

LANDMARK DESIGNATION REPORT**LANDMARK NAME:** The Campbell-Moreno House**OWNERS:** Nicole J. Simien**APPLICANTS:** Nicole J. Simien**LOCATION:** 1914 Gano Street, Houston, Texas, 77009 – Near Northside**AGENDA ITEM:** B**HPO FILE NO.:** HP2021_0336**DATE ACCEPTED:** 10/26/2021**HAHC HEARING:** 11/16/2021

SITE INFORMATION: Lot 31, Block 6, Cascara Addition, City of Houston, Harris County, Texas. Designation is requested for the single-story house. The house is 1,030 square feet on a 2,500 square foot lot.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The Campbell-Moreno House at 1914 Gano Street is a one-story, frame, extended shotgun house with saw-cut ornamentation typical of the late Victorian period. It was built c. 1907 in the Cascara Addition of the Near Northside neighborhood in Houston's historic Fifth Ward. The house is typical of homes built in working-class and middle-class neighborhoods developed in the first decades of the 20th century throughout Houston.

The development of the Near Northside was linked to that of the railroads in Houston's early history. In the late 1800s, many Near Northside residents were railroad workers. By the turn of the 20th century, the Southern Pacific Railroad shops were said to be the largest in the Southwest, employing some 5,000 workers and contributing greatly to the growth of the Fifth Ward. During this time, the wood sheathing used on homes throughout the neighborhood became cost-effective to produce and easier for working-class families to access due to the railroad system.

The house at 1914 Gano Street was a rental for much of its early history. The first long-term owner was Hattie Lee Campbell, who resided at the home from 1925 to 1970. Hattie was born on December 20, 1889, in Texas, to Andrew Jackson Rape of Illinois and Alice Cora Edwards of Tennessee. She was a saleswoman at various lady's retail stores and a homemaker. Hattie owned the house until her death on December 8, 1970. Lorenzo and Bertha Moreno were the second family to live long-term at the home; they were the owners from 1988 to 2020.

The current owner, Nicole J. Simien, purchased the house in August 2020. She has since undertaken a historic rehabilitation project to restore the historic characteristics of the house. Nicole is seeking a landmark designation for the house to recognize it as part of the neighborhoods historic housing stock and preserve the home's history. The Campbell-Moreno House meets criteria 1, 4, 5 and 8 for landmark designation.

HISTORY AND SIGNIFICANCE*NEAR NORTHSIDE*

Houston's Near Northside neighborhood dates from the 1880s, when residential development began to meet the expansion of the adjacent railyards. Development in the Near Northside began in earnest after the Fifth Ward was formed in 1866 from sections of the First and Second wards north of Buffalo Bayou and east of White Oak Bayou. Houston's wards were established as political districts, each represented by elected aldermen. When Houston adopted a commission form of government in 1905, the political life of the wards ended, yet their names continue to be used to describe geographic areas of the inner city. The area commonly called the Fifth Ward today lies east of Maury Street and US 59/I-69, while the area west of Maury Street – the historic Fifth Ward – is known as the Near Northside.

The plat for the earliest subdivision in the Near Northside, the Ryon Addition, was filed on November 17, 1862. Ryon's boundaries were Maury Street on the east, Line Street on the south, Terry and Robertson streets on the west and Gaines Street on the north. The plat for the A.C. Allen Addition was filed shortly afterward, on December 30, 1862, and carved 65 blocks of varying sizes out of roughly 300 acres located north of Burnett Street.

Most early residents of Houston's Near Northside were working class; many were employed in the nearby railyards. Significant numbers of these early residents were European immigrants. With the decrease in rail traffic and growing suburban development, the area transitioned into a predominately Hispanic neighborhood, which it remains today.

