

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** The Bammel-Long House

**AGENDA ITEM:** B.1

**OWNERS:** FW Heritage, LLC

**HPO FILE NO.:** 16PL130

**APPLICANTS:** FW Heritage, LLC

**DATE ACCEPTED:** 06/01/2016

**LOCATION:** 1203 Edwards Street, Houston, Texas, 77007 –  
First Ward

**HAHC HEARING DATE:** 06/16/2016

### SITE INFORMATION:

Lot 12, Block 261, Baker NSBB, City of Houston, Harris County, Texas. The site contains a historic one-story Folk Victorian style wood-frame house.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Bammel-Long House is a classic example of how the Queen Anne style architecture was used on a small home.

The Bammels, Henry and Ida had one child Maybelle. Both generations of the Bammel family resided at the home at 1702 Shearn Street for a total of 80 years until their estate sold the property to Lewis L. and Sadie Long upon Maybelle's death in 1981. The Long family resided in the home for the next 32 years. The property was sold on August 7, 2013 to a sympathetic townhome developer, who then generously donated the house to FW Heritage. They later moved the house to its current location at 1203 Edwards.

The Bammel-Long House was constructed prior to 1905 and meets Criteria 1, 4, 5 and 8 for Protected Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *HENRY AND IDA BAMMEL*

Research into Deed records show 1702 Shearn Street has been a recorded address since February 13, 1899 and the title owner then, was J.O. Ross. However, research could not confirm the exact date the house was built.

The 1900-01 Houston City Directory shows Henry Bammel residing at 1604 Shearn, one block east of 1702 Shearn. This Directory also shows Henry worked as a painter with Houston & Texas Central Railroad shops.

Henry Bammel was born on February 20, 1873 and died on December 11, 1948 and his wife Ida was born on September 6, 1874 and died on February 12, 1958. Their only child, Maybelle, was born on August 11, 1899 and died on March 10, 1981.

The 1902-03 Houston City Directory shows Henry Bammel and his family of 3, now residing at 1702 Shearn.

Both of these Directories also show another 3 gentlemen with the same last name of Bammel working at the Houston & Texas Central Railroad shops. They are:

- William C. Bammel, carpenter, residence at 1714 Louisiana
- Frederick C. Bammel, car repair, residence at 1819 Sabine
- Jacob H. Bammel, clerk, residence at 1819 Sabine

It is very much a possibility that this was a family business and that these 4 men, including Henry, were related. There were also other Bammels in both Directories, all residing relatively close to Downtown Houston, where the Houston & Texas Central Railroad shops were. Research was not conducted to conclude if, which (or all) of these other Bammels were related to these 4 men.

1819 Sabine, the residence of Frederick and Jacob Bammel is 1 block west from 1702 Shearn. In all likelihood, Frederick and Jacob were related to Henry, thus not only did they work at the same place, but they lived around the corner from each other. The house at 1819 Sabine is still there today, and is a contributing structure and part of the High First Ward Historic District.

Meanwhile, the 1919 Houston City Directory shows Maybelle Bammel worked as a steno at Union School Furnishing Company, and still residing at 1702 Shearn. At this time, Maybelle would have been 20 years old.

Maybelle continued to reside at 1702 Shearn until she passed on March 10, 1981. This would mean that Maybelle Bammel lived out her entire 81 years on those 2 blocks, the first few years at 1604 Shearn, and the rest at 1702 Shearn. She is buried in the same cemetery as her parents – Forest Park Cemetery in Houston, Texas.

Henry Bammel passed on December 11, 1948 whilst Ida Bammel passed on February 12, 1958.

### *LEWIS LEE SR. AND SADIE MAE LONG*

Upon Maybelle Bammel's death, 1702 Shearn was sold to Lewis Lee Sr. and Sadie Mae Long on June 16, 1981.

Lewis Sr. was born in Alfalfa, Alabama, on Dec 5, 1925. He entered the U.S. Army as a young man and served from 1946-1949 in the Asiatic-Pacific campaign of World War II in Guam, the Philippines, and Japan. He was honorably discharged and returned home, where he then finished high school and moved to Houston, Texas, in 1955. He married Sadie Mae Campbell on March 26, 1955. They had 2 children, Barbara Jean and Lewis Jr. Lewis Sr. retired from Glazier Food Company after working there for 50 years. He passed away on Jan 26, 2013 and is buried at the Houston National Cemetery.

