

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 2, 2016

**Applicant:** Jerry Baiamonte, owner

**Property:** 1422 Heights Blvd, lot 18, block 157, Houston Heights Subdivision. The property includes a historic 1,082 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,500 square foot (50' x 150') interior lot.

**Significance:** Contributing Cottage-style residence, constructed circa 1940, located in the Houston Heights Historic District East. The front porch iron columns and front door are likely a later alteration. Pieces of siding have also been replaced in various areas on the residence.

**Proposal:** Demolish a contributing one-story, 1,100 square foot residence on the basis of unusual and compelling circumstances.

The applicant is proposing to demolish the contributing structure on the basis that the residence is out of character with the Houston Heights Historic District East due to its altered porch, and circa 1940 construction date.

See enclosed application materials in Attachment A.

**Public Comment:** Two in favor. One opposed. See Attachment B.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

**HAHC Action:** Denied

APPROVAL CRITERIA

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and compelling circumstance.

(c) Determination of the existence of an unreasonable economic hardship shall be based upon the following criteria:

- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and
(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

OR

(d) Determination of the existence of an unusual and compelling circumstance shall be based upon the following criteria:

- (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable; The house at 1422 Heights Blvd was constructed circa 1940 in the Minimal Traditional Style. The Heights has a period of significance from the 1890s through the 1940s, and the historic district building inventory includes at least 18 contributing structures of similar architectural style that have construction dates in the 1940 decade. The applicant states that the building is not in keeping with the historic character of the Heights and should not be a contributing structure based on its 1940s construction and altered porch. Though Sanborn maps only show the structure appearing sometime between the years 1924 and 1951, archival research from Harris County turned up a tax assessment record from 1939 that is consistent with the Sanborn maps. The residence retains most of its original features like 105 siding, wood one-over-one windows and porch location. The only alterations appear to be the metal porch columns and concrete porch pad, and some pieces of replaced siding. The residence's architectural style, massing, setback, features and construction date are compatible with and contribute to the historic character of the Houston Heights Historic District East.
(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and The applicant has indicated that a new single-family residence will be constructed on the lot if demolition of the contributing structure is granted. Further information regarding the new construction was not provided in the application.
(3) Whether reasonable measures can be taken to save the building, structure or object from further

deterioration, collapse, arson, vandalism or neglect.

*The residence has some deferred maintenance including damaged original and non-original siding. Otherwise, the applicant did not provide any information indicating measures to save the building from deterioration, collapse, arson, vandalism or neglect, or that any other threatening conditions existed. The house is also currently inhabited.*



