

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Dr. John Hoskins Foster House  
**OWNER:** Thomas Richey  
**APPLICANT:** Same as Owner  
**LOCATION:** 320 Branard Street–First Montrose Commons  
Historic District

**AGENDA ITEM:** III.a  
**HPO FILE NO:** 11PL104  
**DATE ACCEPTED:** Jun-7-2011  
**HAHC HEARING DATE:** Jun-16-2011

### SITE INFORMATION

Lot 8 and Tracts 6C and 9, Block 11, Bute Addition, City of Houston, Harris County, Texas. The site includes a two-story, stucco and wood clad house.

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

### HISTORY AND SIGNIFICANCE SUMMARY

The historic house located at 320 Branard Street, built in 1912, is the most unique example of the Prairie Style found in Houston. The house's exceptional architecture features substantial covered porches with arched openings, handcrafted carpentry and stucco siding in the Arts and Crafts Style, and broad, overhanging eaves and pronounced horizontal lines of the Prairie Style. The home was designed by one of Houston's most respected architects, Birdsall P. Briscoe, who designed many notable homes in Houston's most exclusive neighborhoods. The contractor of 320 Branard Street, Frank August Goldapp, built homes in Houston for over 40 years.

The house was built for Dr. John Hoskins Foster, a prominent Houston physician. Dr. Foster not only treated patients, but also authored many medical articles. He was President of the Texas Medical Association in 1932-1933; was listed in "Who's Who - Physicians" in 1938; and served as President of the South Texas District/Harris County Medical Society (HCMS) in 1954 and 1960, as Vice-President of the State Medical Association of Texas, as President of the Eye, Ear, Nose and Throat Section of the Houston Academy of Medicine, and as Delegate to the American Medical Association.

The Dr. John Hoskins Foster House is located in the 1907 Bute Addition, which is one of the two distinct subdivisions that today form the First Montrose Commons Historic District. The Bute Addition was established by James Bute, the founder of the Bute Paint Company, who intended the neighborhood to become "The Most Fashionable District of Houston" and sold the land in quarter-block pieces. Today, only three of the Bute Addition's original quarter-block mansions remain, and the Dr. John Hoskins Foster House shares its block with two of them: the Cochran-Hofheinz House at 3900 Milam and the Lucia House at 3904 Brandt.

First Montrose Commons Historic District contains a large collection of two-story single-family residences, period apartment buildings, and one-story bungalows in Craftsman, Bungalow and various revival styles. The Dr. John Hoskins Foster Home at 320 Branard Street is "contributing" to the First Montrose Commons Historic District and qualifies for Protected Landmark designation under Criteria 1, 3, 4, 5 and 6.

## HISTORY AND SIGNIFICANCE

### *Dr. John Hoskins Foster*

The house at 320 Branard Street was built in 1912 for Dr. John Hoskins Foster. He was born November 20, 1876, in Nelsonville, Austin County, Texas. John Hoskins Foster was the second oldest of the six children born to George Washington Foster and his third wife, Emily G. Hoskins (born November 1846, Texas). G. W. Foster was born on June 27, 1834 in Monmouth County, Illinois, and he died on November 28, 1921 in Georgetown, Texas. G. W. Foster had come to Texas prior to 1858 where he married his first wife in Texas, and the family was found living in the 1860 Census, Austin County, Texas, in San Felipe. They had one child, Frank Foster, who was born in 1859 in Texas. G. W. Foster was a teacher according to the census. His first wife died, and G. W. Foster married his second wife, Martha "Betty" J. E. Thompson on August 14, 1866, in Austin County. They had two children: Charles C. Foster, born 1869, and Fannie Foster, born 1871, in Texas. They are found living in the 1870 Census in Precinct 5, Austin County, Texas, with closest post office being Industry, Texas. G. W. Foster was listed as a medical doctor. After his second wife died, G. W. Foster married his third wife, Emily G. Hoskins in 1874 in Nelsonville, Austin County, Texas - the parents of John Hoskins Foster. They are found living in the 1880 Census in Precinct 7, Austin County, Texas.

John H. Foster studied at the University of Texas, Austin, and Southwestern University in Georgetown, Texas, where he received his M. A. degree. John H. Foster became a physician like his father and half-brother, Charles. His father, George Washington Foster, earned his medical degree from Tulane University in New Orleans, Louisiana in 1869. Charles C. Foster earned his medical degree from Tulane in 1893.

