

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: The Scholibo Building

AGENDA ITEM: C.1

OWNERS: Prairie Group, LLC

HPO FILE NO.: 16PL134

APPLICANTS: Jamie Mize, Treasurer, Prairie Group LLC

DATE ACCEPTED: Jun-27-2016

LOCATION: 912 Prairie Street – Main Street Market Square

HAHC HEARING DATE: Jul-28-2016

SITE INFORMATION: Tract 11, Block 57, South Side of Buffalo Bayou, City of Houston, Harris County, Texas. The site includes a two-story stucco clad masonry building.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

Constructed in 1880, the Scholibo Building at 912 Prairie Street is a two-story Italianate structure indicative of the buildings that once lined Houston's central business district. The stucco-clad commercial structure features a bracketed cornice and pediment. Originally constructed for C.F. Scholibo, a prominent baker and confectioner, the building is known affectionately by many locals as the "Shoe Market Building," after the tenant who occupied the building from 1918-1971. The Scholibo Building has served a number of occupants, including a drug store, auto livery, several laundries, and theaters. A fire at the Teatro Theatre in 1910 led to city council creating a safety ordinance that required all theaters without rear exits to have their seats face the entry door.

Main Street Market Square Historic District, which constitutes the most intact accumulation of commercial buildings representing Houston's civic and commercial past, was listed in the National Register of Historic Places in July 1983 and designated as a City of Houston historic district in 1997. The Scholibo Building is classified as 'contributing' to both historic districts.

The Scholibo Building at 912 Prairie Street is a contributing structure to the Main Street Market Square Historic District, was constructed over 100 years ago, and meets Criteria 1, 2, 4, and 5 for Protected Landmark Designation.

HISTORY AND SIGNIFICANCE

C. F. Scholibo

C. F. Scholibo (Sept 12, 1844 - Nov 23, 1900) was a prominent baker and confectioner within Houston. His bakery and residence was located at the corner of Franklin and Jackson streets. Scholibo ran the bakery until his death; afterwards one of his sons, along with business partner John Oberholz, ran the bakery. Scholibo's widow, Mary Altenbrum Scholibo, continued to live over the bakery until her death in 1929. It's unclear if Scholibo operated any business interests out of 912 Prairie Street or if the building was strictly an income producing property.

912 Prairie Street

The Scholibo Building is a contributing structure to the Main Street Market Square Historic District, which constitutes the most intact accumulation of commercial buildings representing the city's civic and commercial past. The surviving architecture of the district, including the Scholibo Building, documents the episode of development which occurred between 1859 and the building and real estate boom of 1920. During this half century, Houston emerged from relative obscurity to become the largest city in the Southern United States. The building is just blocks from Allen's Landing, where Houston began, and abuts the Rice Hotel.

Although the building is officially named the Scholibo building after its original owner, it is best known to Houstonians as the Shoe Market Building. The Shoe Market was the building's mainstay tenant; they operated in the building from 1918-1971. It is not clear if Scholibo ever operated his business out of 912 Prairie Street. A list of businesses compiled by the Downtown Historic District, Inc. does not list Scholibo as an occupant; instead the first business listed is Dr. James Cowling. It is highly plausible that the Scholibo occupied one of the floors at the same time. After a brief one year lease, Dr. Cowling left the building which was then occupied by the Texas Coffee, Tea & Spice Company and followed by Brashear & Reichardt.

The building's first well-known tenant was Si Packard's Troy Steam Laundry. The Troy Steam Laundry occupied the entire building from 1892-1906. Forty-one workers cleaned and pressed over 1,000 shirts a day. After the exit of Troy Steam Laundry, the building continued to operate as various laundries until 1913. In 1908, the building was subdivided into two units. At that point the Teatro Theatre occupied the first floor while the second floor was the Ineeda Laundry. The Teatro had a long lasting impact on the city. Managed by W. F. Hennseeey, the theater suffered a fire in the spring of 1910. At the time, theaters utilized nitrate motion-picture stock, which was highly flammable and made movie houses very dangerous. The Teatro fire led to city council creating a safety ordinance that required all theaters without rear exits to have their seats face the entry door.

