

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

MAY 9 1980

Continuation sheet

Item number 4, 7, 8, 10

Page 105

Site No. 105 (final)

NAME	Heights Boulevard	COUNTY	Harris	BLOCK	
ADDRESS	Heights Boulevard from White Oak Bayou to 20th Street	CITY	Houston	LOT	
ARCHITECT/BUILDER	O. M. Carter-developer	UTM	* (see below)		
OWNER	City of Houston	DATE	1892-93	PERIOD	1900--
	P. O. Box 1562, Houston, Texas 77001	STYLE			
		THEME			

DESCRIPTION Devided boulevard with three lanes of traffic on both sides of a twenty-foot wide esplanade. This grassy area is lined with palms, oleanders, and other attractive vegetation. The boulevard runs north-south and is broken at each cross street.

Building material: wall	-----	roof	-----
Physical condition	excellent	site: original	X or moved _____ date _____
Alterations	none		

SIGNIFICANCE This street with its esplanade was planned as the focus of the new town of Houston Heights in 1892-93. It was developed as such, and was the first street in the area to be paved; the street railway followed its course, and the boulevard was the site of the construction of some of the earliest and finest houses in the Heights. Strict restrictions were established originally to preserve the atmosphere here, but\*\*

Area of significance community planning level of significance local

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER \_\_\_\_\_

ORIGINAL USE as boulevard PRESENT USE as boulevard

RELATIONSHIP TO SURROUNDINGS Focus of neighborhood; buildings along it range from fine two-story older houses to modern apartment complexes.

ACREAGE/BOUNDARY DESCRIPTION 17 1/4 acres

BIBLIOGRAPHY Sister M. Agatha (1956)

RECORDED BY	<u>K. L. London</u>	INFORMANT	
DATE	<u>April 13, 1980</u>	PHOTO DATA	<u>8x10, Tex. Hist. Commission</u>

\*Zone 15 E 268,230 N 3,295,460 to Zone 15 E 268,230 N 3,299,260

\*\*these ran out. Heights Boulevard serves as the visual and social center of the neighborhood still.



United States Department of the Interior  
National Park Service

Substantive Review

Heights Boulevard (Houston Heights MRA)  
Harris County  
TEXAS

Working No. MAY 9 1983

Fed. Reg. Date: \_\_\_\_\_  
Date Due: 6/9/83 - 6/23/83

Action:  ACCEPT \_\_\_\_\_  
 RETURN 6/22/83  
 REJECT \_\_\_\_\_

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Resource is inadequately defined, physically. It is not clear what exactly is being nominated and should be preserved. See comments under #7 & 10.*

Recom./Criteria Return  
Reviewer Gisvond  
Discipline Historian  
Date 6/22/83  
see continuation sheet

X Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

X 3. Classification *is this a structure? a site? See #7 below*

Category	Ownership	Status	Present Use
<input type="checkbox"/>	<input type="checkbox"/> Public Acquisition	<input type="checkbox"/> Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

X 7. Description

Condition:		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unreposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

*while the route may be unaltered, surely the Boulevard has been: new paving, ~~removal~~ removal of street car line, etc.*

*what is being nominated? what is the physical entity that is significant and should be preserved: the route itself as a site regardless of the physical character of the road, but presumably including ~~the~~ natural elements of the landscaping? or is this important as a structure as well as a site? Are there significant remnants of historic materials: original shell paving (lower part, #8, p. 2), historic street furniture, remnants of the railway tracks, etc.?*



## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource -
- context
- relationship of integrity to significance
- justification of exception
- other

*weak, but context established in cave form.*

## 9. Major Bibliographical References

## 10. Geographical Data

Acres of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UMT References \_\_\_\_\_

Verbal boundary description and justification

*Please provide VBD - be precise*

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

State Historic Preservation Officer signature \_\_\_\_\_

Title \_\_\_\_\_ date \_\_\_\_\_

## 13. Other

- Maps
- Photographs
- Other

*one photograph for a property this extensive is often not sufficient to represent all aspects of the resource. Please give careful consideration as to whether this photograph adequately and thoroughly conveys the significance of the nominated property. Provide more photos if necessary.*

*Please mark the boundaries on the USGS and the sketch maps.*  
Questions concerning this nomination may be directed to \_\_\_\_\_

Signed *Bob Grosvenor*

Date *6/22/83*

Phone: 202 *272-3504*  
*343-4545*

Comments for any item may be continued on an attached sheet



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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received **MAY 9 1983**  
date entered

Continuation sheet

Item number 4, 7, 8, 10

Page 105

Site No. 105 (final)

NAME Heights Boulevard Esplanade COUNTY Harris BLOCK \_\_\_\_\_  
 ADDRESS Heights Boulevard from White Oak Bayou to 20th Street CITY Houston LOT \_\_\_\_\_  
 ARCHITECT/BUILDER O. M. Carter-developer UTM \* (see below)  
 OWNER City of Houston DATE 1892-93 PERIOD 1900--  
P. O. Box 1562, Houston, Texas 77001 STYLE \_\_\_\_\_  
 THEME \_\_\_\_\_

DESCRIPTION Divided boulevard with three lanes of traffic on both sides of a twenty-foot wide esplanade. This grassy area is lined with palms, oleanders, and other attractive vegetation. The boulevard runs north-south and is broken at each cross street.

Building material: wall ----- roof -----  
 Physical condition excellent site: original X or moved \_\_\_\_\_ date \_\_\_\_\_  
 Alterations Some changes in plantings and improvements, tracks removed.

