

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: House at 1802 Harvard Street
OWNER: Bart Truxillo
APPLICANT: Houston Archaeological and Historical Commission
LOCATION: 1802 Harvard Street - Houston Heights
30-DAY HEARING NOTICE: Oct-19-97

AGENDA ITEM: IIa
P. C. MEETING DATE: Dec-11-97
HPO FILE No.: 97L040

DATE ACCEPTED: Oct.-10-97
HAHC HEARING DATE: 11-20-97

SITE INFORMATION

Lots 14 and 15, Block 105, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site is a two-and-a-half story, wood frame residence with square tower.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE:

The house at 1802 Harvard Street was originally constructed in 1892 by the developer of Houston Heights, the Omaha and South Texas Land Company. It was constructed along with 16 other impressive homes by the developer to make a statement about the prestige and significance of their development, Houston Heights. The house was constructed for speculation and was adapted from a house plan originally designed by George F. Barber, a Knoxville, Tennessee architect. Barber was one of this country's most successful, late nineteenth-century domestic architects. Barber's ability to meet individual needs and his contributions to the growth of an artistic taste were made possible by his adoption of the mail-order method of architectural practice. By publishing his designs in inexpensive illustrated catalogues, complete with price lists for his drawings (and even with order forms), Barber reached thousands of potential clients throughout the United States and abroad. As an additional service, Barber would even customize his own plans selected by a client to suit their needs or to adapt the design to meet any special requirements of its proposed construction site. In addition to 1802 Harvard, there are several other variations of Barber plans remaining in Houston Heights, including 443 and 1102 Heights Boulevard. There are also other variations in the Westmoreland Addition including 401 Emerson, 219 Hawthorne, 303 Hawthorne and 304 Hawthorne.

After its construction by the Omaha and South Texas Land Company, the house at 1802 Harvard was owned by several real estate investors, including Henry P. Mansfield, S. Allen Kincaide and Alexander Peddie of the Peddie Land Company. The house is one of only a few such type houses of this elaborative style once seen mostly along Heights Boulevard and on other prominent corners in the Heights. Houston Heights was designated a Multiple Resource Area (MRA) by the National Register Program on June 22, 1983. At that time, the house at 1802 Harvard also was listed individually in the National Register of Historic Places (Reference No. 83004472).

Houston Heights was designated a MRA because it was at one time an independent municipality. Within its original boundaries are numerous buildings 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.

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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. The neighborhood also contains the original city hall of Houston Heights (also the firestation and jail). Also located there are a number of historic churches, theatres, cornerstores, private and public parks and schools.

At the public hearing of the Houston Archaeological and Historical Commission (HAHC) held on March 13, 1997, the HAHC discussed the matter regarding 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 designation. On June 3, 1997 a letter was sent to the owner to ascertain an interest in the initiation of an application for the owner by the HAHC. The HAHC had instructed the planning staff previously that if any landmark had been designated either by the National Register program, as a Recorded Texas Historic Landmark, a State Archaeological Site or a temporary landmark of the City of Houston, then the application would be considered for permanent landmark designation on that merit alone. Therefore, regarding the preparation of the application, HAHC agreed to consider the application with minimal information provided to them.

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:

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|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |

The House at 1802 Harvard Street was listed in the National Register of Historic Places under Criterion "C" which includes "distinctive characteristics of a type, period, and method of construction."

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|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the remaining examples of an architectural style or building type in a neighborhood; |
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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.

HAHC RECOMMENDATION:

At a public hearing on November 20, 1997, the Houston Archaeological and Historical Commission determined that the application complied with criteria found in the Historic Preservation Ordinance and recommended that the Planning Commission accepts the recommendation of the HAHC and forward it to City Council for the designation of the House at 1802 Harvard Street as a Landmark of the City of Houston.

PUBLIC COMMENTS: None

STAFF RECOMMENDATION:

That the Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and forward it to City Council for designation of the House at 1802 Harvard Street as a Landmark of the City of Houston.

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SITE LOCATION MAP
HOUSE AT 1802 HARVARD STREET
NOT TO SCALE