The building briefly housed the Motor Transfer Company and an auto livery, followed by National Salvage. 1918 marked the arrival of the Shoe Market, which would be a mainstay on Prairie Street until 1971. Despite the Shoe Market's exit in the early 1970's, the building continued to sport the store's name until at least 1981. The 1970s and 1980s proved bleak for the Scholibo building, as it was only partially occupied for a handful of years as Wilbush Drugs and later as the Golden Star Theater, which closed in 1993.

The Scholibo building sat vacant for three years until the current owners purchased the property in 1996 and undertook a wholesale renovation of the property. Upon its completion in 1997, the first floor became home to a specialty gift store and later Kaveh Kanes Coffee Shop. The second floor served as the corporate offices for Treebeards until 2011. Currently the building houses the Fryar Law Firm and the Downtown Houston Alliance.

Main Street/Market Square

The Main Street Market Square Historic District is located on the south bank of Buffalo Bayou between Milam and San Jacinto streets. Main Street Market Square Historic District was listed in the National

Register of Historic Places in July 1983 and designated as a City of Houston historic district in 1997. The building at 912 Prairie Street is classified as ‘contributing’ to both historic districts.

The buildings within this historic district range from modest mid-nineteenth-century brick commercial buildings to a number of small but ornately detailed High Victorian commercial buildings, and include a diverse selection of multi-story public, bank and office buildings. Completing this architectural array are several modernistically-detailed commercial buildings of the early 1930s. Most of these buildings continue in use as either office or retail establishments.

Fifty-two buildings and one structure (Main Street Viaduct) contribute to the architectural and historical significance of this district. Allen’s Landing and Market Square are two of the most historic sites in Houston. Twenty-four of the fifty-two buildings were constructed between 1858 and 1900. The remaining buildings date from 1901 to 1935. The Main Street Market Square Historic District constitutes Houston’s largest, most intact concentration of commercial structures from the 19th and early 20th centuries.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Constructed in 1880, The Scholibo Building is a two-story Italianate structure indicative of the buildings that once lined Houston’s central business district. Constructed of load bearing masonry and clad in stucco, the building completely fills its 25’ x 100’ lot. The foundation is a brick bell style that was commonly used at the time. Behind the front parapet wall the roof is asphalt sloping to the front of the building.

The first floor façade has three arched openings; each opening contains a pair of paneled wood doors that feature divided top lites. Above each door is a semi-circular transom. Each door and transom is surrounded by a hood mold. Keystones and quoins flank the doorways and match those on the second floor façade. The second floor façade features a large sheet metal balcony supported by four brackets and doubles as a canopy for the first floor. Three evenly spaced 2-over-2 double hung arched windows with hood molds are separated by quoins that match the first floor. A bracketed cornice tops off the second story and features a pediment with the construction year of 1880.

Originally the building was only 60’ deep with a courtyard behind. The first major addition was constructed in 1882 when the first floor was extended to its current 100’ depth. The second floor was extended to the same depth by 1913. The architect and contractor for the building are unknown.

When the current owners purchased the building in 1996, there was significant water damage to the roof decking, ceilings, floors, parapets, a rear staircase, multiple joists, and interior partitions. No significant interior features existed, other than the water damaged plaster walls, windows and trim. The first floor façade was altered in the 1950’s with the complete removal of the arched doorways. Installed in their place was a single recessed entrance storefront flanked by a large window display on each side of the door.

Building restoration began soon after the building was purchased by the current owners. All damaged material was removed including the floor planks on the second floor. The damaged portions of the roof deck were removed and replaced with plywood before a new asphalt roof was installed.

The second floor sub-floor decking was repaired and the damaged floor planks were replaced using hundreds of board feet of 1” x 11” long-leaf pine planks salvaged from shelving found downstairs that

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was originally used by The Shoe Market to store shoe boxes. The altered entrance from the 50's was also removed and the original first floor façade was reconstructed. The second floor was built-out as office space and the first floor left mostly open to accommodate retail. All work was completed in 1999.

