

(Oct. 1990)  
United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Jefferson Davis Hospital  
OTHER NAME/SITE NUMBER: Old Jefferson Davis Hospital, City County Hospital

2. LOCATION

STREET & NUMBER: 1101 Elder  
CITY OR TOWN: Houston  
STATE: Texas CODE: TX COUNTY: Harris CODE: 201 ZIP CODE: 77007  
NOT FOR PUBLICATION: N/A  
VICINITY: N/A

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (x nomination) ( \_ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ( x meets) ( \_ does not meet) the National Register criteria. I recommend that this property be considered significant ( \_ nationally) ( \_ statewide) ( x locally). ( \_ See continuation sheet for additional comments.)

*[Handwritten Signature]*

Signature of certifying official

6.23.05  
Date

State Historic Preservation Officer, Texas Historical Commission  
State or Federal agency and bureau

In my opinion, the property \_\_\_meets \_\_\_does not meet the National Register criteria. ( \_ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

entered in the National Register  
See continuation sheet.

determined eligible for the National Register

See continuation sheet  
 determined not eligible for the National Register

removed from the National Register

other (explain):

*Edson H. Beall*  
Signature of the Keeper  
Date of Action  
8/10/05

**5. CLASSIFICATION**

**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	2	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	2	0 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:**

**6. FUNCTION OR USE**

**HISTORIC FUNCTIONS:** HEALTH CARE/hospital

**CURRENT FUNCTIONS:** WORK IN PROGRESS

**7. DESCRIPTION**

**ARCHITECTURAL CLASSIFICATION:** Classical Revival

**MATERIALS:** FOUNDATION CONCRETE  
WALLS BRICK  
ROOF ASPHALT  
OTHER

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-7).

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## National Register of Historic Places Continuation Sheet

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Jefferson Davis Hospital  
Houston, Harris County, Texas

The 1924-25 Jefferson Davis Hospital and its associated power plant building are on a slight bluff northwest of downtown Houston at the corner of Dart and Elder Streets, just north of the Southern Pacific railroad tracks. The hospital is a three-story Classical Revival style building composed of a central section with wings on a raised basement. The central bay projects from the building plane and has a cast stone portico with monumental fluted Ionic columns. The building sits on a slight bluff and faces southeast towards downtown Houston. Located on the site of the Old City Cemetery, the only active city cemetery from c.1840 to c.1870, the hospital grounds were designated a State Archeological Landmark in 1995 by the Texas Historical Commission. The building is currently under rehabilitation in accordance with the Secretary of the Interior's Standards for use as a residential apartment building. The 1929 power plant building is located to the rear and north and is similar stylistically and in the method of construction to the hospital.

### Jefferson Davis Hospital

The Jefferson Davis Hospital building features a structural concrete frame with clay tile back up and a red brick veneer. Examples of the Classical Revival style are found in the cast stone detailing, brick corner quoins, the entry portico, and the pedimented basement entry doors. Above the second floor windows, a belt course surrounds the building just below the cast stone cornice. Historically, the windows of the building were paired 6/1 wooden sash in the central bay and slightly larger 6/1 single sash windows in the wings. All windows have been replaced with identical windows as part of the federal tax credit rehabilitation.

The central section of the building is three-stories with a continuous raised basement. The third floor rises above the cornice in this central section only and has a wood-framed, hip-on-hip roof with a hipped roof elevator penthouse in the rear. The roofing material was originally a green-colored terra-cotta tile and is currently asphalt composition shingles. The two-story wings have surrounding parapets that conceal a flat concrete deck roof. The concrete deck is continuous along the rear of the building connecting the wings at the roof level.

The symmetrical front or main façade has a rhythm of A-B-C-B-A. The central bay projects forward from the building plane. A grand staircase rises above the basement level to a large entry portico. Fluted Ionic pilasters and columns define the portico and support a full entablature with "Jefferson Davis Hospital" carved into the frieze. Above the entablature is a balustrade that is badly damaged. Cast stone molding and a pediment surround the entry. Brick quoins at the corners of this projecting bay are repeated on the corners of each bay on this façade. The symmetrical second and fourth bays (B) feature four pairs of windows, set at regular internals. At the basement level, each side has an arched cast stone door surround with pediment. The outer wings (A) feature four single regularly-spaced window openings. At the raised basement level, each of the windows has a cast stone keystone. The first and second floors follow the same fenestration pattern established at the basement level. Above the cornice of the wings is a brick parapet with cast stone coping.

The east and west facades are identical, with six window openings on each floor. The raked brick veneer of the façade wraps around the sides about 36" and then changes to a softer brick that has color ranges of orange, buff, brown with black glazed spots. A two-story stucco-veneered four-by-six bay addition on the northwest rear of the building was added in 1929. This addition was respectfully executed and follows the massing and rhythm (but not materials or window details) of the main building.

The rear of the hospital is four bays wide with a central three-story rear projecting ell and follows an A-B-C-B-A pattern. On the northern most part of the ell there is a small projecting one-story storage room. On the first and second floors of

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the second and fourth bays (B) are the sleeping porches located on either side of the central elevator and stair core (C). These porches were screened and were an integral part of the ventilation of the building in a time before air-conditioning. The presence of these sleeping porches is an architectural expression of a major shift in public health beliefs as the "age-old fear of the night air gave way to a fascination with fresh-air sleeping."<sup>1</sup> The windows on the rear of the building follow the pattern established on the main façade. On the rear of the third floor, the window pattern is irregular and includes narrow 4/1 sash as well as wider 6/1 windows. A large non-contributing two-story stuccoed frame clinic building dating to the 1960s caught fire, burned and was demolished in 2003.

The interior has suffered over the years from vandalism and changes to some of the interior spaces yet the majority of the original floor plan is extant. The entry foyer has a terrazzo floor with cove base – a detail that continues throughout the main corridors that run parallel to the main façade. The elevator shaft and a concrete staircase are located on the western or rear wall of the corridor and face into the entry foyer. The walls and ceilings throughout the hospital are plaster on a metal lathe. Offices, exam rooms and other small service rooms were located off of the main corridor with the wards at each corridor end on the first and second floors. The hospital was segregated and it is known from the original drawings that the raised basement level offered services to African American patients. Also on this level is a double or segregated corridor.