The Near Northside still contains much of its historic housing stock, including Victorian, Craftsman and vernacular residential architecture. The area has many bungalows from the early 20th century, with a scattering of later ranch style houses and industrial and commercial buildings. However, historic housing stock is disappearing at an alarming pace and being replaced predominantly by 21st century townhomes. In fact, Preservation Texas placed the Near Northside on their "Most Endangered Historic Places" list in 2005 and the neighborhood continues to face ongoing redevelopment pressures. Many properties in the Near Northside are potentially eligible for listing on the National Register of Historic Places and as individual City of Houston Landmarks and Protected Landmarks. A section of the neighborhood, west of North Main and north of Hogan Street, was designated a National Register Historic District in 2011. The house at 1914 Gano Street is not located within the boundaries of the district.

CASCARA ADDITION

1914 Gano Street is located in the Cascara Addition, a subdivision within the Near Northside developed in the 1890s. The boundaries are Noble Street (north), Gano Street (west), Harrington Street (south) and Maury Street (west).

Newspaper advertisements described the Cascara addition as a beautiful and popular area to live in with access to good streetcar service and well-paved streets. An advertisement placed in *The Houston Post* on

July 4, 1899, by L. W. Craig – a known real estate agent at the time – highlighted the desirable location of the addition as just two blocks north of the Southern Pacific shops. In 1899, there were over 300 vacant lots in Cascara available to purchase for \$200 each. Installment plans and easy payments were offered as incentives to buy land in the addition.

Much of Cascara's development was led by Ms. Helen Culver, who was a prolific real estate investor and businesswoman. She was very actively involved in settling the area. Helen was also an educator and philanthropist.

Helen Culver was born on March 3, 1832, in Little Valley, New York, to Lyman and Emeliza (Hull) Culver. She began her career as an educator at fourteen years old, teaching at local schools. Helen attended the Randolph Academy and Female Seminary in Randolph, New York, graduating in 1852. Shortly after, she moved to Chicago, Illinois in 1854 to further her career. Her cousin, real estate businessman Charles J. Hull, also lived in the city with his wife and children. After Charles's wife passed away in 1860, she helped raise his children and participated in the family real estate business. Helen became Hull's business associate and helped grow the real estate empire. She stepped back from the business to serve as a nurse during the American Civil War. After her service ended in 1868, Helen and Charles expanded their real estate business around the country. Hull passed away in 1889 and Helen inherited the business.

In addition to her expertise as a real estate businesswoman, Helen was also considered to be a philanthropist. She donated part of her earnings and inheritance to the University of Chicago to advance scientific research. Moreover, Helen was an early suffragist. The Hull House (on the National Register of Historic Places) owned by Helen, was given to Jane Addams as a settlement house to support recently arrived European immigrants. Helen died on August 19, 1925, in Lake County, Illinois, and is buried in Rosehill Cemetery.

HISTORY OF 1914 GANO STREET

1914 Gano Street was first listed in the Houston city directories in 1908 as a vacant home. It was likely built around 1907. The house was included in the 1907 Sanborn Fire Insurance map.

An article dated June 12, 1909, in the *Houston Chronicle*, advertised a listing for the 5-room rental house at 1914 Gano. The first residents, Frank J. Mathews and Edward L. Adcock, were listed in the 1910 Houston city directories. Adcock was a trainman; his wife Willie and mother-in-law Sallie were also early residents.

In 1912, the Toups family briefly owned the home for a year. Charles (clerk at F. A. Gieseke), his wife Agnes, family members J.T. and his wife Emma Terry Toups, all resided at the home.

Austin G. Jourde was a renter in 1913. In 1915, Thomas Jefferson Gray, a barber, and his wife Sallie, a dressmaker, moved in and resided there until 1922.

OWNERSHIP HISTORY

From 1925 to 1970, Hattie Lee Campbell lived at 1914 Gano Street. She was first listed as the owner in the 1927 Houston city directory.

