



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D10 - D13
HPO File #: HP2026_0066

April 23, 2026

1108 Victor St
Landmark

Applicant: Gregory Lake, agent / Gladys Morton, owner

Property: 1108 Victor St, Lot 1 - 10, Block 58, Freedmen’s Town Fourth Ward neighborhood. The property includes three historic ____ square foot, one-story single-family residence situated on a 49,998 square foot (125' x 163') corner lot.

Significance: Southern Colonial style Landmark, built circa 1921

Proposal: Alteration - Relocation

Interior and exterior renovations of existing contributing structures.

The applicant is proposing to:

- Repair existing siding and repair as needed with in kind materials
- Repair existing wood windows
- Replace existing windows that are beyond repair (replacement windows are to match the existing lite pattern and original opening).
- All new windows to be inset and recessed, see attachment.
- Replace roof with composition shingles
- Repair and replace existing trim, corner trim, and fascia boards
- Repair and replace window and door casing(s)
- Construct a rear deck that will connect the three historic properties
- Construct an ADA ramp at the rear deck
- Relocate all three structures (see details of report). Contractor is to stabilize all foundations prior to relocation.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and



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RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure only upon finding that the application satisfies one or more the following criteria:

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

(1) For a landmark or protected landmark that is not located in a historic district, the structure:

(a) Has architectural or historical value independent of its physical location that will not be diminished with relocation; Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.

(b) Can be moved without significant damage to its physical integrity; and

(c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark or protected landmark.

(2) For a contributing structure located in a historic district that is being relocated within the same historic district, the relocation must also meet the following criteria:

(a) The structure can be relocated without significantly diminishing the integrity of the historic district in which it is located;

(b)The structure can be moved without significant damage to its physical integrity;

(c)The structure will be located to an area that is compatible with and retains the distinguishing qualities and historical and architectural character of the contributing structure;

(d)There are compelling circumstances justifying the relocation of the structure; and

(e)The distance from the property line to the front and side walls, porches, and exterior features of the structure on the new location shall be compatible with the distance from the property line of similar elements of existing contributing structures in the context area of the new location.

(3) For contributing structures being relocated outside of the historic district, in addition to the criteria of item (2) of this section, the applicant must also establish that the relocation is necessary to prevent an unreasonable economic hardship pursuant to the criteria of section 33-247(c) of this Code.:

(1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.

(2) That the owner has demonstrated 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 the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts 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

(4) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;



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MAP



DRAFT



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CURRENT PHOTOS





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2010 LANDMARD DESIGNATION REPORT

SIGNIFICANCE SUMMARY

The house at 1110 Victor Street was constructed circa 1921-1922 as rental property for grocer Max Chesin and wife, Dora. The house is located in Freedmen's Town which was listed as a historic district in the National Register of Historic Places in 1984. Freedmen's Town is one of Houston's most important African-American historic communities; it was the city's first black settlement following the Civil War and emancipation. The vernacular architecture of the house is associated with Afro-American settlement in the South, with origins in Louisiana. It was a popular house form, because it was relatively cheap, simple to construct, and easy to move if the occasion or need arose. The house at 1110 Victor Street is a visible reminder of the development of Freedmen's Town; it exemplifies African-American vernacular architecture in Houston and is one of the few remaining examples of vernacular architecture of one of Houston's most important African-American historic communities.

The House at 1110 Victor Street meets Criteria 1, 3-5, and 8 and is a contributing structure to the Freedmen's Town National Register Historic District, all of which are considerations for Protected Landmark designation.

HISTORY AND SIGNIFICANCE

The one-story, wood cottage at 1110 Victor Street is situated within the historic neighborhood of Freedmen's Town in Houston's Fourth Ward. The house was constructed circa 1921-1922 as rental property for grocer Max Chesin and wife, Dora. Throughout their ownership, the Chesins were absentee owners. The rental occupants of this cottage were mostly employed as domestics, laundresses, cooks, porters, bricklayers, longshoremen, carpenters, etc.

The architecture of the cottage at 1110 Victor Street is associated with Afro-American settlement in the South, with origins in Louisiana. It was an especially popular house form, because it was relatively cheap, simple to construct, and easy to move if the occasion or need arose. The houses represented a sense of community, unity, and closeness with others, for they housed entire families in tiny, cramped spaces. Also, with limited opportunities for economic and political mobility, some African Americans remained behind in the only housing available to them; many houses were home to three or four generations of African-American families.

