

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Oscar C. Jersig House

**AGENDA ITEM:** D.1

**OWNERS:** Dominic K. Yap

**HPO FILE NO.:** 16PL157

**APPLICANTS:** Dominic K. Yap

**DATE ACCEPTED:** Sept-12-2016

**LOCATION:** 3005 Houston Ave – Woodland Heights

**HAHC HEARING DATE:** Sept-22-2016

**SITE INFORMATION:** TRS 5 & 6A, Block 2, Woodland Heights, City of Houston, Harris County, Texas. The site includes a historic two-story American Four-Square architectural style wood-frame house.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Oscar C. Jersig House at 3005 Houston Avenue was built by the William A. Wilson Realty Company and is an example of a classic two-story American Foursquare wood-frame house.

In 1910, the William A. Wilson Realty Company produced a booklet revealing the growth and development of an area north of Buffalo Bayou, called Woodland Heights. The booklet described and included a number of photographs of the handsome houses built by the Company since the opening of Woodland Heights on October 15, 1907. A photograph of the house at 3005 Houston Avenue is on page 3 of this booklet. Research into the deeds show that the house was sold to Oscar C. and Eula Lee Jersig on April 6, 1908 and is likely one of the first houses built on Houston Avenue and one of the earliest houses built in Woodland Heights.

Harris County archives show that Oscar C. Jersig had applied for a permit to convert the two-story house into a duplex; one apartment downstairs, and the other upstairs. Unfortunately, this permit was not dated. The upstairs portion of the duplex was then further converted into two apartments. The exact date of this conversion is also unknown, but with it, the house was now a multi-family home.

Records from Harris County Building Assessment, show that by 1965, there was another two-story structure with 3 more apartments at the back of the main house. Both structures, each with 3 apartments, continued to exist under the ownership of another 5 homeowners, until March 7, 2014 when the house was bought by Dominic K. Yap, who then restored the house to its original layout and intent – as a single family home.

The Oscar C. Jersig House is over 100 years old and meets Criteria 1, 4, 5 and 8 for Protected Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *Oscar C. and Eula Lee Jersig*

According to Oscar C. Jersig's burial marker, he was born on March 7, 1868. There are conflicting dates for when his wife, Eula Lee Jersig (nee Kelly) was born, but the 1900 U.S. Population Census records indicate she was born in Feb, 1869. Oscar and Eula married in 1893. The 1900 Census showed a child – Colby, born 1890 – living at 3005 Houston Ave. It is not known if Eula was previously married, or if

# CITY OF HOUSTON

she and Oscar had Colby before they got married. However, in the 1910 and 1920 U.S. Population Census,<sup>7</sup> there was no record of Colby, indicating he had died sometime between 1900 and 1910.

The Jersigs resided at 3005 Houston Ave. for 34 years, from April 6, 1908 until they sold the property on May 13, 1942. Research from the Harris County archives show that during their ownership, the house was converted into a duplex, presumably for rental income. Moreover, as they remained childless after the death of their only son, Colby, they may not have needed as many rooms or as much space in the house.

The 1920 Census shows Hiram L. Beard as a renter at 3005 Houston Ave. This is corroborated in the 1919 Houston City Directory. This means the Jersigs had converted their house into a duplex by 1919. It is unknown if the Jersigs were the ones who further converted the upstairs portion of the duplex into two apartments, turning the house into a triplex.

The Houston City Directory 1910-11 shows that Oscar Jersig worked at Magnolia Paper Co., located at 418-420 Washington Avenue that specialized in the manufacturing of twine, paper bags, boxes and wrapping paper. This is corroborated by the 1910 US Population Census, which states that Oscar worked at the Magnolia Paper Co. as a travelling salesman.

Oscar C. Jersig died on June 3, 1946. His wife, Eula Lee, died on November 26, 1961. They are both buried at Ledbetter Cemetery, Lafayette County, Texas, USA.

Research into the deeds show that the Jersigs sold the house on May 13, 1942 to Maurice R. and Laura Francis Gaddy who owned it for the next 14 years. They then sold the house to Gaylord Claude and Elsie B. Davis on May 8, 1956. Records from the Harris County Building Assessment, show that by 1965, there was another two-story structure with 3 more apartments at the back of the main house. Thus, it can be deduced that Gaylord and Elsie Davis had this second structure built as they owned the house from 1956 to 1979.

