

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: House at 1443 Allston

OWNER: Linda Mangham

APPLICANT: Houston Archaeological and Historical Commission

LOCATION: 1443 Allston - Houston Heights MRA

HEARING NOTICE: Oct-13-06

AGENDA ITEM: III.a

HPO FILE NO.: 06L130

DATE ACCEPTED: N/A

HAHC HEARING DATE: Nov-16-06

P.C. MEETING DATE: Nov-30-06

SITE INFORMATION

Lot 2, Block 154, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site is a two-story, wood frame house.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The House at 1443 Allston was individually listed in the National Register of Historic Places on June 22, 1983. It is included within the boundaries of Houston Heights, which was designated as a Multiple Resource Area (MRA) by the National Register Program on June 22, 1983.

HISTORY AND SIGNIFICANCE:

This two-story frame house was built after 1900 in an eclectic Dutch/Colonial Revival style. Its unusual style is more elaborate and imaginative than most in the area, especially among those built later in the development of the Houston Heights. The house features a combination gambrel roof, with two windows with six-over-six lights in the front gable end, which is covered with fish-scale shingles. There is a horseshoe-shaped arch and king post at the peak of the pediment. A three-sided bay on the front main floor has a window in each face. There is also an inset porch with simple, rounded columns, and a single front door with a transom. The ground floor windows have one-over-one lights, and there is an exterior stone chimney.

The plans for the home at 1443 Allston were designed by Jacob H. Daverman, a Dutch born architect who practiced in Grand Rapids, Michigan. He and his son as J. H. Daverman and Son, architects, were one of the most prolific architects in the nation. They published house plans and distributed them via popular catalogues throughout the country. This house plan, and others like it, was published in the *Ladies Home Journal* and touted as one of "the most popular" plans selected and built nationwide. J. H. Daverman was a competitor who followed the approach of George Franklin Barber, a Knoxville, Tennessee architect, who originally revolutionized the publishing of house plans and distributing them through catalogues nationally. Barber actually gave individuals the ability to have a house designed by an architect without the cost of hiring one (in most cases and in many parts of the country, there were no architects to hire even if desired). In fact Barber did not just sell his house plans "as is" but encouraged his clients to make suggestions, for their particular lot or needs, which he would incorporate into the plans they chose. All materials, including intricate millwork, could be ordered from the company and shipped via railroad. In fact, the Omaha and South Texas Land Company used Barber's plans initially from 1892-1896 to build 17 houses in Houston Heights, of which only a few survive today, including 1102 Heights Boulevard (pending City of Houston Landmark; N. R.; RTHL) and 1802 Harvard Street (City of Houston Landmark; N.R. and RTHL).

Houston Heights was designated a MRA because it was at one time an independent municipality. Within its original boundaries are numerous buildings, many of which are individually listed in the National Register of Historic Places. Houston Heights was developed by the Omaha and South Texas Land Company in 1891. It

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- (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.

STAFF RECOMMENDATION:

Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the House at 1443 Allston Street.

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SITE LOCATION MAP
HOUSE AT 1443 ALLSTON STREET
NOT TO SCALE