Dr. John H. Foster received his medical training at the University of Texas Medical School in Galveston, Texas. He was a member of Phi Delta Theta Fraternity, Texas Gamma in 1896, and graduated in 1900. He is listed in the 1900 Galveston, Texas, census taken in June as living in Ward 7 with his sister, Martha "Mattie" B. Foster Burgess, and her husband, Asa M. Burgess, and their family at 3902 Avenue M½. Also living with them was J. H. Foster's widowed mother, Emily G. Hoskins Foster, and another of John's siblings, Emily Gertrude Foster, who had been born in 1874 in Texas. The Burgess and Foster families survived the 1900 Storm in Galveston that killed over 6,000 people on September 8, 1900.

Dr. John H. Foster must have practiced medicine first in Colorado County, Texas, as that is where he met and married Anne Mayeaux Vineyard in 1907. She was born on May 9, 1886, in Columbus, Colorado County, Texas, and was a daughter of Benjamin Lynn Vineyard and his wife, Martha Logue Bowers of Eagle Lake, Texas. B. L. Vineyard was a prominent citizen of Eagle Lake and was a director of the Eagle Lake Rice Irrigation Company. Martha Bowers Vineyard was a daughter of Ann F. Griffith Bowers and Dr. John Henry Bowers of Columbus, Texas. Dr. John H. Foster and wife Anne had one child, Lynn Vineyard Foster, who was born on September 7, 1908, in Colorado County, Texas. Shortly after their marriage and the birth of their daughter, the Fosters moved to Houston, Texas where they and their one-year-old daughter, Lynn, are found in the 1910 Census of Houston, Harris County, Texas, renting a home at 605 Hadley Street.

In 1912, Dr. Foster and his wife built their first home in Houston at 320 Branard Street in the Bute Addition. According to newspaper research conducted by Gary Coover, a Houston and Montrose area historian, J. H. Foster secured a building permit in the amount of \$7,500 for a 10-room residence and barn, and the permit request was published in the Houston Daily Post on April 3, 1912. Coover also found a Mechanic's and Materialman's Lien filed in the Harris County Contract Records under Volume

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30, page 148, which was filed on May 6, 1912. It appears from the contract that construction was begun by another contractor and then stopped as John H. and Annie Foster hired Frank A. Goldapp to build the residence for the sum of \$4,716. The contract also states that the "house is partially completed 'with plans by Birdsall P. Briscoe.'"

The Bute Addition is located within the First Montrose Commons Historic District within the greater Montrose area just west of downtown Houston in an area loosely bounded by West Alabama Street on the north, Richmond Street on the south, Montrose Boulevard on the west and US Spur 527 on the east. First Montrose Commons was one of several upscale "suburban" neighborhoods developed in Houston during the first quarter of the 20th century, which included Audubon Place, Courtlandt Place, Avondale, Montrose, and Westmoreland. This area attracted Houston's business and social elite more than a decade before the creation of River Oaks.

Dr. Foster and his family are found in the 1920 census living in Ward 4, Harris County, Texas at 320 Branard Street. Living with them is Peter Roman, who is listed in the census as "butler" (servant). Dr. Foster sold the home at 320 Branard in 1926 and the family moved to the more affluent neighborhood of River Oaks, developed by Will Hogg. In the 1930 census, Dr. Foster and his family are living at 1708 River Oaks Boulevard. Living with them are two servants, George Smith (yardman) and Hattie Williams (cook). Clarence Williams, a likely relative of Hattie, is also living in the household, and he is a laborer with City of Houston Public Works Department.

According to the 1915 edition of the American College of Surgeons, Dr. Foster was practicing at Norsworthy Hospital and the Baptist Sanitarium and Hospital in Houston. In 1917 he was also practicing at the Sunset Lines Railroad Hospital. That same year he filed for the draft in 1917 in Harris County while living at 320 Branard Street. Dr. John H. Foster first practiced in offices located in the Carter Building at 806 Main Street (City of Houston Landmark). In the American College of Surgeons List of Fellows for 1920, Dr. Foster is listed at 417 Kress Medical Building at 705 Main Street (City of Houston Landmark). Dr. John H. Foster not only treated patients but also authored numerous medical articles, including one in 1921 entitled "Peripheral Vascular Disease." He was an eye, ear, nose and throat specialist, and he helped to organize the Houston Eye, Ear and Throat Hospital in 1923. It was located at 1300-1306 Walker Avenue.