SANBORN

HARRIS COUNTY BLA: June 18, 1956

HARRIS COUNTY BLA: Sept. 5, 1973



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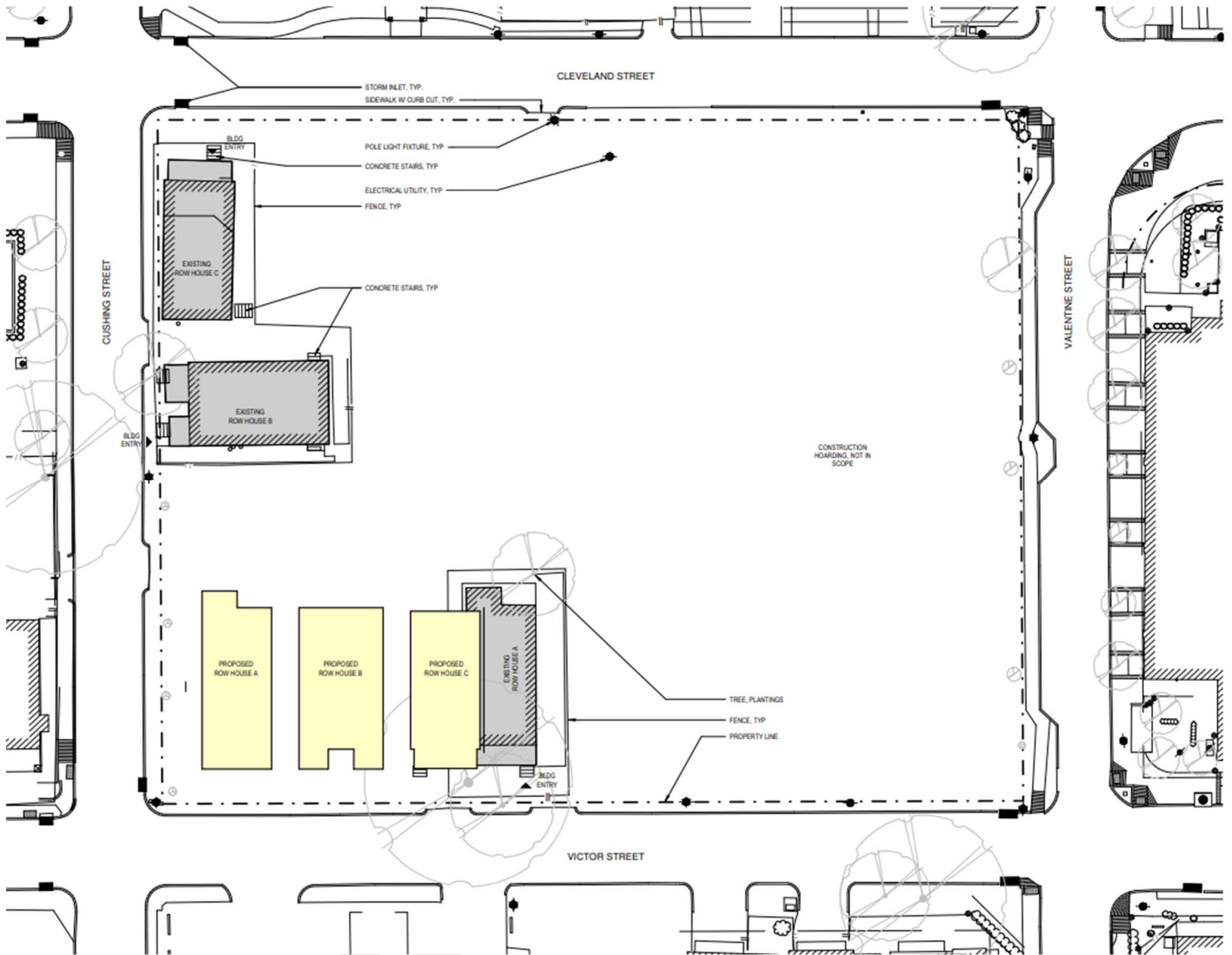
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SITE PLAN (EXISTING)





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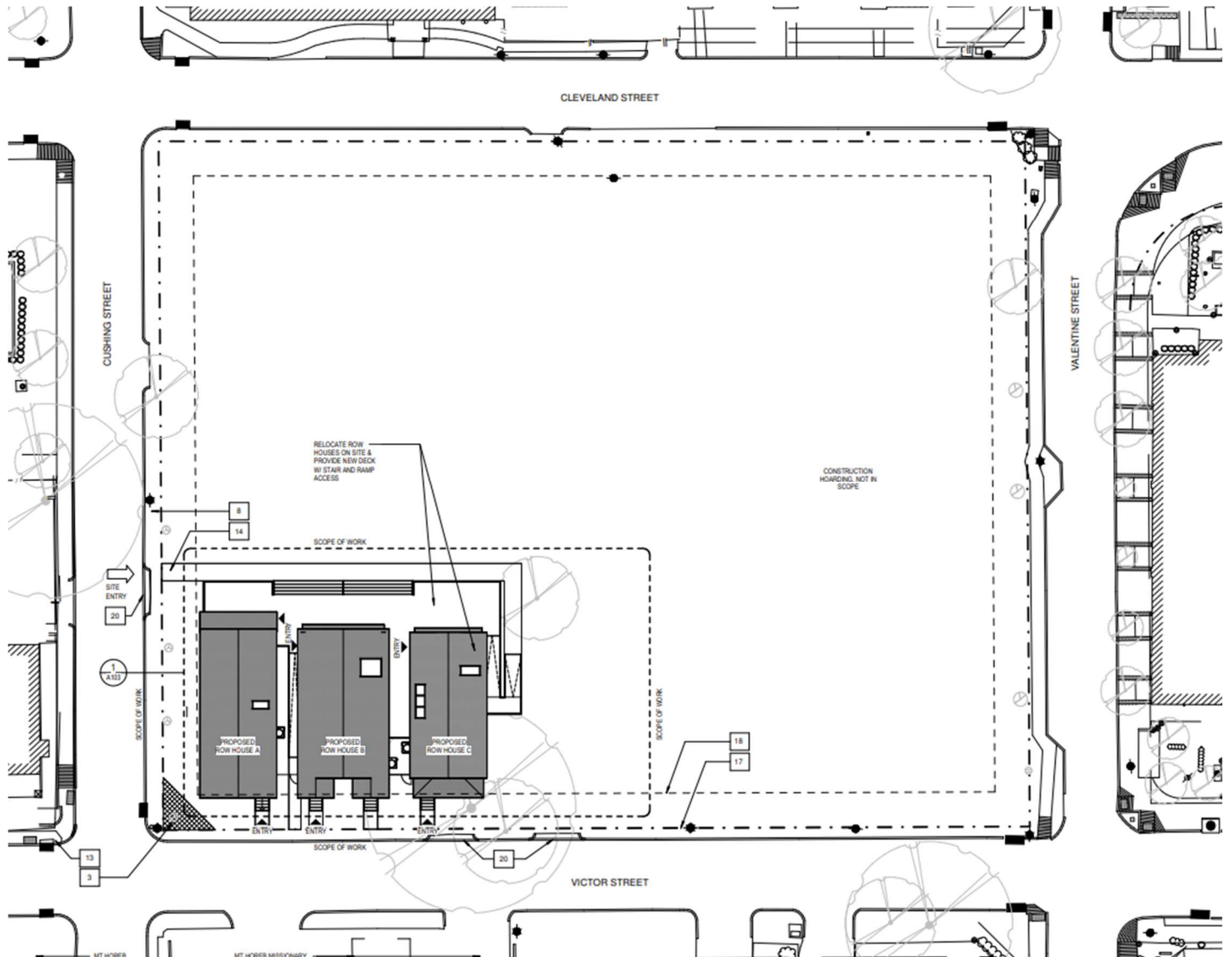
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SITE PLAN (PROPOSED)





