

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Loggins-Hughes Building

OWNER: Eva Hughes

APPLICANT: L.E. Chapman, Next Generation Advisors

LOCATION: 4216-4218 Washington Avenue

AGENDA ITEM: II.a

HPO FILE NO: 11L233

DATE ACCEPTED: Sep-14-10

HAHC HEARING: Mar-24-11

SITE INFORMATION: Lots 180, 181, 182 and 183 of the Magnolia Addition, City of Houston, Harris County, Texas. The site includes two adjoining one-story commercial structures.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Loggins-Hughes Building, built in 1936, is a one-story, retail structure designed in the Art Deco style. It is located on Washington Avenue, an historic thoroughfare that connected early Houston to neighboring communities and created for the growing city a hub for commerce and other travels. In recent years, Washington Avenue has undergone intense redevelopment. The Loggins-Hughes Building is one of the few remaining historic commercial buildings on the Washington Avenue corridor.

Between 1926 and 1936, Carl James Loggins purchased the lots on which the Loggins-Hughes Building stands. Loggins hired a well-known local contractor, W. L. Goyen, in February 1936 to build a new store building. Although the building was designed in the Art Deco style, the ornamentation on the façade is reminiscent of classical themes, particularly on the pilasters, a style that Goyen frequently utilized. Other notable Goyen buildings in Houston include the John G. Logue House (aka Italian Cultural Center) at 1108 Milford-Street, a city landmark designed by William Ward Watkin, and the Renaissance-Revival style Southwestern Bell building at 743 Harvard Street, built in 1926-27.

The building at 4216-4218 Washington Avenue remained in the Loggins family until 1973 when it was sold to the current owner, Eva Hughes. Throughout its seventy-five years, the Loggins-Hughes Building has housed Standard Pharmacy, Great A & P Tea Company, Hughes Liquor Store, food stores, a home supply outlet, a used furniture dealer, and a succession of clubs and bars. The building façade underwent unsympathetic alterations over the years, and the owner recently received a Certificate of Appropriateness to restore the building façade to its original appearance.

The Loggins-Hughes Building meets Criteria 1, 4, 5, and 6 for Landmark designation.

HISTORY AND SIGNIFICANCE

The Loggins-Hughes Building stands on a historically significant street in Houston's history, in an area that has long offered immigrants, and others, places to make their homes and build their businesses. According to Anne Sloan in her essay, "Washington Avenue: The Soul of Houston, Texas," this thoroughfare has long been an important connector of the city to its surrounding hinterland and beyond. Possibly it was so named because legislators supposedly moved the Texas

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capital from Washington-on-the-Brazos to Houston along this road in 1836. Farmers carried their produce to Market Square along the road. Eventually, Houston's original rail terminal, the Grand Central Station, was located on Washington Avenue, where the street met the sprawling town. Architectural historian Stephen Fox states that, by the end of the 1830s, Washington Avenue was one of eight historic roads that fanned out from Houston to neighboring towns, creating for the growing city a hub for commerce and other travels. Washington Avenue appears on Houston maps as early as 1839.

As Houston's population increased, rural farmland was subdivided for residential and other uses. As elsewhere, this process of suburbanization occurred along Washington Avenue. Neighborhoods such as Houston Heights (1892) and Brunner (1888), both separate communities from Houston until 1913 and 1918, respectively, developed in this fashion. A much smaller subdivision, Magnolia Addition, in which the subject property is located, was platted and filed of record in the Harris County Clerk's office on March 6, 1888. These west side additions are carved out of the John Austin Survey, A-1, which is, according to Neal Parker in his history of the West End (on the Rice Military website), "the first, largest, and best known of the Harris County land grants". John Austin was one of the original 300 settlers that came to Texas with Stephen F. Austin (no relation) in the 1820s. Two leagues of land were granted to John Austin by the Mexican government in 1824. The southern league was purchased in 1836 by John K. and Augustus C. Allen, which along with other land grants they acquired at the same time, became the location of a new town they named Houston.