Sadie Mae Long nee Campbell was born on Apr 11, 1929 and passed on Dec 24, 2011. She is also buried at the Houston National Cemetery.

From speaking to long time neighbors of the Longs, it is deduced that Sadie Mae was either the housekeeper or nurse to Maybelle Bammel, who had never married, and thus lived alone at 1702 Shearn. Upon Maybelle's death, her estate was left with instructions to sell 1702 Shearn to the Long family. A copy of the deed indicates the sale price of the house was \$10.

The Longs resided in the house for the next 32 years. Upon Lewis Sr.'s death in January 2013, it was sold to Cottage Grove Investments (in August 2013), a townhome developer who is sympathetic to historic homes. The house was donated to FW Heritage, who then moved it to 1203 Edwards. The lot at 1702 Shearn has since been subdivided and 3 townhomes built in its place.

## *THE FIRST WARD*

The First Ward is one of the four original wards created by the City of Houston in 1840. It included part of Houston's early business district, and was strategically located at the intersection of Buffalo Bayou and White Oak Bayou near Allen's Landing at the foot of Main Street. First Ward was defined as all areas within the city limits northwest of Congress Street and Main Street.

In 1866, First Ward's boundaries were changed; land to the north and east of White Oak Bayou and Little White Oak Bayou became part of Fifth Ward. Although the ward system is no longer in place, the name First Ward is still used to describe the general area immediately west of I-45, east of Sawyer Street, south of I-10 and north of Washington Avenue.

In recent years, development in the First Ward has drastically reduced the inventory of historic houses in the neighborhood. Rampant and rapid construction of townhomes predominates over the preservation of historic homes. Nevertheless, First Ward still has a small number of late-nineteenth and early-twentieth century homes representing some of the oldest structures in Houston. A portion of First Ward that does not include 1203 Edwards Street has been designated a City of Houston historic district.

More recently, First Ward has also become a magnet for artistic activity with the Washington Avenue Arts District. It is a state-recognized cultural district; several converted First Ward warehouses, which previously housed facilities related to the city's produce industry, are now home to studio spaces for artists and creative entrepreneurs, as well as exhibition and event space. Because of this unique aggregation of creative space, the district boasts the highest concentration of working artists in the state of Texas.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

### *ARCHITECTURAL DESCRIPTION*

The Bammel-Long house is a one-story Folk Victorian style house of wood construction with clapboard siding under a hipped roof with front-facing cross gable. The house features traditional Victorian fish scale shingles in the gable front as well as turned and sawn decorative elements on the inset porch. The house faces north on the southwest corner of Edwards and Holly streets in the First Ward. The house is built on a pier and beam foundation which is covered with lattice screens and horizontal framing.

The East bay features two symmetrically spaced 2-over-2 sash windows with simple frames and crowns. Plain wooden trim runs the full width of the house beneath the boxed eaves. The bay is topped with a front facing gable with boxed eaves and decorative fish scale shingles. A small sliding glass window with vertical panes and a simple frame and window crown is centered in the gable.

An inset porch occupies the west bay. Wooden steps are centered on the building's façade. The steps have square newel posts and turned spindle balustrades. Two turned posts are symmetrically spaced on the north side of the porch. There is a turned spindle balustrade between the posts. The posts have jigsaw

brackets beneath a square spindle frieze. There is a saw-tooth pattern decoration with finials beneath the frieze.

A wood and glass door is on the left (east) side of the porch. There is a transom above with an etched glass panel. The door frame and crown matches the frames and crowns on the windows. A 2-over-2 window with simple frame and crown is symmetrically spaced on the south side of the porch.

The house has a hipped roof with a cross-gable over the west bay. The hipped roof on the main body of the house covers the inset porch. The roof is covered in composition shingles.

