

(Oct. 1990)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

IRRADIATED



1. NAME OF PROPERTY

HISTORIC NAME: Sam Houston Hotel

OTHER NAME/SITE NUMBER: N/A

IRRADIATED

IRRADIATED

2. LOCATION

STREET & NUMBER: 1119 Prairie Street

CITY OR TOWN: Houston

STATE: Texas

CODE: TX

COUNTY: Harris

CODE: 201

NOT FOR PUBLICATION: N/A

VICINITY: N/A

ZIP CODE: 77002

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.  
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):



(Oct. 1990)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



Replacement  
Dr  
276

1. NAME OF PROPERTY

HISTORIC NAME: Sam Houston Hotel

OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 1119 Prairie Street

CITY OR TOWN: Houston

STATE: Texas

CODE: TX

COUNTY: Harris

CODE: 201

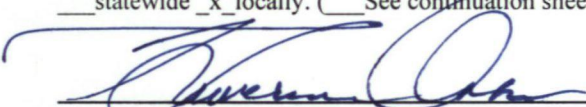
NOT FOR PUBLICATION: N/A

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Signature of certifying official

3.1.02  
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property        meets        does not meet the National Register criteria.

(        See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- ☒ entered in the National Register  
\_\_\_\_ See continuation sheet.  
\_\_\_\_ determined eligible for the National Register  
\_\_\_\_ See continuation sheet.  
\_\_\_\_ determined not eligible for the National Register  
\_\_\_\_ removed from the National Register  
\_\_\_\_ other (explain): \_\_\_\_\_

Signature of the Keeper



Date of Action

April 16, 2002



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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/hotel

**CURRENT FUNCTIONS:** WORK IN PROGRESS

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** Other: 2-part vertical block

**MATERIALS:** FOUNDATION STONE  
WALLS BRICK  
ROOF  
OTHER OTHER/modified bitumen

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-7).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 7 Page 5

Sam Houston Hotel  
Houston, Harris County, Texas

## Narrative Description

The Sam Houston Hotel (1924) is located on the east side of downtown Houston at the corner of Prairie and San Jacinto Streets, occupying approximately 100' X 100' of the block. The hotel is a representative example of early high-rise construction and hotel design by the renowned Texas firm Sanguinet, Staats, Hendrick and Gottlieb. The Sam Houston Hotel is located one block south of the 1910 Harris County Courthouse (NR 1981), and one block east of the Main Street/Market Square Historic District (NR 1983, expanded 1984). The hotel is four blocks west of Union Station (NR 1977). Despite alterations, including the loss of most of the original storefronts and replacement of wood sash windows with single-light aluminum windows, the Sam Houston Hotel retains a good degree of integrity. The hotel represents commercial development along on the route to downtown from the 1910 Union Station, and meets Criterion C in the area of Architecture, as a representative local example of a 1920s moderately-priced hotel catering to business travelers.

The ten-story (plus basement) hotel is constructed of reinforced concrete with a veneer of variegated brown brick laid in Flemish bond. The flat roof, which houses a water tank, mechanical room and elevator tower, is covered in modified bitumen. From the Prairie and San Jacinto Street corner, the hotel appears to be a rectangular mass; from the back, the building's predominant L-shaped plan is apparent. The first floor of the building is square in plan and houses the major functions of the hotel. The L-shape plan that rises above the first floor allows light and air to serve the hotel rooms on the upper floors of the building. Currently, parking lots are located to the north and west, or back of the building, but are not part of the property.

The façades are designed with a traditional tripartite organization: base, shaft and cornice. The base consists of cast stone columns, beam and cornice with expansive areas between for storefronts. The shaft is designed with more detail and embellishment on the second floor and on the tenth (top) floor with a repetitive window pattern and design that was consistent throughout. The cornice is simply adorned and accentuated by a stepped parapet. The primary and most decorative facades of the hotel are the south and east street facades.

On the first floor, the design for the retail storefronts and the two entrances to the Hotel is expressed in the concrete columns and beam that exists along both street facades. The historic storefront on these facades has been mostly demolished and each bay is mothballed with plywood coverings. Based upon examination of the building's interior, remnants of one of the Prairie Street shops, including intact transom windows and a full storefront at the recessed entrance on Prairie Street, represent the hotel's original storefront appearance. Both the storefront and the transom windows are in fair condition.

The second floor features windows that are topped with a cambered arched cast stone panel of an urn surrounded by scrollwork, acanthus leaves and flora. Each window on this floor rests upon a cast stone sill course and is outlined by brick laid in a stack bond and a brick cambered arch with a cast stone keystone and stringers. A single row of soldier course brick continues across the east and south facades linking each window on the floors above. Above this course, the brick is laid in a subtle diamond pattern between the windows. The second and third floors are separated by a cast stone sill course. The windows on this floor and up to the ninth floor have cast stone sills and are outlined with brick laid so that the end is exposed, forming a frame around the window. The top or tenth floor windows rest upon another cast stone sill course. Brick laid in a double "x" pattern decorates the area between each window. This floor is topped with a cast stone frieze and cornice. The frieze is decorated with alternating urns, which echo the ones from the window panels, and



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National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 6

Sam Houston Hotel  
Houston, Harris County, Texas

antefixes. The cornice contains a traditional egg and dart pattern. The parapet is subtly stepped and capped with cast stone. The original flagpole is still located on the southeast corner of the roof.

The north and west facades of the hotel are constructed with common brick, clearly distinguishing these facades from the more elaborately designed street facades. The ground floor does not include any windows. The windows on the upper floors are simply treated with a cambered brick arch and a cast stone sill. The elevator bulkhead and mechanical room are clearly visible from this side of the building.

The upper stories of the building party walls, on the north and west ends of the "L" shape wings were apparently always visible. The party walls are constructed of common brick and do not include any windows. On the upper portion of the party walls are the still legible remains of painted signs that once served as advertisement for the hotel.

The exterior walls on all elevations are in good condition. The historic painted signs are intact, the decorative belt courses and cornice elements, and even the pointing is in good condition.

Based on historic photographs, the original windows were four-over-two light single or double hung sash, most likely of wood, on the street facades. Each window was originally covered with a screen that was divided into four equal parts. The original sash and screens have been replaced with fixed, single light aluminum windows. The original two-over-two light windows on the rear facades of the building were steel "fireproof" windows of which the steel frame remains. The windows on the rear facades have been partially replaced with windows that match those on the street facades. The elevator tower and mechanical room retain their original windows, which are two-over-two light double hung steel windows.