Over the years doors and light fixtures were replaced or stolen. There are a few doors on site that appear to be original and are wood with a solid lower panel and an upper single light.

### Power Plant

The power plant building is located to the rear and north and is similar stylistically and in the method of construction to the hospital. This building faces almost directly south towards the rear hospital façade. Completed in 1929, the Classical Revival building has a symmetrical A-B-A pattern.<sup>2</sup> The main façade is composed of two large arched openings with cast keystones in the central 1½-story bay flanked by smaller wings. Above the large arched openings are horizontal windows with metal multi-light sashes. A smokestack with concrete veneer rises from the rear of the building. This building housed water tanks and boilers that provided steam to the hospital via an above ground pipeline.

The interior is industrial in feeling and has concrete walls and floors with no finishes. The floor plan is a large open central bay where the boilers were housed with the two wings. In the west wing is one large rectangular shaped room where the water tanks were once installed. The east wing has two rooms. The eastern-most (towards the façade) was a storage room and the small rear room was used as a maintenance office. The boilers and water tanks, clad in asbestos, were removed in 2004 as part of the hazardous materials abatement.

Despite decades of abandonment and neglect, the Jefferson Davis Hospital and power plant buildings retain a high degree of their architectural and historical integrity. The property is being rehabilitated the federal preservation tax credit program.

<sup>1</sup> Culbertson, Margaret. *Airing Out: Sleeping Porches and the Turn-of-the-Century Fresh-Air-Sleeping Movement*. Cite: 34, Spring 1996.

<sup>2</sup> "Municipal Book, City of Houston." City of Houston, December 1928. Metropolitan Research Center, Houston Public Library.

**8. STATEMENT OF SIGNIFICANCE**

**APPLICABLE NATIONAL REGISTER CRITERIA**

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Health/Medicine, Architecture

**PERIOD OF SIGNIFICANCE:** 1924-1936

**SIGNIFICANT DATES:** 1924

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** W. A. Dowdy (city architect)

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-8 through 8-12).

**9. MAJOR BIBLIOGRAPHIC REFERENCES**

**BIBLIOGRAPHY** (see continuation sheet 9-13).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- preliminary determination of individual listing (36 CFR 67) has been requested (Approved 8/15/02)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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Jefferson Davis Hospital  
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The Jefferson Davis Hospital opened in 1925, replacing scattered facilities for indigent health care in Houston, Texas. Houston City Architect W. A. Dowdy designed the Classical Revival Style building, which cost \$400,000.<sup>3</sup> The city built the brick power plant building located at the rear of the hospital (northwest) in 1929. The property is on a slight bluff northwest of downtown Houston at the corner of Dart and Elder Streets, just north of the Southern Pacific railroad tracks, on top of a portion of the Old City Cemetery that was in operation from c.1840 to c.1870. The hospital quickly became obsolete, and in 1937 was replaced by a new building on Allen Parkway (demolished 1999). The nominated property is under private ownership, and meets National Register Criteria A in the area of Health/Medicine, and Criteria C in the area of Architecture. In 1995, the Texas Historical Commission designated the entire cemetery as a State Archeological Landmark (SAL), but this designation pertains only to the site and objects directly associated with the cemetery, and not the 20<sup>th</sup> century above-ground resources. Due to numerous and drastic changes to the site throughout the 20<sup>th</sup> century, the cemetery has lost most of the features that would identify it as a 19<sup>th</sup> century cemetery, and is therefore not nominated to the National Register at this time.

### Old Houston City Cemetery

Houston was founded in 1836 by Augustus Chapman and John Kirby Allen, at the confluence of Buffalo and White Oak Bayous. Claims were made that the town would become the "great interior commercial emporium of Texas," a vision that did indeed come true.<sup>4</sup> Houston became the fourth largest city in the nation in the late 20<sup>th</sup> century and the spirit of commerce brought by the Allen Brothers continues to drive the port city.

The history of the Jefferson Davis Hospital site is linked with the history of one of the city's earliest cemeteries, created after a rash of epidemics that began in the 1830s and continued through the 1860s. A severe yellow fever outbreak ravaged the city between July and December of 1839, with 240 dead of the estimated 2,000 populous.<sup>5</sup> This led to overcrowding of the San Felipe Road cemetery (now known as Founder's Memorial Park) and a need for more burial space. There are two differing accounts of the actual transfer of the land for the Old City Cemetery to the City of Houston from the Allen Brothers. Clarence Drake in his 1936 W.P.A.-funded manuscript titled *Cemeteries*, stated that the Allen Brothers set aside a block of ground in the First Ward, North of Buffalo Bayou, for use as a cemetery and gifted the land to the city for this purpose.<sup>6</sup> Janet Wagner in her report *Houston City Cemetery Land Use History* argues that overcrowding of San Felipe Road cemetery led Houston City Council to direct J. W. Bergin, City Sexton, to purchase five acres of land from the Allen Brothers for a burying ground. This land was located adjacent to a land owned by Mr. Conklin on White Oak Bayou. The deed for Houston City Cemetery was received from the Allen's on May 25, 1840. Regardless of whether the land was purchased or donated, the first internments took place by 1840. The five-acre site was identified on various maps the as the "Houston City Cemetery."

<sup>3</sup> Wagner, Janet, *Houston City Cemetery Land Use History*, n.d. (filed with "Houston 1840 City Cemetery" State Archeological Landmark nomination, Texas Historical Commission, Department of Archeology), p. 23.

<sup>4</sup> "HOUSTON, TX." The Handbook of Texas Online. <http://www.tsha.utexas.edu/handbook/online/articles/view/HH/hdh3.html> [Accessed Wed nov 26 21:03:33 US/Central 2003].