## *RESTORATION HISTORY*

The three main goals of the restoration effort included:

- 1) Upgrade the house to meet current City of Houston building codes; ensuring structural integrity with new electrical, sewer, plumbing and HVAC system in place
- 2) Respectfully restore the original charm of the house, and
- 3) Sensitively repurpose the house for use in the modern world

Prior to the move, the house-moving company conditioned the 1203 Edwards Street site with bank sand. Upon landing, the house was supported on new piers and beams, secured with hurricane straps and was leveled.

The exterior of the house had been covered with vinyl siding, concealing the original cypress siding underneath. The vinyl was completely removed, with weak/rotted cypress siding replaced to match the original. The front porch, previously enclosed with mosquito mesh/netting and plywood, was restored to its original architecture.

The original roof of the house was dismantled to meet the City Of Houston house-move requirements to avoid power lines. Nonetheless, FWH preserved the original front gable of the house and restored it when the new roof was rebuilt.

The restoration took the interior of the house down to the shiplap. All existing electrical wiring, sewer and plumbing were replaced to meet City of Houston codes. A new centralized HVAC system was installed to ensure the house is well prepared for Houston's weather conditions. The attic and sub-floor were insulated for extra protection.

All original windows, doors and cased opening trims were removed, new sheetrock hung and the original trim was put back. New trim that matched the original was cut to make up for the small shortfall, due to wood rot/damage or breakages during the trim removal process.

Period inappropriate doors were replaced with 2-over-2 panel doors, what the house would originally have had. The transom windows above the front door and both bedroom doors were retained. All original double-hung, wood windows were removed, repaired and rehung to sit as snugly as possible into each window casing. The beautiful, original, 3" pine floorboards were cut and feathered in where necessary, and then sanded and stained.

In the kitchen, bathroom and the second bedroom, original built-ins were retained and refinished, only adding on where there was a necessity, for example, in the kitchen – more counter workspace and beneath, installing a dishwasher.

During this stage of restoration, 1203 Edwards continued to be a 2 bed/1 bath house, with exposed 6” finished original shiplap on all 4 walls of the front bedroom and on the ceiling of the second bedroom. The layout of the house did not change much, aside from an area in the back where someone had previously constructed an addition. Unfortunately, this space was poorly designed when built. One was a laundry and storage area – walls came down and the space made for a larger kitchen; the other, a catch-all room – now the dining room with a fantastic view of Downtown Houston. The laundry area was moved to a vestibule close to the bathroom. The 1907 Sanborn map shows that the house did not have a back porch.

Overall, this house was in relatively good condition with only minor wood rot and termite damage when it was received from the townhouse developer. The house was obviously loved and well taken care of, just a little old and tired, in need of a few modern tweaks and updates.

Two years after the initial restoration, FWH returned to the home to make a few more updates within the current footprint of the house. On the exterior, a large back deck was built to allow for more outdoor living and dining spaces. As for the interior, guest access to the previously only bathroom in the house was closed off. That bath is now the master bathroom, only accessible from the master bedroom. Space was carved out of the relatively large kitchen to build a second full bathroom – another 21<sup>st</sup> century necessity. There is still room in the kitchen to include a small eat-in area or breakfast nook. Previously just an arched opening leading to the dining room, the opening has now been made smaller, and a door hung. This room can now continue to function as a dining room, or could be used as a third bedroom, or even as a home office.

## **BIBLIOGRAPHY:**

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McAlester, Virginia. “A Field Guide to American Houses.” New York: Alfred A. Knopf, 2014.

Sanborn Fire Insurance Maps, 1907, Vol. 2, pg. 66.

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S NA**

**S - satisfies NA - not applicable**

Meets at least three of the following (Sec. 33-224(a)(1):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (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 before 1905 (Sec. 33-229(a)(2));

**OR**

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

- 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 Bammel-Long House at 1203 Edwards Street.

## **HAHC RECOMMENDATION**

The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Bammel-Long House at 1203 Edwards Street.

**EXHIBIT A**  
**PHOTO**  
THE Bammel-Long House  
1203 EDWARDS STREET



**EXHIBIT B**  
**SITE MAP**  
THE BAMMEL-LONG HOUSE  
1203 EDWARDS STREET