A portion of the historic storefront remains. The remaining storefront material includes wood transom windows with screens across one of the storefront bays. A complete intact storefront exists at the recessed entrance on Prairie Street also. Both transom windows and the storefront are in fair condition. The concrete or cast stone columns and beam that define the storefront bays along the entire street frontage are also intact and in fair condition.

### *Interior and Alterations*

The first floor plan consists of the entire 100' x 100' block on the ground floor with an L-shaped plan on the floors above. The first floor was organized around the original hotel lobby, located roughly in the center of the plan and featuring a skylight since the lobby did not have any street frontage. The lobby is connected to entrances off of both Prairie Street and San Jacinto Street. The street frontage was originally entirely devoted to retail shops and to the two hotel entrances. The upper floors were originally devoted to hotel rooms served by a double-loaded corridor that is located in the center of the wings created by the L-shaped plan. A single stair and two elevators are located at the corner of the L-shape where they served the corridor. There is also a partial basement.

Originally, the ground floor housed the Sam Houston Coffee Shop, a Barber Shop and Beauty Parlor, a haberdashery, cigar and newsstand, and a drug store. The hotel was advertised as having "air conditioning" which consisted of various means of ventilation including outward projecting screens on windows, transom windows and louvers built into the doors. Air-conditioning, as we know it today was not installed until 1937.



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National Park Service

## National Register of Historic Places Continuation Sheet

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Sam Houston Hotel  
Houston, Harris County, Texas

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The interior of the building's ground floor has been mostly demolished and neglected. A large hole in the roof over what was originally the lobby has caused water damage to the remaining decorative plaster beams and walls. However, the original floor tile remains and serves to delineate the historical floor plan for the entire ground floor. A variety of tile patterns and colors exist in spaces historically designated as the lobby, entrances, café, and service areas. Upon entering what would have been the south entrance, the words "Sam Houston" exist as tile mosaic on the floor of the vestibule. This vestibule also retains a large display window with transom windows, which offered a view into one of the original shops. The lobby space includes an opening where a skylight once existed and remnants of the plaster walls, wood wainscot and decorative plaster beams.

The second through tenth floors were used for hotel rooms. Even though most of the partition walls have been removed, some of the original plaster still remains on the ceilings and perimeter walls. The location of the corridor is evident from the existing plaster ceiling that remains, including a simple crown molding, and from the location of the columns. The general layout of the hotel rooms can be interpreted through remnants of walls that have been removed and floor openings where plumbing was once located. On some floors, traces of the corridor wallpaper remains.



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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

- ☐ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Architecture

**PERIOD OF SIGNIFICANCE:** 1924

**SIGNIFICANT DATES:** 1924

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Sanguinet, Staats, Hedrick & Gottlieb (architects); Don Hall (contractor)

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-8 through 8-11).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheet 9-12).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository: *Houston Public Library, Dallas Public Library*

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National Park Service

## National Register of Historic Places Continuation Sheet

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Sam Houston Hotel  
Houston, Harris County, Texas

### Narrative Statement of Significance

The Sam Houston Hotel (1924) represents an important period of growth for downtown Houston associated with rail and automobile travel and the rise of the "business traveler." The hotel is located on what is locally referred to as "Hotel Row" and is neighbor to two other historic hotels of the same era. The hotel is eligible under Criterion C in the area of Architecture as a representative example of high-rise construction by notable Texas architects Sanguinet, Staats, Hedrick and Gottlieb. The hotel embodies the distinctive characteristics of high-rise construction during the early twentieth century, as seen in the concrete frame structure, and by the design for light and air circulation which could be controlled by the individual patrons. The decorative cast stone and brick elements as well as the tripartite design (heavy base dominated by an expansive glass storefront, repetitive shaft and strong cornice) are also representative of skyscraper design of the early twentieth century. Despite alterations, the building's form, materials and overall character remain. Plans to rehabilitate the building as a hotel are in progress and will be submitted as a certified rehabilitation with the National Park Service. The storefront design will be based on the extant examples and the interior plan configuration will be re-established in the new design.

Brothers Augustus Chapman Allen and John Kirby Allen founded the city of Houston in 1836. The city was platted by surveyors Cecil Borden (1801-1874) and Thomas H. Borden (1804-1877) and consisted of sixty-two blocks, two hundred fifty feet square. It was located in the southeast corner of the John Austin league that had been acquired by the Allen's in August of 1836. The brothers named their town after General Sam Houston and promoted it as the "great interior commercial emporium of Texas."<sup>1</sup> The Allen brothers were able to persuade the Texas legislature to designate the newly established city of Houston as the site of the temporary capital of the new Republic of Texas. In April of 1837, the legislature convened in Houston in a two-story wood frame building at the corner of Main and Texas Streets. The Republic of Texas Capital remained in Houston until 1839 when it moved to Austin. During the legislative session, incorporation was granted and James S. Holman became the first mayor. That same year, Houston became the county seat of Harrisburg County, renamed Harris County in 1839.

Between 1836 and 1838, the Allen brothers expanded the city limits south and east, and north across Buffalo Bayou. The growing city would soon see a wave of prosperity as trade connections were made and agriculture became the primary means of business. "Oceangoing ships brought to Galveston cargoes of cloth, flour, whisky, gunpowder, iron castings, lead, coffee, sugar, nails, books, and hundreds of little items. Small river steamships took the goods from Galveston to Houston. In the reverse direction came cotton, corn, and hides through Houston to Galveston and on to New Orleans, New York and Europe."<sup>2</sup> This prosperity continued through the late 1850's with the construction of the Houston and Texas Central Railway as well as the Galveston, Houston and Henderson Railway. Railroad construction continued after the Civil War, which permitted merchants to expand into new markets and renewed Houston's role as a growing center of trade and finance. The County courthouse that was begun in 1860 was completed along with a permanent City Hall and Market House.

Houston underwent another explosion of growth after the turn-of-the-century. The continuing railroad construction and additional connections, the discovery of oil and the construction of a deep-draught ship channel were factors in the city's development. A new surge of construction in the lower downtown area favored classical architectural details and included designs by new architects, often of national reputation, who were called to Houston to undertake important commissions.

<sup>1</sup> "Houston, TX." The Handbook of Texas Online.

<sup>2</sup> Ibid.



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## National Register of Historic Places Continuation Sheet

Section 8 Page 9

Sam Houston Hotel  
Houston, Harris County, Texas

The First National Bank brought Sanguinet and Staats to Houston and established a branch office for the architectural firm, which operated until 1930. This branch office of Sanguinet and Staats Hedrick and Gottlieb produced the design for the Sam Houston Hotel. During the same period, Houston's Union Station was built and Houston saw a population increase from 44,633 in 1900 to 78,800 in 1910. This building boom lasted until about 1913.

