

Texas Historical Commission staff (SEM), 8/22/2012, rev (BB) 9/28/12
Official Texas Historical Medallion and 16" x 12" plaque WITHOUT post
Harris County (Job #12HR05) Subject (Atlas 17288) UTM
Location: Houston, 320 Branard Street

DR. JOHN H. FOSTER HOUSE

BORN IN AUSTIN COUNTY IN 1876, JOHN HOSKINS FOSTER EARNED HIS DEGREE FROM THE UNIVERSITY OF TEXAS MEDICAL SCHOOL IN GALVESTON. THE FOSTER FAMILY MOVED TO HOUSTON BETWEEN 1909 AND 1910. DR. FOSTER PRACTICED MEDICINE AT SEVERAL HOSPITALS IN HOUSTON AND HELPED ORGANIZE THE HOUSTON EYE, EAR AND THROAT HOSPITAL IN 1923. LOCATED IN THE BUTE ADDITION OF THE FIRST MONTROSE COMMONS NEIGHBORHOOD, THIS HOME WAS BUILT IN 1912. DESIGNED BY HOUSTON ARCHITECT BIRDSALL P. BRISCOE, THE STRUCTURE IS A UNIQUE EXAMPLE OF PRAIRIE STYLE AND FEATURES SUBSTANTIAL COVERED PORCHES AND BROAD, OVERHANGING EAVES.

RECORDED TEXAS HISTORIC LANDMARK – 2012

MARKER IS PROPERTY OF THE STATE OF TEXAS

TEXAS HISTORICAL COMMISSION

RECORDED TEXAS HISTORIC LANDMARK MARKERS: 2012 Official Texas Historical Marker Sponsorship Application Form

Valid September 1, 2011 to November 15, 2011 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (RTHL) requests only for buildings or structures. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (THC will determine official title): Dr. John H. Foster House

County: Harris

Town (nearest county town on current state highway map): Houston

Street address of marker site or directions from town noted above: 320 Branard Street, Houston, TX 77006

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone Easting Northing
Lat: Long: (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): northeast corner of Branard and Bute

NOTE: RTHL markers must be placed at the structure being marked.

RECORDED TEXAS HISTORIC LANDMARK MARKERS

Definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to buildings and structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic building or structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated properties must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed

TEXAS HISTORICAL COMMISSION

from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Properties eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a property for RTHL designation. It must have a significant historical association, which can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Properties deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

SPECIAL CONSIDERATION FOR RTHL DOCUMENTATION:

National Register properties

Properties individually listed in the National Register of Historic Places (NR) under either Criterion A or B **and** Criterion C (Architecture) may not require additional documentation of the building's history or architecture. In such cases, only an RTHL application needs to be submitted. The THC has sole discretion to determine whether such documentation is satisfactory and correct or if documentation needs to be updated.

Check this box if the property is individually listed in the NR. Year listed:

Courthouses

Historic county courthouses with documented master plans accepted through the THC's Texas Historic Courthouse Preservation Program (THCPP) may not require additional documentation of the building's history or architecture. In such cases, only an RTHL application needs to be submitted. The THC has sole discretion to determine whether such documentation is satisfactory and correct or if documentation needs to be updated.

Check this box if the property is a courthouse with a master plan accepted through the THC's THCPP.

APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description; site plan; floor plan; historic photograph; and current photographs clearly showing each side of the structure—please resize digital photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed. Paper copies of applications, whether mailed or delivered, cannot be accepted in lieu of the electronic version.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than November 15, 2011. THC email accepts mail no larger than 10 MB.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview and significance.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. Please send payment with the invoice which THC provides.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application, throughout the review and production processes, will be by direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC contact is notifying the THC that the application and documentation have been reviewed and verified by the CHC, and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

- Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any: We note that there is no historic photograph. We have conducted a diligent search of the normal sources plus

the Tax Appraisal Cards and the files of the law firm that probated Dr. Foster's estate without finding anything. Bob Brinkman also searched THC's files with no success. We request that THC waive this.

Name of CHC contact (chair or marker chair): Paul R. Scott (Marker Chair)

Mailing address:2103 Knollbrook Ln. **City, Zip:** Spring, TX 77373

Daytime phone:713 368-0039 **Email address:** paul.scott@itc.hctx.net

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: Thomas Richey

Address:231 W. Alabama, Suite 1 **City, state, zip:**Houston, TX 77006

Phone:(713) 523-1710 **Email address:** trichey@tobyrichey.com

Legal Description of the property (metes and bounds, lot and block, etc.): LT 8 & TRS 6C & 9 BLK 11 BUTE

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. All procedural correspondence (notice of receipt, request for additional information, inscription, shipping notice, etc.) will be sent by email to the CHC representative, who is encouraged to share the information with all interested parties as necessary.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment relates to sponsorship of the marker in partnership with the THC, which provides the match for program costs.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.

- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): Thomas Richey

Contact person (if applicable): Robin Scott

Mailing address:231 W. Alabama, Suite 1 **City, zip:** Houston, TX 77006

Phone: (713) 523-1710 **Email address** (required):rscott@tobyrichey.com

SHIPPING INSTRUCTIONS

In order to facilitate marker delivery, residence addresses, post office box numbers and rural route numbers are not permitted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: Toby Richey

Street address:231 W. Alabama, Suite 1 **City, zip:** Houston, TX 77006

Daytime phone (required): (713) 523-1710 **Email** (required): trichey@tobyrichey.com

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the

materials should be forwarded to the THC by email at the following address:
markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - The narrative history (including documentation)
 - Legal description of the property
 - Detailed floor plan for each floor of the structure
 - Detailed site plan of the property
 - At least one historic photograph
 - Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>)

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512/463-5853
history@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

Application for a Recorded Texas Historic Landmark Marker for the
DR. JOHN H. FOSTER HOUSE
320 BRANARD STREET, HOUSTON, TEXAS

Written by Robin Scott
for review by the Harris County Historical Commission

I. CONTEXT

The First Montrose Commons was one of several upscale “suburban” neighborhoods developed in Houston during the first quarter of the 20th century, which included Audubon Place, Courtlandt Place, Avondale, Montrose, and Westmoreland. The historic district consists of two distinct subdivision plats – Lockhart, Connor & Barziza Addition, platted in 1873, and Bute Addition, platted in 1907¹. The proposed Landmark is located in the adjacent Bute Addition, which was established by James Bute, the founder of the Bute Paint Company, one of the longest continually operating businesses in Houston’s history.

While the First Montrose Commons Historic District was originally platted as two different subdivisions, over time these unique sections have formed an individual identity which has become known as the neighborhood of First Montrose Commons. The historic houses and apartment buildings in First Montrose Commons were built in the architectural styles in vogue in the early 20th century². Craftsman and Bungalow are the most prevalent architectural types found in the neighborhood, but the First Montrose Commons also contains eclectic examples of Prairie, Mission Revival, Colonial Revival, Queen Anne, and Art Deco styles.

When the Lockhart Connor & Barziza and Bute Additions were platted, the neighborhood was planned as an entirely residential neighborhood. Over the years, however, commercial and institutional encroachment has been so pervasive that these few blocks, now known as First Montrose Commons, represent one of the last remaining residential enclaves within the area. After World War II, many families moved from this area to the suburbs and the neighborhood entered a prolonged period of substantial change³. During this time, the United States experienced a housing crunch as millions of soldiers returned home and started new families. Houston, like many other major metropolitan areas, struggled to meet the housing demands. While several of the original residents remained in First Montrose Commons, and continued to maintain their houses, many of the old houses were either demolished or divided into multiple units, or they were simply allowed to deteriorate, and the fabric of the neighborhood fell into jeopardy. Like many inner-city neighborhoods, greater Montrose suffered during federal urban renewal in the 1950s and 1960s. The construction of Spur 527, which opened in 1962, required the complete destruction of more than half of the Bute Addition’s housing stock. Nonetheless, a large number of historically contributing houses remain that serve to illustrate Houston’s rich heritage. Incremental improvements initiated by residents, organizations, and alliances began in the

¹ First Montrose Commons Historic District, City of Houston Designation Report, March, 8, 2010

² Johnston, Marguerite, *Houston: The Unknown City: 1836-1946*. College Station: Texas A&M Press, 1991, pp. 129-131.

³ Siegel, Stanley E. *Houston: A Chronicle of the Supercity on Buffalo Bayou*. Woodland Hills, California: Windsor, 1983.

1970s⁴. Change accelerated in the late 1990s when the neighborhood was discovered by new residents moving to Houston as a result of \$2.6 billion in downtown revitalization and reinvestment. Many individuals recognized the charm and historical significance of these once neglected buildings and have purchased and restored them, creating a revitalization of the neighborhood. In 1994, concerned residents formed the First Montrose Commons Civic Association, whose mission is to “protect and enrich First Montrose Commons by encouraging neighborhood pride, communication, advocacy, and vigilance.”⁵

Today, only three of the Bute Addition’s original quarter-block mansions remain: the Cochran-Hofheinz House at 3900 Milam (City of Houston Landmark), the Lucia House at 3904 Brandt, and the Milam House at 4100 Milam. Both the Cochran-Hofheinz House and the Milam House have been restored and are currently occupied by businesses sensitive to their histories. The Lucia House, however, has remained vacant and tied up in probate for a number of years following the death of its longtime owner. All three now face a 30-foot high wall of concrete from Spur 527 from their grand front porches. Many of the nearby, early 20th century neighborhoods, including Avondale, Audubon Place, Courtlandt Place and Westmoreland, have been revitalized too, and residents have succeeded in having their historic neighborhoods being listed in the National Register of Historic Places and/or designated as City of Houston Historic Districts⁶. Greater Montrose is home to six City of Houston Historic Districts: Courtlandt Place (1996), Westmoreland (1997), Avondale East (1999), Avondale West (2007), Audubon Place (2009), First Montrose Commons (2010); Courtlandt Place and Westmoreland are listed in the National Register of Historic Places.

James Bute Addition

The proposed Landmark is located on Branard Street in the Bute Addition. Branard Street was originally named West Main Avenue⁷. Branard Street was designed to be the principal street through the Bute Addition. It was renamed after George A. Branard, the Director of the Houston Water Department, who was killed around 1920 trying to rescue a worker trapped by a cave-in at a sewer/water construction site.⁸ James Bute Addition, which comprises the eastern portion of the First Montrose Commons Historic District, was one of several upscale “suburban” neighborhoods developed during the first quarter of the 20th century, which included Audubon Place, Courtlandt Place, Avondale, Montrose, and Westmoreland. This area attracted Houston’s business and social elite more than a decade before the creation of River Oaks. The Bute Addition began when James House was deeded Lots 21 and 22 of the Obedience Smith Survey on the wilderness fringe of Houston in 1848. James House, a prominent banker in the bustling town of 2,396 people, was one of the financiers who made possible the construction of the Houston & Texas Central Railroad, the second railroad ever built in Texas⁹. At some point prior to 1890, House filed a plat for the James House Addition encompassing Lots 21 and 22 to provide housing

⁴ Siegel, Stanley E. *Houston: A Chronicle of the Supercity on Buffalo Bayou*. Woodland Hills, California: Windsor, 1983.

