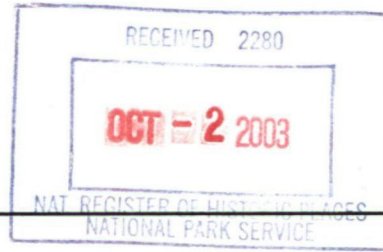


(Oct. 1990)

United States Department of the Interior
National Park Service



1163

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: E. S. Levy Building
OTHER NAME/SITE NUMBER: National Hotel Building

2. LOCATION

STREET & NUMBER: 2221 - 2225 Market Street
CITY OR TOWN: Galveston
STATE: Texas CODE: TX COUNTY: Galveston CODE: 167 ZIP CODE: 77550
NOT FOR PUBLICATION: N/A
VICINITY: N/A

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

9-30-03

Signature of certifying official

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):

Signature of the Keeper
Edson H. Beall

Date of Action

11-15-03

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

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

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic Resources of Galveston Central Business District/Downtown

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE/department store, professional, business

CURRENT FUNCTIONS: COMMERCE/TRADE/restaurant
DOMESTIC/multiple dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Other: 3-Part vertical block
Late 19th and Early 20th Century American Movements: Commercial Style

MATERIALS: FOUNDATION BRICK
WALLS METAL/cast iron; BRICK
ROOF ASPHALT
OTHER WOOD, METAL, STONE, CAST STONE, TERRA COTTA

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

E. S. Levy Building
Galveston, Galveston County, Texas

The 1896/1900 E. S. Levy building is a five-story, three by six bay, rectangular plan, three-part vertical block that faces north on the southeast corner of Market (Avenue D) and 23rd (Tremont) Streets in the Galveston Central Business District, an urban commercial area. The transitional-style, load bearing masonry building was designed by Charles W. Bulger and named for the company's founder, and has a cast iron ground floor façade, terracotta detailing, two sheet metal cornices and a flat roof beyond the parapet. Historically, the building housed a department store on the ground level and professional offices on the upper floors. The building currently has ground floor commercial tenants and the upper floors are live/work space for artists. The building suffered inappropriate alterations in the 1950s yet recently these changes were reversed and the building was sensitively rehabilitated and reopened in 2001. The E. S. Levy Building retains a high degree of architectural and historic integrity.

Exterior

The E. S. Levy Building is located one block south of the Strand/Mechanic National Historic Landmark District (NR 1970, NHL 1976) and four blocks west of the East End National Landmark Historic District (NR 1975, NHL 1976). This property is an addition to the 22 individual buildings listed as part of the Historic Resources of the Galveston Central Business District/Downtown (NR 1984). The Levy building was part of the original cultural resource survey of the area, but was not included in the national register nomination due to inappropriate alterations of the ground floor. The Galveston CBD multiple resource listing is a collection of commercial, institutional, religious and residential buildings in an approximately eight square block area of central Galveston. Recently, the building was restored utilizing the investment tax credit program and is now a contributing member of the Galveston Central Business District.

The E.S. Levy building completely fills approximately one and one-half lots of Block 504 in Galveston's Central Business District. The north façade faces Market Street and is 65'-9" wide; the longer west facade is 120', a standard Galveston lot depth. A 20' alley runs along the south facade. The building shares its eastern party wall with the 1920 Neo-Classical style City National Bank building, now known as the Galveston County Historical Museum (NR 1983). Directly north across Market Street is the 1972 First Hutchings-Sealy National Bank building (AKA NationsBank, now Bank of America), designed by Caudill Rowlett Scott with Thomas M. Price, a banking complex which occupies the entire city block and is comprised of a concrete office tower with surrounding surface parking. Directly to the west is the 1869 T. E. Thompson Building designed by P. N. Comegys which has suffered inappropriate alterations and currently used as commercial space on the ground floor with residential occupancy above.

Exterior - general

The ground floor has an arcuated, painted cast iron storefront with inset double doors with transoms. On the west (23rd or Tremont Street) façade, three arched cast iron openings correspond to each bay of the upper building. On the north (Market or Avenue D) façade the ground floor divisions of the cast iron are irregular and have an A-B-B-C-B-B rhythm. The main entry door portico occupies most of the first bay on the north façade and is cast iron with side pilasters and an elaborate cornice with scrolls and modillion blocks. This cast iron entry is original to the 1871 Tremont Opera House (photo 1). The paired entry door is a double wooden door with a lower wooden panel and the upper two-thirds a single, fixed glass insert flanked by single three-quarter length single-light sidelights and a fixed single-light glass transom. Two equally spaced cast iron columns with inset doors and transoms that flank a wider opening, "C", that was the original entry of the 19th-century department store.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

E.S. Levy Building
Galveston, Galveston County, Texas

Monumental pilasters with fused pedestals give the building verticality and define the 3 x 6 bays. The fused pedestals are at the second floor level and the pilasters begin at the third floor and culminate with modified terra-cotta Ionic capitals just below the fourth floor sheet metal cornice. Floors two through five are clad in a buff-colored brick (the load bearing masonry and secondary facades is red brick). Decorative horizontal brick panels and stone belt coursing divides each of the floors of the building at the window sill level. The two metal cornices provide physical evidence of the building's evolution: floors one through four were built in 1896 and the fifth floor was added in 1899.¹

Windows - Upper floors

On the second floor, the first and third bays of the north façade and all bays of the west façade have three, 1/1, equally spaced, wooden sash windows of uniform height with single light transoms arranged in an A-B-A pattern: the central window being slightly wider. This fenestration evokes the Chicago School windows of the early skyscrapers. The second bay of the north façade has four, evenly spaced, 1/1 wooden sash windows with transoms. The fenestration on floors three to five of these same facades is repeats to that of the second floor only there are no transoms.

Fifth floor

The fifth floor was a later addition and rises from the fourth floor metal cornice and culminates with a larger sheet metal cornice and a 36" brick parapet wall. At this level, the bays continue the established pattern established by the pilasters. On the north façade, narrow, triplet fused brick columns with terra cotta bases and capitals define the bays. This treatment is repeated on the west façade only pilasters are used instead of columns. The fenestration and window types of the floors below are repeated on this floor. The bay in the building's northwest corner is the most decorous of the building and is defined by large terra cotta scrolls in lieu of the fussed columns and pilasters found elsewhere on this floor. There are four, arched, single light, wooden sash windows separated by paired molded brick engaged columns with terra cotta spandrels. In each of the spandrel panels is a different bust of an animal surrounded by foliage.

The south façade faces the alley and is brick with a stucco veneer. A 36" parapet surrounds the roof. A new flat asphaltic membrane roof was installed during the recent rehabilitation. The abandoned skylight is also extant on the roof.

