

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: William L. Clayton House
OWNERS: City of Houston/Houston Public Library
APPLICANTS: Same
LOCATION: 5300 Caroline Street
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: IV
HPO FILE NO: 09PL78
DATE ACCEPTED: May-28-09
HAHC HEARING: June-18-09
PC HEARING: June-25-09

SITE INFORMATION

Lots 1-10, Block 5, Southmore 119 Addition, City of Houston, Harris County, Texas. The site includes a two-story brick residence and two outbuildings, including a two-story brick guest house and a two-story brick carriage house.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation for main house, guest house, and carriage house.

HISTORY AND SIGNIFICANCE SUMMARY

The house and outbuildings at 5300 Caroline Street were built for Houston businessman, public servant, author, and philanthropist, William Lockhart Clayton and his family. Clayton was co-founder of Anderson, Clayton and Company, which was one of the world's largest cotton brokerage firms, which secured Houston as the regional capitol of the cotton industry, and which had offices in Europe, Latin America, Asia, and Africa. William L. Clayton served in several high profile government positions during his lifetime, including member of the Committee of Cotton Distribution of the War Industries Board during World War I and principal architect of the Marshall Plan for economic recovery in Europe after World War II. Clayton was also an original board of trustee member for the Kinkaid School, the oldest independent non-parochial school in Houston and the largest in Texas.

The William L. Clayton House and a garage/stable were built in 1917. The garage and stable were remodeled into a guest house in 1932. In 1936, a new garage was built (now called the carriage house). They were designed by Houston architect, Birdsall P. Briscoe, one of Houston's foremost architects. Briscoe also designed the Claytons' summer house in River Oaks, as well as many of the grand homes located in Courtlandt Place, Broadacres, and Riverside Terrace. Briscoe engaged the master Austin craftsman, Peter Mansbendel, who embellished the interior of the home with his masterful wood carvings, which celebrate iconographically the source of Clayton's wealth.

The house for Mr. and Mrs. William L. Clayton was the largest and most architecturally distinguished house built in the south end subdivision of Southmore during the late 1910s. The two-story brick house is designed in the Georgian Revival style, and features Tuscan columns, paneled pilasters, an elliptical fanlight over the front door, and fanlight-shaped dormers on the roof. Since 1968, the William L. Clayton House has housed the Clayton Genealogical Library, one of the top nine genealogical research facilities in the country. Genealogy ranks as the second largest and among the fastest growing hobbies in the United States, and every month, the Clayton Library draws thousands of family history researchers.

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In 2006, a \$6.8 million renovation project broke ground to restore the Clayton home site. The project is an excellent example of a partnership between public and private entities. Mayor Bill White, the City of Houston Library, City Administration and General Services Departments partnered with the Clayton family, Clayton Library Friends, and the Houston Public Library Foundation to make this project happen. The renovation of the Clayton House is an excellent example of how the City of Houston seeks to preserve historic buildings while at the same time pursuing environmentally-conscious structures. The project has been submitted for the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) silver certification, the second-highest ranking obtainable under the system. The Clayton House was voted “Best Historic Renovation” by Houston Business Journal (2009). The Clayton family was also honored by the Greater Houston Preservation Alliance, which presented them with the ‘President’s Award’ in 2009, for their long support and public service.

The Clayton House renovation is one of three significant City of Houston projects aimed at expanding Houston Public Library’s Special Collections while at the same time preserving and renovating important buildings to the history of Houston. The other two projects, the expansion and restoration of the library’s Julia Ideson Building and the renovation of the Edgar M. Gregory School, which will become the African American Library at the Gregory School, are currently under construction. All three projects are funded through partnerships between the City of Houston and the community.

The William L. Clayton House is recognized by the State of Texas as a Recorded Texas Historical Landmark and meets Criteria 1, 3, 4, 5, 6, and 8 for Landmark and Protected Landmark designation.

