

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Ilies Building/Justine Apartments
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 503 21st Street
CITY OR TOWN: Galveston
STATE: Texas CODE: TX COUNTY: Galveston

NOT FOR PUBLICATION: N/A
VICINITY: N/A
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 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.)

Laurie J. Jurnell
Signature of certifying official

2 July 1995
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):

for Signature of the Keeper

Autawelle J. Lee

Date of Action

8/22/95

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: Specialty Store; Restaurant

DOMESTIC: Multiple Dwelling

CURRENT FUNCTIONS: COMMERCE/TRADE: Specialty Store

DOMESTIC: Multiple Dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance

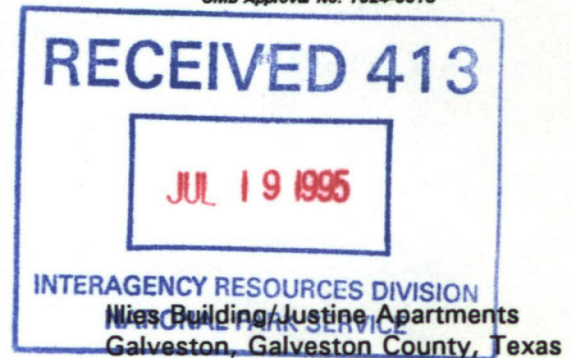
MATERIALS: FOUNDATION UNKNOWN
WALLS BRICK
ROOF CONCRETE
OTHER CASTSTONE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-11).

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National Register of Historic Places Continuation Sheet

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DESCRIPTION

The Illies Building (1929), also known as the Justine Apartments, is a modest Renaissance Revival style building facing east on 21st Street between Post Office and Church Streets in the central business district of Galveston, Texas. The 5-story L-shaped concrete frame and masonry building follows the 3-part vertical commercial block form and originally contained 20 apartments on the upper floors and several retail shops on the ground level. The building still functions as a multi-family dwelling with limited alterations to the original structure. This property is one of the few multi-story apartment buildings in the dense Galveston central business district.

The Illies Building/Justine Apartments faces east at 503 21st Street in the central business district of Galveston (see Figure 1). It is approximately two blocks south of the Strand Historic District (NR 1970; NHL 1976) and three blocks west of the East End Historic District (NR 1975; NHL 1976). The property is an addition to 22 individual buildings listed as part of the **Historic Resources of Galveston Central Business District/Downtown** (NR 1984). These are largely multi-storied buildings dating from the late 19th and early 20th century in an approximately eight square block area of central Galveston (see Figure 2).

A 2-story (c.1876) masonry building, originally a laundry, abuts the building on the north. Since its remodeling in 1945 the property serves as a restaurant. An alley runs behind the Illies Building/Justine Apartments on the south approximately mid-way between Post Office and Church Streets. Across the alley, the League Building (1915) faces Post Office but is substantially altered with a precast concrete and perforated metal facade added in 1967. On the west side of the Illies Building/Justine Apartments a narrow passageway for the rear fire escape separates the property from its neighbor. Across 21st Street, the Art Deco influenced Martini Theater (c. 1930, now vacant) is a contrast to the less decorative Illies Building.

Most of the surrounding properties in the central business district are 2- to 3-story load-bearing masonry buildings that date from the late 19th or early 20th century, usually with Victorian detailing. The Illies Building/Justine Apartments is one of the few 1920s properties in the central business district and thus is in contrast both in materials and design. An exception is the Jean Laffite Hotel (NR 1984) one block south of the Illies Building/Justine Apartments. This 10-story concrete and masonry building date from the same decade and is of similar construction and detailing.

The Illies Building/Justine Apartments is a commercial adaptation of a Renaissance Revival style modified to fit the economic constraints of a multi-story commercial building. A 3-part vertical block of buff colored brick with cast stone detailing, the Illies Building/Justine Apartments is divided symmetrically into four bays of 1/1, wooden double-hung windows, with cast stone sills. The south (alley) and west facades are faced with a lesser brick, have no stonework, and possess less elaborate window detailing.

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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

The first floor currently houses two leased commercial spaces and the lobby for the upper story apartments (see Figures 3 and 4). Originally, the retail spaces were divided into four unequal bays by buff colored masonry columns with stone plinths. Three of the bays are fifteen feet in width while the smaller north bay is seven feet in width. Aluminum storefront doors replaced the original doors during previous ownership. All four bays retain original wood transoms above the canopy. The three largest bays are divided into three equal sections; the smaller northern bay into two. Based on the original architect's rendering of the building, the storefronts probably followed the transom divisions. These retail spaces and their storefronts, like other properties in the multiple resource group have received alteration over time.

An imitation marble tile covers the wainscot of the northern two bays while the southern two bays have mottled green ceramic tile wainscoting under large glass windows. Though similar in color and appearance to the interior wainscot, the tile used on the exterior facade is slightly smaller in size. An arched entrance with cast stone quoins and inscribed with "The Justine Apartments," provides access to the upper floor apartments at the northeast corner of the facade.

The alley (south) facade retains its original windows, but they were filled in during the late 1970s for the security of the tenants. On the southwest corner, an original pair of double doors remain in use as a service entrance. On the west facade, the original rear doors and windows remain intact to the lease spaces with several covered from the inside for tenant security.

The heavily detailed upper story, offset by a cast stone string course, is ornamented with a brick basket weave pattern above the windows. The east and west pairs of windows are detailed with decorative cast stone lintels and balusters. The remaining two sets of three windows have classically influenced cast stone semi-circular lintels, with rectangular panels below. The building is capped with a thin dentil band and cast stone ogee molding. A slightly sloped center pediment, mounted with classical urns and brackets, provides the building name and year of construction, "19 Illies 29," in a cast stone panel.

The lobby of Justine Apartments features a wide hallway with terrazzo floor, colorful tile wainscot, casing and crown molding. The original Otis Company elevator, in use, is flanked by a narrow staircase leading to the living units. The upper floors each contain a central north-south corridor with two apartments facing east (21st Street side) and three apartments facing west (see Figure 5). Most of the doors, casing, and trim are original to the building.

The Illies Building/Justine Apartments is currently being rehabilitated to continue its historic function of multi-family housing. The property retains its architectural and historical integrity to a substantial degree with relatively few exterior alterations.