⁵ First Montrose Commons Historic District, City of Houston Designation Report, March, 8, 2010

⁶ Interview with Randy Pace (City of Houston Historic Preservation Department Head), May, 2011.

⁷ Houston Daily Post, August 29, 1909, page 41

⁸ Hinton, Mark, *The History Behind Montrose Street Names*, Clippings file, First Montrose Commons, Houston Metropolitan Research Center, March 2011.

⁹ Werner, George C., *Handbook of Texas Online*, s.v. “HOUSTON AND TEXAS CENTRAL RAILWAY” <http://www.tshaonline.org/handbook/online/articles/eqh09> (accessed August 15,2011).

for the booming young city. However, the Depression of 1893, the greatest economic downturn in U.S. history to that point, dashed his plans. Following the recovery, Lots 21 and 22 were once again replatted, this time into two highly desirable residential districts – Lot 22 as the Westmoreland Addition (1902) and Lot 21 as the James Bute Addition (1907).

A 1909 advertisement in the Houston Daily Post described the James Bute Addition as follows:

The most fashionable district of Houston...between Westmoreland and Main Street, the South End (streetcar) line passing through it. It is fifteen minutes ride from the center of the city. Cars run every seven minutes. It is convenient to two of the best schools in the city...As an exclusive residential community...there is no property that can compare with it. The addition has been equipped with all modern conveniences – including sidewalks, sewerage, gas, water, electric lights, etc. Contracts have been let for curbing and paving the entire addition. The work is now in progress and will be completed as soon as practicable.

From the outset, James Bute planned for his addition to be “The Most Fashionable District of Houston” and sold land there in quarter-blocks for \$750 to \$1,800 per lot¹⁰. Original deed restrictions required significant set-backs and restrictions on the construction of fences, and prohibited the construction or operation of businesses within the interior of the neighborhood.

II. OVERVIEW

The home at 320 Branard Street was built in 1912 for John Hoskins Foster. The home was designed by one of the most respected and eminent Houston architects, Birdsall P. Briscoe, who designed some of Houston’s most notable homes in some of the most exclusive neighborhoods for Houston’s most elite citizens. The historic home located at 320 Branard is the most unique example of the Prairie Style, not only found in Bute Addition, but in Houston¹¹.

Owner Biography

He was born November 20, 1876 in Nelsonville, Austin County, Texas¹². John Hoskins Foster was the second oldest of the six children born to George Washington Foster and his third wife, Emily G. Hoskins (born November 1846, Texas). George Washington Foster had come to Texas prior to 1858 where he married his first wife in Texas, and the family was found living in the 1860 Census, Austin County, Texas in San Felipe. They had one child, Frank Foster, who was born in 1859 in Texas. G. W. Foster was a teacher according to the census. His first wife died, and G.W. Foster married his second wife, Martha "Betty" J. E. Thompson on August 14, 1866 in Austin County. They had two children: Charles Foster, born 1869 and Fannie Foster, born 1871 in Texas. They are found living in the 1870 Census in Precinct 5, Austin County, Texas with his post office being Industry, Texas. G. W. Foster was

¹⁰ Johnston, Marguerite. *Houston- The Unknown City 1836-1946*, College Station: Texas A&M University Press, 1991.

¹¹ Interview with Randy Pace (City of Houston Historic Preservation Department Head), May, 2011.

¹² Foster, John H., obituary, *Journal of the American Medical Association*, Vol. 183, No. 3, January 19, 1963

listed as a Medical Doctor. After his second wife died, G. W. Foster married his third wife, Emily G. Hoskins in 1874 in Nelsonville, Austin County, Texas - the parents of John Hoskins Foster¹³. They are found living in the 1880 Census in Precinct 7, Austin County, Texas.

John H. Foster studied at the University of Texas, Austin, and Southwestern University in Georgetown, Texas where he received his M. A. degree¹⁴. Col. William B. Travis wrote a letter in 1835 requesting a Methodist university be established in the Mexican colony of Texas. Subsequently, Rutgersville College was founded in 1840. It succumbed to difficulties as did each of its three successors: Wesleyan College, McKenzie College and finally Soule University in 1856. Finally, in 1872, Georgetown, Texas was chosen for the site of what is now known as Southwestern University.

John H. Foster became a physician like his father and step-brother. His father, George Washington Foster, had earned his medical degree from Tulane University in New Orleans, Louisiana in 1869. His father had been born on June 27, 1834 in Monmouth County, Illinois, and he died on November 28, 1921 in Georgetown, Texas. Charles C. Foster, the step-brother of Dr. John H. Foster, had also earned his medical degree from Tulane in 1893. He had been born in Nelsonville, Texas on April 5, 1869 and died on October 3, 1941 in Granger, Texas¹⁵.

Dr. Foster studied medicine at the University of Texas, Medical School in Galveston, Texas. He was a member of Phi Delta Theta Fraternity, Texas Gamma in 1896, and graduated in 1900¹⁶. He is found listed in the 1900 Galveston, Texas census taken in June and was living in Ward 7, with his sister, Martha "Mattie" B. Foster Burgess and her husband, Asa M. Burgess and their family at 3902 Avenue M and one-half. Also living with them was J.H. Foster's widowed mother, Emily G. Hoskins Foster, and another of John's siblings, Emily Gertrude Foster, who had been born in 1874 in Texas. The Burgess and Foster families survived the 1900 Storm in Galveston that killed over 6,000 people on September 8, 1900.

Dr. John H. Foster must have practiced medicine first in Colorado County, Texas as that is where he met and married Anne Mayeaux Vineyard in 1907. She was born on May 9, 1886 in Columbus, Colorado County, Texas and was a daughter of Benjamin Lynn Vineyard and wife, Martha Logue Bowers of Eagle Lake, Texas¹⁷. B. L. Vineyard was a director of the Eagle Lake Rice Irrigation Company. Mrs. Martha Bowers Vineyard was a daughter of Ann F. Griffith Bowers and Dr. John Henry Bowers of Columbus, Texas. Dr. John H. Foster and wife Anne had one child, Lynn Vineyard Foster, who was born on September 7, 1908 in Colorado County, Texas.

Shortly after their marriage and the birth of their daughter, Dr. John H. Foster moved to Houston, Texas where he and his wife, Anne, and their one year old daughter, Lynn, are found in the 1910 Census of Houston, Harris County, Texas where they are renting a home at 605 Hadley Street.¹⁸

¹³ Ancestry.com at: <http://ancestry.com/cgi-bin/igm.cgi?op=GET&db=:3371039&id=13917>

¹⁴ Foster, John H. at: www.ebooksread.com/.../page-185-the-catalogue-of-the-phi-delta-theta-fraternity-dih.shtml

¹⁵ Ancestry.com at: <http://ancestry.com/cgi-bin/igm.cgi?op=GET&db=:3371039&id=13917>

¹⁶ Foster, John H. at: www.ebooksread.com/.../page-185-the-catalogue-of-the-phi-delta-theta-fraternity-dih.shtml

¹⁷ Ancestry.com at: http://records.ancestry.com/Anne%20Mayeaux%20Vineyard_records.ashx?pid=150320013

¹⁸ Ancestry.com at: http://records.ancestry.com/Anne%20Mayeaux%20Vineyard_records.ashx?pid=150320013

According to the 1915 edition of the American College of Surgeons, Dr. Foster was practicing at Norsworthy Hospital and the Baptist Sanitarium and Hospital in Houston¹⁹. In 1917 he was also practicing at the Sunset Lines Railroad Hospital. That same year he filed for the draft in 1917 in Harris County, Texas while living at 320 Branard Street. He and his family are found living in Houston in the 1920 Census of Houston, in Ward 4, Harris County, Texas at 320 Branard Street. Living with them is Peter Roman, who is listed in the census as "butler" (servant).

Dr. John H. Foster not only treated patients but also authored numerous medical articles, including one in 1921 entitled, "Peripheral Vascular Disease." He was an eye, ear, nose and throat specialist, and he helped to organize the Houston Eye, Ear and Throat Hospital in Houston in 1923²⁰.

Dr. John H. Foster first practiced in offices located in the Carter Building at 806 Main Street in Houston, Texas (City of Houston Landmark). Listed in the American College of Surgeons, List of Fellows for 1920, is found Dr. John Hoskins Foster, 417 Kress Medical Building at 705 Main Street (City of Houston Landmark)²¹. In the 1930 census Dr. Foster and his family are living at 1908 River Oaks Boulevard. Living with them are two servants, George Smith (yardman) and Hattie Williams (cook). Also Clarence Williams, a likely relative of Hattie, is also living in the house hold, and he is a laborer with City of Houston Public Works Department. In the Standard Blue Book (Texas edition) for 1930 Dr. Foster was listed as practicing as Dr. Foster and Logue. He was also listed as being a Mason; a member of University Club; favorite recreation as golf; church affiliation as Methodist; Ancestry as English and Scotch-Irish; and War Work as Lieutenant in U. S. N. R. F.²²

Dr. Foster participated in a series of addresses that were delivered at Southwestern University, Georgetown, Texas, Tuesday, June 18, 1937. They honored Mrs. William Wiess for her support of Southwestern University, Georgetown, Texas, the alma mater of Dr. John H. Foster. Had it not been for Mrs. William Wiess and her family, the university might have suffered the fate of its predecessors. Dr. John H. Foster was a close friend of Mrs. William Wiess. Mrs. Louisa Elizabeth Carothers Wiess (1856-1936) had moved to Georgetown, Texas when she was 15 and she grew up there along with Southwestern University. The then-president of Southwestern performed her marriage to Captain William Wiess, in 1880, and she moved to be with him in Beaumont, but her love for Southwestern did not wane and, in its time of need, her generosity gave it back its life. Serving the needs of education in Texas was not foreign to the Wiess family. Captain Wiess served as a trustee for Southwestern and her only child, Harry Carruthers Wiess, played a major role in another Texas university -- Rice University in Houston (the Wiess College there is named for him). Her granddaughter, Mrs. Caroline Wiess Law, is a noted philanthropist in Houston, Texas and the Houston Museum of Fine Arts is housed in the Caroline Wiess Law Building²³.