HISTORY AND SIGNIFICANCE

William L. Clayton

William Lockhart Clayton was born on a farm near Tupelo, Mississippi, on February 7, 1880, to James Monroe and Martha Fletcher Burdine Clayton. He attended seven grades of public school in Tupelo and Jackson, Tennessee, where the family moved when he was six years old. Proficient in shorthand, he went to St. Louis in 1895 as personal secretary to an official of the American Cotton Company. From 1896 to 1904, he worked in the New York office of the American Cotton Company, where he rose to the position of assistant general manager. In 1904, Clayton formed a partnership to buy and sell cotton with two members of a Jackson, Tennessee, family prominent in banking - Frank E. Anderson (Clayton’s brother-in-law) and Monroe D. Anderson. A younger brother, Benjamin Clayton, joined the firm in 1905. Anderson, Clayton and Company first opened its offices in Oklahoma City and experienced immediate success. Anderson, Clayton and Company would eventually become one of the world’s largest cotton import/export concerns and secure Houston as the regional capital of the cotton industry. The company had locations in England, France, and Germany. Clayton moved his family to Lucerne, Switzerland to oversee the operations of their European facilities. In 1916, the firm moved its headquarters to Houston, where Clayton, as the partner most expert in foreign sales, led other cotton exporters in providing warehouse facilities, insurance, credit, and other services that European firms had formerly rendered. In 1920, the company reorganized as an unincorporated Texas joint-stock association. Later in the 1920s, Clayton led the fight that forced the New York Stock Exchange to accept southern delivery on futures contracts, thus removing an impediment to the natural operation of the futures market.

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When high tariffs and federal farm-price supports threatened to drive American cotton out of the world market in the late 1920s and early 1930s, Clayton's firm responded by establishing cotton-buying offices in Latin America and Africa in order to supply its foreign sales agencies with cotton at competitive rates. At the same time that Clayton was expanding his business abroad, he opposed the farm policies of the New Deal, which included governmental support of the agricultural market. Instead, he believed that if subsidies were necessary, they should go straight to the farmer. Clayton joined the American Liberty League in 1934 but left the organization the following year, when it failed to accept his recommendations for public relations in Texas. In 1936, he renounced his earlier opposition to President Franklin D. Roosevelt because of Secretary of State Cordell Hull's work for a reciprocal trade agreement, a cause Clayton had advocated for many years. Meanwhile, Anderson, Clayton and Company increased investments in cotton gins, vegetable-oil mills, feed factories, experimental seed farms, and other enterprises related to processing cotton and similar commodities. From the beginning such investments had made the firm unique among cotton-merchandising organizations. Frank Anderson died in 1924, and Benjamin Clayton withdrew from the firm in 1929. The two remaining partners formed Anderson, Clayton and Company (Delaware) in 1930 and issued preferred stock. In 1940, Clayton retired from active management in the firm, but through several trusts, he maintained control of the company until his death.

During World War I, Clayton served on the Committee of Cotton Distribution of the War Industries Board. In 1940, he was called to Washington to serve as deputy to the coordinator of inter-American affairs. For the next four years he held a variety of high-level positions with the Export-Import Bank, the Department of Commerce, and wartime agencies. From December 1944 until October 1947, he was assistant and then undersecretary of state for economic affairs, in which capacity he became a principal architect of the European Recovery Program, known commonly as the Marshall Plan. After his return to Houston in late 1947, he remained an occasional participant and frequent contributor to international conferences on world trade, the European Common Market and related matters.

Clayton was also an original board of trustee member for the Kinkaid School, the oldest independent non-parochial school in Houston and the largest in Texas. The school was founded by Margaret Hunter Kinkaid, granddaughter of Johnson Calhoun Hunter, one of Stephen F. Austin's Old Three Hundred, and also a daughter of a Confederate veteran. When Kinkaid discovered that married women were not welcome as teachers in the Houston public schools, she did not make a choice between marrying and continuing to teach; she simply began her own school. In 1904, she opened her home on the corner of Elgin and San Jacinto Streets to seven students. By the early 1920s, Kinkaid School had a faculty of eight and had outgrown the house. The board of trustees was formed in 1924 with the responsibility of moving the school from its original location on the corner of Elgin and San Jacinto Streets to a larger building at 1301 Richmond.

Clayton contributed personally through the Clayton Fund to a variety of religious, charitable, and educational institutions, most notably being Johns Hopkins University (of which he was a trustee from 1949 to 1966); Tufts University; the University of Texas; Susan V. Clayton Homes (a low-cost housing project in Houston); and the Methodist Church. William L. Clayton married Susan Vaughan of Clinton, Kentucky, on August 14, 1902. They had a son who died in infancy and four daughters who survived them. The first daughter, Ellen (1903-1993) wrote a 1958 biography about William L. Clayton, and was married to Houston attorney, Wilmer St. John Garwood, who served as a Justice of the Texas Supreme Court. Clayton died after a brief illness on February 8, 1966, and was buried in Glenwood Cemetery,

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Houston. William Lockhart Clayton and his wife, Susan Vaughan Clayton, owned the house at 5300 Caroline until 1958, when they deeded it to the City of Houston to be used for library purposes.

