

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Caravella-Bazile House

**OWNERS:** Edward and Francoise Djerejian

**APPLICANTS:** Same

**LOCATION:** 2027 Sunset Boulevard - Southampton Place

**30-DAY HEARING NOTICE:** N/A

**AGENDA ITEM:** V

**HPO FILE NO:** 10L231

**DATE ACCEPTED:** Jun-22-2010

**HAHC HEARING:** Jul-15-2010

**PC HEARING:** Jul-22-2010

**SITE INFORMATION:** Tract 14, Block 22, Southampton Place, City of Houston, Harris County, Texas. The site includes a two-story, wood frame construction, brick clad, single family residence.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### SIGNIFICANCE SUMMARY

The Caravella-Bazile House was built in 1936-37 for Marie Caravella and Jack J. Bazile by the Realty Servicing Corporation. The Caravella-Bazile House is located in Southampton Place, an affluent residential neighborhood near Rice University that was platted in 1924 and planned by William Ward Watkin, professor of architecture at Rice. The house's red brick facing, white trim, symmetrical composition and Colonial Revival styling represents one of the most popular residential styles of the time. The original owners, the Baziles, were successful Italian-American entrepreneurs. Jack Bazile operated the Venetian Buffet on Caroline Street until the mid-1950s. Another notable past resident was trauma surgeon, University of Texas Health Science Center professor, and popular syndicated television health spokesperson, Dr. James 'Red' Duke.

The Caravella-Bazile House meets Criteria 1, 4 and 5 for landmark designation, and if approved will become the second city landmark in Southampton Place.

### HISTORY AND SIGNIFICANCE

The two-story, seven-room Caravella-Bazile House at 2027 Sunset Boulevard was built in 1936-37 in the Southampton Place subdivision. It was constructed for its owners, Marie Caravella and Jack J. Bazile, by the Realty Servicing Corporation, which in October 1936 was awarded an \$11,000 construction contract.

The Caravella-Bazile House possesses character, interest, and value as a reminder of the development of Southampton Place. It is identified with its original owners, Marie Caravella (1892-1961) and Jack J. Bazile (1895-1959) and their two daughters, Lena Nancy Bazile and Genevieve Bazile Bertucci. According to Houston City Directory listings, Jack Bazile operated the Venetian Buffet, a tavern at 1501 Caroline Street on what was then the periphery of downtown Houston, at the time he built his house. City directory listings indicate he operated the Venetian Buffet until the mid-1950s, when he seems to have retired. Mrs. Bazile had moved out of the house by the time of her death in 1961.

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Built during a resumption of new residential construction that began in 1935 as Houston's economy began to recover from the worst effects of the great Depression, the Caravella-Bazile House represents the second generation of suburban houses constructed in this middle and upper middle-income neighborhood. Its red brick facing, white trim, symmetrical composition, and American Colonial style represented one of the most popular combination of material and architectural components for residential construction in the 1930s. It facilitated the transition of its owners, successful Italian-American business entrepreneurs, from an ethnic and immigrant identity (Mrs. Bazile was born in Italy) to a mainstream middle class social identity. The Caravella-Bazile House is also associated with another resident who lived there from up to 1993, the trauma surgeon and University of Texas Health Science Center professor James Henry Duke, Jr., M.D., better known as Red Duke, a popular syndicated television health spokesman.

## *Southampton*

Southampton Place is a 160-acre residential subdivision in Houston, Texas near Rice University, the Museum District and the Texas Medical Center. The neighborhood was established in 1924 as an enclave of 626 home sites. The subdivision was developed between 1924 and 1926 by E. H. Fleming and the San Jacinto Trust Company. It was planned by William Ward Watkin, professor of architecture at the Rice Institute. The flat tract of coastal plain on which Southampton was developed borders the north edge of the campus of what is now Rice University. Sunset Boulevard is the central east-west street in Southampton. Watkin laid it out as a divided boulevard framed by live oak trees. Today these trees give this street its remarkable scenic beauty. Southampton has been an upscale, outstanding, single-family residential area for 85 years, primarily due to the deed restrictions which continue to be enforced today. Much of the neighborhoods' charm is the result of an original system of shared alleys. Rather than a typical suburban landscape riddled with curb cuts and driveways, Southampton's system of alleys permits more expansive front yards, green space for trees, and more on-street parking for guests.