Interior

The building retains its original 1871 opening on Market (Avenue D) that leads into an entry vestibule with terrazzo flooring. The ceiling height on the ground floor is approximately 25' clear. The main building staircase, L-shaped in plan, is wooden and is not original to the building yet is considered historic. The staircase appears to have been added before 1912 based on the Sanborn maps. Originally, this staircase wrapped around a light shaft that was open to all floors. By 1912, the light shaft had been converted into an elevator shaft. The elevator cab was removed and the light shaft brought back during the recent rehabilitation. There is a new elevator along the east party wall that serves all floors of the Levy building as well as all floors and the mezzanine of the adjacent 1920 City National Bank Building, now the Galveston County Historical Museum. Further south along the corridor are tenant storage and laundry rooms. On the west side of the entry corridor are public restrooms and entrances to the commercial tenant spaces that face Market (Avenue D) and 23rd (Tremont) Streets. In these tenant spaces are tall cast iron columns that form a regular structural grid pattern. The columns

¹ Galveston Daily News, 1 September 1897.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

E.S. Levy Building
Galveston, Galveston County, Texas

are very decorative with fluted shafts and composite capitals. There is a new enclosed fire stair added in the southeast corner of the building. The upper floors are divided into artist live/work lofts that open off new corridors. The units retain their original wooden long leaf pine floors, ceiling height and the wooden columns of the structural grid. The columns of the upper floors have been left exposed. The windows, sills and decorative molding are also original to the building.

The building was unsympathetically altered several times during its 107-year history. The most sever alterations occurred in the 1950s when the cast iron façade was encased with brick and the interior cast iron and wooden structural columns were all encased with sheetrock. During this time all the interior ceilings were dropped and central air and heat was added and the floors carpeted.

All of these unsympathetic alterations were removed in the recent rehabilitation and the original features were once again exposed. Due to the sensitive rehabilitation the building retains a high degree of its historic and architectural integrity.

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, Commerce

PERIOD OF SIGNIFICANCE: 1896-1953

SIGNIFICANT DATES: 1896, 1899, 1900

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Charles W. Bulger

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-13).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-14).

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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 8

E.S. Levy Building
Galveston, Galveston County, Texas

The 1896 E. S. Levy building is named for the founder of an early Galveston business, E. S. Levy & Co., also known as Levy's, that operated continuously in the city until 1979. Architect Charles W. Bulger designed the transitional style building and incorporated the ground floor cast iron facade of the 1871 Tremont Opera House that previously stood on this site. The Levy building was Galveston's first professional office building and its tenants included doctors, lawyers and other professionals as well as the U.S. Weather Service office at the time of the 1900 Great Storm. The E. S. Levy building is an addition to the Multiple Resource Listing of the Historic Resources of Galveston Central Business District/Downtown (NR 1984). The building meets Criterion A, significant at the local level, in the Area of Commerce as the city's first professional office buildings and demonstrated the growth of the city and the retail trade in the late nineteenth century. It meets Criterion C in the Area of Architecture, also significant at the local level, as an excellent example of turn-of-the-century commercial architecture in Galveston and the first large commercial commission of architect Charles W. Bulger.

Multiple Resource Listing – Galveston Central Business District

The Multiple Resource Listing for the Galveston Central Business District represents the governmental and business core of the city and contains twenty-two buildings in the area bounded by 19th Street to the east; Broadway (Avenue J) to the south; 26th Street to the west and Water Street (Avenue A) to the north. The MRL excludes the Strand/Mechanic National Landmark Historic District (NHL) that is located within the greater MRL boundary.

Galveston, a sand barrier island, is located on the northwest coast of the Gulf of Mexico, fifty miles southeast of Houston. The city was an important nineteenth-century Gulf Coast port and the trade of cotton and other goods resulted in the wealth and prosperity of the city that earned it the nickname, *The Wall Street of the Southwest*. "The patterns of use and development in the Galveston Central Business District Multiple Resource Area were established in the nineteenth century."² John D. Groesbeck was hired to survey the new town and beginning in 1837 he "laid out Galveston in a gridiron form patterned after Philadelphia, and set the configuration for the future. Avenues running parallel to the Bay and the Gulf he labeled in alphabetical order. The streets crossing at right angles were simply numbered in sequence. As time passed, letters and number changed. Avenue B, for example, became the "Strand," Avenue J became "Broadway," and Avenue E became "Postoffice." Groesbeck completed his map in 1838."³

"As the town grew, commercial interests expanded from Galveston Bay to the south. By 1871, when the first bird's-eye view was drawn, the predominant building type from the bay through Postoffice (Avenue E) was commercial. An 1885 Sanborn map and an aerial view of the same date show that large commercial buildings existed on both sides of Market (Avenue D), similar to those on Mechanic and the Strand. South of Market (Avenue D), many of the commercial buildings were still of frame construction."⁴

The Strand (Avenue B), named after the London street, and Mechanic (Avenue C) Streets are one and two blocks respectively from the port. Commission, shipping companies and wholesale businesses were concentrated along these two

² Beasley, Ellen, *Historic Resources of Galveston Central Business District/Downtown*, 1984, section 7, page 1.

³ McComb, David G. *Galveston: A History*. Austin: University of Texas Press, 1986, page 43.

⁴ Beasley, Ellen, *Historic Resources of Galveston Central Business District/Downtown*, 1984, section 7, page 1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 9

E.S. Levy Building
Galveston, Galveston County, Texas

streets in close proximity to the port, the city's life blood. "It was during the late nineteenth century that the blocks from Market to Church, and from 20th/21st to 24th/25th streets, became identified as the retail and commercial core of downtown Galveston."⁵ "Postoffice (Avenue E) and eventually Church (Avenue F) were in a state of flux during the late nineteenth and early twentieth centuries. Small frame buildings gradually were replaced by larger brick structures; it was a streetscape that evolved over a period to time and was constantly changing, a process that was continued into the twentieth century."⁶

"By the late 1890s, Galveston was well established not only as a major port but as a regional retail center. Substantial department-store projects in the late nineteenth and early twentieth centuries attest to this position."⁷ It was during this period that E. S. Levy & Co., built the four-story Levy building in 1896-97 at the corner of Market and 23rd Streets. The store had ground floor retail and 84 offices on the upper three floors and cost nearly \$50,000.⁸ The Galveston Daily News states in an article on September 1, 1897 that "the Levy Building, corner of Market and Tremont Street [23rd], was one of the first and most modern office building erected in Galveston. Mr. C. W. Bulger was the architect and superintended its erection, which was the quickest work seen here in many a day. It was commenced in October and was finished in May. The first floor is devoted to stores and the three upper stories contain eighty-four offices. This building cost nearly \$50,000."⁹ An additional floor was added in 1899 at a cost of \$7,000.¹⁰

Other department store activity in the 1890s included the Garbade, Eiband & Co., who opened a store in a small building at 22nd and Postoffice and "by 1914 undertook a major expansion program that included adding a fourth floor and renovating three adjoining buildings."¹¹ In the early 20th century, Fellman's department store built a five-story building on Postoffice. The construction campaigns of these three department stores, E.S. Levy & Co., Garbade, Eiband & Co. and Fellman's "had a major impact on downtown Galveston both economically and visually."¹²

E. S. Levy and Company

The Levy Building was built by an early Galveston business. Abraham Levy and his partner Leopold Weis opened a men's and boy's clothing and furnishing's store in 1877, known as Levy and Weis. The store had a small twenty-foot frontage onto Market (Avenue D).¹³ Abraham Levy died in the early 1880s and his widow Esther Levy is listed as one of the business' proprietors along with Leopold Weis in the 1882-83 city directory. By 1888, the store changed its name to Levy & Cohen when Abraham Levy's son, Edward S. Levy entered the business with Robert I. Cohen. By 1890 the firm was known as E. S. Levy & Co. with Edward S. and Harry H. Levy as proprietors. The store was located at 2215 Market – the same location with the modest storefront where Abraham Levy began the business. In 1900, Edward S. Levy, Gustav

⁵ Beasley, Ellen, Historic Resources of Galveston Central Business District/Downtown, 1984, section 8

⁶ Beasley, Ellen, Historic Resources of Galveston Central Business District/Downtown, 1984, section 7, page 1.