<sup>5</sup> Wagner, p. 1

<sup>6</sup> Drake, Clarence H., p. 1-2

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Jefferson Davis Hospital  
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The cemetery was most likely the final resting place of many of the epidemic victims, especially those who died in the cholera epidemic of 1866, and the yellow fever outbreak of 1867.<sup>7</sup> After the Civil War, the citizens of Houston, including numerous returned Confederate soldiers, freed slaves, and occupying Federal troops, were all susceptible to sickness. They were often buried together in the city cemetery without regard to class, social status, or race. The City of Houston maintained and used the cemetery through the 1870s as the major public burial ground for the city's population.<sup>8</sup> In 1875 the city purchased six acres near Glenwood Cemetery for a public burying ground, and requested that burials cease at the old cemetery as well as at other smaller cemeteries around town. The only exception to this attempt at consolidation was where families already owned a plot or space in vault. By 1879, the old cemetery was closed to additional burials. An 1880 report by R. F. Pannell, City Sexton, noted that the city cemetery was "so filled that there is not room in any of them for the burial of paupers without disturbing some graves."<sup>9</sup>

After the closure of the cemetery, maintenance declined, followed by numerous requests of the city council to erect a proper fence or maintain the cemetery grounds properly. In 1893, foreshadowing thirty years into the future, W. C. and Tom Padgitt filed a petition in the 11<sup>th</sup> District Court against the City of Houston, Mayor John T. Browne, and City Health Officer George W. Larendon to prevent the removal of their parents remains (among others) in order to build a new public school. The plan was never executed and the graves remained.<sup>10</sup>

True to Houston's historical commitment to commerce, business and industrial interests in the late 19<sup>th</sup> century began to promote the closing of cemeteries within the city limits and the removal of the internments to burial grounds outside the city limits. Businessmen and railroad entrepreneurs claimed that cemetery land, in close proximity to the growing city, was now prime and valuable real estate. By 1903, the International and Great Northern Railroad initiated the removal of remains from old St. Vincent's graveyard on block 12. Removals were also made from Episcopal and Masonic Cemeteries on Bagby Street, as well as the remains of nine sisters from the convent graveyard on Franklin Street.<sup>11</sup>

Because of the State Archeological Landmark status of the cemetery, the owners of the hospital and the City of Houston (which owns the balance of the cemetery) work closely with the Texas Historical Commission to ensure that graves discovered in the course of work on the site (either demolition or new construction) are recorded and the remains are re-interred according to local and state regulations.

### Establishment of Jefferson Davis Hospital at the City Cemetery

Prior to the construction of Jefferson Davis Hospital, charity health care was scattered throughout the city. In 1919, several doctors organized a hospital at Camp Logan.<sup>12</sup> Camp Logan, constructed in 1917, was an emergency training center during World War I located on the western edge of Houston in an area that is now Memorial Park. The camp was used for hospitalization of wounded men in 1918, and after the close of the war, the site was acquired by William C. Hogg

<sup>7</sup> Drake, p. 2

<sup>8</sup> Wagner, p. 1

<sup>9</sup> Wagner, p. 18 from City Council minutes: Sept. 4, 1880: E/437 No. 179.

<sup>10</sup> Ibid., p. 19

<sup>11</sup> Ibid., pp. 2-3

<sup>12</sup> Houston Post, *Jeff Davis Hospital: Institution Grew Out of War From Small Beginning*, Sunday, October 27, 1940

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and his brother, Mike, who turned it over to the city of Houston, at cost, more than 1,000 acres.<sup>13</sup> Empty barracks at Camp Logan were converted into a serviceable hospital that marked the beginning of the Municipal Hospital, a precursor to the Jefferson Davis Hospital. Doctors themselves solicited donations and surgical instruments, and operating tables and sterilizing equipment was procured from a naval unit equipped to sail to France. The hospital at Camp Logan opened in October of 1919 with 60 beds.<sup>14</sup>

On February 5, 1923, during the first term of Mayor Oscar Holcombe, the city passed Ordinance No. 749 to establish a Board of Managers for the city and county public hospital to care for charity patients.<sup>15</sup> Despite citizen protests, plans were approved to construct the hospital on the southeastern corner of the five-acre cemetery. Several outbuildings were added by 1929, including the power plant.<sup>16</sup> In a 1923 *Houston Press* article, writer Burton Davis recorded several tombstone epitaphs that were still visible on the site, including a stone dedicated to 32 confederate soldiers.

Jefferson Davis Hospital opened on March 15, 1925. The Texas General Contractors Association Bulletin lists a contract of \$182,000 awarded to the Russell Brown Company of Houston. Total construction costs were approximately \$400,000, based on the *Municipal Book of Houston, 1928*. The hospital had a capacity of 240 beds with clinic, laboratory, and a paint shop. Present at the hospital dedication were representatives of the Jefferson Davis and Robert E. Lee Chapters of the United Daughters of the Confederacy, who petitioned to the city and county to name the hospital after the president of the Confederate States of America.<sup>17</sup> The usefulness of the Jefferson Davis Hospital on Elder Street, however, was short-lived. By the 1930s, the original building was no longer large enough and a new building on Allen Parkway, south of Buffalo Bayou was erected in 1937. The second Jefferson Davis Hospital (demolished 1999) was designed by Alfred Finn with Joseph Finger. The original hospital building was used by other county health agencies and rented out for other uses before it was abandoned in the late 1980s.

### Architectural Significance of the 1924 Jefferson Davis Hospital

The Jefferson Davis Hospital is a good example of early 20<sup>th</sup>-century hospital design that took into account changing public perception about the treatment of disease. Architectural expressions of this changing opinion are represented in the rear, screened balconies where patients could rest and convalesce. Stylistically, the hospital is similar to hospitals in New England and draws from European sources for its floor plan, style and ward placement.

The early 20<sup>th</sup> century witnessed an exponential growth in the number of hospitals nationwide. The number of hospital buildings jumped from 2,500 in 1911 to 7,000 in 1914, and four years later to 7,158 with approximately 680,000 beds.<sup>18</sup> The Jefferson Davis Hospital incorporates many of the architectural elements popular in the early 20<sup>th</sup>-century hospital design. At this same time, there was a shift in the public perception of the hospital from a place to go to die to a place to recover and leave alive. In 1921, architect Edward F. Stevens argued in *The American Hospital of the Twentieth Century*, that hospitals in the city should be placed away "from smoke from adjoining chimneys, noise from nearby railroads, and

<sup>13</sup> "CAMP LOGAN." The Handbook of Texas Online.

<sup>14</sup> Houston Post, 1940

<sup>15</sup> Wagner, p. 21

<sup>16</sup> Ibid., pp. 1-2

<sup>17</sup> Ibid., p. 23

<sup>18</sup> Stevens, Edward F. *The American Hospital of the Twentieth Century*. New York: The Architectural Record Company, 1921., p. 1.