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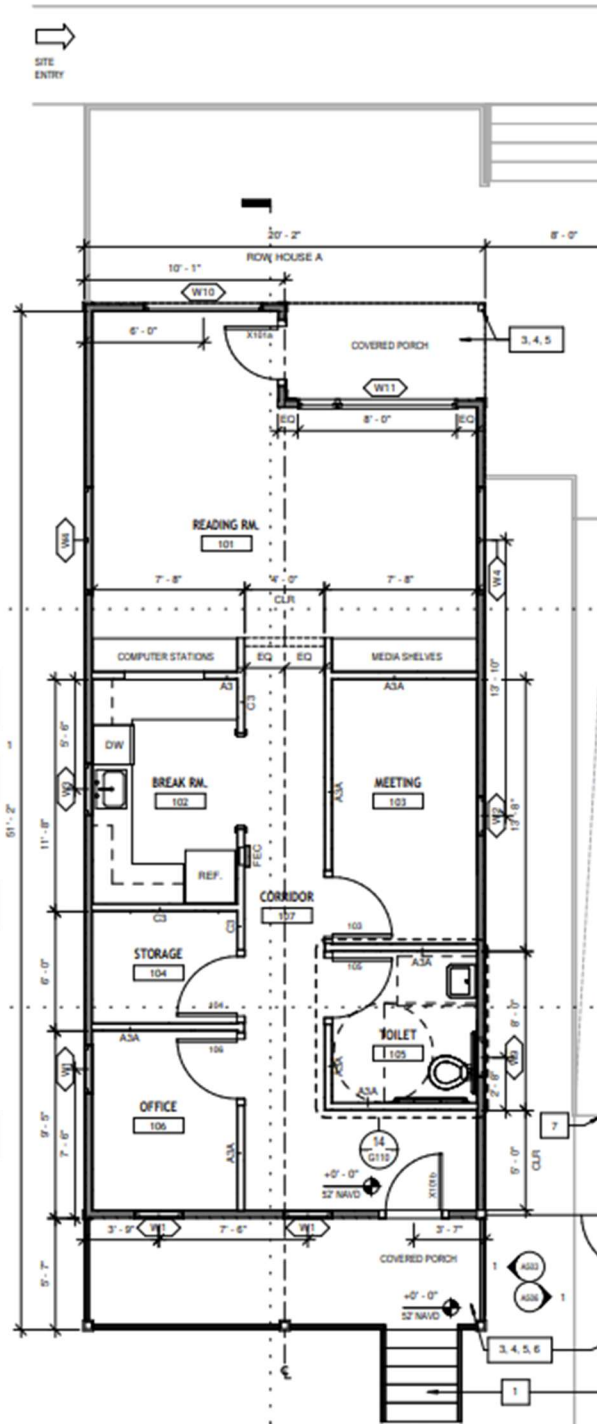
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FLOOR PLAN A (PROPOSED)





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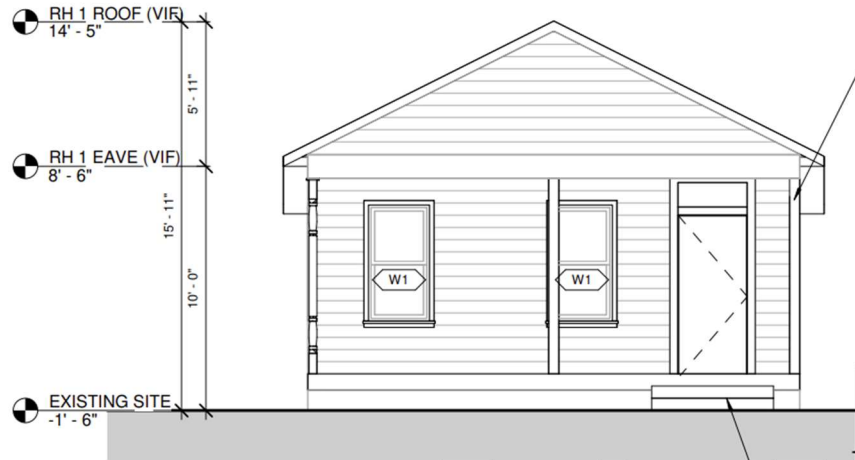
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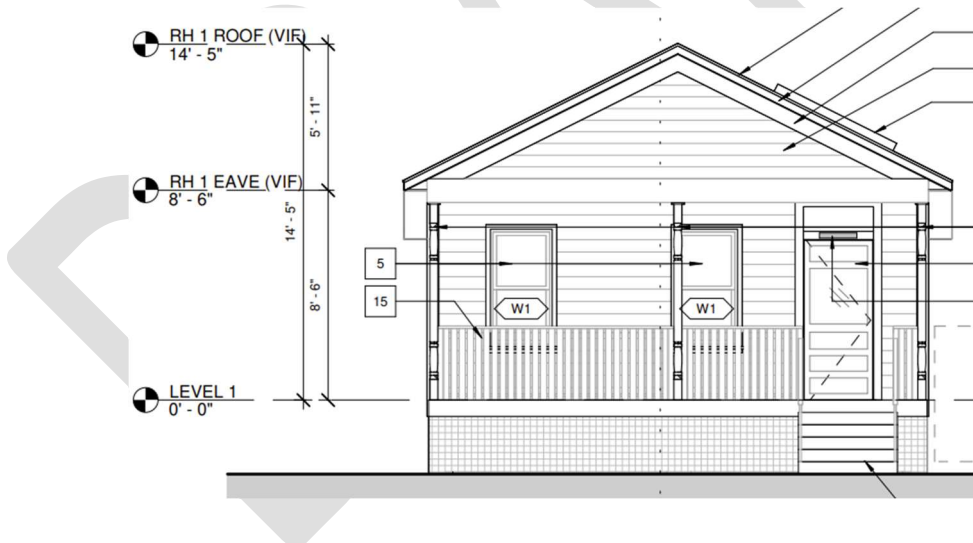
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FRONT (SOUTH) ELEVATION (EXISTING)



