



OLD SIXTH WARD HISTORIC DISTRICT

WHAT YOU NEED TO KNOW ABOUT THIS
IMPORTANT AREA OF HOUSTON, AND
WHY IT NEEDS TO BE PROTECTED.



INFORMATIONAL PACKET PROVIDED BY THE
OLD SIXTH WARD NEIGHBORHOOD ASSOCIATION

PROTECT THE OLD SIXTH WARD, HOME TO HOUSTON'S HISTORY.



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WHERE ARE WE LOCATED?

The Old Sixth Ward is bound by Memorial Drive to the South, Washington Avenue to the north, Glenwood Cemetery to the west, and Houston Avenue to the east. If you have ever visited 1400 Lubbock "Traffic Ticket Court", we are the small neighborhood to the west. The historic area has shrunk considerably in the last 20 years due primarily to demolitions. The proposed protected area to be covered by the Protected Historic District ordinance is within the boundaries of the historic district, which is outlined on the map below.



“There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody.”

~ Richard Moe, President
National Trust for Historic Preservation

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Welcome!

The Old Sixth Ward is widely recognized as the most intact Victorian and early 20th c. neighborhood in Houston. Nowhere else in Houston is there such a collection of homes.

The Old Sixth Ward Neighborhood Association (OSWNA) was formed over two decades ago as a nonprofit organization specifically for the purpose of historic preservation in the Old Sixth Ward. The OSWNA has continued to move forward on a dual track of helping people preserve area homes both structurally (by maintaining a revolving loan fund for low-dollar, low-interest loans to home-owners for repairs) and philosophically (by holding annual home tours and other events aimed at educating the public about the benefits of historic preservation).

Yes, Old Sixth Ward is a municipally designated Historic District, yet the City ordinance is voluntary - after a 90-day waiting period, a property owner can demolish or alter incompatibly a historical structure. Additionally, Old Sixth Ward has a Tax Increment Reinvestment Zone (TIRZ) with preservation as a goal identified in the project plan. The OSW TIRZ was petition created to give the community one more opportunity to implement architectural standards in the neighborhood.

As you see, many methods have been proposed and attempted, but the City was not ripe for change. We believe that the community and the city have finally matured and come together in support of Mayor White's proposal to create a Protected Historic District in the Old Sixth Ward. To make Mayor White's proposal to create a Protected Historic District successful, the city needs to provide for full coverage of the Proposed Protected Area (PPA). An opt-out ability advocated by some opponents of the mayor's proposal would lead to incompatible construction, a lack of architectural standards throughout, and potential blight and neglect by those opting out. Without City leadership, the holes in our neighborhood fabric will continue to expand until there is little left.

Before short term investors recently began speculating on Old Sixth Ward property values, the quest for preservation regulations had long been the common thread that unified all neighborhood initiatives. Our fellow neighbors have received many updates about the progress of this quest through neighborhood meetings, newsletters, a website, an email list and, of course, [YouTube.com](https://www.youtube.com) videos. The Old Sixth Ward is a very connected neighborhood that communicates on many levels.

The entire proposed protected area includes less than 300 structures. Please join us by agreeing to support the mayor's initiative to establish comprehensive measures to protect this home to Houston's history.

Sincerely,

Larissa Lindsay, President
Old Sixth Ward Neighborhood Association;
Board Member, TIRZ #13

Jane Cahill, Past-Board Chair TIRZ #13;
Board member, Old Sixth Ward Neighborhood
Association



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BELOW IS A BRIEF TIMELINE OF OLD SIXTH WARD MILESTONES, AWARDS, A SELECTION OF PRINT MEDIA COVERAGE, NOTABLE RECOGNITIONS OF HOMES AND INDIVIDUALS, AND SIGNIFICANT DATES.

1871 - Glenwood Cemetery opened on the western edge of the Old Sixth Ward.

1872 - Washington Avenue on the northern boundary of the neighborhood was graded, encouraging growth and development in the area.

1877 - Sixth Ward was founded January 1st by W.R. Baker. Homes were being built, but there had been no recognition of the area as any substantial "place".

1878 - The Houston Street Railway (trolley) had extended to Washington Avenue, improving access to the area and beyond.

