

United States Department of the Interior
National Park Service

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

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received JUL 3 1984

date entered AUG 2 1984

1. Name

historic Sheridan Apartments

and or common

2. Location

street & number 802-804 McGowen ST. N/A not for publication

city, town Houston N/A vicinity of

state Texas code 048 county Harris code 201

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name J.H. Hollyfield and Philip Biondolillo

street & number 1001 Westheimer

city, town Houston N/A vicinity of state Texas 77006

5. Location of Legal Description

courthouse, registry of deeds, etc. Harris County Courthouse

street & number 1001 Preston

city, town Houston state Texas

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? ☐ yes ☒ no

date 1984 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

A three-story apartment building constructed in 1922, the Sheridan combines a progressive treatment of classical elements with some Italianate references in its detailing. The structure stands in good condition with no alterations or additions. Proto-modern windows, perhaps conceived from the Arts and Crafts tradition; a prominent, bracketed roof parapet; and the three entry bays with strong vertical emphasis and well-designed, light-filled interiors contribute to the special character of this building.

The Sheridan is located on the southeast corner of McGowen and Milam streets, in the Baseball Addition, Harris County, Houston, Texas. It is across McGowen Street from the R.C. Duff House (1910), designed by architect George Freuhling. In addition to numerous vacant lots nearby, one- and two-story commercial buildings and warehouses dominate the surrounding property. While this area was never a solid residential neighborhood, it was primarily a shady, suburban area of churches, large and medium-sized houses, and a few apartments such as the Sheridan. The Duff House and the Sheridan stand today as important landmarks of this old Houston neighborhood.

L-shaped in plan, the Sheridan faces northeast, and has three stories and a small basement filled with nonfunctioning mechanical equipment. It is of masonry construction covered with a peach-colored stucco. The flat, composition-shingle roof is obscured on the north and west elevations by a sloped parapet of red terra-cotta barrel tiles. This hood-like element extends around the corners to the rear and side elevations, giving visual continuity to the public facades. On the soffits, orthogonal lattice work is decoratively employed. Large stylized brackets uphold the parapet which extends generously to provide a wide overhang. At each of three entry bays, the roofline is raised and curves into the tiled parapet. Red brick is also used on the two decorated facades as facing around the entrances, and as a deep base rising nearly five feet from a concrete foot which extends all around the building. The brick in the upper floors underscores the windows at the sill level, and frames the stairwell windows in a double, vertical line of headers.

The Milam Street elevation (northwest) is composed of a projecting entry bay off-centered slightly to the southwest, flanked by two regular bays on one side (southwest) and two and a half bays on the other (northeast). Reading from left to right, the first bay has a pair of windows; the second, irregular bay has a smaller bathroom window and then the window pair; and the projecting entrance bay prominently decorated. The fourth bay again has a pair of windows, but the fifth bay has a triple window. All of the windows are framed in wood, and painted white, as is all the painted trim. The apartment windows have double sashes with an unusual pattern of panes in the upper sash over a single pane. Two vertical muntins create long, narrow panes to the outside crossed at the top with two horizontal muntins. The mullions of the triple window are also of wood. Inset, stylized, red-and-green tile pendants punctuate the brackets upholding the parapet. Glass-paneled double doors open into the stairwell in the entry bay at ground level. The floor of square red tiles extends beyond the interior in front of the doors. Neo-classical moldings employed both vertically and horizontally above

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

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

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received

date entered

Continuation sheet

Item number 7

Page 1

the doorway incorporate triglyphs, urns, and dentils in plaster relief. At the level of the two interior stair landings, a wooden-casement window occurs and exhibits an elaboration of the same panel configuration of the other windows. A multi-paned transom, again with the same rectilinear pattern, is found over the upper window. Above this a plaster plaque with "SHERIDAN" is framed by a decorative, stylized element in bas-relief. Vertical emphasis is given to this entry bay through a Neo-classical pilaster-like brick course crowned with a stylized plaster capital.

On the McGowen Street elevation (northeast) the basic elements of the Milam Street facade are repeated. However, this side is longer and is symmetrical. The bays, articulated by the roofline brackets proceed in a 1/2/3/2//2/3/2/1 pattern, with the first bay containing a single double-sash window; the second, a triple window; while the third repeats the pattern of the entry bay. The two entry bays on this facade do not project as does the one on Milam Street.