FRONT (SOUTH) ELEVATION (PROPOSED)





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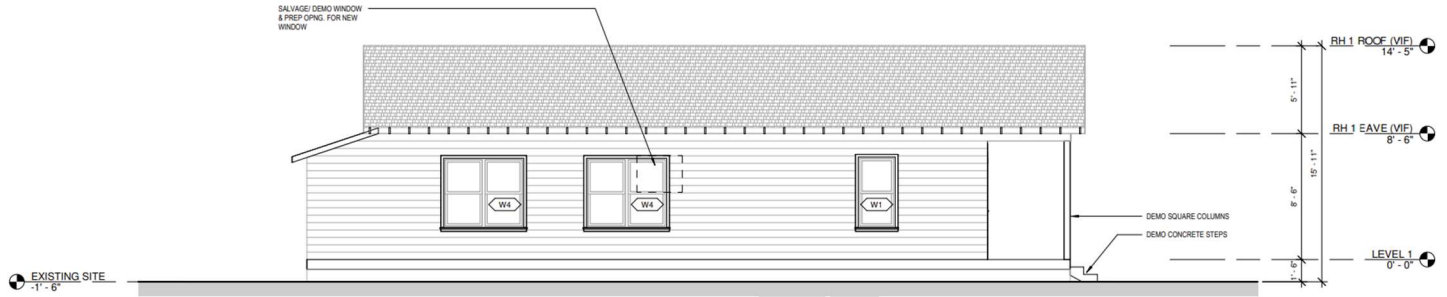
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LEFT (WEST) ELEVATION

(EXISTING)



LEFT (WEST) ELEVATION

(PROPOSED)





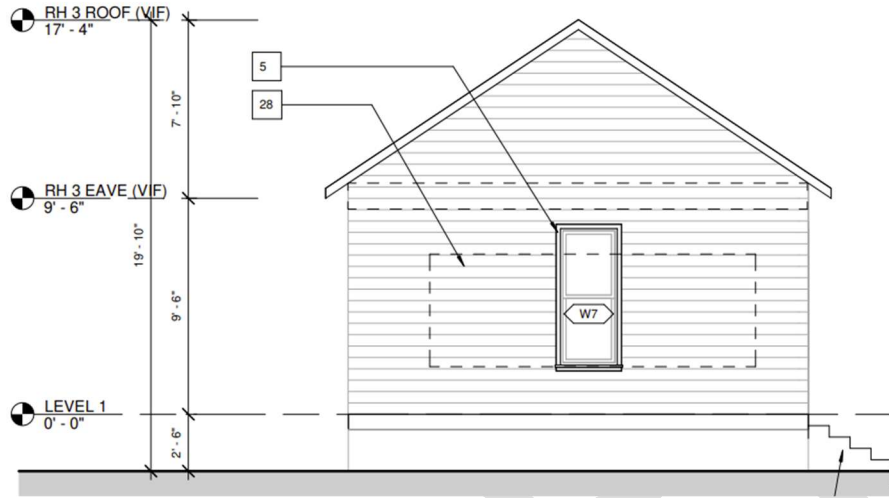
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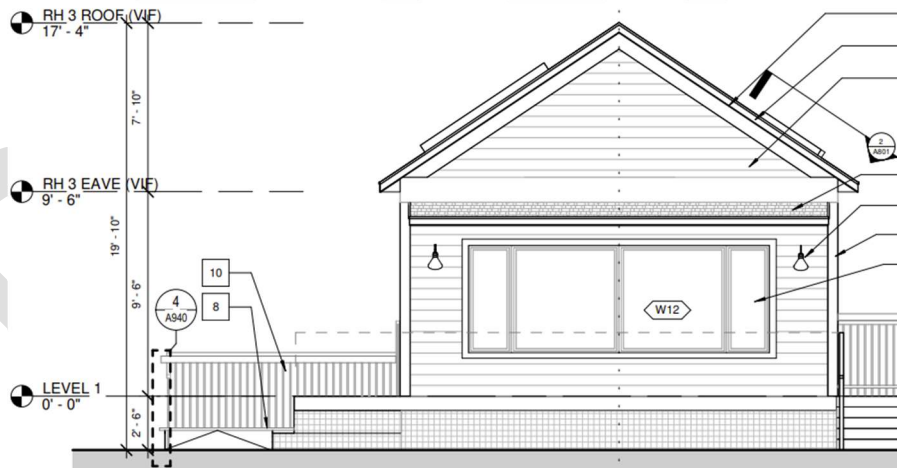
REAR (NORTH) ELEVATION

(EXISTING)



REAR (NORTH) ELEVATION

(PROPOSED)