1879 - Trinity Lutheran Church (Houston Avenue) was established.

1880 - St. Joseph's Catholic Church (Houston Avenue) was established.

1895 - Sixth Ward, formerly known as "Fourth Ward North" was recognized by Houston City Government with it's own Ward designation.

1966 - Old Sixth Ward resident Ella Helfrich invented the famous Tunnel of Fudge Bundt Cake, winning 2nd prize in the National Pillsbury Bake-off contest.

1978 - Old Sixth Ward was the first Houston neighborhood on the National Register of Historic Places.

1990 - 1805 Lubbock Street, Greater Houston Preservation Alliance (GHPA) Good Brick Award, presented to Javier Luna for his restoration of the structure.

1993 - DownTown Inc Magazine; "Small-Town Saviors; The Old Sixth Ward Historic District is working to preserve the classic middle-class, 19th Century neighborhood in Downtown's Northwestern Edge"

1996 - Silver Street Properties, GHPA Good Brick Award, "Neighborhood Revitalization Award" presented to Silver Street properties (Mark Parthie, Steve Kirkland, Kathy Hubbard, Annise Parker)

1996 – 1910 Decatur Street, GHPA Good Brick Award, presented to Matthew B. Cox for the restoration of the Bettie E. Williams House.

1996 - Texas Magazine- Houston Chronicle, "Tiny Sixth Ward Home brims with art, style.", Featuring home of Drew MacWilliams

1998 - The New York Times, "Homes of Metal: Great Shining Hope?", by Donna Paul

1998 - Old Sixth Ward designated as a Municipal Historic District by the Houston City Council, June 25.

1998 - Tax Increment Reinvestment Zone (TIRZ) created by Houston City Council, December 29.

1999 - TIRZ Project Plan including Historic Preservation plans approved by Houston City Council.

1999 - Houston House and Home Magazine, "The Oldest House in Town; an 1860's cottage is restored in the Sixth Ward." "Living History"

1999 - Houston House and Home Magazine, "The Old Sixth Ward; Houston's oldest intact Neighborhood"

2000 – 1807 Decatur Street, GHPA Good Brick Award, Presented to Harry and Diane Gendel for the restoration and rehabilitation of the Philip M. Helfrich House.

2000 - Houston Chronicle, "If Walls Could Talk; Every home has a story. Which chapter will your family be?" and "A Successful search starts with curiosity"

2000 - Houston House and Home Magazine, "Testament to the Past; This historic home brings the past to life" "Homage to History; The Andrew and Josephine Kuhn House reminds Sixth Ward Homeowners where they came from"

2000 - 1910 Decatur Street, This Old House Magazine, "Yellow Rose of Texas"