In the Standard Blue Book (Texas edition) for 1930, Dr. Foster's practice is listed as Dr. Foster and Logue. He was also listed as being a Mason; a member of University Club; favorite recreation as golf; church affiliation as Methodist; ancestry as English and Scotch-Irish; and War Work as Lieutenant in U. S. N. R. F. Dr. Foster served as the President of the Texas Medical Association in 1932-1933. He was listed in "Who's Who - Physicians" in 1938. He also served as President of the South Texas District/Harris County Medical Society (HCMS) in 1954 and 1960, Vice-President of the State Medical Association of Texas, President of the Eye, Ear, Nose and Throat Section of the Houston Academy of Medicine, and Delegate to the American Medical Association.

Dr. Foster participated in a series of addresses that were delivered at Southwestern University, Georgetown, Texas, on Tuesday, June 18, 1937. They honored Mrs. William Wiess for her support of Southwestern University, Georgetown, Texas, the alma mater of Dr. John H. Foster. Had it not been for Mrs. William Wiess and her family, the university might have suffered the fate of its predecessors. Dr. John H. Foster was a close friend of Mrs. William Wiess. Louisa Elizabeth Carothers Wiess (1856-1936) had moved to Georgetown when she was 15 and she grew up there along with Southwestern University. The then-president of Southwestern performed her marriage to Captain William Wiess in 1880, and she moved to be with him in Beaumont, but her love for Southwestern did not wane and, in its

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time of need, her generosity gave it back its life. Serving the needs of education in Texas was not foreign to the Wiess family. Captain Wiess served as a trustee for Southwestern and her only child, Harry Carruthers Wiess, played a major role in another Texas university -- Rice University in Houston (the Wiess College there is named for him). Her granddaughter, Caroline Wiess Law, is a noted philanthropist in Houston and the Houston Museum of Fine Arts is housed in the Caroline Wiess Law Building.

The addresses in 1937 were bound in black leather, the pages being tied into it with a thin leather cord. Impressed on the cover are the images of the Southwestern main building and of the university seal, along with the title "In Honor of Mrs. William Wiess" in gold leaf. The address was as follows:

"The Woman, Mrs. Wiess" by John Hoskins Foster, M.A., M.D., Sc.D.

"You have heard, and will hear, much today of what the bequest of Mrs. Wiess means to Southwestern University and how much Methodism and the State are indebted to her for lifting this institution from the slough of despond and opening the way to greater good. I join with you heartily in these sentiments. The alumni are grateful that they have not been orphaned, as seemed possible a year ago. What I wish to say, however, has nothing to do with this. It could be spoken as justly if she had not left anything to Southwestern or indeed had had no wealth to bestow. I would pay a humble tribute to the character of Mrs. Wiess as a mother, a friend, a truly Christian woman. The sweetest friendships I have ever enjoyed have been those with elderly people. It was my privilege to count Mrs. Wiess my friend during the eventide of her life. It was evident that she had unconsciously adopted the advice of Cicero, as he says in his Essay on Old Age: 'Believe me, my young friends, the best and surest guard against the inconveniences of old age is to cultivate in each preceding period the principles of moral science, and uniformly to exercise those virtues it prescribes. The good seeds which you shall thus have sown in the former seasons of life will, in the winter of your days, be wonderfully productive of the noblest and most valuable fruit--valuable not only as a possession which will remain with you even to your latest moments, but also as a conscious retrospect on a long life marked with an uninterrupted series of laudable and beneficent actions, affording a perpetual source of the sweetest and most exquisite satisfaction.' Her family life was beautiful. As a wife she was a partner in the truest sense of the word; as a mother and grandmother she was devoted; even those more distantly related felt the warmth of her love. The relationship between this mother and her children was beautiful. I am sure her love, precept, and guidance in a large measure made it possible for her in her old age to be proud of a son who not only has risen to be a commanding figure in the business world, but who has the respect and admiration of his fellow citizens as a man of character and one thoroughly interested in every cause looking to the betterment of his employees and of humanity in general.