The land that was to become Magnolia Addition, a thirty-one (31) acre tract along Washington Avenue was conveyed on February 28, 1888, to Ferris W. Colby by the Ohio Wool Growing Company. Magnolia Addition is adjacent to and north of Magnolia Grove, a larger subdivision stretching from Buffalo Bayou to Lillian (formerly Welch) Street, just one block south of Washington Avenue. Once part of the town of Brunner, Magnolia Grove was platted in 1895; Magnolia Grove became the name by which the wider area became known. The smaller Magnolia Addition is traversed east/west by Washington Avenue and Center Street, and north/south by Thompson Street. It is bounded by Patterson Street (the east line of Brunner Addition) on the west, Lillian (formerly Welch) Street on the south, Jackson Hill and Bonner streets on the east, and Allen (formerly West Rail Road) and Schuler streets on the north.

In their description of Magnolia Grove community, which included Magnolia Addition, Alisa Kline and Chris Braswell portray the neighborhood as a thriving working class area near the railroad yards and other industrial centers. Washington Avenue, as it traverses the neighborhood had "a concentration of shops said to rival Market Square," in a corridor known as "uptown." The streetcar line ran from downtown along Washington Avenue, turning at Shepherd (formerly Brunner) Avenue, which for years was the primary route to Dallas.

The subject property is in the south central part of the Magnolia Addition, bounded by Washington Avenue on the south and Thompson Street on the west. The west one-half of the property in its current configuration (Lots 180 and 181) was purchased by an attorney and Civil War veteran, Alfred Schrimsher, on September 29, 1904. According to the Morrison & Fourmy City of Houston directories, Schrimsher, his wife, Amanda, and two (presumably) daughters, Lillie and Pearl, lived in the Brunner Addition, on Roy Street between Dickson (formerly Pine) Street and Buffalo Bayou. The family had lived there since 1897 or 1898. In 1905 or 1906, Mr. Schrimsher became a land agent, but by 1907, Amanda was a widow living at 4218 Washington Avenue with her daughters, and making a living as a grocer. It is not known why Mr. Schrimsher acquired the property; it

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possibly was a speculative purchase or payment for legal services. It is also not known when the first building was constructed on the property as the 1896 Sanborn Map does not cover the area. But when Mrs. Schrimsher moved to Washington Avenue, she lived in a two-story frame structure that also served as her business location, according to the 1907 Sanborn Map. This building was apparently torn down in 1931, as noted on an investigation ticket from the Harris County Tax Assessor's office.

After having been a grocer, then a landlord renting rooms to boarders, Mrs. Schrimsher sold the property in 1920. Her last known address on Washington Avenue was 4218½, so another dwelling may have been constructed on the property during her residency there. Lots 180 and 181 appear to have changed hands twice in the early to mid 1920s. In 1922, a drug store occupied 4218 and a grocer occupied 4216, the first time that address appears in the City Directory. Then in 1926 and 1930, Carl James (C. J.) Loggins purchased Lots 180 and 181, respectively, from Guisseppe and Stefana Borzelleri. In 1936, Mr. Loggins purchased Lots 182, 183, 184, and 185 from Theodore G. and Martha Juergen. Thus began a lengthy association of the Loggins family and the north side of Washington Avenue.

According to Eva Hughes, Mr. Loggins was a pharmacist, although the 1923-24 City Directory lists him as a bookkeeper. Thereafter, he was associated with Standard Pharmacy, then at 4219 Washington Avenue, according to the 1925 and later years of the City Directory. It is unknown if this pharmacy was related to the earlier establishment, Service Drug Store, which was at 4218 Washington Avenue in 1922, then at 4219 the next two years. (After that, Service Drug Store had relocated near Houston's central business district, at 1301 Capitol Avenue.) C. J. Loggins remained at Standard Pharmacy, 4219 Washington Avenue, from 1925 to 1935.

During this time, according to the Harris County Deed Records, for about ten years from 1926, Mr. Loggins purchased several parcels of real estate, including the subject property, in Magnolia Addition, Houston Heights, Rice Military, Sunset Heights, H. & T. C. R. R. Co. Survey, and others. There were apparent title problems with Lots 180 and 181 because several quit claim deeds were among the instruments filed of record. In any event, Mr. Loggins had much interest in this area of Houston because he made his home in the Houston Heights from 1923 until 1972, living at 433 W. 23rd Avenue with his wife Linnie and daughter Sylvia Joyce.

