

## LANDMARK DESIGNATION REPORT

**LANDMARK/SITE NAME:** Samuel H. Webber House  
**OWNER:** Olga Villa  
**APPLICANT:** Olga Villa  
**LOCATION:** 407 Heights Boulevard - Houston Heights  
**30-DAY HEARING NOTICE:** Jan-12-2004

**AGENDA ITEM:** I  
**P.C.MEETING DATE:** 02/19/04  
**HPO FILE NO.:** 04L113  
**DATE ACCEPTED:** Dec-30-03  
**HAHC HEARING DATE:**02-12-04

### SITE INFORMATION

Lot 10, Block 300, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site is a two-story, brick veneer residence.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE:

The Samuel H. Webber House at 407 Heights Boulevard was individually listed in the National Register of Historic Places on June 22, 1983. The building 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 in 1903 and exhibits influences of the Queen Anne and Colonial Revival styles.

The greater portion of the Houston Heights was residential, and as the municipality grew, it was not uncommon for a new resident to use the skills of his trade to build a home for his own family in addition to those he built professionally. An example of such craftsmen was Samuel H. Webber, a brick mason. In 1903 he built this house at 407 Heights Boulevard as his own residence. A few years later, as his craft improved, and he became more prosperous, he built his second house at 1011 Heights Boulevard, which was much larger and more elaborate than his first. It was more of a trend in Houston Heights for smaller, more modest cottages to be built by resident-carpenters and other members of the building trade. The house at 407 Heights Boulevard, which was built in the popular, L-shaped plan, the most common form in the early years, is a very unique example of a two-story, brick house of that type plan in Houston Heights. After about 1910, the trend shifted to 20th century styles, with several varieties of bungalows. The architecture of Houston Heights clearly indicates the kinds of people who settled the area with one of the better examples extant at 407 Heights Boulevard.

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.

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

The house at 407 Heights Boulevard features a hipped roof with lateral gable, which exhibits a window. The house also features a wrapped porch with simple classical, round columns with Doric capitals. The doors, which both access the wrapped porch, are Queen Anne style cottage doors and both feature a transom window above. The house, which was constructed by Webber for his own residence, also features some decorative brickwork, a trademark of Webber, a brick mason. Since Heights Boulevard was Deed Restricted in 1892 by the developer, the Omaha and South Texas Land Company, one of the requirements for construction was an expenditure of at least \$1800 for residential construction, a considerable sum in that day. When 407 Heights Boulevard was later sold in 1907 for \$4100, it enabled Webber to build a much larger and more elaborate house at 1011 Heights Boulevard, which featured a classical, Queen Anne style turret and wraparound porch.

### RESTORATION HISTORY/CURRENT CONDITION:

The building has remained unchanged since its construction in 1903 but has been appropriately restored previously and is being maintained in a historic manner by the current owner. When first constructed in 1903, the house featured a decorative iron fence with stuccoed, brick newel posts. The fence was removed at an unknown date.

### 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:

<b>S</b>	<b>NA</b>	<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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**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 Samuel H. Webber House at 407 Heights Boulevard.

SITE LOCATION MAP  
SAMUEL H. WEBBER HOUSE  
407 HEIGHTS BOULEVARD  
NOT TO SCALE