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- 2001 - Texas Magazine, Houston Chronicle, "Struggle in the Sixth; Everyone wants to save Houston's oldest intact neighborhood. So why is it disappearing, house by house?" and "The Fall of the Houses"
- 2001 - Houston Press, "Bulldozers at the Gate; Houston fiddles while its architectural and cultural heritage disappears"
- 2001 - Avenue CDC presented Al Morin with a "Knobbie Award" for his long history of renovating and preserving historic homes.
- 2002 - 2003 Decatur Street, Houston House and Home Magazine, "Home for Independence Day".
- 2002 - Houston Chronicle, "Better with Age" featured Ansell residence on Sabine.
- 2003 - Houston Chronicle, "Making the Case to Renovate", featuring house of Steve Courtade.
- 2003 – 2010 Kane Street GHPA Good Brick Award, Presented to: Steven Courtade, Sherry Hill, and Alidade Group for the restoration and rehabilitation of the structure at 2010 Kane Street.
- 2004 – 2012 Kane Street GHPA Good Brick Award, Presented to Joe Meppelink and Marisa Janusz for the restoration and rehabilitation of 2012 Kane.
- 2004 – 1919 Decatur Street, GHPA Good Brick Award, Presented to Kathleen English, Charlotte Rothwell, Walter L Visinsky Sr, William C. Visinsky for restoration and rehabilitation of the former Tabernacle Baptist Church.
- 2004 - 2203 Decatur, "If These Walls Could Talk", HGTV's program about discovering house history featured The Falke House and owner Jerry Harper.
- 2004 - Houston Chronicle, "Razing of 1885 home raises ire of neighbors; Old Sixth Ward house torn down without proper warning from city."
- 2005 - Zest Magazine, Houston Chronicle, "There Goes the Neighborhood"
- 2005 - Old Sixth Ward loses a piece of its history
- 2005 - 2214 Kane Street Old House Interiors Magazine, Best Restoration of a Victorian Era Home. Published in "Victorian" Winter 2005 edition of Old House Interiors. Charles Stava and JD. Bartell.
- 2005 - Victorian Design Magazine; Old House Interiors, "Victorian House Contest Winner"
- 2006 - Houston Chronicle, Sixth Ward getting a landmark house / 150-year-old Guese home given a second chance by Parthie, Kirkland
- 2007 - Houston Chronicle, Group trying to preserve OLD SIXTH WARD character posts front-porch testimonials on YouTube.com / Sit, Click and Stay Awhile
- 2007 - Houston Chronicle, Housing authority nixes senior residents' plans for bus shelter
- 2007 - Houston Chronicle, "Mayor Proposes a special district to protect Old Sixth Ward Homes; The measure would discourage demolition and reward renovation"
- 2007 - Houston Chronicle, "Getting Serious about Preservation", "Demolition Ban OK'd for Old Sixth Ward; Six-month waiting period in place until a permanent plan is implemented"
- 2007 - Preservation Texas awards the "Heritage Education Award" to the Old Sixth Ward Neighborhood Association for it's YouTube.com videos of neighbors asking for historic protections.
- 2007 - 2216 Kane, Associated Press, "Years ago, some homes arrived in a box"

"Why," I asked myself, "do we do it?" We are un-American. Preservationists oppose the conventional American idea of consuming ever more. We are actually the new wave of pioneers. We are struggling to reverse the "use it up and move on" mentality. We are taking individual buildings and whole neighborhoods that have been discarded and trying to make them live again. Preservationists are citizens of the future, not the past. Clem Labine, "*Preservationists Are Un-American!*"

~ Historic Preservation Magazine, March-April 1979.



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FREQUENTLY ASKED QUESTIONS

What type of neighborhood support do you have for this initiative?

Property owners in the Old Sixth Ward have been polled many times about whether they want to have protections in place. We have always viewed these petitions, surveys or polls as opportunities to once again show we support historic protections. Here is a list:

- Going back to 1977, property owners were surveyed about becoming a National Register Historic District, it was approved.
- In 1997, property owners were asked to sign petitions to become a municipally designated Historic District, it was approved by the required super-majority.
- In 1998, property owners were asked to sign petitions to create a TIRZ that would have in its project plan historic preservation, it attained the required majority.
- In 2006, the Old Sixth Ward Neighborhood Association was asked to show “visible support” of the TIRZ concept memo, which would implement historic preservation regulations. Property owners in a proposed protected area, where historic properties still exist, were asked to sign petitions. Again, they showed support from a super-majority, more than what was required. When the property rights group (Sixth Ward Property Owners or SWPO) presented their petitions, many of their property owners who had signed forms early in the campaign rescinded their SWPO signatures telling the neighborhood association they were misled by the property rights group.
- In 2007, the City of Houston Planning Department again polled property owners in the historic district. We are waiting for results to be released, but expect overwhelming support based on the number of “I Support a Protected Neighborhood” signs around the Old Sixth Ward.

Who do you have support from outside the neighborhood?

Naturally, local, state, and national preservation organizations support this. Additionally, Greater Houston Builders Association passed a resolution in 2006 supporting the TIRZ concept memo for preservation regulations in the Old Sixth Ward. Houston Association of Realtors is aware of our efforts, and has not taken any action opposing it.

Why don't you use deed restrictions?

We would if we could. Because the neighborhood was founded before the more modern concept of deed restrictions, we would need to have 100% buy-in. That is simply not possible due to a few investors and speculators who have bought property in the neighborhood hoping the townhouse boom of the West End will move to the Old Sixth Ward.

Who is opposed to this?