SIGNIFICANCE This street with its esplanade was planned as the focus of the new town of Houston Heights in 1892-93. It was developed as such, and was the first street in the area to be paved; the street railway followed its course, and the boulevard was the site of the construction of some of the earliest and finest houses in the Heights. Strict restrictions were established originally to preserve the atmosphere here, but\*\*

Area of significance community planning Level of significance local

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER \_\_\_\_\_

ORIGINAL USE as boulevard PRESENT USE as boulevard

RELATIONSHIP TO SURROUNDINGS Focus of neighborhood; buildings along it range from fine two-story older houses to modern apartment complexes.

ACREAGE/BOUNDARY DESCRIPTION 17 1/4 acres \*\*\*

BIBLIOGRAPHY Sister M. Agatha (1956)

RECORDED BY K. L. London

INFORMANT \_\_\_\_\_

DATE April 13, 1980

PHOTO DATA 8x10, Tex. Hist. Commission

\*Zone 15 E 268,230 N 3,295,460 to Zone 15 E 268,230 N 3,299,260

\*\*these ran out. Heights Boulevard serves as the visual and social center of the neighborhood, and remains a source of great community pride. Several later Houston neighborhoods such as River Oaks and Courtland Place followed the Heights Boulevard example of a central boulevard as a neighborhood showpiece.

\*\*\* Nominated is the esplanade between east (northbound) and west (southbound) portions of Heights Boulevard from 20th Street to White Oak Bayou.

APR 9 1984

APR 9 1984



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Continuation sheet

Item number

Page 3 of 10

Multiple Resource Area  
Thematic Group

Name Houston Heights Multiple Resource Area  
State Texas

Nomination/Type of Review

Date/Signature

21. Hawkins House

Entered in the  
National Register

for Keeper Melora Byers 5/14/84

Attest

22. Heights Boulevard

Substantive Review

Esplanade

Keeper Beth Grosvenor 5/14/84

Attest

23. Heights Christian Church

Entered in the  
National Register

for Keeper Melora Byers 6/22/83

Attest

24. Heights State Bank Building

Entered in the  
National Register

for Keeper Melora Byers 6/22/83

Attest

25. House at 1111 Heights  
Boulevard

Entered in the  
National Register

for Keeper Melora Byers 5/14/84

Attest

26. House at 112 W. 4th Street

Entered in the  
National Register

for Keeper Melora Byers 5/14/84

Attest

27. House at 1210 Harvard Street

Entered in the  
National Register

for Keeper Melora Byers 5/14/84

Attest

28. House at 1227 Rutland Street

Entered in the  
National Register

for Keeper Melora Byers 5/14/84

Attest

29. House at 1230 Oxford Street

Entered in the  
National Register

for Keeper Melora Byers 5/14/84

Attest

30. House at 1237 Rutland Street

Entered in the  
National Register

for Keeper Melora Byers 6/22/83

Attest



NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

*Substantive Review*

Heights Boulevard Esplanade  
(Houston Heights MRA)  
Harris County  
TEXAS

Working No. 5/9/83

Fed. Reg. Date: 2.5.85

Date Due: 5/24/84

Action:  ACCEPT 5-14-84

RETURN

REJECT

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Now it is not the actual street that is being nominated, but the landscaped median strip. This appears to be a reasonable measure to represent the importance of the thoroughfare that provided the focus for the neighborhood's development.*

Recom./Criteria Accept - C

Reviewer G. Gooden

Discipline Historian

Date 5/14/84

\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

- |                                    |                                       |                                           |
|------------------------------------|---------------------------------------|-------------------------------------------|
| Condition                          | Check one                             | Check one                                 |
| <input type="checkbox"/> excellent | <input type="checkbox"/> unaltered    | <input type="checkbox"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> altered      | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair      | <input type="checkbox"/> deteriorated |                                           |
|                                    | <input type="checkbox"/> ruins        |                                           |
|                                    | <input type="checkbox"/> unexposed    |                                           |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



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**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

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Verbal boundary description and justification

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**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_\_ national      \_\_\_\_\_ state      \_\_\_\_\_ local

State Historic Preservation Officer signature

title

date

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_







Heights Blvd. (from <sup>south</sup> 18th)

#7

Houston Heights  
Site No. 105, Heights Boulevard  
Houston, Texas 77007 and 77008  
Photo: K. L. London, 1980  
On file, Texas Historical Commission  
Looking south from 18th Street

Photo 1 of 127

MAY 9 1983

1







Houston Heights

Site No. 105, Houston Heights Blvd. Esplanade

Houston, Harris County, Texas

Photo: John Ferguson, February 1984

On file: Texas Historical Commission, Austin, TX

Intersection of 5th St. looking north

Photo 127A of 127

APR 9 1984







Houston Heights

Site No. 105, Houston Heights Blvd. Esplanade

Houston, Harris County, Texas

Photo: John Ferguson, February 1984

On file: Texas Historical Commission, Austin, TX  
Intersection of 8th St., looking South

Photo 127B of 127

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Houston Heights

Site No. 105,, Houston Heights Blvd. Esplanade

Houston, Harris County, Texas

Photo: John Ferguson, February 1984

On file: Texas Historical Commission, Austin, TX  
Intersection of 13th St., looking north

Photo 127C of 127

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Houston Heights

Site No. 105, Houston Heights Blvd. Esplanade

Houston, Harris County, Texas

Photo: John Ferguson, February 1984

On file: Texas Historical Commission, Austin, TX

Intersection of 16th St., looking south

Photo 127D of 127

APR 9 1984



Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000847