"I am sure it is a source of great comfort to all to know that they did everything possible to cherish and comfort her in her declining years. I have never known a more devoted son and daughter. Mrs. Wiess was virtually an invalid for years, but instead of allowing herself to become selfish and self-centered, she was ever thoughtful of others. She took a keen interest in the lives of those about her and I was often struck by her memory of details about my family and all of her friends. It was her custom for years to make a pound cake on her birthday. On the day she was seventy-two, she got up from her sick bed and made one and sent pieces of it to her friends. I was deeply touched when I received one with a card reading: 'Cake baked by Mrs. William Wiess on her 72nd birthday.' A woman of rigid piety and inflexible standards in her own

life, she showed the virtue of Christian charity towards others who did not conform strictly to her own ideals. I wish I had the ability to express adequately my admiration of this truly great and good woman. I can do no more than say that she embodied my ideal of a Christian woman and that she deserves a place on the rolls along with Abu ben Adhem and for the same reason because she loved her fellow man."

Dr. John H. Foster died on October 1, 1962, in Houston, and was buried on October 3, 1962, at Eagle Lake Cemetery, Eagle Lake, Colorado County, Texas. His obituary appeared in the Journal of the American Medical Association, January 19, 1963, Volume 183, No. 3. His wife, Anne Vineyard Foster, died in Fort Worth, Texas, on April 1, 1970, and was also buried at Lakeside Cemetery in Eagle Lake. Their daughter, Lynn Vineyard Foster, married Gustav Edmund Cranz (1905-1963), and like her mother died in Fort Worth. Dr. John H. Foster and his wife, Anne Foster, were benefactors to various charities and institutions in Houston, including being the donors of a rare book collection to the Fondren Library, Rice University.

### *Birdsall Parmenas Briscoe*

According to a Handbook of Texas entry by Stephen Fox:

"Birdsall P. Briscoe, architect, was born on June 10, 1876, in Harrisburg, Texas, the son of Andrew Birdsall and Annie Frances (Paine) Briscoe. He was the grandson of Andrew Briscoe and the great-grandson of John R. Harris, founder of Harrisburg. He grew up on his parents' ranch near Goliad and attended San Antonio Academy, Texas Agricultural and Mechanical College (now Texas A&M University), and the University of Texas. During the Spanish-American War Briscoe served in the United States Army Infantry as a sergeant; he subsequently served as a major in the army during World War I.

He learned architecture through apprenticeships with the Houston architects C. Lewis Wilson and Lewis Sterling Green. After a brief partnership with Green (1909–11), Briscoe began independent practice in 1912.

From 1922 until 1926 he was in partnership with Sam H. Dixon, Jr. From 1919 until his retirement in 1955, Briscoe shared an office with Maurice J. Sullivan. Although from time to time he collaborated with both Dixon and Sullivan on nonresidential commissions, Briscoe was best known for his elegantly composed and detailed houses.

He established his reputation as an exceptional designer at the outset of his career. His aptitude for disciplined formal composition and correct, scholarly rendition of historic detail placed him at the forefront of the eclectic trend in Houston architecture during the second decade of the twentieth century. Briscoe's finest houses, designed between 1926 and 1940, exhibit the array of historical architectural styles characteristic of American eclectic architecture and are distinguished by the architect's gift for harmonious proportion and full-bodied ornamental detail.

He worked extensively in the Houston neighborhoods of Courtlandt Place, Shadyside, Broadacres, and River Oaks. Among his clients for houses were William Lockhart Clayton (1917), W. T. Carter (1920), R. Lee Blaffer (1920), Walter H. Walne (1925), Burdine Clayton Anderson (1928), Robert W. Wier (1928), Milton R. Underwood (1934), Wirt A. Paddock (1936), I. H. Kempner, Jr. (1936), and Dillon Anderson (1938). Outside Houston, Briscoe's best-known project was the remodeling of the Patton-Varner House near West Columbia for Ima and William Clifford Hogg in 1920.

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Briscoe married Ruth Dillman in 1927. He joined the American Institute of Architects in 1921 and was elected a fellow of the institute in 1949. From 1934 until 1941 he served as district officer for South Texas of the Historic American Buildings Survey. He was the author of two western adventure novels, *In the Face of the Sun* (1934) and *Spurs from San Isidro* (1951). He was a parishioner of Christ Church. He died in Houston on September 18, 1971, and is buried at Oak Hill Cemetery in Goliad."