A group called SWPO within the so-called “Property Rights” community. They are very vocal, but represent about 16% of the proposed protected area according to the 2006 polling. Many of those supporting preservation protections of the Old Sixth Ward see this as a property rights issue - they have a right to protect their property from inappropriate development by implementing architectural standards. Their membership is comprised primarily of individuals building modern structures, demolishers of historic properties that need cosmetics - but are structurally sound, investors, and speculators. Many do not live in the neighborhood, but speak as if they do.

Doesn't Houston's ordinance already protect this area from demolition?

No. Houston's current preservation ordinance is voluntary. As a result, you can demolish or make



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any alteration to a property after a 90 day wait. The wait helps by alerting the neighborhood of impending changes to the landscape, although it does not stop actions inappropriate for a historic area, such as demolition.

Who will make the decisions about what can be built?

The Houston Archeological and Historical Commission will issue or deny a Certificate of Appropriateness for proposed construction or demolition. A Pattern Book will give both property owners and potential property owners examples of what new construction should look like in the way of mass, scale, and size. It will also help owners with architectural design standards for alterations, and additions.

What is particular or different about the houses?

Old Sixth Ward housing stock evidences five main architectural styles, of which few examples remain, especially in a collection such as the one you will find in the Old Sixth Ward. The styles are:

Gulf Coast Colonial/Greek Revival Style (1850-1890). These houses are usually five bay cottages with a full-length front porch tucked in under the main roof line. This style of house is predominantly found in southern Louisiana and coastal Texas. The style represents an adaptation of Greek Revival architecture popular in the northeast to the gulf coast climate.

Folk Victorian Style (1870-1910). These houses represent a vernacular attempt to adapt Victorian style architecture to the gulf coast climate. The houses featured locally made porch posts and gingerbread. In many cases the Folk Victorian house is actually a Gulf Coast Colonial cottage draped or altered with later Victorian elements.

Queen Anne Style (1880-1910). These houses are noted for their prominent gables, variety of shingle treatments, ornate factory-made millwork, abundance of stained-glass windows, and tall roof lines. These houses reflect a national trend in architecture that took the country by storm at the end of the 19th century.

Classical Revival Style (1895-1920). These houses are characterized by simple Greek columns, restrained exterior ornament, and wide roof overhangs. The period during which they were built is marked by the decline of Victorian extravagance and a new interest in the antiquities of Greece and Rome.

Bungalow Style (1900-1940). These houses reflect a new utilitarian trend in architecture. Bungalows are noted for their prominent porches, their lack of foyers, and their perfectly proportioned rooms.

“A small house must depend on its grouping with other houses for its beauty, and for the preservation of light air and the maximum of surrounding open space. “

~ Clarence Stein “Garden City” proponent and architect

“The mother art is architecture. Without an architecture of our own we have no soul of our own civilization.”

~Frank Lloyd Wright



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OUR VICTORIAN HOUSTON HOME TOUR IS HELD IN THE FALL. EACH YEAR, WE INCLUDE PROJECTS THAT ARE "IN PROGRESS". IT MAY MEAN THAT IT IS SIMPLY A BEFORE RESTORATION HOUSE - MEANING THE STATUS COULD BE ANYWHERE BETWEEN THE OWNER WORKING WITH ARCHITECTS IN THE PLANNING PROCESS, WORKING WITH ENGINEERS FOR AN ADDITION, THE CONTRACTOR IS BEING LINED UP, FINANCING IS BEING WORKED OUT, OR IT IS IN FULL BLOWN RESTORATION - WITH WALLS TORN UP AND TEMPORARY FLOORING. THE PLAN IS ALWAYS TO HAVE THE COMPLETED VERSION ON TOUR A SUBSEQUENT YEAR.

HERE ARE SOME PROJECTS COMPLETED BY HOMEOWNERS WHO HAVE VENTURED TO COMPLETE MORE THAN ONE PROJECT - THE NEXT FEW PAGES ARE BOTH COMPLETED PROJECTS AND PROJECTS IN THE PLANNING.

701 White



2113 State



2009 Kane

Previous projects of Brett Mize



Next up for renovation by
Brett Mize: 1814 Kane



2007 Kane



1917-19 Washington Ave.