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proximity to a noisy thoroughfare of factory are menaces to be considered.” The Jefferson Davis site respects all of these criteria, with the exception of the nearby railroad that was busier in the early 20<sup>th</sup> century than it is today. He also advocated for the grounds to be “flooded with sunlight” and the part of the building interior that receive no sunlight should be used for utilities, staircases and rooms not requiring sunlight, leaving for patients’ rooms the sides which receive sunlight some portion of the day. Stevens stressed the importance of providing an uplifting and calming environment, with plenty of sunlight, ventilation, and quiet space, with access to balconies.<sup>19</sup> The Jefferson Davis Hospital featured two screened balconies on the rear (west) façade of the building on the second and third floors, above the raised basement. Sleeping porches became an important architectural element of hospitals in the US and in Europe, as fear of the night air was replaced by the benefits of fresh air to aid in recovery. The treatment of tuberculosis, a major disease of the 19<sup>th</sup>- and early 20<sup>th</sup>-centuries, included the prescription of fresh air as a treatment and a preventative measure until antibiotics were available for treatment in the 1940s.<sup>20</sup> The siting of the hospital on a very slight bluff and the location of the building far away from other large structures, allowed for the prevailing breezes to be felt on the site year round.

Stylistically, the Jefferson Davis Hospital, is similar in appearance to Bulfinch’s 1821 Massachusetts General Hospital in Boston with its five bay facade with projecting central bay and its classical detailing. In Dowdy’s plan for the Jefferson Davis Hospital, he placed the wards at each end of the central corridor – away from the noise and business of the more public and clinic spaces. This organization scheme was used in hospitals in Europe, including the Bispebjerg Hospital in Copenhagen, Denmark (M. Nyrop, Architect), and the Munich-Schwabing Hospital in Munich (Richard Schachner, Architect).<sup>21</sup>

A complete set of the original hospital drawings is extant. The basement plan reveals that the lowest level of the building was used for the treatment of African-American patients, with a ward for men and women at the southern end of the double corridor, with a second women’s ward under the entry foyer. The plan also illustrates the nurses dining room, kitchen, drug supply, waiting rooms, offices, toilets, and exam and surgery rooms labeled eye, nose and throat, prenatal, medical, surgical and skin room. In the central rear projecting bay was a boiler room, ambulance entry and emergency dressing room. The screened balconies appeared at the first floor level on either side of the central rear projecting ell. This level also has a medical ward on the south end and a surgical ward on the north. This level also housed the superintendent’s office, a parlor, three quiet rooms, storage, toilets and baths, two diet kitchens, a laboratory and records room. In the central projecting ell were the superintendent’s quarters, two rooms for interns and house keeping and a staff dining room. The second floor housed private rooms, the women’s ward of the south end and the men’s insane ward on the north. The screened balconies were on either side of the central projecting ell. The third floor interior spaces were surrounded on three sides by the large roof deck. This floor housed the children’s ward, a diet kitchen, storerooms, operating and recovery rooms and a radiographic and fluoroscopic room.

<sup>19</sup> Stevens, p 3

<sup>20</sup> Culbertson, Margaret. “Airing Out: Sleeping Porches and the Turn-of-the-Century Fresh-Air-Sleeping Movement.” Cite: 34, Spring 1996, p. 45

<sup>21</sup> As illustrated in Stevens, Edward F. The American Hospital of the Twentieth Century.

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### Restoration History/Current Condition

The Jefferson Davis Hospital is in a state of disrepair. Avenue Community Development Corporation, a local non-profit organization that specializes in the relocation and rehabilitation of affordable housing, is partnering with Artspace Projects, Inc. of Minneapolis to rehabilitate the building as affordable artist live/works spaces. The project is utilizing the Investment Tax Credit program. The NPS Technical Preservation Services office has approved Part 1 (October 2002) and Part 2 (February 2004) of the tax credit application, approving the proposed rehabilitation plan of the historic building. The project is also receiving Low Income Tax Credits through the Texas Department of Housing and Community Affairs. The hazardous materials abatement and selective demolition are complete and construction is scheduled to begin in September 2004. The project has already received support from the Fondren Endowed Fund of the National Trust for Historic Preservation, and the Local Initiatives Support Corporation.

The plans for the rehabilitation include the restoration of the exterior with replacement of the missing cast stone elements and a through cleaning of the exterior brick. Some of the brick on the rear of the building will be replaced in kind due to deterioration and large portions of the rear façade will be repointed. Two new stair towers will be placed in the rear of the building to meet current fire code. The windows have been carefully replicated based on measurements of the original windows, which were beyond repair. On the interior, the original terrazzo of the foyer and corridors will be maintained as well as the corridor walls and ceilings. The main corridor will be truncated slightly on the first and second floors. The elevator shaft and staircase will remain with a new elevator cab and motor installed in the existing space. New doors will be inserted into the corridors to accommodate the new use and they will be differentiated from the original openings that will remain as ghosts where they cannot be reused. The boiler building will be rehabilitated in the second phase for use as a gallery space or other community function for the residents.

The Jefferson Davis Hospital is under private ownership, and meets National Register Criteria A in the area of Health/Medicine, and Criteria C in the area of Architecture. In 1995, the Texas Historical Commission designated the entire cemetery as a State Archeological Landmark (SAL), but this designation pertains only to the site and objects directly associated with the cemetery, and not the 20<sup>th</sup> century above-ground resources. Due to numerous and drastic changes to the site throughout the 20<sup>th</sup> century, the cemetery has lost most of the features that would identify it as a 19<sup>th</sup> century cemetery, and is therefore not nominated to the National Register at this time.

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### Bibliography

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Drake, Clarence H. *Cemeteries*, W.P.A (The Marish Files) unpublished manuscript, typescript, Metropolitan Research Center, Houston Public Library.

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Stevens, Edward F, Architect. The American Hospital of the Twentieth Century. New York: The Architectural Record Company, 1921.

Texas General Contractors Association, *Monthly Bulletins*, various dates, Metropolitan Research Center, Houston Public Library.

Wagner, Janet, *Houston City Cemetery Land Use History*, n.d., "Houston 1840 City Cemetery" State Archeological Landmark file, Texas Historical Commission, Department of Archeology.

