

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Walter W. and Cassie Henderson House
OWNER: Kim Elston
APPLICANT: Same as owner
LOCATION: 2216 Kane Street – Old Sixth Ward Historic District
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: I
HPO FILE NO.: 07PL38
DATE ACCEPTED: Jan-01-07
HAHC HEARING DATE: Feb-14-07
P.C. MEETING DATE: Mar-01-07

SITE INFORMATION:

Lot 2, Block 396, W. R. Baker Addition, NSBB, City of Houston, Harris County, Texas. The building on the site is a two-story, wood-frame residence.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The Henderson House at 2216 Kane, built in 1925, is a surviving example of a Sears pattern book home. Sears, Roebuck and Company, Chicago, Illinois offered for sale complete house plan kits and materials shipped directly to the job site virtually anywhere that railroads serviced. This revolutionary approach to home building set the stage for development patterns across the American landscape. The lot on which the home is located is associated with the Henderson family, who occupied two different homes on the site from 1909 until 1953. The site was also associated previously with William Inman, the owner of a vast, Houston cotton mercantile firm. The home at 2216 Kane Street is classified now as “contributing” to both the National Register Historic District as well as the City of Houston Historic District. The home qualifies for Landmark and Protected Landmark Designation under criteria 1, 4, 5 and 6.

HISTORY AND SIGNIFICANCE:

The owner of the Inman Compress Company, Mr. William Inman, purchased Lot 2, Block 396 of the W.R. Baker Addition, North Side of Buffalo Bayou, from Mr. Christian Anderson, who lived at 128 Kane, now known as 2212 Kane, on September 27, 1894.

William Inman was a member of the Inman family of Atlanta, Georgia, whose vast wealth came from cotton. The Inman family fortune was used to found many educational institutions and museums, including Georgia Institute of Technology and the High Museum of Atlanta. Atlanta’s first planned community, Inman Park, was named after the family. Mr. William H. Inman relocated to Houston to take advantage of the Texas’ cotton industry and built the Inman Compress Company at the corner of Center and Brashear. He also owned Inman and Company, a cotton mercantile firm, and his assistant, Mr. Edward Andrew Peden, later founded the Peden Iron and Steel Company.

In 1896 Mr. Inman built a substantial two-story dwelling on his property on Kane Street. On June 21, 1901, an enormous fire destroyed 2,000 bales of cotton at the Inman Compress Company, which was located along the banks of Buffalo Bayou, in what was one of the largest fires in Houston’s history. Mr. Inman chose not to rebuild the mill and focused on cotton brokerage instead.

As Mr. Inman's wealth increased, he was able to erect a more substantial residence for himself and his family on Fannin Street in Houston's South End. He sold 2216 Kane to Mr. Thomas C. Henderson on March 4, 1909 for \$1,950.00.

On September 18, 1920, Thomas Henderson sold his property to his brother, Walter W. and his wife, Cassie Childre, for \$2,750.00 (Vol. 460, page 635). Mr. Henderson was the owner of Henderson Art Company located next door at 2214 Kane St. He and his wife raised two children, George W. and Ida C., in the former Inman residence.

No documentary information exists to indicate why the Henderson family replaced their residence with a new one in either 1925 or 1926. The 1925 city directory lists the Henderson family at 2214 Kane while previous directories listed them at 2216 Kane, and that directory showed 2216 as vacant in that year. However in the following year, the directory shows the Hendersons back at 2216 Kane. County records showed that the tax value dropped from \$3,840 in 1924 to \$1,200 in 1925, and then back up to \$3,424 in 1926.

Neighborhood lore as well as architectural evidence revealed that the Henderson family chose Modern Home Number 8013, "the Columbine," from the 1921 issue of "Book of Modern Homes and Building Plans" by Sears, Roebuck & Co., Chicago. According to "Houses By Mail, A Guide to Houses from Sears, Roebuck and Company," there is depicted a drawing of The Columbine on page 74, which is one-and-one-half stories. It further states that "the porch roof and pergolas are supported by six colonial columns. The dentils in the porch gables give it the final touch of elegance and good taste. Don't overlook the triple windows on either side of the porch. . ." The house at 2216 Kane features the same porch detailing as shown in the Sears catalogue. The house also features elements found in other Sears homes in Houston and Galveston, such as wide pine plank sub flooring with narrow red oak strip top-flooring, No.1 yellow pine lumber with painted code symbols, Stratford-trademark hardware, and millwork. The type of yellow pine used for the lumber was clearly different from southern or long-leaf pine commonly sold in Houston's lumberyards during the 1920's. Further evidence that 2216 Kane is a Sears design is that the current floor plan also matches the one shown in the Sears catalog. According to "Houses by Mail," the Columbine plan (8013) was illustrated and available for sale in the catalogues for 1921, 1922, 1925, 1926 (P8013), 1928 (C8013A; C8013B; C8013X), and 1929 (P8013A; P8013B), which clearly indicates that there were other variations of the original design. The price for construction of the house from the plans ranged from \$1,971 to \$2,162.