Both structures, each with 3 apartments, continued to exist for another 5 homeowners, until March 7, 2014 when the house was bought by Dominic K. Yap, who then sensitively and respectfully restored the main house to its original layout and intent – as a single family home, and demolished the 3-apartment structure in the back.

## *Complete List of Owners of the House at 3005 Houston Avenue*

<u>Title Holder(s)</u>	<u>Date of Deeds</u>
H.L. Bacheldor	July 22, 1848
Central Trust Company	March 5, 1907
William Wilson Realty Company	May 28, 1907
Oscar C. & Eula Lee Jersig	April 6, 1908
Maurice R. & Laura Francis Gaddy	May 13, 1942
Gaylord Claude & Elsie B. Davis	May 8, 1956
Mary Ann & Jack David Wofford	December 17, 1979
Richard A. & Pansy E. Johnson	October 25, 1989
William L. & Linda Jean Brown	January 26, 1993
Criswell & Associates, LLC	January 9, 2001
Troy D. Lubbers	March 12, 2004

Federal Home Loan Corporation  
Dominic K. Yap

July 2, 2013  
March 7, 2014

## *Woodland Heights*

The Woodland Heights lies between Houston Avenue to the east and Julian St. to the west. The northern boundary consists of Omar Avenue and the southern houses of Merrill, while the southern end of the neighborhood is bounded by White Oak Drive.

Originally established by the William A. Wilson Realty Company in 1907, it was designed as an upscale, yet affordable middle class neighborhood. In the 1960s, as many new suburbs were being built, Woodland Heights fell out of favor and the neighborhood declined. In the 1980s, Woodland Heights' persevering charm, proximity to Downtown Houston, and plentiful green space (the most parks for a neighborhood its size in the city) appealed to a new generation of residents. Early urban pioneers joined long-time residents and began restoring and renovating its homes and finding creative ways to combine yesterday's charm with modern living.

When a state law was passed in 1988 that allowed neighborhoods to reinstate lapsed deed restrictions, Woodland Heights' residents reinstated their deed restrictions and Minimum Building Line (MBL) ordinances, which regulate front setback, and lot size ordinances. Also, a small part of the Woodland Heights is a Historic District, and this has further helped the neighborhood maintain its historic structures and homes. Unfortunately, the house at 3005 Houston Ave. is not part of that Historic District.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

The historic house at 3005 Houston Avenue is an example of a classic two-story American Foursquare wood-frame house – generally an unadorned square, two-story house with the bedrooms located upstairs in each corner; and the dining room, kitchen, parlor and foyer located downstairs.

3005 Houston Avenue's floor plans may have been based on Modern Home #111, "The Chelsea," from the Sears Modern Homes catalog as the exterior appearance and interior floor plans are very similar. This was a relatively common occurrence in the early 1900s – where Builders would buy pre-drawn plans from a catalog, saving them the time and cost of planning and designing a house from scratch.

The house is built on a pier and beam foundation. Even though the house plan is an American Foursquare, its exterior appearance includes Craftsman- and Colonial Revival-style elements. The frame house faces east and is in the middle of its block of Houston Avenue.

The first floor of the house contains a full-width porch under a half-hipped roof with plain fascia trim. The porch roof is supported by three symmetrically spaced columns of rusticated cast stone atop tall, smooth, cast stone pedestals. The columns divide the first floor into two bays.

The left (south) bay on the first floor contains a large, centered one-over-one sash window with wooden sill and surround. A turned-spindle balustrade spans the space between the first and second columns.

The right (north) bay on the first floor contains a set of wooden porch stairs, which span the space between the second and third columns. The stairs have square wooden newel posts and wooden handrails with turned-spindle supports. A pair of wooden entry doors with wooden surround is centered

in the bay. The top third of each door contains a rounded-arch pane of clear glass. The lower two-thirds of the doors are paneled. A full-width, clear glass transom is above the doors.

The façade under the porch is wood incised to give the appearance of ashlar blocks. The remaining body of the house is covered in clapboard siding – 105 pine boards on the remaining three exterior walls of the first floor and beveled cypress boards on all four exterior walls of the second floor.

