

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Goodman House

**OWNERS:** Pradeep R. Pillai

**APPLICANTS:** Hannah Curry

**LOCATION:** 426 Westmoreland Street, Houston, 77006

**AGENDA ITEM:** D

**HPO FILE NO.:** HP2023\_0120

**DATE ACCEPTED:** 05/25/2023

**HAHC HEARING:** 06/29/2023

**SITE INFORMATION:** Tracts 4 & 5A, Block 6, Westmoreland, City of Houston, Harris County, Texas. The site includes a two and a half story, frame and concrete block four-bedroom residence, detached garage.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Goodman House at 426 Westmoreland Street is significant architecturally as a rare example of Colonial Revival architecture within the Westmoreland National Historic District. The Goodman House is one of the only Colonial Revival houses in Westmoreland. The house is significant as a contributing resource to the Westmoreland neighborhood, an early twentieth-century residential subdivision which pioneered the “private space” neighborhood design in Texas.

The Goodman House has a high degree of historical integrity. The house retains its integrity of location, association, and setting as it remains a single-family residence in its original location amid its original neighbors. The dwelling also retains high integrity of materials, design, and workmanship.

The Goodman House is eligible as a City of Houston Protected Landmark under Criteria 1, 4, and 5 as one of the only Colonial Revival houses in Westmoreland. Furthermore, while the house is a rare example of the Colonial Revival architecture in the Westmoreland neighborhood, it is also a remarkable example of the style while also exhibiting many of the defining features associated with the Westmoreland Historic District at the time of its construction in 1917.

### HISTORY AND SIGNIFICANCE

The 1994 National Register nomination refers to the property as an American Foursquare style house with Colonial Revival elements, new approaches to architectural history has relegated the American Foursquare to a form, or shape, of building rather than its own style of residential architecture. As a result, current approaches to the discipline identify the property at 426 Westmoreland Street is a simplified example of a Colonial Revival with some minor elements of the Craftsman style applied to an American Foursquare form. This is one of the only two known examples of this style in the neighborhood. Constructed in 1917, the house falls within the period of significance when this style was most significant in the United States and is a rare example in the Houston metro area. Since the type is historically found primarily along the eastern seaboard, the presence of the house in Southeast Texas is unusual.

Located on a flat, rectangular-shaped parcel in central Houston, the Goodman House at 426 Westmoreland Street consists of a two- and a half-story Colonial Revival-style single-family residence on an American Foursquare form; with landscaping consisting of a paved driveway along the east boundary of the property, a front grass lawn, a rear manicured grass lawn with a wood deck, and scattered trees and shrubs throughout the lot. Constructed in 1917, the house is deeply set back from the street and accessed via a cross-shaped walkway situated within the front grass lawn.

### ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The frame house rests on a post and beam foundation and has a largely square footprint. Clad in horizontal wood siding, the residence is capped with a side gable roof sheathed with composition shingles. The roof displays wide overhanging eaves and wide, shed-roof dormers that protrude from the sloping roofs on both the primary (front) façade and rear elevation. The shed-roof dormers reference Craftsman style architecture, in keeping with other styles found in the historic district. Typical fenestration consists of wooden five-over-one double hung windows, five-lite awning windows to match the upper sash of the hung windows, and non-original vinyl windows.

The primary (north) façade is largely symmetrical and features a raised, L-shaped porch that wraps around the north and east sides of the first story. The porch is accessed by five brick-laid steps, framed on each side by brick-laid pillars. The porch features a wooden fence and is covered by a hipped roof with composition shingles, supported by wooden columns on brick-laid pillars. Situated within the porch, just left off center, is the main entrance to the residence, which is comprised of a single wood-frame glass door, topped by a transom window, and flanked by wood-framed glass sidelights. East of the entrance is a single typical double hung window, while west of the entrance are two typical double hung windows trimmed together. The second story features a single four-over-one double hung window at center, framed by a typical double hung window on each side. Above, the attic dormer features three five-lite awning windows.

The east elevation is largely symmetrical and features the continuation (eastern side) of the L-shaped porch, which wraps around the north end of the first story. On this elevation, the covered porch extends just short of half the width of the elevation. The remainder of the first story features three typical double hung windows, and one small four-over-one double hung window. The second story features two typical double hung windows on the south half, and two typical double hung windows trimmed together on the north half. Above, near the peak of the gable, is a five-lite awning window.