Claude & Shelly Anello, previous projects



2110 Decatur

2205 Decatur



Next up for renovation by
Claude & Shelly Anello: 720
Sabine



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Silver Street Properties, previous projects



1820 Lubbock

700 block of Silver
(two houses, one
partially hidden)



900 block of Sabine



610 Silver Street



1817 Lubbock



1818 State Street



1819 Kane at Silver



Next up for renovation by Silver
Street Properties: 1819 Lubbock



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2112 Lubbock



1807 Kane

Jane Cahill, previous projects (left) and projects in process (right)



2114 Lubbock



2106 Lubbock

WE ARE NOT A “MUSEUM NEIGHBORHOOD”. WE ARE FULL OF LIFE, AND FULLY SUPPORT AND ENCOURAGE ADAPTIVE, NON-TRADITIONAL REUSE OF BUILDINGS.



Undergoing an extensive renovation, the former Dow School (left) is home to MECA Houston, a cultural arts program serving the Houston community.

The former Tabernacle Baptist Church (below, right) has been renovated for office space by and for English+Associates architecture firm. They used “green” building principles in their renovation and parking lot replacement.

Once known as the Trapolino Grocery Store, the building (right) is now home to Douthit Design Group, a graphics firm.





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FAR TOO OFTEN A HOUSE IS BEING SOLD AS A “TEAR DOWN” - - WE BEG TO DIFFER.
HERE ARE JUST A FEW BEFORE AND AFTER PICTURES OF HOMES RESTORED
WITHIN THE LAST TEN TO FIFTEEN YEARS.



1910 Decatur (above, before)



1910 Decatur (above, after)



1817 Kane (above, before)



1817 Kane (above, after)



1808 N. Memorial Way, moved to Lubbock



1808 Lubbock today (above, after)



2013 Decatur (above)



2013 Decatur (above, after)

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MORE “TEARDOWNS”



2115 Kane (above, before)



2115 Kane (above, after)



2017 Decatur (above, before)



2017 Kane (above, after)



1813 State (above, before)



1813 State (above, after)



2215 Decatur (above, before)



2215 Decatur (above, after)



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MORE "TEARDOWNS"



2316 Kane (above, before)



2316 Kane (above, after)



1914 State (above, before)



1914 State (above, after)



2017 Kane (above, before)



2017 Kane (above, after)



2015 Kane (above, before)



2015 Kane (above, after)



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BELOW IS A SAMPLING OF SOME OF THE HOUSES IN THE OLD SIXTH WARD THAT HAVE HAD THEIR HISTORY DOCUMENTED, AND SPECIFIC INFORMATION IS KNOWN ABOUT THEIR EARLY OWNERS. KNOWING THEIR HISTORY DOES NOT PROTECT THEM.

House Name	Year Built/Remodeled	Address
The Frank Bergeron House	1873	1904 Kane
The Himsteadt-Wagner House	1875	617 Silver
The Herman Looock House	1875	908 Taylor, formerly 2219 Union
The McEvine House	1876	1909 Decatur
The Stephens House	1876	2016 Kane
The Bettie E. Williams House	1878	1910 Decatur
The Openshaw-Hutton House	1878	1920 Kane
The Anderson-Westerman House	1878	2212 Kane
The Schoell-Palmer House	1878	811 Hemphill, formerly 2203 Decatur
The Armbruster-Coulter House	1878/1893	2109 Kane
The Riordan/Herzog House	1879	1817 Decatur
The Roemer House	1879/1890	1910 Kane
The William Hill House	1879	2117 Decatur
The Peter Stiedel House	1880	2205 Decatur
The Harvey and Amanda Byrd House	1881	2018 Decatur
The Jacob & Emily Schoell House	1881	2119 Kane
The Parsonage	1881	609 White
The Samuel Hunter House	1881/1903	2009 State
The Rachel Rodley House	1882	2209 Union
The Kohlmann House	1883	2018 Lubbock
The Condon House	1883	2115 Decatur
The William Hopkins House	1883	2116 Kane
The Adolph Carl House	1883	2118 Decatur
The Jacob Gorny House	1883	2303 Union
The Nickerson Ellis House	1883	605 White
The Beazley-Telschow House	1883/1888	1816 Kane
The Andrew & Josephine Kuhn House	1883/1893	2214 Kane, formerly 2309 Center
The Gustav Wiese House	1885	1807 Kane
The Urbin Valentine House	1885	1814 Lubbock
The W. Charles Doering House	1885	1820 Kane
The Justin White House	1885	1910 State
The Josiah Melvin Tenant House	1885	707 Sabine
The Donlen-Powers House	1886	1913 Lubbock
The Hafer-Evansich House	1886	2113 Union
The Hunt - McCloud House	1886	806 Sabine
The Albert Gaedke House	1887	606 White, formerly 2019 State
The Frank Tajan House	1888	1719 Lubbock
The Weber House	1888	2003 Kane
The William Pasche House	1888	2203 Kane
The Louis Kolbe House	1888	2204 Decatur
The Reverend James Green House	1888	802 Sabine
The George Carl House	1888	906 Hemphill
The John Costley House	1889	1813 Kane
The Schmidt House	1889	1909 Lubbock
The William Fuchs House	1889	1914 State
The Proehl-Barbato House	1889	2010 Decatur