A rectangular bay with Craftsman-style triangular braces projects from the north side of the house between the first and second floors. The bay is topped by a half-hipped roof covered in composition shingles. This projecting side bay contains the interior stair landing.

On the second floor of the house, all windows have wooden sills and surrounds. Each of the window's lower sashes contains a single pane; whilst the multi-pane upper sashes are in a Craftsman-style – 9 pane Prairie pattern.

There is a shallow, wraparound, boxed bay window on the left corner of the left (south) bay. The same multi-pane upper sash and single pane lower sash window is centered in the boxed bay. Two offset Colonial Revival-style brackets support the bay window. The bay window is topped by a cross-hipped roof projecting from the hipped roof over the main body of the house. The home's entire roof is covered in composition shingles.

A pair of multi-over-one sash windows is centered in the façade of the second floor. A boxed bay window identical to the wraparound boxed bay window on the left corner of the house wraps around the right (north) corner of the second floor.

A low, rectangular dormer with a cross-hipped roof is centered in the hipped roof on the main body of the house. The dormer contains a horizontal, multi-pane rectangular window.

### *Restoration History*

Prior to any restoration effort, the excesses not original to the house, such as the 2-story lean-to at the back of the house and the screened-in sleeping porch on the second floor were demolished. After the demolition, the house stood at its original square footage.

As part of our efforts to make the house more functional and comfortable for 21st century living, we decided to add onto the rear of the house. The extra square footage on the first floor is now a large kitchen, mudroom area and a guest bathroom, whilst the extra space upstairs made possible 2 large walk-in closets and an en-suite master bathroom. There is also a covered back porch on each floor of the house.

The restoration work on the house was completed in June 2015, about 15 months from commencement. The house now contains 4 bedrooms and 3 bathrooms, sited on a 6,500 square foot lot.

The two-story structure with the 3 apartments at the back of the main house was completely demolished at the end of the project after serving as our living, office and storage spaces during the restoration.

The restoration efforts attempted to achieve three main goals:

- i. The house is upgraded to meet current COH building codes; ensuring structural integrity with new electrical, sewer, plumbing and HVAC systems in place

- ii. Respectfully restore the original layout and intent of the house, while reincorporating most of its historic charm, and
- iii. Sensitively add-on and repurpose the house for usage in today's modern world

### *Exterior of the House*

Before any restorative work could begin, the entire house had to be levelled. Once the foundation of the house was level, two extra rows of piers along the length of the house were added for intermediate support. Extra piers were also added around the perimeter of the original house for beam reinforcement. All weak and/or termite damaged perimeter beams were replaced with new 6"x6" treated beams, while all weak and/or termite damaged floor joists were reinforced/replaced with 2"x10" treated lumber. Termite prevention shields were added onto each pier. The crawlspace under the house was filled and graded with bank sand to prevent rainwater from ponding under the house.

During the restoration, every effort was taken to return the house to its original layout. Thus, in the rear of the house, the ill-constructed 2-story lean-to was quickly demolished. The 1st floor of that lean-to had been divided into a galley-styled kitchen (the original kitchen had been converted into a second bedroom) and laundry/mudroom area for the downstairs apartment, whilst the upstairs portion of the lean-to was the kitchen for the back apartment. The downstairs apartment had laundry amenities, but the 2 upstairs apartments did not.

One of the earliest previous owners had added-on a screened-in sleeping porch on the second floor that sat on the original hipped roof of the first floor's covered porch. Considering the location of 3005 Houston Avenue, and the time period that it was built, the views from this second floor screened-in porch would have been spectacular – overlooking what would probably have been large expanses of land – prior to the development of residential houses, commercial buildings and Interstate-45, which is what is there today. Eventually, this sleeping porch was converted and used as the kitchen and dining area for the front upstairs apartment.

From examining the construction and materials used to build this sleeping porch, we realized it was not original to the house, but it was built very early on. The wood windows were in the same Craftsman-style as the rest of the windows of the house. Long-leaf pine bead board was nailed in as the interior walls and ceiling, whilst the floors were 3" red pine. All of the windows, bead boards and floors were carefully removed for possible reuse elsewhere in the house, before the rest of the sleeping porch was completely demolished, returning the front elevation of the house to how it once was, when the house was first built.