¹⁹ American College of Surgeons, Texas, Yearbook (Chicago, Illinois), 1915

²⁰ Foster, John H., obituary, Journal of the American Medical Association, Vol. 183, No. 3, January 19, 1963

²¹ American College of Surgeons, Texas, Yearbook (Chicago, Illinois), 1920

²² STANDARD BLUE BOOK, TEXAS EDITION, 1920, by A. J. Peeler, in the office of the Librarian of Congress at Washington, D. C., VOL. XII, Issued by A. J. PEELER & CO. Authors, Proprietors and Publishers of all STANDARD BLUE BOOK PUBLICATIONS, U. S. A.

²³ Foster, John H. at: <http://mykindred.com/wiess/SWU/theWoman.htm>

Dr. Foster served as the President of the Texas Medical Association in 1932-1933. He was listed in "Who's Who - Physicians" in 1938. He also served as President of the South Texas District/Harris County Medical Society (HCMS) in 1954 and 1960, Vice-President of the State Medical Association of Texas, President of the Eye, Ear, Nose and Throat Section of the Houston Academy of Medicine as well as Delegate to the American Medical Association.²⁴

Dr. John H. Foster died on October 1, 1962 in Houston, Harris County, Texas and was buried on October 3, 1962 at Eagle Lake Cemetery, Eagle Lake, Colorado County, Texas. His obituary appeared in the Journal of the American Medical Association, January 19, 1963, Volume 183, No. 3. His wife, Anne Vineyard Foster, died in Fort Worth, Texas on April 1, 1970, and was buried also at Lakeside Cemetery, Eagle Lake, Texas. Their daughter, Lynn Vineyard Foster, married Gustav Edmund Cranz (1905-1963), and she also died in Fort Worth, Texas. Dr. John H. Foster and his wife, Anne Foster, were benefactors to various charities and institutions in Houston, including being the donors of a rare book collection to the Fondren Library, Rice University²⁵.

James Bute

James Bute, born in Edinburgh, Scotland, immigrated to Montreal, Quebec, in 1857 and then to New Orleans, arriving in Houston in 1861. Bute gained entree to Houston's established business and social elite through marriage to the daughter of James House. James Bute became a successful businessman in Houston, and in 1869 founded the Bute Paint Company, a retail and wholesale paint business whose warehouse still stands at 711 William Street northeast of downtown Houston and is listed in the National Register of Historic Places²⁶. By 1887, he was supplying paints and other materials from a retail store on Main Street, and supplying wholesale materials within a 150-mile radius, from a warehouse around the corner on Franklin Avenue. In 1907, the company incorporated, with Bute's son-in-law John F. Garrott and sons John Bute Jr. and James House Bute, as the James Bute Company. James Bute died in 1915 at the age of 76. This would have made him 68 years old when Bute Addition was platted. After his death, the Bute Paint Company continued to be family owned and operated until its dissolution in 1990. At the time of its dissolution, it was believed to be the longest continually operating business in the history of Houston²⁷. Although James Bute is primarily identified with his paint business, he made investments and applied his skills in other businesses as well, as an officer in a lumber company specializing in millwork production, in the 1890s; by investing, with T.W. House, Jr., in an oil company; and as an officer and director of the city's oldest wholesale pharmaceutical business, the Houston Drug Company Bute furthered his influence on commercial development of Houston.

The First Montrose Commons Historic District, which was designated as a historic district of the City of Houston on June 9, 2010, consists of two distinct subdivision plats – Lockhart, Connor & Barziza Addition, platted in 1873, and Bute Addition, platted in 1907. The Lockhart, Connor & Barziza Addition was named after the real estate partners in the subdivision – Robert Lockhart, John C. Connor, and

²⁴ Texas State Journal of Medicine, Volumes 6 and 9

²⁵ Foster, John H., obituary, Journal of the American Medical Association, Vol. 183, No. 3, January 19, 1963

²⁶ Johnston, Marguerite. *Houston- The Unknown City 1836-1946*, College Station: Texas A&M University Press, 1991.

²⁷ Deaca, Marian. *A Brief History of the Montrose Area*, Harris County Heritage Society publication, undated.

Philippa Barziza²⁸. The adjacent Bute Addition was established by James Bute, the founder of the Bute Paint Company, one of the longest continually operating businesses in Houston's history. While First Montrose Commons Historic District was originally platted as two different subdivisions, over time these unique sections have formed an individual identity which has become known as the neighborhood of First Montrose Commons. At the time of the First Montrose Commons Historic District survey, the Prairie style house, 320 Branard (1912), was classified on the inventory as "contributing" to the historic district.

Birdsall Parmenas Briscoe

"Birdsall P. Briscoe, architect, was born on June 10, 1876, in Harrisburg, Texas, the son of Andrew Birdsall and Annie Frances (Paine) Briscoe. He was the grandson of Andrew Briscoe and the great-grandson of John R. Harris, founder of Harrisburg. He grew up on his parents' ranch near Goliad and attended San Antonio Academy, Texas Agricultural and Mechanical College (now Texas A&M University), and the University of Texas. During the Spanish-American War Briscoe served in the United States Army Infantry as a sergeant; he subsequently served as a major in the army during World War I."

"He learned architecture through apprenticeships with the Houston architects C. Lewis Wilson and Lewis Sterling Green. After a brief partnership with Green (1909–11), Briscoe began independent practice in 1912."

"From 1922 until 1926 he was in partnership with Sam H. Dixon, Jr. From 1919 until his retirement in 1955, Briscoe shared an office with Maurice J. Sullivan. Although from time to time he collaborated with both Dixon and Sullivan on nonresidential commissions, Briscoe was best known for his elegantly composed and detailed houses."

"He established his reputation as an exceptional designer at the outset of his career. His aptitude for disciplined formal composition and correct, scholarly rendition of historic detail placed him at the forefront of the eclectic trend in Houston architecture during the second decade of the twentieth century. Briscoe's finest houses, designed between 1926 and 1940, exhibit the array of historical architectural styles characteristic of American eclectic architecture and are distinguished by the architect's gift for harmonious proportion and full-bodied ornamental detail."

"He worked extensively in the Houston neighborhoods of Courtlandt Place, Shadyside, Broadacres, and River Oaks. Among his clients for houses were William Lockhart Clayton (1917), W. T. Carter (1920), R. Lee Blaffer (1920), Walter H. Walne (1925), Burdine Clayton Anderson (1928), Robert W. Wier (1928), Milton R. Underwood (1934), Wirt A. Paddock (1936), I. H. Kempner, Jr. (1936), and Dillon Anderson (1938). Outside Houston, Briscoe's best-known project was the remodeling of the Patton-Varner House near West Columbia (see VARNER-HOGG PLANTATION STATE HISTORIC PARK) for Ima and William Clifford Hogg in 1920."

"Briscoe married Ruth Dillman in 1927. He joined the American Institute of Architects in 1921 and was elected a fellow of the institute in 1949. From 1934 until 1941 he served as district officer for South Texas of the Historic American Buildings Survey. He was the author of two western adventure novels,

²⁸ First Montrose Commons Historic District, City of Houston Designation Report, March, 8, 2010

In the Face of the Sun (1934) and Spurs from San Isidro (1951). He was a parishioner of Christ Church. He died in Houston on September 18, 1971, and is buried at Oak Hill Cemetery in Goliad."²⁹

In 1912 Briscoe had designed the unusual Prairie Style home for Dr. John Hoskins Foster in the Bute Addition in Houston, Texas. The contractor for the project was Franz (Frank) August Goldapp.

Franz (Frank) August Goldapp

Frank A. Goldapp was born in East Prussia (Germany) in 1877 and immigrated from Munchenwold to the United States on May 11, 1892. He arrived in Baltimore, Maryland on the ship, Weimar, and according to the manifest, he was 15 years old, alone, and only had \$1.00 to his name. It stated also that his destination was Nebraska. He apparently went to Pottawattomie County, Nebraska since the 1895 and 1905 State of Nebraska censuses show him living there among other Goldapp family members³⁰.

Frank A. Goldapp came to Texas where he was married, and according to the 1907 Houston City Directory, he is listed as a house contractor in business with a partner, John Reynolds, as "Goldapp & Reynolds." According to the 1910 Houston, Texas Census, he is living with his wife, Fannie, who was born in Texas in 1885. They have a two year old son, named Frank Bernard Goldapp, who was born in Texas in 1908. The Goldapp family is living in the 4th Ward where they are renting a home at 406 Capitol Avenue.

By the time Goldapp was the contractor for the home at 320 Branard, he was the sole proprietor of his construction business. He registered for the draft in 1917 in Harris County at age 41. His application describes him as being tall with medium build, blue eyes and hazel hair. His application also says that he was born on February 11, 1877 but not in Germany and that he was native born and a US Citizen³¹. However, prior records say otherwise. Goldapp likely registered as a U S Citizen for several reasons. First of all, World War I was raging in Europe with the United States fighting Germany. Secondly, he now likely had loyalties to the US and moreover, he may have been fearful that being German born would result in prejudice in both his personal life as well as his professional business associations. Thereafter, he always indicated on subsequent census records that he had been born in Nebraska.

Goldapp and his family are found living in the 1920 census of Houston in Justice Precinct 1, 2nd Ward, where he is renting a home at 32 York Street, near Canal Street. Several more children have been born to the family since the last census. In the 1930 Houston census he is living in Justice Precinct 1, where he owns his home at 102 North York, and he is shown as the proprietor of his house contracting company. His oldest son, Frank Bernard Goldapp, is a clerk for a cotton factor. Frank Goldapp continued to work as a building contractor for almost 40 years, and died in Houston, according to Harris County Death Records, on June 12, 1948. His wife, Fannie Louise Goldapp, died on October 3, 1966 in Houston, according to Harris County Death Records. According to the Social Security Death Records, she had been born on October 9, 1883 in Texas.

²⁹ Fox, Stephen, "BRISCOE, BIRDSALL PARMENAS," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/fbrbw>), accessed May 09, 2011. Published by the Texas State Historical Association

³⁰ Ancestry.com at: [http://trees.ancestry.com/tree/10289628/person/-664102662?ssrc=\(Goldapp family\)](http://trees.ancestry.com/tree/10289628/person/-664102662?ssrc=(Goldapp%20family))

³¹ Ancestry.com at: [http://trees.ancestry.com/tree/10289628/person/-664102662?ssrc=\(Goldapp family\)](http://trees.ancestry.com/tree/10289628/person/-664102662?ssrc=(Goldapp%20family))

According to further research by Gary Coover, Frank A. Goldapp was involved also in the construction of the home at 215 Emerson Street in 1922 (still extant in the Westmoreland Historic District). He had also built the home at 125 W. Alabama in 1910 for Walter E. Monteith, although the home was demolished when Spur 527 was constructed.