In 1936, the same year that he purchased the adjoining Magnolia Addition lots, Mr. Loggins hired a contractor, W. L. Goyen (1884-1966) of Houston, in February 1936 to build a new store building on Lots 180 and 181. Mr. Goyen was a well-known builder in the Houston area, having overseen the construction of several notable commercial buildings and homes. Originally from Mississippi, he was residing with his parents at 218 West 20th Avenue in Houston Heights according the 1910 City Directory. In the 1915 directory, he was a general contractor. The 1930 U. S. Census reported the Goyen family living at 230 West 20th Avenue, with William L., wife Ruth M., son John R., and daughter Eloise in residence there.

Mr. Goyen's notable projects include the 1923 Logue House at 1108 Milford Street. Designed by William Ward Watkin, and described as "a two-story, brick veneer, and classically detailed country house with a modified rectangular plan and a side-gabled roof," according to the application for listing in the National Register of Historic Places, this house is now known as the Italian Cultural and Community Center. Another Goyen project, a commercial building at 743 Harvard Street, is built in the Renaissance Revival style in 1926-27 for the local telephone company. Southwestern

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Bell Telephone Company applied for a National Register listing in 1980. Similar to the Logue House, this building is ornamented with classical detailing, which was unusual for the 1920s. A third Goyen building is a home at 317 West 20th Avenue, only one block from his residence. Known as the T. C. Jester/Clayton Lee Home, it was built in a classical style in 1928, according to Anne Sloan's photographic history of the Houston Heights.

The Texas General Contractors Association Bulletin of February 1936 states that the subject building was planned to be a one-story, six-room commercial building with sixty feet fronting along Washington Avenue and sixty-three feet in depth along Thompson Street. The cost was projected at \$7,600. As noted above, the Loggins-Hughes was built in the Art Deco style. However, the ornamentation on the façade is reminiscent of classical themes, particularly on the pilasters, a style that Mr. Goyen frequently utilized.

Construction must have proceeded at brisk pace because before the year was ended, Standard Pharmacy had moved into its new location, across the street from its original site, per the 1936 City Directory. Standard Pharmacy occupied the west portion of the new building, at the corner of Washington and Thompson, also known as 4218. At the same time, a tenant occupied the east portion of the building, 4216; it was the Great A & P Tea Company, which became A & P Food Store the next year, remaining in that location until 1949. Standard Pharmacy remained at 4218 at least until 1953; thereafter, the business was known as either Wolf's Drug Store or Standard Pharmacy until 1968 when Hughes Liquor Store occupied the space. For 4216, the turnover was more frequent; this part of the building housed food stores, a home supply outlet, and a used furniture dealer over the years. Lots 182 and 183 have served as parking for the businesses on lots 180 and 181. There is also an outbuilding at the rear of these lots that is connected to 4216.

Having purchased about 400 acres in Waller County, Mr. Loggins was listed as "farmer Hempstead Texas" in the City Directory from 1958 until 1972, which is presumably the year of his death. On October 2, 1973, daughter Sylvia Joyce Loggins sold the subject property to Homer and Eva Hughes. Eva Hughes remains the current owner of record. In the intervening years, 4218-4216 Washington Avenue has housed a liquor store and a succession of clubs and bars. Currently, the Pearl Bar, a popular and trendy club is in 4216 and the Salt Bar, a similar tenant, is in 4218.

The Loggins-Hughes Building takes its name from the only owners who have held title to the property from 1936, and have had the most responsibility for the improvements.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

A classic example of Houston's Art Deco period, the building features six cast limestone pilasters that project above the parapet wall, providing vertical decorative elements (four on the Washington Avenue or south elevation, one on the Thompson Street or west elevation, and one at the corner of the building facing both streets). At the top of the pilasters is an abstract acanthus-like pattern, which adds unique eye-catching detail and makes the pilasters appear light and almost organic.