**10. GEOGRAPHICAL DATA**

**ACREAGE OF PROPERTY:** 1.6350 acres

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	15	271000E	3295400N

**VERBAL BOUNDARY DESCRIPTION:** A 1.6350 acre (71,220 square feet) tract of land out of a called 2.5853 acre (112,615 square feet) tract described by deed filed July 11, 1988 from Harris County Hospital District to Harris County and recorded under film code number 121-72-2563 of the Real Property Records of said County, City of Houston, Harris County, Texas.

**BOUNDARY JUSTIFICATION:** The boundary includes all land and improvements historically associated with the property and currently under single ownership.

**11. FORM PREPARED BY**

**NAME / TITLE:** Anna Mod (with assistance from Gregory Smith, National Register Coordinator).

**ORGANIZATION**

**DATE** August 2004

**STREET & NUMBER** P.O. Box 66335

**TELEPHONE** 713.630.1086

**CITY OR TOWN** Houston

**STATE** Texas

**ZIP CODE** 77266

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Map-14)

**PHOTOGRAPHS** (see continuation sheet Photo-15 through Photo-16)

**ADDITIONAL ITEMS**

**PROPERTY OWNER**

**NAME:** Jefferson Davis Artist Lofts Limited Partnership

**STREET & NUMBER:** 250 Third Avenue North, Suite 500

**TELEPHONE:** 612-465-0211

**CITY OR TOWN:** Minneapolis

**STATE:** MN

**ZIP CODE:** 55401

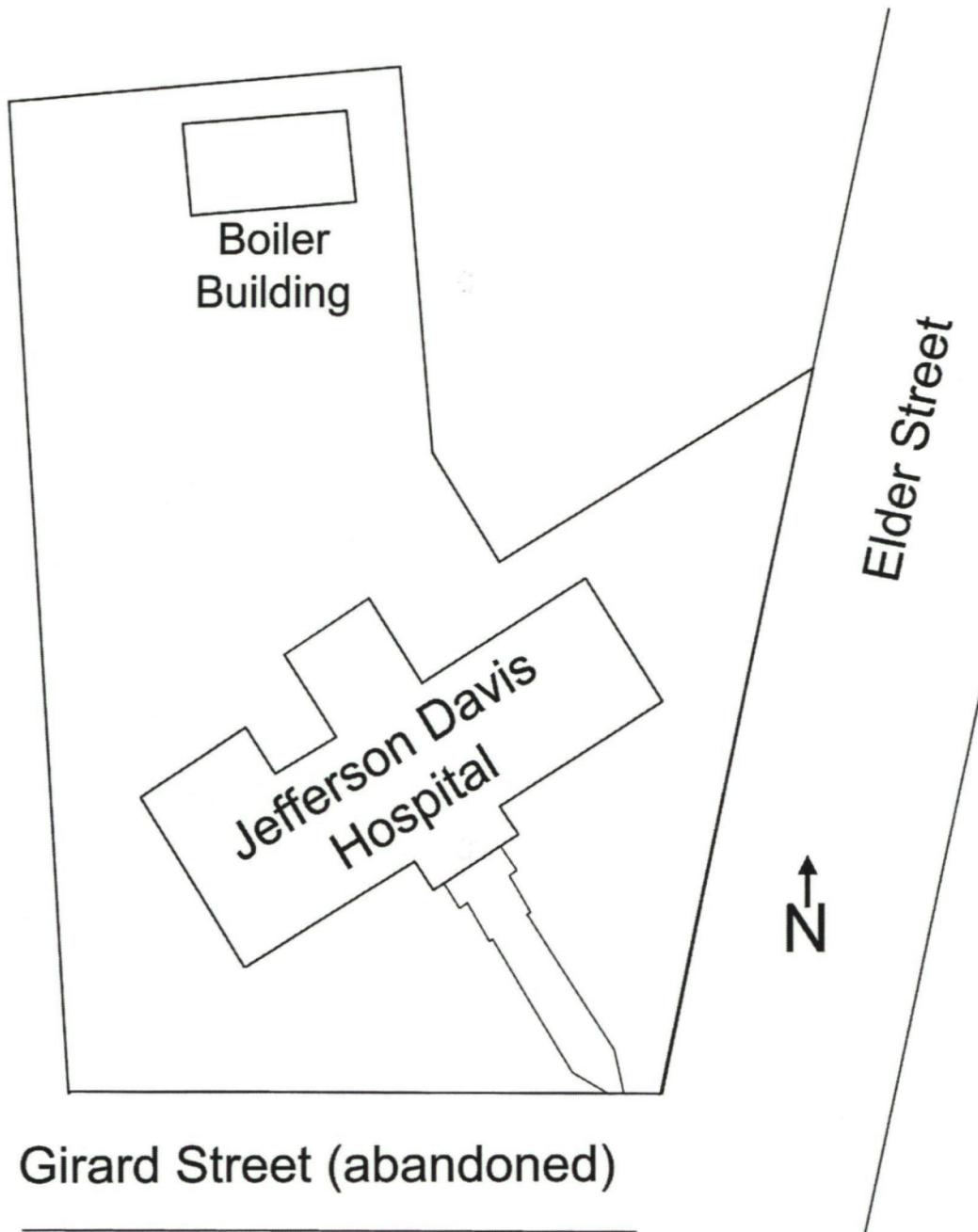
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Map Page 13

Jefferson Davis Hospital  
Houston, Harris County, Texas

Site plan, based on 1994 Harris County Engineering Department map  
No scale



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Photo Page 14

Jefferson Davis Hospital  
Houston, Harris County, Texas

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Jefferson Davis Hospital  
1101 Elder Street  
Houston, Harris County, Texas  
Photographs by Anna Mod  
Photographed May 2005 (except where noted)  
Negatives on file with THC

Photo 1  
Southeast elevation  
Camera facing northwest  
Photographed March 2005