The building boom following World War I in the 1920's eclipsed all previous episodes of rapid growth in Houston. The population of Houston soared to 138,276 by 1920. During this period, newer portions of downtown were created south and east of the Market Square area. The expansion of the First National Bank in 1923 and 1925 by Sanguinet, Staats, Hedrick and Gottlieb and the Sam Houston Hotel were among the many downtown construction projects of this period. The Sam Houston was built on what was to become locally known as "Hotel Row," a row of hotels along and near Prairie Street, just blocks from Union Station and on the way to the heart of downtown. Of the hotels that lined the streets leading to downtown from Union Station, only the Sam Houston, The William Penn, the Ben Milam and the Tennison remain.<sup>3</sup> During the same time period, a third wing was added to the Rice Hotel and the Warwick and the Auditorium were constructed nearby.

The Sam Houston's design and the emphasis of its opening day advertising indicate that the hotel sought clientele of modest means, looking for value and some of the comforts of home while traveling on business. The painted signs on the hotel's party walls announce "No rooms over \$2.50. No room under \$2.00" and the description of the hotel's interior states that "Everything in the hotel, while modern and most beautiful, will be plain, no attempt having been made to add the many frills which usually feature present-day hotel construction."<sup>4</sup> The clientele is referred to as the "traveling public" who will be provided with operations "at a nominal cost to the public." The goal of the hotel was to make its customers feel at home in a moderately priced hotel. Described by the hotel manager, "it is the frills and fancies of the modern hotel that cost."<sup>5</sup> The Sam Houston Hotel operated under its original operators, the Sam Houston Hotel Company from 1924 – 1934, after which the Prairie Hotel Company operated the hotel until the mid 1970's. The hotel closed its doors in 1975 and has been unoccupied ever since.

### *Architectural Significance*

The Sam Houston Hotel was named for General Sam Houston, who served as the first president of the Republic of Texas, and later as a U.S. senator and governor of the state. The hotel was constructed for \$500,000 with an additional \$150,000 spent on the site, and another \$100,000 spent on furnishings. The hotel touted 200 rooms, each with its own bathroom and a view. The hotel was designed with the most modern conveniences of the time. Excerpts from the October 1<sup>st</sup> issue of the *Houston-Post Dispatch* describe the hotel on the day of opening ceremonies: "The Sam Houston Hotel will be one of the best ventilated hotel structures in the State. Each door is being arranged with panels, which, with the ventilation in every hall, will afford a pleasant draft which may be regulated according to the desire to those who occupy rooms."<sup>6</sup> It was placed on what was referred to as "Hotel Row," a row of hotels leading from the main train station to the heart of the

<sup>3</sup> "Homes, Hospitals, Hotels," Houston Scrapbooks, TxR29, Houston Chronicle 2-22-1938

<sup>4</sup> "Sam Houston Hotel Formally Opens Tonight," the Houston Post Dispatch, October 1, 1924

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.



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National Park Service

## National Register of Historic Places Continuation Sheet

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Sam Houston Hotel  
Houston, Harris County, Texas

city's downtown business district. The hotel's grand opening was quite an affair in Houston with more than 5000 people turning out for the gala. Sam Houston's son, Colonel A. J. Houston, was the first man to register in the hotel's guest book.

The Sam Houston Hotel was designed by the well-known Fort Worth and Houston based firm of Sanguinet, Staats, Hedrick and Gottlieb. The contractor for the hotel was Don Hall of Houston, a well-known local who oversaw the construction of other well-known local projects such as the Cotton Exchange Building, the Art League Museum, and the Houston City Police and Fire Station.

The firm of Sanguinet and Staats began in 1902 when Marshall Robert Sanguinet and Carl G. Staats formed a partnership. Originally the firm was headquartered in Fort Worth and rapidly developed into one of the largest architectural practices in Texas. The firm produced different types of buildings ranging from factories to large hotels and homes. The firm is best known for its contributions to the design of steel-framed skyscrapers. At one time, the tallest buildings in Beaumont, Houston, Midland, San Antonio and Waco's skylines were designed by Sanguinet and Staats. The firm's variety of designs transformed the scale and style of the state's ever growing cities. Sanguinet and Staats was also one of the first firms to employ a large office team of architects, engineers and other support staff. The firm eventually established offices in Dallas, Wichita Falls, San Antonio, Waco and Houston and was also one of the first Texas firms to have statewide practice. Some of Sanguinet and Staats best-known works are the First National Bank Building in Houston, the Scarborough Building in Austin, the Neil P. Anderson Building in Fort Worth and the Jackson Building in Jackson, Mississippi.

In 1922, Wyatt C. Hedrick bought a partial interest in the firm and the new practice was known as Sanguinet, Staats and Hedrick. The Houston branch operated under the name of Sanguinet, Staats, Hedrick and Gottlieb, under the direction of R. D. Gottlieb, a limited partner. In 1926, Wyatt Hedrick bought Sanguinet's and Staats' shares of the firm upon their retirement. Hedrick continued to practice under his own name in Fort Worth with limited partnerships in Houston and Dallas. Until the 1950's, Hedrick had a practice that spanned over the nation and at one time was considered the third-largest architectural firm in the United States. He designed a wide range of historical and modern styles. Some of his best-known works are the Shamrock Hotel in Houston, the Medical Arts Building in Fort Worth, and many facilities for various universities including Texas Tech, Texas Christian University and the University of North Texas.

The Sam Houston Hotel was designed during the heyday of the Sanguinet, Staats, Hedrick and Gottlieb firm. During the same period, the firm was responsible for the Federal Reserve Branch Bank of Dallas Building (1921-1922), the Houston Cotton Exchange Building (1922-1924), and an addition to the First National Bank Building (1922-1925), the Houston Post Dispatch Building (1924-1926), the Medical Arts Building (1925-1926) and the Sam Houston Hotel. The tall buildings among this group conformed to a tripartite scheme but with more variety than the firm's earlier work. Projecting cornices were dispensed with and the "shaft" of the building tended to be treated more simply with a balance of verticality and horizontality, as is evident in the Medical Arts Building and in the Sam Houston. Stephen Fox describes the Sam Houston Hotel as "a lower budget version of the hotel style worked out in the Texas Hotel in Fort Worth and the Steven F. Austin Hotel in Austin."<sup>7</sup> Indeed, both hotels, especially the Steven F. Austin Hotel, are similar to the Sam Houston. As leaders in their field, the firm of Sanguinet, Staats, Hedrick and Gottlieb applied their design expertise to the Sam Houston

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<sup>7</sup> "Sanguinet and Staats in Houston, 1903-1926" by Stephen Fox, *Perspective*, Society of Architectural Historians/Texas Chapter, Vol. XII, Number 1, Spring 1983.