Hattie Lee Campbell was born on December 20, 1889, in Texas, to Andrew Jackson Rape of Illinois and Alice Cora Edwards of Tennessee. She was a saleswoman at various lady's retail stores, as well as a homemaker. Hattie was married to Robert E. Campbell, a piano salesman, in her twenties. They had one child together, Raymond E. Campbell, Jr., who was born on February 22, 1918, in Beaumont, Texas. By the 1930s, Hattie was listed as divorced in the 1930 U.S. federal census.

Her only child, Second Lieutenant in Company F. Third United States Ranger Battalion, Raymond E. Campbell, Jr., preceded her in death. He was killed in the Porto Empedocile battle in Sicily on July 16, 1943. Before serving in the army, he worked for the Gulf Oil Company.

Hattie was a member of First Methodist Church, Darrow Class; she was a charter member in Gold Star Mothers, Sunshine Chapter 399 OES. She lived at 1914 Gano until her death on December 8, 1970.

Louis Ratcliffe lived at the house for a few years starting in 1972, followed by Janie Garza, who resided there from 1978 to the early 1980s.

The Harris County Appraisal District ownership history shows Lorenzo and Bertha Moreno as the owners of the house from 1988 to 2020. They were the second family to live long-term at the home. The Moreno family sold the house to Rhonda Doxey, an investor, in May 2020. The current owner, Nicole J. Simien, purchased the home from Doxey in August 2020.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY*ARCHITECTURAL STYLE**Extended Shotgun*

The house at 1914 Gano Street is an example of an extended shotgun home. According to the City of Houston Old Six Ward Protected Historic District Guidelines, the extended shotgun significance period was between 1880 to 1920. This home form can be identified by several key distinguishing features, including: an inset, half-or full-width front porch; one prominent front-facing gable; porch supports typically consisting of square chamfered or turned posts; decorative bracket and/or frieze work; wood windows with 2-over-2 or 4-over-4 sash types; shutters or wood-frames screens; horizontal wood siding.

Victorian

The Campbell-Moreno House contains saw-cut ornamentation typical of the late Victorian period. The house is representative of those built in working-class neighborhoods throughout the United States from 1870 to 1910.

According to *A Field Guide to American Houses* by Virginia Savage McAlester, the nature of American vernacular housing changed dramatically as railroads spread across the country in the late 19th century. As heavy woodworking equipment became widely accessible, houses that were earlier built with logs or heavy hewn frames could be constructed with lighter braced framing covered by wood sheathing.

The railroads also gave local builders access to large supplies of inexpensive, pre-cut detailing, allowing carpenters to update familiar folk house forms with newly available trim. This trend was particularly evident in the construction of ornate Victorian porches, which were incorporated into new construction and often added to update older homes.

ARCHITECTURAL DESCRIPTION

The Campbell-Moreno House is a one-story, frame, extended shotgun house. It sits on a pier and beam foundation with rusticated piers. Wooden planks are placed between the piers around the perimeter of the house.

The house has a hipped roof with a front-facing, projecting gable and boxed eaves. Centered in the gable is a single-pane casement window with a simple ledge molding at the top of the window. The gable is covered in decorative, rectangular shingles in a staggered pattern. The roof has composition shingles.

The asymmetrical front façade has two bays, which are clad in narrow, horizontal siding. The first (left) bay contains an inset porch and the front entry. Painted wooden steps lead to the porch. A turned post is located on the left corner of the balustrade, and a newel post with a ball finial is on the right corner. The balustrade and the frieze have saw-cut detailing in a Victorian pattern. A pair of saw-cut decorative brackets are under both sides of the frieze.

The front entry door is on the main body of the house, between the first and second bay; it faces the left side of the property. Above the wooden entry door is a transom with a simple ledge molding on top.

The second (right) bay contains a two, 2-over-2 sash windows. Each window has a simple wood frame and surround, with a simple ledge molding above the window. Bermuda shutters cover each window and maintain the home's historic appearance.