Photo 2  
South oblique  
Camera facing north

Photo 3  
Northwest elevation  
Camera facing southeast

Photo 4  
Northwest elevation (detail)  
Camera facing southeast

Photo 5  
Boiler Building  
South elevation  
Camera facing north

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Photo Page 15

Jefferson Davis Hospital  
Houston, Harris County, Texas

### Supplemental Photo

Jefferson Davis Hospital

1101 Elder Street

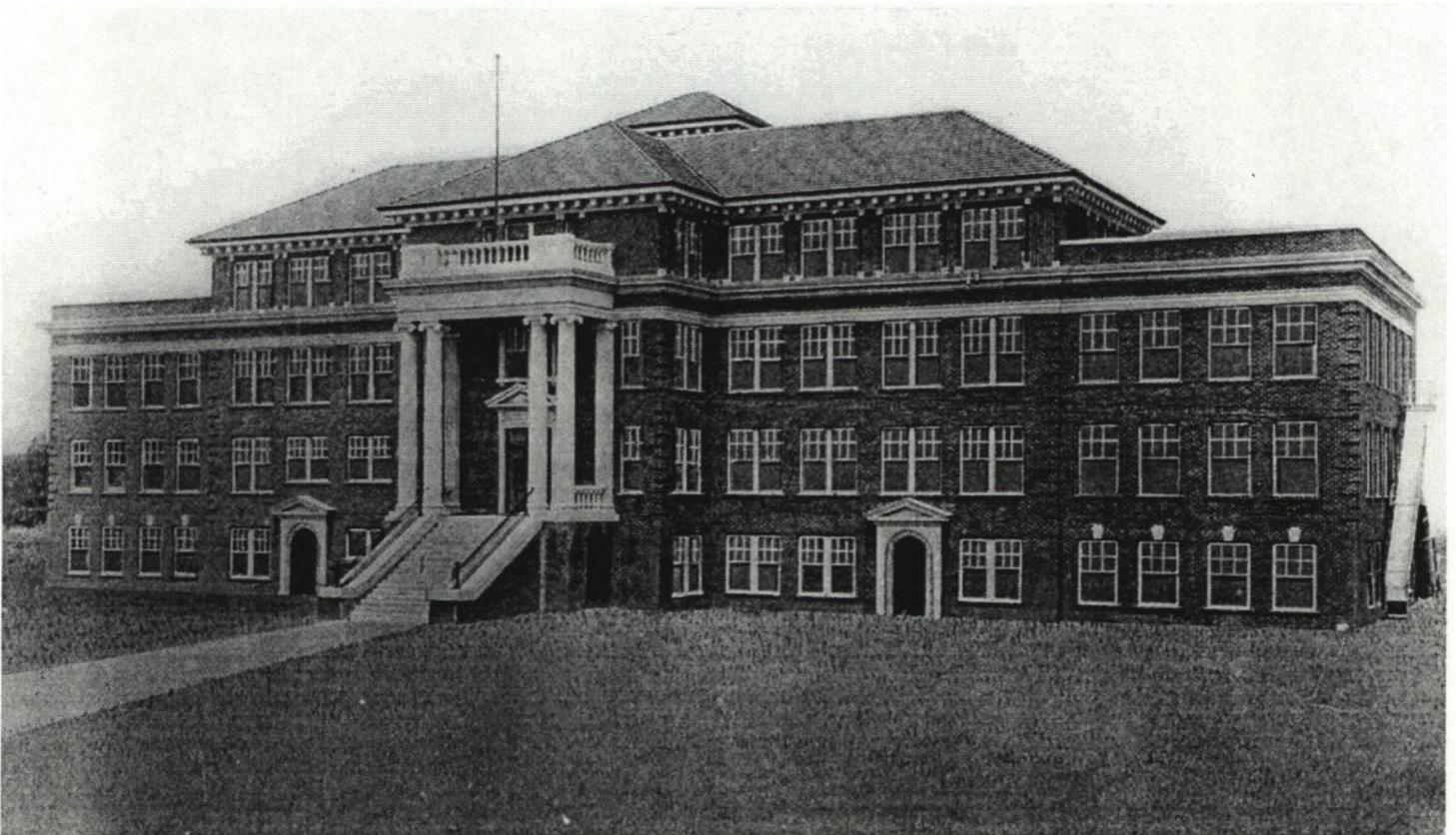
Houston, Harris County, Texas

Photograph courtesy Houston Metropolitan Research Center, Houston Public Library (HMRC, HPL)

1928

Negative on file with HMRC, HPL

Southeast elevation, view northwest



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Jefferson Davis Hospital

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Harris

DATE RECEIVED: 6/27/05                      DATE OF PENDING LIST: 7/25/05  
DATE OF 16TH DAY: 8/09/05                      DATE OF 45TH DAY: 8/10/05  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000859

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    8/10/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