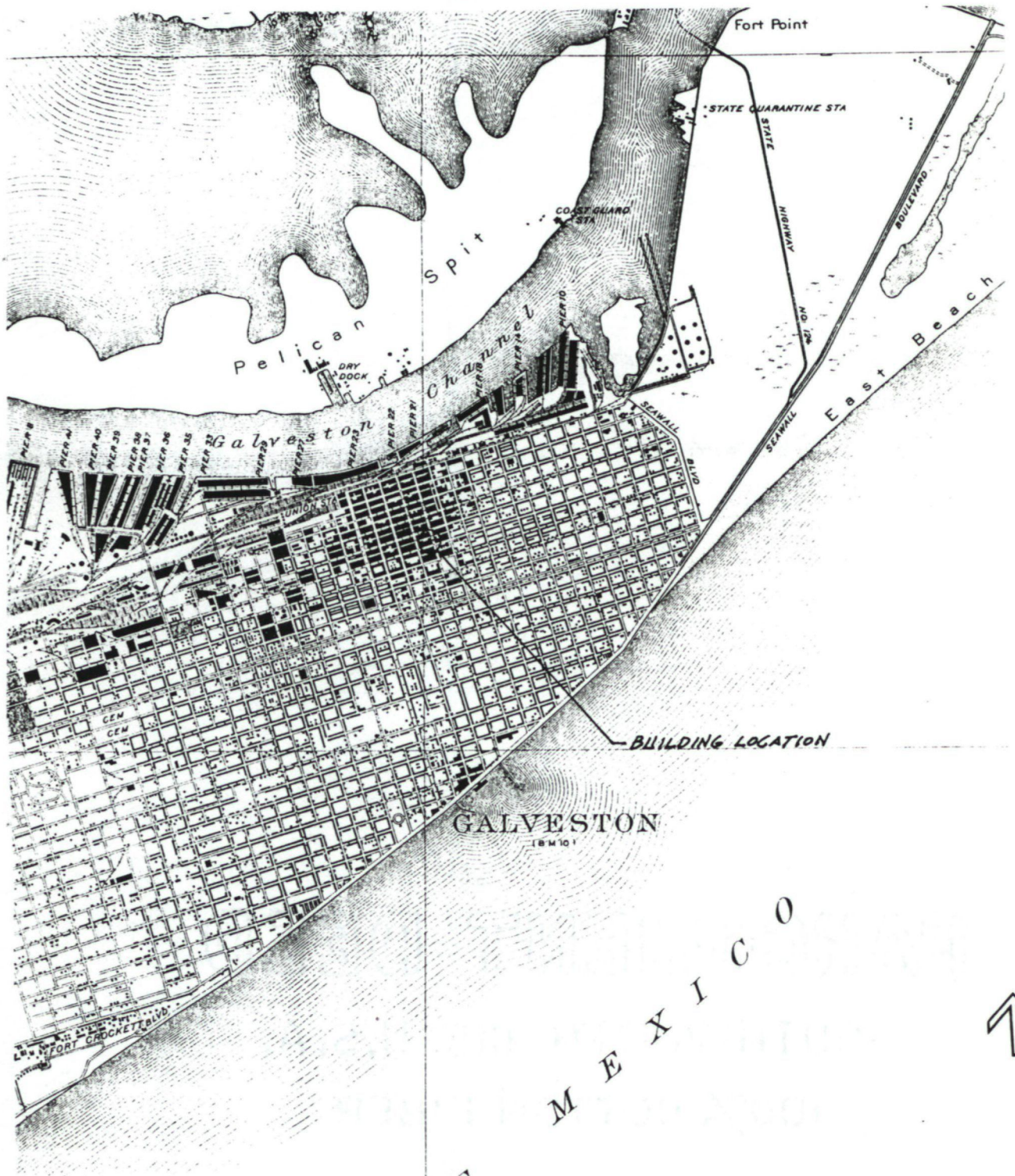
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National Register of Historic Places Continuation Sheet

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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

FIGURE 1



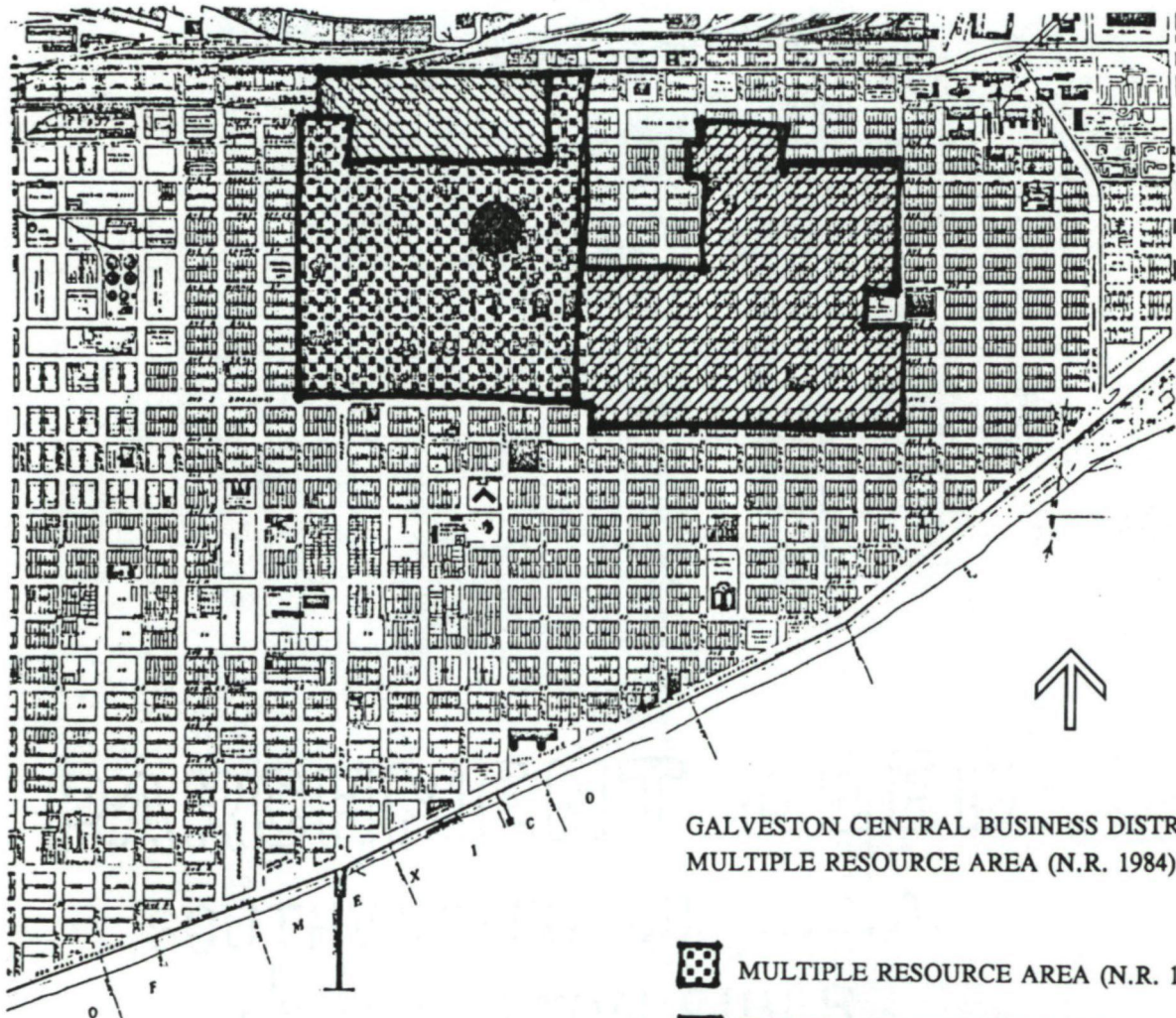
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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