RESTORATION HISTORY

The current owner, Nicole Simien, has undertaken a historic rehabilitation project to restore the historic characteristics of the house. An investor acquired the home from the Moreno family in 2020 with the intent to build a new home after discovering the south property line ran through the wall. To save the home from demolition, the current owner purchased the home from the investor, corrected the encroachment by replatting, then began the restoration process with the objective to preserve the historic architectural character of the home.

Very little maintenance had been performed over the last couple of decades; the siding and windows bore the brunt of this neglect. In September 2020, removal of the poorly constructed modifications that

had been done over the previous fifty years began. The pier and beam foundation was leveled and reinforced with additional piers. All rotten siding was replaced with new wooden siding of the original style, and the remaining original siding was sanded back to bare wood, then primed and painted by hand.

The modern stamped steel front door was removed. Two walls of the kitchen were restored to their original configuration, with original beadboard salvaged from throughout the house. The gable window was preserved, and vintage style slag glass added.

The front porch was restored to a period look and the back porch, which had been closed in at some point in the past was restored. Victorian-inspired details were added to both. Custom reproduction interior millwork (casing, rosettes, plinths, baseboards, etc.) was created to match all original profiles that existed in the house. New wooden shutters were fabricated and installed over the front windows to reproduce the original look from the street (shutters were originally on all windows and were removed many years ago). The roof was replaced.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Roman McAllen, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			(1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
<input type="checkbox"/>	<input checked="" type="checkbox"/>			(2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
<input type="checkbox"/>	<input checked="" type="checkbox"/>			(3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
<input checked="" type="checkbox"/>	<input type="checkbox"/>			(4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
<input checked="" type="checkbox"/>	<input type="checkbox"/>			(5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
<input type="checkbox"/>	<input checked="" type="checkbox"/>			(6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
<input type="checkbox"/>	<input checked="" type="checkbox"/>			(7) Whether specific evidence exists that unique archaeological resources are present;
<input checked="" type="checkbox"/>	<input type="checkbox"/>			(8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

<input type="checkbox"/>	<input checked="" type="checkbox"/>			(9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).
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Sec. 33-229. Criteria for protected landmark designation

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>			(1) Meets at least three of the criteria for designation in section 33-224 of this Code;
<input type="checkbox"/>	<input checked="" type="checkbox"/>			(2) Was constructed more than 100 years before application for designation was received by the director;

- (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or
- (4) Is recognized by the State of Texas as a Recorded State Historical Landmark.

STAFF RECOMMENDATION:

HAHC FORWARD THE DESIGNATION TO CITY COUNCIL FOR APPROVAL.