Southampton Civic Club was established in 1929 to enforce the deed restrictions and, through the years, Southampton residents have worked together to update and renew these restrictions to ensure the beauty and integrity of the neighborhood. The civic club has been an active proponent for neighborhood preservation initiatives from protecting the beautiful oak trees from damage by Public Works crews to planting over 1000 street trees. The Club has also been active in the development of Houston's ordinances including off-street parking, residential permit parking, cell towers and Chapter 42.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

The Caravella-Bazile House is a two-story, symmetrically composed, Colonial style house with a side-gabled roof and a one-story east wing that projects forward of the front facade. The street elevation is faced with red brick. A one-story white-painted wood entry porch supported by slender Doric columns marks the centrally placed front door. Paired, six-over-six sliding sash wood windows flank the front porch on both the first and second floors. A single six-over-six wood window is centered on the second floor above the front porch. Window openings are framed with white louvered shutters. The projecting one-story east wing is faced with two symmetrically located single six-over-six windows, each framed by white louvered shutters. A white-painted wood entablature runs above the heads of the second-floor windows. A similarly

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detailed entablature caps the one-story east wing. Wrought iron rails, painted black, edge the top of the porch and a second-story roof deck above the one-story wing. A brick chimney bisects the west side elevation of the house. The second-story of the east-side elevation above the one-story wing is faced with white-painted clapboards. A second-story bay window is centered beneath the east-side gable. A curving red brick paved sidewalk runs from Sunset to the front porch, which is paved with red tile.

An extensive restoration of the house was completed in 2007 in order to preserve the original architecture of the 1938 structure and main the architectural integrity of the Southampton neighborhood. The exterior of the house was restored, including a rear addition of a Greek style classic portico with a fountain and Doric columns. This addition matches the original architectural style of the house and the Doric columns in the front of the house. The interior of the house was renovated and the original configuration of the rooms and the wood panels and arched doorways were preserved, as well as the original marble tiled bathrooms. Water, gas and electric pipes were replaced.

The Caravella-Bazile House is an excellent example of the Colonial Revival, a style popular in the United States between 1890 and 1935. The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more “traditional” American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles. Colonial Revival residential structures are typically one or two stories, with hipped or gabled roofs and symmetrical facades. The entryway or porch is the primary focus, often highlighted with a decorative crown or pediment. Other areas of elaboration are the cornice and windows.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.*

## **BIBLIOGRAPHY**

City Directories, 1925 – present.

Fox, Stephen, *Houston Architectural Guide*, Second Edition, American Institute of Architects/Houston Chapter and Herring Press, Houston, 1990.

Handbook of Texas Online

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

McAlester, Virginia and Lee, *Field Guide to American Houses*, Alfred A. Knopf, New York, 1984.

National Register of Historic Places.

Sanborn Fire Insurance map for Houston, 1925, volume 6, sheet 637.

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Southampton Civic Club. <http://www.southamptoncivicclub.org/index.html>, accessed July 8, 2010.

Texas Historical Commission Atlas Neighborhood Survey Report.

## 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:

<b>S</b>	<b>NA</b>		<b>S - satisfies</b>	<b>NA - not applicable</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(7) Whether specific evidence exists that unique archaeological resources are present;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.		

### STAFF RECOMMENDATION

Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Caravella-Bazile House at 2027 Sunset Boulevard.

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**EXHIBIT A**  
CARAVELLA-BAZILE HOUSE  
2027 SUNSET BOULEVARD



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**EXHIBIT B**  
**SITE LOCATION MAP**  
CARAVELLA-BAZILE HOUSE  
2027 SUNSET BOULEVARD  
NOT TO SCALE