FIGURE 2



GALVESTON CENTRAL BUSINESS DISTRICT
MULTIPLE RESOURCE AREA (N.R. 1984)

-  MULTIPLE RESOURCE AREA (N.R. 1984)
-  THE STRAND HISTORIC DISTRICT (N.R. 1970)
-  EAST END HISTORIC DISTRICT (N.R. 1975, NHL 1976)

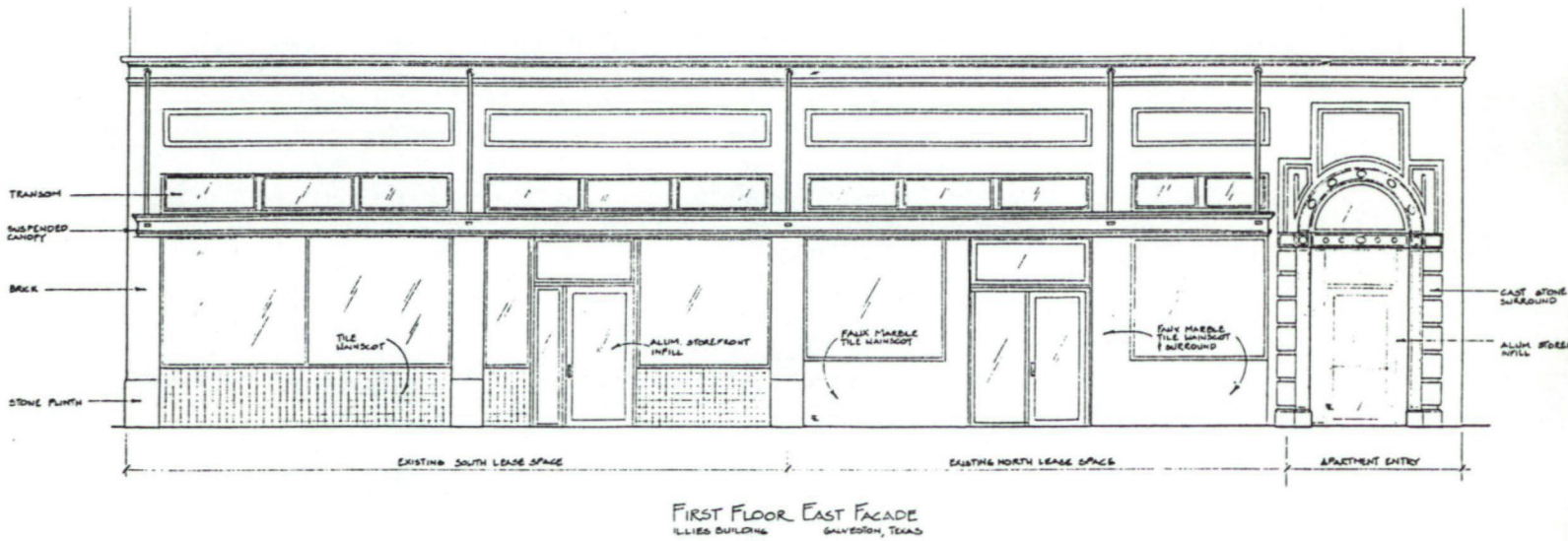
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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

FIGURE 3



FIRST FLOOR ELEVATION - EAST FACADE
ILLIES BUILDING/
JUSTINE APARTMENTS
Not To Scale

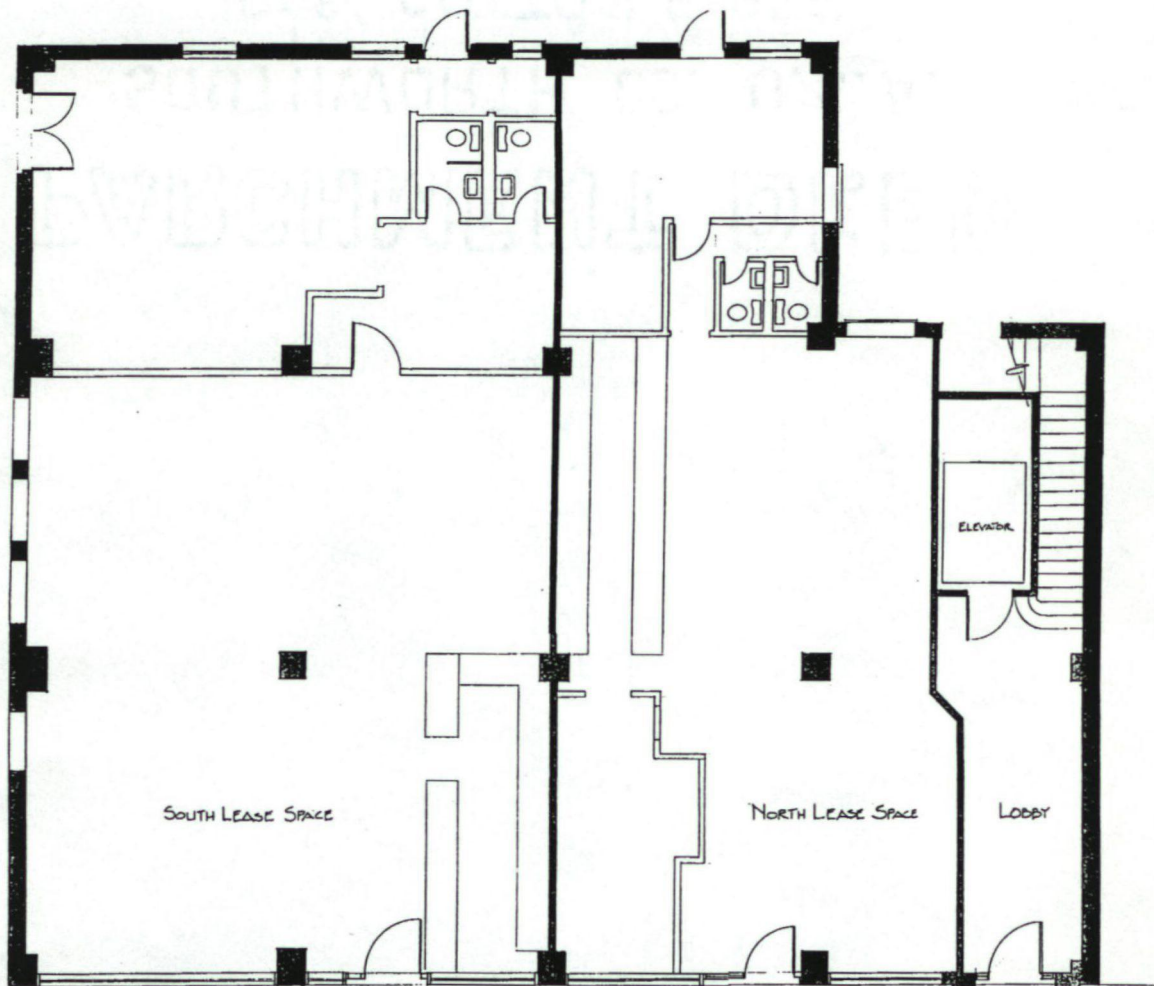
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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