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National Park Service

## National Register of Historic Places Continuation Sheet

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Sam Houston Hotel  
Houston, Harris County, Texas

in a way that reflected the modest and "plain" hotel their client wanted. The Sam Houston is hence representative of high-rise hotel design in general and representative of modestly priced hotels catering to the new traveling businessman.

The Sam Houston Hotel is similar in style, size, scale, materials and massing to many downtown hotels built across Texas in the 1920s, such as Bryan's 1928 La Salle Hotel (George Louis Walling, architect; NR 2000), and the 1927 Jean Lafitte Hotel in Galveston (Andrew C. Fraser, architect; NR 1984). This type of fireproof construction, utilizing a concrete frame and brick veneer, was typical in Texas in the 1920s, and many hotel buildings and other commercial and industrial edifices marketed their 'fireproof' rooms and construction. The Sam Houston Hotel is a good example of a 2-part vertical block with restrained ornamentation, exemplifying the style in its simplicity, symmetry and detailing. The building's simple and elegant decorative elements include patterned brick on the second and tenth floors, the cast stone and limestone cornice, and the subtly stepped parapet.

### Rehabilitation Plans for Sam Houston Hotel

The rehabilitation of the Sam Houston Hotel includes re-establishing the building as a hotel under the original name. Exterior work includes the repair and replacement of windows to match the existing windows on the upper floors, and configured to match the historic light pattern on the second floor – the majority of the existing windows are in good condition. The missing balconies on the top floor will be recreated and the storefront will be reconstructed based upon what remains of the historic storefront. Entrances will be off of Prairie and San Jacinto, in the historic locations. Alternations to the historic storefront design will be made in one bay of the San Jacinto Street frontage to provide an enlarged service entrance. The roof will be replaced, historic windows on the penthouse levels will be repaired and the masonry will be repaired as required. The two historic painted signs on the party walls of the building will be left as found.

On the interior, the ground floor public spaces will be configured exactly as the historic hotel spaces were and the floor tile and ceiling treatments will be repaired and restored, including a lay-light and skylight centered on the lobby. The remainder of the ground floor will be used as a restaurant and bar, accessed from the lobby. Some form of interpretation of the historic hotel, the details of which are to be determined, is planned for both the formal hotel opening and for visitors to the hotel. The historic stair in the lobby will be restored to take visitors to the second floor to conference space and an exercise facility. The second floor will also provide access to an open-air roof deck at the rear of the building where restaurant and bar service will be available. The upper floors will serve as guest rooms. The historic corridor that served the guest rooms will be restored. The basement will be used for laundry and mechanical space.

The historic Sam Houston Hotel sign that once existed on the corner of Prairie and San Jacinto will be used as inspiration for a new sign in the same location. The flag pole will be replaced and a flag will be raised in the historic location. Sidewalk improvements by the city of Houston have been completed. Parking will be provided off-site. The rehabilitation is in the process of being certified by the National Park Service for the tax credit program. The Texas Historical Commission has reviewed the project and made recommendations that the owner is addressing in revised plans to be submitted back to the Texas Historical Commission in August of 2001. Construction began in July of 2001.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 9 Page 12

Sam Houston Hotel  
Houston, Harris County, Texas

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### Bibliography

"Book of Houston 1836-1928," Sugarland Printing Company, Sugarland, Texas

Fox, Stephen, "Sanguinet and Staats in Houston, 1903-1926." *Perspective* Vol. XII No. 1 Spring 1983

Main Street/Market Square Historic District, National Register of Historic Places district listing

#### New Handbook of Texas

"Hedrick, Wyatt Cephas"

"Sanguinet and Staats"

"Houston, TX."

"Sanguinet, Marshall Robert"

"Staats, Carl G."

Union Station, National Register of Historic Places listing

### Newspaper Articles

*Houston Post - Dispatch*. Downtown. Title Unknown, 2 October 1924.

*Houston Chronicle*. Houston Scrapbooks, TxR29, Homes, Hospitals, Hotels, 22 February 1938)

*Houston Post- Dispatch*. 10-Story Structure one of Most Modern Erected in Texas, pg.1, 1 October 1924.

*Houston Post- Dispatch*. Operators Expect To Make Hotel One Like Home To All, pg.1, 1 October 1924.

*Houston Post- Dispatch*. Don Hall is Contractor, pg. 2, 1 October 1924.

### Archives

Houston Metropolitan Research Center, Houston Public Library, Houston Photographic Collection.

Dallas Public Library, Houston Photograph Collection.

University of Texas, Architectural Drawing Archives (no drawings of the Sam Houston available).

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** less than one acre

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	15	271780	3294340

**VERBAL BOUNDARY DESCRIPTION**

Lots 1 and 2, Block 46 SSBB.

**BOUNDARY JUSTIFICATION**

Nomination includes all property historically associated with the building

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**11. FORM PREPARED BY** (with assistance from Gregory W. Smith, THC Historian)

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**NAME/TITLE:** Nancy McCoy and Terri Gilbert

**ORGANIZATION:** ARCHITEXAS, Inc.

**DATE:** March 21, 2001

**STREET & NUMBER:** 1907 Marilla

**TELEPHONE:** (214) 748-4561

**CITY OR TOWN:** Houston

**STATE:** Texas

**ZIP CODE:** 75201

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS** (see continuation sheets Figure-13 through Figure-16)

**MAPS** (see continuation sheet Map-13)

**PHOTOGRAPHS** (see continuation sheet Photo-22)

**ADDITIONAL ITEMS** (see continuation sheets Plan-17 through Plan-21)

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**PROPERTY OWNER**

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**NAME:** Spire Realty Group