On the southwest and southeast elevations the windows have double sashes with one-over-one lights. Other than the wrapping of the roof and brick base around the corner from the main facade, these sides are of unadorned stucco. Two metal, exterior fire escapes are visible, as well as a chimney which rises above the roof from the middle of the south side. Two rear exit doors lead from enclosed back staircases. And a woodframe porch element, which appears to have been original, is located in the second and third story of the southeasternmost corner of the building. This porch has been enclosed on the second floor. Between the two legs of the "L" small exterior catwalks act as back porches on the second and third floors. What may have been a landscaped court in the rear of the building is now a parking lot.

On the interior of the Sheridan are 15 apartments of three different floor plans. Six two-bedroom apartments are placed on the ends of the McGowen Street elevation, while six one-bedroom apartments lie within the two entry bays. Three additional apartments can be entered, one per floor, from Milam Street and have one bedroom and a solarium or sunroom at the southwest corner. All 15 apartments have living rooms, dining rooms, a kitchen, bath, and closets. All also have access to a back stair. Ventilation is provided by the stairwells, and there is cross ventilation within each apartment. Although the rooms are small, the abundance of windows, high ceilings, and architectural detailing give these living spaces a generous feeling. Pine flooring, tiled baths (usually with original fixtures such as ball-and-claw tubs), deep moldings at the floor and ceiling, brass fixtures, glass-paneled kitchen cabinets, and plaster walls all contribute to the early-twentieth-century ambiance. Where the triple windows occur, a sunroom was originally setoff on the interior by a set of French doors that echoed the glazing patterns of the exterior windows. In some cases these doors have been removed to create a single large living space. Otherwise the configurations of the apartments are original.

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

2

Best evidence indicates that construction was begun early in 1922, and that the apartments were almost all occupied by mid-1923. No alterations to the original spaces have occurred other than interior repainting or refinishing. The current owners plan a restoration project which will include replacing missing fixtures, painting, sanding the floor, and the like as well as stepped-up maintenance.

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 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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1922 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Sheridan Apartments represent an important period in the architectural development of Houston's inner residential neighborhoods. Multiple-unit apartment buildings had become fashionable in the 1920s and early 1930s, although few have survived intact. The Sheridan was constructed as an investment by a prominent attorney, Robert C. Duff, whose residence stands across the street.

The first quarter of the twentieth century saw a new building type appear in Houston: the apartment building. While the city had large tracts of available land for single-family residential construction, it was still considered more desirable to live close to the city's business district. This led to the construction of a number of multiunit apartment buildings, mainly located near Main Street, to the southwest of the downtown business district. Many of these structures have been demolished during the city's post-World War II building boom. Although the Sheridan cannot claim the elegance of the Beaconsfield (National Register, 1983), it is of importance because it has undergone no significant alterations since its erection.

The property on which the Sheridan Apartments stand was acquired by Robert C. Duff on September 3, 1919, with construction of the building starting in 1922. The building was fully occupied by mid-1923. Robert C. Duff, who built and owned the Sheridan, was a cultural, social and business leader in Houston and considered one of the legal giants of Texas. He was a lawyer and the son of another well-known attorney, George Washington Duff, in Brazoria County, Texas. His brother, F.J. Duff, also a lawyer and Robert's partner, later became a judge in Beaumont. Another brother, J.E. Duff, was a Beaumont banker who became a pioneer oil operator and a partner in H.R. Cullen's first oil strike in the Pierce Junction Field.

While still in Beaumont, Robert Duff was elected in 1902 to the Twenty-Eighth Texas State Legislature, representing Jefferson and Orange counties. The Beaumont law firm of F.J. and R.C. Duff was appointed division attorneys in 1900 for the Santa Fe Railroad at Beaumont. From then on, Robert Duff was involved in the purchase, merger, and sale of a number of railroads, and served as officer and director of them. He came to Houston in 1909, as a result of extending the Beaumont, Sour Lake and Western Railway Company from Sour Lake to Houston and was one of the original directors of the Houston Belt and Terminal Railway Company. He also became a partner with J.M. West, and held vast timber lands and a lumber mill.