Anderson, Clayton and Company

Anderson, Clayton and Company (ACCO), cotton merchants, was founded by brothers-in-law, Frank E. Anderson and William Lockhart Clayton, cotton merchants, and Monroe D. Anderson, a banker. The partnership was established in Oklahoma City on August 1, 1904. In 1905, Benjamin Clayton, Will's younger brother and an expert in rail and steamship transportation, joined the firm. Company headquarters moved to Houston in 1916 to be nearer the deep-water port facilities of the Houston Ship Channel.

World War I demands for cotton enhanced the company's fortunes. As its buying and distributing organization expanded, the firm acquired storage and compressors for American cotton handling and improved its finance and insurance arrangements. As United States exports and banking accommodations grew Anderson, Clayton and Company set up overseas distributing agents. By the mid-1920s company trading firms were operating in Europe, Egypt, India, and China.

In the Great Depression, Farm Board price-support legislation and the Smoot-Hawley Tariff Act necessitated geographical diversification to protect the firm's interests from the uncertainties of government policy. Development of an organization for accumulating, handling, selling, and distributing cotton abroad allowed Anderson, Clayton and Company ultimately to sell any nation's cotton to any nation's spinners. New South American subsidiaries were set up, and, as cotton growing in other countries spread, the firm followed, offering its services. At home, cottonseed-oil refineries produced salad oils, shortenings, and cattle feed under a variety of trademarks. By 1940, Anderson, Clayton and Company could provide American cotton growers with service and supervision at all stages of cotton production, ginning, by-products merchandising, and finance. Before World War II, the company purchased Gulf Atlantic Warehousing to improve its access to cotton resources and built a lab for the development of disease-resistant cottonseed.

After initial war-related setbacks, Anderson, Clayton and Company continued to sell cotton in Europe in the 1940s, avoiding conflict by quick turnover of its supplies. To aid in the war effort, the company used its line of barges and tugs to transport fuels, and the Long Reach Machine Works, built in 1942 to manufacture cotton-handling machinery, was converted to army ordnance production.

The company was incorporated in 1929 and remained private until 1945, when it went public and was listed on the New York Stock Exchange. The move allowed the M. D. Anderson Foundation to purchase land for the Texas Medical Center through sale of company stock. By 1945, with 223 gins, 33 cottonseed oil plants, and 123 warehouses worldwide Anderson, Clayton and Company was called the largest buyer, seller, storer, and shipper of raw cotton in the world by *Fortune Magazine*. Its subsidiaries included a marine insurance company, a barge line, bagging and cotton-blanket mills, a Mexican loan bank, and the machine works. After 1950, sales in the international market reached 3½ percent of all the world's production, and the multimillion-dollar corporation came to be known as ACCO, or the Big Store.

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When rayon threatened the cotton market after the war, ACCO further diversified, reducing its cotton interests by half and adding industrials, government warehousing services, and other interests. A Foods Division was organized after the purchase of Mrs. Tucker's Foods of Sherman, Texas, in 1952 and by 1954, ACCO sold Chiffon margarine and Seven Seas dressing and owned some of the first consumer-product franchises in Mexico. By 1965, the company handled approximately 15 percent of Brazilian coffee exports and a substantial quantity from other countries, as well as cocoa exports and soybean processing.

By 1977, Anderson, Clayton and Company maintained firms or exclusive agents for cotton in over forty nations; had expanded its Ranger trademark insurance ventures, founded in 1923, with acquisition of Pan Am Insurance in 1968 and American Founders Life in 1977; and had acquired Igloo Corporation, a producer of thermoplastic beverage containers and ice chests. The company climaxed its shipping investments as co-operator of the first nuclear-powered merchant ship, the *Savannah*.

Pruning of operations began in the 1960s, and by 1973 the firm had withdrawn from cotton merchandising everywhere except in Brazil and Mexico and considered itself chiefly a producer of food products. In the fiscal year 1982, gross sales reached \$1.9 billion and net income \$55.4 million. The company employed 15,000 persons worldwide. Anderson, Clayton and Company became a wholly owned subsidiary of the Quaker Oats Company in 1986, when Quaker Oats purchased the Anderson Clayton stock. Some food products, notably Gaines dog food, continued to be marketed under the name Anderson Clayton, but the company's Houston headquarters was closed and the stock was delisted.

Birdsall P. Briscoe

In 1916, William Clayton hired Texas architect, Birdsall P. Briscoe, to design a new home for his family in the fashionable south end neighborhood of Southmore. Birdsall P. Briscoe, born in Harrisburg, Texas, in 1876, was educated at Texas A&M University and began his architectural career in Houston in 1904 with architects, Lewis Wilson and Lewis Sterling Green. During this time, his firm designed the original Blessed Sacrament Church (circa 1910), a former East End landmark, demolished in 2005. After a brief partnership with Green (1909-11), Briscoe began independent practice in 1912. He designed the Clayton home on Caroline in 1916 in the Georgian Revival style and construction was completed in 1917. From 1922 until 1926, he was in partnership with Sam H. Dixon, Jr. From 1919 until his retirement in 1955, Briscoe shared an office with Maurice J. Sullivan. Although from time to time he collaborated with both Dixon and Sullivan on nonresidential commissions, Briscoe was best known for his elegantly composed and detailed houses.