Once the sleeping porch was removed, we realized that the structure's weight, had over the years, been pulling the front wall away from the house. It was leaning forward, and in some areas, about 2" away from the house. Our carpenters had to carefully readjust and reset the walls back towards the house.

The low, rectangular dormer that is centered on the hipped roof on the main body of the house, had to be rebuilt. It was removed when the sleeping porch was put in. The photograph in the 1910 Woodland Heights booklet (produced by the William A. Wilson Realty Company) showed the dormer on the original house. The dormer contains a horizontal, multi-pane rectangular window.

In recent years, another previous owner had enclosed the entire front porch, turning the right (north) bay into a closet and leaving the left (south) bay as the main entry area before stepping into the living room of the downstairs apartment. The large original window was removed to achieve this purpose.

During demolition, the walls enclosing the porch were completely removed, once again, returning the front elevation of the house to its original design and use. Subsequently, the entire front porch with a new hipped roof was rebuilt using treated lumber and treated floorboards.

### *Interior of the House*

Our restoration took the interior of the house down to the shiplap. All existing electrical wiring, sewer and plumbing were replaced to meet COH codes. Two new HVAC systems were installed to ensure the house is well prepared for Houston's weather conditions.

During the removal of all sheetrock from the first floor ceilings, it was noted that some parts of the ceiling joists were sagging. The ceiling joists were reinforced with new lumber to level out the ceiling and to prevent further sagging.

Braces and purlins were added to further strengthen and support the original rafters throughout the entire roof. The original 2"x4" ceiling joists were also reinforced with new 2"x6" ceiling joists. The house has a new roof with radiant barrier decking and 30-year composition shingles.

On the first floor, the interior staircase from the entry parlor to the staircase landing was completely removed – likely when the house was converted into separate upstairs/downstairs apartments.

The downstairs apartment had two bedrooms. The original entry parlor with the double doors, located in the right (north) bay, was converted into the master bedroom with a tiny bathroom and en-suite closet (right bay of porch). The original kitchen was converted into the second bedroom.

A second bathroom was built into the space under the staircase that led to the second floor. To accommodate headspace for a claw-foot bathtub, the owner had cut away the original floor joists and sat the lip of the bathtub on the original floorboards. The bathtub was removed to replace all the damaged floor joists. Reclaimed floorboards matching the rest of the house were feathered in to conceal the oval-shaped hole that was once there. The space under the staircase is now the closet for the downstairs guest bedroom.

The claw-foot tub was sent away for refinishing and is currently installed in the master bathroom. A second cast-iron bathtub that was in the bathroom of the front upstairs apartment was also refinished and now serves its purpose in the upstairs guest bathroom. Finally, a skirted tub salvaged from another restoration project and an original pedestal sink were also refinished and installed in the downstairs guest bathroom.

In order to access the upstairs apartments, a previous owner built an exterior staircase on the right side of the house. An exterior door was installed into the projecting side bay containing the interior staircase landing. The exterior staircase was demolished and the exterior door on the projecting side bay was removed, replaced with clapboard siding that matched the original siding of the house.

The carpentry team had to completely rebuild the staircase from the entry parlor to the landing. It was fortunate that the original posts and millwork from the landing to the second floor was still in existence and used as reference. Additionally, wooden staircase spindles, exactly matching the ones at 3005

Houston Ave., were salvaged from a house that was to be torn down. The new HVAC system on the first floor was a “package unit” that channeled air up through the floors. The vents were already cut into and installed through the floors by a previous owner, so we reused the same vents. New vent covers that would have matched what was once in the house were installed. Also, the use of floor vents, avoided creating new chases to channel air down from the attic to the first floor.

On the second floor, a new conventional HVAC system was installed in the attic with air channeled through the vents cut into the ceiling as per current day codes. The attic and crawl space were insulated for extra protection from the weather.

All original millwork - windows, 5-panel doors, cased opening trims and baseboards – were carefully salvaged in order to remove all existing sheetrock. New sheetrock was hung and all of the original millwork was restored. To make up the shortfall due to wood rot and breakages during the removal process, as well as the larger footprint of the house, we sourced and salvaged trim material that matched the original from local architectural antique stores.