⁷ Beasley, Ellen, Historic Resources of Galveston Central Business District/Downtown, 1984, section 8, page 1.

⁸ Galveston Daily News, 1 September 1897

⁹ Galveston Daily News, 1 September 1897.

¹⁰ Galveston Daily News, 1 September 1899

¹¹ Beasley, Ellen, Historic Resources of Galveston Central Business District/Downtown, 1984, section 8, page 1.

¹² Beasley, Ellen, Historic Resources of Galveston Central Business District/Downtown, 1984, section 8, page 1.

¹³ Galveston Daily News, 22 July 1922.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 10

E.S. Levy Building
Galveston, Galveston County, Texas

G. Levy and Harry H. Levy filed incorporation papers and the business became known as E. S. Levy & Co.¹⁴ By 1901, Edward S. Levy left Galveston "to attend business interests in New York."¹⁵ In 1912 Gustav G. Levy sold out to Harry H. Levy, Sr.

Tremont Opera House

E. S. Levy & Co., constructed their new department store in 1896 on the site of the 1871 Tremont Opera House, a cultural institution in the city for twenty-three years that staged plays, vaudeville, musical and dramatic performances. The Tremont closed in 1895 when the larger Grand Opera House (NR) opened several blocks away on Postoffice.

In 1870 there was an announcement in the Galveston Daily News of a "plan of a theatre to be built on the corner of Tremont [23rd] and Market Street, Mr. T. H. Adams, architect. Willard Richardson, editor and publisher of the Galveston Daily News, was instigator of building the opera house at a cost of \$150,000."¹⁶ The Tremont Opera House, modeled after Booth's Theater in New York, opened its doors to the public on February 25, 1871 with the performance of Sheridan's "School of Scandal."¹⁷ Prices for opening night were "Orchestra chairs \$1.50; parquette, \$1.50; dress circle, \$1.00; gallery, 50¢; private boxes \$10.00."¹⁸ A Sanborn Map from 1889 with corrections in 1891 and a historic photo (photo 1) shows the Tremont Opera House on the southeast corner of Market and Tremont (23rd) as a three-and-a-half story masonry building with a mansard roof, a metal cornice, metal lintels and sills and a wooden sidewalk canopy. There was a Drug Store and bar on the ground floor and interior galleries.¹⁹ The main entrance was on Market and was twenty-five feet wide and performances were held on the second floor and the theatre was also the location for the annual Momus Ball, a Mardi Gras carnival celebration. During this event, "a floor for dancing was built over the downstairs seats a few days before the ball, and was torn up after the carnival was over."²⁰

Charles W. Bulger

E.S. Levy & Co. purchased the Tremont Opera House in 1894 and hired architect Charles W. Bulger to design and supervise the construction of their new building. Construction began in October 1896 and was completed by May 1897.²¹ An article in the Galveston Daily News mentioned that the original intent of the architect was to "simply remodel the old Tremont opera house, but plans have recently been changed and the entire structure will be torn down with the exception of the wall of the lower story. The inside of this lower story will be completely removed. The building will be five stories in height, of pressed brick, terra cotta and stone, and will contain exactly eighty-four offices beside the ground floor store rooms. The building will front sixty-five feet on Market and will run to the alley on Tremont. There will be a grand

¹⁴ Stewart Title, incorporation papers, Book 180, page 327, 31 May 1900, files 1 June 1900.

¹⁵ Galveston Daily News, 22 July 1922.

¹⁶ Galveston Daily News, 16 April 1870.

¹⁷ National Register Nomination, Grand Opera House, Texas Historic Sites Atlas, <http://atlas.thc.state.tx.us/>

¹⁸ Galveston Tribune, Magazine Section, 14 December 1929, page 1

¹⁹ Galveston Tribune, Magazine Section, 14 December 1929, page 1

²⁰ Galveston Tribune, Magazine Section, Saturday, 14 December 1929, page 1.

²¹ Historic American Building Survey Inventory, E. S. Levy Building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 11

E.S. Levy Building
Galveston, Galveston County, Texas

marble entrance, and everything will be strictly up to date."²² A newspaper article a year later stated that the building had a ground floor and three upper floors.²³ Later newspaper articles announced the completion of the fifth floor.

The commission for the Levy building was the first large commercial project for Charles W. Bulger who had previously designed, built and remodeled many houses throughout the city that are now in the Strand, East End and Silk Stocking historic districts. After the Levy commission, Bulger's Galveston work included the 1906 Heffron building, a 1904 addition to the Clarke and Courts Building; and a 1904 reconstruction of the Marx & Blum Building (built 1890, architect Nicholas Clayton), all in the Strand/Mechanic National Landmark Historic District. Charles W. Bulger practiced architecture in Galveston for twelve years before he moved to Dallas in 1904 to join his son and form the architecture office of Bulger & Son.²⁴ Their Dallas firm was responsible for "over 100 churches (primarily Baptist) throughout the southwest, as well as Dallas' first skyscraper, the Praetorian Building, completed in 1909."²⁵

E. S. Levy and Company's department store was located on the ground floor and had elevator access to the upper floors. Historic photographs (photo 2) show the building in 1899 with the fifth floor addition completed. Large plate glass display windows were added in front of and covered most of 1871 the cast iron facade. There is an entrance in the fourth bay on the 23rd (Tremont) facade where a portion of one column is slightly visible behind a light pole. The main entrance to the department store was through the irregular column spacing on the north or Market Street facade. The entrance to the professional offices in the upper floors was in the first bay of the Market facade – the original Opera House entrance.

The building was home to E. S. Levy & Co. from 1897 until 1917. In 1917 the firm moved one block south to a newly constructed larger building at 2227 Postoffice Street, where it remained until the department store closed in 1979.

Tenants

In addition to the E. S. Levy Company, the building was home to the offices of a number of prominent Galvestonians and Texans. At the time of the 1900 storm, still the nation's most deadly natural disaster, the most notable tenant was the U.S. Weather Bureau's Galveston office headed by meteorologist Isaac Cline. It was his forth station since joining the Weather Bureau in 1882. Weather instruments were installed and monitored on the roof and hurricane warning flags were flown there until both were whisked away by the high winds sometime on Saturday evening, September 8, 1900. Newspaper accounts from September 13, five days after the storm, state that "the United States weather bureau office lost all records of the storm after 6:30 p.m. [September 8]. At this moment the anaemometer or wind guage blew away from the top of the five-story [Levy] building. The wind reached a velocity of 100 miles an hour which was recorded by the wind guage just before it was carried away. Whether it blew at a higher rate after that hour is not positively known, but the weather men seem to think there were gusts that reached a velocity of a triffling over 100 miles an hour velocity . . . the rainfall record was also lost. The rain guage recorded a fall of nearly 2 inches up to 5 p.m., and was wrecked by the terrific wind that swept the apparatus from the roof of the Levy building. The rainfall, however, for the 24 hours, ending Sunday morning,

²² Galveston Daily News, 1 September 1896.

²³ Galveston Daily News, 1 September 1897.

²⁴ AIA Dallas Architecture Guide, page 43.