Briscoe established his reputation as an exceptional designer at the outset of his career. His aptitude for disciplined formal composition and correct, scholarly rendition of historic detail placed him at the forefront of the eclectic trend in Houston architecture during the second decade of the twentieth century. Briscoe's finest houses, designed between 1926 and 1940, exhibit the array of historical architectural styles characteristic of American eclectic architecture and are distinguished by the architect's gift for harmonious proportion and full-bodied ornamental detail.

Briscoe worked extensively in the Houston neighborhoods of Courtlandt Place, Shadyside, Broadacres, and River Oaks. Among his clients for houses were William Lockhart Clayton (1917); W. T. Carter (1920); R. Lee Blaffer (1920); Walter H. Walne (1925); Burdine Clayton Anderson (1928); Robert W.

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Wier (1928); Milton R. Underwood (1934); Wirt A. Paddock (1936); I. H. Kempner, Jr. (1936); and Dillon Anderson (1938). Outside Houston, Briscoe's best-known project was the remodeling of the Patton-Varner House near West Columbia for Ima and William Clifford Hogg in 1920.

Clayton also hired Briscoe in 1924 to design a country house for him in the fledgling River Oaks subdivision. This home would become the very first house built in the neighborhood (Clayton Summer House, 3376 Inwood, City of Houston Protected Landmark). Briscoe designed the house in the Colonial Revival style, and it has been described as one of the most important houses of its style in the southwest United States. The new summer home was constructed on a large two acre site which abuts and blends seamlessly with the River Oaks Country Club Golf Course, located to the north side of the lot. The home faces north towards the golf course, but the site is accessed via a driveway from Inwood on the south. A 1929 publication of the Forum of Civics, titled A Garden Book for Houston, featured the still new Clayton Summer House for its choice of 'Reeves Spirea,' also known as Bridal Wreath, in the home's landscape plan. The Clayton summer home in River Oaks is owned by Susan Clayton Garwood, granddaughter of William L. Clayton.

Briscoe married Ruth Dillman in 1927. He joined the American Institute of Architects in 1921 and was elected a fellow of the institute in 1949. From 1934 until 1941, he served as district officer for South Texas of the Historic American Buildings Survey. He was the author of two western adventure novels, *In the Face of the Sun* (1934) and *Spurs from San Isidro* (1951). He was a parishioner of Christ Church Episcopal Church. He died in Houston on September 18, 1971, and is buried at Oak Hill Cemetery in Goliad, Texas.

Briscoe also engaged the master Austin craftsman, Peter Mansbendel, who embellished the interior of the Clayton home with his masterful wood carvings, which celebrate iconographically the source of Clayton's wealth.

Peter Heinrich Mansbendel

Peter Heinrich Mansbendel was born to Johann Peter and Valeria Siegrist Mansbendel on August 12, 1883, at Basel, Switzerland. At ten Peter had determined to become a woodcarver and was apprenticed to a local master named, Ulrich Huber, with whom he trained for the next six years. There he followed a period of study at the Industrial Arts School and then a stint of compulsory service in the Swiss Artillery. Once discharged, Mansbendel set out for London to examine the woodcarvings of the seventeenth-century English master, Grinling Gibbons.

He then departed for Paris to complete his education at the Coquier-Roland School of Art. Mansbendel immigrated to America in 1907. He worked first in Boston and then in New York, where he executed woodcarving for L. Marcotte and Company, an interior-design firm. During this time he also taught night classes in clay modeling at the Cooper Union for the Advancement of Science and Art. At a tea in his studio he met Clotilde Shipe, whose father, Monroe M. Shipe, was a prominent Austin real estate developer. Mansbendel followed Miss Shipe to Austin, where they were married in 1911. Mansbendel opened a studio in a corner of the former Swedish consulate at 109 West Ninth Street, where Swante Palm once housed his library. He worked out of this studio until he became too sick to work in late 1939.

