

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: Ghent W. Rogers House

OWNER: Joy Stapp

APPLICANT: Houston Archaeological and Historical Commission

LOCATION: 1150 Cortlandt Street - Houston Heights MRA

HEARING NOTICE: Oct-13-06

AGENDA ITEM: III.f

HPO FILE NO.: 06L138

DATE ACCEPTED: N/A

HAHC HEARING DATE: Nov-16-06

P.C. MEETING DATE: Nov-30-06

SITE INFORMATION

West 87 feet of Lot 24, Block 198, Houston Heights Subdivision (also shown as Tract 24A, Block 198, Houston Heights Subdivision, on Harris County Appraisal District records), 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 SUMMARY:

The Ghent W. Rogers House was individually listed in the National Register of Historic Places on July 17, 1990. 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.

HISTORY AND SIGNIFICANCE:

The Ghent W. Rogers House, built circa 1926, is an excellent example of a Colonial Revival-inspired Arts and Crafts bungalow. Architect Charles F. Fleming designed the house, and its distinctive offset gabled porch roof sets it apart from the others. The one-story house has a hipped roof with three intersecting clipped gables. The house has an attached one-bay gabled porch supported by two Doric-style columns with an elliptical arch formed in the gable end. Opening onto the porch is the single-door primary entrance, which is enhanced by sidelights and an elliptical fanlight placed over the entry. A recessed secondary entrance, covered by an arched canopy, is centered between the two clipped gables on the north side elevation. The elliptical arch motif found in the porch and fanlight is continued throughout the interior. Several of the openings leading into and out of the dining room "hub" are elliptical arches. The house has two brick chimneys, an exterior chimney on the north side, and an interior chimney extending through the central roof area, and wood one-over-one windows.

Houston Heights was designated a MRA because it was at one time an independent municipality. Within its original boundaries are numerous historic 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 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, the Heights Branch Library, and the original Houston Heights City Hall and Fire Station building, both of which have been designated as Landmarks as well as Protected Landmarks of the City of Houston.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

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 Landmark designation. Owners have been contacted on four occasions in the past and advised that the HAHC would initiate the designation of their buildings for them. Most recently, a letter from Mayor Bill White was sent certified on July 11, 2006 to each property owner of a National Register designated site in Houston Heights, once again encouraging the property owner to support the HAHC in initiating the designation of their historic building as a Landmark of the City of Houston. The letter asked that the property owner respond **ONLY** if they did not want the HAHC to initiate designation, and included a list of the benefits of designation. On August 24, 2006, the HAHC voted unanimously to initiate the designation of this building as a Landmark of the City of Houston, with the application for designation to be considered at the HAHC meeting on September 21, 2006.

The HAHC had previously instructed the planning staff that if any landmark had been designated 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 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 not been altered inappropriately since the National Register designation 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
	<input checked="" type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>			

- (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:

Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Ghent W. Rogers House at 1150 Cortlandt Street.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

SITE LOCATION MAP
GHENT W. ROGERS HOUSE
1150 CORTLANDT STREET
NOT TO SCALE