**STREET & NUMBER:** 708 Main St., 2<sup>nd</sup> Floor

**TELEPHONE:** (713) 223-8200

**CITY OR TOWN:** Houston

**STATE:** Texas

**ZIP CODE:** 77002



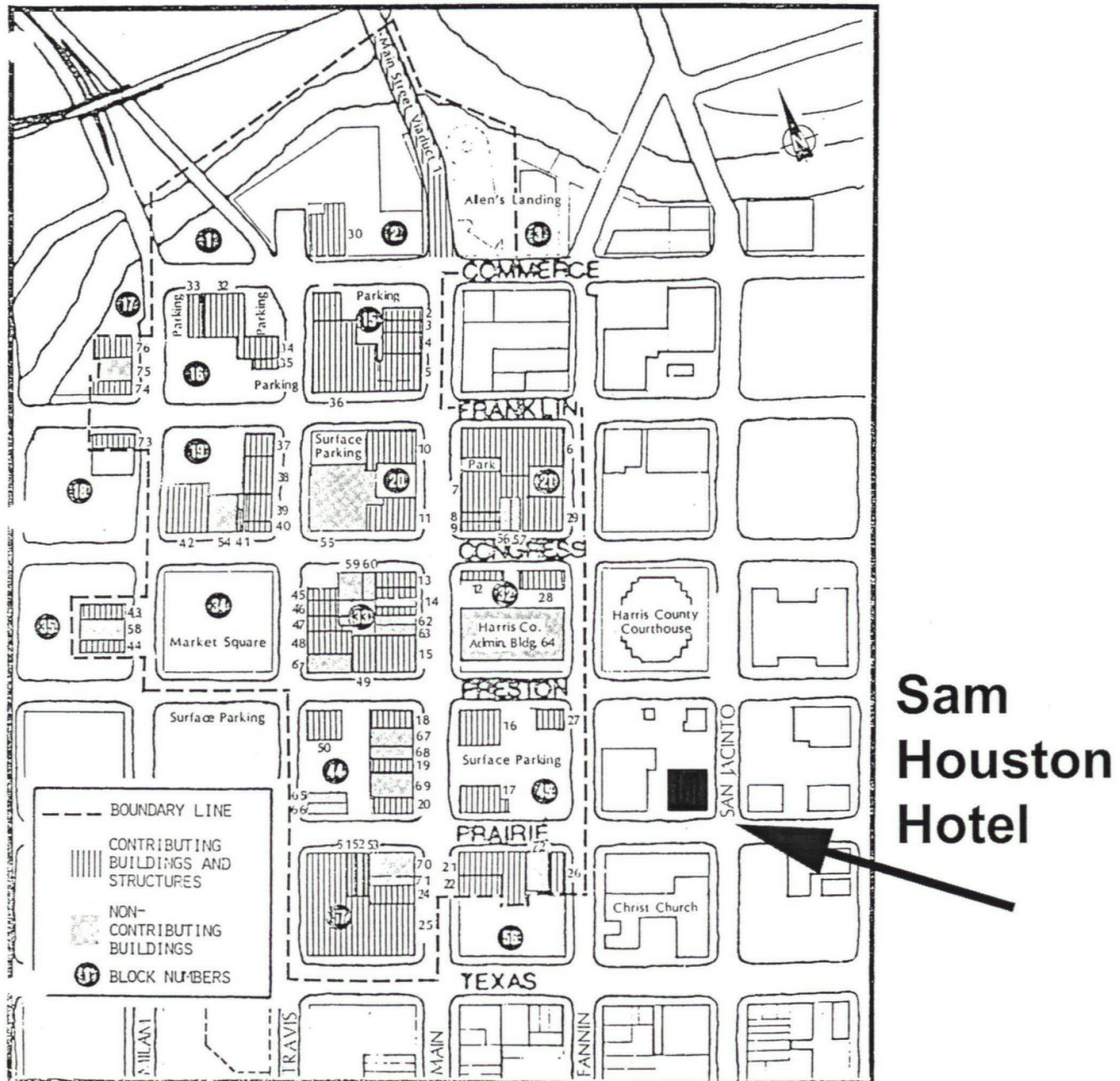
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section MAP Page 13

Sam Houston Hotel  
Houston, Harris County, Texas

Main Street/Market Square Historic District Houston, Harris County, Texas





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 14

Sam Houston Hotel  
Houston, Harris County, Texas

Southeast oblique, Prairie at San Jacinto  
Photo by Litterst Commercial Photo Co.  
Late 1920s  
Original on file at Houston Public Library





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 15

Sam Houston Hotel  
Houston, Harris County, Texas



SAM HOUSTON HOTEL — HOUSTON, TEXAS  
Postcard, 1936



Postcard, late 1950s



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section FIGURE Page 16

Sam Houston Hotel  
Houston, Harris County, Texas



Hotel letterhead (no date)



LOBBY, SAM HOUSTON HOTEL, HOUSTON, TEXAS.

107954

Postcard, 1926

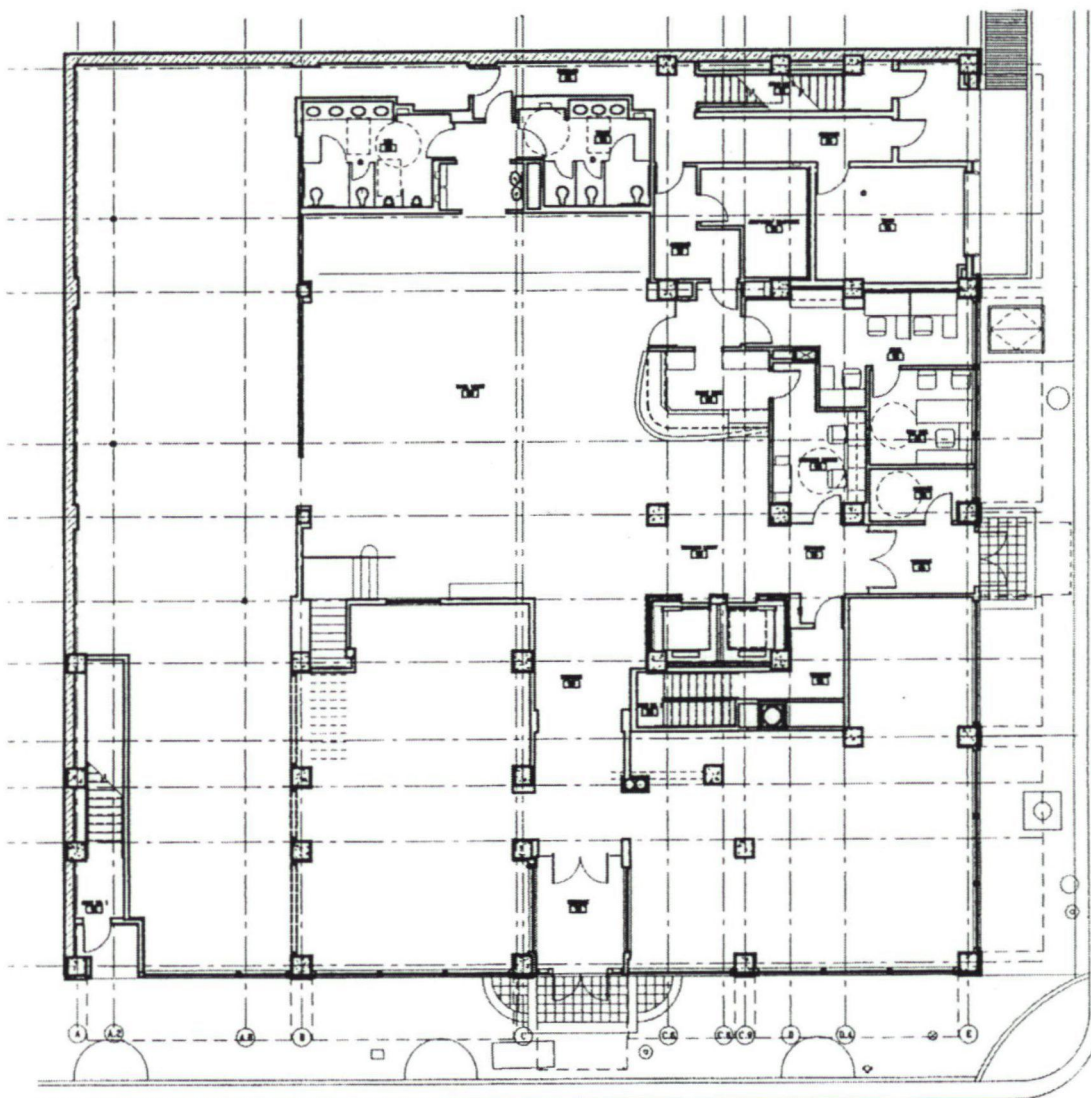
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section PLANS Page 17

