers and sellers throughout the world. This familiarized them with current architectural styles, technologies, and materials. Combined with the financial means to employ skilled architects and an interest in demonstrating their wealth through their houses, Galveston's upper and middle classes built fine residences during this period.

These efforts coincided with improvements to the community's institutional buildings. As a result field architects moved to Galveston to supervise construction of these major public buildings. The demand for architects and craftsmen attracted entrepreneurial professionals such as Nicholas Clayton and Alfred Muller. Many were trained in Europe and immigrated to the eastern seaboard of the United States before moving to Galveston. The following achieved local prominence:

A graduate of the Royal Academy of Fine Arts in Berlin, Alfred Muller relocated to Galveston after a short career in Philadelphia. In Galveston he designed the City Hall (now demolished), the Rakel House, the Trube Castle, the Darragh House (demolished), and numerous commercial buildings. He also designed the 1895 Letitia Rosenberg Home for Ladies in the district.

Born in Ireland, Nicholas Clayton immigrated to the United States and studied architecture with Matthias H. Baldwin of Jones and Baldwin in Memphis, Tennessee. Serving as project architect during the construction of the French Renaissance Revival style First Presbyterian Church of Galveston, Clayton initiated a notable career designing churches, residences and commercial buildings in the community. Although much of his work was lost in the fire of 1885 and the Great Storm, notable survivors include the H.M. Trueheart & Co. building (1881; NR 1971), the Walter Gresham House (1887-93; NR 1970), the Grace Episcopal Church (1894; NR 1975) and the dome of the Sacred Heart Catholic Church (1915; East End Historic District; NHL 1976). Clayton is also credited with the 1882 renovation of the 1857 George Ball House and the 1885 Sweeney-Royston House in the district.

Architects Mauran, Russell and Garden of St. Louis were employed to design the Galvez Hotel (1910; NR 1979) during a building boom following the Great Storm. They were hired on the strength of their design for the Daniel Webster Kempner House in the district.

A British architect who arrived in Galveston in 1879, William H. Tyndall, apprenticed under Edward Pugin of England. Tyndall designed the Willis-Moody Mansion (1893; NR 1994), numerous fire stations, the Mallory Shed buildings and early remodels of Trinity Episcopal Church, and the Powhattan House. He also designed the 1899 Conness-Arnold House at 1417 24th Street (see Photo 22).

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Silk Stocking Residential Historic District
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The son of a local banker, George B. Stowe was born and raised in Galveston. Educated on the Island, he worked as a draftsman for architect Charles W. Bulger before establishing his own architectural practice in 1895. In his early years, he designed a variety of residences for the city's prosperous middle class. When the Island City Protestant Orphans Home collapsed after the Great Storm, Stowe designed its replacement. Renamed the Galveston Orphans Home, the building reopened in 1902 and continued operation until 1983. Stowe also designed the August F. Lange house at 1329 24th Street (see Photo 21).

REPRESENTATIVE PROPERTIES IN THE HISTORIC DISTRICT

The following properties illustrate significant trends in the historic district's developmental history.

SWEENEY-ROYSTON HOUSE 2402 Avenue L Date: 1885 Photo 14 Architect: Nicholas Clayton

Merchant/banker James M. Brown commissioned this house as a present for his daughter Matilda and her husband Thomas Sweeney. Brown's commercial ventures also financed his family residence, Ashton Villa (1859/1895; NR 1969), just outside the district at 2328 Broadway. Reputedly designed by Nicholas Clayton, the Sweeney's center passage plan dwelling rises 1-1/2 stories to a complex roofscape graced by dormers. The raised cottage displays eclectic Eastlake detailing executed in turned and jigsawed wood, including a balustrade comprised of ship's wheel motifs. The frame building proved a stylistic trendsetter in the neighborhood, signalling the eclectic and polychromatic influences of the Queen Anne style that prevailed during the late Victorian period.

ROEMER RESIDENCES 2411-15 Avenue L Date: 1888-89 Photo 11

John and Agnes Roemer commissioned the front gabled house with Queen Anne detailing at 2415 Avenue L as their residence in 1888. They soon built a virtually identical house next door as rental property to provide income for Agnes' mother, Eliza Moser. Roemer catered to Galveston's continual flow of sailors, operating a series of successful saloons near the harbor, including the Sunny South Saloon. After raising seven children, Agnes continued to occupy the house until her death in 1955. Frederick and Annie Wilmhurst were among the renters at 2411 Avenue L. He operated a painting, varnishing and wallpapering concern with his sons out of a storefront at 1809 Market Street.

IRVING RESIDENCE AND VIANI CORNER STORE 2428 Avenue L/1118 25th Street
Date: c.1890/1913-14 Photo 6

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Silk Stocking Residential Historic District
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Emily Irving owned this property at the corner of Avenue L and 25th Street between 1880 and 1901. The 2-story Queen Anne style residence probably dates to her ownership of the property. A.H. Hobson purchased the property from her in 1901, selling it again in 1912 to Louis Checchi. While occupying the house, Checchi evidently rented the south half of the lot to his employer, A. Viani & Co. Headquartered nearby at 2101 Broadway, the grocery concern opened a corner store in commercial space added to the Avenue L side of the property about 1913-14. The Viani family operated grocery or import establishments throughout the community during this period. While Albert Viani returned to Italy between 1930 and 1933, the store operated as the Micheletti Grocery. Upon returning from Europe, Viani purchased the property to install his family in the residence and regain control of the store. His wife continued to operate the neighborhood grocery following his death in 1964.

CHARLES ADAMS HOUSE 2314 Avenue M Date: c.1860 Photo 18

Charles Adams commissioned the earliest extant house in the district about 1860. Built in the vernacular center passage form, the 2-story dwelling features full facade double galleries graced by colossal order classical columns. Drawing inspiration from local examples including the Galveston Custom House (1854-61; NR 1970) and the George Ball House (1857; see below), such vernacular interpretations of the Greek Revival style remained popular in the district into the 1870s. In 1921 the house was turned from its original Tremont (23rd) Street frontage to face Avenue M in an effort to escape the commercial redevelopment along that street.

AFRICAN AMERICAN RENTAL COTTAGES AT 2318-26 Avenue M Date: c.1870 Photo 4

Constructed as rental housing early in the 1870s, these Greek Revival cottages belonged to women such as Sue Burke and Mrs. O. Heiman throughout their early histories. City directories reveal that African American tenants traditionally occupied the properties. Despite their small size, the cottages often housed additional occupants renting furnished rooms. During the early 20th century, tenants including Millie MacKinney, Beatrice Dale, Virginia Beasley and Albert Scott typically held jobs as domestics, cooks or waiters at downtown establishments such as the Tremont Hotel. These cottages represent the integrated housing conditions that characterized the neighborhood for much of its history.

KAHN SPECULATIVE HOUSES AT 2320-28 Avenue N Date: c.1905 Photo 3

The owner of a confectionery shop on Market Street downtown, Gustav Kahn bought the southwestern quadrant of Outlot SE 17 in partnership with his brother. About 1905 they commissioned three 2-story dwellings ornamented with detailing drawn from the Queen Anne style around the corner from Gustav's house at 1416 25th Street. In 1906 the Kahns sold 2425 Avenue N to Samuel T. De Milt, an assistant general agent for the Mallory shipping line, for use as his

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residence. In 1907 Mary F. Maas purchased 2328 Avenue N as rental property, initially leasing to Walter S. Christian, a freight broker and shippers agent. Gustav Kahn retained control of the house at 2320 Avenue N, initially renting it to a bookkeeper for the Galveston National Bank.