Period inappropriate doors were replaced with 5-panel doors, what the house would originally have had. The transom windows above the double front doors and all bedroom doors were retained, and in some cases, reinstalled. Fortunately, the 2 pairs of double pocket doors in the living room were not disposed of during the many phases of this house’s life. The first pair of doors stand between the front parlor and the living room, whilst the other pair separates the living room from the dining room.

Both sets of pocket doors were in working condition, but we still had them removed, the sliding mechanisms cleaned and oiled and the doors re-hung. We were also very fortunate that the house retained most of its original door and window hardware, including the original hardware for the 2 sets of double pocket doors – albeit it had about 3-4 layers of paint on them. Where there was a shortfall in hardware, we sourced material from local antique stores that are period appropriate.

All original double-hung, wood windows were removed, repaired and re-hung to sit as snugly as possible into each window casing. Due to COH codes, the windows in the addition had to be new and energy efficient so new wood windows were custom ordered to mimic the look of the historic Craftsman-style windows but had all the modern day efficiencies.

The original 3-1/4” red pine floors were repaired, patched and/or feathered in wherever necessary. As the house had been divided up and rented out since the 1910s, there was quite a lot of damage to the floors. These old floors were sanded and refinished. In the 2-story addition, old, reclaimed, 5” red pine floors were laid as we wanted to differentiate the floors in the original section of the house from the floors in the new addition.

During removal of sheetrock from walls and ceilings, original bead-board was exposed in a number of rooms. Most of the bead-boards had been painted, thus there was a variety of colors, representing their passage through time. They were carefully removed and once new sheetrock was installed, they were reinstalled as wainscoting in the downstairs guest bedroom, and in a small sitting area within the master bedroom suite. The bead-board in the downstairs guest bedroom (formerly the original kitchen) were left un-refinished, showcasing the myriad of colors from its past. We also featured the bead-boards in the kitchen - wrapping the island on 3 sides in an effort to reuse as much of the original bead-board throughout the house.

The chimneystack in the original kitchen on the first floor, and in one of the bedrooms on the second floor was weak and crumbling in some spots and fragile to the touch. Parts of the mortar were weak and there was also some damage to the bricks. Our mason went to work, removing loose bricks and repointing them. Where the bricks were too badly damaged, he sourced and salvaged old bricks that matched.

Every effort was taken to return the exterior of the house back to its 1908 appearance – from re-exposing its 2 bay-wide front porch, to the restoration of all the original wood windows and even the use of appropriate siding – 3 different kinds on this house. On the interior, much effort has been put in, to return and highlight the features of this 108-year-old home – its beautiful millwork, the rebuilding of the interior staircase on the first floor and the removal of layers and layers of paint from all the door and window hardware.

However, with each of those restoration efforts, decisions considered 21st century living needs. A good example of this is the new addition over the two floors, so that there is a good-sized, modern kitchen downstairs, and walk-in closets and an en-suite master bathroom upstairs.

The Oscar Jersig House of today is extra special, because it has come a full circle – originally built as a single family home, and after years of being “chopped up”, it is now back to a single family home. The house is a blend of what once was, and what is needed for today. From the layout of the house, to the proportions of each room, to the reinforcements in the structure, we hope that our restoration will allow this home to thrive again, and live on for another 108 years (and beyond).

## **BIBLIOGRAPHY**

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US Population Census 1900, 1910, 1920

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Historic Preservation Staff, Planning and Development Department, City of Houston.*

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S    NA**

**S - satisfies    NA - not applicable**

Meets at least three of the following (Sec. 33-224(a)(1):

- (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;
- (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;

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.
- (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)).

**OR**

- The property was constructed more than 100 years before application for designation was received by the director (Sec. 33-229(a)(2));

**OR**

- The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

**OR**

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Oscar C. Jersig House at 3005 Houston Avenue.

## **HAHC RECOMMENDATION**

HAHC recommends to City Council the Protected Landmark Designation of the Oscar C. Jersig House at 3005 Houston Avenue.