Sam Houston Hotel  
Houston, Harris County, Texas

Rehabilitation plan 2001  
First floor





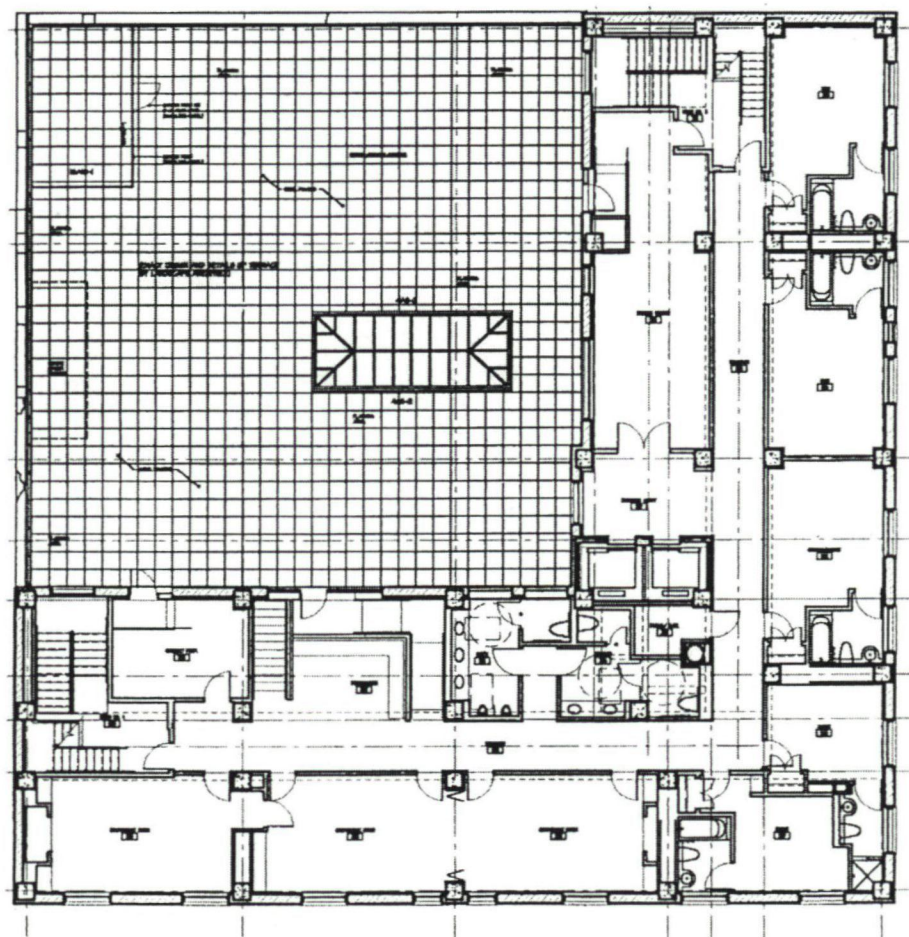
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section PLANS Page 18

Sam Houston Hotel  
Houston, Harris County, Texas

Rehabilitation plan 2001  
Second floor



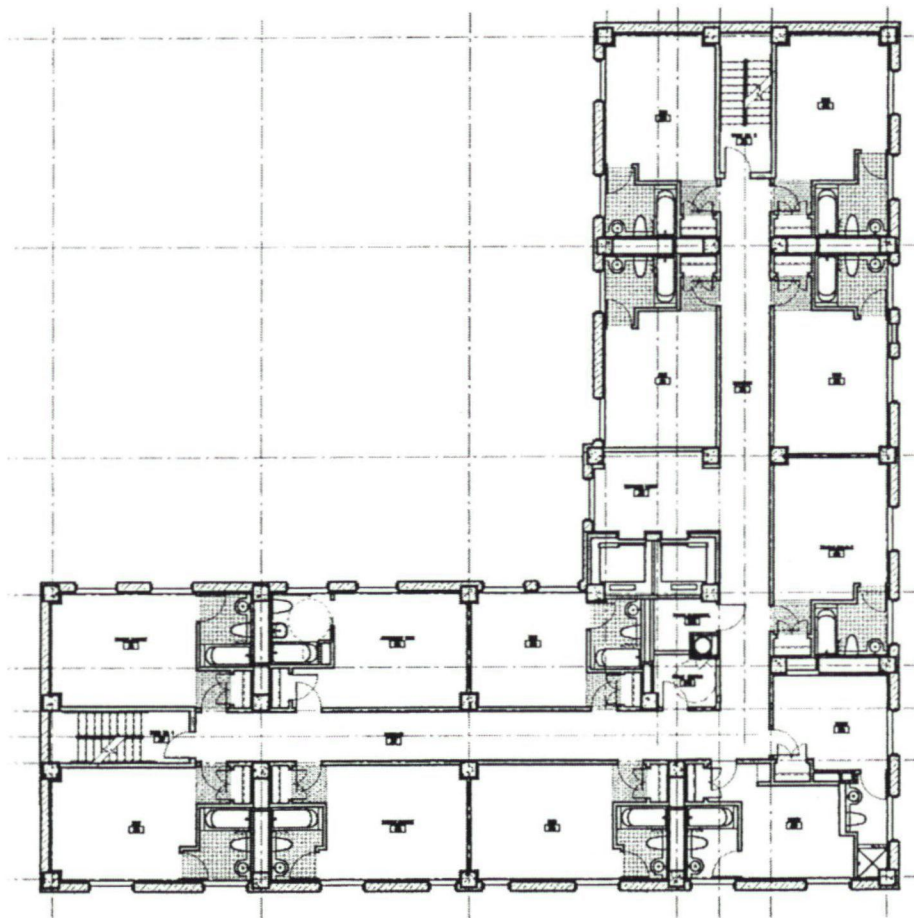
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section PLANS Page 19

