

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: The House at 1134 E. 14th Street

OWNERS: Yvonne Bonner

APPLICANTS: Yvonne Bonner

LOCATION: 1134 E. 14th Street, Houston, Texas, 77009

AGENDA ITEM: B

HPO FILE NO.: HP2022_0105

DATE ACCEPTED: 04/22/2022

HAHC HEARING: 05/19/2022

SITE INFORMATION: Lot 9, Block 118, North Norhill, City of Houston, Harris County, Texas.
Designation is requested for the 1,600 square foot, single-family house on a 5,200 square foot lot.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The house at 1134 E. 14th Street is a one-story, frame, Craftsman-style bungalow built in 1927. The house is located in the North section of the Norhill Historic District. Norhill was developed in the early 1920s by prominent businessman William C. Hogg as a planned community for working-class families, due to its proximity to downtown Houston.

Yvonne Bonner purchased the home in 1995 and is the current owner. She undertook a historic rehabilitation project from 2020 to 2021 to restore elements of the home's historic character. Ms. Bonner is seeking a protected landmark for the home to document and preserve its history as part of Norhill's historic housing stock.

The house at 1134 E. 14th street meets criteria 1, 4, 5 and 8 for landmark designation and criteria 1 and 3 for protected landmark designation.

HISTORY AND SIGNIFICANCE

NORHILL

1134 E. 14th Street is located in the Norhill subdivision, a planned community for working-class families. Norhill lies north of downtown and historically consisted of three sections – North, East and South. The Norhill Historic District was designated in 2000 and includes the North and East sections. 1134 E. 14th is a contributing structure in the North Norhill section.

Prominent Houston businessman William C. “Will” Hogg developed the subdivision throughout the 1920s. He recognized the demand for new residential housing influenced by a booming economy. Hogg began to develop Norhill starting in 1920, and ensured that it would have all the characteristics of a comfortable and beautiful neighborhood – streets, sidewalks, water and sewer lines, green space from esplanades, and planned space for parks, schools and commercial activities.

The neighborhood was a good choice for working-class families due to its proximity to downtown and access to quick transportation provided by the Studewood streetcar line or a short automobile drive. Lots started selling by 1923, and the construction of homes ensued rapidly. Within one year, 700 lots had been sold.

The key architectural styles in the neighborhood are Craftsman bungalows. There are also a number of Tudor Revival style cottages, American Four-Square homes with Colonial Revival, Craftsman and Prairie characteristics.

OWNERSHIP HISTORY

The house at 1134 East 14th Street has had several short-term owners and residents, especially early in its history.

Ralph (also listed as Raphe, Rafe or Forrest Raphe), a salesman, and his wife, Anna Love Sanford Alford, were listed at the address in the 1928-1929 Houston City Directories. Not long after, the couple had moved to San Antonio. In 1930, M.B. Jones was the new resident.

In 1932, Ruth Koeppe Burnell Clay was the new owner of the property. Ruth was the recent widow of Hartley B. Clay, a chemist who died in 1931. The couple married in 1922 and had three children – Bettie Lou, Patsy Ruth and Hartley Jr. Ruth was a homemaker. She remarried in 1934; her husband's name was Leonard Martin. They lived at 1134 E. 14th until 1937, when they moved to West University Place.

A series of residents followed, including William H. Fisher, Jr. in 1940. William conducted sheet metal work and resided at the home with his wife Elva and two sons, William Jr. and Robert.

Claude W. Collins was listed at the home in 1942. Claude, a foreman and machinist, owned the home during this time and resided there along with his wife Edna and their child, until 1952. Mrs. Ethel Mercer Legge Massey, a licensed vocational nurse, followed in 1955; she was the owner of the house until the late 1960s.

The Paukert family (Thomas E. and Alice J. Paukert) owned the house from the 1970s to the mid-1990s. After Thomas E. Paukert passed away in 1984, Alice inherited the house.