²⁵ AIA Dallas Architecture Guide, page 43.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 12

E.S. Levy Building
Galveston, Galveston County, Texas

was not exceptional and would not have been but an ordinary rainstorm had it not been for the hurricane accompaniment."²⁶

Less dramatic tenants included architects, lawyers, aurists [diseases of the ear] and oculists [ophthamologists], dentists, physicians, insurance agents, jewelers, and homeopaths. Charles Bulger had his office in the building and the Galveston office of Louis Sterling Green and Joseph Finger was also located there. Notable Galveston attorneys that officed there include: John L. Darrouzet, a lobbyist in the Texas legislature; C. G. Dibrell, a judge of the 56th District Court; Marcellus E. Kleberg (1849-1913), served in the Texas Legislature, was Galveston City Attorney, City Commissioner and Trustee and a Charter member of the State Bar Association and a University of Texas Regent under Governor S. W. T. Lanham; and Olliver S. York who was the Galveston Postmaster as well as an attorney. Notable physicians included: John H. Coers [aka Koers, Kohrs, Coers], a homeopathic doctor and 1840 graduate of the University of Germany who came to Galveston in 1865; Joseph F. Hurff, a graduate of the Hahnemann Institute in Philadelphia; Ollye S. Hodges, an oculist and aurist and a 1897 University of Pennsylvania graduate.

When Levy's vacated the ground floor in 1917, Woolworth's became the ground floor tenant until 1923. A local clothing store, Ben Doherty and Co., leased the ground floor from 1921-1933. George W. Robertson's furniture company and its succession businesses and proprietors, Robertson-Shaw and Silkensen-Shaw, were the ground floor tenants from 1934 until the early 1950s.

The National Hotel Company

After 1908, the Levy building was owned and occupied by various interests of W. L. Moody, Jr. (1865-1954), a prominent and extremely successful Galveston financial magnate and entrepreneur. The vast Moody family holdings began with the purchase of a bank in 1889 and later included several banks including the National Bank of Texas, later renamed W. L. Moody Bank, printing companies, newspapers, and ranches. In 1927 W. L. Moody formed the National Hotel Corporation and its headquarters and offices were located on the third floor of the Levy building until the 1980s. In the 1920s, the building became known as the National Hotel Building.²⁷

The National Hotel Company built several Galveston hotels: the Buccaneer (b. 1929, demolished 2001, Andrew Frasier, architect) and the Jean Lafitte (Andrew Frasier architect, extant). The company also "acquired a number of other hotels including the Menger Hotel in San Antonio, the Galvez in Galveston, Mountain Lake in Virginia, and the Hotel Washington in Washington, D.C."²⁸ The 1949 Galveston City Directory lists the National Hotel Company as operators of the Hotel Buccaneer, Hotel Galvez, Hotel Jean Lafitte, Coronado Courts and The Seahorse in Galveston and Affiliated

²⁶ Galveston Daily News, 13 September 13, 1900, page 3, col. 6

²⁷ "MOODY, WILLIAM LEWIS, JR." The Handbook of Texas Online.

<<http://www.tsha.utexas.edu/handbook/online/articles/view/MM/fmo22.html>> [Accessed Tue Jul 1 23:25:41 US/Central 2003].

²⁸ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 13

E.S. Levy Building
Galveston, Galveston County, Texas

National Hotels throughout the Nation with general offices at the National Hotel Building, 2221 Market (Avenue D) in Galveston.

The National Hotel Company was associated with Conrad Hilton from 1931 until 1934. The Moodys helped rescue Hilton from near bankruptcy following the Great Depression and merged the Hilton chain with the Moody's operations to form the National Hotel Company. The merger failed and Hilton resumed his independent operations in 1934 with five hotels, and in 1938 he acquired the Sir Francis Drake Hotel in San Francisco, his first hotel outside of Texas.²⁹

Changes to the building

The most significant change to the building's exterior was the brick modernization that was added in the 1950s. Fortunately, this alteration encapsulated the historic cast iron façade and Market Street entrance.

The appearance of the building's interior changed several times over the years with the most dramatic change occurring when air conditioning was added in the 1960s. Interior features such as doors, walls, ceiling, fixtures and equipment, were removed and replaced with new modern partition walls of thin, stamped, pre-finished plywood. An acoustical suspended ceiling was installed at a uniform height of 8'-0" and the wooden floors were covered with carpet or vinyl. From the 1950s until 1983, the upper floors were configured with better offices situated next to the windows on the west and north. Anterooms such as reception areas and clerical offices separate these offices from the corridors. Across the corridor, in the building's interior, were toilet and equipment rooms. The central plant was located in the southwest corner of the building and the cooling tower was located on the fifth floor roof directly above the equipment room. The combination of heavy vibration, weight and water contributed to severe structural damage to that corner of the building.

A large skylight/light well, was located about two thirds of the way south of the grand entrance on the north façade, and was open to all floors from 1899 to at least 1931 (possibly until the 1940s) according to the Sanborn maps. This type of skylight – open to all five floors – is a very typical nineteenth-century Galveston architectural feature. It is presumed when the building was "modernized," the skylight was sealed below the fifth floor to allow for additional leaseable floor space. A smaller skylight was located adjacent to the staircase and was later used for an elevator chase. Hurricane Alicia struck Galveston in the summer of 1983 and severely damaged the large skylight of the Levy building. Tenants moved out following the storm and the building sat neglected and open to the elements until 1999 when ArtSpace Projects, Inc., a non-profit developer of affordable live/work space for artists, purchased the building. The owner worked with the local architectural firm Michael Gaertner and Associates to rehabilitate the building utilizing the investment tax credit program. The building was completed and formally opened in 2001 with ground floor commercial space and residential units above. The building is now called the National Hotel Artist's Lofts and is once again a contributing member of Galveston's Central Business District.

²⁹ "HILTON HOTELS CORPORATION." The Handbook of Texas Online.
<<http://www.tsha.utexas.edu/handbook/online/articles/view/HH/dghbv.html>> [Accessed Thu Feb 7 17:31:01 US/Central 2002].

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 14

E.S. Levy Building
Galveston, Galveston County, Texas

Beasley, Ellen. Historic Resources of Galveston Central Business District/Downtown. Multiple Resource Listing National Register nomination, 1984.

Beasley, Ellen and Stephen Fox. Galveston Architecture Guidebook. Houston: Rice University Press, 1996.

Fuller, Larry Paul, ed. The AIA Guide to Dallas Architecture. Dallas: AIA and McGraw Hill, 1999.

Galveston City Directories, various dates.

Galveston Daily News, various dates.

Galveston Tribune, various dates.

Harris, Cyril M., ed. Illustrated Dictionary of Historic Architecture, New York: Dover, 1977.

"HILTON, CONRAD NICHOLSON." The Handbook of Texas Online. <<http://www.tsha.utexas.edu/>>

Historic American Building Survey Inventory, E. S. Levy Building. John C. Garner, Jr., Director, Galveston Architecture Inventory, Galveston Historical Foundation, no date.

Historical Mounts, various including: Tremont Opera House, E. S. Levy & Co., Galveston and Texas History Center, Rosenberg Library, Galveston, Texas.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition. Walnut Creek: Altamira Press, 2000.

McComb, David G. Galveston: A History. Austin: University of Texas Press, 1986.