HICKENLOOPER HOUSE 2327 Avenue M Date: 1893 Photo 19

The Hickenlooper family occupied this center passage dwelling with its distinctive double-tier entry portico. Its eclectic blend of ornamentation typifies the varied interpretation of the Queen Anne style found in the district. Lucy Hickenlooper grew up in the house between 1893 and 1900, giving private concerts for local and visiting patrons of classical music. She subsequently achieved international renown as a concert pianist under the name Madame Olga Samaroff Stokowski after winning a scholarship to the Paris Conservatoire de Musique. Later studies in Berlin led to performances at Carnegie Hall and the Metropolitan Opera, as well as an acclaimed European tour. Following her marriage to renowned symphony orchestra conductor Leopold Stokowski, she became the first American and the first woman to teach at the Julliard School of Music.

DANIEL WEBSTER KEMPNER HOUSE 2504 Avenue O Date: 1907 Photo 16 Architect: Mauran Russell and Garden

Daniel Webster Kempner commissioned St. Louis architects Mauran Russell and Garden to design this Mission Revival style residence (NR 1982) in 1907. They proposed stucco wall surfaces, a clay tile roof and wide, overhanging eaves suggestive of the area's Hispanic heritage. Proponents of the style's suitability to the hot, humid climate, the architects subsequently relied on the cooling properties of these materials, roof overhangs and glazed porches in their design of the Galvez Hotel (1910; NR 1979) for Kempner.

The Kempners achieved some prominence in Galveston. While focusing on the family's flour, sugar, rice and cotton concerns such as the Imperial Sugar Company and Texas Export and Import Company, Kempner also served on the boards of University National Bank, American Indemnity insurance company and Texas A&M University. President Woodrow Wilson also appointed him field director of the American Red Cross during World War I. His wife, Jeane Bertig Kempner, helped organize the Galveston League of Women Voters, served as president of the Texas League of Women Voters, organized the Galveston Civic Music Association, founded the Galveston Little Theater, and spearheaded the American Women's Voluntary Services in Galveston. Their daughter, Mary Jean Kempner-Thorne, established herself as an accomplished correspondent for *Vogue Magazine*, achieved the rank of Lieutenant Commander in the United States Navy and subsequently wrote for *Harper's*, *Sports Illustrated*, *House Beautiful*, and *The New York Times*.

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WATERS AND SARAH DAVIS HOUSE 1124 24th Street Date: 1868 Photo 20

Waters and Sarah Davis commissioned this unusual composite of Italianate and Queen Anne styles as their residence in 1868. The frame building features a 1-story porch that wraps around both street facades. Waters Davis served as president of the Galveston Wharf Company, founded the Gulf Colorado and Santa Fe Railroad, and organized the local chapter of the American Red Cross. Sarah Huckins Davis was the daughter of the initial pastor of the First Baptist Church of Galveston, the first such congregation organized in the state of Texas. In 1957 the family sold the house to the American Red Cross, which operated out of the facility for the next three decades. The building currently serves as a private residence.

GEORGE BALL HOUSE 1401 and 1405 24th Street Dates: 1857/1901 Photo 13

Partnered with John Sealy and John Hutchings in a private banking concern, George Ball commissioned his family home in 1857 for a site at the corner of 23rd and Avenue I. The 2-story dwelling originally consisted of a side hall form and rear ell graced by Greek Revival style ornamentation. The full-width porch features colossal order Doric columns supporting a classical entablature graced by triglyphs and metopes. Subsequent changes such as the elaborately panelled storm doors and the etched glass of the front door and transom are attributed to Nicholas Clayton. Following the Great Storm, John Focke purchased the house to make way for development of the Rosenberg Public Library (1902; NR 1984). He moved the primary portion of the house to its current site, positioning the rear ell separately on the adjoining lot.

ISIDORE PREDECKI HOUSE 1322 25th Street Date: 1903 Photo 7

A bookkeeper and cashier for the Galveston Shoe and Hat Company, Isidore Predecki commissioned this house in 1903 to use as his residence. The 2-story Queen Anne style dwelling typifies the generous turn-of-the-century residences built in the district following the Great Storm. Its modified L-plan form features a wraparound porch with turned wood components. Predecki built three rental bungalows down the street at 1702-10 25th Street a decade after moving into this house.

LETITIA ROSENBERG HOME FOR LADIES 1804 25th Street Date: 1895 Photo 5
Architect: Alfred Muller

To honor the memory of his wife Henry Rosenberg commissioned this eleemosynary facility as shelter for 20 aged ladies from Galveston's prominent families. Designed in the Renaissance Revival style by architect Alfred Muller, the brick building was elevated approximately six feet during grade raising efforts following the Great Storm. As a result, its ornate front parapets were transformed into gables, the front split stair unified into a broad single flight and the bricks covered by scored plaster. A Swiss immigrant who made a fortune in dry goods and banking, Rosenberg

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served directorships on the Galveston Wharf Company and the Gulf Colorado & Santa Fe Railroad, undertook numerous philanthropic activities and functioned as the local Swiss consul. His contributions to the community including endowment of the public library, funding for the public school system and underwriting for public sculpture such as the Texas Heroes Monument (1900; NR 1984) led to the renaming of 25th Street as Rosenberg Avenue in 1900.

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 45 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing		
	1	15	325720	3242180	3	15	326220	3241500
	2	15	326020	3242280	4	15	325920	3241380

VERBAL BOUNDARY DESCRIPTION

(see continuation sheet 10-34)

BOUNDARY JUSTIFICATION

(see continuation sheet 10-35)

11. FORM PREPARED BY (with assistance from Bruce Jensen, THC Architectural Historian)

NAME/TITLE: Bonnye Karger (based on research by Lennie Brown)

ORGANIZATION: Silk Stocking Neighborhood Association **DATE:** August 1995/March 1996

STREET & NUMBER: 1417 24th Street

TELEPHONE: (409)763-2625

CITY OR TOWN: Galveston

STATE: TX **ZIP CODE:** 77550

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-36 and Map-37)

PHOTOGRAPHS (see continuation sheet Photo-38)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: list on file with the Texas Historical Commission

STREET & NUMBER: 1511 Colorado

TELEPHONE: (512)463-6094

CITY OR TOWN: Austin

STATE: TX **ZIP CODE:** 78701

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Galveston, Galveston County, Texas

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VERBAL BOUNDARY DESCRIPTION

Boundaries coincide with the following lots and blocks in the City of Galveston:

- Outlot 16, NE Block, Lots 1-8
- Outlot 16, SE Block, Lots 9-16
- Outlot 66, NE Block, Lots 6-11
- Outlot 42, SW Block, all lots
- Outlot 42, SE Block, Lots 1-4,
- Outlot 42, SE Block, west 13' 8" of the north 112' 6" of Lot 5
- Outlot 42, SE Block, Lots 12-14 and adjacent alley
- Outlot 42, SE Block, adjacent west 40' of 24th Street
- Outlot 42, SE Block, west 20' 7" of Lot 11 and adjacent alley
- Outlot 42, SW Block, adjacent south 147' 6" of the west 40' of 24th Street
- Outlot 67, NW Block, Lots 1-7
- Outlot 67, NE Block, Lots 1-3
- Outlot 67, NE Block, west half of Lot 4
- Block 25, Lots 7-9
- Block 25, east half of Lot 6
- Outlot 41, SE Block, tract beginning at a point for a corner at the SE corner of Outlot 41 proceeding north a distance of 150'; thence westerly for a distance of 175' 4"; thence southerly for a distance of 150'; thence easterly for a distance of 275' 4" to the point of beginning
- Block 84, Lots 8-14
- Block 83, Lots 1-3, 12-14 and west half of Lot 11
- Block 24, all lots
- Block 23, Lots 1, 2, 11-14 and west half of Lot 10
- Outlot 17, NW Block, all lots
- Outlot 17, SW Block, all lots
- Outlot 17, NE Block, Lots 1-3, 13, 14 and west half of Lot 4
- Outlot 17, NE Block, west 34' 2" of Lot 12
- Outlot 17, SE Block, Lots 1-7 sub
- Outlot 17, SE Block, east 20' of the west 140' of the south 147' 6"
- Outlot 42, NW Block, all lots
- Outlot 42, NE Block, Lot 1 and adjacent east 40' of 24th Street
- Outlot 42, NE Block, Lots 2-4 and west half of Lot 5
- Outlot 42, NE Block, Lots 11-13 and west half of Lot 10
- Outlot 42, NE Block, Lot 14 and adjacent east 20' of 24th Street
- West 120' of Avenue M 1/2 between 23rd and 24th streets