CURRENT OWNER

The current owner, Yvonne Bonner, has owned the home since 1995. Between 2020 and 2021, she completed a series of projects to restore the home's historic character.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

ARCHITECTURAL STYLE

American Craftsman

The house at 1134 E. 14th Street is a Craftsman-style bungalow. Craftsman design evolved out of the popular Arts and Crafts Movement of the early 1900s, when residential architecture shifted away from the more elaborate Victorian styles. Craftsman design was the prevailing architectural style in the United States between 1900 and 1930. The Craftsman style is often associated with bungalow house forms, which were inspired by architects Charles Sumner Greene and Henry Mather Greene. The Greene brothers were in practice together in Pasadena, California, from 1893 to 1914. According to Virginia McAlester, author of *A Field Guide to American Houses: Identifying and Understanding America's Domestic Architecture*, the Greenes began designing Craftsman-style houses in 1903. The defining features of Craftsman-style bungalows include low-pitched gabled roofs, wide eaves (usually with exposed brackets), partial or full-width porches supported by tapered square columns or piers, and prominent but simple decorations.

ARCHITECTURAL DESCRIPTION

The house at 1134 E. 14th Street is a one-story, frame, Craftsman-style bungalow. It sits on a pier and beam foundation. The house has a medium-pitched, hipped roof with boxed eaves. The partial-width, inset porch features a front-facing, projecting gable roof. There is a rectangular vent in the gable.

The asymmetrical front façade contains two bays. The house is clad in narrow, horizontal siding with a wide, wooden stringcourse below the eaves. The first (left) bay contains a pair of 1-over-1 sash windows with a wooden surround and windowsill.

The second (right) bay contains a partial-width inset porch. Wooden steps with brick pedestals and simple metal railings lead to the front entry, which consists of a glass and wood door with wooden surround. Next to the front door is plate glass window encased with a wooden frame.

Two square brick columns support the corners of the porch roof. A brick pedestal is on the porch to the right of the porch steps. There is a simple metal railing on the porch.

RESTORATION HISTORY

Between 2020 and 2021, the current owner replaced the roof and soffits, and replaced the gable roof vent to comply with local historic standards. She completed significant repairs to the front porch, including replacing the front porch railing and porch steps, as well as repairing the brick porch columns to match the original bricks.

The owner also replaced aluminum windows with sash windows to comply with local historic standards and installed wooden sills. She removed the aluminum siding, which covered part of the original window opening. She refinished the original 117 wood siding and painted the house.

BIBLIOGRAPHY

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McAlester, Virginia Savage. *A Field Guide to American Houses: Revised and Expanded.* New York: Alfred A. Knopf, 2013.

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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 [Planner Name], Planning and Development Department, City of Houston.

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:

STAFF RECOMMENDATION: APPROVAL

HAHC RECOMMENDATION

EXHIBIT A
CURRENT PHOTO

THE HOUSE AT 1134 E. 14TH STREET
1134 E. 14TH STREET, HOUSTON, TEXAS 77009



PHOTO PROVIDED BY YVONNE BONNER

CITY OF HOUSTON

Houston Archaeological & Historical Commission
Department

Planning and Development

EXHIBIT B SITE MAP

THE HOUSE AT 1134 E. 14TH STREET
1134 E. 14TH STREET, HOUSTON, TEXAS 77009

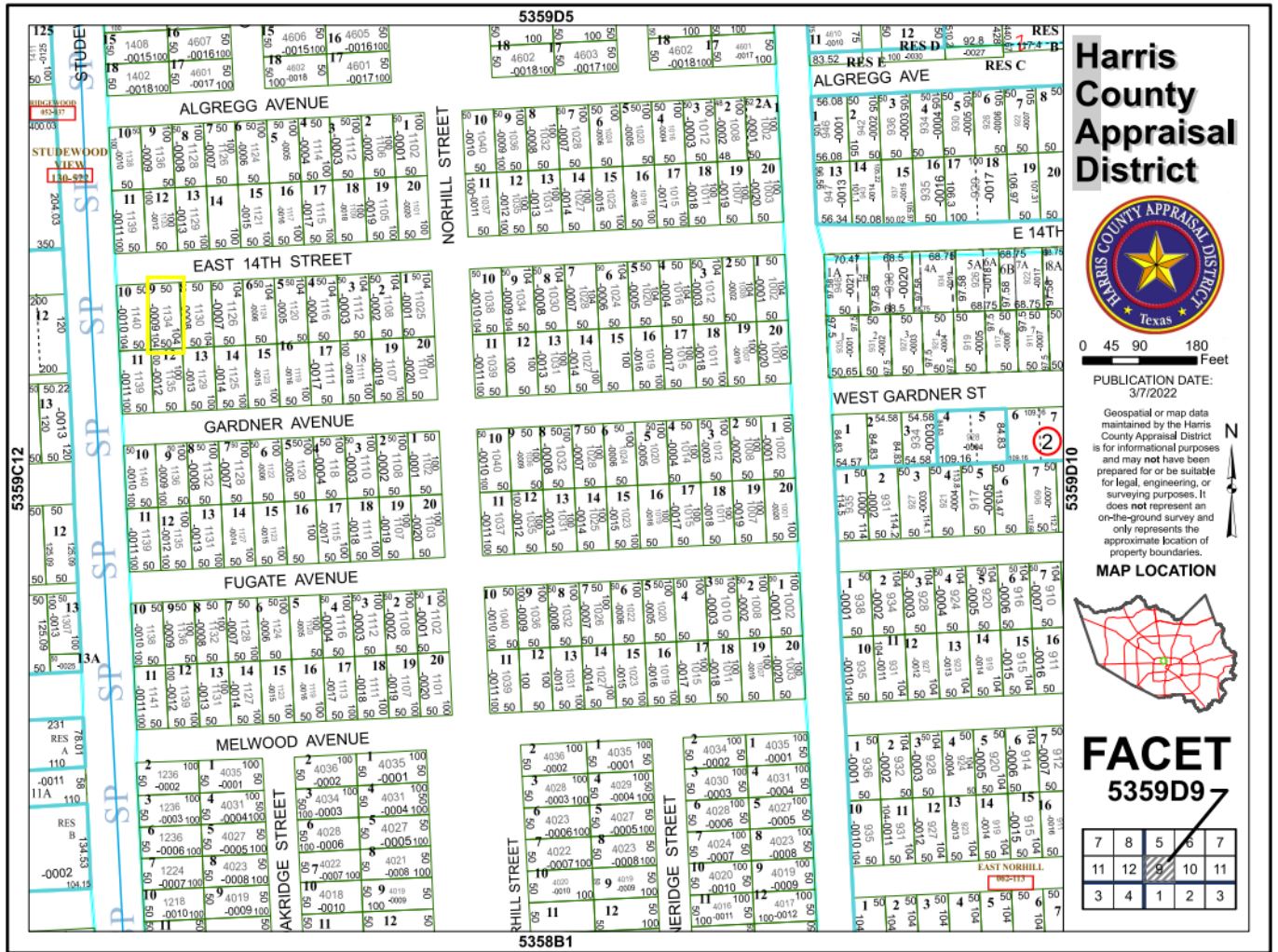


EXHIBIT C
BEFORE & AFTER PHOTOS
THE HOUSE AT 1134 E. 14TH STREET
1134 E. 14TH STREET, HOUSTON, TEXAS 77009



BEFORE REHAB
GOOGLE STREET VIEW, 2020



AFTER REHAB, 2022
PHOTOS PROVIDED BY YVONNE BONNER

CITY OF HOUSTON

Houston Archaeological & Historical Commission
Department

Planning and Development

EXHIBIT D
SANBORN FIRE INSURANCE MAP
HOUSTON 1924-FEB. 1951, VOL. 2, SHEET 275
THE HOUSE AT 1134 E. 14TH STREET
1134 E. 14TH STREET, HOUSTON, TEXAS 77009