"MOODY, WILLIAM LEWIS, JR." The Handbook of Texas Online. <<http://www.tsha.utexas.edu/>>

Sanborn Fire Insurance Maps, Galveston, various dates

Stewart Title, Galveston, deed record books, various dates.

Vertical files, various, Galveston and Texas History Center, Rosenberg Library.

Wygant, Larry, Medical Historian, conversation with Anna Mod, summer 2003.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES Zone Easting Northing
 15 325835E 3242920 N

VERBAL BOUNDARY DESCRIPTION

Lot 1 and the west 22'-9" of Lot 2 in Block 504, City and County of Galveston, Texas

BOUNDARY JUSTIFICATION

The boundary includes all improvements historically associated with the building.

11. FORM PREPARED BY

NAME/TITLE: Anna Mod, Historic Preservationist

ORGANIZATION:

DATE: July 1, 2003

STREET & NUMBER: P.O. Box 66335

TELEPHONE: 713/630-1086

CITY OR TOWN: Houston

STATE: TX

ZIP CODE: 77266

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Figure-15 through Figure-22)

PHOTOGRAPHS (see continuation sheet Photo-23)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: The Historic National Hotel Artist Lofts, LLC

STREET & NUMBER: 250 Third Avenue North, Suite 500

TELEPHONE: (612) 333-9012

CITY OR TOWN: Minneapolis

STATE: MN

ZIP CODE: 55401

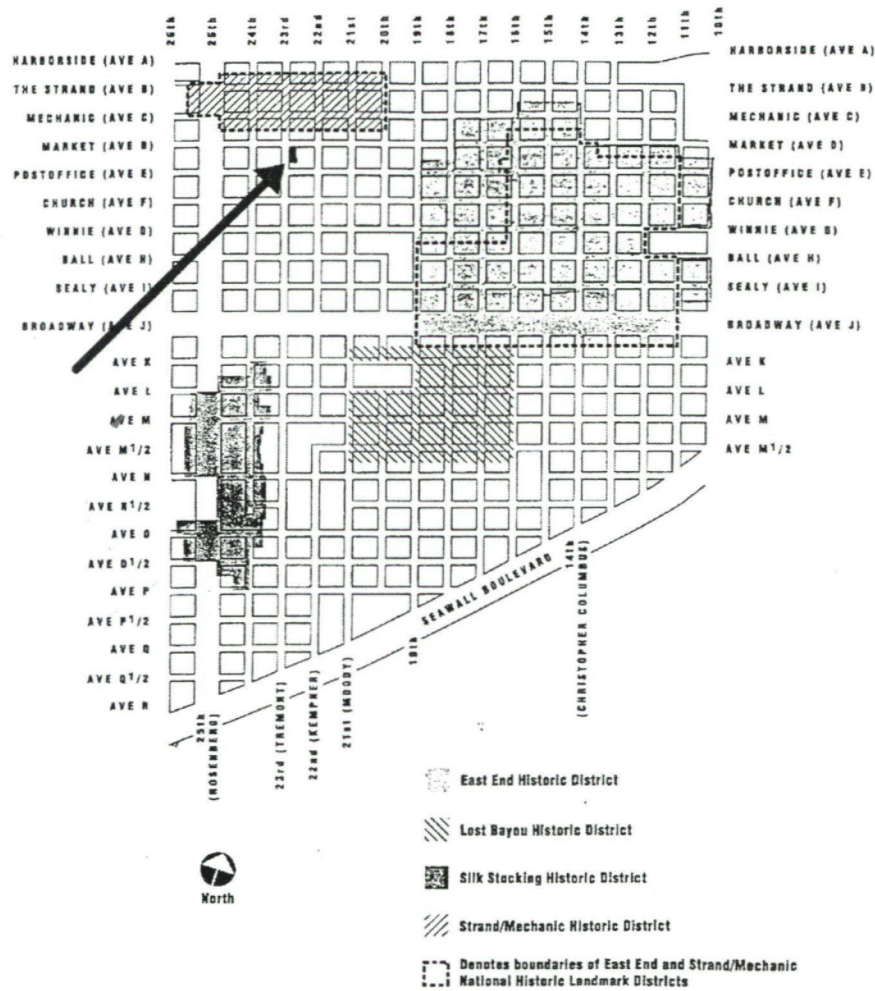
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

E. S. Levy Building
Galveston, Galveston County, Texas

Section Figure Page 15

Historic Districts in Galveston, Texas



Historic Districts

Galveston, Texas

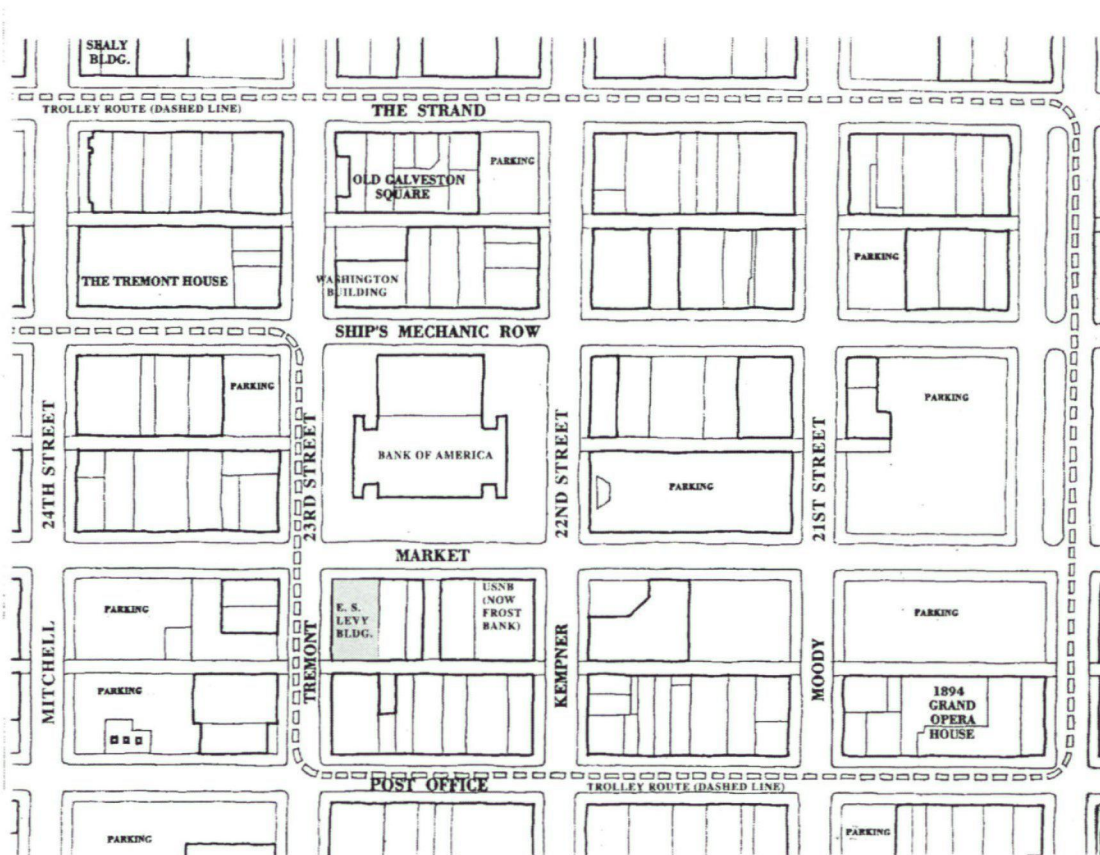
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 16

