

## LANDMARK DESIGNATION REPORT

**LANDMARK/SITE NAME:** The E. Gustave Siadous Building (commonly known as the Hynes Bakery Building)

**AGENDA ITEM:** III b

**OWNER:** Heights Holdings, Inc.

**MEETING DATE:** Aug-12-99

**APPLICANT:** Mr. Ross Allyn

**HPO FILE NO.:** 99L77

**LOCATION:** 1719 Houston Avenue

**DATE ACCEPTED:** Jul-10-99

**30-DAY HEARING NOTICE:** Jul-12-99

**HEARING DATE:** Aug-12-99

### SITE INFORMATION

Lots 7 and 8, Block 282, W. R. Baker Addition, NSBB, City of Houston. The building on the site is a two-story, L-shaped brick veneer commercial structure.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE:

The E. Gustave Siadous Building, built in 1916, is commonly known today as the Hynes Bakery Building. It is a rare example of a Houston building designed with an eclectic blend of the Mission Revival, Craftsman and early twentieth-century commercial styles. The Mission Revival style of the pre-World War I period was not very often used in Houston. The building was constructed in the once thriving First Ward neighborhood to house businesses that serviced the community. The building also provided apartment-type housing above the businesses on the first floor. These apartments were occupied not only by the merchants of the business establishments below but were also homes for both professional as well as railroad workers in the neighborhood. The building also featured unusual, cantilevered balconies and sleeping porches as amenities of the apartments.

In the 1915 City Directory, Mr. Siadous is listed at 1802 Houston Avenue as an agent for American Express Company. He was listed also as the clerk in charge of the U. S. Postoffice Sub Station No. 3 at the same address. His residence was given as 1802 ½ Houston Avenue.

The building at 1719 Houston Avenue first appears in the City Directory in 1917. At that address, Mr. Siadous is listed as the owner of the Siadous Drugs. Siadous Apartments, above the drugstore, is listed with the address of 1503 Crockett. The apartments had a different address than the drugstore because the entrance to the apartments faced Crockett Street. Mr. Siadous and his wife, Susie, resided in Apartment 5 above the drugstore. Mr. Siadous obviously had the building constructed as an investment property in the thriving First Ward. He also seems to have played a prominent role in the development of the area as evidenced by other investment activities. Even after Mr. Siadous moved his residence from the neighborhood, he continued to invest in the community as late as November 1930. In that year, Siadous had constructed a Filling Station Building at 1802 Houston Avenue. This building was located diagonally from his building at 1719 Houston Avenue. Houston Avenue became a location for prolific business development because it was the only major thoroughfare connecting downtown to the increasing residential development to the north (Woodland Heights, Norhill, Stude, Temple Terrace, etc.). Mr. Siadous evidently constructed these two buildings, perhaps others as well, for use by the many local merchants who provided much needed services for the thriving area and thoroughfare. The contractor for the filling station was M. B. Haskell, who may have been involved in the construction of Siadous' building at 1719 Houston Avenue as well.

While there are no records to prove who actually designed the Siadous Building, it is a rare, highly stylized and early example of a building type that featured a mix of the Mission Revival, Craftsman, and early twentieth century commercial styles. One successful architect in Houston, who often used the architectural language of past styles and contemporary buildings in order to create his own hybrid-interpretations, was Olle J. Lorehn. Lorehn was born in Sweden and became the second licensed architect in Texas. Shortly before the Hynes Bakery Building was constructed, Lorehn had designed the Metropole Hotel, located at 1605 Preston, which was built in 1911. Its architectural styling too was influenced by the Mission Revival style and had similar characteristics and blends of styling like that of the Siadous Building.

The Siadous Building continued to be used as a drugstore even after Mr. Siadous sold it. About 1920 Siadous sold the building to W. A. Moore, who operated W. A. Moore Durgs. Mr. Moore also continued to use the second floor as apartments, renaming them Moore Apartments. Mr. Moore also lived in one of the apartments above his drugstore. Also living above the drugstore were two of his pharmacists. The apartments were occupied by individuals who wanted to live in close proximity to their places of employment within the neighborhood. Typical of the time period, the merchants and business owners also lived above their places of business.

Because the building was constructed for use as a drugstore, the divided-light transom windows along the north and south walls of the building were raised high to allow for tall shelving underneath. The design allowed for shelf space without sacrificing the need for ventilation of the building prior to air-conditioning. The first floor of the building was used as a drugstore until 1928, when it was occupied by the Chocolate Shop Bakery. Later in 1930, the building was occupied by the Flemming Clayton Dry Goods and Furniture Store. From 1941, the building housed the Hynes Bakery until it was purchased by the current owner. Because the Hynes Bakery occupied the building for the longest period of time, it has become known more commonly as the Hynes Bakery Building.