CERTIFICATE OF APPROPRIATENESS

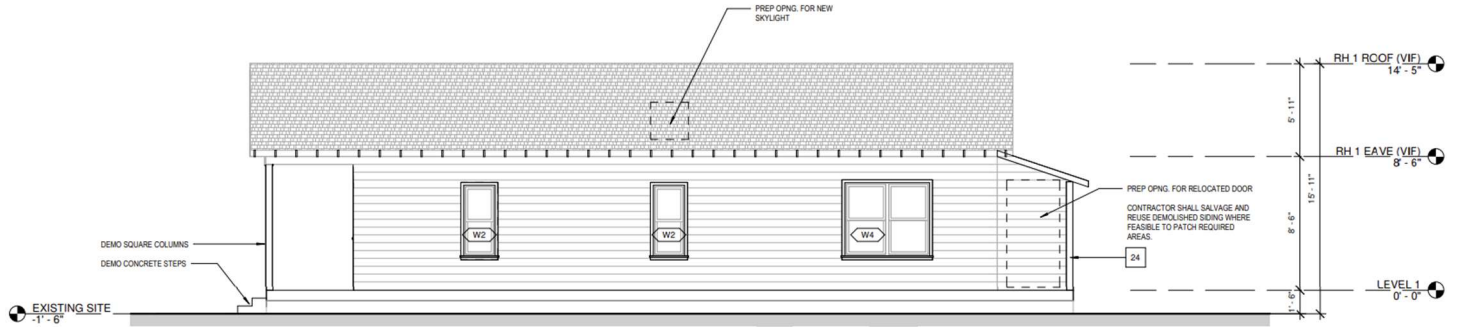
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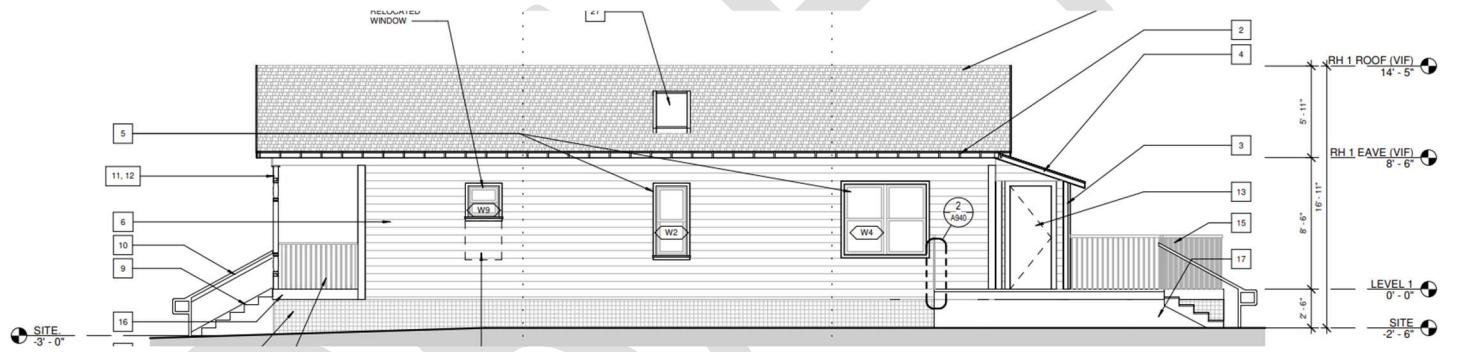
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RIGHT (EAST) ELEVATION (EXISTING)



RIGHT (EAST) ELEVATION (PROPOSED)





CERTIFICATE OF APPROPRIATENESS

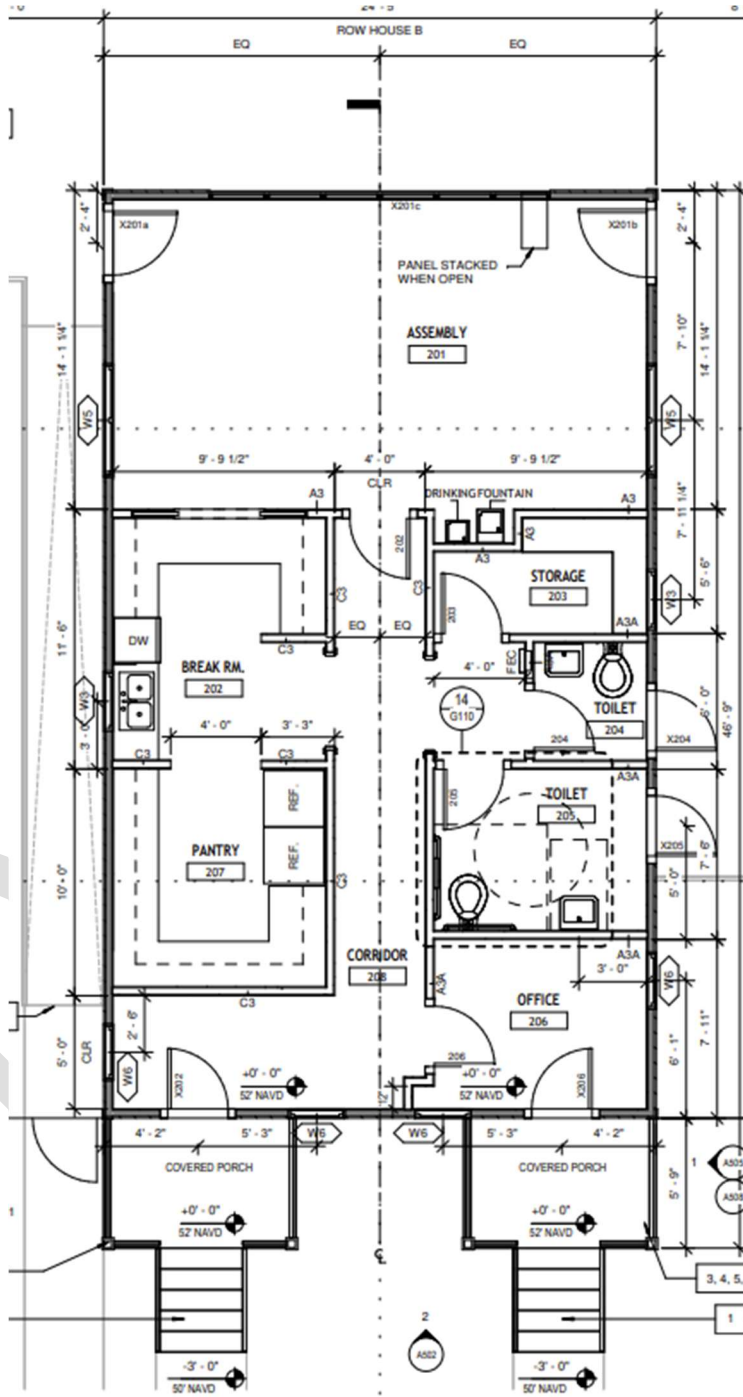
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FLOOR PLAN B (PROPOSED)





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FRONT (SOUTH) ELEVATION (EXISTING)



FRONT (SOUTH) ELEVATION (PROPOSED)