E.S. Levy Building
Galveston, Galveston County, Texas

Map Detailing Downtown, E. S. Levy Building, Galveston, Texas



United States Department of the Interior
National Park Service

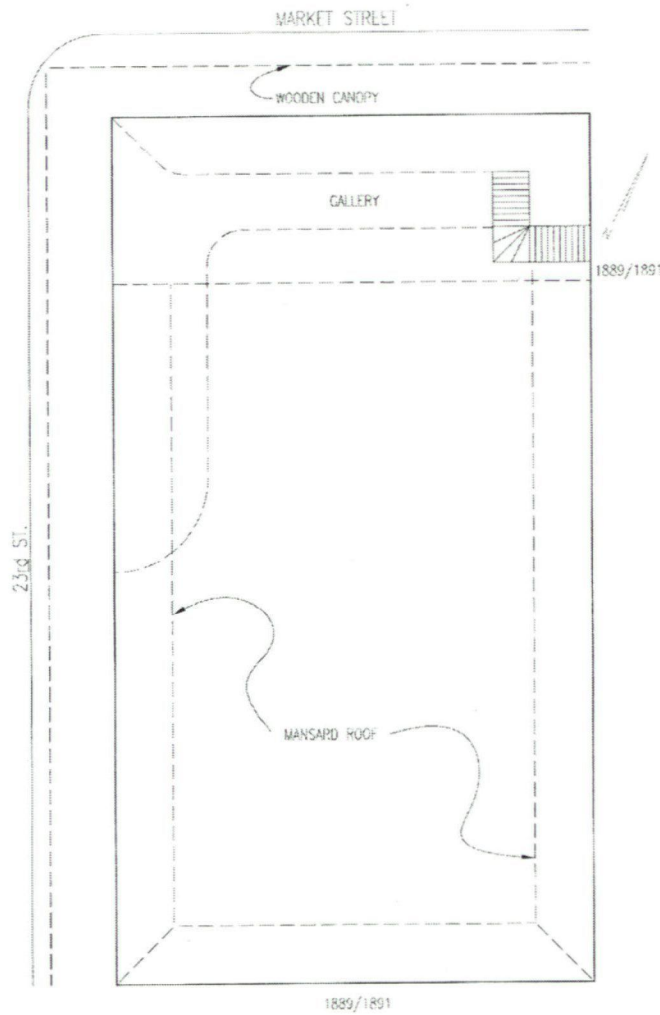
National Register of Historic Places Continuation Sheet

Section Figure Page 17

E.S. Levy Building
Galveston, Galveston County, Texas

Sanborn Insurance map, 1889 with pasteovers 1891

Tremont Opera House. A masonry building with mansard roof, iron covered cornice and a wooden sidewalk canopy. There is a drug store on the ground floor, an interior gallery, a staircase with two runs and a main entrance on Market Street (Avenue D).



United States Department of the Interior
National Park Service

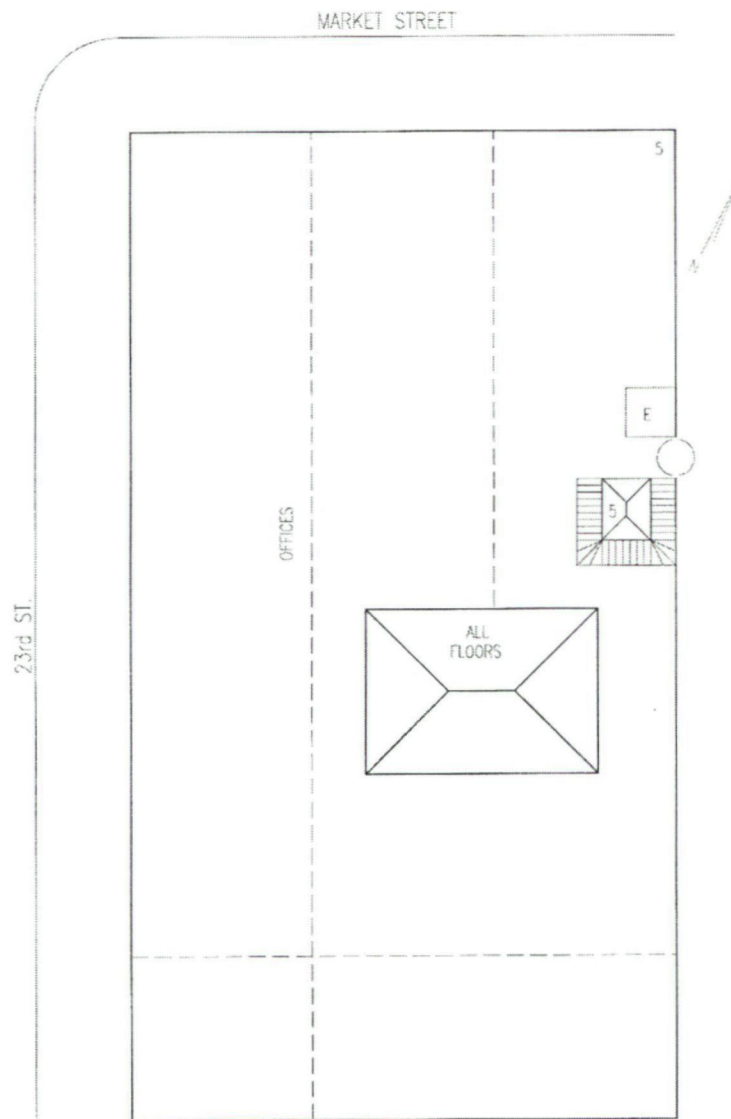
National Register of Historic Places Continuation Sheet

Section Figure Page 18

E.S. Levy Building
Galveston, Galveston County, Texas

Sanborn Insurance Map, 1899

Map shows E. S. Levy building, built in 1896 with remodeling in 1899. Map shows a five-story masonry building with an interior staircase with three runs and a lightwell in the stairwell. There is an elevator along the east party wall in front of the staircase. There is a second large skylight that illuminates all five floors.



