

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: Sheridan Apartments

OWNER: The Hollyfield Foundation

APPLICANT: Houston Archaeological and Historical Commission

LOCATION: 802-804 McGowen Street (aka 2603 Milam)

30-DAY HEARING NOTICE: April-20-98

AGENDA ITEM: Ij

PC MEETING DATE: June-25-98

HPO FILE NO.: 98L056

DATE ACCEPTED: Mar-26-98

HAHC HEARING DATE: May-21-98

SITE INFORMATION

Lots 1 and 2, Block 3, Baseball Park Addition, City of Houston, Harris County, Texas. The building on the site is a three-story, L - shaped plan, apartment building. It is of masonry construction with stucco detailing.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE:

The Sheridan Apartments is contained within the Baseball Park Addition. The Sheridan Apartments was individually listed in the National Register of Historic Places on August 2, 1984 (Reference No. 84001825). The structure was built in 1922. It combines a progressive treatment of classical elements with some Italiante references in its detailing. The building was designated a Recorded Texas Historic Landmark in 1984 (R2230).

The first quarter of the twentieth century saw a new building type appear in Houston: the apartment building. While the city had large tracts of available land for single family residential construction, it was still considered more desirable to live close to the city's business district. This led to the construction of a number of multi-unit apartment buildings, mainly located near Main Street, to the southwest of the downtown business district. Many of these buildings were demolished during the city's post - World War II building boom. The Sheridan is of importance because it has undergone no significant alterations since its erection.

The property on which the Sheridan Apartment stands was acquired by Robert C. Duff on September 3, 1919, with construction of the building starting in 1922. The building was fully occupied by mid-1923. Robert C. Duff, who built and owned the Sheridan, was a cultural, social and business leader in Houston and considered one of the legal giants of Texas. The Sheridan is across McGowen Street from the R.C. Duff House (1910), designed by architect George Freuhling. In addition to numerous vacant lots, one- and -two story commercial buildings and warehouses dominate the surrounding property. While the area was never a solid residential neighborhood, it was primarily a suburban area of churches, large and medium sized houses, and a few apartments such as the Sheridan.

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. Letters were sent to the owners who confirmed that the HAHC could initiate designation. 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.

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Archaeological & Historical Commission

Planning and Development Department

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 D NA **S - satisfies** **D - does not satisfy** **NA - not applicable**

- (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;

The Sheridan Apartments was listed in the National Register of Historic Places under Criterion "C" which includes **“distinctive characteristics of a type, period, and method of construction.”**
- (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.

HAHC RECOMMENDATION:

At a public hearing on May 21, 1998, the Houston Archaeological and Historical Commission determined that the application complied with criteria found in the Houston 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 Sheridan Apartments as a Landmark of the City of Houston.

PUBLIC COMMENTS: None

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STAFF RECOMMENDATION:

Recommends that the Houston Archaeological and Historical Commission recommends designation of the Sheridan Apartments as a landmark to the Planning Commission since the application complies with the criteria of the Historic Preservation Ordinance.

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SITE MAP

Sheridan Apartments

802-804 McGowen Street (aka 2603 Milam)

NOT TO SCALE