The south (rear) elevation is asymmetrical. The first story features an enclosed stoop just right off center, capped by a pyramid hipped roof with composition shingles. The enclosure consists of wood trimmed fixed windows atop horizontal siding on the south and east sides, while the west side features a wood-framed opening accessing the rear entrance to the house. The entrance itself is comprised of a single wood paneled door with a fan window at the top. Flanking the entrance to the east is a raised, small, wood-framed casement window. At each end of the first story is a single typical double hung window. The second story features two wood-framed fixed vinyl windows trimmed together on the west end, and a single vinyl picture window, followed by a typical double hung window on the east end. Above, the attic dormer features two vinyl, five-over-one double hung windows.

The west elevation is asymmetrical. The first story features two typical double hung windows trimmed together on the north half, and two smaller, four-over-one double hung windows on the south half. On the second story are two typical hung windows trimmed together at the north end, a single, smaller, four-over-one double hung window at center, and a non-original vinyl hung window at the south end. Above, near the peak of the gable is a five-over-one small vinyl hung window.

At the rear (south end) of the property is a detached one-story two-car garage built between 1965 and 1970. It is clad in horizontal wood siding and capped by a pyramid hip roof with wide overhanging eaves and sheathed in composition shingles. The primary (north) façade of the garage features a modern double wide, paneled overhead garage door. The east and south (rear) elevations of the garage are blind. The west elevation features a single flush wood door at the south corner.

### *Alterations*

Numerous alterations have occurred at the property over the last century. The 1916 mechanic's lien for the property briefly describes the intention for the house as being a "two story six room and bathroom, frame, metal roof dwelling house, 30 x 30 in dimensions, and one (1) two story, three room, frame, metal roof barn and servants house combined, 16 x 20 feet in dimensions." The mechanic's lien mentions that the construction will happen "in accordance with the plans and specifications agreed upon between the parties," implying that there are other documents about the house's design and construction that were not included in the mechanic's lien filed with Harris County. For instance, the L-shaped porch did not warrant mention in the mechanic's lien, however, it appears on the 1925 Sanborn Fire Insurance Company Map, the earliest to show the Goodman House. Harris County Tax Office records also show that the property's improvements were assessed consistently at \$1,100 from 1918-1931, indicating that the house always had a wraparound porch.

Other alterations include changing the metal roof for composition shingles, the roof form from hipped to gabled, the demolition of the original two-story barn, an enclosure around the rear door, and some vinyl windows on the south (rear) elevation. The changes in the roof are evident in Harris County Tax Office's Building and Land Assessment files for the property. An undated assessment for the property while Goodman was owner identified the house as having a hipped, composition shingle roof, while a 1965 assessment for the property under owner Robert Wright reveals that the roof was then gabled.<sup>i</sup> A 1964 advertisement from the Houston Chronicle lists the Goodman House as having three bedrooms, however, the 1965 assessment identifies the property as a 2 ½-story house with four bedrooms.<sup>ii</sup> This indicates that the additional half story was constructed between 1964 and 1965, and likely was constructed by Wright shortly after purchasing the property. The shed-roof dormers, almost certainly constructed as part of the half-story construction, were sensitively designed to continue the scale and massing of the neighborhood, and the dormers draw on Craftsman elements found elsewhere in the historic district. The 1965 assessment included a scaled drawing and a photograph showing the half story to document the changes to the property, however, both the undated and the 1965 assessments list 1800 square feet for the house's square footage. The Harris County Appraisal District (HCAD) currently shows the house as 2521 square feet. The scaled drawing provides different dimensions for the porch compared to the Sanborn map, so there may also have been alterations to the porch at an unknown date.<sup>iii</sup> The current exterior appearance matches the 1965 photo and tax assessor's physical description.

Although the property added a half story in 1965 that changed the roof form, the change to the side-gable roof with shed-roof dormers was completed within the historic period and is part of the building's design that now must be retained. Additionally, the property retains its original siding, most of its original windows, and the house has had a wraparound porch on the front since its original construction. Despite the replacement windows and the enclosed rear door, the house retains its original fenestration pattern, scale, and massing. The exterior alterations on the property have occurred in compliance with the Secretary of the Interior's Standards for Rehabilitation and the City of Houston's historic preservation ordinance.

#### BIBLIOGRAPHY

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This application completed with assistance and additional documentation from members of the Harris County Historical Commission, including Debra Blacklock-Sloan, Charles Chandler, Laney Chavez, and Bernice Mistrot.

**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:

<b>S</b>	<b>NA</b>		<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
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- (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;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (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;
- (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;
- (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;
- (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;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**AND**

- (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)).