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**

JULY 2007



**CURRENT PHOTO**

FEBRUARY 2016



SIDE



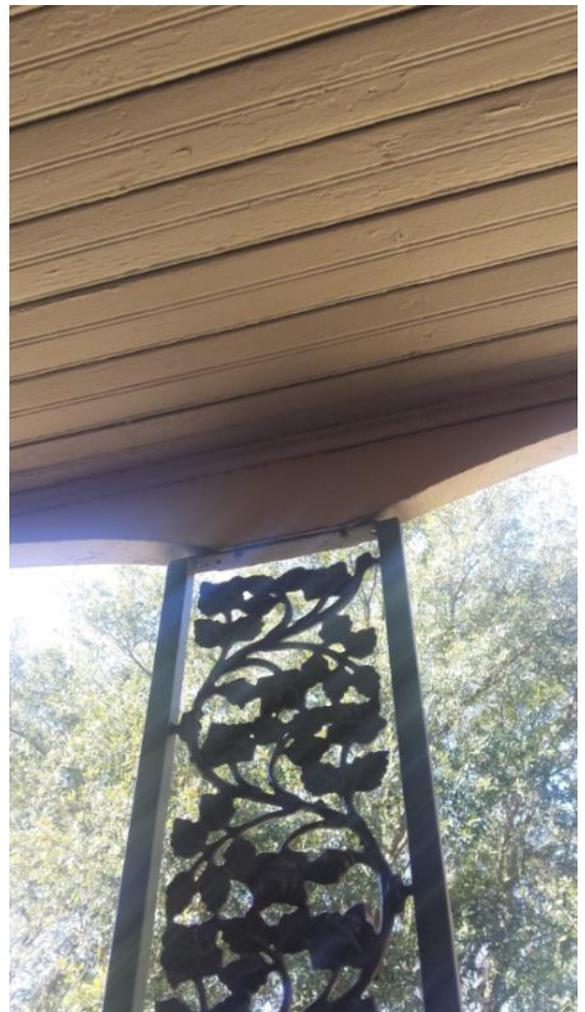
REAR



**STAFF PHOTOS**



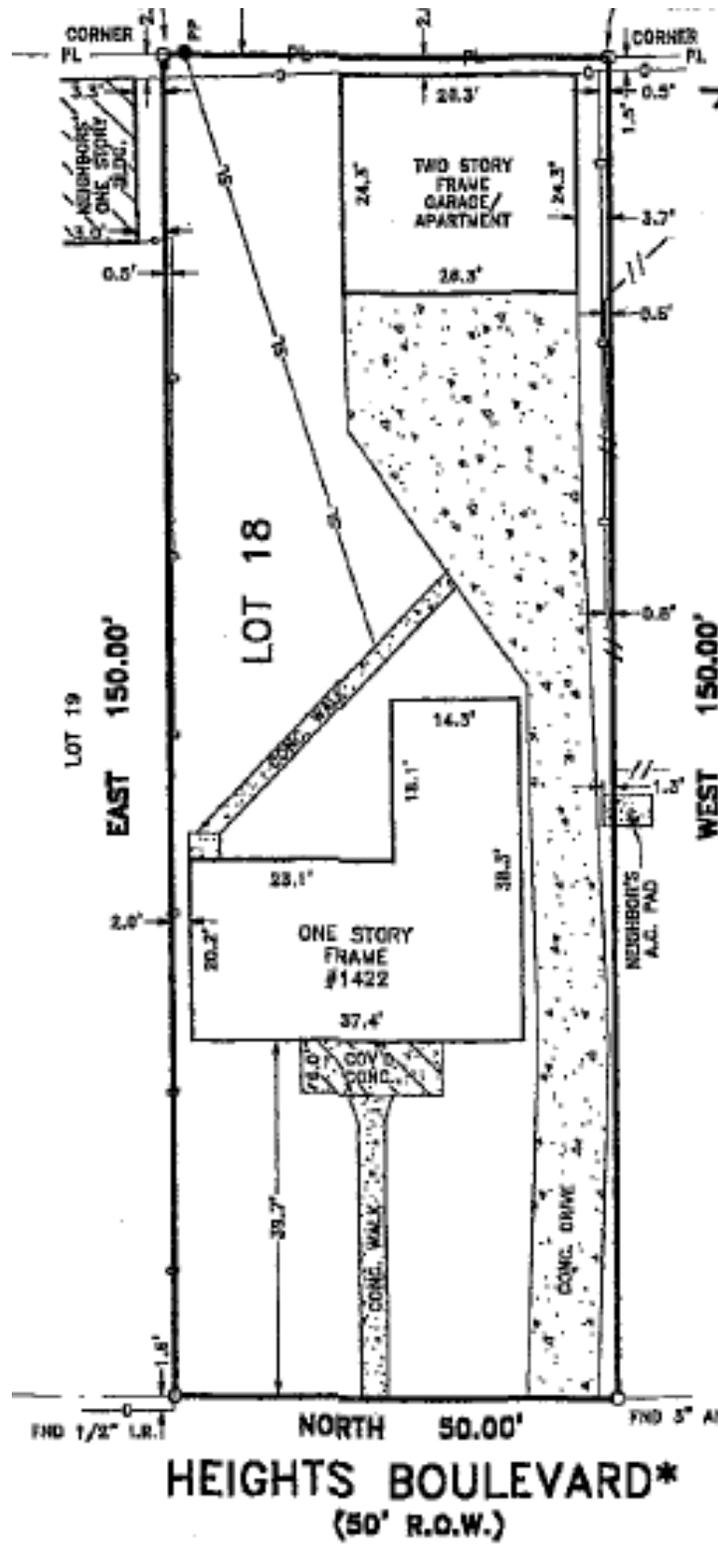
PORCH



CONTEXT PHOTOS



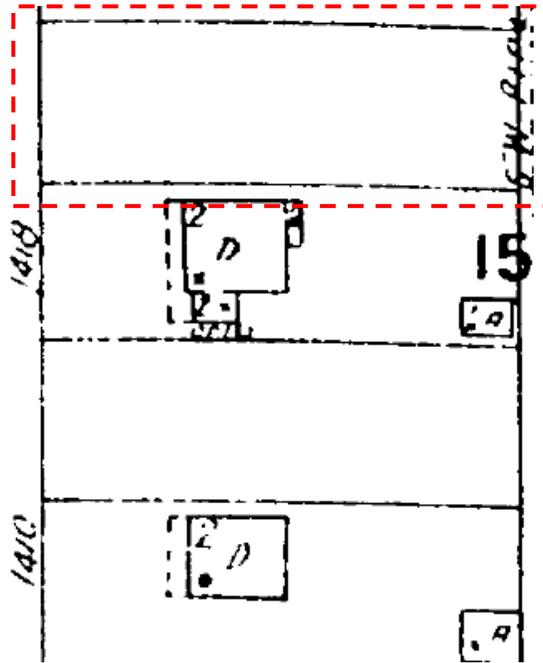
PROPERTY SURVEY



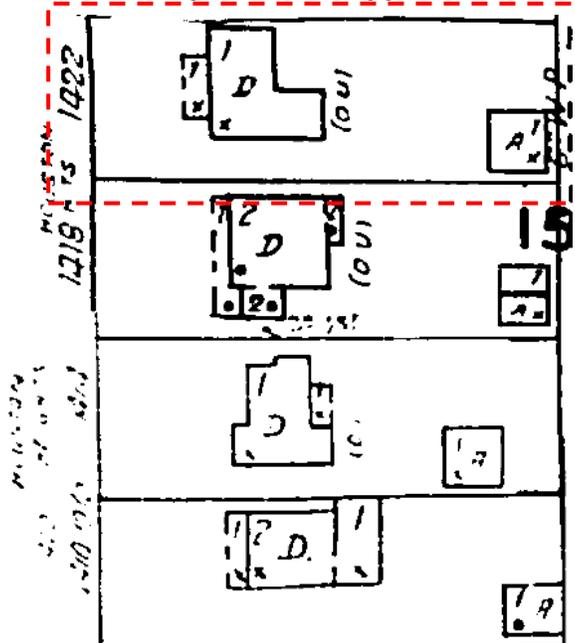
SANBORN FIRE INSURANCE MAPS – VOL. 7, SHEET 728



1924 – 1950



1924 – FEB 1951



HARRIS COUNTY ARCHIVES MATERIAL

Form 381

**Harris County  
BUILDING ASSESSMENT  
Houston, Texas**

Map No. \_\_\_\_\_ Permit No. 434  
 Vol. 70 Page 153 2/15/39 193  
 Owner Wimberly, Ida  
 No. 1422 Hts Blvd Street or Avenue  
 Addition Hs. Hts  
 Block 157 Lot 18  
5 rooms  
 Size of Building  
37.5 x 20 wide \_\_\_\_\_ deep 1 stories  
15 x 14  
 Size of Garage  
16 x 6 wide 18 deep \_\_\_\_\_ stories  
18  
 Material: Frame, Brick, Veneer, Stucco.  
 Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.  
 Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar  
 and Gravel, Paper, Asbestos.

Permit Value, \$ 2500

No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Ft. 960 Per Sq. Ft. 1.25

1200  
240  
960

B 1940 new 960  
 Assessed Value of Building \$ \_\_\_\_\_  
 Rendered in name of \_\_\_\_\_  
Wimberly, Ida

APPLICANT DESCRIPTION OF PROPOSED DEMO

Cisneros Design Studio

Architects LLC



2500 Summer Street  
Suite 1220  
Houston, TX 77007  
713.520.7745 p  
713.520.8894 f

www.cisnerosdesignstudio.com

1422 Heights Blvd

Houston, TX 77006

March 2, 2016

Written Descriptions

Property description, current conditions and any prior alterations or additions:

The property features one single-story residence and a detached garage with a second story living space. Built in the 1940s according to HCAD records, it has since been remodeled. Features of the front porch, inconsistent with the time period of the original construction, suggest that it is an addition to the original house. The ornate, wrought iron columns are one such feature. They are embedded into the concrete pad of the porch which is structurally independent from the rest of the house, suggesting that the pad is also not part of the original construction. The wood siding of the house has also been replaced and repaired in several areas with siding that matches neither the type of wood nor the dimensions.

Proposal of work:

This application is in favor of declassifying the residence's status as a Contributing structure and proposes the demolition of the existing single-story residence for the following reasons:

First, the existing residence is not an original Heights-era structure and should not be listed or considered as a historic or contributing structure due to its construction date and its inconsistency with the Heights historic design and construction typology.

In reviewing the Sanborn maps of the site it can be seen that this structure was built in approximately 1940, long after the common late-1890's construction time period. There is no evidence, that we can locate, that indicates any structure was located on this site prior to that time.

Secondly, the design of the existing one-story structure is not consistent with the common Heights-era style and design/construction patterns and details. The structure incorporates a low concrete block foundation system, siding that is consistent with post Heights-era construction and also incorporates a poured-in-place concrete porch and wrought iron porch columns.