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BOUNDARY JUSTIFICATION

Boundaries for the Silk Stocking Residential Historic District correspond with those of the existing local historic district, created under the local zoning authority in 1970. They encompass the most cohesive components of the historic residential neighborhood that evolved along 24th and 25th streets during the late 19th and early 20th centuries, although a comprehensive survey could lead to expansion of the district to the south and west. The present boundaries exclude elements that compromise the neighborhood's integrity of setting and feeling, including most intrusive modern properties such as office developments, large scale apartment complexes and the Galveston Catholic School. Constructed in the mid 1960s to replace the 1891 Ursuline Academy damaged by Hurricane Carla, the school property disrupts the residential character of the district.

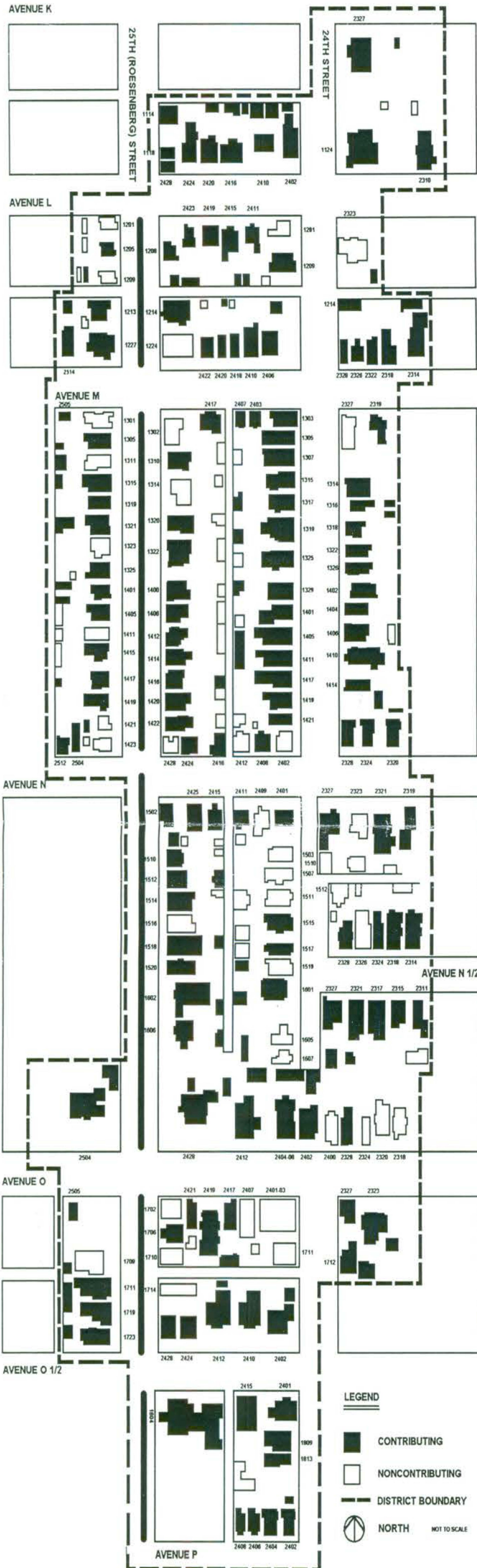
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Silk Stocking Residential Historic District
Galveston, Galveston County, Texas

HISTORIC DISTRICT MAP - see reverse



SILK STOCKING RESIDENTIAL HISTORIC DISTRICT
GALVESTON, GALVESTON COUNTY, TEXAS

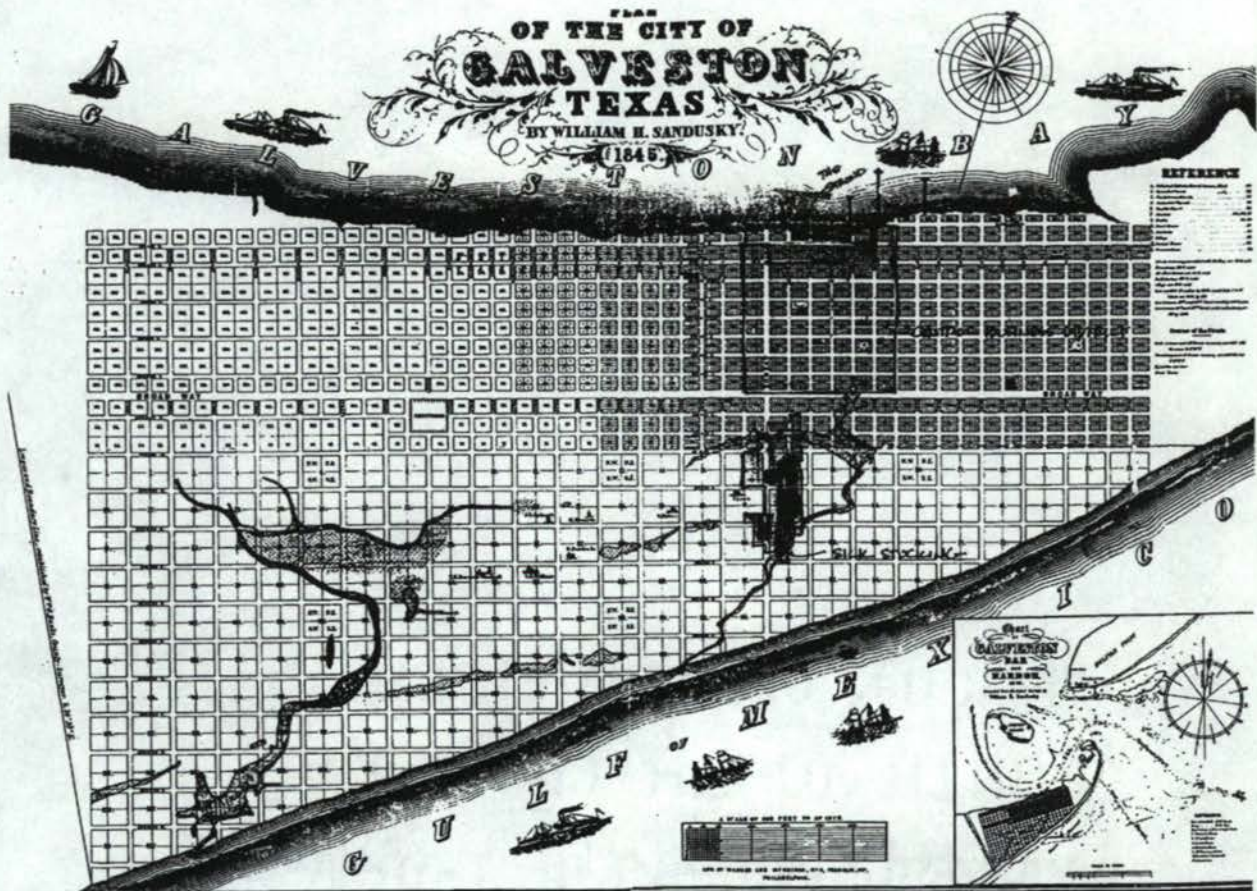
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Silk Stocking Residential Historic District
Galveston, Galveston County, Texas

SANDUSKY MAP OF GALVESTON, 1845 (ANNOTATIONS ADDED)



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Silk Stocking Residential Historic District
Galveston, Galveston County, Texas