**EXHIBIT A**  
**SURVEY PHOTO 1965**



1965 photograph of the Goodman House, view S Courtesy Harris County Archives

## EXHIBIT B



The Goodman House  
426 Westmoreland Street

Postcard sent 1910 showing the 400 block of Westmoreland Ave c. 1910, view W Courtesy Houston  
Public Library, MSS0187-0230



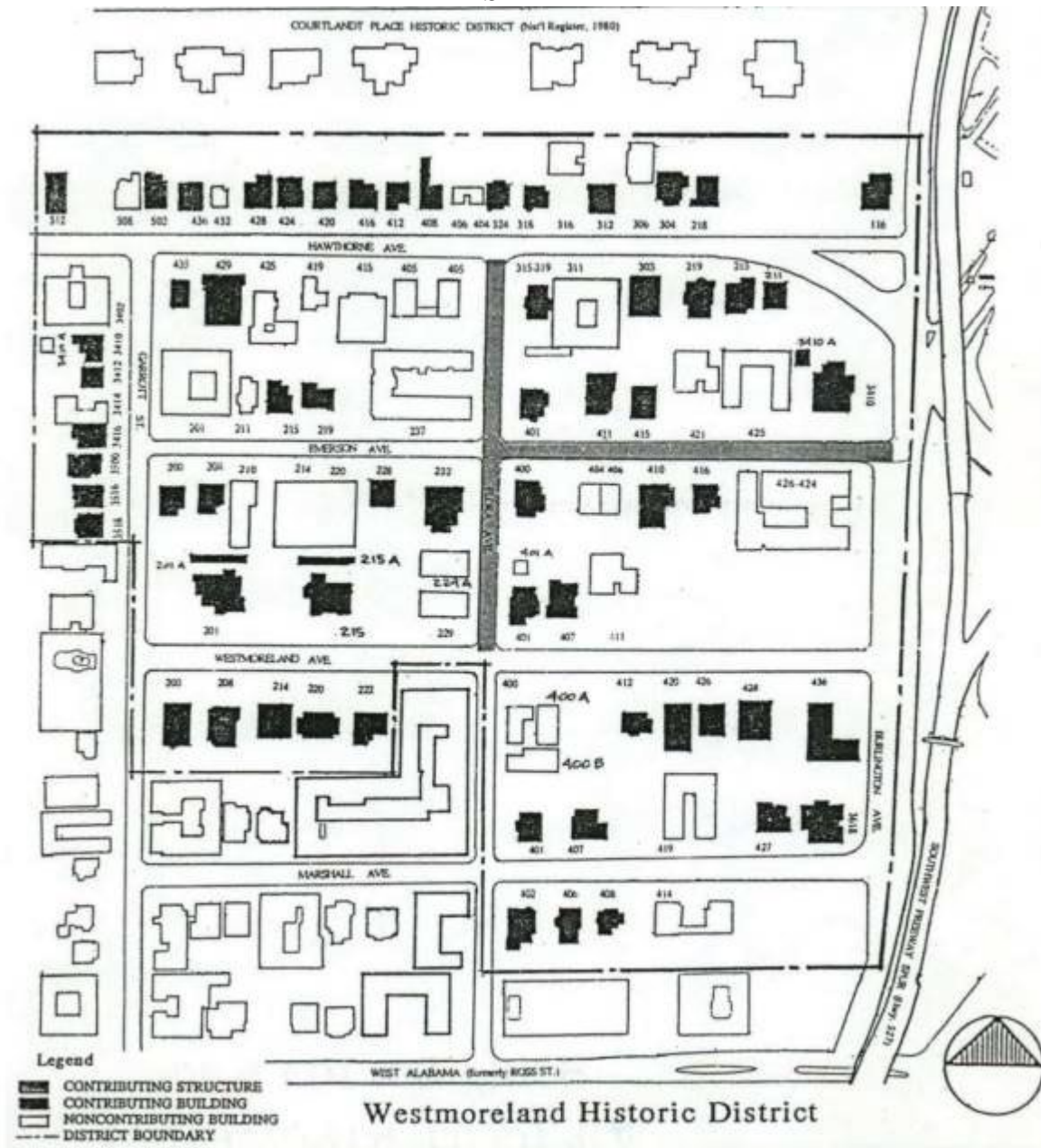
**EXHIBIT C  
POSTCARD**



The Goodman House  
426 Westmoreland Street

Postcard sent 1945 showing the 400 block of Westmoreland Ave c. 1920, view W Courtesy Houston  
Public Library, MSS0187-0209