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The William Bohlae House	1889	2102 Lubbock
The Charles F. George House	1889	2115 Lubbock
The Ilfrey House	1889	812 Sabine
The Skorupinski House	1890	720 Sabine
The Gehring House	1891	1817 Lubbock
The Schoellkopf House	1891	2119 Lubbock
The Henry Wichman House	1892	2015 Decatur
The Schulze House	1893	1803 State
The Jacob Luke House	1893	1812 Lubbock
The Thomas J. & Ida Atwood House	1893	1820 Decatur
The Three Sisters Tenant Houses	1893	2010/2012/2014 Kane
The Reverend Pfaeffle House	1893	2112 Lubbock
The William T. House Residence	1893	2218 Kane
The Stear-O'Connor House	1893	2219 Decatur
The Frank T. Jones House	1893	2313 Union
The Erichson-Klueger House	1894	1801 State
The Telschow House	1894	1916 Kane
The Schmeideberg House	1894	2008 Lubbock
The William Telge House	1894	2015 Union
The Holm House	1894	2111 State
The Rheinhold Huebel House	1894	2119 State
The Hodgkins House	1894	2211 Decatur
The Franck-Tutwiler House	1894	2215 Decatur
The Panzram House	1895	2020 State
The Emil Schmidt House	1895	2117 State
The Phillip Helfrich House	1896	1809 Decatur, formerly 1812 State
The Laird House	1896	1818 State
The Hillendahl House	1896	1912 Kane
The Alderton House	1896	2108 Lubbock
The Golding House	1896	2115 Kane
The Conway-Cotney House	1898	1815 Kane
The Valentine House	1898	1908 Decatur
The William and Matilda Diehl House	1898	2012 Lubbock
The Robinson House	1898	2315 Union
The Falke House	1899	2003 Decatur
The Abraham Stott House	1900	1912 Decatur
The Burton-Diaz House	1900	2215 Kane
The Albertine Stear House	1901	2217 Decatur
The Bammel House	1903	2004 Decatur
The Vollmer Tenant House	1904	2218 Decatur
The Arthur & Katherine Spring House	1905	1808 Lubbock
The William H. Lighthouse Residence	1906	2020 Kane
The Dorfman House	1908	1813 State
The Victor Daniels House	1908	1815 State
The Gross-George House	1908	1817 State
The Luckie-Etkind House	1910	2120 Lubbock
The Stephen Reneau House	1913	2203 Decatur
The Epstein Tenant Houses	1913	2315/2317/2319 Kane
The Tutwiler Tenant House	1921	2213 Decatur
The George Henderson House	1926	2216 Kane



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FOR MORE INFORMATION,
VISIT OUR WEBSITE AT
WWW.OLD6WARD.ORG

or contact

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or Larissa Lindsay, 713-254-2125, larissa@airmail.net

Our "Victorian Houston" Home tour is Sunday, October 21, 2007.

Please Save the Date and plan to join us.

For information about the Home Tour, contact
Carol Woodruff, 713-446-5085 or cwoodruff@hotmail.com