"Houses by Mail," includes an introduction which states "from Pleasantville, NY to Coldwater, Kans., from Philadelphia, Pa., to Cowley, Wyo. And beyond, 100,000 families turned to Sears, Roebuck and Company earlier in this century for one of their most important purchases: their homes. Between 1908 and 1940 Sears was the place to find not only everything to fill an American home; it also manufactured and sold the houses themselves - approximately 450 ready-to-assemble designs from mansions to bungalows and even summer cottages. Ordered by mail and sent by rail wherever a boxcar or two could pull up, these popular houses were meant to fill a need for sturdy, inexpensive and, especially, modern homes - complete with such desirable conveniences as indoor plumbing and electricity."

City directories listed the Hendersons at their new home from 1926 until 1937-38 when their name reappeared next door at 2214 Kane. It is believed that it was the year that the house was remodeled with the addition of the new second floor in 1938. Archaeological and architectural evidence showed that the original kitchen was relocated to the rear bedroom, and the old kitchen was converted into a dining room with the addition of a new staircase to the second floor.

The city directory of the following year, 1939 showed the Hendersons back at 2216 Kane along with their business, Henderson Art Company. It is believed that the Henderson family added the second floor so they could house their business on the first floor. Mr. Henderson passed away on February 20, 1940, shortly after the completion of their house. His widow, Cassie, remained at the address until 1953 when she donated the house on May 15, 1953 (Vol. 2602, page 618) to Salvation Army Corps, along with a payment of \$10 for paperwork purposes. The Salvation Army Corps sold Lot 2, Block 296 of Baker Addition to Mr. Alex Velasquez for \$10 and "other good and valuable consideration" on March 29, 1965. Mr. Velasquez was a social worker who ran a community rehabilitation program for men, a forerunner to Salvation Army's present-day adult rehabilitation programs. After Mr. Velasquez' program folded due to lack of funding, he converted the house to a duplex and leased the other half for many years.

The Old Sixth Ward Historic District has one of the largest concentrations of Victorian-era buildings in Houston. The area maintains the feeling of a modest, self-contained neighborhood with its predominantly small 19th century, one-story cottages, two-story Victorian-era homes, and some early 20th century bungalow style buildings. The neighborhood also contains fire stations, churches, corner stores, and a school. When the National Register Historic District as well as City of Houston Historic District were designated, the inventories showed the building classified as "potentially contributing" due to the alterations to the windows. Since the windows have been restored, the building would now be classified as "contributing" to both historic district designations due to recent appropriate restoration.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The current owner purchased the house on December 13, 2001, and began a series of restoration projects to revert the house back to its original 1924, single-family residential configuration as well as to its circa 1939 later remodeling into a two-story house. The house is a two-story, wood frame home with a low hipped roof. The home's most prominent feature is a single story, pedimented entry porch with arched ceiling, which is supported by paired, slender round Tuscan wood columns. And located on either side of the entry is an open, wood pergola featuring the same type columns. The original Sears Catalog design for the Columbine house plan, shown as a one-story design in the catalogue, was certainly the inspiration for the home that was constructed at 2216 Kane. And it is highly possible that the home is an actual Sears home design that was constructed with a second story. The home is clad with wood tear drop (false bevel) siding.

The HAHC granted the applicant a Certificate of Appropriateness on March 14, 2003 to replace the aluminum sash windows with wood sash, double hung windows and restore the original pergola structures on either side of the existing front porch. Most of the work was never commenced, and the Certificate of Appropriateness expired on March 14, 2004. The applicant was granted another certificate of appropriateness on October 19, 2006 for the following work: Remove the 10 aluminum sash windows (later alteration) on the façade of the building facing Kane Street and install wood sash, double hung windows in the original openings; the windows on the first floor will feature two sets of paired, wood windows with 1/1 lights; the windows on the second floor will feature two sets of triple, wood windows with 6/1 lights consistent with the existing Craftsman/Prairie style entry door and sidelights; Re-construct original pergola structures to their original footprint as evidenced by the existing concrete terrace platform; pergolas were previously removed at an unknown date, but their configuration is shown in a historic photograph of this home; each pergola will be constructed on either side of the existing, pedimented entry porch; each pergola will be constructed of wood and will be supported by paired

round, wood Tuscan columns to match existing pedimented front porch; wood cross members will be constructed above the columns to form the pergola roof structure and will be attached to the front walls of the building and sides of the pedimented porch at the level of the fascia and soffits; rafter ends of cross members will feature decorative, rafter tails. Only the work relating to the front façade windows has been completed.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Thomas McWhorter and Randy Pace, Planning and Development Department, City of Houston.

BIBLIOGRAPHY:

Deed Records, Harris County, Texas

Houses By Mail, A Guide to Houses from Sears, Roebuck and Company, (The Columbine, page 74), Katherine Cole Stevenson and H. Ward Jandl, The Preservation Press, 1986

Houston City Directories, various

Sears, Roebuck and Company, "Book of Modern Homes and Building Plans," 1921, Chicago, Illinois, (The Columbine, page 89).

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 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 checked="" type="checkbox"/>	<input 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;		

- (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.

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:

Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark and Protected Landmark Designation of the Walter W. and Cassie Henderson House at 2216 Kane Street.

SITE LOCATION MAP
WALTER W. AND CASSIE HENDERSON HOUSE
2216 KANE STREET
NOT TO SCALE