Our conclusion is that the house can be demolished without an adverse impact to the neighboring properties or Heights Blvd. Any reusable materials from the original structure are to be salvaged and repurposed. A subsequent yet-to-be submitted new construction will respect the street-face scale and proportion ideals.

**ATTACHMENT A**  
**APPLICATION MATERIALS**

**ATTACHMENT B**  
**PUBLIC COMMENT**

March 16, 2016

City of Houston  
Planning & Development Department  
Historic Preservation Office  
611 Walker, 6<sup>th</sup> Floor  
Houston, Texas 77002

RE: 1422 Heights Boulevard –Application for Demolition

TO WHOM IT MAY CONCERN:

Having lived in the Heights since the early 1980s, I have witnessed many changes for the better in this area.

When I first bought a home in 1981, the Heights was edgy and many people were unwilling to move in and fix up places for fear of what would happen to the home values in the future. I was one of the early pioneers who moved in, fixed up my home and then went on to my next project. I have lived in more than 30 homes in the greater Heights for some 36 years now. And it is because of the ability to renovate and repair or rebuild that the Heights has become such a desirable neighborhood for its many residents. It because of this spirit that the sense of community has grown: look at the active Heights-area civic associations, look at the improvement in the public schools and look at the increased values of our homes.

I support the owner's application to demolish the house at 1422 Heights Boulevard. It is not a prevailing style of architecture and whatever replaces it will in all likelihood be more in keeping with the home styles that predominate in the Heights.

Sincerely,



Lee Mullennex

1117 Harvard Street  
Houston, Texas 77008  
713-202-9641

**BRAQUET LAW FIRM**

Sidney J. Braquet  
Attorney At Law

March 16, 2016

City of Houston  
Planning & Development Department  
Historic Preservation Office  
611 Walker, 6<sup>th</sup> Floor  
Houston, Texas 77002

RE: 1422 Heights Boulevard –Application for Demolition

Dear Sir or Madam:

I live less than three blocks from the above address. And I have lived in the Heights since 1980. I have had my office here since 2004.

Living in the Heights is like living in a small town with a lot of historically diverse buildings many of which are from the early 20<sup>th</sup> century or those that were built more recently that have many features that give them the feel of such vintage homes and architecture. That is one of the many reasons I chose to buy and live in this area and why I choose to remain here.

The house at 1422 Heights Boulevard is not one of those charming houses. It appears to have been built around the 1940s and is not in keeping with the historical character of the neighborhood or Heights Boulevard. From my perspective demolition of this house will not be a loss of an architecturally-significant home because it does not conform to the prevailing home designs in the Heights.

Whatever replaces that home on that lot will be a vast improvement of this uncharacteristic Heights-type house. No doubt it will be in a design and style that is more in keeping with the other homes in the Heights.

I support the owner’s application for demolition.

Very truly yours,

Sidney J. Braquet

1324 Cortlandt Street, No. 1  
Houston, Texas 77008

Office: 713.863.9333  
Fax: 713.426.0007

**From:** Kent Marsh  
**Sent:** Tuesday, March 22, 2016 9:40 AM  
**To:** DuCroz, Diana - PD  
**Subject:** 1422 Heights Blvd - OBJECT to Demolition

I have lived in the area now designated as the Houston Heights East Historic District for almost 40 years, now at 1538 Arlington St. I OBJECT to the proposed demolition of the one-story contributing structure located at 1422 Heights Boulevard. Evidence indicates this structure was built within the HHEHD during the significance period of development. There is no evidence that the structure is in a deteriorated condition to warrant demolition. The existing home is currently occupied and habitable. One of the unique visual characteristics of the HHEHD is the variety of structure types, sizes, scale, and architectural style. This 1940 one-story home located on Heights Boulevard provides a variety of scale that improves the visual character of the Boulevard and the contributing structure does not need to be replaced by a new two-story over-sized non-contributing structure. The 2015 HCAD appraised value for this property was \$419,731 and the 2016 estimated appraised value for this property is \$490,231. The property was last listed for sale in 2015 for a price of \$599,000. If the owner is interested in selling the property, perhaps he should consider lowering his price to one more in line with the appraised value. This existing contributing structure should remain a contributing part of the historic fabric of the Houston Heights East Historic District.

J. Kent Marsh, AICP CUD  
Vice President



8955 Katy Freeway, Suite 215  
Houston, Texas 77024  
tel 713.647.9880, ext. 301 | fax 713.647.6448  
cell 832.444.4132  
[www.marshdarcypartners.com](http://www.marshdarcypartners.com)