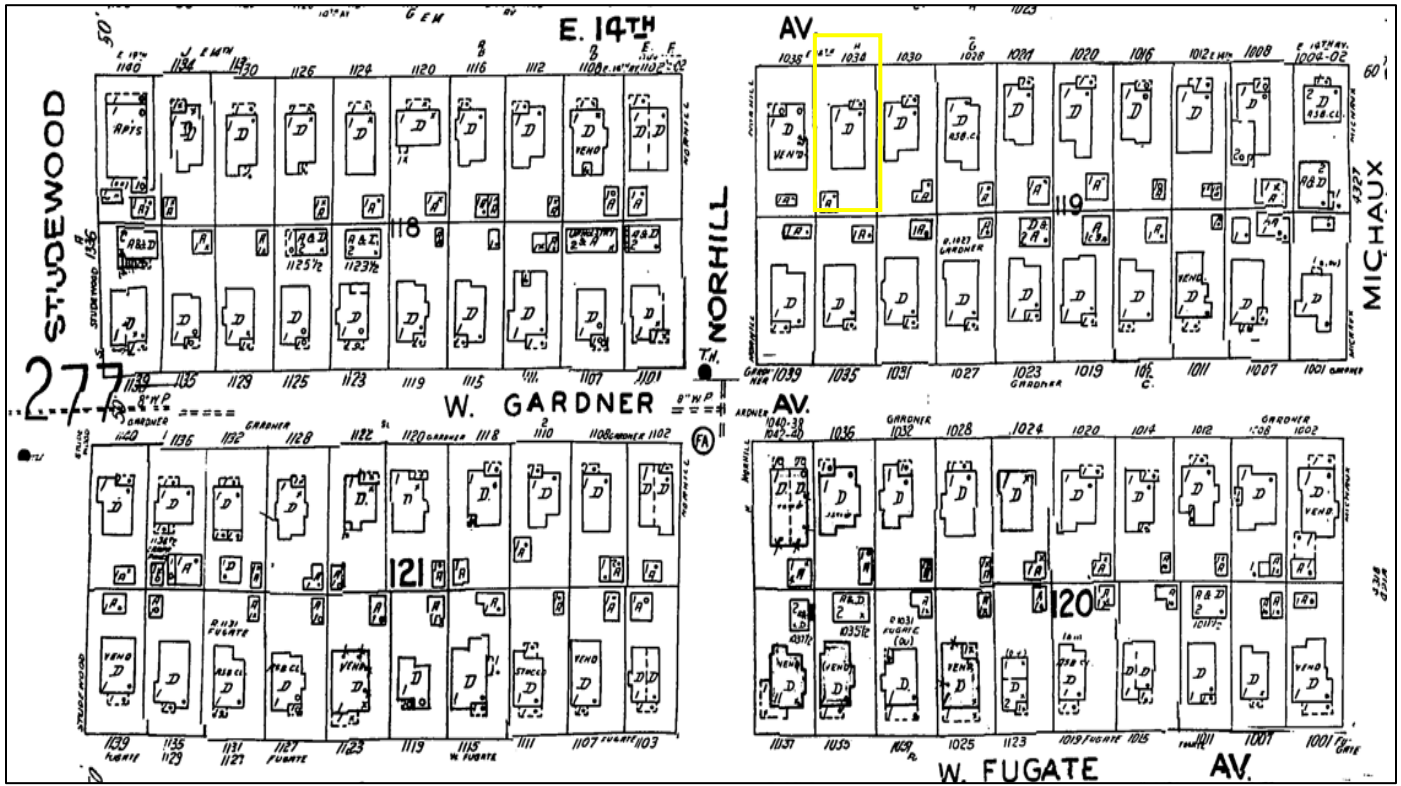


EXHIBIT E
REAL ESTATE LISTING, 1927
THE HOUSE AT 1134 E. 14TH STREET
1134 E. 14TH STREET, HOUSTON, TEXAS 77009

Real Estate

88—Improved Property For Sale

NEW 5-room home in Northside, beautifully finished and complete. See it at 1134 East 14th. Price and terms reasonable. Will take lot or good equity as first payment. Tax. 3341.

SOURCE: HOUSTON CHRONICLE DIGITAL ARCHIVES