

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED FEB 22 1979

DATE ENTERED

APR 6 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Paul Building (Republic Building)

AND/OR COMMON

Republic Building

2 LOCATION

STREET & NUMBER

1018 Preston Ave.

NOT FOR PUBLICATION

CITY, TOWN

Houston

CONGRESSIONAL DISTRICT

18

VICINITY OF

STATE

Texas

CODE

048

COUNTY

Harris

CODE

201

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

William Goldapp, Sr. & William Goldapp, Jr.

STREET & NUMBER

1018 Houston First Savings Building

CITY, TOWN

Houston

VICINITY OF

STATE

Texas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Harris County Deed Records (Harris Co. Admin. Bldg.)

STREET & NUMBER

1001 Preston

CITY, TOWN

Houston

STATE

Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

none

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

<b>CONDITION</b>		<b>CHECK ONE</b>		<b>CHECK ONE</b>	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE _____
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Paul-Republic Building was constructed in 1907 and stands at the southwest corner of Preston and Fannin Streets. Rising eight stories, the structure was built of brown brick with load bearing walls. The architectural firm of Sanguinet and Staats served as the building's designers, while the Buchanan and Gilder Construction Co. was hired to erect the building.

Exhibiting elements characteristic of Chicago School commercial architecture, the Paul-Republic Building displays a Sullivanesque tripartite plan with recessed planes of windows and spandrels. The fenestration and ornamentation also illustrate the Sullivanesque influence on Sanguinet and Staats' plan. The masonry work, subtle in detail, exemplifies quality in craftsmanship and design.

The first and second floors serve as the building's base and are highlighted with terra-cotta ornamentation. A depiction of an eagle with spread wings behind a simple, unadorned cartouche caps each pier and protrudes onto the elaborate molded course which divides the second and third floors. The cartouche displays a raised "P" representing Allen Paul, the building's first owner. The heavy piers with recessed horizontal bands provide visual support for the structure and are crowned with a fret capital. Although the first floor was altered in the 1950's with an insensitive veneer, the second level features the original Chicago style windows with a broad 1/1 central light. The main entrance pierces near the west corner of the Preston Avenue facade. The original cornice and dentils cap the portal; however, the Sullivanesque detailing which framed the entrance was covered in the 1950's.

The central portion of the Sullivanesque tripartite scheme extends from the third to the seventh floor and reflects a popular construction style for early twentieth century commercial buildings. Emphasizing the vertical piers and recessed windows and spandrels, this section contains the majority of the building's office space. One over one windows originally pierced this portion, but have been replaced with 2/2 sash windows. Old photographs of the building reveal the names of many of the tenants painted onto the windows. Segmental arches cap the 7th floor windows. The Preston Street facade displays an ABA rhythm, with the three central windows grouped into a single bay which is flanked by a set of paired windows on either side. The Fannin Street elevation exhibits a symmetrical facade with three identical bays.

(see continuation sheet)

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Divided from the middle section by a corbel course, the top portion contains the eighth floor and a parapet wall. Originally, a simple dentilled cornice crowned the eighth level, but was removed, possibly during the 1950's. Ornate terra cotta cartouches highlight the eighth floor and are connected by egg and dart ornamentation. Smooth terra cotta pilasters and thick brick piers separate the openings.

The current owners plan to rehabilitate the structure for use, once again, as office space. Among their plans are the removal of the modern fabric on the first floor and exploration of various methods of replacing the cornice.

# 8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1907 BUILDER/ARCHITECT Buchanan & Gilder Const; Sanguinett & Staats

STATEMENT OF SIGNIFICANCE

The Paul-Republic Building at 1018 Preston presents a good example of early twentieth century Chicago School commercial architecture in Houston and stands as one of the city's oldest skyscrapers. Located near the county courthouse, the structure provided offices for many of the city's most prominent attorneys, and for a brief period, served as the meeting place of the United States District Court for Houston. The building remains within an area becoming engulfed by Houston's rapidly expanding central business district. Many similar buildings of the same vintage in the vicinity have been razed to allow the construction of modern, high-rise structures. As a result, the Paul-Republic Building represents an important architectural and historical link to Houston's turn of the century development.