FIGURE 4



FIRST FLOOR PLAN
ILLIES BUILDING
21st STREET

SHADED AREAS INDICATE
GENERAL CONSTRUCTION
01-55



FIRST FLOOR PLAN
ILLIES BUILDING/
JUSTINE APARTMENTS
Not To Scale

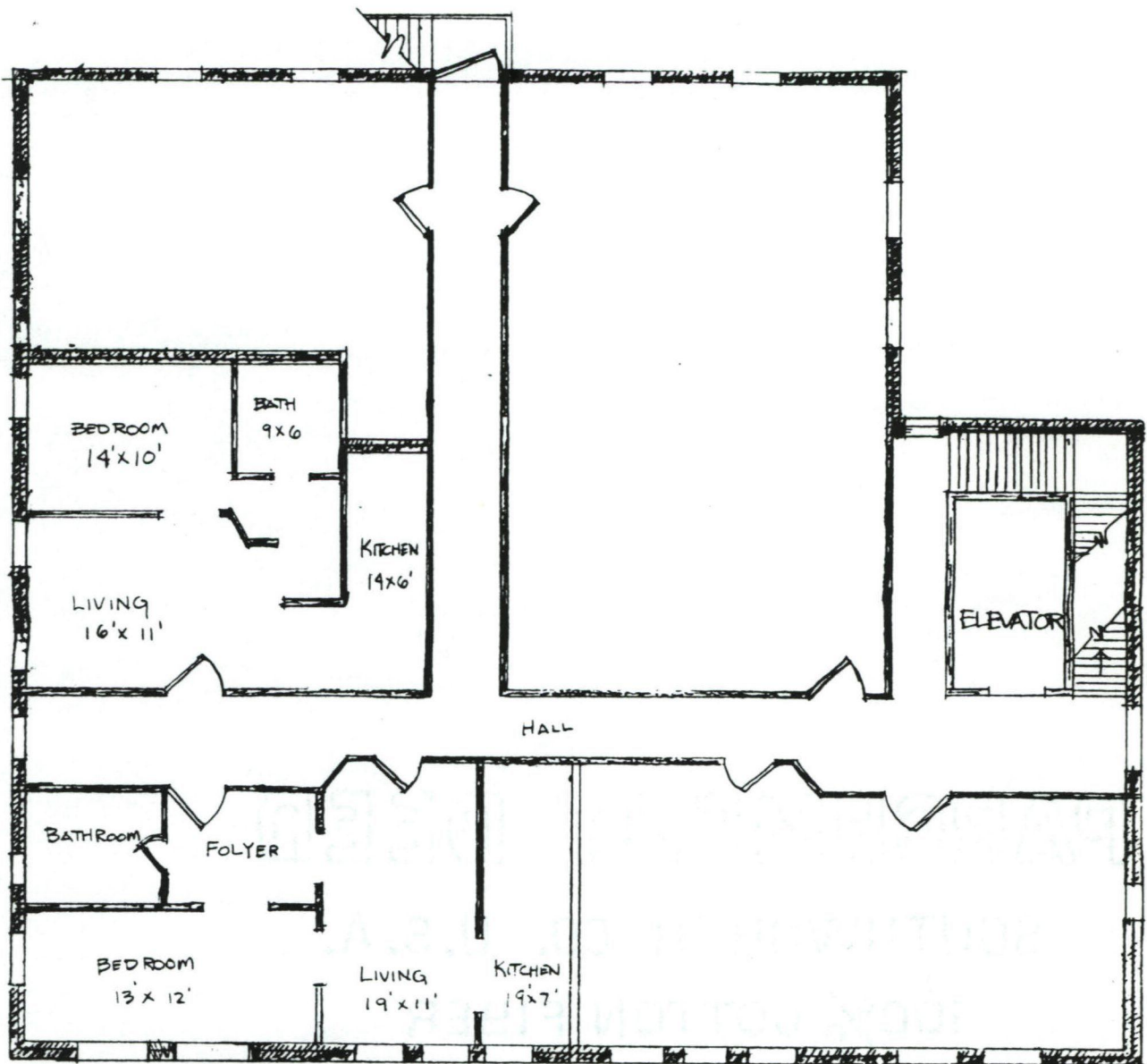
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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

FIGURE 5



UPPER LEVEL FLOOR PLAN
ILLIES BUILDING/
JUSTINE APARTMENTS
Not To Scale

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: 1929-1945

SIGNIFICANT DATES: 1929

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Donald Neil McKenzie

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-12 through 8-14).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-15).

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, Galveston, Texas

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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

STATEMENT OF SIGNIFICANCE

The Illies Building/Justine Apartments (1929) is one of few surviving pre-Depression Era multi-story residential buildings in Galveston. Housing of this type became popular in and near the central business district to meet the demands of a rapidly expanding work force, which could not afford the more luxurious houses in the adjacent East End (East End Historical District, N.R. 7-3-75; N.H.L. 5-11-76) and Silk Stocking neighborhoods. The Illies Building/Justine Apartments is an addition to the multiple resource nomination, **Historic Resources of Galveston Central Business District/Downtown** (NR 1984). The building is eligible under Criterion C in the area of Architecture at the local level of significance.