In 1912, Briscoe designed the unusual Prairie Style home for Dr. John Hoskins Foster in the Bute Addition in Houston, Texas. The contractor for the project was Frank (Franz) August Goldapp.

### *Frank (Franz) August Goldapp*

Frank A. Goldapp was born in East Prussia (Germany) in 1877 and immigrated from Munchenwold to the United States on May 11, 1892. He arrived in Baltimore, Maryland, on the ship, Weimar, and according to the manifest, he was 15 years old, traveled alone, and only had \$1.00 to his name. It stated also that his destination was Nebraska. He apparently went to Pottawattomie County, Nebraska, to join relatives since the 1895 and 1905 State of Nebraska censuses show other Goldapp family members living there.

Frank A. Goldapp came to Texas where he was married, and according to the 1907 Houston City Directory, he is listed as a house contractor in business with a partner, John Reynolds, as "Goldapp & Reynolds." According to the 1910 Houston, Texas Census, he is living with his wife, Fannie, who was born in Texas in 1883. They had a two-year-old son, named Frank Bernard Goldapp, who was born in Texas in 1908. The Goldapp family was living in the 4th Ward where they were renting a home at 406 Capitol Avenue.

According to newspaper research conducted by Gary Coover, a Houston and Montrose area historian, Frank A. Goldapp built a home at 125 W. Alabama in 1910 for Walter E. Monteith, although the home was demolished when Spur 527 was constructed. In 1912, when Dr. John H. Foster and his wife, Anne, decided to build their first home in Houston at 320 Branard Street in the Bute Addition, they chose Frank A. Goldapp as their building contractor.

According to Coover's research, Goldapp was involved in the construction of the home at 215 Emerson Street in 1922 (still extant in the Westmoreland Historic District). A search of the Texas General Contractors' Association Monthly Bulletins for only the 1920s shows that Goldapp constructed the following buildings in Houston: 4709 Austin, 14-room brick veneer residence for F. E. Hood (Jan 1924); 1106 Anita, 10-room brick veneer apartment for Mrs. G.B. Ryan (Mar 1924); 3013 Wentworth, 3006 Arbor, two residences for San Jacinto Trust Company (Oct 1924); Turner Addition, 2-story 12-room brick veneer apartment for H.A. Giles (Mar 1925); Jeff Davis Hospital, 1 and 2-story garage for City of Houston (May 1925); 2000 Colquitt, 1-story, 6-room brick veneer residence for H.D. Berlowitz (Dec 1925); 4715 Jackson, 1-story brick veneer residence for Mrs. E. Limroth (May 1926); 2108 Chenevert, 2-story brick veneer duplex for I. Greenbaum (Jan 1927); 2611 Polk, 1-story brick garage for F. Legatino (Apr 1928); 1032 Euclid, 1-story brick duplex for D. Baccarise (Sept 1928); and 2310 Wentworth, 1-story brick veneer residence for J. B. Baret (Feb 1929).

By the time Goldapp was the contractor for the home at 320 Branard, he was the sole proprietor of his construction business. When Goldapp had registered for the draft in 1917 in Harris County, Texas, his application described him as 41 years of age and being tall with medium build, blue eyes and hazel hair. His application also said that he was born on February 11, 1877, not in Germany, but that he was native born and a U.S. Citizen at the time. However, prior records say otherwise. Goldapp likely registered as a citizen for several reasons. First of all, World War I was raging in Europe where the United States was

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fighting Germany. Secondly, he now likely had loyalties to the U.S. and moreover, he may have been fearful that being German-born would manifest prejudice toward him both in his personal life as well as in his professional business associations. Thereafter, he always indicated on subsequent census records that he had been born in Nebraska.

In the 1920 census, Goldapp and his family are found living in Houston in Justice Precinct 1, 2nd Ward, where they rented a home at 32 York Street, near Canal Street. Several more children had been born to the family since the last census. In the 1930 Houston census Goldapp is living in Justice Precinct 1, where he owned his home at 102 North York, and he is shown as the proprietor of his house contracting company. His oldest son, Frank Bernard Goldapp, is a clerk for a cotton factor. Frank A. Goldapp continued to work as a building contractor for almost 40 years, and died in Houston, according to Harris County Death Records, on June 12, 1948. His wife, Fannie Louise Goldapp, died on October 3, 1966, in Houston, according to Harris County Death Records. According to the Social Security Death Records, she had been born on October 9, 1883 in Texas.