PHOTO INVENTORY

SILK STOCKING RESIDENTIAL HISTORIC DISTRICT,
GALVESTON, GALVESTON COUNTY, TEXAS
KIRSTEN KIRK - PHOTOGRAPHER (EXCEPT AS NOTED)
JANUARY 1992 (EXCEPT AS NOTED)
ORIGINAL NEGATIVES ON FILE WITH THE SILK STOCKING NEIGHBORHOOD ASSOCIATION

- PHOTO 1 - View of 1300-1400 blocks 25th Street, camera facing northwest
PHOTO 2 - View of 1300 block 24th Street, camera facing southwest
PHOTO 3 - View of 2300 block Avenue N, camera facing northeast
PHOTO 4 - View of 2300 block Avenue M, camera facing northwest
PHOTO 5 - View of 1800 block 24th Street, camera facing southwest
PHOTO 6 - View of 1100 block 25th Street, camera facing northeast
PHOTO 7 - Oblique view of west and south elevations of Isidore Predecki House,
1322 25th Street, camera facing northeast
PHOTO 8 - Oblique view of east and south elevations of James Stanton House, 1415 25th Street,
camera facing northwest
PHOTO 9 - View of 1300 block 25th Street, camera facing southwest
PHOTO 10 - View of south elevation of 2406 Avenue M, camera facing north
PHOTO 11 - View of 2400 block Avenue L, camera facing southwest
PHOTO 12 - Oblique view of east and north elevations of 1213 25th Street, camera facing southwest
PHOTO 13 - View of east elevation of George Ball House, 1401-05 24th Street, camera facing west
PHOTO 14 - Oblique view of north and east elevations of Sweeney-Royston House, 2402 Avenue L,
camera facing northwest
PHOTO 15 - Oblique view of west and north elevations of Letitia Rosenberg Home for Ladies,
1804 25th Street, camera facing southeast
PHOTO 16 - Oblique view of south and east elevations of Daniel Webster Kempner House,
2504 Avenue O, camera facing northwest
PHOTO 17 - Oblique view of south and west elevations of 2412 Avenue N, camera facing northeast
PHOTO 18 - View of south facade of Charles Adams House, 2314 Avenue M, camera facing north,
Bonnye Karger - Photographer, July 1995
PHOTO 19 - Oblique view of north and west elevations of Hickenlooper House, 2327 Avenue M,
camera facing southeast, Bonnye Karger - Photographer, July 1995
PHOTO 20 - Oblique view of south and west elevations of Waters and Sarah Davis House, 1124 24th
Street, camera facing northeast, Bonnye Karger - Photographer, July 1995
PHOTO 21 - Oblique view of north and east elevations of August F. Lange House, 1329 24th Street,
Bonnye Karger - Photographer, July 1995
PHOTO 22 - Oblique view of north and east elevations of Conness-Arnold House, 1417 24th Street,
Bonnye Karger - Photographer, July 1995