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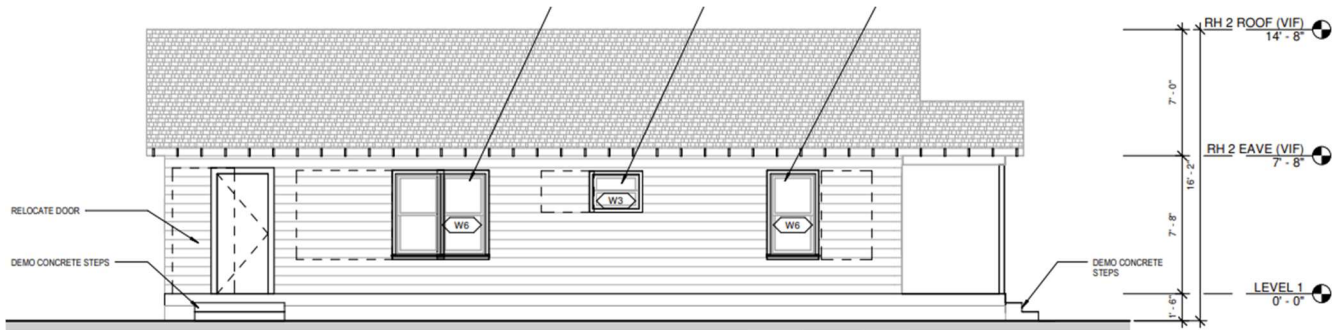
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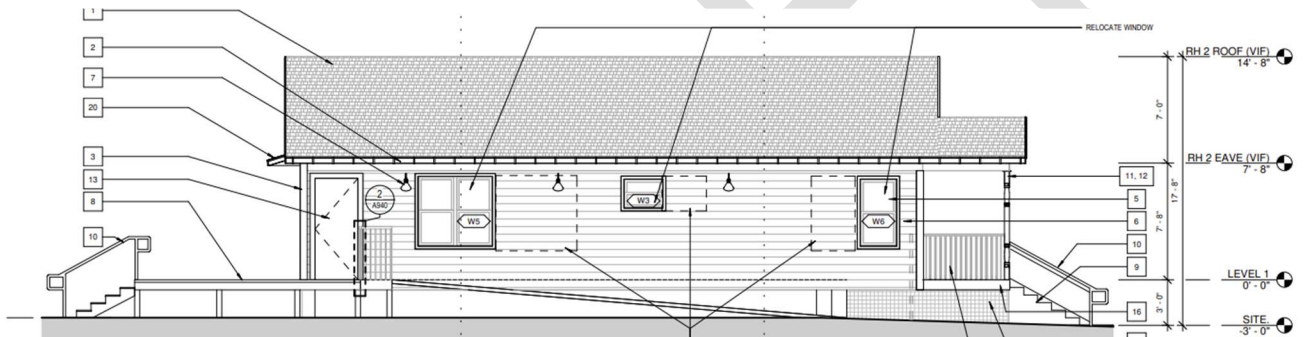
LEFT (WEST) ELEVATION

(EXISTING)



LEFT (WEST) ELEVATION

(PROPOSED)





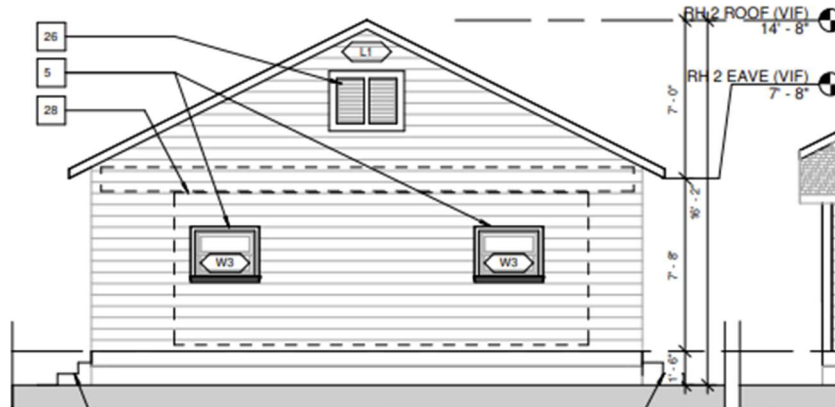
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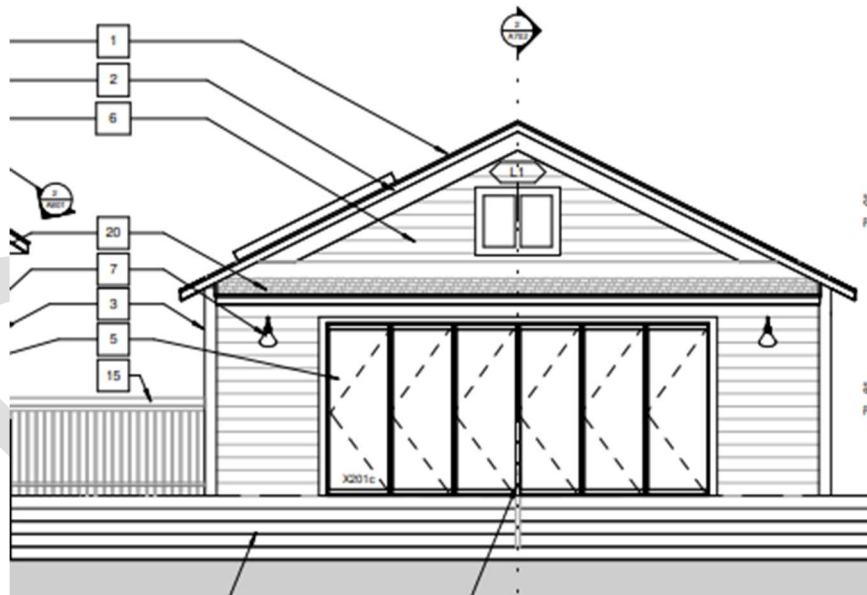
REAR (NORTH) ELEVATION

(EXISTING)



REAR (NORTH) ELEVATION

(PROPOSED)