Sam Houston Hotel  
Houston, Harris County, Texas

Rehabilitation plan 2001  
Typical upper floor





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PLANS Page 20

Sam Houston Hotel  
Houston, Harris County, Texas

Rehabilitation plan 2001  
South (Prairie) elevation



SOUTH (PRAIRIE) ELEVATION

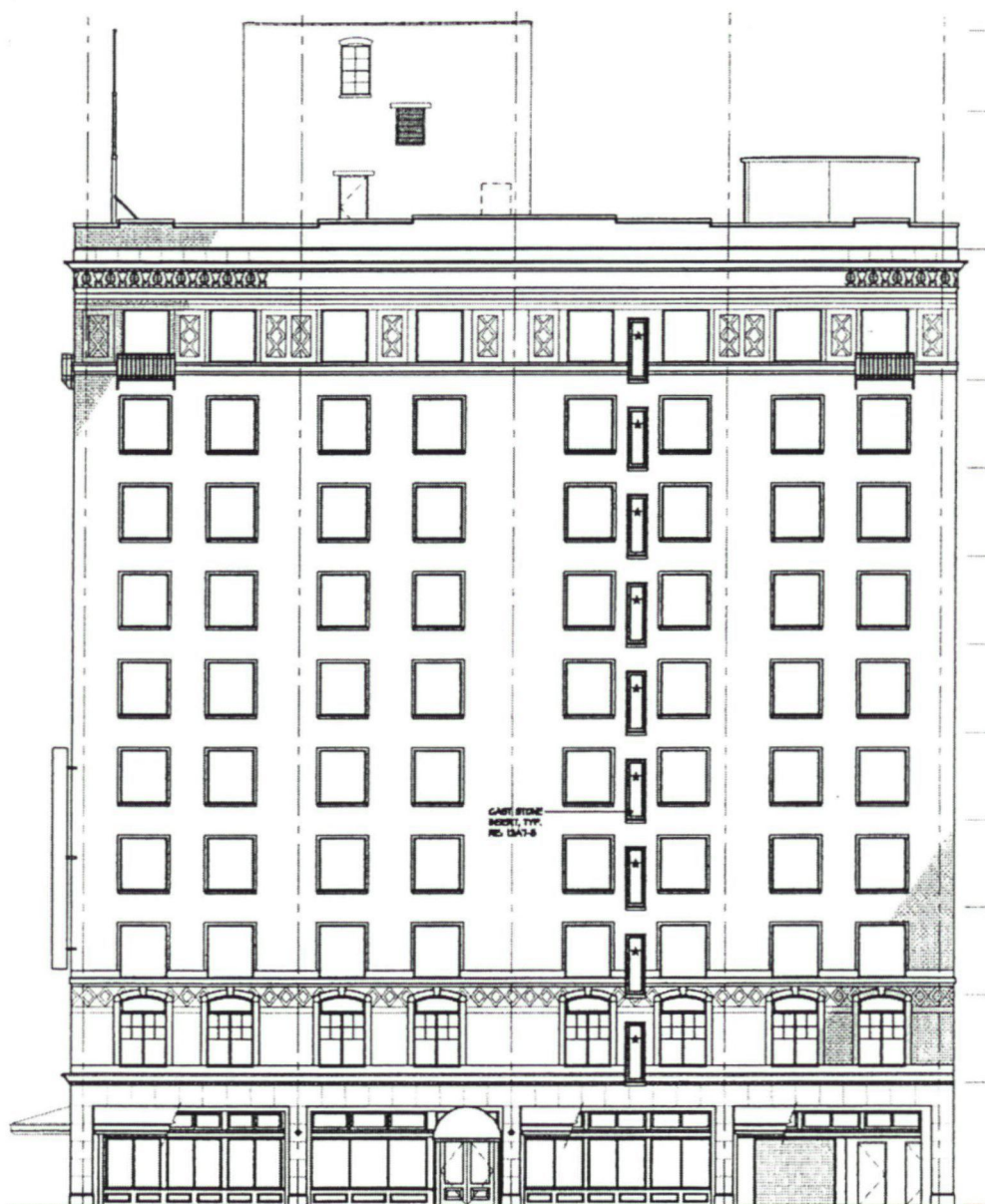
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section PLANS Page 21

Sam Houston Hotel  
Houston, Harris County, Texas

Rehabilitation plan 2001  
East (San Jacinto) elevation



EAST (SAN JACINTO) ELEVATION



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTO Page 22

Sam Houston Hotel  
Houston, Harris County, Texas

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### Photograph Log

Sam Houston Hotel  
1119 Prairie St., Houston, Harris County, Texas  
Photographed by ARCHITEXAS  
July 2001  
Negatives on file with Texas Historical Commission

West elevation (Prairie Street)  
Camera facing east  
Photo 1 of 3

Southeast oblique  
Camera facing northwest  
Photo 2 of 3

Northeast oblique  
Camera facing southwest  
Photo 3 of 3

Recommendation: SLR Return

Action: SLR Return None

DOCUMENTATION ISSUES—DISCUSSION SHEET

STATE NAME: TX COUNTY NAME Harris RESOURCE NAME Sam Houston Hotel

REFERENCE NO. 02-276 MULTIPLE NAME

Solution:

PROBLEM: Nomination asks for Appl Exit C. Integrity Issues:  
1st floor altered. All windows replaced w/different.

This is a tax act project. See comments.

RESOLUTION:

SLR: Yes No

DATABASE CHANGE:



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sam Houston Hotel

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Harris

DATE RECEIVED: 03/11/02 DATE OF PENDING LIST: 3/26/02  
DATE OF 16TH DAY: 03/27/02 DATE OF 45TH DAY: 04/25/02  
DATE OF WEEKLY LIST:

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N  
COMMENT WAIVER: N

ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Well documented nomination for moderate hotel <sup>place</sup> by the well known Texas firm of Sanguinet, <sup>associated with</sup> Hedrick and Gottlieb, known for their high-rise <sup>early rail</sup> early 20th century skyscrapers in Texas many <sup>early auto</sup> of which were hotels. Although lobby level with <sup>hand</sup> shops and ground floor entrances have been lost and windows altered building <sup>signifi-</sup> <sup>cance in its</sup> <sup>superficial</sup> <sup>design</sup> <sup>overall</sup> <sup>massing</sup> <sup>distinctive</sup> <sup>telework and</sup> <sup>fenestration on</sup> <sup>liver stones</sup> <sup>and defining cornice</sup>

RECOM./CRITERIA Accept  
REVIEWER Jude McEllen DISCIPLINE History  
TELEPHONE 343-4594 DATE 4/16/02

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

Note: Vacant since the 1970s, this hotel will be  
rehabbed with tax credits and will make  
a fine contribution to Houston legacy of  
early 20th commercial architecture.