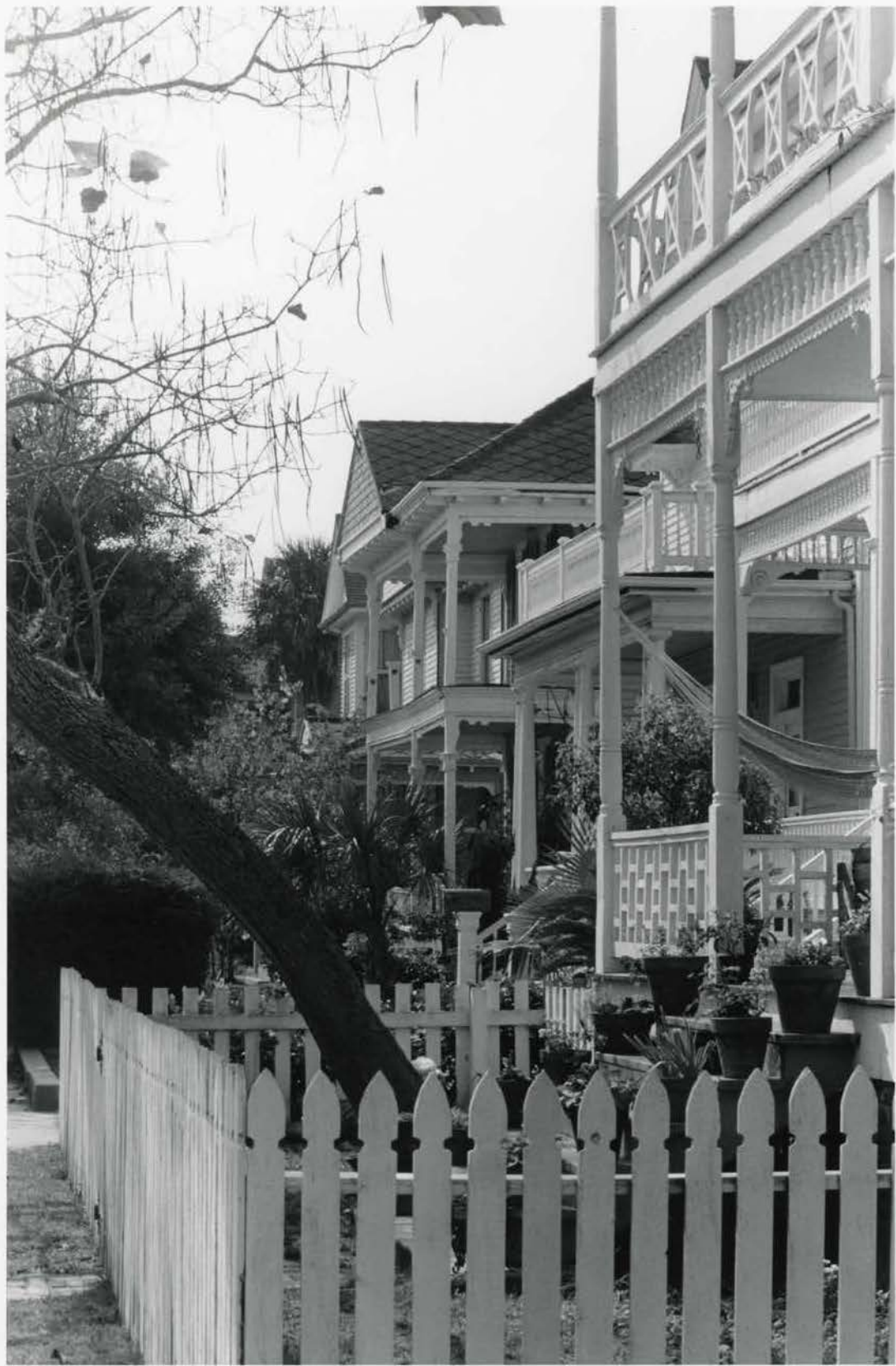


1300-1400 BLOCKS 25TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

1 Silk Stocking District, Galveston
9/1991

@Lamar

PHOTOGRAPH 1 of 22



1300 BLOCK 24TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 2 of 22



2300 BLOCK AVENUE N
SILK STOCKING RESIDENTIAL H.D.,
GALVESTON, GALVESTON CO., TEXAS

3 Silk Stocking District
Galveston
PHOTOGRAPH 3 of 22



2300 BLOCK AVENUE M
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS


PHOTOGRAPH 4 of 22



1800 BLOCK 24TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 5 of 22





1100 BLOCK 25TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

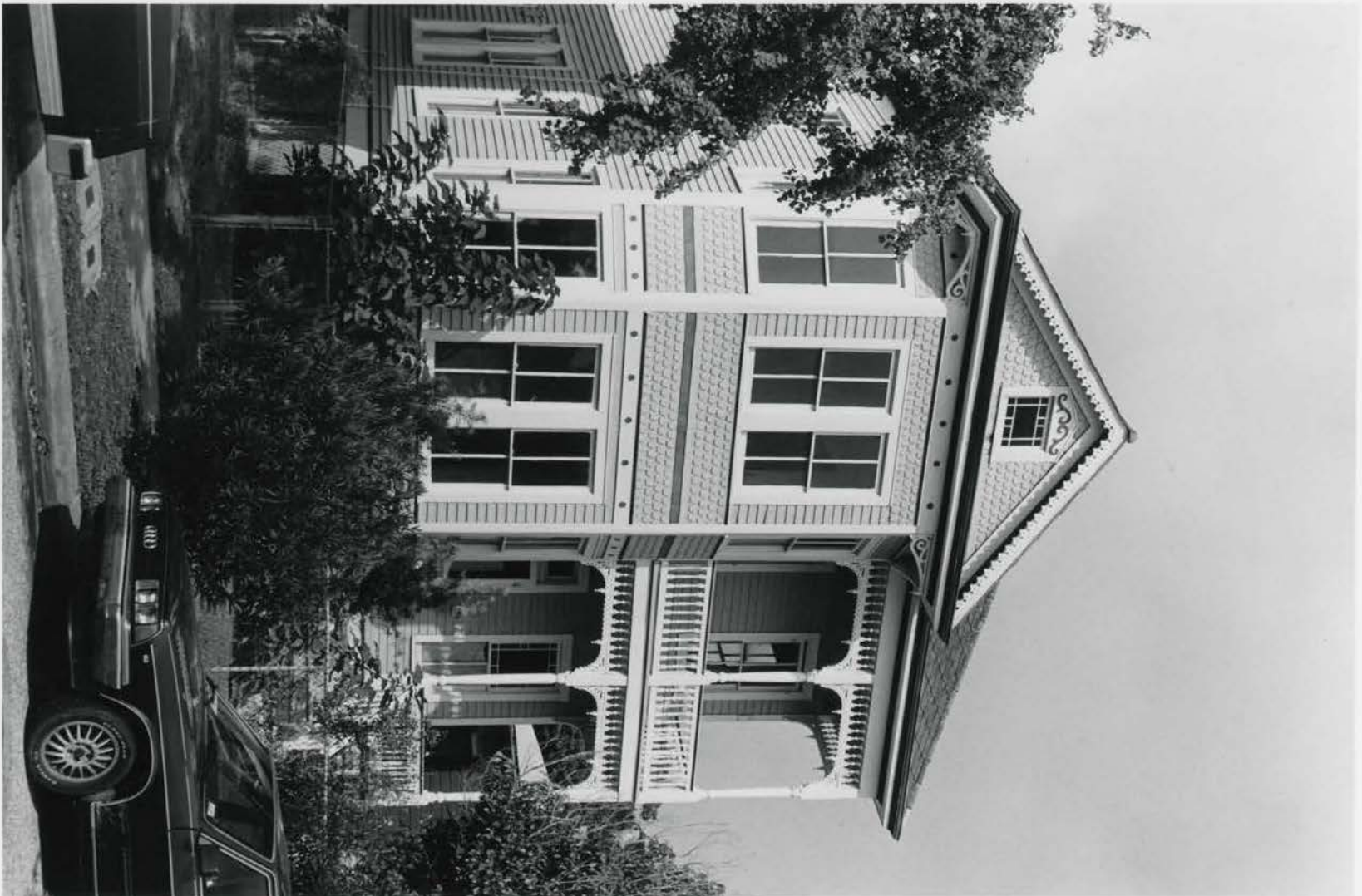
*Silk Stocking
Galveston*

PHOTOGRAPH 6 of 22



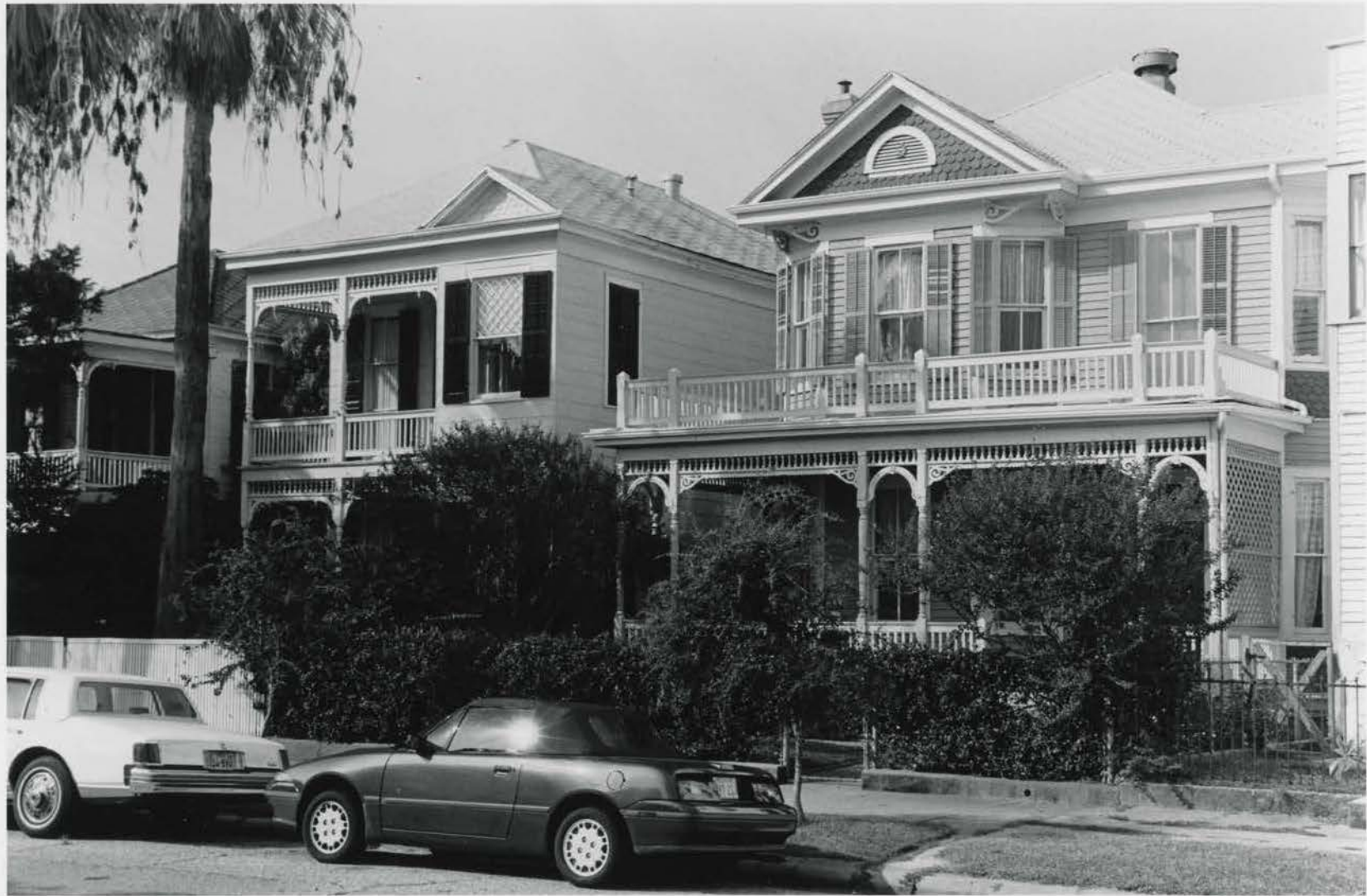
ISIDORE PREDECKI HOUSE
1322 25TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS


7 Silk Stocking
Galveston
PHOTOGRAPH 7 of 22



JAMES STANTON HOUSE
1415 25TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 8 of 22





1300 BLOCK 25TH STREET

SILK STOCKING RESIDENTIAL H.D.,
GALVESTON, GALVESTON CO., TEXAS

Silk Stocking District
Galveston, Texas

PHOTOGRAPH 9 of 22



2406 AVENUE M

SILK STOCKING RESIDENTIAL H.P.