Listing of Scholibo Building Occupants 1880 – 1994

Year	Business
1880 - 1881	James Cowling, physician & surgeon
1882-1888	Texas Coffee Tea & Spice Co.
1889 - 1890	Brashear & Reichardt - Confectioneries, Cigars, Tobacco
1891	
1892 - 1895	Si Packard's Troy Steam Laundry
1897 - 1906	Si Packard's Troy Steam Laundry
1907	The Trimble Co. - Launderers, Dyers, Cleaners
1908 - 1912	Ineeda Laundry / Theatro Amusement Company
1913	Armbrusters Laundry / Motor Transfer Co. / Harry Anderson Auto Livery
1915	National Salvage Co.
1917	National Salvage Co.
1918 - 1971	The Shoe Market
1972 - 1973	Vacant
1975	Wilbush Drugs
1976	Vacant
1977	Wilbush Drugs
1978	Vacant
1980	Vacant
1981 - 1993	The Golden Star Theater
1994	Vacant

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- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.
- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

OR

- The property was constructed more than 100 years before application for designation was received by the director (Sec. 33-229(a)(2));

OR

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

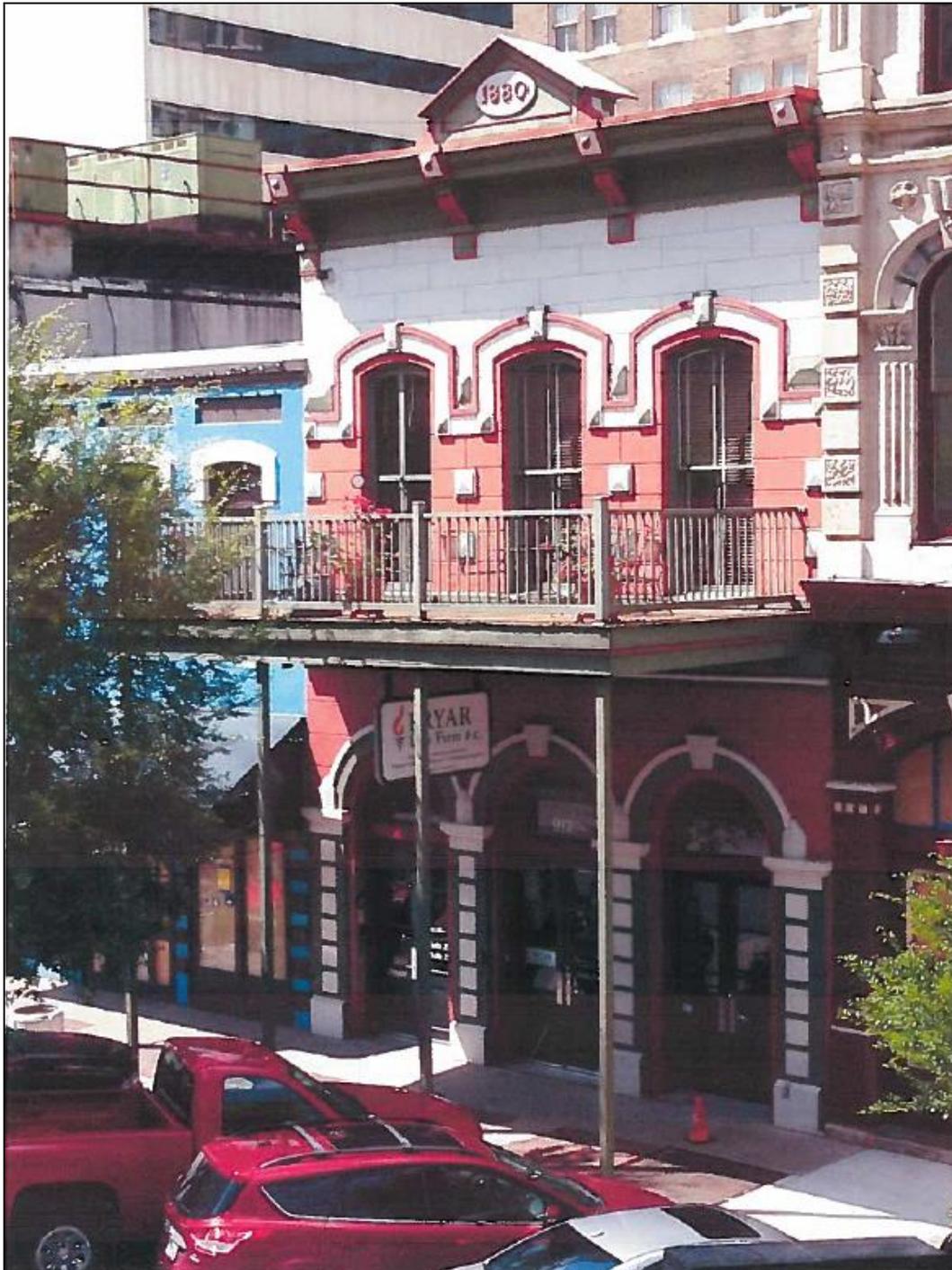
STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Scholibo Building at 912 Prairie Street.

HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Scholibo Building at 912 Prairie Street.

EXHIBIT A
PHOTO
THE SCHOLIBO BUILDING
912 PRAIRIE STREET



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EXHIBIT B

PHOTO

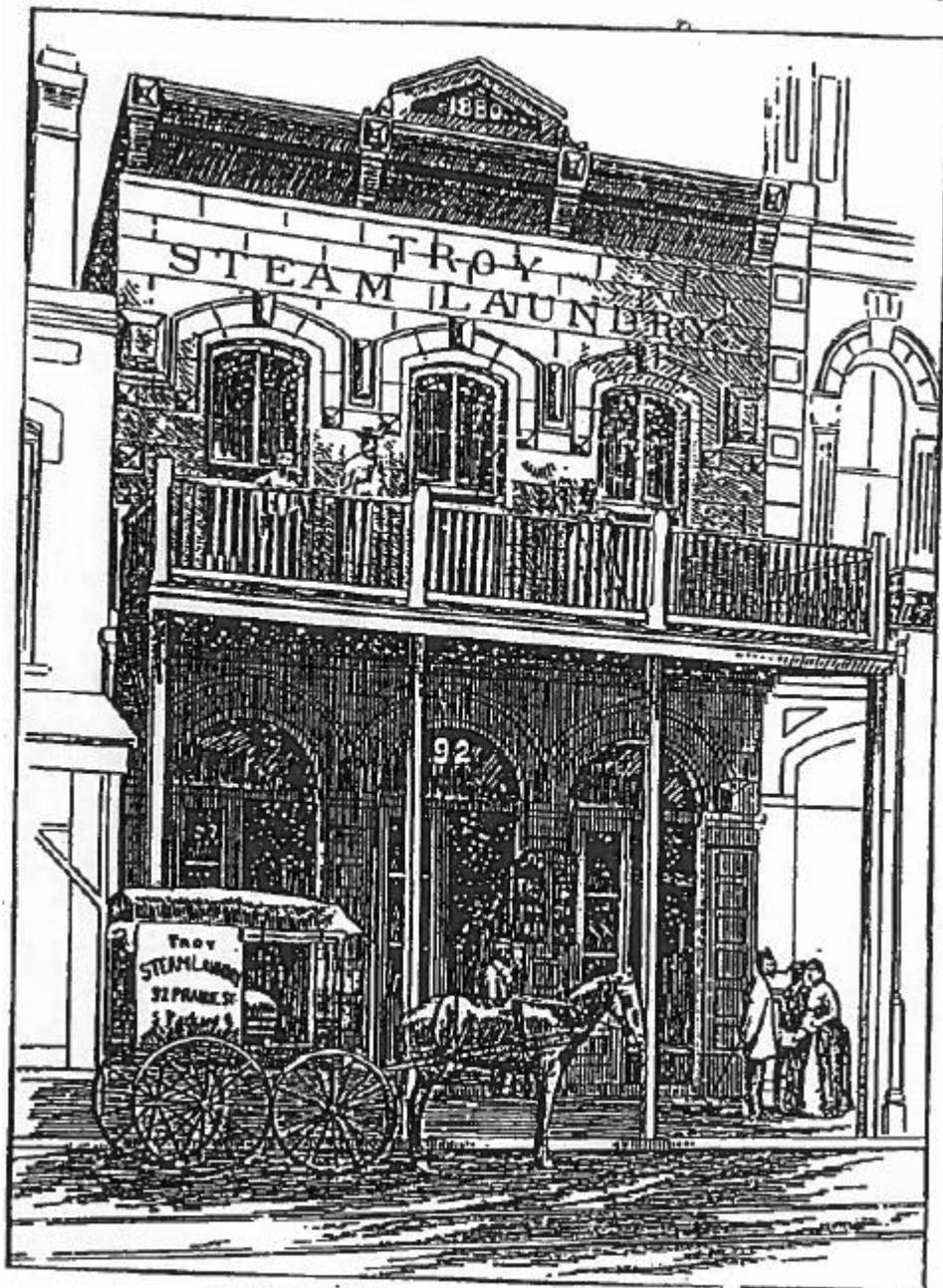
THE SCHOLIBO BUILDING

912 PRAIRIE STREET

1981



EXHIBIT C
DRAWING
THE SCHOLIBO BUILDING
912 PRAIRIE STREET



TROY LAUNDRY, SI PACKARD, PROPRIETOR.