The Hynes Bakery Building is a rectangular-shaped building located on a prominent corner of Houston Avenue at Crockett Street. It is located in the once and prosperous urban First Ward neighborhood of Houston. Its load-bearing brick exterior walls and storefront are flush to the sidewalk. The narrow façade faces Houston Avenue, while the longer façade extends along Crockett. A separate entry for the apartments was constructed facing Crockett. The building is a 2-story, symmetrical, commercial building with restrained decoration, especially to the parapet wall which crowns the building. The building also exhibits a flat, decorative Mission-style visor roof which extends across the entire front façade and wraps each corner of the building. The visor is cantilevered out from the flat walls just below the parapet. The second floor windows feature Craftsman-like 3/1 sash windows. The storefront was typical of the corner drugstore with its large, storefront plateglass windows, paired wood entry doors and transom windows above. The storefront also wrapped around to Crockett Street to take advantage of the corner exposure. About 1925 the storefront was updated with decorative black and white ceramic tiles, a trend followed by many drugstore owners. At the southwest corner of the two-story, rectangular building, is a square brick structure that appears to have been built earlier than the main building, which was attached to it when the larger building, which was attached to it in 1915. The older portion of the building features red brick only on the south wall. The other walls must have been rebricked with the buff colored brick when the two-story, larger building was constructed. This is very apparent on the south wall which still exhibits the red brick which had been dove-tailed with new buff-colored brick at the corner intersection with the east wall of the larger building. The older portion of the building features circle-top brick-hoods over the narrow windows.

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The most unusual and utilitarian features of the building are the cantilevered balcony facing Crockett Street and the cantilevered sleeping porches facing south. The sleeping porches were placed in that particular location for comfortable sleeping in the summer and to take advantage of the southern Gulf breezes. The balcony on the north side provided an opportunity for the second floor residents to enjoy the street activity as well as take advantage of the breezes as well. The balconies are accessed by a door covered with a French-type screen door. The building retains a high degree of architectural integrity, even after years of neglect

### RESTORATION HISTORY/CURRENT CONDITION:

The building has remained vacant for a number of years and has been allowed to deteriorate. At some time in its past, the wood, paired storefront doors were removed and replaced with a single aluminum frame door and a sidelight. The balconies on the north and south side have also deteriorated and the wood balustrade on the north balcony has been replaced with a metal, wire-type balustrade. On July 15, 1999 the applicant requested and was granted a certificate of appropriateness by the HAHC for the following work which would convert the existing two-story, commercial building into 6 townhouse style apartments: East elevation – facing Houston Avenue - remove the plywood and single, aluminum door, and install in the existing opening, paired wood storefront doors with elongated, vertical glass; install plateglass in the existing store front windows; North elevation – facing Crockett Street – install plateglass in the existing store front windows; restore the balcony, including the installation of a wood balustrade 42” in height consisting of 2” X 2” wood balusters supported by 6” square wooden newel posts detailed with inset wood panels; repair existing wood windows and doors to match existing; install glass in the existing transom windows on the first floor; South elevation – facing vacant lot - repair existing wood panels below existing second floor overhanging screened-porch enclosures, and replace screening with windows with divided lights; replace the existing wood posts (later alteration) that support overhanging porch with 10’ high round, fluted iron columns which will be spaced evenly along south side; remove the existing staircase (south elevation) between the extended overhanging porch and connect the area between them with same type overhanging porch; remove four existing transom windows (shown on diagram) and install in their place four, single entry doors as entries into each apartment; brick will be salvaged and used in other repairs as needed; entry doors to each apartment will consist of a single door, with wood panels below a large, rectangular window; repairs to existing brick, windows, roof parapet wall and awning on front of building to match existing; install iron picket fence along the east portion of vacant lot (facing Houston Avenue) running south from existing building and turning to run west along property line; the vacant lot, which will be used as parking area will be accessed by operable gates to match fence.

### STAFF RECOMMENDATION:

That the Houston Archaeological and Historical Commission recommend the designation of the E. Gustave Siadous Building (commonly known as the Hynes Bakery Building) as a landmark to the Planning Commission since the application complies with the applicable criteria.

### APPROVAL CRITERIA FOR LANDMARK DESIGNATION....:

#### Sec. 33-224. Criteria for designation of a Landmark.

(a) The HAHC and the commission, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;

- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

SITE LOCATION MAP  
1719 HOUSTON AVENUE  
NOT TO SCALE