ARCHITECTURAL DESCRIPTION

The historic home located at 320 Branard, which was built in 1912, is the most unique example of the Prairie Style, not only found in Bute Addition, but in Houston. The home was designed by one of the most respected and eminent Houston architects, Birdsall P. Briscoe, who designed some of Houston's most notable homes in some of the most exclusive neighborhoods for Houston's most elite citizens.³² The contractor of 320 Branard Street, Franz (Frank) August Goldapp, built homes in Houston's neighborhoods for over 40 years. First Montrose Commons Historic District contains a large collection of two-story single-family residences, period apartment buildings, and one-story bungalows. First Montrose Commons retains its special historic identity and when designated as a City of Houston historic district in 2010. The Dr. John H. Foster Home at 320 Branard Street is listed "contributing" on the application for the First Montrose Commons Historic District in the City of Houston.

The unique Prairie style home was built in 1912 in the Bute Addition. The Bute Addition is adjacent to the First Montrose Commons neighborhood and is located within the greater Montrose area just west of downtown Houston in an area loosely bounded by West Alabama Street on the north, Richmond Street on the south, Montrose Boulevard on the west and Spur 527 on the east³³.

According to newspaper research conducted by Gary Coover, a Houston and Montrose area historian, J.H. Foster secured a building permit in the amount of \$7,500 for a 10-room residence and barn, and the permit request was published in the Houston Daily Post on April 3, 1912. Coover also found a Mechanic's and Materialman's Lien filed in the Harris County Contract Records under Volume 30, page 148 filed on May 6, 1912. Apparently construction was begun by another contractor and then stopped as John H. and Annie Foster hired Frank A. Goldapp to build the residence for the sum of \$4,716 which stated that the "house is partially completed 'with plans by Birdsall P. Briscoe.'"³⁴

The home located at 320 Branard is a unique example of the Prairie style for Houston, and features strong horizontal lines³⁵. The home also features a low pitched combination hip and gable roof. Broad, overhanging, boxed eaves shade each elevation. The home is clad with both stucco and horizontal lap wood siding. The home exhibits a large number of wood, double hung craftsman type windows as well as casement windows arranged in horizontal bands with divisions in the glass. Other windows are either single, paired and arranged in groups of three. Ornamentation is restrained other than flower boxes which are either applied to the facade or built in and placed under grouped windows, or built in within the porch balustrade. The entry door is a wood door with elongated multi-light glass, surrounded

³² Fox, Stephen, "BRISCOE, BIRDSALL PARMENAS," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/fbrbw>), accessed May 09, 2011. Published by the Texas State Historical Association

³³ Houston Daily Post, August 29, 1909, page 41

³⁴ Interview with Gary Coover, Montrose and Houston area Historian, June, 2011.

³⁵ <http://architecture.about.com/od/periodsstyles/ig/House-Styles/The-Robie-House.htm>

by sidelights with multi-light glass inserts. The home features an elongated front porch with wide stucco column supports between arched openings. The stucco porch balustrade is closed and features built-in window boxes. The home also features a prominent two-story box bay with built-in window boxes below each set of three windows. At one end of the home, is a porte-cochere supported by massive stucco clad columns between arched openings. Above the porte-cochere are balconettes featuring massive wood vertical balusters. At the other end of the home are two porches which also feature stucco columns with massive wood, vertical balusters. The first floor porch has been enclosed with groups of ribbon wood Craftsman style windows, and the porch is accessed by paired, multi-light Craftsman type French doors which are located on either side of the massive brick chimney.

Prairie Style

Prairie Style is said to be the first original American architectural style³⁶. Houses at the time were described as "bungalows of the Middle-Western type." Its salient characteristics include strong horizontal lines and natural interaction with its landscape. The best examples embody the sensitivity to the surrounding environment that makes it appear that the structure is a natural part of the scenery. Part of this is achieved by using natural, indigenous materials. Though the exterior character was remarkable, it was the radical interior reorganization that set the Prairie Style apart. Instead of the Victorian plan with its small, compartmentalized rooms, this modern innovation opened up interior spaces by creating a more natural flow between rooms. In even relatively small houses, spaciousness was achieved by removing doors and walls and increasing the line of sight from room to room. In Wright's words, designs should be "trimmed to the last ounce of the superfluous."

Prairie Style also incorporated the natural environment by providing easier access to porches and patios. The use of many windows allowed ample light and cross-ventilation, which were coming to be considered essential to health and well-being. There were two diametrically opposed schools of thought with regard to architecture at the end of the 19th century.³⁷ One was the traditional, which drew on the styles from America's past and the influences of prominent European and English designers and architects. The traditionalists who treasured the Classical Revival styles, like as Daniel Burnham who organized the hugely influential 1893 Chicago Columbian Exposition in Chicago, appealed to the conservative home buyer. The opposing school, expressed in the Prairie School, was influenced by new currents in design and visionary architectural thinkers like Louis Sullivan, as well as the Arts & Crafts Movement with its values of honesty in materials and craftsmanship. Other significant influences included the emerging Modernist Movement, Minimalism, De Stijl, and broader international exposure to new cultural influences like those of Japan and Egypt, for example. Though Frank Lloyd Wright is most closely associated with Prairie School architecture and was critically important to its development and popularity, there were other architects who were equally impressive in design skill (if not in personal charisma and self-promotion) including Barry Byrne, George Grant Elmslie, George Washington Maher, William Gray Purcell, and many others. As the Prairie style became more widely

³⁶ antiquehomestyle.com/styles/prairie-school.htm, May 2011.

³⁷ Fox, Stephen. *Houston Architectural Guide, Second Edition*. Houston: The American Institute of Architects, Houston Chapter and Herring Press, 1999.

accepted from about 1905 to 1920, it became more stylized and generic. It went far beyond its original aesthetic and influenced the popular Foursquare (aka Prairie Box) and later Ranch styles.³⁸

The historic home at 320 Branard has been owned by the applicant since 2009. It was owned previously by James and Rosemary Drummond who purchased it on July 1, 1997. They purchased it from James A. Woodward who had purchased it on January 2, 1986. He purchased it from Richard J. Klingaman, who had purchased it on January 2, 1984.

Restoration History and Condition

The “barn” or original two-story, stucco clad garage/servant’s quarters, which was in poor condition, was demolished in 2010. A certificate of appropriateness was issued by the Houston Archaeological and Historical Commission on September 23, 2010 to restore the home including the following work: South Elevation (front – Facing Branard Street): At first floor of side facing porch (located to right – east side of elevation) remove two windows with 6/6 glass lights which are a later alteration; In same location install a pair of double hung wood sash windows with 1/1 glass lights to match other elevations; West Elevation (side facing Bute Street): No alterations are proposed; East Elevation (facing side property line): At first floor of side facing porch remove a series of 6/6 glass light windows which are a later alteration; In same location install a series of double hung wood sash windows with 1/1 glass lights to match other elevations; North Elevation (facing rear property line): Demolish the existing rear open stairs which are a later alteration; In same location construct new open stair with wood stick hand rail to code.

³⁸ antiquehomestyle.com/styles/prairie-school.htm, May 2011.

III. SIGNIFICANCE

The home at 320 Branard Street, located in the Bute Addition is a significant contribution to the First Montrose Commons Historic District, and exemplifies the type of building that is both historically and architecturally significant as part of Houston's past. It reflects the upwardly-mobile development of the city's South End that occurred in the first two decades of the 20th Century³⁹. It lends further historical credence to the city's growth as a hub for the medical industry and for its role as the home of one of the foremost doctors in the city at the time, Dr. John H. Foster. The home is the most unique example of the Prairie Style that became popular in the early 20th Century and is an early example of the work of one of Houston's foremost architects, Birsdall Briscoe. The architectural features which make the house type exceptionally significant in Houston are the substantial covered porches with arched openings; handcrafted carpentry and stucco siding of the Arts and Crafts Style as well as the broad, overhanging eaves and pronounced horizontal lines of the Prairie Style.⁴⁰

³⁹ Houghton, Dorothy Knox Howe, et al. Houston's Forgotten Heritage: Landscape, Houses, Interiors 1824-1914. College Station: Texas A & M University Press, 1991, preface and introduction.

⁴⁰ Interview with Randy Pace (City of Houston Historic Preservation Department Head), May, 2011.

IV. DOCUMENTATION

American College of Surgeons, Texas, Yearbook (Chicago, Illinois), Class of 1920, page 187

AMERICAN COLLEGE OF SURGEONS, THIRD YEAR BOOK, 1915, 30 NORTH MICHIGAN AVENUE, CHICAGO, Illinois

Ancestry.com at: <http://ancestry.com/cgi-bin/igm.cgi?op=GET&db=:3371039&id=13917>

Ancestry.com at: http://records.ancestry.com/Anne%20Mayeaux%20Vineyard_records.ashx?pid=150320013

Ancestry.com at: http://records.ancestry.com/Lynn%20Vineyard%20Foster_records.ashx?pid=184202174

Ancestry.com at: [http://trees.ancestry.com/tree/10289628/person/-664102662?src=\(Goldapp family\)](http://trees.ancestry.com/tree/10289628/person/-664102662?src=(Goldapp%20family))

Deaca, Marian. "A Brief History of the Montrose Area." Harris County Heritage Society publication, undated.

Bowers, John Henry, obituary at: http://www.txgenweb5.org/txcolorado/obits/obits_b/obitsb1b.htm

Flyleaf, PUBLISHED BY THE FRIENDS OF THE FONDREN LIBRARY AT RICE UNIVERSITY, Vol. 24, No. 1, January 1974

Foster, Charles C., George Washington Foster and John H. Foster see:
[http://digitalcommons.library.tmc.edu/cgi/viewcontent.cgi?article=1010&context=gazetteer&sei-redir=1#search=""john+h+foster"+physician+houston"](http://digitalcommons.library.tmc.edu/cgi/viewcontent.cgi?article=1010&context=gazetteer&sei-redir=1#search=)

Foster, John H. at: <http://mykindred.com/wiess/SWU/theWoman.htm>

Foster, John H. at:
http://www.eyearbook.com/yearbooks/American_College_of_Surgeons_Yearbook/1920/Page_187.html

Foster, John H. at: www.ncbi.nlm.nih.gov/nlmcatalog/923030

Foster, John H. at: www.ebooksread.com/.../page-185-the-catalogue-of-the-phi-delta-theta-fraternity-dih.shtml

Foster, John H. and Foster, Annie Vineyard at: <http://library.columbustexas.net/cemeteries/cemetery.html>

Foster, John H., obituary, Journal of the American Medical Association, Vol. 183, No. 3, January 19, 1963

Fox, Stephen, "BRISCOE, BIRDSALL PARMENAS," Handbook of Texas Online
(<http://www.tshaonline.org/handbook/online/articles/fbrbw>), accessed May 09, 2011. Published by the Texas State Historical Association

Fox, Stephen. "Houston Architectural Guide, Second Edition". Houston: The American Institute of Architects, Houston Chapter and Herring Press, 1999.