1899

United States Department of the Interior
National Park Service

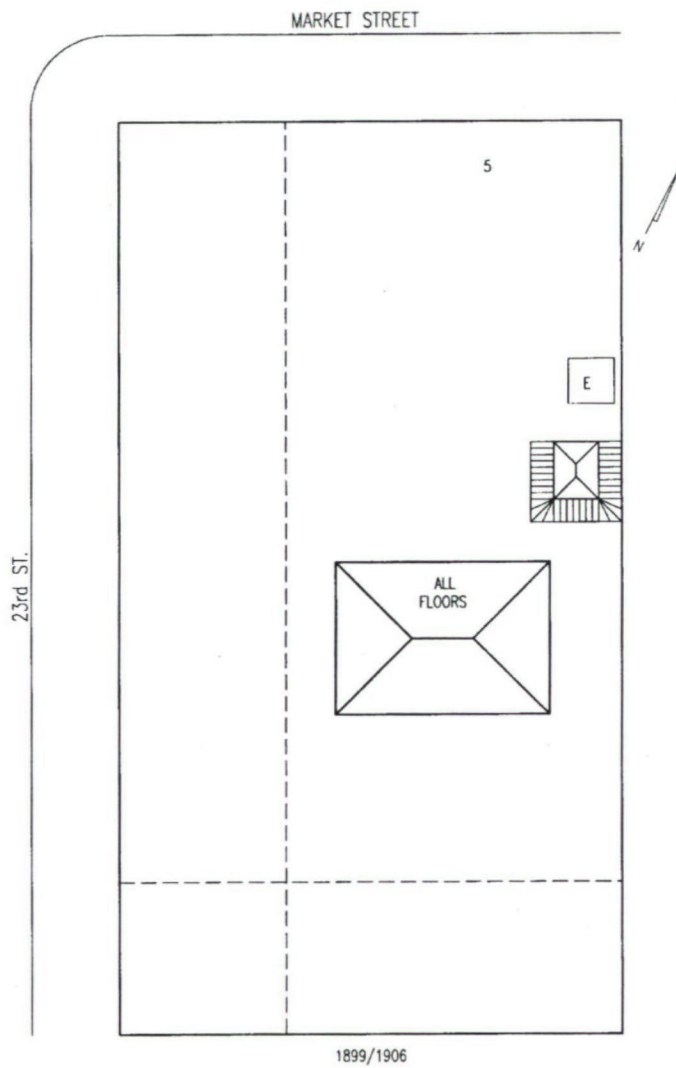
National Register of Historic Places Continuation Sheet

Section Figure Page 19

E.S. Levy Building
Galveston, Galveston County, Texas

Sanborn Insurance Map, 1899, with pasteovers 1906

A five-story masonry building with interior staircase with three runs with lightwell in stairwell. There is an elevator on the eastern party wall in front of the staircase. The second lightwell (skylight) is extant.



United States Department of the Interior
National Park Service

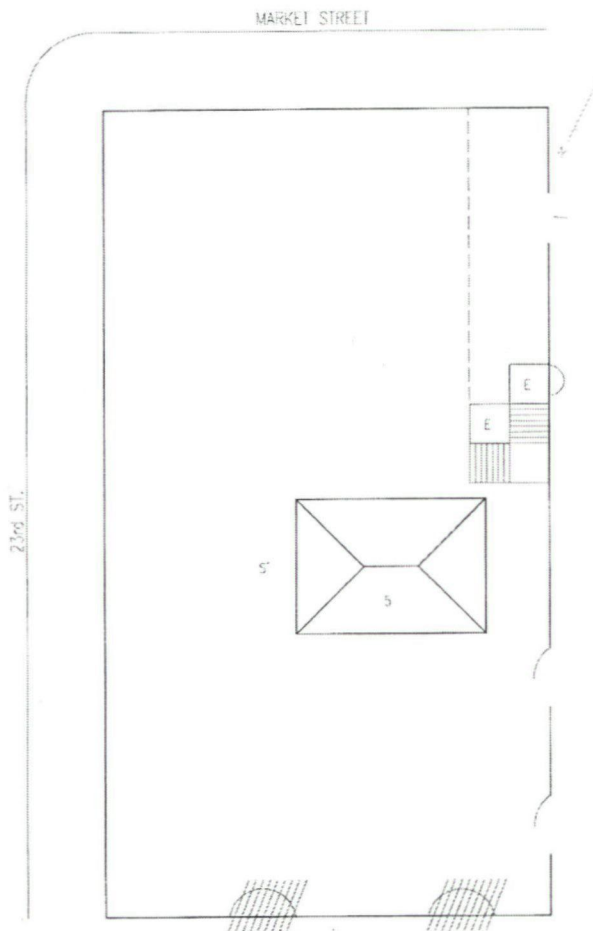
National Register of Historic Places Continuation Sheet

Section Figure Page 20

E.S. Levy Building
Galveston, Galveston County, Texas

Sanborn Insurance Map, 1912

This map shows the five-story masonry building with commercial space on the ground floor. The large lightwell is still extant. There are now two elevators, both wooden framed. It appears that one of the elevators was inserted into the stairwell lightwell. The staircase has two runs. There are four openings along the eastern party wall.



United States Department of the Interior
National Park Service

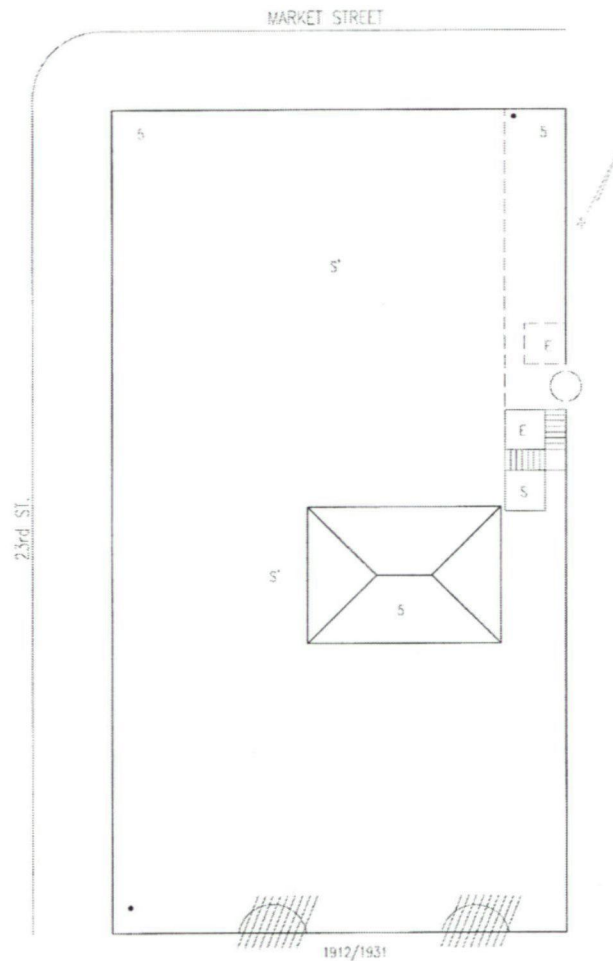
National Register of Historic Places Continuation Sheet

Section Figure Page 21

E.S. Levy Building
Galveston, Galveston County, Texas

Sanborn Insurance Map, 1912 with pasteovers 1931.

Five story commercial building with interior staircase with two runs. There are two elevators, one wooden frame the other has a brick enclosure. There are two lightwells – one is marked 'S' and just south of the staircase and the second is the large skylight south and west of the staircase and elevators.