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During the 1920s and 1930s leading architects in Austin, Dallas, Houston, and San Antonio hired Mansbendel. His fireplace mantels were especially popular. In addition to architectural detail work, he also made furniture and decorative household items. He frequently interpreted Texas themes -- historic persons, places, and events as well as the flora and fauna of Texas. Mansbendel's most notable public work includes the carved doors of the Spanish Governor's Palace and of Mission San José at San Antonio, as well as the portrait medallions of former University of Texas presidents, which are located in the Texas Union on the University of Texas campus in Austin. In addition to his career in woodcarving, Mansbendel was actively engaged in the Austin Community Players, both as a set designer and performer, in the Austin Sängerrunde, and in St. David's Episcopal Church. He died of cancer on July 20, 1940, in Austin.

Southmore

The William L. Clayton House is located in the south end subdivision of Southmore. Southmore first appeared in the Houston City Directory in 1916. At that time, several houses had already been built for Houston's upper and middle class families. Southmore subdivision grew as the direct result of a major development, which was adjacent to the neighborhood. George Hermann, a businessman whose wealth was acquired from land, cattle, real estate and oil, planned to divide his enormous parcel of land into three sections. However, in 1894, land that was intended for a hospital was sold to the railroad. Several years later Hermann gave the city 278 wooded acres across from Rice Institute, which became Hermann Park which extended up to Southmore. In the years that followed, Rice Institute attracted so many visitors for lectures and concerts that Main Street became Houston's busiest thoroughfare.

In 1911, the Chamber of Commerce President, Edward Peden, urged the city to plan for future growth. The city hired a Harvard University landscape architect, Arthur Coleman Comey, to prepare a plan for the area. Comey's plan created a system of parks and parkways to ring the city along its bayou systems. He called for Main Street to be maintained as a boulevard for "pleasure driving only." The city then employed George Kessler, a St. Louis landscape architect, to design Hermann Park. The Main Street traffic circle and sunken garden created the entrance. At that time, Caroline Street was just paved with gravel and shells.

Clayton Library

Since 1968, the William L. Clayton House has housed the Clayton Library, Center for Genealogical Research. The genealogical library was founded in 1921 as a special collection for genealogical research at Houston Public Library. The collection was later housed in the Julia Ideson Building in downtown Houston. In 1968, the genealogical collection was relocated to the Clayton House at 5300 Caroline Street and renamed the Clayton Library.

The growth in the physical size of the genealogy collection created a need for an expanded location for the Clayton Library. Through the generosity of an anonymous donor, the site for a new building was purchased in 1986 next door to the William L. Clayton House. The new facility was built in 1988 in a style designed to complement the historic Clayton House. Furniture and equipment for the new building was funded by a grant from the Houston Endowment Inc. through the Clayton Library Friends. Today, the Clayton Library, Center for Genealogical Research is housed in a four-building complex

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encompassing the 1988 Clayton Building and the former William L. Clayton House, carriage house, and guest house.

Family history research or, genealogy, now ranks as the second largest and among the fastest-growing hobbies in the United States. Clayton is the third-largest municipal genealogical research facility in the country and draws thousands of these family history researchers from all over the United States every month. An estimated 54,632 people visited Clayton in 2008. Clayton's collection is an international collection covering all of the United States, and many foreign countries including Great Britain, Ireland, Canada, Mexico, Germany and other eastern European countries. Because of their national stature, visitors come from across the country and some from other countries to do research at Clayton. The majority of researchers visit Clayton from within a 200 mile radius regularly. Groups from Austin, College Station, Victoria, Galveston, and other Texas universities make Clayton a specific research destination by having research trips. Individuals from the adjoining states to Texas visit regularly, and customers from each part of the United States and beyond have also researched at the collection at Clayton.

In December 2008, *Family Tree Magazine* named Clayton Library, Center for Genealogical Research as one of nine genealogy libraries that genealogist must visit for research. The other designees include: Allen County Public Library (Fort Wayne, IN); Family History Library (Salt Lake City, UT); Library of Congress (Washington, DC); Mid-Continent Public Library Midwest Genealogy Center (Independence, MO); National Society Daughters of the American Revolution Library (Washington, DC); New England Historic Genealogical Society Research Library (Boston, MA); New York Public Library; Public Library of Cincinnati and Hamilton County.

Houston Public Library System

Under the leadership of Department Director, Dr. Rhea Brown Lawson, the Houston Public Library (HPL) operates 36 neighborhood libraries, two HPL Express Libraries, a Central Library, the Houston Metropolitan Research Center, the Clayton Library Center for Genealogical Research, and the Parent Resource Library, located in the Children's Museum of Houston. Serving more than 4 million customers per year, HPL is committed to excellent customer service and equitable access to information and programs by providing library patrons with free use of a diverse collection of printed materials and electronic resources, Internet, laptop and computer use, and a variety of database and reference resources with live assistance online, 24 hours per day, seven days per week. There is one other, unique aspect to the HPL as it also manages some historically important buildings, which are not only historic, but also house some of the most significant archives in the Southwest.