GALVESTON, GALVESTON CO. TEXAS

PHOTOGRAPH 10 of 22



2400 BLOCK AVENUE L
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

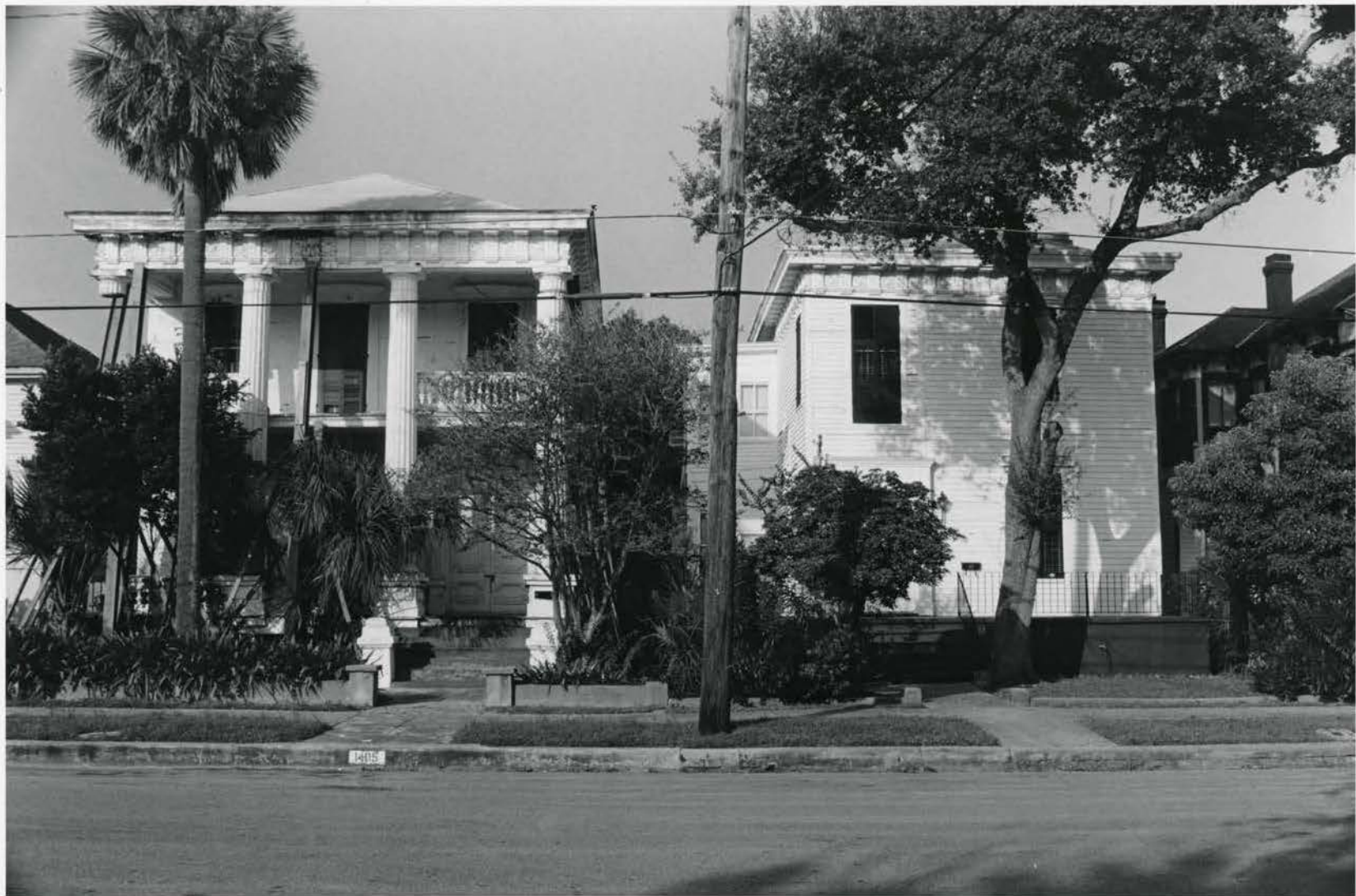
PHOTOGRAPH 11 of 22



1213 25TH STREET

SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 12 of 22

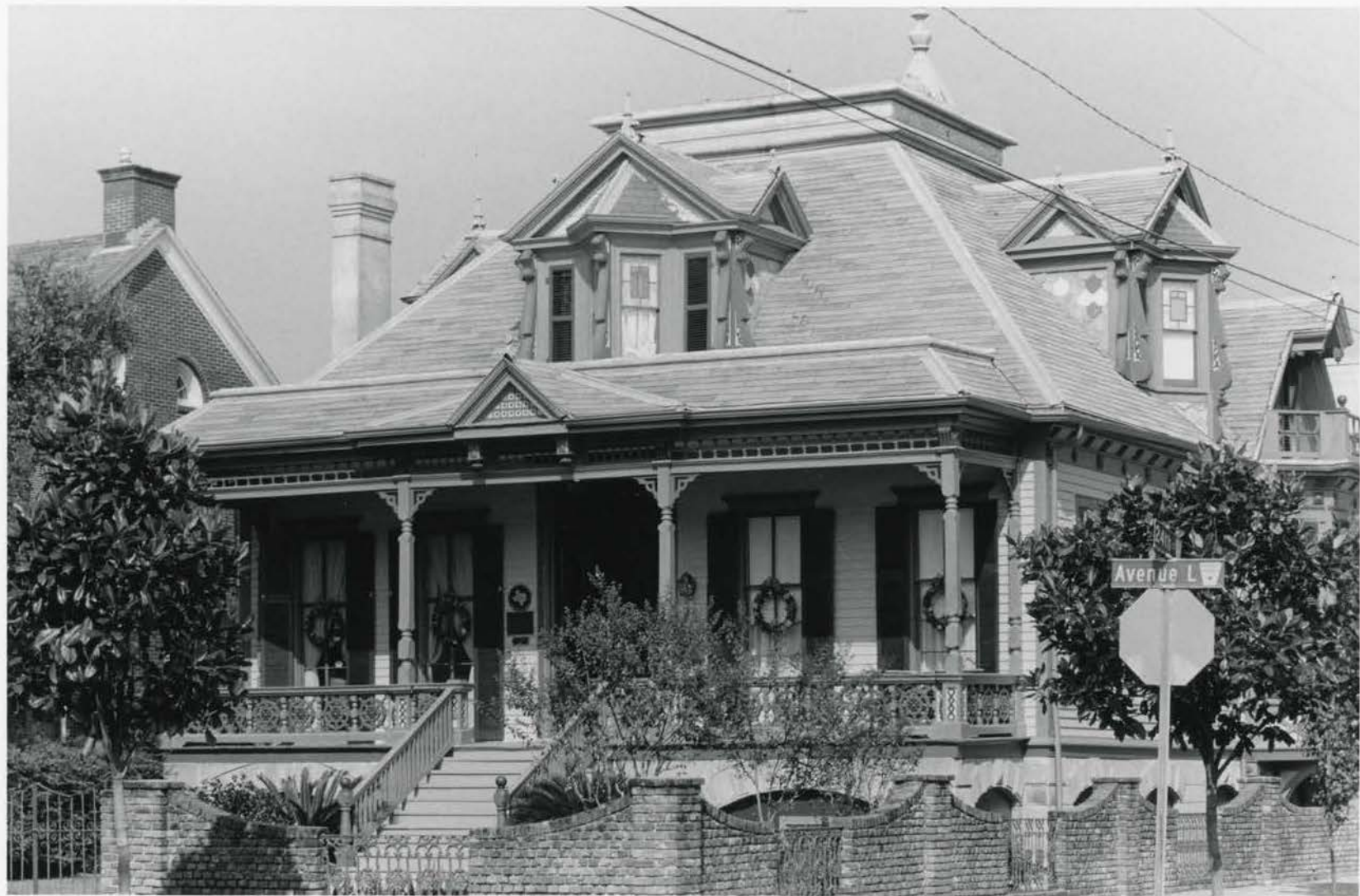


GEORGE BALL HOUSE

1401-05 24TH STREET

SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 13 of 22



SWEENEY-ROYSTON HOUSE

2402 AVENUE L