The Illies Building/Justine Apartments was erected on the site of the an earlier Illies Building (1867), one of the oldest commercial buildings on Galveston Island. The original 2-story wooden frame structure was built by brothers Nelson and J. Burbank from Cincinnati, Ohio, on land leased from Mrs. Justine Illies, widow of pioneer Galvestonian John Henry Illies. After Nelson Burbank died during the yellow fever epidemic in 1867, his brother sold the building to Mrs. Illies. She resided there until 1890.

When the original building was razed to make way for the new apartment block, the *Galveston Daily News* ran a feature article marking the passing of an era. The front page essay heralded the modern conveniences of the proposed apartment building, but also fondly remembered the small wooden building as "the last remaining wooden structure on the west side of 21st Street."

The architect of the new building, Donald Neil McKenzie, was born in Galveston on November 18, 1871, the son of Justine Illies McKenzie and her second husband Donald McKenzie, a Galveston businessman. Donald Neil McKenzie attended college at the University of Texas and received his architectural degree from the Massachusetts Institute of Technology. Returning home to Galveston, McKenzie enjoyed a healthy commercial and residential practice for over 30 years. In 1929, he and his half-brother, real estate capitalist C.J.H. Illies, designed and built the apartments which came to bear the name of their now deceased mother, Justine.

On January 20, 1930, the *Galveston Daily News* ran its first advertisement for the Illies Building/Justine Apartments. The add described efficiency apartments including a living room, with built-in murphy bed, bedroom, breakfast room, kitchenette, and tile bath. They also boasted electric refrigerators, gas stoves, ceiling fans and incinerators. These accommodations were far above comparable rental apartments available elsewhere in Galveston. As such, the new building represented a significant departure in multi-family housing that was already underway in major urban areas of the state and country. The Illies Building/Justine Apartments, however, was completed just before the downturn in the economy of 1929 and subsequent Depression of the 1930s. These factors made it the last multi-family building constructed in Galveston's central business district for several decades and one of two significant 1920s buildings remaining in Galveston.

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Illies Building/Justine Apartments
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Early occupants of the building represented a rising middle class with diverse occupations. Among the original seven tenants listed in the 1930 Galveston City Directory, were a stenographer, a real estate agent, a dry goods store owner, and a newspaper reporter. The ground floor originally contained a small tailor's shop in the north lease space and a cafe in the south.

Donald Neil McKenzie died three years after completion of the Illies Building/Justine Apartments. Subsequently in 1938, C.J.H. Illies died with no descendants. The Galveston County Probate Court distributed an estimated \$415,892 of personal property and real estate, including the Illies Building/Justine Apartments, to the maternal heirs, namely John Henry Flett of California, a first cousin of Justine Illies McKenzie. When the majority of the estate was put up for sale, a consortium of local businessmen including W.J. Guyette, William J. Guyette Jr., Peter T. Laros, and Thorton Mostyn purchased the Illies Building/Justine Apartments.

Twelve years later, however, a group of 22 plaintiffs challenged the probate court's ruling claiming to be paternal descendants. Their suit declared they were descendants of Franzisca Illies, a sister of John Henry Illies and therefore rightful heirs of Illies estate, which was now estimated at \$1,500,000. In a highly publicized District Court case in October of 1950, lawyers representing 22 plaintiffs and 26 defendants battled to determine the ancestral existence of Franzisca Illies. On November 3, 1950, the jurors returned a verdict in favor of the defendants (Fletts et al). The verdict was later reversed by the Galveston Court of Civil Appeals, and the suit went to the Texas Supreme Court. In July 1951 the state's highest court sustained the original verdict, and dismissed the case against the owners of the Illies Building/Justine Apartments, ending a long and bitter legal battle.

The current owner purchased the building from the Resolution Trust Corporation in 1989 and renovated the apartments, repairing the elevator, and upgrading the existing electrical, heating and air conditioning, plumbing, and fire alarm systems. Renovation to the upper floor apartments consisted only of new flooring, kitchen cabinets, light fixtures, and repainting walls and trim. No walls were removed or relocated, and the room layout remains identical to the original. The owner intends to leave the existing storefront and repair the canopy and transoms.

The Illies Building/Justine Apartments is an addition to the **Historic Resources of Galveston Central Business District/Downtown** listed in the National Register of Historic Places in 1984. This multiple resource listing includes 22 buildings in a variety of architectural styles dating from the late 19th to early 20th century. The Jean Laffite Hotel (NR 1984) is the most similar with its masonry over concrete frame construction and Renaissance Revival elements on the ground and upper floors. All other buildings listed in the central business district are different in architectural style and material.

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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

The Illies Building/Justine Apartments is one of the few remaining multi-story residential buildings from the early 20th century in Galveston's central business district and as such represents architectural trends in the central business district during the 1920s. The Illies Building/Justine Apartments is eligible under Criterion C in the area of Architecture at the local level of significance.

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Illies Building/Justine Apartments
Galveston, Galveston County, Texas

BIBLIOGRAPHIC REFERENCES

Newspapers

The Galveston Daily News:

- "Historic Structure Gives Way to Modern Apartment." July 28, 1929, p.1.
Advertisement, January 20, 1930.
- "Donald N. M'Kenzie Claimed by Death." December 18, 1933, p.1.
- "20-Year Old Estate Opened by Litigation." October 26, 1950, p.10.
- "Ancestry of Illies Traced in Hearing." October 27, 1950, p.9.

The Galveston News:

- "Illies Estate Trial in Week-End Recess." October 28, 1950.
- "Court Battle Reopens Over Illies Estate." October 31, 1950.
- "Conversation in Isle Cemetery Introduced in Illies Litigation." November 1, 1950.
- "Defense Wins Verdict in Illies Estate Battle." November 4, 1950.
- "State Court Backs Judge Dibrell on Estate Case." July 2, 1951.

Other Reference Material

- "Historic Resources of Galveston Central Business District/Downtown," National Register of Historic Places nomination, 1984.
- Longstreth, Richard. *The Buildings of Main Street*, National Trust for Historic Preservation, Preservation Press, 1987.
- Galveston City Directory:* 1928-1929, 1930-1931

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Easting	Northing
	15	326880	3242040

VERBAL BOUNDARY DESCRIPTION: SW 1/4 of Lot 5 and S 1/2 of Lots 6 & 7, Block 441, City of Galveston, Galveston County, Texas

BOUNDARY JUSTIFICATION: Boundaries include all property originally associated with the nominated resource.

