

Residences not HD ✓

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: The Gustav G. Heyne House

AGENDA ITEM: IVc

OWNER: Mr. Roy Jackson and Mrs. Cynthia Jackson
APPLICANT: Mr. Roy Jackson and Mrs. Cynthia Jackson
LOCATION: 4002 Austin Street
30-DAY HEARING NOTICE: Dec-15-96

MEETING DATE: Jan-16-97
HPO FILE NO.: 97L015
DATE ACCEPTED: Dec-5-96
HEARING DATE: Jan-16-97

SITE INFORMATION

Lots 3 and 4 and 1/2 of Lot 9, Block 21, Empire Addition, City of Houston, Harris County, Texas. The house on the site is a 1 1/2 story, wood frame residential building. A tin garage building and greenhouse also are located on the lot to the rear of the main house.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE:

In 1907 Gustav G. Heyne purchased two and one-half lots in Kenilworth Grove, later known as the Empire Addition from George Norrell. On April 18, 1911 Gustav G. Heyne contracted with the William A. Wilson Company to construct the one and one-half story bungalow at 4002 Austin Street (then known as 4006 Austin) at a cost of \$5,616. At the time of the construction, Mr. Heyne was employed as a teller at the First National Bank at 201 Main Street. The bank (now known as First City National Bank) is the oldest chartered bank in Houston (1866).

The Wilson Company built many houses in Houston as well as developed neighborhoods, including Woodland Heights in 1907 and Eastwood in 1913. The Wilson Company published a magazine entitled "Homes" which featured the Heyne house in the June, 1912 issue. The issue illustrated the handsome residence and four interior rooms, including the living room, bedroom, dining room and kitchen. According to the article, the home is "an exceptionally good example of a high-class bungalow, complete in every detail. It combines to a marked degree simplicity and directness of plan with a feeling of hominess and comfort, without which no house, however pretentious, can truly be said to be a success."

The home features a large front porch which extends the length of the facade and is covered by the main roof which features a straight gable that runs parallel to the street. The roof is dominated by a shed dormer which is centered and protrudes from the front of the main roof. The dormer features three windows. The porch roof is supported by massive, square brick columns with a stick balustrade skirting the porch. The original porch deck was constructed of concrete as are the wide entry steps. The house features a cottage door, which is recessed three feet from the front wall, and wood-sash, double-hung windows with 12/1 lights. The house also features a wide eave overhang supported by decorative, wood knee braces, exposed purlins and rafters, and an end wall chimney. The stack of the chimney pierces the roof because of the wide overhang of the eaves. The exterior walls are clad with rough-sawed cypress in wide and narrow widths, the wider below and the narrow above the line of the window sills, while the gable ends are covered with cypress shingles.

In the history of the American house form, the term "cottage" covered most of what was built in the nineteenth century, and the term "bungalow"-sometimes wrongly applied-covered a good deal of what was built in the first

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half of the twentieth. It is not surprising that, in time, builders and designers also generated a building that combined attributes of both. While present-day critics refer to these as "bungaloid" forms, the period to bungalow cottage seems more appropriate. Overall, the bungalow cottage gave up the fluidity of horizontal movement in the layered gables of the bungalow for a compact form of simple and direct geometry. The form is lively, owing to the mix of motifs, yet the structure is solid, even reserved. Sitting was usually a modest setback, so that the sweep of the roof and the big gable of the sides could be appreciated. A six- to eight-room house, the bungalow cottage came to be a staple of neighborhoods across the country from 1910 to 1940. (Reference: "American Vernacular Design 1870-1940," Herbert Gottfried and Jan Jennings)

The Gustav Heyne Home is an excellent example of the "bungalow cottage" style constructed by a prominent builder for a middle-class resident of Houston. It is one of the very few residences remaining in the once large residential district now known as the Mid-Town area.

RESTORATION HISTORY/CURRENT CONDITION:

There have been no structural changes or modifications of any consequence since the construction of the building although the brick columns have been painted white and burglar bars enclose the porch for security. These minor alterations are not detracting and can be reversed.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION.....

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

(a) The HAHC and the commission, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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- (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;

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- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

STAFF RECOMMENDATION:

Recommends that the Houston Archaeological and Historical Commission recommends designation of the Gustav G. Heyne House as a landmark to the Planning Commission since the application complies with the applicable criteria of Section 33-224.

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SITE LOCATION MAP
THE GUSTAV G. HEYNE HOUSE
4002 AUSTIN STREET
NOT TO SCALE

