3-11-98

Archaeological & Historical Commission

CITY OF HOUSTON

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: O. S. Cummings House
OWNER: Mr. Jerry S. Baiamonte
APPLICANT: Houston Archaeological and Historical Commission
LOCATION: 1418 Heights Blvd. - Houston Heights
30-DAY HEARING NOTICE: Aug-10-97

AGENDA ITEM: IIIh
MEETING DATE: Sept-11-97
HPO FILE NO.: 97LD30

DATE ACCEPTED: Jul-15-97
HEARING DATE: Sept-11-97

SITE INFORMATION
Lot 17, Block 157, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site is a two-story, wood frame residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE:
The house at 1418 Heights Boulevard is contained within the boundaries of Houston Heights, which was designated a Multiple Resource Area (MRA) by the National Register Program on June 22, 1983. The Cummings House was built in 1921 and is classified as a Prairie style house. It was individually listed in the National Register of Historic Places on June 22, 1983 (Reference No. 83004432).

Houston Heights was designated a MRA because it was at one time an independent municipality. Within its original boundaries are numerous buildings individually listed in the National Register of Historic Places. Houston Heights was developed by the Omaha and South Texas Land Company in 1891. It was incorporated later as a city in 1896 and at that time, was the earliest and largest totally planned community in Texas. It flourished as a distinct municipality until the residents voted to be annexed by the City of Houston in 1918.

Today, the area still maintains the feeling of a distinctive, self-contained "small town" with its predominantly small 19th-century, one-story and two-story Victorian-era homes, and numerous early 20th-century bungalow style buildings. It also boasts a thriving business district on 19th Street (now predominantly antique shops and restaurants) and a large industrial district west of the business section. The neighborhood also contains the original city hall of Houston Heights (also the firestation and jail). Also located there are a number of historic churches, theatres, cornerstores, private and public parks and schools.

At the public hearing of the Houston Archaeological and Historical Commission (HAHC) held on March 13, 1997, the HAHC discussed the matter regarding the expiration of the two-year temporary designation of all landmarks that City Council had previously designated when the Historic Preservation Ordinance was adopted on March 1, 1995. Since the designation had expired, the HAHC requested that the planning staff contact the owners of these landmarks to determine their interest in the HAHC initiating an application for permanent designation. On June 3, 1997 a letter was sent to the owner to ascertain an interest in the initiation of an application for the owner by the HAHC. The HAHC had instructed the planning staff previously that if any landmark had been designated either by the National Register program, as a Recorded Texas Historic Landmark, a State Archaeological Site or a temporary landmark of the City of Houston, then the application would be considered for permanent landmark designation on that merit alone. Therefore, regarding the preparation of the application, HAHC agreed to consider the application with minimal information provided to them.

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA	
☐	☐	☑	(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;
			The Cummings House was listed in the National Register of Historic Places under Criterion "C" which includes **"distinctive characteristics of a type, period, and method of construction."**
☒	☐	☑	(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:

Recommends that the Houston Archaeological and Historical Commission recommends designation of the O. S. Cummings House as a landmark to the Planning Commission since the application complies with the criteria of the Historic Preservation Ordinance.

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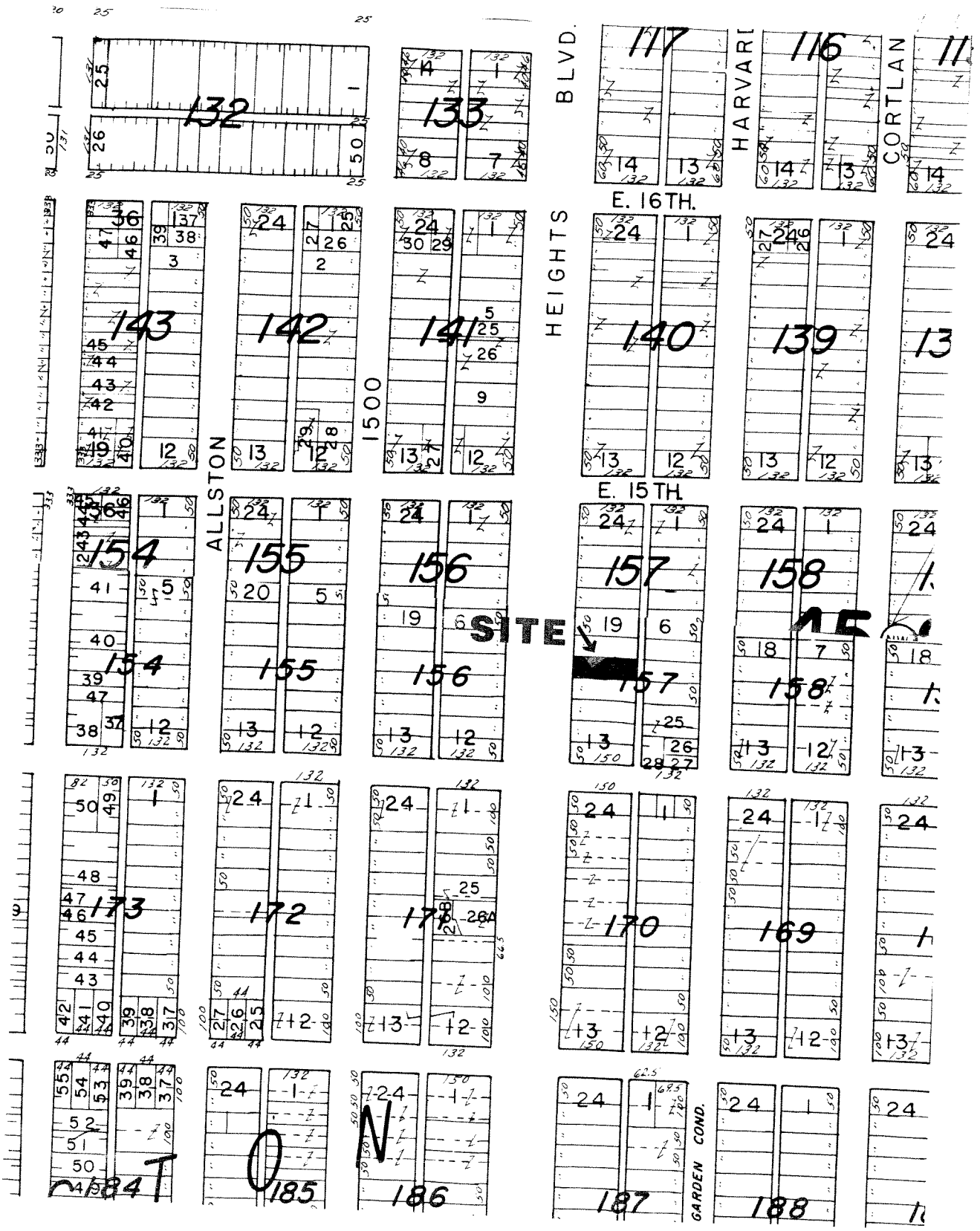
SITE LOCATION MAP
THE O. S. CUMMINGS HOUSE
1418 HEIGHTS BLVD.
NOT TO SCALE