Allen Paul, a local realtor, commissioned the Dallas-Fort Worth architectural firm of Sanguinett and Staats to design an office building near the county courthouse. Sanguinett and Staats was a popular firm throughout Texas during the first two decades of this century. Displaying a wide diversity of styles, many of their buildings are listed on, or nominated to, the National Register and include the Anderson Building in Fort Worth, the Wilson Building in Dallas, Prairie School and Neo-Classical Revival residences in Dallas' Swiss Avenue Historic District, and several houses along Courtlandt Place in Houston. For the Paul Building, the architects employed a Commercial Style design highlighted with terra-cotta ornamentation. Upon completion, the structure stood as one of the largest commercial buildings in Houston.

The original town survey reserved the block now occupied by the Paul-Republic Building for the county courthouse, but prior to 1873 the courthouse relocated one block diagonally to the northeast of its initial site, thus allowing the original square to be developed for commercial use. By 1907, Allen Paul erected his eight-story building at the northeast corner of the block, just across the street from the courthouse.

(see continuation sheet)

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The proximity of the Paul Building to the county courthouse encouraged numerous attorneys and other law-related professionals to locate in the structure. The building's significance to the legal trade increased when, in 1910, the United States District Court convened on the second floor, and the U. S. District Attorney and Marshall, along with jury rooms, located on the third floor. Early photographs of the building illustrate the desire of many of Houston's prominent attorneys to maintain offices in the Paul Building. The names of these lawyers were painted on many of the windows and were clearly visible from the street.

Other tenants through the years included the Kloppenburg and Walker Drug Company (Paul served as President and Ross Sterling, later Governor of the state, was Vice-President), the Galveston-Dallas News, oil companies, accountants, realtors, dentists, life insurance companies, and the Y.M.C.A.

The structure's name has been changed several times since its completion in 1907. Originally called the Paul Building, the edifice became known as the Hoffman Building in 1918. Two years later, the Turnbow Oil and Refining Company rented office space on the second floor, and the structure became known as the Turnbow Building. It obtained its present name, the Republic Building, in 1923.

Like so many other similar buildings in the area, the structure has been neglected in recent years and has remained virtually unoccupied since 1970. The current owners, recent purchasers of the building, plan to rehabilitate it and return it to its position as an important office building near the courthouse.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

National Register submission prepared by William Goldapp, filed at Texas Historical Commission.

Whiffen, Marcus. American Architecture Since 1780 -- A Guide to the Styles. M. I. T. Press: Cambridge, Massachusetts, 1969.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Settegast, Tex.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,5 27,17,4,0 3,2,9,4,4,2,0

B               

    ZONE EASTING NORTHING

    ZONE EASTING NORTHING

C               

D               

E               

F               

G               

H               

VERBAL BOUNDARY DESCRIPTION A rectangular tract of land fronting 51 feet more or less on the Westline of Fannin St. with a depth of 61 feet more or less on the Southline of Preston Avenue in the city of Houston, and being described as being part of lot 5, block 45, on the original town plat.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

# 11 FORM PREPARED BY

NAME / TITLE

David Moore, Research Assistant

ORGANIZATION

Texas Historical Commission

DATE

January 31, 1979

STREET & NUMBER

P. O. Box 12276

TELEPHONE

512-475-3094

CITY OR TOWN

Austin

STATE

Texas 78711

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL x

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE State Historic Preservation Officer

DATE February 12, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles R. Hume  
KEEPER OF THE NATIONAL REGISTER

DATE 4.6.79

ATTEST: William Lebovich  
CHIEF OF REGISTRATION

DATE April 6, 1979



#1074

Aerial east oblique view  
ca. 1940  
Paul-Republic Building  
1018 Preston  
Houston, Harris County, Texas  
Photo courtesy of William Goldapp, Sr.  
& William Goldapp, Jr. (owners)

FEB 22 1979

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#2074

Detail of upper floors  
1978  
Paul-Republic Building  
1018 Preston  
Houston, Harris County, Texas  
Photo courtesy of owners,  
William Goldapp, Sr. & William Goldapp, Jr.