HPL was the first entity to designate a landmark permanently under the Historic Preservation Ordinance, when the Julia Ideson Library building, located at 500 McKinney (National Register of Historic Places; Recorded Texas Historical Landmark), was designated as Houston's first city landmark in 1997. The building, built in 1926, was designed by Boston architect, Ralph Adams Cram (Cram & Ferguson), in association with William Ward Watkin and Louis A. Glover. The building is detailed with "Spanish Plateresque ornament to insinuate a connection with Texas' architectural-historical past." The interiors, carefully restored in 1979 by S. J. Morris Associates, contain a series of Public Works Art Project murals. The most ingenious of these, completed in 1935 by Ruth Pershing Uhler, is entitled "The First Subscription Committee, 1854." Again when the Historic Preservation Ordinance was amended to

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provide for the protected landmark designation in 2005, once again the former HPL Director, Barbara Gubbin, supported the protected landmark designation of both the Julia Ideson Library and Heights Branch Library. Today the Julia Ideson Library houses the Houston Metropolitan Research Center and the Texas and Local History Department. Recently ground was broken for an expanded rear wing, which was originally planned for construction in 1926, but was never built. The Julia Ideson Library Preservation Partners, a non-profit group, already has raised \$21.3 million dollars, including \$10 million from the Downtown Houston Redevelopment Authority, to support the expansion and renovation of the city's first public library. It's new wing, upon its completion in December 2009, will house expanded, state-of-the-art archives for the library. The Heights Branch Library was originally constructed in 1925 from a design of James M. Glover, architect. Glover utilized the Italian Renaissance style of architecture, which was a very popular classical revival style in the 1920s especially, of which this building is a significant example. It was a style also chosen often by architects for public buildings to represent civic pride as well as cultural sophistication. The classical detailing of the building, both exterior as well as interior, embellishes and reinforces its purpose as well. The library houses a collection of materials and archives of the historic Houston Heights neighborhood, established in 1891. When the Houston Heights community petitioned to create the Houston Heights Historic District East in 2008, Dr. Lawson also supported the effort, and the historic Heights Library was also designated as a "contributing" building to the historic district. The Montrose Branch Library, located at 4100 Montrose Boulevard, is another historic building that is eligible for City landmark designation. This building, constructed in the unusual Lombard Romanesque style, once was the Central Church of Christ, built in 1941. The old church building was designed by William Ward Watkin, and it is now leased to the City, which adaptively uses it as a library. The design for the library renovation was the work of Ray B. Bailey, architect, who also handled the "modern" addition to the historic Heights Library at 1302 Heights Boulevard.

The Clayton Home and its outbuildings at the Clayton Library Center for Genealogical Research is the third of seven libraries planned to have a groundbreaking or a grand opening in 2009. The Clayton Home renovation encompasses three historically and architecturally significant buildings within the City of Houston library system, currently headed by of Dr. Lawson. The goal of HPL is to enhance the Houston Public Library's Special Collections, while at the same time preserving, renovating and expanding their significant historic library buildings. Another project planned to open soon includes the expansion and restoration of the Edgar M. Gregory School, located at 1300 Victor Street, within the historic Freedman's Town National Register Historic District. The Gregory School building (City of Houston Protected Landmark; State Archaeological Landmark) was built in 1927. It will house the African American Library at the Gregory School, which will open in November 2009. The renovation of the Gregory School, the first public school for African American children in Houston, is supported by \$3.5 million from the Fourth Ward Redevelopment Authority. All three, significant historic library projects (Clayton, Julia Ideson and Gregory) are uniquely significant buildings whose renovations are being funded through partnerships between the City of Houston and the community.

Clayton Library Friends

An important partner to Clayton Library as well as to the renovation of the historic buildings is Clayton Library Friends. The project financing for renovation of all three historic Clayton Library buildings (not including design, engineering and other costs) was donated by the Clayton Library Friends. The Clayton Library Friends raised approximately \$2 million and the Clayton family donated approximately \$4

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million to fund the renovation; the City of Houston provided \$1 million for furniture, fixtures, and equipment. The Clayton Library Friends are continuing with their fundraising efforts to create a maintenance reserve fund as well as for the completion of several other parts of the project. The Clayton Library Friends (CLF) is a 501(c)(3) dedicated to enriching the resources and facilities of the Clayton Library, Center for Genealogical Research. In pursuit of that mission, the officers and directors of the organization, in coordination with the manager of the Clayton Library, organize and direct fundraising projects to support the acquisition of research material for the library, to upgrade library facilities, and to enhance library services. Since its founding, CLF has provided the Clayton Library with books, microfilm, services, and facilities valued at more than \$1.8 million. For the continued development of the Clayton collection, the CLF has built an endowment fund of approximately \$850,000.