Haley, Jennie Lynn (Vineyard) at: http://www.txgenweb5.org/txcolorado/obits/obits_h/obitsh1.htm

Harris County, Texas Death Records

Houghton, Dorothy Knox Howe, et al. Houston's Forgotten Heritage: Landscape, Houses, Interiors 1824-1914. College Station: Texas A & M University Press, 1991, preface and introduction.

Houston Daily Post, August 29, 1909

Houston, Texas City Directories, various years

Siegel, Stanley E. *Houston: A Chronicle of the Supercity on Buffalo Bayou*. Woodland Hills, California: Windsor, 1983.

Southwestern University (Georgetown, Texas) at: <http://www.southwestern.edu/about/history.php>

STANDARD BLUE BOOK, TEXAS EDITION, 1920, by A. J. Peeler, in the office of the Librarian of Congress at Washington, D. C., VOL. XII, Issued by A. J. PEELER & CO. Authors, Proprietors and Publishers of all STANDARD BLUE BOOK PUBLICATIONS, U. S. A.

Social Security Death Records

Texas Office, 215 WEST COMMERCE STREET, SAN ANTONIO (and Social Register)

Texas State Certificate of Death Film No. 2117118, certificate 62643

US Census, various years, various counties, Texas (as referenced in text)

Vineyard, Benjamin Lynn at: http://www.txgenweb5.org/txcolorado/obits/obits_u-v/obitsv1.htm

Wiess, Mrs. William - see <http://mykindred.com/wiess/SWU/index.htm>

Special Collections and Clipping Files

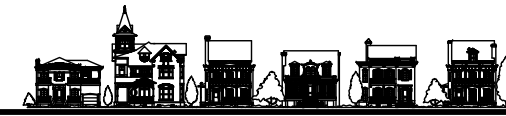
First Montrose Commons Clipping File, Houston Metropolitan Research Center, Houston Public Library



TOBY RICHEY
 320 BRANARD
 HOUSTON, TEXAS

CREOLE DESIGN L.L.C

505 MERRILL
 HOUSTON, TX 77009
 (713)880-3158



DRAWING LIST

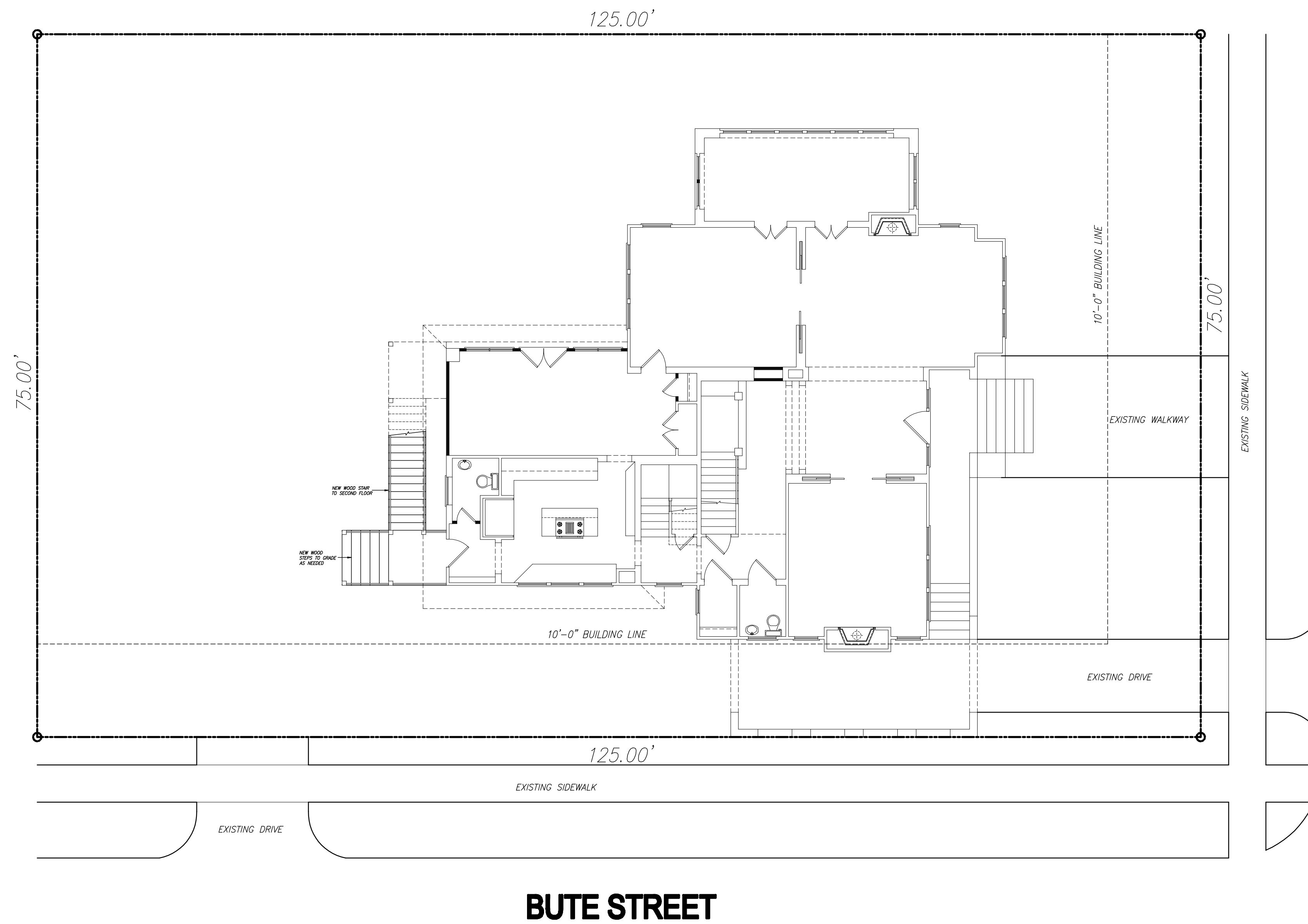
ARCHITECTURAL

COVER SHEET
 A0.1 SITE PLAN
 A1.1 EXISTING AND DEMO PLANS
 A1.2 FIRST FLOOR PLAN
 A1.3 SECOND ELEVATIONS
 A2.2 EXTERIOR ELEVATIONS
 A2.2 EXTERIOR ELEVATIONS

STRUCTURAL

S-1 1ST. FLOOR FRAMING
 S-2 GENERAL NOTES, SCHEDULES
 S-3 DETAILS
 S-4 DETAILS

COVER



LEGAL DESCRIPTION

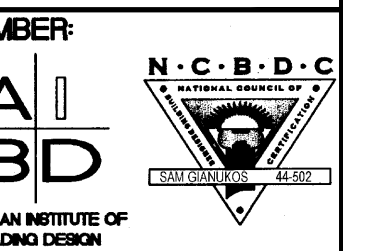
LOT: 8, HALF OF 9 AND
 HALF OF 6 BLOCK: 11 OF
 BRUTE ADDITION
 HOUSTON, TEXAS

NOTE: UNLESS NOTED OTHERWISE

1) SITE VERIFY ALL DIMENSIONS TO EXISTING BUILDING
 2) REPLACE AND UPGRADE A/C UNIT
 3) RELOCATE UTILITIES AS NEEDED (SITE VERIFY)

**CREOLE
 DESIGN L.L.C**
 CREOLEDESIGN.COM

505 MERRILL
 HOUSTON, TX
 77000
 (713)880-3158



AMERICAN INSTITUTE OF
 BUILDING DESIGN

THIS DRAWING AND RELATED
 DOCUMENTS REMAIN THE PROPERTY
 OF CREOLE DESIGN & ARE NOT
 TO BE REPRODUCED OR COPIED, IN
 WHOLE OR IN PART WITHOUT THE
 EXPRESSED WRITTEN CONSENT FROM
 CREOLE DESIGN.

