

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: W.P. Mulcahy House

OWNER: Carole C. Johnston

APPLICANT: Same

LOCATION: 1046 Harvard Street - Houston Heights

AGENDA ITEM: C

HPO FILE NO.: 15PL127

DATE ACCEPTED: Nov-24-2015

HAHC HEARING: Dec-16-2015

SITE INFORMATION

Lot 24 and Tract 23, Block 218, Houston Heights Subdivision, City of Houston, Harris County, Texas. The building on the site is a one and one-half story, wood frame house.

TYPE OF APPROVAL REQUESTED: Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The W.P. Mulcahy House was built in circa 1910 and is the best remaining example of the Dutch Colonial Revival architectural style in Houston Heights. The Dutch Colonial Revival frame house is significant to the Houston Heights for its distinctive shape. The house is also a prominent example of a humble businessman's house which was significant to the establishment and growth of the Heights community. It is among the few homes in the neighborhood whose ownership remained with one family for 90 years.

The W.P. Mulcahy House was individually listed in the National Register of Historic Places on May 14, 1984, it is included within the boundaries of Houston Heights National Register Multiple Resource Area (MRA). In 2006, the Mulcahy House was designated as a City of Houston landmark, and when the Houston Heights Historic District South was established in 2010, the house was listed as contributing. It also became a Texas Recorded State Historic Landmark in 2014. Apart from the addition of an exterior chimney in 2008, the house has been essentially unaltered.

The W.P. Mulcahy House at 1046 Harvard Street is individually listed in the National Register of Historic Places, recognized by the State of Texas as a Recorded State Historical Landmark, and meets Criteria 1, 4, and 5 and for Protected Landmark designation.

HISTORY AND SIGNIFICANCE

In 1909, William Percival Mulcahy and his wife Mattie purchased the house at 1046 Harvard from the developers of Houston Heights. Mulcahy was a teller at the South Texas Commercial National Bank in downtown Houston. At his death in 1923, he was president of Damon State Bank. The house remained with his family through several generations.

The residence is a prominent example of a humble businessman's house which was significant to the establishment and growth of the Heights community. While the marketing slogans used for the development of the Heights were targeted to the common man, the brochures and early homes were grand and clearly for the elite, the wealthy, and the socially prominent. As development progressed, the majority of the neighborhood's homes were smaller and simpler, more suited to the blue-collar and working middle class, of which 1046 Harvard is a prime example.

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

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. Also located in the neighborhood are a number of historic churches, theatres, corner stores, private and public parks, municipal facilities, schools, the Heights Branch Library, and the original Houston Heights City Hall and Fire Station building, both of which have been designated as Landmarks as well as Protected Landmarks of the City of Houston.

The W.P. Mulcahy House was individually listed in the National Register of Historic Places on May 14, 1984. It is included within the boundaries of Houston Heights, which was designated as a Multiple Resource Area (MRA) by the National Register Program on June 22, 1983. In 2006, the W.P. Mulcahy House was designated as a City of Houston landmark, and when the Houston Heights Historic District South was established in 2010, the house was listed as contributing. In 2014, the W.P. Mulcahy House became a Recorded Texas Historic Landmark.

ARCHITECTURAL DESCRIPTION AND RESTORATION

The W.P. Mulcahy House was built circa 1910 in the Dutch Colonial Revival style. The residence is a distinctive T-shaped frame house of one-and-a-half stories. It has a gambrel roof with minimal eave overhang and a native cypress clad frame. This house is one of the few gambrel houses in the Houston Heights and is significant because of its unusual style. There is an inset porch with square, paneled posts, flat balusters, and a single front door with transom. To one side of the front door is a three-faceted bay window, with one window with thirty-over-one lights in each face. The house also has an interior brick chimney. A Certificate of Appropriateness to add an exterior chimney was granted in August 2008. Apart from the addition of an exterior chimney, the house has been essentially unaltered.

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;
- (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 before 1905 (Sec. 33-229(a)(2);

OR

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Archaeological & Historical Commission

Planning and Development Department

- 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 the Houston Planning Commission the Protected Landmark designation of the Mulcahy House at 1046 Harvard Street.

HAHC RECOMMENDATION:

The Houston Archaeological and Historical Commission recommends to the Houston Planning Commission the Protected Landmark designation of the Mulcahy House at 1046 Harvard Street.

EXHIBIT A
CURRENT PHOTO
THE MULCAHY HOUSE
1046 HARVARD STREET



EXHIBIT B
SITE MAP
THE MULCAHY HOUSE
1046 HARVARD STREET



EXHIBIT C
RECOGNITION CERTIFICATE
THE MULCAHY HOUSE
1046 HARVARD STREET

T · H · E
CITY OF HOUSTON



recognizes the

W. P. Mulcahy House

as a Texas Historic Landmark, dedicated by the Harris County Historical Commission. Honoring our historical landmarks, especially the W. P. Mulcahy House which was purchased by the Mulcahy family in 1909, is an important part of preserving our culture.

March 15, 2015



In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of Houston to be affixed this 5th day of March, 2015.

Annise D. Parker

Annise D. Parker
Mayor of the City of Houston