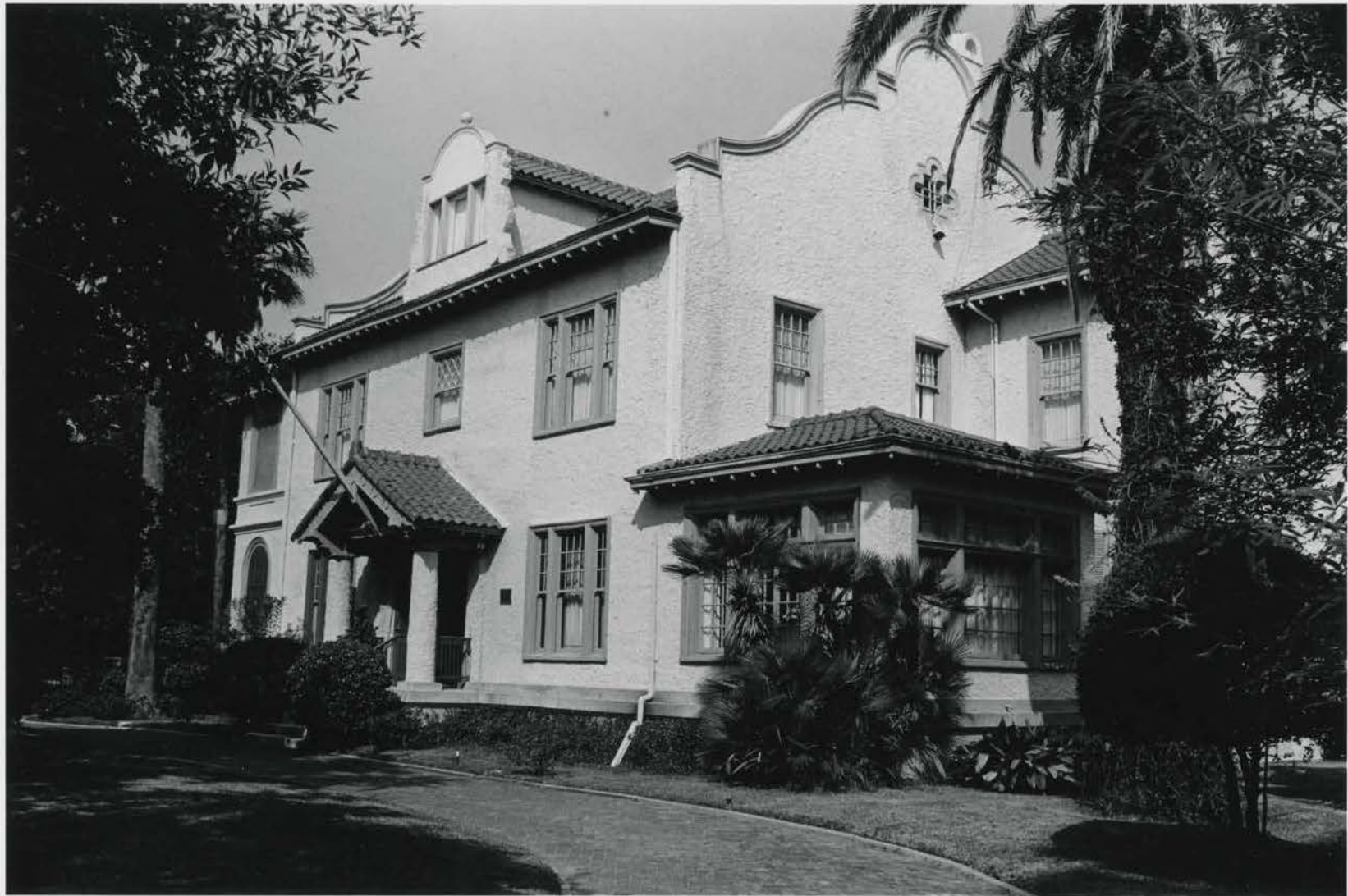
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 14 of 22



LETITIA ROSENBERG HOME FOR LADIES
1804 25TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 15 of 22



DANIEL WEBSTER KEMPNER HOUSE

2504 AVENUE O

SILK STOCKING RESIDENTIAL H.D.

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 16 of 22



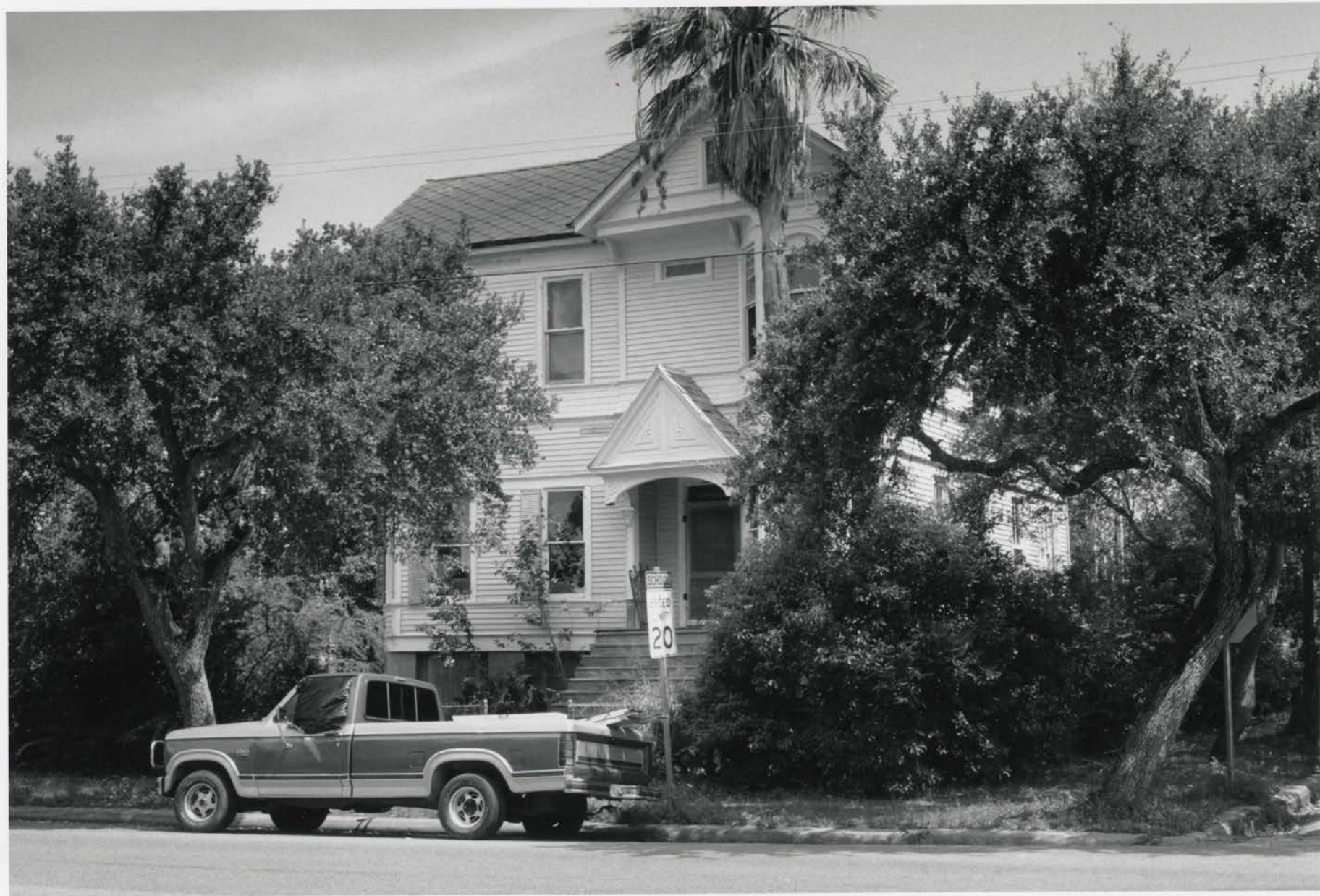
2412 AVENUE N
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 17 of 22