Houston Public Library Foundation

The purpose of the Houston Public Library Foundation is to solicit funds, gifts, and bequests for library acquisitions, additions and improvements. The Foundation reviews and makes advisory recommendations to the Mayor and City Council on the following: acceptance of gifts of real estate, art objects, and items of similar nature; any proposed physical additions and improvements to be paid for with city funds; and Library Department matters submitted to it by the Director of the Library Department, or by the Mayor and City Council. The Foundation also manages and invests and oversees the management and investment of funds, gifts, and bequests donated for library purposes and held in special trust accounts set up by the Foundation.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Birdsall P. Briscoe designed the Clayton House and its outbuildings on Caroline Street in 1916 and construction was completed in 1917. The two-story brick main house exhibits characteristics of the Georgian Revival style. Its most prominent features are a central, columned portico with classical moldings; three barrel-vaulted, fanlight-shaped dormers above the central block; and a second floor balconette featuring wrought iron railing. The house is faced with brick in Flemish bond, wood trim and also features a central rectangular block plan flanked by rectangular wings. It is six bays long and six bays wide. The central block and south wing of the main house feature side gable roofs. A porch is located above the porte cochere on the north wing of the main house. All of the roofs of the dormers are covered with copper, as are the outside gutters on the house (wood lined with copper) and the flat roof in the back. The front entrance features a paneled wood door flanked by sidelights framed with slender colonettes beneath an elliptical fanlight. The front porch covering the entry door is supported by Tuscan columns and paneled pilasters against the wall. The front façade also features four symmetrically balanced, double-hung windows flanked by shutters and gauged lintels pierced by keystones above each window frame. Above the doorway, on the second floor, is a balconette flanked by ornamental iron railing.

The interior of the main house features a ground floor bisected by a central corridor. The main staircase returns over the front entrance. To the south are the living room and, in the south wing, the library. In the northeast corner is the dining room, with kitchen and services in the northwest corner. Elaborately carved mantles are featured in three major rooms. The living room walls are demarked with pilasters. The library is surfaced with richly molded wood paneling.

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Construction and Restoration History

In 1932, Briscoe converted the original garage and stable at Oakdale and San Jacinto Streets into a two-story guest house. In 1936, Briscoe altered the north wing; the central hall was pushed through to the rear of the house, and a double level gallery was constructed across the rear elevation. Briscoe also transformed the sun porch on the south wing of the main house into a large, paneled library. It is replete with wood carvings by the Austin craftsman, Peter Mansbendel, and it celebrates iconographically the source of Clayton's wealth. Also, in 1936, a third, two-story building was built as a garage with servant's quarters above. This is now called the carriage house.

In 2006, a \$6.8 million renovation project broke ground on the three historic buildings. The Clayton Library renovation project was headed by Ernesto Maldonado (Glassman Shoemake Maldonado Architects), and the construction was completed by Workman Commercial. The project, which encompassed a full city block, included remodeling, renovation and additions to the three historic buildings, along with the redesign of the site and landscaping. The renovation project was completed in 2009, with a grand opening celebration held on March 2, 2009. A photograph capturing the groundbreaking ceremony included, Issa Dadoush, Director of the City of Houston Building Services Department; Nick Sorensen, President of the Clayton Library Friends; Council Member Ada Edwards; Harriet Calvin Latimer, Second Vice Chair of the Houston Public Library Foundation; Dr. Rhea Lawson, Director of the Houston Public Library; and Susan Garwood, Clayton's great-granddaughter. At the grand opening, Clayton's great-granddaughter Susan Clayton Garwood said, "From the same mind that created the Marshall Plan came the vision of this legacy for the library system. Our family looks forward to celebrating the historic opening of these three buildings, 51 years after the Clayton's original gift. And from a historic preservation perspective, what a perfect example of adaptive re-use." (Houston Public Library press release March 12, 2009)

The Clayton Library renovation project is an excellent example of a public/private partnership. Mayor Bill White and the City of Houston Library, City Administration and General Services Departments partnered with the Clayton Library Friends to make this project happen. Issa Dadoush, Director of the City of Houston General Services Department, played a large role in the project and required the project to obtain a LEED Certification upon completion. The General Services Department put the project out for bid, received the bids and negotiated with the selected bidder, and provided the services of both the senior project manager (Morgan Porter) and project manager (Kelton Sams) during the construction phase as well as utilized the city's buying power for furnishings and equipment. Susan Clayton Garwood has represented the Clayton family in the renovation efforts.