SAM HOUSTON HOTEL  
1119 PRAIRIE STREET  
HOUSTON, HARRIS CO., TEXAS

PHOTOGRAPH 1 of 3





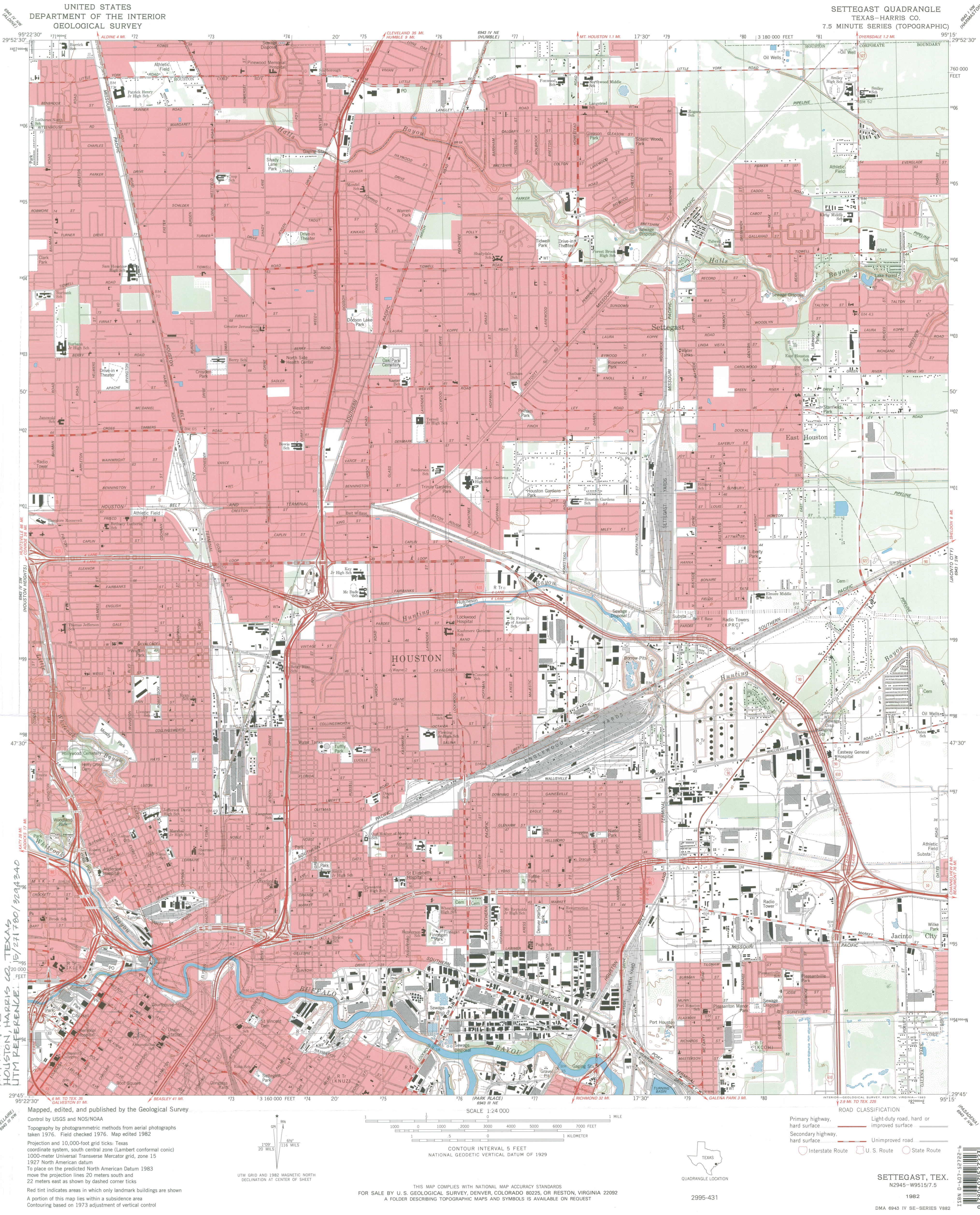
SAM HOUSTON HOTEL  
1119 PRAIRIE STREET  
HOUSTON, HARRIS CO., TEXAS  
PHOTOGRAPH 2 of 3



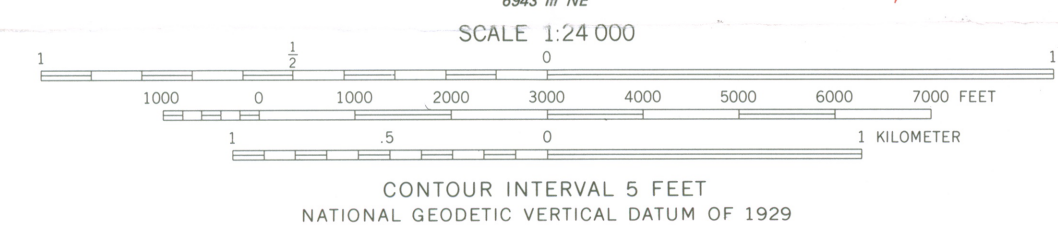
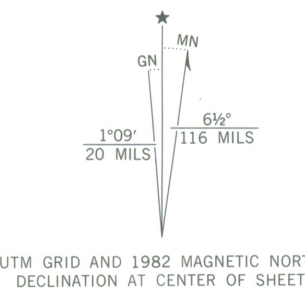


SAM HOUSTON HOTEL  
1119 PRAIRIE STREET  
HOUSTON, HARRIS CO., TEXAS  
PHOTOGRAPH 3 of 3





Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1976. Field checked 1976. Map edited 1982  
Projection and 10,000-foot grid ticks: Texas  
coordinate system, south central zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 15  
To place on the predicted North American Datum 1983  
move the projection lines 20 meters south and  
22 meters east as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
A portion of this map lies within a subsidence area  
Contouring based on 1973 adjustment of vertical control



ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route

SETTEGAST, TEX.  
N2945-W9515/7.5

1982

DMA 6943 IV SE-SERIES W882

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2995-431