JEFFERSON DAVIS HOSPITAL  
HOUSTON, HARRIS CO., TEXAS  
PHOTO 1 of 5



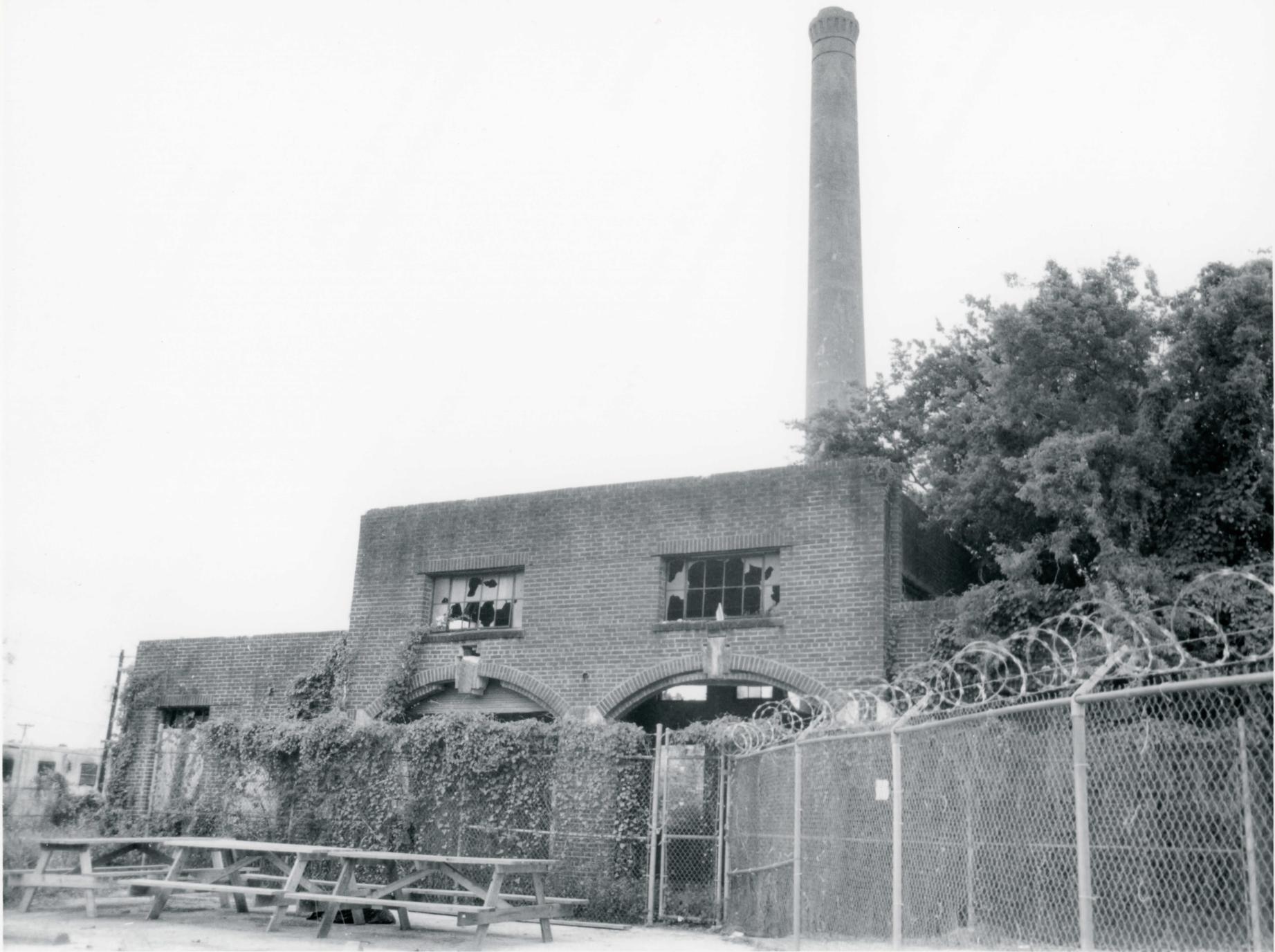
JEFFERSON DAVIS HOSPITAL  
HOUSTON, HARRIS CO., TEXAS  
PHOTO 2 of 5



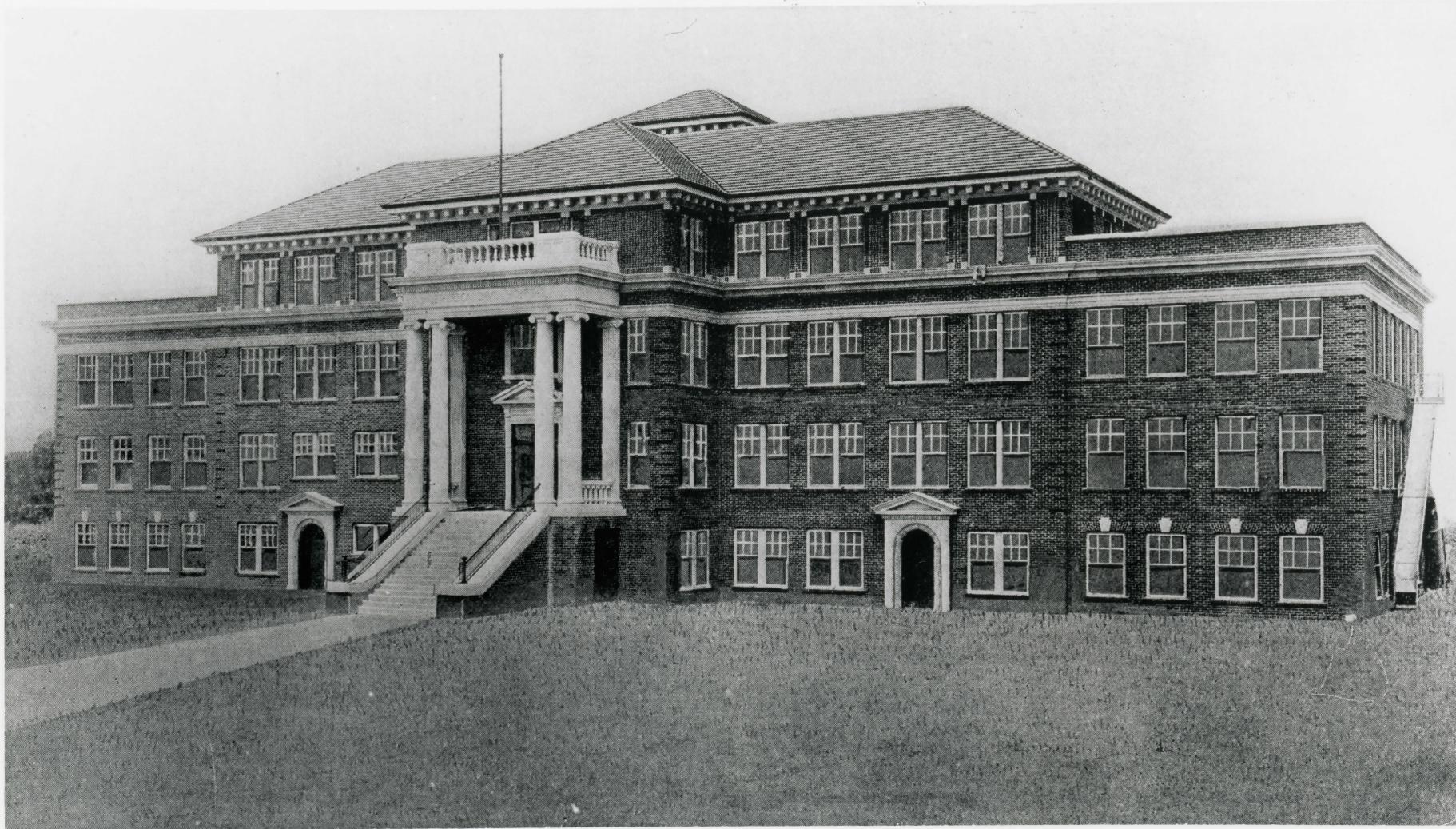
JEFFERSON DAVIS HOSPITAL  
HOUSTON, HARRIS CO., TEXAS  
PHOTO 3 of 5