11. FORM PREPARED BY (WITH ASSISTANCE FROM JAMIE L. WISE, Architectural Historian)

NAME/TITLE: Chris Hutson

ORGANIZATION:

DATE: December 1993

STREET & NUMBER: 410 20th Street, No. 203 **TELEPHONE:** (409) 762-8000

CITY OR TOWN: Galveston **STATE:** TX **ZIP CODE:** 77550

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Justine Partnership

STREET & NUMBER: 2719 Broadway

TELEPHONE: (409) 762-7160

CITY OR TOWN: Galveston

STATE: TX **ZIP CODE:** 77550

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Section PHOTOS Page 16

Illies Building/Justine Apartments
Galveston, Galveston County, Texas

PHOTOGRAPH INVENTORY

The following information pertains to all photographs unless otherwise noted:

Property Name:	Illies Building/Justine Apartments
Address:	503 21st Street
City/County/State:	Galveston, Galveston County, Texas
Photographer:	Chris Hutson
Date of Photographs:	December 1993
Location of Negatives:	Chris Hutson 410 20th Street, No. 203 Galveston, TX 77550
Photo Number:	1 of 5
Camera Facing:	West
Photo Number:	2 of 5
Camera Facing:	North
Photo Number:	3 of 5
Camera Facing:	West
Photo Number:	4 of 5
Camera Facing:	West
Photo Number:	5 of 5
Camera Facing:	N/A
Photographer:	Unknown
Date of Photograph:	July 28, 1929
Location of Negative:	Galveston Daily News (Architect's Rendering)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Illies Building--Justine Apartments

MULTIPLE NAME: Galveston Central Business District--Downtown MPS

STATE & COUNTY: TEXAS, Galveston

DATE RECEIVED: 7/19/95 DATE OF PENDING LIST: 8/01/95
DATE OF 16TH DAY: 8/17/95 DATE OF 45TH DAY: 9/02/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95001028

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 6/22/95 DATE

ABSTRACT/SUMMARY COMMENTS:

The Illies Building - Justine Apartments building is significant as representation of a 1920s apartment house in Galveston. It retains sufficient integrity to meet the standards for National Register listing; it conveys its origin as a 1920 apartment house intended for the rising middle class in the city.

RECOM./CRITERIA Accept | e

REVIEWER Burton J. Lee

DISCIPLINE History

TELEPHONE (703) 525-0943

DATE August 22, 1995

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



2



ILLIES BUILDING / JUSTINE APARTMENTS
503 21ST STREET
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 1 of 5



PISTINAS CAFE

ONE WAY

ILLIES BUILDING/ JUSTINE APARTMENTS
503 21ST STREET
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 2 of 5



THE JUSTINE APTS

JUSTINE APARTMENTS
762-0268 / 763-1931

503

APARTMENT FOR RENT

OPEN

ILLIES BUILDING / JUSTINE APARTMENTS
503 21ST STREET
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 3 of 5



ILLIES BUILDING/JUSTINE APARTMENTS
503 21ST STREET
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 4 of 5

JULY 28, 1929.

The Galveston Daily News

MAGAZINE SECTION.

Historic Structure Gives Way to Modern Apartment

OLD TIMES IN CITY ARE RECALLED BY PASSING OF ILLIES BUILDING

Unhappily inevitable their destruction may be and however hand and progress-looking those erected in their place may be, it is fascinating about the buildings which have stood upon the site of the old Illies building, built in 1867, a combination dwelling-house and office building, which has been a lot of living, a lot of happiness and a lot of sorrow. Within it must have been the life of almost all of the scenes which constitute human life, the joys and sorrows.

Many people of many generations must have gone through the life of experience within its walls, must have flamed with the passion of youth or given up the indifference of age. The building was a good one, according to the middle of the century, and it was one of the best of its kind in the city. It was built in 1867, a few years before the Civil War.

The building which was the scene of the tragedy on the west of Twenty-first Street between Houston and Church was destroyed by two bombs which exploded in 1867, a few years before the Civil War. The building was built in 1867, a few years before the Civil War.

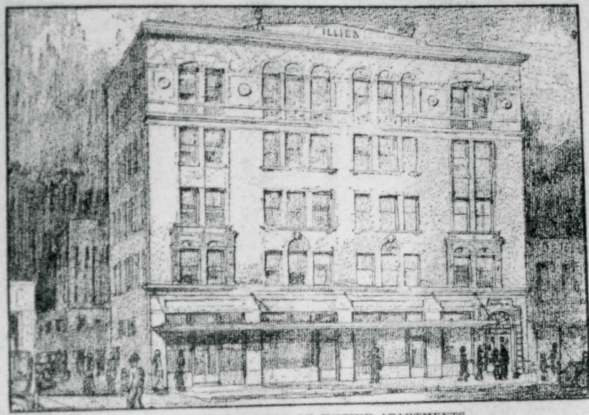
You speak of Henry Journey. My brother bought most of the building material for the new building. I remember Mr. Journey and his wife lived in the building for many years. He was a very good man.

We had dealings with Rice and Ballard, Whitmore and Brick also did work for Lewis Ashbury and his wife. I remember Mr. Journey and his wife lived in the building for many years. He was a very good man.

An ingenious racketeer has been paying upon outside in the guide of a lawyer. At the end of the ride he says: "Say, old man, I find I have a cent. I got out of my car, but I've got to have \$5 until I can get to the bank tomorrow. Here's my name" and he hands the driver a card engraved with the name of a well-known firm. If you could let me take \$5 and call for my office for it tomorrow I'll give you an extra fifty for doing me the favor."

Handing the business a dollar bill to pay her fare, she would get for the change, and then pocketed the dollar bill. I got out of my car, but I've got to have \$5 until I can get to the bank tomorrow. Here's my name" and he hands the driver a card engraved with the name of a well-known firm.

NEW EDIFICE TO BE COMPLETED SOON



ARCHITECT'S DRAWING OF JUSTINE APARTMENTS.