### *First Montrose Commons Historic District*

When the Lockhart Connor & Barziza and Bute Additions were platted, the neighborhood was planned as an entirely residential neighborhood. Over the years, however, commercial and institutional encroachment has been so pervasive that these few blocks, now known as First Montrose Commons, represent one of the last remaining residential enclaves within the area. After World War II, many families moved from this area to the suburbs and the neighborhood entered a prolonged period of substantial change. During this time, the United States experienced a housing crunch as millions of soldiers returned home and started new families. Houston, like many other major metropolitan areas, struggled to meet the housing demands. While some original residents remained in First Montrose Commons and continued to maintain their houses, many old houses were either demolished or divided into multiple units, or they were simply allowed to deteriorate, and the fabric of the neighborhood fell into jeopardy. Like many inner-city neighborhoods, greater Montrose suffered during federal urban renewal in the 1950s and 1960s. The construction of Spur 527, which opened in 1962, required the complete destruction of more than half of the Bute Addition's housing stock. Nonetheless, a large number of historically contributing houses remain that serve to illustrate Houston's rich heritage. Incremental improvements initiated by residents, organizations, and alliances began in the 1970s. Change accelerated in the late 1990s when the neighborhood was discovered by new residents moving to Houston as a result of \$2.6 billion in downtown revitalization and reinvestment. Many individuals recognized the charm and historical significance of these once neglected buildings and have purchased and restored them, creating a revitalization of the neighborhood. In 1994, concerned residents formed the First Montrose Commons Civic Association, whose mission is to "protect and enrich First Montrose Commons by encouraging neighborhood pride, communication, advocacy, and vigilance."

Many of the nearby, early 20th century neighborhoods, including Avondale, Audubon Place, Courtlandt Place and Westmoreland, have been revitalized too, and residents have succeeded in having their historic neighborhoods listed in the National Register of Historic Places and/or designated as City of Houston Historic Districts. Greater Montrose is home to five City of Houston Historic Districts: Courtlandt Place (1996), Westmoreland (1997), Avondale East (1999), Avondale West (2007), and Audubon Place (2009); Courtlandt Place and Westmoreland are also listed in the National Register of Historic Places.

The First Montrose Commons Historic District, which was designated as a historic district of the City of Houston on June 9, 2010, consists of two distinct subdivision plats – Lockhart, Connor & Barziza

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Addition, platted in 1873, and Bute Addition, platted in 1907. The Lockhart, Connor & Barziza Addition was named after the real estate partners in the subdivision – Robert Lockhart, John C. Connor, and Philippa Barziza. The adjacent Bute Addition was established by James Bute, the founder of the Bute Paint Company, one of the longest continually operating businesses in Houston’s history. While First Montrose Commons Historic District was originally platted as two different subdivisions, over time these unique sections have formed an individual identity which has become known as the neighborhood of First Montrose Commons.

### *James Bute Addition*

The Dr. John H. Foster House is located on Branard Street in the Bute Addition. Branard Street was originally named West Main Avenue. Branard Street was designed to be the principal street through the Bute Addition. It was renamed after George A. Branard, the Director of the Houston Water Department, who was killed around 1920 trying to rescue a worker trapped by a cave-in at a sewer/water construction site. James Bute Addition, which comprises the eastern portion of the First Montrose Commons Historic District, began when James House was deeded Lots 21 and 22 of the Obedience Smith Survey on the wilderness fringe of Houston in 1848. James House, a prominent banker in the bustling town of 2,396 people, was one of the financiers who made possible the construction of the Houston & Texas Central Railroad, the second railroad ever built in Texas. At some point prior to 1890, House filed a plat for the James House Addition encompassing Lots 21 and 22 to provide housing for the booming young city. However, the Depression of 1893, the greatest economic downturn in U.S. history to that point, dashed his plans. Following the recovery, Lots 21 and 22 were once again replatted, this time into two highly desirable residential districts – Lot 22 as the Westmoreland Addition (1902) and Lot 21 as the James Bute Addition (1907).