Robert Duff continued buying, managing, extending and selling railroads until the "Great Depression" of the 1930s, when he lost most of his personal fortune trying to save the Waco, Beaumont, Trinity and Sabine Railway Company. He was also involved

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

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

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 1

in banking. He was one of the six organizers in 1912 of the National Bank of Commerce in Houston which, after various mergers, became the present Texas Commerce Bank. After Mr. Duff had to sell his home at 803 McGowen, he lived out his remaining years in an apartment at the Cotton Hotel (now the Montagu), continuing his business and legal activities at a much reduced rate. He died in December of 1942.

The Sheridan is the only building still intact and on its original site which belonged to Robert Duff, one of Houston's early entrepreneurs who, with his wife, contributed much to the legal, business, and cultural development of the city.

9. Major Bibliographical References

Houston City Directories, 1919 through 1939.
Chicago Title Co., Deed records, Houston, Vol. 438, page 8.
Men of Texas. Houston, published by The Houston Post, 1903.
Texas Commerce Bank records on file with the Bank, Houston, Texas.

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Baseball Park Addition

Quadrangle scale 1:24000

UTM References

A 1 5 2 7 10 2 6 10 3 2 9 2 8 2 0
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Tract 1, Block 3, Baseball Park Addition, as follows: Beginning at a point, an iron pipe for corner, the same being the intersection of the East line of Milam Street and the South line of the McGowen Avenue as shown on map of (see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Barbara A. (Barrie) Zimmelman and Barrie M. Scardino (with John C. Ferguson, THC)
organization Barrie Zimmelman and Associates and Preservation Services date February 1984
street & number 532 Euclid Avenue; 2230 Rice Blvd. telephone (713) 864-8605; (713) 528-1521
city or town Houston state Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

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 20 June 1984

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 8-2-84

for Keeper of the National Register

Attest:

date

Chief of Registration

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

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

For NPS use only

received

date entered

Continuation sheet

Item number 10

Page 1

Houston, Baseball Park Addition to the City of Houston in Harris County, Texas;

Thence in a southwesterly direction along the East line of Milam Street 100 feet for the beginning corner of the property herein conveyed;

Thence continue in a southwesterly direction with the East line of Milam Street 50 feet to the Southwest corner of the property herein conveyed;

Thence in a Southeasterly direction at right angles with Milam Street 110 feet to an iron bolt for Southeast corner of the property herein described;

Thence in a northeasterly direction along the line parallel with Milam Street, a distance of 50 feet for Northeast corner of the property herein conveyed;

Thence in a northwesterly direction and parallel with the south line of McGowen Avenue and at right angles with Milam Street 110 feet to the place of beginning, the premises hereby conveyed being a tract of land fronting 50 feet on Milam Street and running back parallel with McGowen Avenue 110 feet.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Sheridan Apartments
Harris County
TEXAS

Working No. JUL 3 1984

Fed. Reg. Date: 2.5.85

Date Due: 5/2/84 - 8/17/84

Action: ☒ ACCEPT 8-2-84

Entered in the National Register

☐ RETURN

☐ REJECT

Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ 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"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

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

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

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

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate
1001 Westheimer, Suite 189
Houston, Texas 77006

Elevation, McGowan Street side, southeast facade;
camera facing west

Photo 1 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Elevation, Milam Street side; camera facing southeast

Photo 2 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Elevation, Milam Street, entrance bay; camera facing
southeast

Photo 3 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Entrance doorway detail, Milam Street; camera facing
southeast

Photo 4 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Entrance bay, Milam Street; camera facing southeast

Photo 5 of 9



The Sheridan Hotel
Houston, Harris County, Texas
Photo by Peter Boesel, 1984
Negative on file: Hollyfield Real Estate
1001 Westheimer, Suite 189
Houston, Texas 77006
Looking north toward downtown on Milam Street;
camera facing northeast
Photo 6 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Peter Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Southwest or rear elevation; camera facing northeast

Photo 7 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Stairwell, Milam Street entrance; camera facing west

Photo 8 of 9



The Sheridan

Houston, Harris County, Texas

Photo by Minnette Boesel, 1984

Negative on file: Hollyfield Real Estate

1001 Westheimer, Suite 189

Houston, Texas 77006

Interior, French doors onto solarium, first floor,

Milam Street side; camera facing east

Photo 9 of 9

