

## LANDMARK DESIGNATION REPORT

**LANDMARK/SITE NAME:** Hugo E. Meitzen House  
**OWNER:** Ted E. Dohmen and Susan Meyers  
**APPLICANT:** Houston Archaeological and Historical Commission  
**LOCATION:** 725 Harvard Street - Houston Heights MRA  
**HEARING NOTICE:** Aug-20-2002

**AGENDA ITEM:** I  
**P.C.MEETING DATE:** 10-03-02  
**HPO FILE NO.:** 02L103  
**DATE ACCEPTED:** Aug-15-02  
**HAHC HEARING DATE:** 09-12-02

### SITE INFORMATION

Lot 6 and Tract 7A, Block 260, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site is a one-story, wood frame house.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE:

The Hugo E. Meitzen House was individually listed in the National Register of Historic Places on May 14, 1984. 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. The building was constructed about 1909 in the Queen Anne style with Colonial Revival influences. It is a very good example of the large, turn-of-the-century houses built on Harvard Street at that time for the rising middle class of the area.

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 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. Also located in the neighborhood are a number of historic churches, theatres, corner stores, private and public parks, municipal facilities, schools and the City Hall and Fire Station building.

At the March 13, 1997 public hearing of the Houston Archaeological and Historical Commission (HAHC), the HAHC discussed 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. Owners have been contacted several times in the past, but most recently the Greater Houston Preservation Alliance, working with the Planning Department, contacted the owner who requested that the HAHC initiate the designation of this building. The HAHC instructed the planning staff previously that if any landmark had been designated either by the National Register program (N.R.), as a Recorded Texas Historic Landmark (RTHL), a State Archaeological Site (SAL), or a temporary landmark of the City of Houston, then the application would be considered for permanent landmark designation on that merit alone because all of the required information has

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been filed to obtain status. Therefore, regarding the preparation of the application, HAHC agreed to consider the application with minimal information provided to them.

**RESTORATION HISTORY/CURRENT CONDITION:**

The building has been restored and is maintained in a historic manner by the current owner.

**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                                   | NA                                  | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|---------------|----------------------|---------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |               |                      |                     |
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| <input type="checkbox"/>            | <input checked="" 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;
  - (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:**

Recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark designation of the Hugo E. Meitzen House at 725 Harvard Street.

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725 HARVARD STREET

NOT TO SCALE