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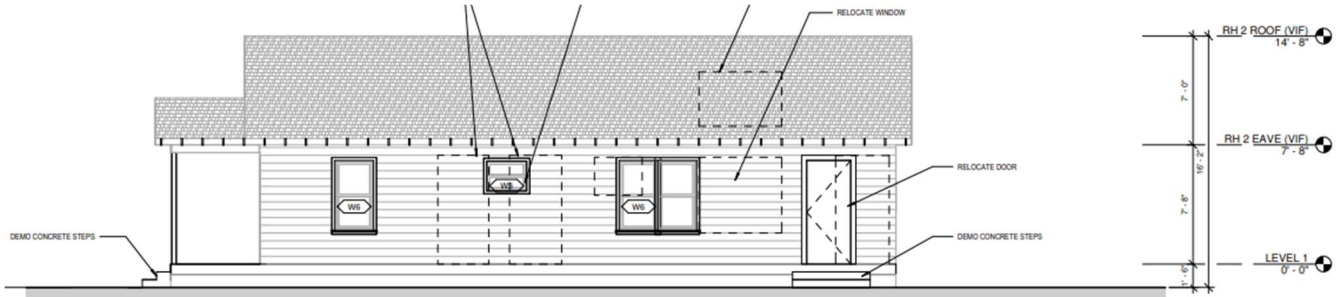
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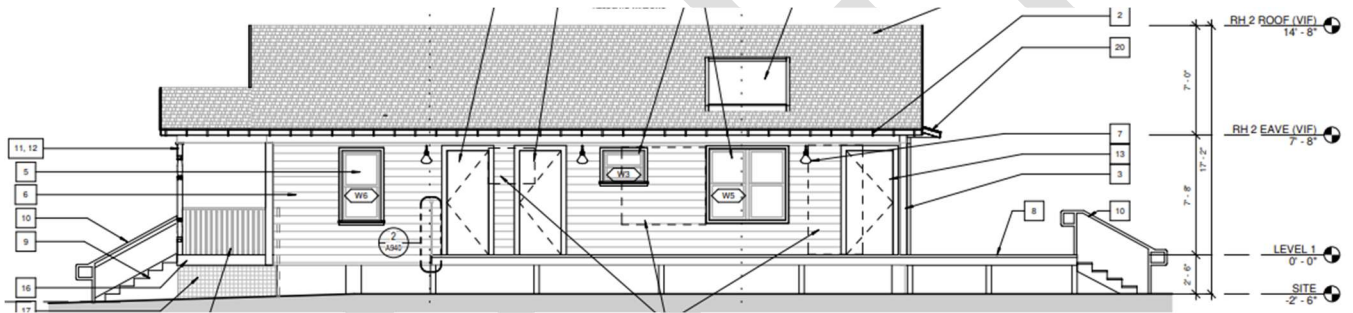
RIGHT (EAST) ELEVATION

(EXISTING)



RIGHT (EAST) ELEVATION

(PROPOSED)





CERTIFICATE OF APPROPRIATENESS

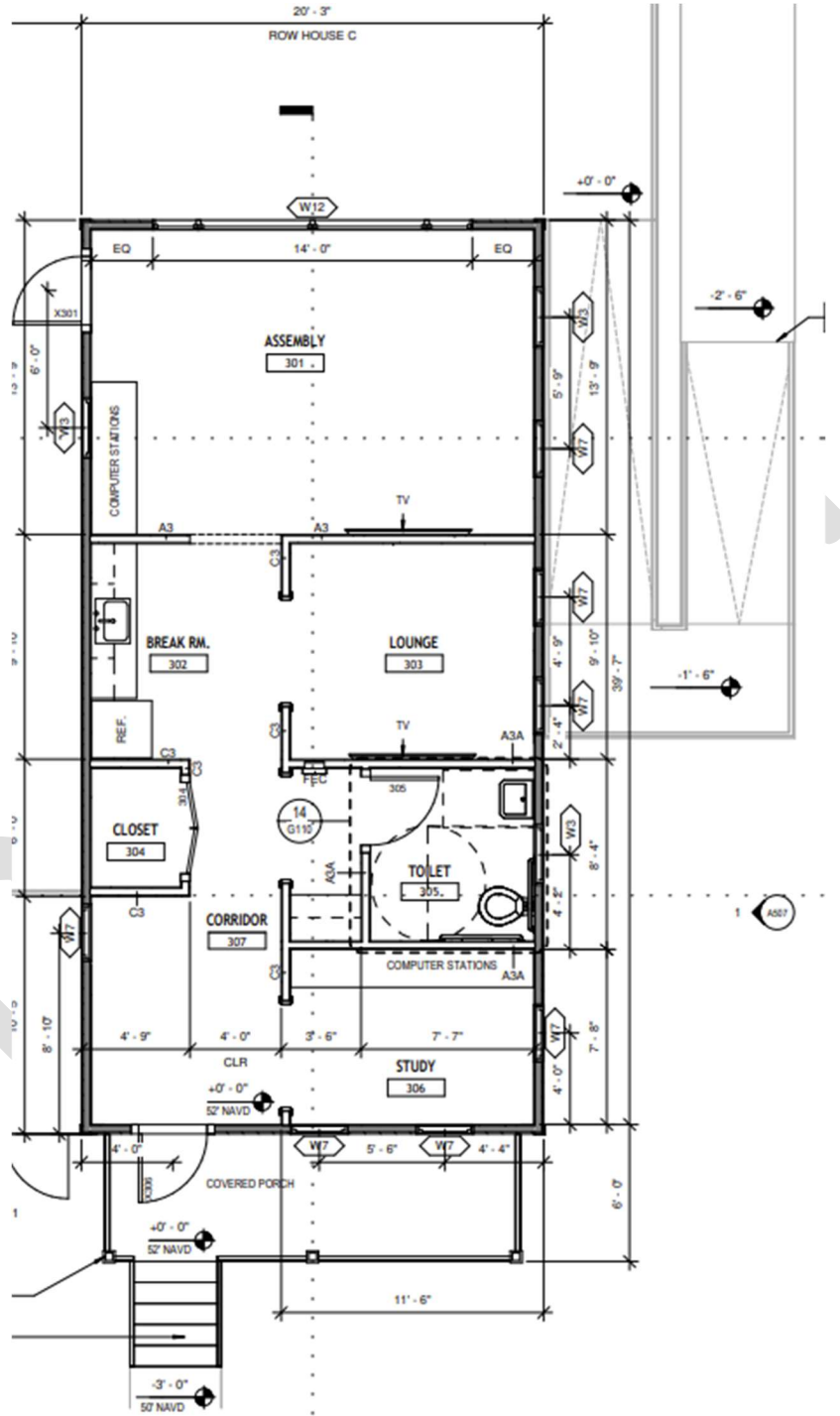
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FLOOR PLAN C (PROPOSED)