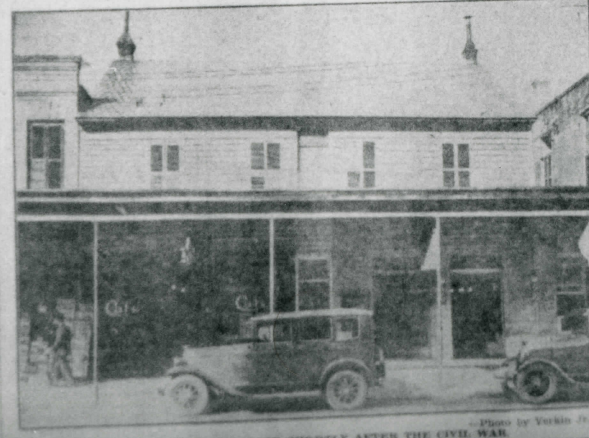


Photo by Yustin J.

NEW BUILDING ERECTED SHORTLY AFTER THE CIVIL WAR

A New Yorker at Large

BY G. D. SKYMOOR

New York—When Edward West Browning sold most of his New York realty at auction in Madison Square Garden several weeks ago, one of the parcels he disposed of was a site on lower Broadway between Broome and Spring streets. Old timers recalled that on that spot, seventy-five years ago, stood the St. Nicholas Hotel, finest hotel in the city.

But this story goes back still farther, to 1842, when New York's first St. Nicholas Hotel was one of the fashionable taverns of the town. That hotel stood on Broadway, too, at Prince street, just a block below the one which later succeeded in its name.

An Unsolved Mystery. One day she dropped from sight and her cluster of suitors were in a high state of alarm when she appeared again one morning at the counter, explaining that she had been ill at the home of a friend.

Millionaire Neighbors. Some of the biggest estates belong to William F. Cox, the sportsman; Mortimer L. Seltzer, Kubanek's partner, and Clarence MacLean, communications magnate.

Across Hempstead harbor is a tiny Manhattan country, and on two mid-quaint islands joined to the mainland by a narrow causeway. Ruth Pratt, his wife in summer, Ruth Pratt, his wife in summer, Ruth Pratt, his wife in summer.

Barred Access at City Parks. As recently as three years ago average New York was available in some parts of Long Island's estate region for \$600 an acre. Now, realtors say, there are waiting lists of buyers.

Handing the business a dollar bill to pay her fare, she would get for the change, and then pocketed the dollar bill. I got out of my car, but I've got to have \$5 until I can get to the bank tomorrow. Here's my name" and he hands the driver a card engraved with the name of a well-known firm.

except that they are guarded by the police, about their traveling accommodations into Washington Square public buildings. They run across from Madison Square to the City Hall, from Park West and St. Nicholas with one a handful of passengers, but they collect few passengers from the waiting lines on the street.

Country Gentlemen. In their other affairs, too, the owners of country places, from Great Neck to Huntington and from the Sound south to the center of the island, are sufficient unto themselves, getting privacy by sheer dominance of a region more than fifteen miles wide and half as deep.

State owners help support the volunteer department in each village upon which they depend for fire protection. Many a millionaire responds whenever the sirens wail.

What matter if the river has had to wait in line for an hour to get opened? The boat will wait.

Vanocera En Mass. One day in early summer a summer vacation is no problem at all for a New York schooling firm.

Finishment. A state leader whose metropolitan head is also in New York's suburban suburbs has ordered his own estate and suburban estate.

Handing the business a dollar bill to pay her fare, she would get for the change, and then pocketed the dollar bill. I got out of my car, but I've got to have \$5 until I can get to the bank tomorrow. Here's my name" and he hands the driver a card engraved with the name of a well-known firm.

the pairs of sweethearts hunting a place to see, but they are very chummy, these the tourists, about their traveling accommodations into Washington Square public buildings. They run across from Madison Square to the City Hall, from Park West and St. Nicholas with one a handful of passengers, but they collect few passengers from the waiting lines on the street.

Once aboard, the bus fans off the side for hours. From Washington Square they journey up six, Broadway and Riverside drive. The bus is crowded, the seats are uncomfortable, they make the round trip again.

Let Them Eat Cake! The year's best meals to be brought back from London by some American who was present of Gordon S. Bridge at a real party atop the London department store on the night of the British elections.

They look, she murmured, like an over.

Every summer it closes its affairs until Aug. 1. Everybody takes a vacation and everybody comes back ready to start from scratch on another fifty weeks of labor.

Handing the business a dollar bill to pay her fare, she would get for the change, and then pocketed the dollar bill. I got out of my car, but I've got to have \$5 until I can get to the bank tomorrow. Here's my name" and he hands the driver a card engraved with the name of a well-known firm.

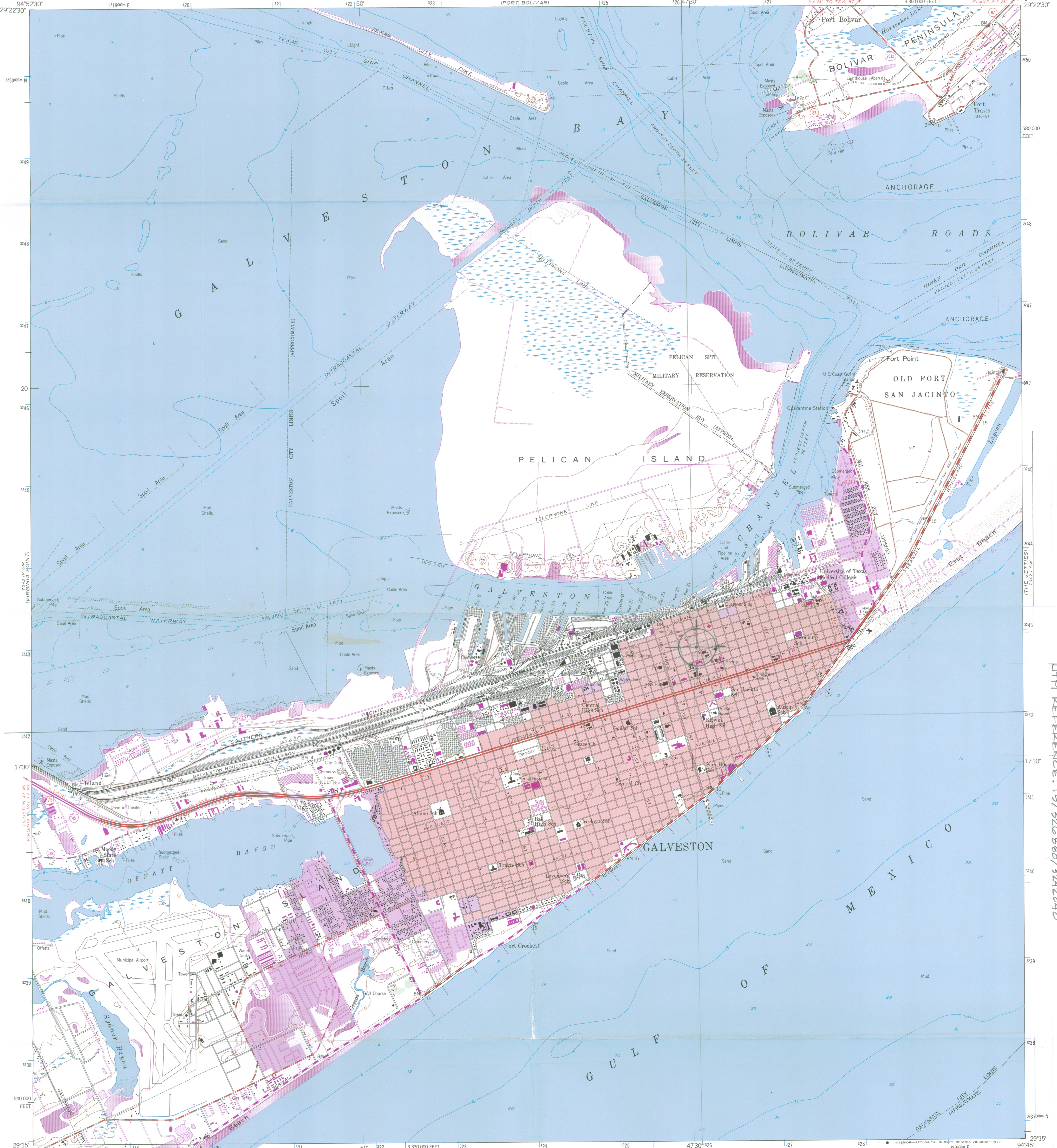
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1

