

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: Simon and Mamie Minchen House

OWNER: Meyer A. Minchen

APPLICANT: Meyer A. Minchen

LOCATION: 1753 North Boulevard

30-DAY HEARING NOTICE: N/A

AGENDA ITEM: IC

PC HEARING DATE: 10-06-2005

HPO FILE NO.: 05PL03

DATE ACCEPTED: Aug-22-05

HAHC HEARING DATE: 9-14-05

SITE INFORMATION

Lot 8, W 25 feet of Lot 7, Block 4, Ormond Place Subdivision, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneer residence and a historic two-story brick veneer garage/servant's quarters.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation for House and Garage

HISTORY AND SIGNIFICANCE SUMMARY:

The Simon and Mamie Minchen House was listed in the National Register of Historic Places on December 7, 2000. It has also been designated as a Recorded Texas Historic Landmark on December 8, 1999. The home and garage was also designated as a Landmark of the City of Houston by City Council. The house and garage/servant quarters building were constructed in 1931. The buildings were designed in the Italian Renaissance style by Joseph Finger, a prominent Houston architect. Finger, who is known as the builder of Houston, used the Italian Renaissance style of architecture because its classic design and prominence was best suited for the spacious lot in Ormond Place. He had designed every type of commercial and institutional building in Houston. This large residence and its outbuilding are unusual and unique in residential architectural design due to the fact that Finger very successfully incorporated in this residence some of the same specifications and use of over sized materials he utilized in his more grandiose commercial projects. The house and garage building are also unique due to the fact that they have been maintained and preserved just as constructed in 1931 by the building contractor, W. J. Goggan. Finger selected Goggan as the contractor because of his outstanding reputation for his attention to detail and for his achievement as a quality craftsman. Simon Minchen, a native Texan, moved to Houston in 1902 where he became very successful in the real estate business and also in oil and gas development. He was owner of the Fidelity Realty Corporation, which developed the Fidelity Addition, a Houston subdivision. As a member of the Houston Real Estate Board, Minchen help guide Houston's real estate development during the difficult years of the Depression-era.

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION:

Sec. 33-224. Criteria for designation of a Protected Landmark.

- (a) The HAHC and the commission, in making recommendations with respect to designation, and the city council, in making a designation, shall consider three or more of the following criteria, as appropriate for the Protected Landmark designation. If the HAHC reviews an application for designation of a Protected Landmark initiated after the designation of the Landmark, the HAHC shall review the basis for its initial recommendation for designation and may recommend designation of the landmark as a protected landmark unless the property owner elects to designate and if the landmark has met at least (3) three of the criteria of Section 33-224 of the Historic Preservation Ordinance (HPO) at

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

the time of its designation or, based upon additional information considered by the HAHC, the landmark then meets at least (3) three of criteria of Section 33-224 of the HPO, as follows:

- | S | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|----------------------|-----------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | (7) Whether specific evidence exists that unique archaeological resources are present; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride. |

OR

- The property was constructed before 1905;

OR

- The property was 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;

OR

- The property was designated as a State of Texas Recorded Texas Historical Landmark.

STAFF RECOMMENDATION:

Recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Protected Landmark Designation of the Simon and Mamie Minchen House at 1753 North Boulevard.

SITE LOCATION MAP
SIMON AND MAMIE MINCHEN HOUSE
1753 NORTH BOULEVARD
NOT TO SCALE