

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Arthur H. Spring House

OWNER: James Schriver

APPLICANT: Same

LOCATION: 1808 Lubbock Street – Old Sixth Ward

30-DAY HEARING NOTICE: Aug-11-1996

AGENDA ITEM: I.b

HPO FILE NO: 96L007

DATE ACCEPTED: Aug-6-1996

HAHC HEARING: Sept-12-1996

PC HEARING: Oct-17-1996

SITE INFORMATION

Lot 8, Block 440 of the W. R. Baker Addition, NSBB, City of Houston, Harris County, Texas, being a 50' x 100' parcel, known as 1804 Memorial Way. The building, being temporarily stored at the site until relocated to 1808 Lubbock Street, is a one-story, wood frame residence. Applicant was granted a certificate of appropriateness by the HAHC on July 18, 1996 to relocate the building to 1808 Lubbock Street, which is the site of the proposed landmark designation which will be legally described as Lot 7, Block 442 of the W. R. Baker Addition, NSBB, City of Houston, Harris County, Texas, being a 50' x 100' parcel.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE

The property is contained within the boundary of the Old Sixth Ward Historic District, listed in the National Register of Historic Places in 1978. The district has the largest concentration of Victorian-era buildings in Houston. The area maintains the feeling of a modest, self-contained neighborhood with its predominantly small 19th-century, one-story cottages, two-story Victorian-era homes, and some early 20th-century bungalow style buildings. The neighborhood also contains fire stations, churches, corner stores, and a school. The building at 1804 North Memorial Way is a center hall, one-story wood-frame cottage with hip roof. The most prominent features of the house include a full width front porch with round classical columns and stick balustrade and a front facing center gable with decorative window. The lot was purchased by Arthur H. and Katherine Ann Spring on May 30, 1905 from J. B. Cochran. At that time, the street on which the lot fronted was known as Nicaragua Street. Later the street name was changed to Moore, then West Capitol and finally known as North Memorial Way. In fact the original boundaries of the Old Sixth Ward extended further south to Buffalo Bayou and streets were platted, including Nelson, Richmond, and Bow Streets which were lined with houses before Memorial Drive was constructed.

The house at 1804 North Memorial Way was constructed in 1905 as evidenced by a Mechanics Lien executed on May 29, 1905, for \$1,425.00 at 10% interest by Arthur H. and Katherine Ann Spring to E. O. Maynard. The lien was later assigned to the Texas and Louisiana Lumber Company of Harris County, Texas. J. C Means was the President of the company at that time. The Springs owned the house until 1919 when they sold it to A. C. Graham for \$3,000.00 on September 10, 1919. A. C. Graham and wife, Irene, executed a Deed of Trust the same date to F. B. Thompson for use of Houston Land and Trust Company to secure payment of \$2,000.00 at 8% interest. They owned the property until August 11, 1923 when they sold the house to Gaspar Geaccone, whose family owned it for 73 years before selling it to the applicant.

RESTORATION HISTORY AND CURRENT CONDITION

There have been no structural changes or modifications of any consequence since the original construction. However, the building has suffered from many years of neglect. The applicant was issued a certificate of appropriateness on July 18, 1996 to relocate the building from Lot 8, Block 440 (1804 North Memorial Way) to Lot 7, Block 442 (1808 Lubbock Street). It was determined by the HAHC that the building could be relocated without diminishing the integrity of the historic district in which it is located. The building will have the same orientation with the large front porch facing south as originally constructed at its former location. Due to the significant loss of historic buildings on North Memorial Way, which runs along the southern boundary of the Old Sixth Ward Historic District and due to the fact that the building was being demolished by neglect by the former owner who had no intention to restore the building, it was desirable that the former owner sold it to the applicant who would relocate and restore it at another location. The proposed location is in a block that has a high degree of architectural integrity. The building will not only remain in the historic district but it is being relocated to a block where it is compatible to the buildings in the block and blockface. It will also be placed after relocation in the context of a historic residential block as it once was at its former location on North Memorial Way.

The HAHC also approved a certificate of appropriateness on July 18, 1996 for the applicant to restore the building in accordance with standards that maintain or return the building to its original architectural integrity, including the placing of the house on brick, pier and beam foundation like original; restoring porches to match existing porches with round, classical columns and stick balustrade (front porch) and turned, wood columns and stick balustrade (rear porch); remove a door at the northwest corner (an inappropriate alteration) on the north (rear) elevation and clad the opening with siding to match existing; repairing all damaged windows, siding, soffit and fascia, trim and watertable to match original; replace roof with composition shingles; and painting the building.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

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

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- (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.

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)).

HAHC RECOMMENDATION

At a public hearing on September 12, 1996, the Houston Archaeological and Historical Commission determined that the application complied with criteria 1, 4, and 5 found in Section 33-224 and recommended designation of the Arthur H. Spring House as a landmark to the Planning Commission.

PUBLIC COMMENTS: None

STAFF RECOMMENDATION

That the Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and forward it to the City Council for the adoption of the Arthur H. Spring House as a Landmark of the City of Houston.

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SITE LOCATION MAP
ARTHUR H. SPRING HOUSE
1804 NORTH MEMORIAL WAY/1808 LUBBOCK STREET