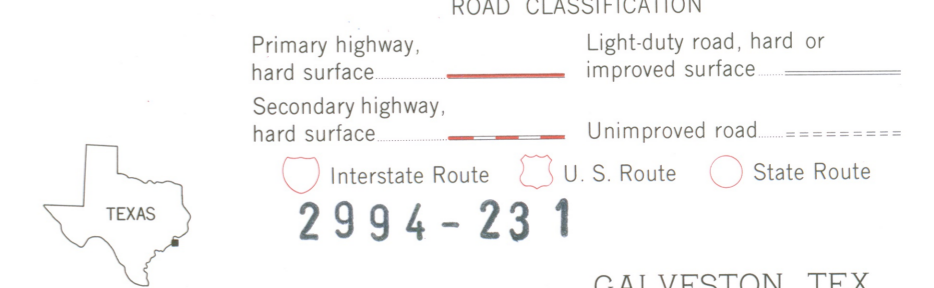
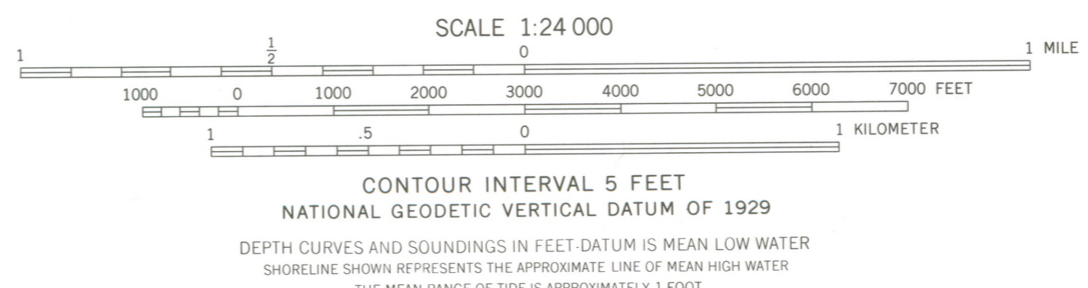
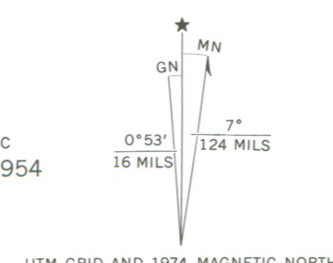
ILLIES BUILDING/JUSTINE APARTMENTS
503 21ST STREET
GALVESTON, GALVESTON CO., TEXAS

1

PHOTOGRAPH 5 of 5



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 multiplex methods
and by planetable 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



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
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

2994-231
GALVESTON, TEX.
N2915-W9445/7.5
1954
PHOTOREVISED 1969 AND 1974
AMS 7042 IV SE-SERIES V882

LILIES BUILDING / JUSTINE APARTMENTS
503 21ST STREET
GALVESTON GALVESTON CO, TEXAS
UTM REFERENCE: 15/326860/3242040



TEXAS
HISTORICAL
COMMISSION

George W. Bush • Governor
John L. Nau, III • Chairman
Curtis Tunnell • Executive Director

The State Agency for Historic Preservation

July 10, 1995

Carol Shull
Keeper
National Register of Historic Places
Interagency Resources Division
National Park Service, WASO
P.O. Box 37127
Washington, DC 20013-7127



RE: Illies Building/Justine Apartments
Galveston, Galveston County, Texas

Thomas and Marjorie Shaw House
Fort Worth, Tarrant County, Texas

Dear Carol:

Enclosed are two properties not recommended by our State Board of Review during the last year. As State Historic Preservation Officer, I request that both properties be evaluated and approved for listing as submitted.

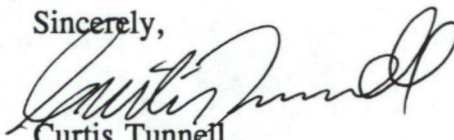
The **Illies Building/Justine Apartments** is one of the few 1920s buildings remaining in the central business district of Galveston. While Galveston is noted for its exceptional collection of turn-of-the-century architecture, relatively few intact buildings date from the 1920s and 1930s to represent that period of commercial architecture. We feel that this property meets National Register Criterion C (Architecture) and retains sufficient integrity for listing.

The **Thomas and Marjorie Shaw House** is the only Monterey style residential building identified in an extensive survey of Fort Worth during the early 1980s. The survey professionals recommended the property for listing in the National Register. The house and landscape features appear to be largely as built in 1927. We believe that the property is eligible under Criterion C (Architecture) in spite of some alterations.

Carol Shull
July 10, 1995
Page 2

We appreciate your consideration of these properties for official listing. If you have questions, please contact Dwayne Jones at (512) 463-5997.

Sincerely,

A handwritten signature in cursive script, appearing to read "Curtis Tunnell".

Curtis Tunnell
State Historic Preservation Officer