

LANDMARK DESIGNATION REPORT

SITE NAME: The Hogg Building (Pappas Building)
OWNER: Hogg Venture Partners, L. P.
APPLICANT: Susan Pace, Pace Property Tax Services
LOCATION: 401 Louisiana Street
SITE INFORMATION

AGENDA ITEM: IV
MEETING DATE: 01/18/96
HPO FILE NUMBER: 961002
BUILDING PERMIT: N/A

Lots 6 through 10, Tracts 12A and 12B, Block 42, SSBB, City of Houston. The complex includes a seven-story building at the southeast corner of Louisiana and Preston Streets; a three-story building in the center of the block facing Louisiana; a one-story covered parking garage on the northeast corner of Louisiana and Prairie; centered on the eighth floor (roof) of the large corner building is the 18-room one-story Hogg penthouse; and set at right angles to the penthouse is a separate oval solarium. The building was constructed with reinforced concrete and faced with Acme Bennett-Red-type face brick trimmed with white cast stone and stucco.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE:

The Hogg Building was listed in the National Register of Historic Places on July 14, 1978, under criterion "A," "B" and "C" (reference #78002943). The building was designated by the Texas Historical Commission as a Recorded Texas Historic Landmark in 1980.

Designed by Charles E. Barglebaugh and Lloyd R. Whitson, Architects & Engineers the building construction began in the fall of 1920 and was completed on March 19, 1921. Houston was entering a decade of phenomenal growth spurred by petroleum and related industries.

Although the Hogg building was a family enterprise, it is generally conceded that the concept and execution were attributable to William Clifford Hogg, the eldest son of Governor James Stephen Hogg. It was constructed for offices and use by the Armor Auto Company, which occupied the first three floors. An upper floor was occupied by the Great Southern Life Insurance Company for many years. The solarium and penthouse constructed on the roof for Hogg's private residence was certainly a first for Houston. Like the penthouse, the parent structure was just as unusual in Houston's business district. Over 65% of the exterior surface was made of multi-paned industrial glass windows. It was the first example of this style to be built for office use in downtown Houston. The building was also unusual since it included a parking garage thus addressing a shortage of parking spaces downtown.

Above all, the building is important because of its association with the Hogg family, Will C. Hogg in particular. His personal and financial support of social and humanitarian causes, his interest in art, education, conservation, city planning and good government are unmatched in Houston.

RESTORATION HISTORY/CURRENT CONDITION:

In 1954 the complex was purchased by the Pappas Company and it became known as the Pappas Building. In 1963 under the direction of Paul & Paul, architects, the exterior was covered over with a modern "skin" of porcelain enamel and decorative cement asbestos board. The marquee was removed and the recessed areas were faced with large squares of plate glass set in aluminum.

CITY OF HOUSTON

ARCHAEOLOGICAL & HISTORICAL COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

After the building was purchased by Union Republic Development Corporation in 1986, the exterior was restored to its original appearance in accordance with guidelines of the Texas Historical Commission. The interior was adapted to modern office use.

In March 1994, the Hogg Building was purchased by Hogg Venture Partners, L.P. from the Occidental Life Insurance Company. At the time of purchase, the building was leased as office space and had very low occupancy. Renovations began in December 1994 to convert approximately 80,000 square feet of the building into loft-style apartments. The remaining area of the building was not renovated. The renovation, including the restoration of the main entry and marquee, was completed in December 1995.

STAFF RECOMMENDATION:

Staff recommends that a public hearing be scheduled on March 14, 1996 at the Houston Archaeological and Historical Commission meeting at 2:00 p.m. to consider the application for designation of this landmark.