## EXHIBIT D SITE MAP



The Goodman House  
426 Westmoreland Street

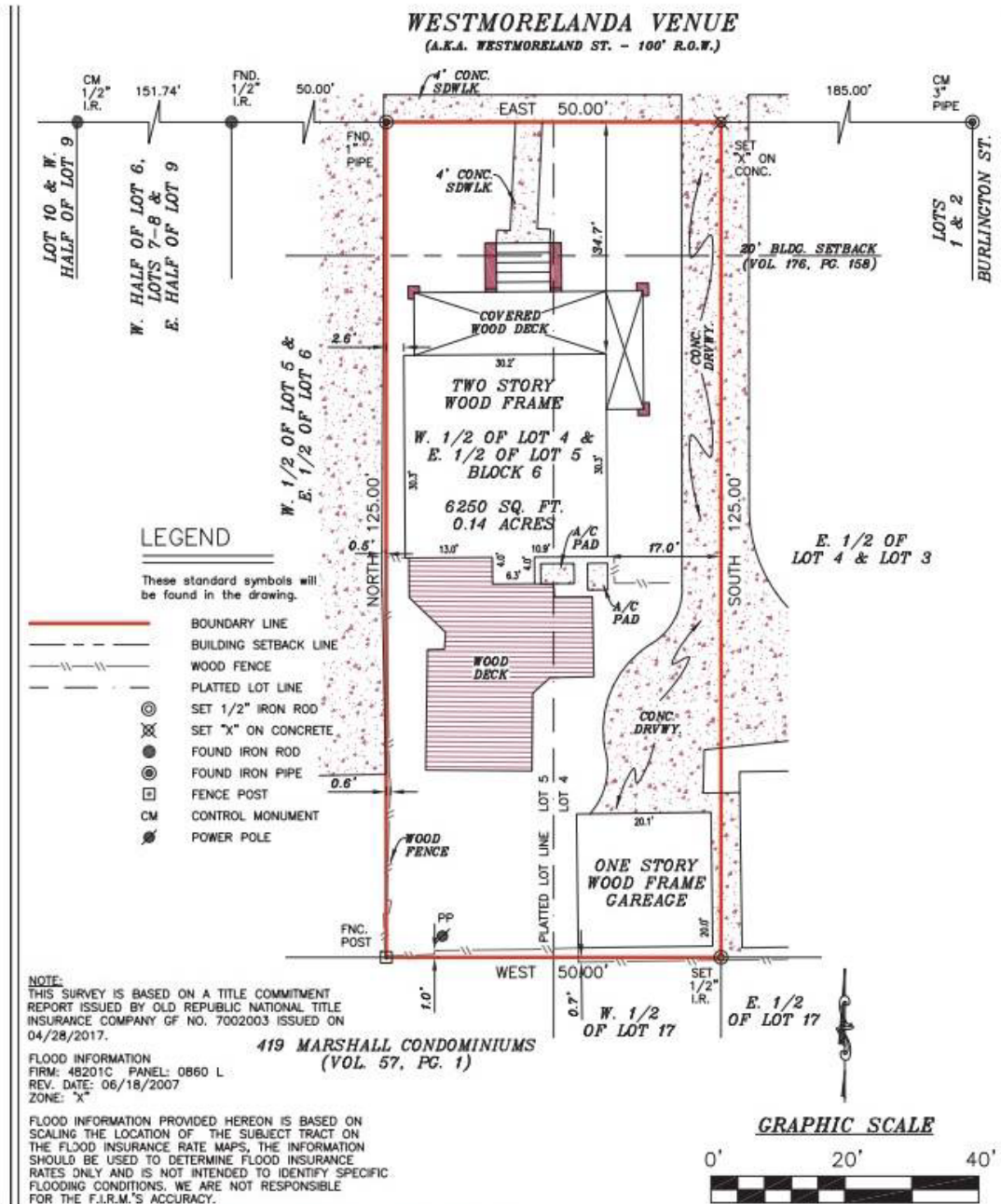
## EXHIBIT E SITE MAP



The Goodman House  
426 Westmoreland Street

City of Houston map of the local Westmoreland Historic District, 1997, showing Contributing resources in red and Non-Contributing resources in tan. Courtesy City of Houston Office of Preservation

## EXHIBIT F SITE PLAN



Survey of 426 Westmoreland showing the site plan, 2017.

Courtesy Pradeep Pillai

File: Approved Survey.pdf

The Goodman House  
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Survey of 426 Westmoreland showing the site plan, 2017. Courtesy Pradeep Pillai

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