A 1909 advertisement in the Houston Daily Post described the James Bute Addition as follows: “The most fashionable district of Houston...between Westmoreland and Main Street, the South End (streetcar) line passing through it. It is fifteen minutes ride from the center of the city. Cars run every seven minutes. It is convenient to two of the best schools in the city...As an exclusive residential community...there is no property that can compare with it. The addition has been equipped with all modern conveniences – including sidewalks, sewerage, gas, water, electric lights, etc. Contracts have been let for curbing and paving the entire addition. The work is now in progress and will be completed as soon as practicable.”

From the outset, James Bute planned for his addition to be “The Most Fashionable District of Houston” and sold land there in quarter-blocks for \$750 to \$1,800 per lot. Original deed restrictions required significant set-backs and restrictions on the construction of fences, and prohibited the construction or operation of businesses within the interior of the neighborhood.

Today, only three of the Bute Addition’s original quarter-block mansions remain: the Cochran-Hofheinz House at 3900 Milam (City of Houston Landmark), the Lucia House at 3904 Brandt, and the Milam House at 4100 Milam. Both the Cochran-Hofheinz House and the Milam House have been restored and are currently occupied by businesses sensitive to their histories. The Lucia House, however, has remained vacant and tied up in probate for a number of years following the death of its longtime owner. All three now face a 30-foot high wall of concrete from Spur 527 from their grand front porches. The Dr. John Hoskins Foster House at 320 Branard is located on the same block as the Cochran-Hofheinz House at 3900 Milam and the Lucia House at 3904 Brandt.



*James Bute*

James Bute, born in Edinburgh, Scotland, immigrated to Montreal, Quebec, in 1857 and then to New Orleans, arriving in Houston in 1861. Bute gained entree to Houston's established business and social elite through marriage to the daughter of James House. James Bute became a successful businessman in Houston, and in 1869 founded the Bute Paint Company, a retail and wholesale paint business whose warehouse still stands at 711 William Street northeast of downtown Houston and is listed in the National Register of Historic Places. By 1887, he was supplying paints and other materials from a retail store on Main Street, and supplying wholesale materials within a 150-mile radius, from a warehouse around the corner on Franklin Avenue. In 1907, the company incorporated, with Bute's son-in-law John F. Garrott and sons John Bute Jr. and James House Bute, as the James Bute Company. James Bute died in 1915 at the age of 76. This would have made him 68 years old when Bute Addition was platted. After his death, the Bute Paint Company continued to be family owned and operated until its dissolution in 1990. At the time of its dissolution, it was believed to be the longest continually operating business in the history of Houston. Although James Bute is primarily identified with his paint business, he made investments and applied his skills in other businesses as well. As an officer in a lumber company specializing in millwork production in the 1890s; by investing with T.W. House, Jr., in an oil company; and as an officer and director of the city's oldest wholesale pharmaceutical business, the Houston Drug Company, Bute furthered his influence on commercial development of Houston.

In summary, the home at 320 Branard Street exemplifies a type of building that is both historically and architecturally significant as part of Houston's past. It reflects the upwardly-mobile development of the city's South End that occurred in the first two decades of the 20th Century. It lends further historical credence to the city's growth as a hub for the medical industry for its role as the home of one of the foremost doctors in the city at the time, Dr. John H. Foster. The home features influences of the Prairie style that was popular in Chicago, Illinois, in the early 20th Century. The architectural features which make the house type exceptionally significant in Houston are the substantial covered porches with arched openings; handcrafted carpentry and stucco siding of the Arts and Crafts Style; and the broad, overhanging eaves and pronounced horizontal lines of the Prairie Style.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

### *Prairie Style*

Prairie Style is said to be the first original American architectural style. Houses at the time were described as "bungalows of the Middle-Western type." Its salient characteristics include strong horizontal lines and natural interaction with its landscape. The best examples embody the sensitivity to the surrounding environment that makes it appear that the structure is a natural part of the scenery. Part of this is achieved by using natural, indigenous materials. Though the exterior character was remarkable, it was the radical interior reorganization that set the Prairie Style apart. Instead of the Victorian plan with its small, compartmentalized rooms, this modern innovation opened up interior spaces by creating a more natural flow between rooms. In even relatively small houses, spaciousness was achieved by removing doors and walls and increasing the line of sight from room to room. In Wright's words, designs should be "trimmed to the last ounce of the superfluous."