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HUGHES  
FINANCE CO.  
LOANS

LOANS

AAA  
FINANCIAL

#30f4

East oblique view

1978

Paul-Republic Building

1018 Preston

Houston, Harris County, Texas

Photo courtesy of owners, William Goldapp, Sr.  
and William Goldapp, Jr.

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HOTEL  
STRATFORD

MASTERS BAKERY  
THE BREADSTREET  
CAKE  
CONFECTIONERY  
AND ICE CREAM

PORTINA  
SUNSHINE  
COAL  
SUNSHINE  
SUNSHINE

PUBLIC DRUG CO. No. 2

PUBLIC  
DRUG  
SODA

Excelsior  
Foley's  
Dry Foot

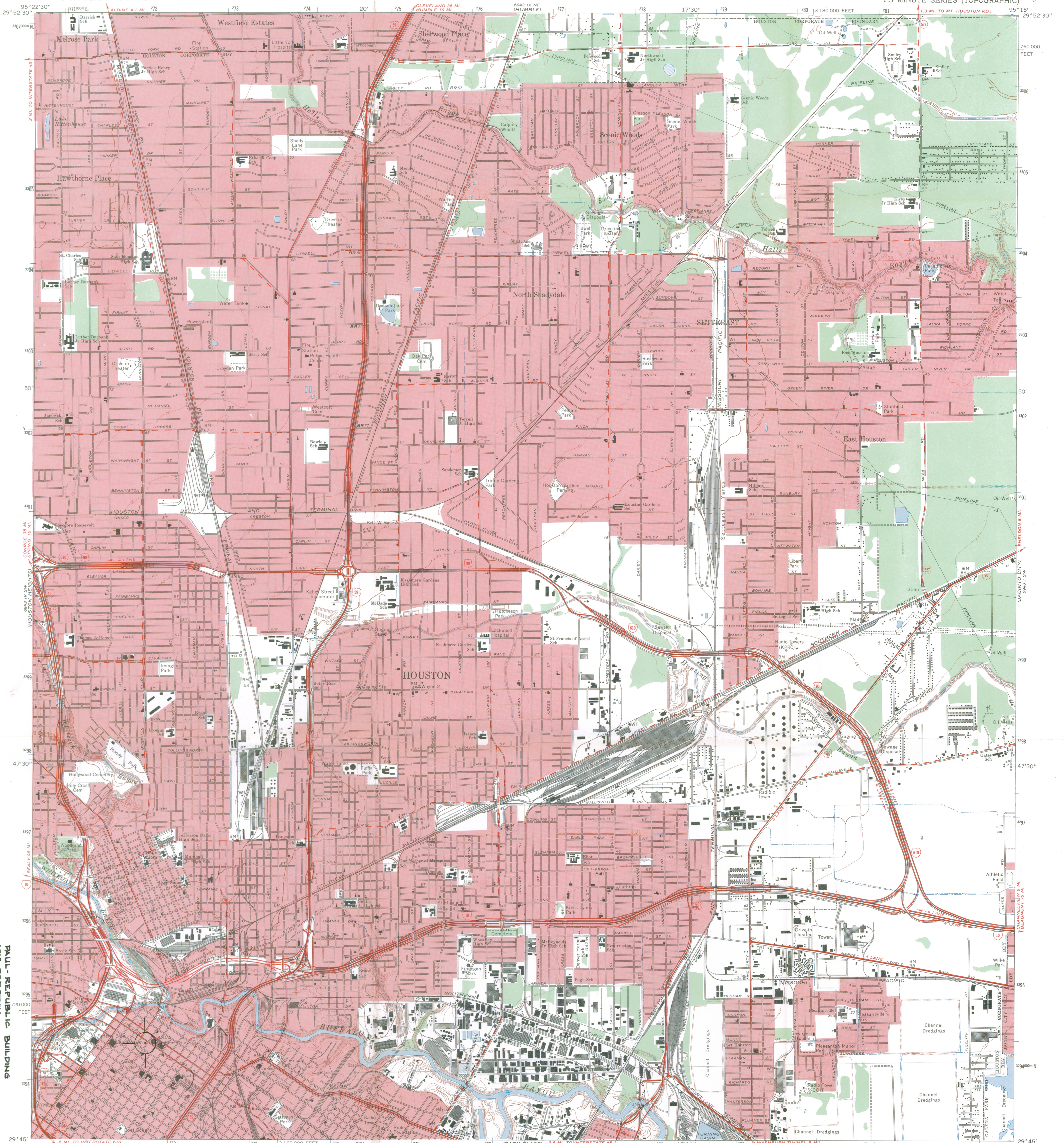
1907

#4084

East oblique view  
ca. 1915  
Paul-Republic Building  
1018 Preston  
Houston, Harris County, Texas  
Photo courtesy of owners, William Goldapp, Sr.  
and William Goldapp, Jr.

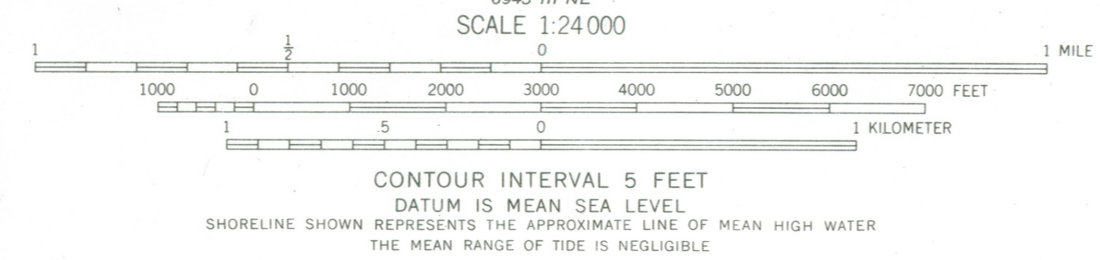
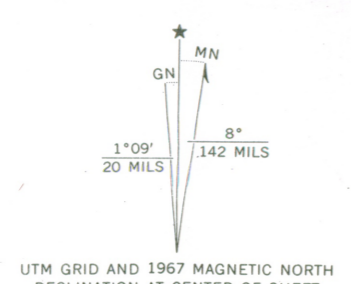
FEB 22 1979

APR 6 1979



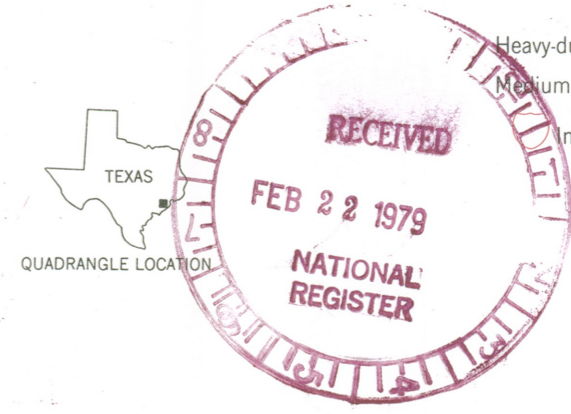
PAUL-REPUBLIC BUILDING  
1016 PRESTON  
HOUSTON, HARRIS COUNTY, TEXAS  
UTM REFERENCE:  
15/271740/5294420

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Planimetry by photogrammetric methods from aerial photographs taken  
1966. Topography enlarged from 1:31 680-scale AMS map of Settecast  
Quadrangle. Original map by planetable surveys 1943. Revised 1967  
Polyconic projection. 1927 North American datum.  
10,000-foot grid based on Texas coordinate system, south central zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route



APR 6 1979 SETTECAST, TEX.  
N2945—W9515/7.5

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered APR 6 1979

Name

Location

Paul Building (Republic Building)

Houston  
Harris County

Also Notified

Honorable Lloyd M. Bentsen

Honorable John C. Tower  
Honorable Mickey Leland

State Historic Preservation Officer  
Mr. Truett Latimer  
Executive Director  
Texas State Historical Commission  
P.O. Box 12276, Capitol Station  
Austin, Texas 78711

NR Byers/bjr 4/9/79

For further information, please call the National Register at (202)343-6401.