JEFFERSON DAVIS HOSPITAL  
HOUSTON, HARRIS CO., TEXAS  
PHOTO 4 of 5



JEFFERSON DAVIS HOSPITAL  
HOUSTON, HARRIS CO., TEXAS  
(BOILER BUILDING)  
PHOTO 5 of 5



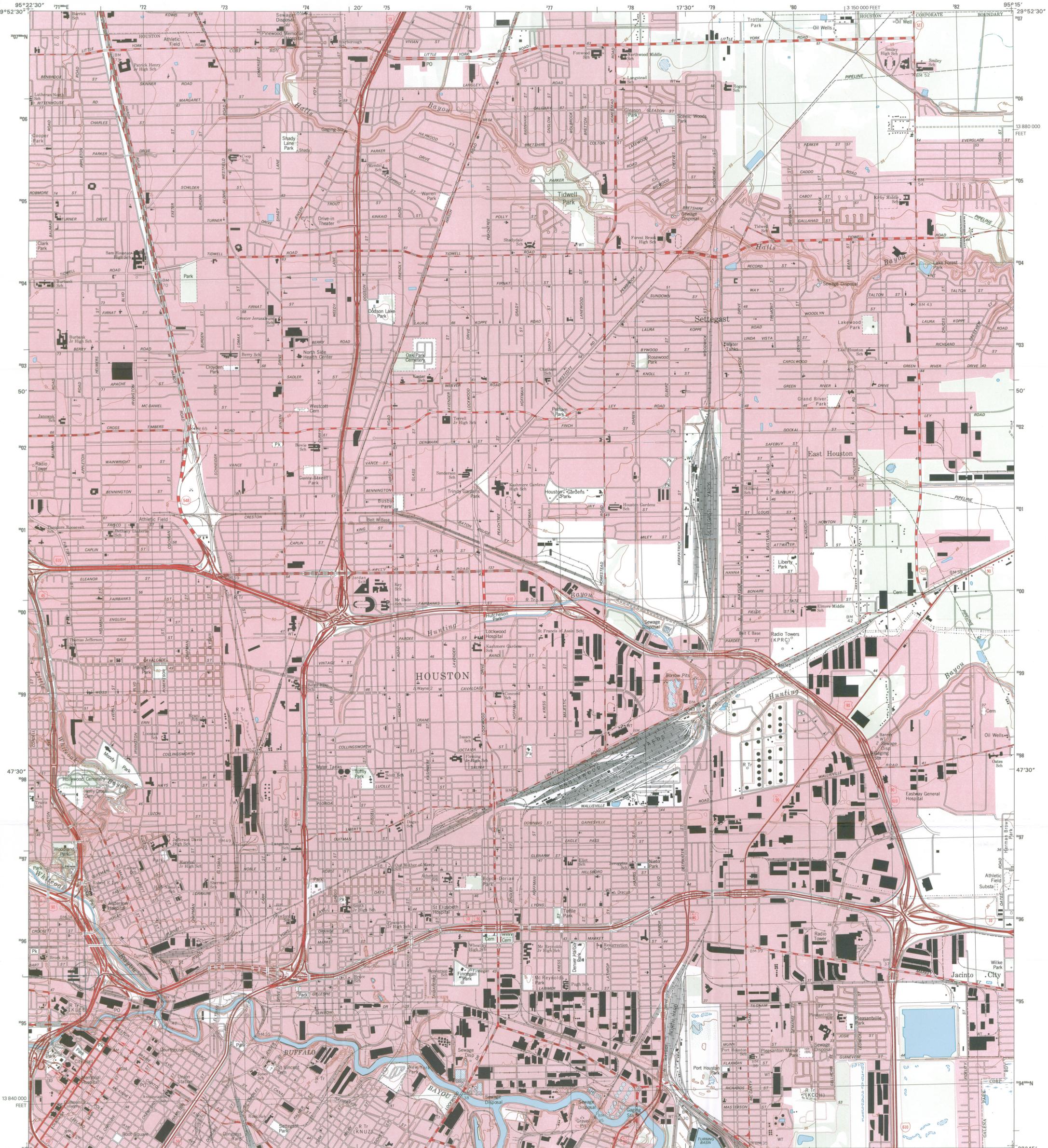
THE UNIVERSITY OF MICHIGAN  
ANN ARBOR, MICHIGAN

Jefferson Davis Hospital  
p. 123 of City Book of Houston

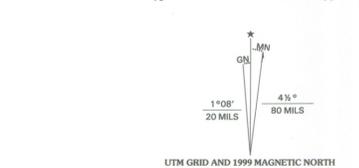
T 976. 41 H 843

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Jefferson Davis Hospital  
Houston, Harris County, Texas



Produced by the United States Geological Survey Topography compiled 1976. Planimetry derived from imagery taken 1995. Survey control current as of 1976 North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15 10 000-foot ticks: Texas Coordinate System of 1983 (south central zone) North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software This quadrangle covers a subsidence area Landmark Buildings verified 1976



SCALE 1:24 000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

Gaylord Stickle & Assoc. Inc.  
Ph: 713-526-8471  
Fax: 713-526-2025  
WEB Address: www.GStickle.com

ADJOINING 7.5 QUADRANGLE NAMES

1	2	3
4	5	6
7	8	

ROAD CLASSIFICATION  
Primary highway hard surface  
Secondary highway hard surface  
Unimproved road  
Light-duty road, hard or improved surface  
Interstate Route  
U.S. Route  
State Route

JEFFERSON DAVIS HOSPITAL  
1101 ELDER  
HOUSTON, HARRIS CO, TEXAS  
ZONE 15 271000E 3295400N

FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SETTEGAST, TX  
1995  
NIMA 6943 IV SE-SERIES V882





**TEXAS  
HISTORICAL  
COMMISSION**

Rick Perry • *Governor*  
John L. Nau, III • *Chairman*  
F. Lawrence Oaks • *Executive Director*

*The State Agency for Historic Preservation*

TO: Janet Matthews, Keeper  
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator  
Texas Historical Commission

RE: Jefferson Davis Hospital, Houston, Harris County, Texas

DATE: June 23, 2005



The following materials are submitted regarding: Jefferson Davis Hospital:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS map
	Correspondence
	Other:

COMMENTS:

SHPO requests substantive review

The enclosed owner objections (do ) (do not ) constitute a majority of property owners

Other: \_\_\_\_\_