HAHC RECOMMENDATION

EXHIBIT A
CURRENT PHOTOS
THE CAMPBELL-MORENO HOUSE
1914 GANO STREET, HOUSTON, TEXAS, 77009





PHOTOS PROVIDED BY NICOLE SIMIEN

CITY OF HOUSTON

Houston Archaeological & Historical Commission
Department

Planning and Development

EXHIBIT B SITE MAP

THE CAMPBELL-MORENO HOUSE
1914 GANO STREET, HOUSTON, TEXAS, 77009

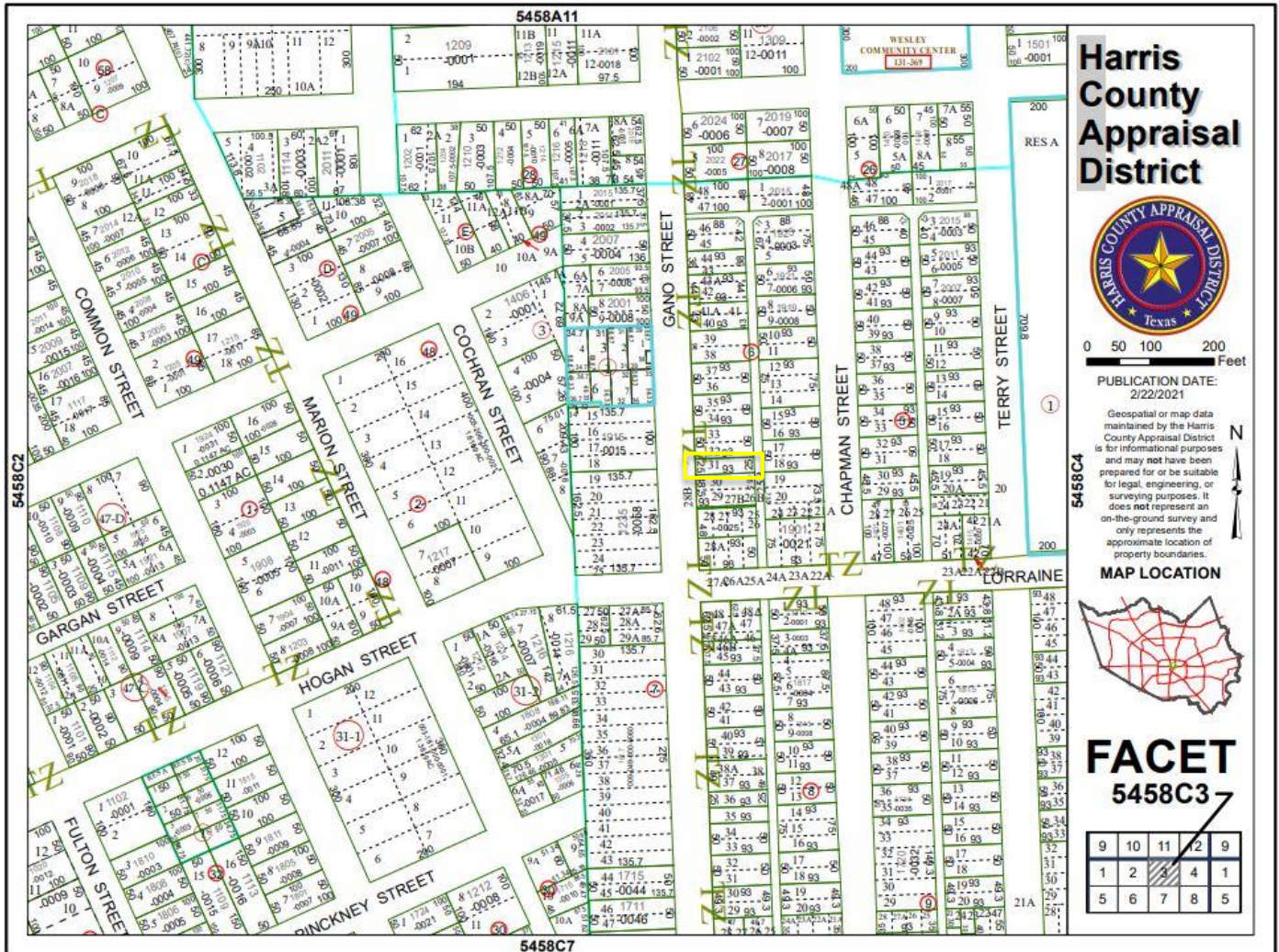


EXHIBIT C
SANBORN FIRE INSURANCE MAP
HOUSTON 1907, VOLUME 2, SHEET 41
THE CAMPBELL-MORENO HOUSE
1914 GANO STREET, HOUSTON, TEXAS, 77009