MARK	DATE	DESCRIPTION	MARK	DATE	DESCRIPTION
A	07/28/10	ISSUED FOR REVIEW			
B	08/20/10	ISSUED FOR PERMIT			

CAD FILE: TEXT
 COPYRIGHT 2008
 ALL RIGHTS RESERVED

DRAWN BY: JAE

TOBY RICHEY
 320 BRANARD
 HOUSTON, TEXAS

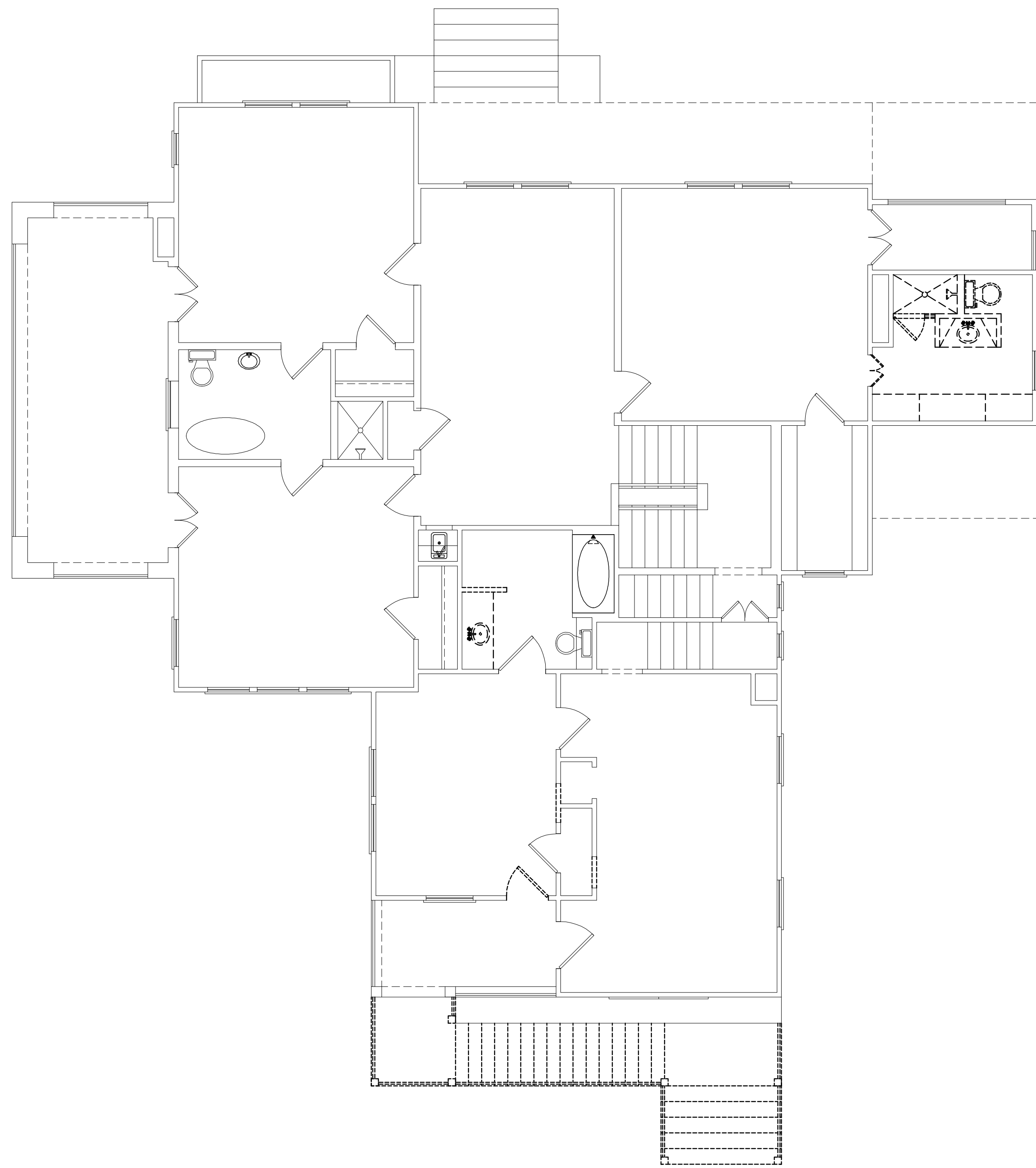
SHEET TITLE

SITE PLAN

SHEET NO.

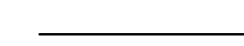
A0.1

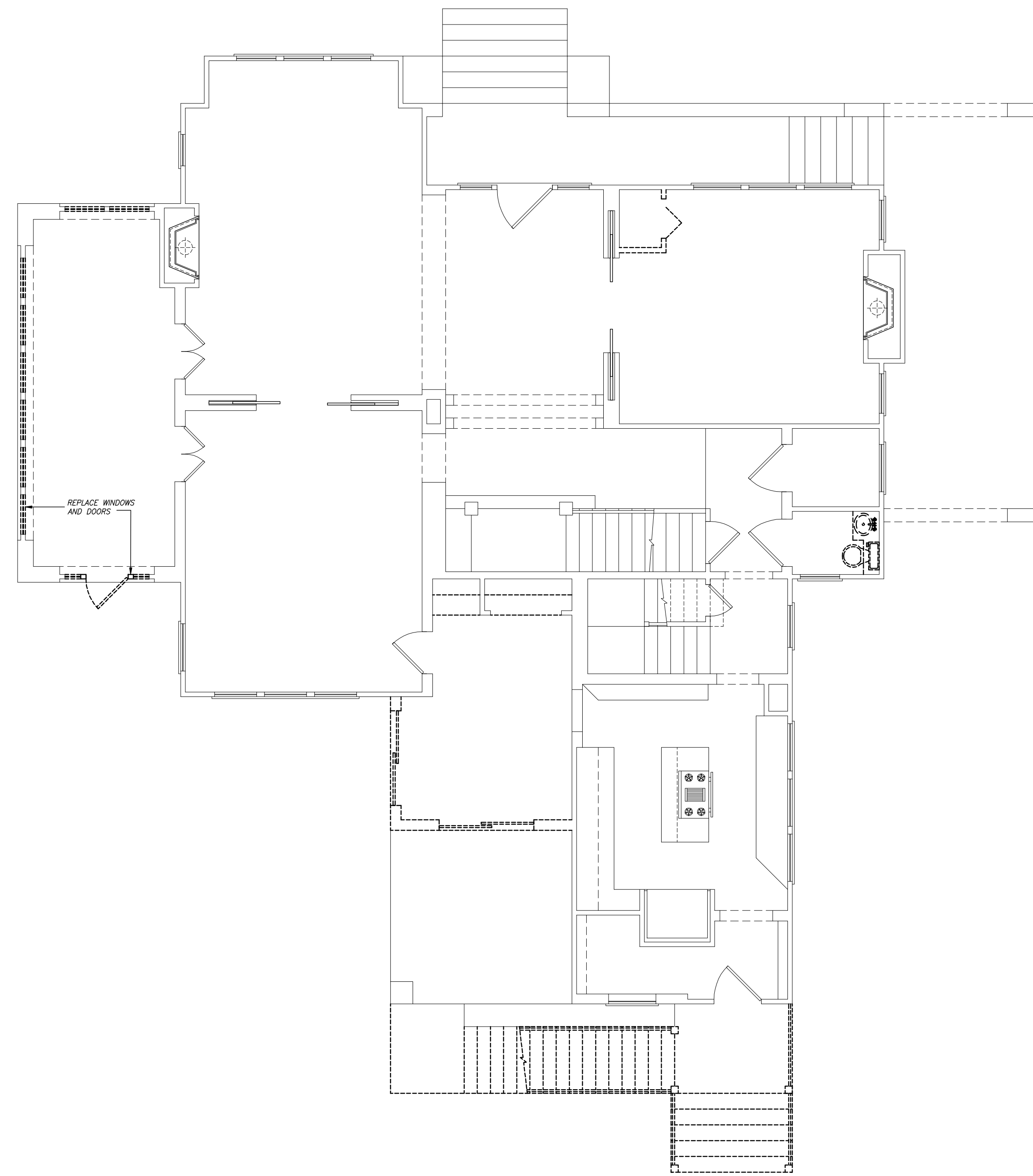
SITE PLAN
 Scale: 1/8" = 1'-0"



 **SECOND FLOOR PLAN**
Scale: 3/16"= 1'-0"

WALL LEGEND

-  NEW WALL
-  EXISTING
-  DEMO



 **FIRST FLOOR PLAN**
Scale: 3/16"= 1'-0"

MARK	DATE	DESCRIPTION	MARK	DATE	DESCRIPTION
A	06/10/10	ISSUED FOR REVIEW			
B	07/28/10	ISSUED FOR REVIEW			
C	08/20/10	ISSUED FOR PERMIT			

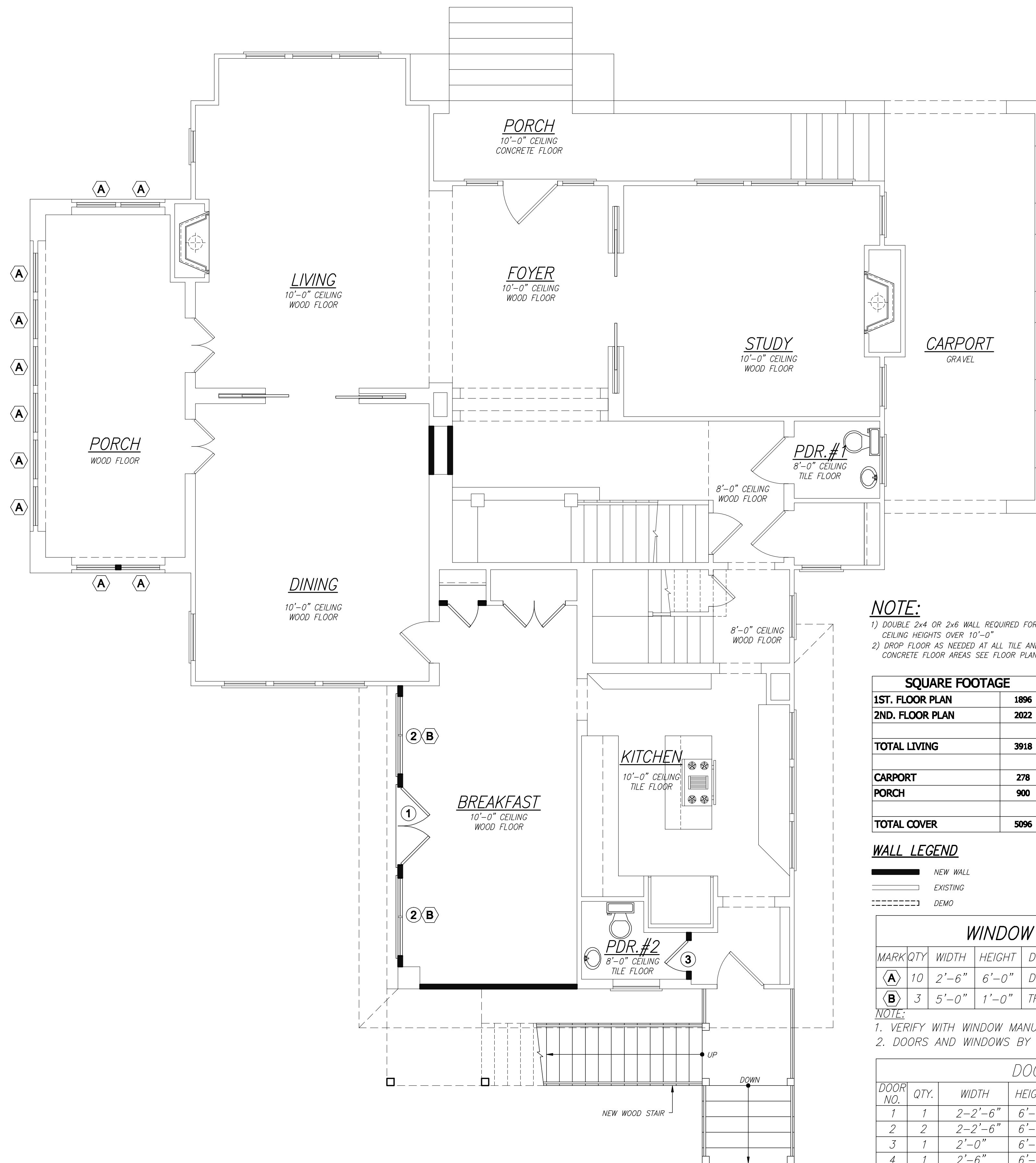
CAD DWG FILE: TEXT
COPYRIGHT 2008
ALL RIGHTS RESERVED

DRAWN BY: JAE

**TOBY RICHEY
320 BRANARD
HOUSTON, TEXAS**

SHEET TITLE
**EXISTING &
DEMO
PLANS**

SHEET NO.
A1.1



NOTE:

- 1) DOUBLE 2x4 OR 2x6 WALL REQUIRED FOR CEILING HEIGHTS OVER 10'-0"
- 2) DROP FLOOR AS NEEDED AT ALL TILE AND CONCRETE FLOOR AREAS SEE FLOOR PLANS

SQUARE FOOTAGE	
1ST. FLOOR PLAN	1896
2ND. FLOOR PLAN	2022
TOTAL LIVING	3918
CARPOR	278
PORCH	900
TOTAL COVER	5096

WALL LEGEND

- NEW WALL
- EXISTING
- DEMO

WINDOW SCHEDULE

MARK	QTY.	WIDTH	HEIGHT	DESCRIPTION
(A)	10	2'-6"	6'-0"	DOUBLE HUNG
(B)	3	5'-0"	1'-0"	TRANSOM TO MATCH DOOR WIDTH

- NOTE:**
- 1. VERIFY WITH WINDOW MANUFACTURER FOR TRUE ROUGH OPENING SIZES.
 - 2. DOORS AND WINDOWS BY BUILDER/OWNER.