United States Department of the Interior
National Park Service

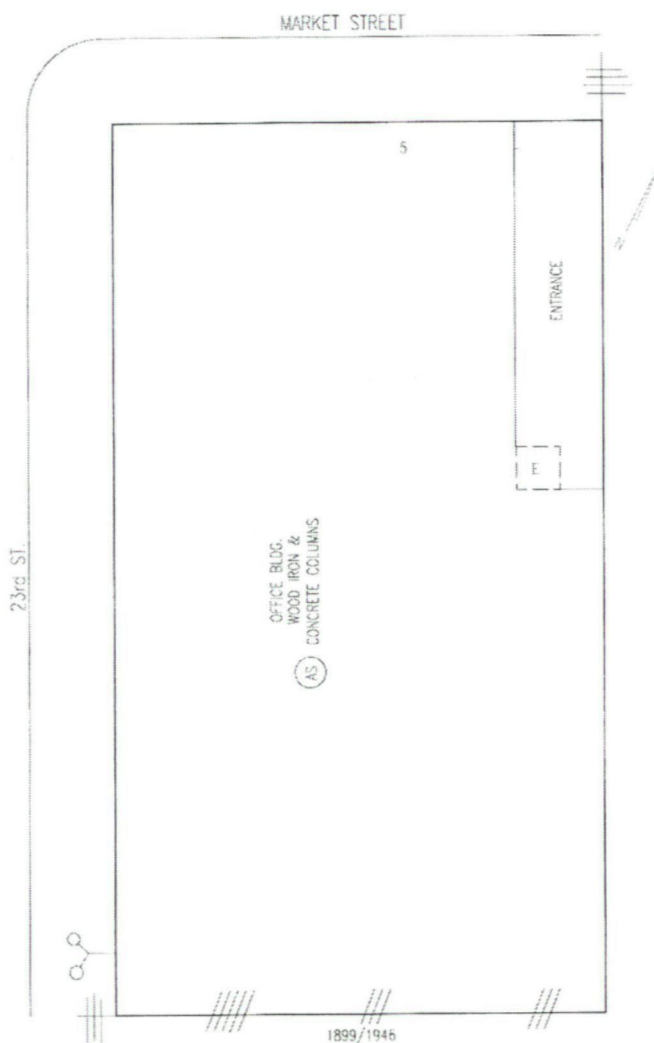
National Register of Historic Places Continuation Sheet

Section Figure Page 22

E.S. Levy Building
Galveston, Galveston County, Texas

Sanborn Insurance Map, 1899 corrected 1946

Staircase is not shown; one elevator that appears to be in the position of the former lightwell. All skylights are gone.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photo Page 23

E.S. Levy Building
Galveston, Galveston County, Texas

Photo log

E. S. Levy Building
2221-2225 Market Street
Galveston, Texas
South oblique, camera facing north
Photographed by Anna Mod,
Summer 2003
Photo 1 of 4

Supplemental Historic Photos

E. S. Levy Building
Photographed 1899-1900
On file at Rosenberg Library, Galveston
South oblique, camera facing north
Photo 2 of 4

E. S. Levy Building
Photographed 1967
HABS recordation on file at Rosenberg Library, Galveston
South oblique, camera facing north
Photo 3 of 4

1871 Tremont Opera House
Southeast corner of Market and 23rd
View southeast
Photographed before 1895
On file at Rosenberg Library, Galveston
Photo 4 of 4

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Levy, E.S., Building

MULTIPLE NAME: Galveston Central Business District MRA

STATE & COUNTY: TEXAS, Galveston

DATE RECEIVED: 10/02/03 DATE OF PENDING LIST: 10/30/03
DATE OF 16TH DAY: 11/15/03 DATE OF 45TH DAY: 11/16/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03001163

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 11.15.03 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



Quizno's SUBS

Quizno's

MUSEUM

STREET

AAA

photo 14 864

ES Levy Building, N and W facades

(aka National Hotel Building,
National Hotel Artist's lofts)

southeast corner Market + 23rd
225-27 Market
Galveston, Texas

photo: Anne Mod, summer 2003

view south

909



E.S. LEVY & CO. BUILDING

E.S. LEVY & CO. BUILDING

CITY NATIONAL BANK
SAVINGS

E.S. LEVY & CO. CLOTHIERS E.S. LEVY & CO. MEN'S & BOYS JUTFITTERS

WILLIAMS

ATTOR

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

WARRANT

Photo 2 of 4

ES Levy Building, N and W facades

(aka National Hotel Building)

Southeast corner Market and 23rd

2225-27 Market

Galveston, TX

photo 1899-1900

view south

AUG • 67



This is a copy of a document in
The Rosenberg Library, Galveston, Texas.
Not to be Copied or Reproduced in any way
without written permission from the Rosenberg Library

photo 3 of 4

ES Levy Building, north facade
(aka National Hotel Building)
Southeast corner Market + 23rd
2225-27 Market
Galveston, Texas

photo: August 1967, HABS survey

view south



This is a copy of a document in
The Rosenberg Library, Galveston, Texas.
Not to be Copied or Reproduced in any way
without written permission from the Rosenberg Library

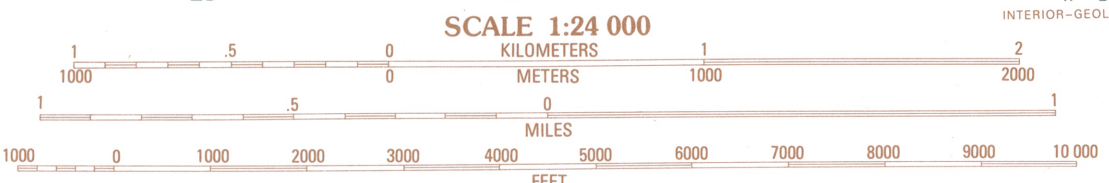
photo 4 of 4
1871 Tremont Opera House
southeast corner market + 23rd
Galveston, Texas
view southeast
photo pre 1895



E.S. LEVY BUILDING, GALVESTON, GALVESTON CO., TEXAS
U.S. 151325835E / 3242120N

PROVISIONAL MAP
Produced from original
manuscript drawings. In-
formation shown as of date of
photography.

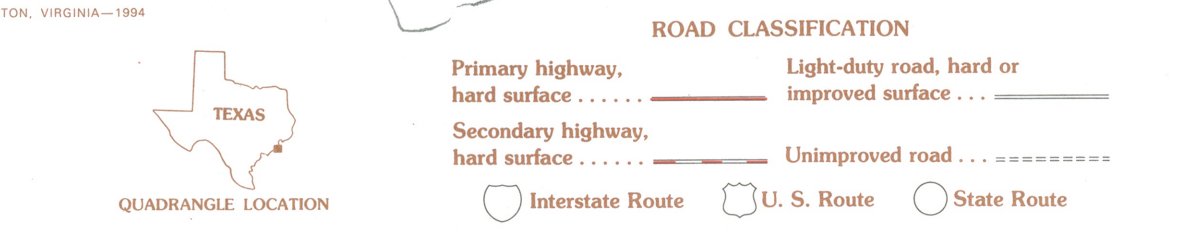
PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY USGS, NOS/NOAA
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1987
FIELD CHECKED 1989. MAP EDITED 1994
PROJECTION LAMBERT CONFORMAL CONIC
GRID, BLUE 1000-METER UNIVERSAL TRANSVERSE MERCATOR TICS, ZONE 15
10 000-FOOT STATE GRID TICS TEXAS, SOUTH CENTRAL ZONE
UTM GRID DECLINATION 0°53' WEST
1994 MAGNETIC NORTH 5°00' EAST
VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM NORTH AMERICAN DATUM OF 1927 (NAD 27)
Selected hydrographic data compiled from NOS/NOAA Chart 11324
(1992). This information is not intended for navigational purposes.
North American Datum of 1983 (NAD 83) is shown by dashed corner
ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are obtainable from National Geodetic Survey NADCON
software.
There may be private inholdings within the boundaries of any Federal and
State reservations shown on this map.
Gray tint indicates area in which selected buildings are shown.
This map covers an active subsidence area. Evaluate relief and elevation
information based on recent sources.



CONTOUR INTERVAL 5 FEET
To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by .3048

SHORELINE SHOWN 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



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLE NAMES

GALVESTON, TEXAS
PROVISIONAL EDITION 1994
29094-C7-TF-024