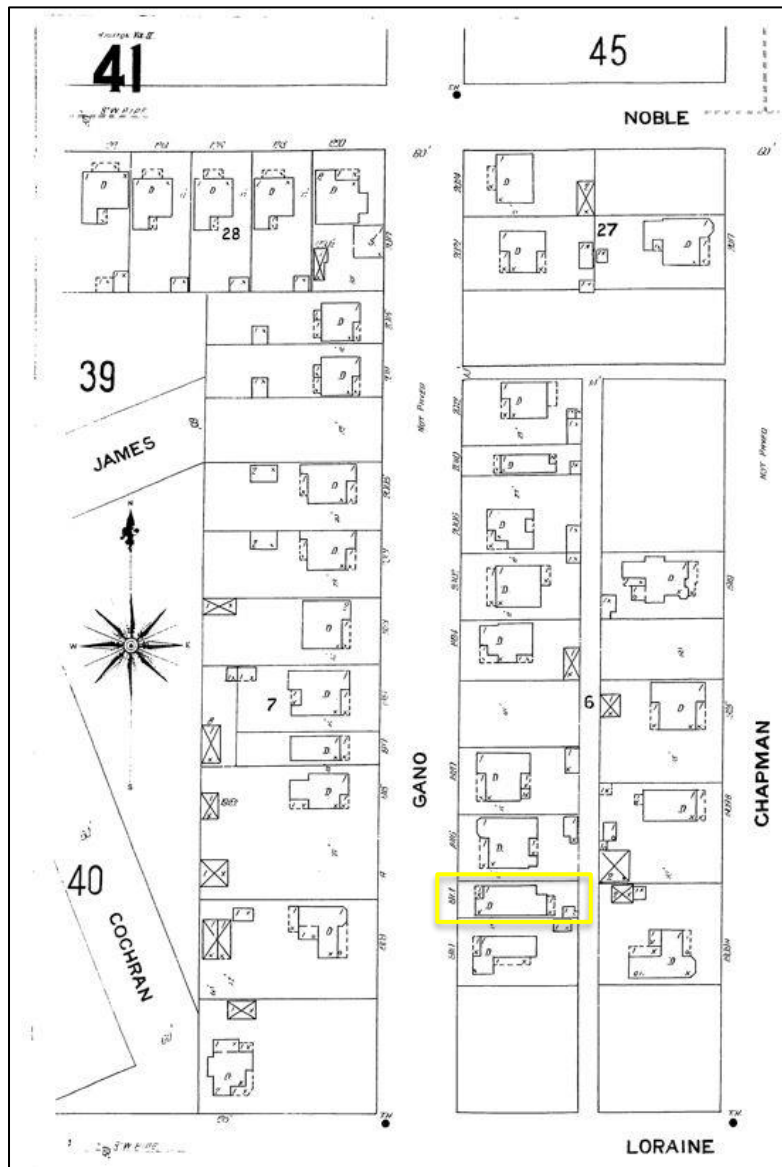


EXHIBIT D

CASCARA ADDITION ADVERTISEMENT, 1899
THE CAMPBELL-MORENO HOUSE
1914 GANO STREET, HOUSTON, TEXAS, 77009

CASCARA ADDITION.

This beautiful addition is located in the Fifth ward only two blocks north of the Southern Pacific shops, and many railroad men have their snug and attractive homes here.