DOOR SCHEDULE

DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	2'-2'-6"	6'-8"	EXTERIOR FRENCH DOORS WITH TRANSOM
2	2	2'-2'-6"	6'-8"	EXTERIOR FIXED FRENCH DOORS WITH TRANSOM
3	1	2'-0"	6'-8"	INTERIOR DOOR
4	1	2'-6"	6'-8"	INTERIOR DOOR

NOTE: UNLESS NOTED OTHERWISE

- 1) MATCH EXISTING ROOF PLATE, ROOF SLOPE, COMPOSITION SHINGLES, AND ROOF OVERHANG
- 2) MATCH EXISTING SIDING
- 3) MATCH EXISTING HEADERS
- 4) MATCH EXISTING EXTERIOR AND INTERIOR WINDOW CASING
- 5) MATCH EXISTING FASCIA AND FRIEZE BOARD
- 6) MATCH EXISTING STUCCO FINISH

FIRST FLOOR PLAN
Scale: 1/4"= 1'-0"

CREOLE DESIGN L.L.C.
CREOLEDESIGN.COM
505 MERRILL HOUSTON, TX 77002
(713)880-3158

MEMBER:
AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN
N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS

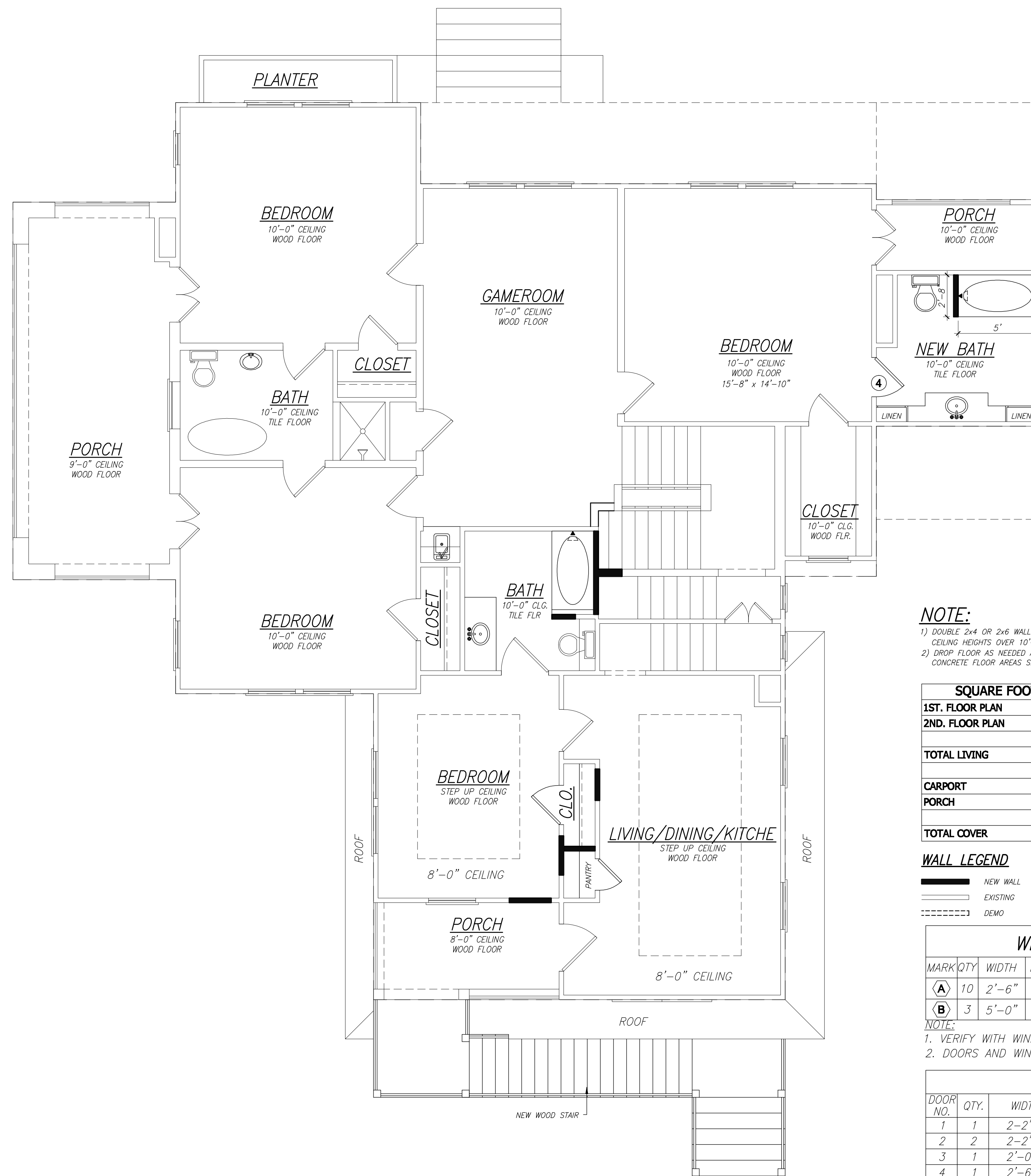
THIS DRAWING AND RELATED DOCUMENTS, REMAIN THE PROPERTY OF CREOLE DESIGN & ARE NOT TO BE REPRODUCED OR COPIED, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT FROM CREOLE DESIGN.

MARK	DATE	DESCRIPTION
A	06/10/10	ISSUED FOR REVIEW
B	07/28/10	ISSUED FOR PERMIT
C	08/20/10	ISSUED FOR PERMIT

TOBY RICHEY
320 BRANARD
HOUSTON, TEXAS

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A1.2



NOTE:

- 1) DOUBLE 2x4 OR 2x6 WALL REQUIRED FOR CEILING HEIGHTS OVER 10'-0"
- 2) DROP FLOOR AS NEEDED AT ALL TILE AND CONCRETE FLOOR AREAS SEE FLOOR PLANS

SQUARE FOOTAGE	
1ST. FLOOR PLAN	1896
2ND. FLOOR PLAN	2022
TOTAL LIVING	3918
CARPORT	278
PORCH	900
TOTAL COVER	5096

NOTE: UNLESS NOTED OTHERWISE

- 1) MATCH EXISTING ROOF PLATE, ROOF SLOPE, COMPOSITION SHINGLE, AND ROOF OVERHANG
- 2) MATCH EXISTING SIDING
- 3) MATCH EXISTING HEADERS
- 4) MATCH EXISTING EXTERIOR AND INTERIOR WINDOW CASING
- 5) MATCH EXISTING FASCIA AND FRIEZE BOARD
- 6) MATCH EXISTING STUCCO FINISH

WALL LEGEND

- NEW WALL
- - - EXISTING
- ⋯ DEMO

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	10	2'-6"	6'-0"	DOUBLE HUNG
(B)	3	5'-0"	1'-0"	TRANSOM TO MATCH DOOR WIDTH

NOTE:

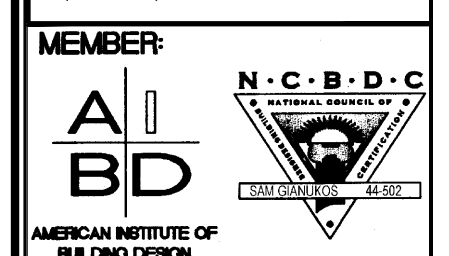
- 1. VERIFY WITH WINDOW MANUFACTURER FOR TRUE ROUGH OPENING SIZES.
- 2. DOORS AND WINDOWS BY BUILDER/OWNER.

DOOR SCHEDULE

DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	2'-2'-6"	6'-8"	EXTERIOR FRENCH DOORS WITH TRANSOM
2	2	2'-2'-6"	6'-8"	EXTERIOR FIXED FRENCH DOORS WITH TRANSOM
3	1	2'-0"	6'-8"	INTERIOR DOOR
4	1	2'-6"	6'-8"	INTERIOR DOOR

SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

CREOLE DESIGN L.L.C.
CREOLEDESIGN.COM
505 MERRILL HOUSTON, TX 77002
(713)880-3158



THIS DRAWING AND RELATED DOCUMENTS REMAIN THE PROPERTY OF CREOLE DESIGN & ARE NOT TO BE REPRODUCED OR COPIED, IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT FROM CREOLE DESIGN.