**EXHIBIT A**  
**POST RENOVATION PHOTO**  
OSCAR C. JERSIG HOUSE  
3005 HOUSTON AVENUE



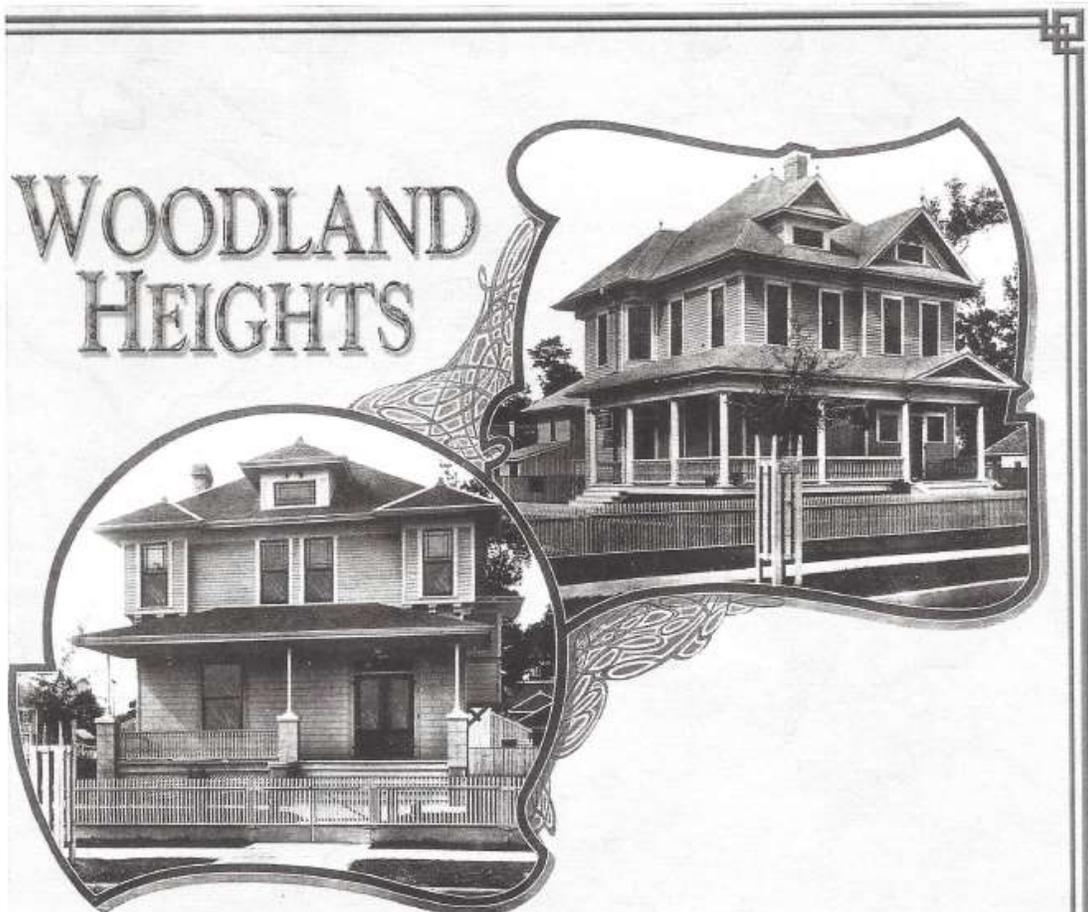
**EXHIBIT B**  
**PRE-RENOVATION PHOTO**  
OSCAR C. JERSIG HOUSE  
3005 HOUSTON AVENUE



## EXHIBIT C

## DRAWING

OSCAR C. JERSIG HOUSE  
3005 HOUSTON AVENUE  
WOODLAND HEIGHTS BROCHURE



**WOODLAND  
HEIGHTS**

"Tuesday morning, October 15, will mark the opening of Woodland Heights Addition, that beautiful spot on the west side of Houston Avenue, which for months past has been in the course of preparation by the William A. Wilson Realty Co. It is expected that the announcement of the opening of the property to the public will draw a large number to the attractive residence district on the day, for many have been the inquiries received at the offices of the company by eager ones anxious to know something about the new residence district."