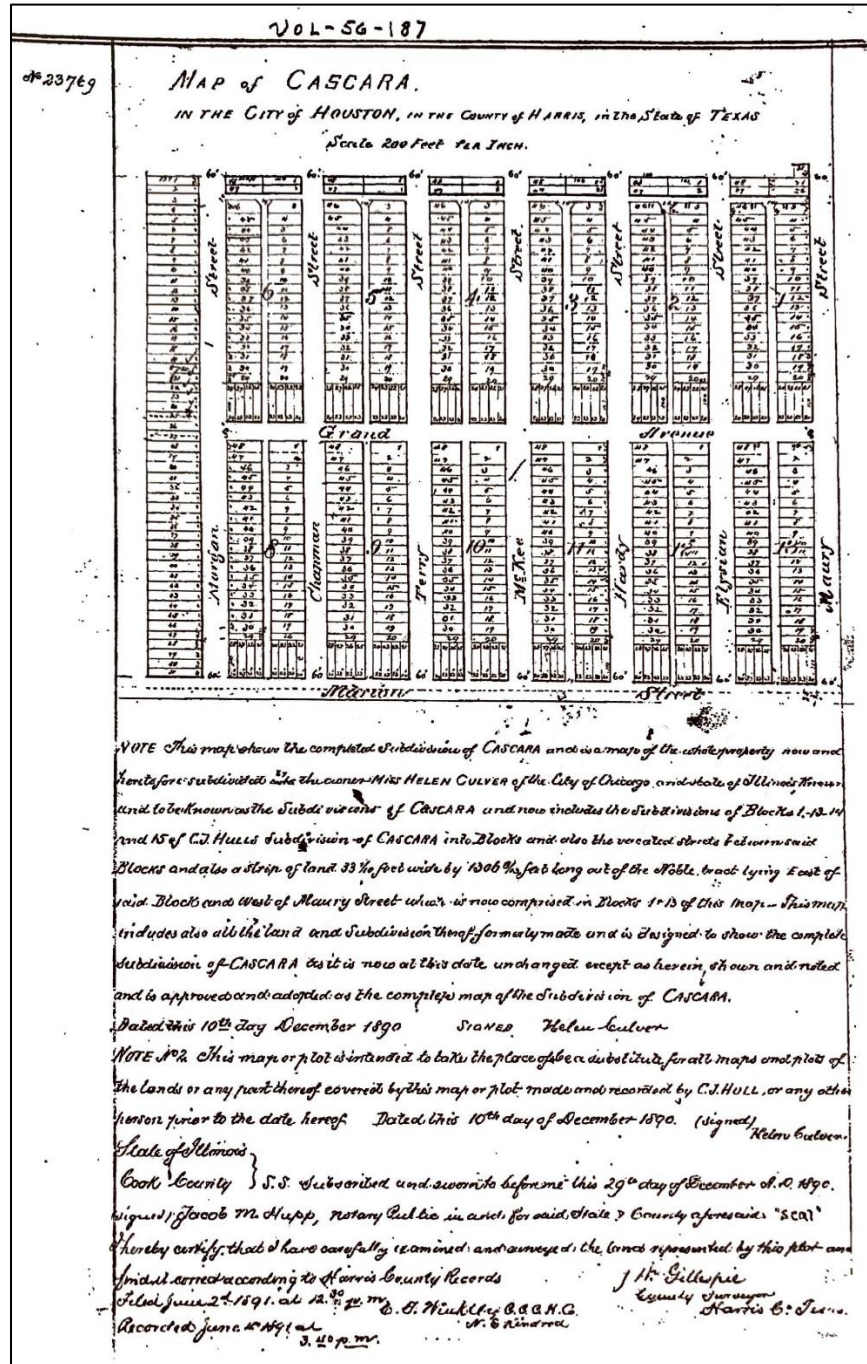
There are over 300 vacant lots in Cascara to be sold at \$200 each on the installment plan, and easy payments, so that a home is within the reach of any man who wants one. Stop, reader, and think a moment. If you are a renter make up your mind to stop paying rent and own a nice, cozy home in Cascara. Every dollar paid for rent is gone forever; every dollar put into your home is a dollar well invested.

If you want to save money call on me and I will make terms so liberal that you will be surprised.

'Phone 230. **L. W. CRAIG,**
514 Main Street.

SOURCE: THE HOUSTON POST, NEWSPAPERS.COM

EXHIBIT E
MAP OF CASCARA ADDITION, 1890
THE CAMPBELL-MORENO HOUSE
1914 GANO STREET, HOUSTON, TEXAS, 77009



SOURCE: HARRIS COUNTY ARCHIVES

EXHIBIT F
BEFORE RESTORATION PHOTOS
THE CAMPBELL-MORENO HOUSE
1914 GANO STREET, HOUSTON, TEXAS, 77009





PHOTOS PROVIDED BY NICOLE SIMIEN