The project financing for all three buildings (not including design, engineering and other costs) was donated by the Clayton Library Friends. The Clayton Library Friends raised approximately \$2 million and the Clayton family donated approximately \$4 million to fund the renovation; the City of Houston provided \$1 million for furniture, fixtures, and equipment. The Clayton Library Friends are continuing with their fundraising efforts to create a maintenance reserve fund as well as for the completion of several other parts of the project.

The renovation of the Clayton House was comprised of exterior and extensive interior improvements on the three buildings that were previously used as a library, office, and storage areas. Exterior renovations included brickwork, painting, restored lighting fixtures, roof, and an addition to the carriage house. Interior work included cosmetic enhancements, new millwork, and mechanical, electrical, and plumbing

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system upgrades. The house had sunk 6 inches in one area so the foundation was stabilized to prevent further movement; mechanical equipment was replaced; audio/visual equipment, sound system and video-conferencing was added; and 2,500 linear feet of library shelving and 7,100 square feet of usable interior floor space were added. The main house and the guest house received new elevator systems. Renovations adhered to City of Houston and Texas Historical Commission requirements, as well as Texas Accessibility Standards.

To enhance the grounds surrounding the Clayton Library complex, careful re-creation of the gardens and brick walkways was done to regain the charm of a southern heritage garden. All plant materials chosen for the garden would have been available in Houston in 1917, when the house was built. Garden maintenance will be greatly enhanced by a newly-installed sprinkler system.

The 8,080 square-foot Clayton House will be used for special collection stacks and reading rooms, with the 2,009 square-foot guest house hosting a training center on the first floor, and offices on the second floor. The carriage house has been transformed into a meeting complex with a 100-seat special event venue by adding 1,000 square feet of new space for a total of 1,764 square feet.

GSMA designed the project to meet the U.S. Green Building Council's *Leadership in Energy and Environmental Design*TM (LEED) gold certification, the second-highest ranking obtainable under the system. LEED is an internationally-recognized certification system that measures how well a building or development performs in areas such as energy savings, water efficiency, emissions reduction, indoor air quality, and stewardship of resources. LEED provides building owners and operators a framework for implementing practical and measurable "green" building design, construction, and operations. The City of Houston mandates a green approach for buildings over 10,000 square feet and has provided input on the environmentally sound planning required for the Clayton Library renovation project. The fact that the city is reworking an existing facility in an urban area (near public transportation) instead of building a new facility in an outlying area, also demonstrates green thinking.

The primary strategy for obtaining this certification at the Clayton House site has been the reuse of the historic buildings. The renovation respected the historical form and character of the house. Over ninety percent of the building materials, walls, floors, and roof were reused. And over fifty percent of the construction waste was recycled. When new material was needed, only materials of recycled content were used to reduce the impact resulting from extraction and processing of virgin materials. Regional materials were also specified to reduce the environmental impacts of transportation.

All three historic buildings were originally designed without air conditioning and used only natural ventilation and light. The current buildings are designed with mechanical air conditioning and dehumidifiers. However, the new lighting system monitors the light coming in through the windows and controls the interior lights to maintain a constant light level with as little use of electricity as possible. The air conditioning system underwent energy modeling to minimize energy use. In addition, a portion of the electricity used in the buildings comes from wind power purchased by the City in bulk. The roof tile of the main house is over 75 years old, but it is a very "green" material; it is highly-reflective and its shape channels the flow of air to cool the house. This reduces energy use for cooling and helps reduce the urban heat-island effect in the area.

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In terms of continuing to operate in a “green” manner, all three buildings have recycling, collection and storage areas built into the millwork, and cleaning supplies to be used in the building have minimal emissions. The historic Clayton Home site incorporates a water-saving drip irrigation system. The landscape design includes native and naturalized planting, including fruit and nut trees. This provides habitat and promotes biodiversity.

The information and sources for this application have been reviewed, verified, edited and supplemented with additional research and sources by Courtney Spillane, Planner, Diana Ducroz, Senior Planner, and Randy Pace, Historic Preservation Officer, Planning and Development Department, City of Houston.

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- (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.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

OR

- The property was constructed before 1905 (Sec. 33-229(a)(2));

OR

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

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 and Protected Landmark Designation of the William L. Clayton House at 5300 Caroline Street.

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EXHIBIT A
WILLIAM L. CLAYTON HOUSE
5300 CAROLINE STREET



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EXHIBIT B
SITE LOCATION MAP
WILLIAM L. CLAYTON HOUSE
5300 CAROLINE STREET
NOT TO SCALE