EXHIBIT D
THE SHOE MARKET ADVERTISEMENT
 HOUSTON POST JANUARY 14, 1917

912 Prairie SHOE MARKET 912 Prairie
 Why Pay Exorbitant Prices?
 Buy Your Shoes Here and Save the Difference

912 Prairie SHOE MARKET 912 Prairie

EXHIBIT D
THE SALVAGE MAN/NATIONAL SALVAGE ADVERTISEMENT
 HOUSTON POST APRIL 23, 1913

I Will
Sell Any
Part
of This
Stock to
Dealers

FIRE SALE 912 Prairie AVENUE

BETWEEN MAIN AND FANNIN STREETS

KRUPP & TUFLY'S STOCK OF FIRE DAMAGED SHOES

Such Prices on Shoes of This Quality Is Just Like Giving You Money

I Will
Sell Any
Part
of This
Stock to
Dealers

NOTE THE PRICES!

PRICES ON MEN'S SHOES				PRICES ON WOMEN'S SHOES				PRICES ON CHILDREN'S SHOES			
ORIGINAL PRICE	SALE PRICE	ORIGINAL PRICE	SALE PRICE	ORIGINAL PRICE	SALE PRICE	ORIGINAL PRICE	SALE PRICE	ORIGINAL PRICE	SALE PRICE	ORIGINAL PRICE	SALE PRICE
\$2.00	\$1.55	\$5.00	\$3.85	\$2.00	\$1.40	\$5.00	\$3.10	85c	55c	\$2.00	\$1.40
\$2.50	\$1.65	\$6.00	\$4.65	\$2.50	\$1.65	\$6.00	\$3.65	\$1.00	70c	\$2.50	\$1.65
\$3.00	\$2.20	\$6.50	\$4.80	\$3.00	\$1.95	\$7.00	\$3.65	\$1.25	85c	\$3.00	\$1.85
\$3.50	\$2.60	\$7.00	\$4.95	\$3.50	\$2.30	\$7.00	\$3.65	\$1.50	\$1.00	\$3.50	\$2.00
\$4.00	\$2.90	\$10.00	\$6.90	\$4.00	\$2.55	\$8.00	\$3.65	\$1.75	\$1.25		

White Canvas Colonials; all sizes \$1.60
 -\$1.00 value- at \$1.60
 With this lot goes four broken lines of
 white low cuts worth up to \$4.00.
 White Nubuck Buttons in high \$2.55
 Shoes; all sizes; worth \$4.00; at
 this price in all sizes.

Over 1000 pairs of best makes of ladies
 low cuts in every size and kind
 at \$1.95
 Our entire stock of highest grade Children's
 Shoes made at extra special
 prices.
 READ LIST ABOVE.

3000 Pairs of Howarth & Foster Men's
 Shoes-worth \$4.00-the best value in
 Houston at \$4.00-
 now \$2.90
 500 Pairs of Boys' Shoes; all solid leather,
 worth \$1.50 and \$1.75-
 \$1.00 A PAIR

Entire stock of Boys' Low Cut Shoes,
 worth \$3.00 and \$3.50; sizes badly broken
 \$1.65
 All 20c Polishes of every kind made
 at 10c
 All the 10c standard goods
 at 5c

EXTRA SPECIALS

912 Prairie Ave. | I. R. HOPKINS (The Salvage Man) ||| I. R. HOPKINS (The Salvage Man) | 912 Prairie Ave.

EXHIBIT D
1886 HOUSTON DIRECTORY

Scholibo Charles, baker C. F. Scholibo, h. same.
SCHOLIBO CHARLES F., Bakery and Confectionery, ss
Franklin bt Jackson, Chenevert, r. 202 Franklin cor Jackson.
Scholibo Edward, collector J. R. Morris, h. C. F. Scholibo.
Scholibo Joseph H., r. 32 Spruce bt Bramble, Race.
Scholibo William, clk C. F. Scholibo, h. same.

EXHIBIT E
SITE MAP
THE SCHOLIBO BUILDING
912 PRAIRIE
STREET