Another distinctive period design element is the cornice line, which was designed with an ornamental chevron pattern. This line extends across the entire front, and onto the west side of the building. Below the cornice, an original cable-stayed canopy wraps around the south (front) and west facades of the building. (This overhanging roof is currently supported by wood-clad metal poles; however, the original canopy is still in place.)

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Since C. J. Loggins, with general contractor W. L. Goyen, built the structures, totaling 3,780 square feet, in 1936, the adjoining buildings have housed numerous types of companies over the years. The interior at 4218 Washington was designed specifically for Mr. Loggins' drug store and pharmacy, with twenty-foot (20) ceilings, front display windows that wrapped around from the south to west sides of the building, terrazzo floors, and a soda fountain with lunch counter.

The building at 4216 Washington shares a common wall with 4218; it was designed to be wider and more open to house a grocery store, the A & P Food Store. Its ceiling is lower at eighteen (18) feet, but the wood-frame roof joist are the same. The two Art Deco buildings were designed for retail with large glass store fronts and facades with decorative period designs.

The corner building at 4218 remained a drug store until 1968 when Homer Hughes occupied the building for a liquor store. He made major interior changes at that time, including removing the fountain and the counter. He also demolished a small wooden house, at 1008 Thompson in the back of the property, that was constructed by Mr. Loggins. (It is not known when this house was built; it appears as a later addition on the 1925-1957 Sanborn Map.)

The building maintained a similar appearance over the years, but fell into disrepair after Mr. Hughes died in 1992. In December 2009, his family replaced the roof and cleaned up the grounds

In early 2010, the current tenant of 4218, Salt Bar, completed a major interior renovation which included air conditioning, electrical wiring, and a large interior bar. The exterior storefront was repainted, but otherwise remained relatively untouched. A traditional-style front door, in keeping with the bar, was installed. Twelve (12) windows on the west wall, previously boarded up, were put back into service, and two (2) exterior doors along the same wall were removed. At the rear of the property, Salt Bar also built a patio and an approximate 400 square-foot bathroom and mechanical room addition, clad with hardy plank to meet code, adjoining the old building. It appears that this renovation covered over and painted most of the Art Deco embellishments to match the adjoined building.

The 4216 building was leased to various tenants over the years, but the interior open concept was maintained. One tenant, Perry Home Refrigeration, in about 1953, built a small wooden warehouse on part of lots 182 and 183 to house its refrigeration business. The exterior of the main building remained intact over the years, except for an attempt to mask the Art Deco embellishments on the cornice and pilasters. It is unknown who covered over these areas. In 1982 with the occupancy of a bar, known as the Boardwalk Beach Club, major interior changes were made. In 1986, another bar, Mary Jane's, occupied the space. This tenant added an outside covered patio and bar with tile countertop immediately behind and adjoining the old building.

In about 2002, Eva Hughes, widow of Homer Hughes, demolished the warehouse outbuilding. In 2005 the current tenant, Pearl Bar, remodeled the interior, replacing the wooden double entrance doors with industrial-style steel doors and side lights. In 2008, Pearl Bar added a mobile walk-in storage and ice shed addition to the back portion of lot 183.

In February 2011, the owner was granted a Certificate of Appropriateness to restore the building. At some time in the past, the building was cast in tar. The owners plans to remove the tar and clean and repair the underlying brick and clay block masonry; remove existing roof and install a new modified bitumen roof; remove existing canopy, which is a later alteration, and install a new overhead supported metal canopy more in keeping with the character of the building; remove the

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existing wooden support columns and railing, which are a later inappropriate alteration; and repair existing cover of encased transom on the east entrance (transom to be restored in a future phase).

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Courtney Spillane, Planning and Development Department, City of Houston.

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APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation of a Landmark.

(a) The HAHC, 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 |
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- (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

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Loggins-Hughes Building at 4216-4218 Washington Avenue.

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EXHIBIT A
LOGGINS-HUGHES BUILDING
4216-4218 WASHINGTON AVENUE



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EXHIBIT B
SITE LOCATION MAP
LOGGINS-HUGHES BUILDING
4216-4218 WASHINGTON AVENUE
NOT TO SCALE