CHARLES ADAMS HOUSE
2314 AVENUE M
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 18 of 22



HICKEN LOOPER HOUSE
2327 AVENUE M
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 19 of 22



WATERS & SARAH DAVIS HOUSE
1124 24TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 20 of 22



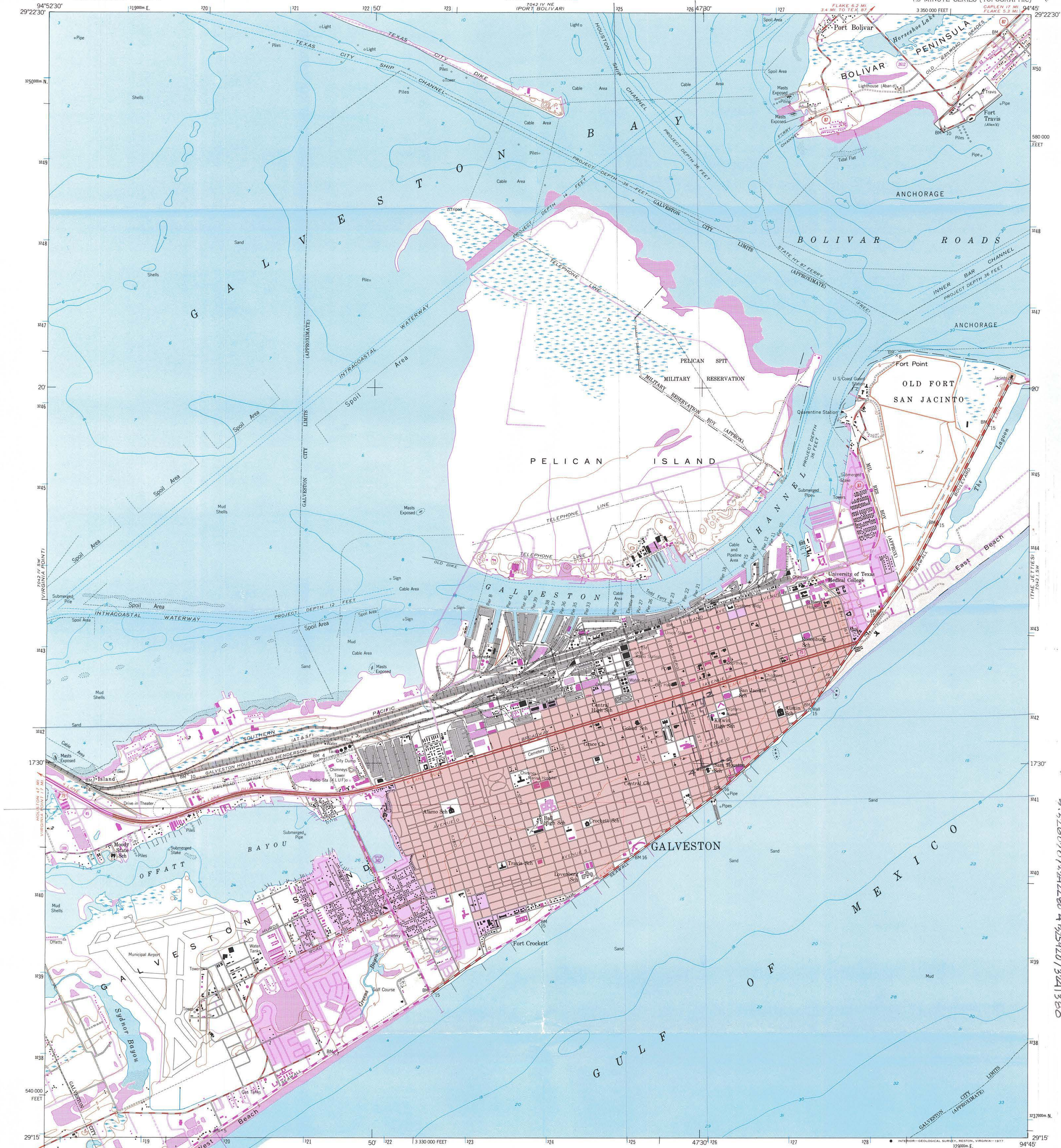
AUGUST F. LANGE HOUSE
1329 24TH STREET
SILK STOCKING RESIDENTIAL H. D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 21 of 22



CONNES - ARNOLD HOUSE
1417 24TH STREET
SILK STOCKING RESIDENTIAL H.D.
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 22 of 22



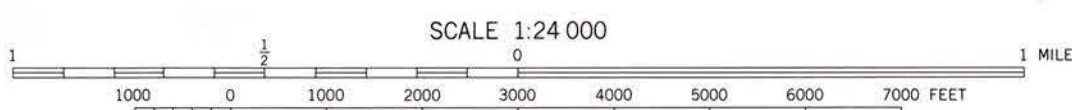
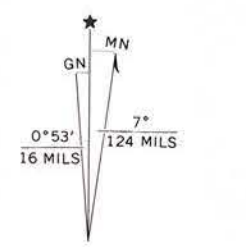
Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by NOS/NOAA, USCE and TVA

Topography from aerial photographs by multiple methods
and by planimetric surveys 1943. Revised by photogrammetric
methods from aerial photographs taken 1952. Field check 1954

Hydrography compiled from USC&GS charts 520,886
and 1282 (1953)

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates area in which only
landmark buildings are shown



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

DEPTH CURVES AND SOUNDINGS IN FEET DATUM IS MEAN LOW WATER
SHORELINE SHOWS REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1 FOOT

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION	
Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

2994-231



QUADRANGLE LOCATION
Revisions shown in purple compiled by the Geological Survey
from photographs taken 1969 and 1974.
This information not field checked.
Purple tint indicates extension of urban areas

GALVESTON, TEX.
N2915-W9445/7.5

1954
PHOTOREVISED 1969 AND 1974
AMS 7042 IV SE-SERIES V882

SLICK STOCKING RESIDENTIAL HISTORIC DISTRICT
BOUGLITY BOUNDED BY AVENUE K, 28th ST., AVENUE P & 26th ST.
GALVESTON, GALVESTON CO., TEXAS
UTM REFERENCE: 15U 1325720/3242180 3 326220/3241500
7 326070/3242280 4 925920/3241580

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Silk Stocking Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Galveston

DATE RECEIVED: 4/12/96 DATE OF PENDING LIST: 4/23/96
DATE OF 16TH DAY: 5/09/96 DATE OF 45TH DAY: 5/27/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000539

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-10-96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



TEXAS
HISTORICAL
COMMISSION



TO: Carol Shull, Keeper, National Register of Historic Places
FROM: Bruce Jensen, Architectural Historian, National Register Programs
DATE: 2 April 1996
RE: Nominations to the National Register of Historic Places

The following nomination is a new submission for listing in the National Register:

- Silk Stocking Residential Historic District, Galveston, Galveston County, Texas

The following submission constitutes an amendment to existing documentation:

- Hyde Park Historic District (Historic and Architectural Resources of Hyde Park), Austin, Travis County, Texas

These nominations have been approved by our SHPO, Curtis Tunnell. Complete documentation for each nomination is enclosed. If further questions arise, please contact me at 512/463-6046.