Prairie Style also incorporated the natural environment by providing easier access to porches and patios. The use of many windows allowed ample light and cross-ventilation, which were coming to be considered essential to health and well-being. There were two diametrically opposed schools of thought with regard to architecture at the end of the 19th century. One was the traditional, which drew on the styles from America's past and the influences of prominent European and English designers and

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architects. The traditionalists who treasured the Classical Revival styles, like as Daniel Burnham who organized the hugely influential 1893 Chicago Columbian Exposition in Chicago, appealed to the conservative home buyer. The opposing school, expressed in the Prairie School, was influenced by new currents in design and visionary architectural thinkers like Louis Sullivan, as well as the Arts & Crafts Movement with its values of honesty in materials and craftsmanship. Other significant influences included the emerging Modernist Movement, Minimalism, De Stijl, and broader international exposure to new cultural influences like those of Japan and Egypt, for example. Though Frank Lloyd Wright is most closely associated with Prairie School architecture and was critically important to its development and popularity, there were other architects who were equally impressive in design skill (if not in personal charisma and self-promotion) including Barry Byrne, George Grant Elmslie, George Washington Maher, William Gray Purcell, and many others. As the Prairie style became more widely accepted from about 1905 to 1920, it became more stylized and generic. It went far beyond its original aesthetic and influenced the popular Foursquare (aka Prairie Box) and later Ranch styles.

The house at 320 Branard is a unique example of the Prairie style for Houston, and features strong horizontal lines. The home also features a low pitched combination hip and gable roof. Broad, overhanging, boxed eaves shade each elevation. The home is clad with both stucco and horizontal lap wood siding. The home exhibits a large number of wood, double hung Craftsman type windows as well as casement windows, arranged in horizontal bands with divisions in the glass. Other windows are either single, paired and arranged in groups of three. Ornamentation is restrained other than flower boxes which are either applied to the façade, or built-in and placed under grouped windows, or built-in within the porch balustrade. The entry door is a wood door with elongated multi-light glass surrounded by sidelights with multi-light glass inserts. The home features an elongated front porch with wide stucco column supports between arched openings. The stucco porch balustrade is closed and features built-in window boxes. The home also features a prominent two-story box bay with built-in window boxes below each set of three windows. At one end of the house is a porte-cochere supported by massive stucco clad columns between arched opening. Above the porte-cochere are balconettes featuring massive wood vertical balusters. At the other end of the home are two porches that also feature stucco columns with massive wood, vertical balusters. The first floor porch has been enclosed with groups of ribbon wood Craftsman style windows, and the porch is accessed by paired, multi-light Craftsman type French doors which are located on either side of the massive brick chimney.

The original “barn” was apparently replaced at an early date with a two-story, stucco clad garage/servant’s quarters, which matched the architecture of the home. It was in very poor condition and was demolished in 2010. A Certificate of Appropriateness was issued by the Houston Archaeological and Historical Commission on September 23, 2010 to restore the house including the following work: South Elevation (front – Facing Branard Street): At first floor of side facing porch (located to right – east side of elevation) remove two windows with 6/6 glass lights which are a later alteration; In same location install a pair of double hung wood sash windows with 1/1 glass lights to match other elevations; West Elevation (side facing Bute Street): No alterations are proposed; East Elevation (facing side property line): At first floor of side facing porch remove a series of 6/6 glass light windows which are a later alteration; In same location install a series of double hung wood sash windows with 1/1 glass lights to match other elevations; North Elevation (facing rear property line): Demolish the existing rear open stairs; In same location construct new open stair with wood stick hand rail to code.

The historic house at 320 Branard has been owned by the applicant since 2009. It was owned previously by James and Rosemary Drummond, who purchased it on July 1, 1997. They purchased it from James

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A. Woodward who had purchased it on January 2, 1986. He purchased it from Richard J. Klingaman, who had purchased it on January 2, 1984.

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

## 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:

<b>S</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			

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- (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 Archaeological and Historical Commission recommend Protected Landmark Designation to City Council for the Dr. John Hoskins Foster House at 320 Branard Street.

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## EXHIBIT A

DR. JOHN HOSKINS FOSTER HOUSE  
320 BRANARD STREET



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## EXHIBIT B SITE LOCATION MAP DR. JOHN HOSKINS FOSTER HOUSE 320 BRANARD STREET