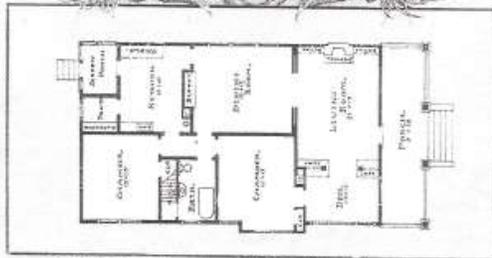
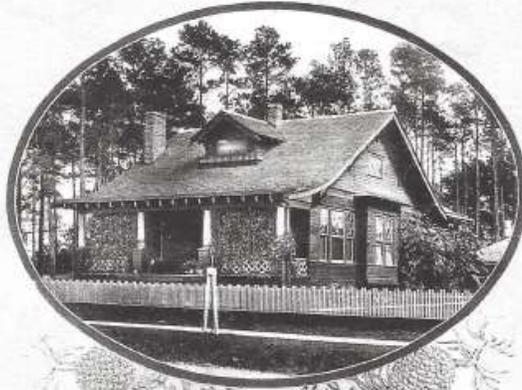
*The Houston Post Sunday, October 13, 1907 edition*

*Compliments of:*  
**Brad Shumway, Broker Associate**

**HERITAGE**  
TEXAS PROPERTIES

1177 West Loop South, Suite 1200 • Houston, Texas 77027  
Direct: (713) 341-1617 | Cell: 713-927-8944  
bshumway@heritagetexas.com

**EXHIBIT D**  
**THE SHOE MARKET ADVERTISEMENT**  
**OSCAR C. JERSIG HOUSE**  
**3005 HOUSTON AVENUE**  
**WOODLAND HEIGHTS BROCHURE**



Beautiful bungalow home of Mrs. Jennie Saunders on Beauchamp Avenue, showing the floor plan.

Below is the residence of Mr. O. C. Jersig.



Lying entirely within the city limits, Woodland Heights is less than two miles from the heart of the business district, and is, therefore, easily accessible. Houston Avenue, a wide asphalted street, one of the principal thoroughfares of the city, passes the entrance gate, and Beauchamp Avenue, paved with macadam, runs directly through the property.

The Woodland Heights car line, named for the addition, runs straight out Houston Avenue, and provides ample and convenient transportation facilities. A fifteen minute schedule is maintained, and the trip from Main Street to the gate occupies less than twenty minutes.

Situated at a point just far enough from the business center of Houston to ensure the quiet and repose of an ideal residential district, it still enjoys all the advantages of older and longer established sections of the city, including school, street lights, fire protection, a good car line, city water, gas, and electricity and telephones.



Another of the handsome homes erected by our Company, for Mr. J. J. Doyle.

These two fine homes stand side by side facing east on Houston Avenue.

## EXHIBIT E SITE MAP

OSCAR C. JERSIG HOUSE  
3005 HOUSTON AVENUE







# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

**EXHIBIT F**  
**1920 CENSUS**  
**OSCAR C. JERSIG HOUSE**  
**3005 HOUSTON AVENUE**

STATE Texas COUNTY Harris TOWNSHIP OR OTHER DIVISION OF COUNTY West NAME OF INCORPORATED PLACE Houston City SUPERVISOR'S DISTRICT NO. 8th SHEET NO. 8 A

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS  
 FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

NAME OF INSTITUTION None ESTABLISHED BY ME ON THE 9th DAY OF January 1920

PLACE OF BIRTH	SEX	AGE	MARRIAGE	SINGLE	MARRIED	DIVORCED	WIDOWED	EDUCATION		SPEAKS ENGLISH		SPEAKS OTHER LANGUAGE	OTHER
								GRADES	YEARS	YES	NO		
1899-1900	Male	21	Married					8	8	Yes			
1899-1900	Female	19	Married					8	8	Yes			
1899-1900	Male	17	Single					8	8	Yes			
1899-1900	Female	15	Single					8	8	Yes			
1899-1900	Male	13	Single					8	8	Yes			
1899-1900	Female	11	Single					8	8	Yes			
1899-1900	Male	9	Single					8	8	Yes			
1899-1900	Female	7	Single					8	8	Yes			
1899-1900	Male	5	Single					8	8	Yes			
1899-1900	Female	3	Single					8	8	Yes			
1899-1900	Male	1	Single					8	8	Yes			
1899-1900	Female	0	Single					8	8	Yes			