MARK	DATE	DESCRIPTION
A	06/10/10	ISSUED FOR REVIEW
B	07/28/10	ISSUED FOR PERMIT
C	08/20/10	ISSUED FOR PERMIT

CAD DWG FILE: TEXT
COPYRIGHT 2008
ALL RIGHTS RESERVED
DRAWN BY: JME

TOBY RICHEY
320 BRANARD
HOUSTON, TEXAS

SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.
A1.3



NOTE: UNLESS NOTED OTHERWISE
 1) MATCH EXISTING ROOF PLATE, ROOF SLOPE, COMPOSITION SHINGLE, AND ROOF OVERHANG
 2) MATCH EXISTING SIDING
 3) MATCH EXISTING HEADERS
 4) MATCH EXISTING EXTERIOR AND INTERIOR WINDOW CASING
 5) MATCH EXISTING FASCIA AND FRIEZE BOARD
 6) MATCH EXISTING STUCCO FINISH

FRONT ELEVATION
 Scale: 1/4" = 1'-0"



RIGHT ELEVATION
 Scale: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
A	07/28/10	ISSUED FOR REVIEW
B	08/20/10	ISSUED FOR PERMIT
C		

CAD DWG FILE: TEXT
 COPYRIGHT 2008
 ALL RIGHTS RESERVED
 DRAWN BY: JAE

TOBY RICHEY
 320 BRANARD
 HOUSTON, TEXAS

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A2.1



LEFT ELEVATION
Scale: 1/4"= 1'-0"



NEW WOOD
STEPS TO GRADE
AS NEEDED

REAR ELEVATION
Scale: 1/4"= 1'-0"

MARK	DATE	DESCRIPTION	MARK	DATE	DESCRIPTION
A	07/28/10	ISSUED FOR REVIEW			
B	08/20/10	ISSUED FOR PERMIT			

CAD DWG FILE: TEXT
COPYRIGHT 2008
ALL RIGHTS RESERVED

DRAWN BY: JAE

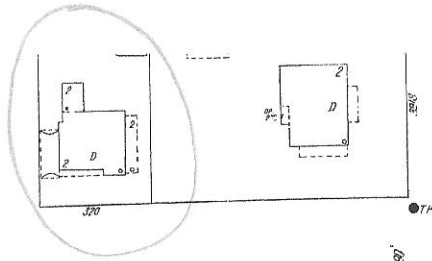
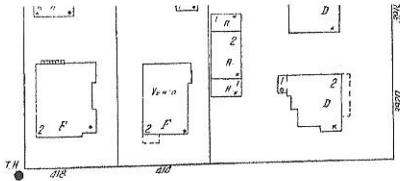
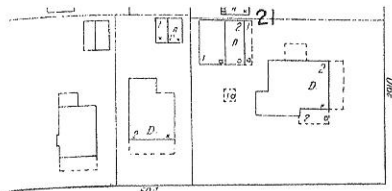
**TOBY RICHEY
320 BRANARD
HOUSTON, TEXAS**

SHEET TITLE
**EXTERIOR
ELEVATIONS**

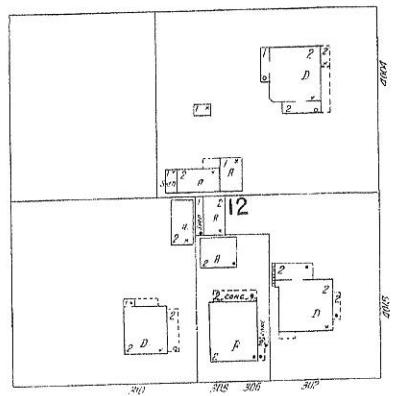
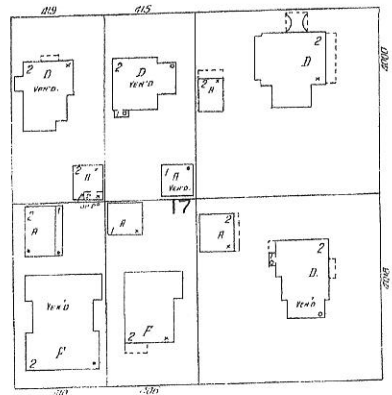
SHEET NO.
A2.2

Sanborn Map

Houston 1924-1950 vol. 5, 1925, Sheet 562



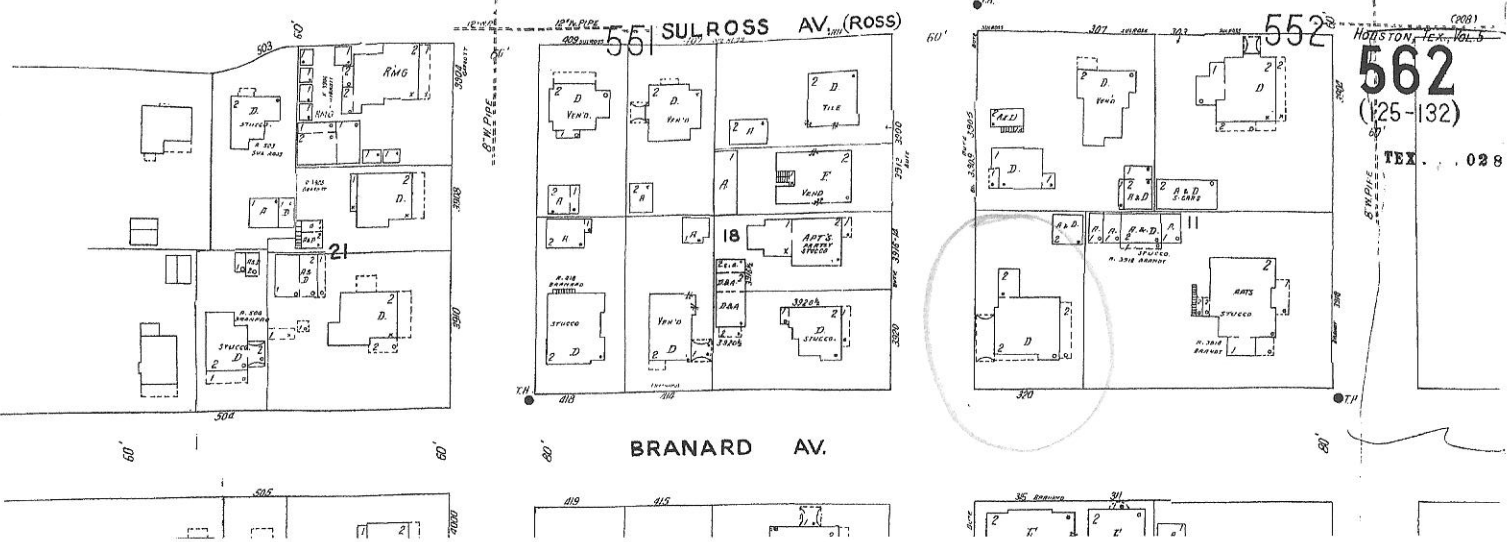
BRANARD AV.



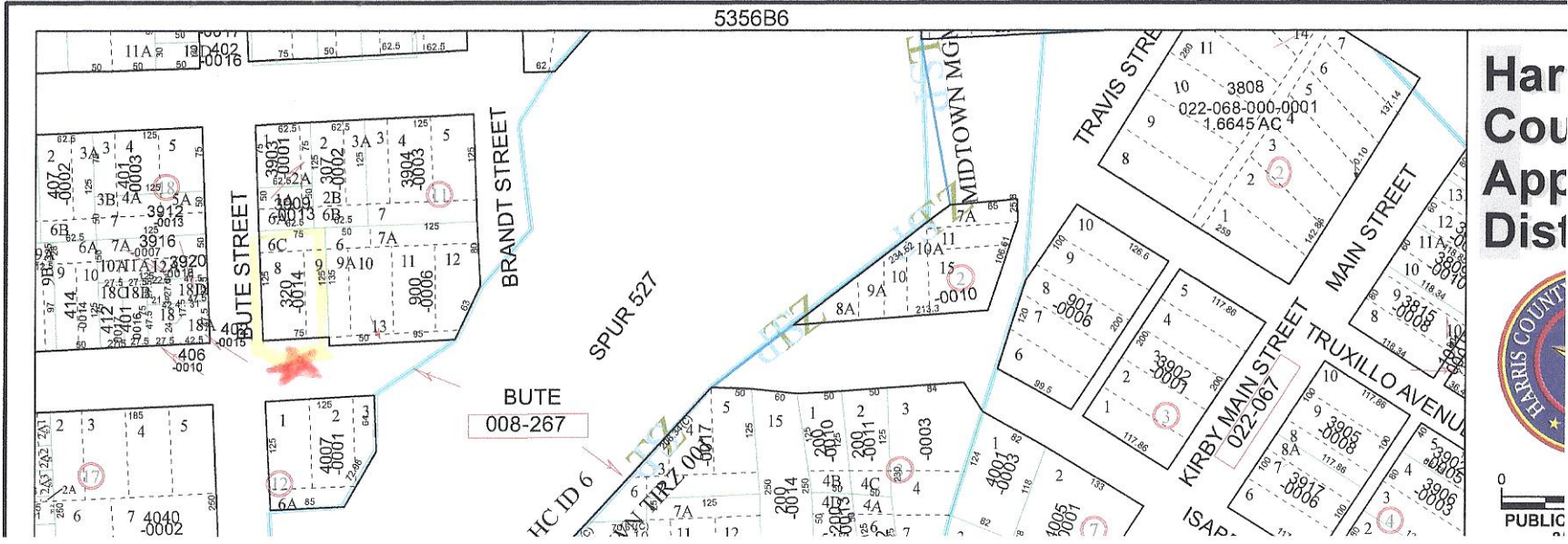
W. MAIN AV.

Sanborn Map

Houston 1924-1951 vol. 5, 1925, Sheet 562



Legal Description: LT 8 & TRS 6C & 9 BLK 11
Description: BUTE
Property Address: 320 BRANARD ST
Address: HOUSTON TX 77006



Harris County
Appraisal District



0 PUBLIC INFORMATION

TEXAS HISTORICAL COMMISSION

Texas Historical Commission

Authorization for Recorded Texas Historic Landmark Designation

Date of RTHL designation: January 27, 2012

Property Name: Dr. John H. Foster House
Physical Address: 320 Branard St.
City: Houston County: Harris Zip: 77006
Property reference number (Appraisal District/Tax Office property number, etc.): 0082610000014
Legal Description (Lot and block, metes and bounds, etc.): LT B of TRS 6C of 9 BLK 11 BUTE

Additional description ("property encompassing the bridge and abutments," "the 1936 portion of the County Consolidated High School building," "the historic homestead, including the main house, barn, windmill, smokehouse and water well," etc.): Historic homestead

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

Benefits of the RTHL designation:

- Recognition that a property is of local, regional or state significance.
Protection for up to 90 days from exterior alterations, including demolition or relocation.
Ad valorem tax exemptions, where granted by local taxing authorities.
Inclusion in the Texas Historic Sites Atlas.
Technical preservation assistance through the THC.

Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):

A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Additionally:

- The designation requires the public display of the RTHL marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.

Name (print): Thomas Richey
Mailing address: 320 Branard
City, state, zip: Houston TX 77006
Signature: [Handwritten Signature]
Phone: 713 523-1710 Date:



TEXAS HISTORICAL COMMISSION
real places telling real stories

P.O. BOX 12276 • AUSTIN, TX 78711-2276
PHONE 512.463.6100 • FAX 512.475.4872
www.thc.state.tx.us



320



391







Address **320 Branard St**
Houston, TX 77006

Get Google Maps on your phone
Text the word "GMAPS" to 466453