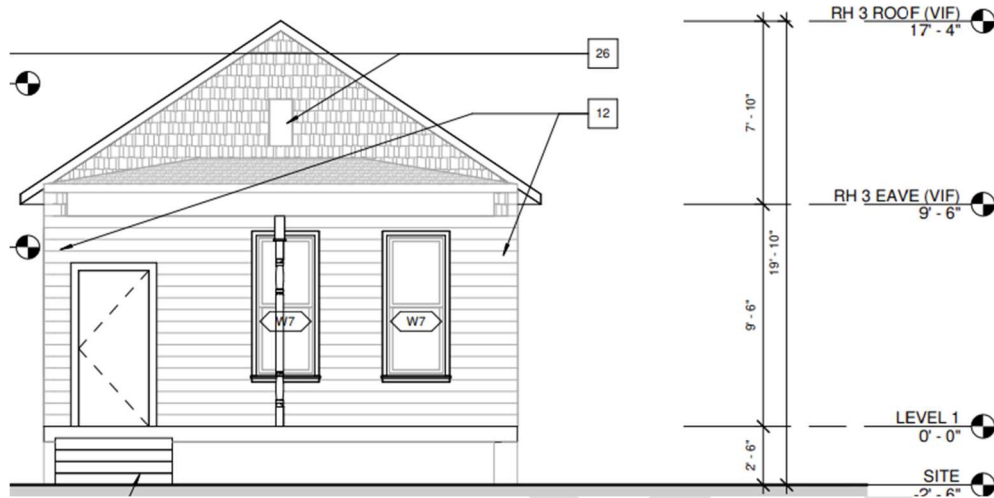
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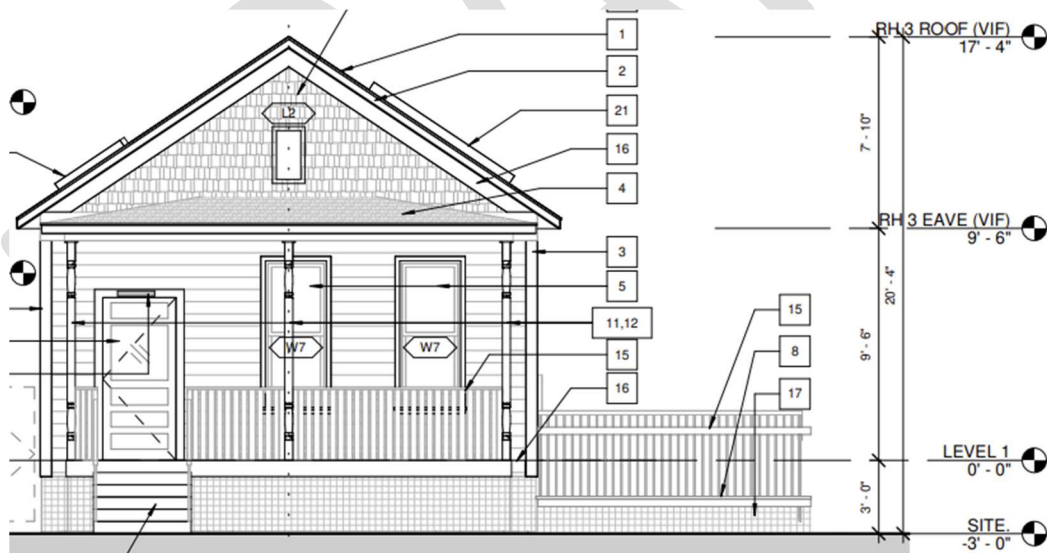
FRONT (SOUTH) ELEVATION

(EXISTING)



FRONT (SOUTH) ELEVATION

(PROPOSED)





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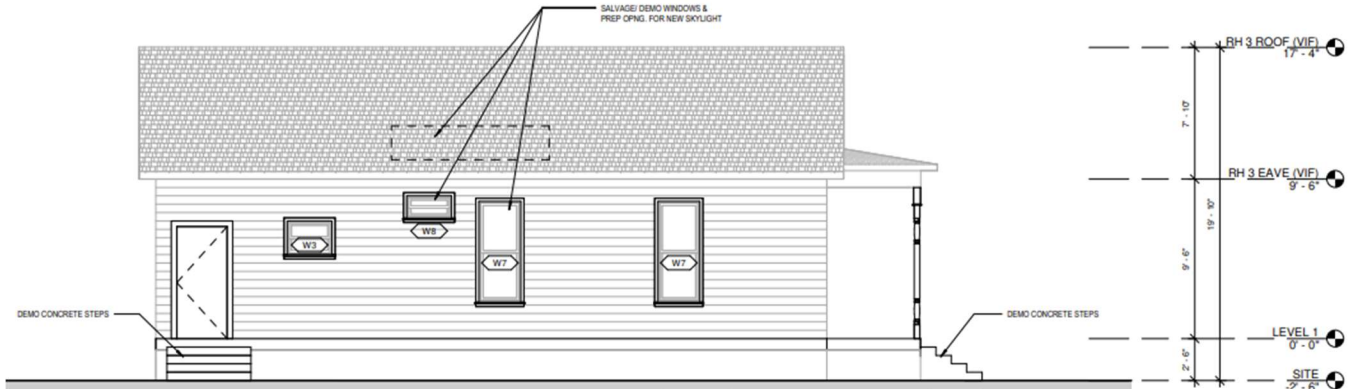
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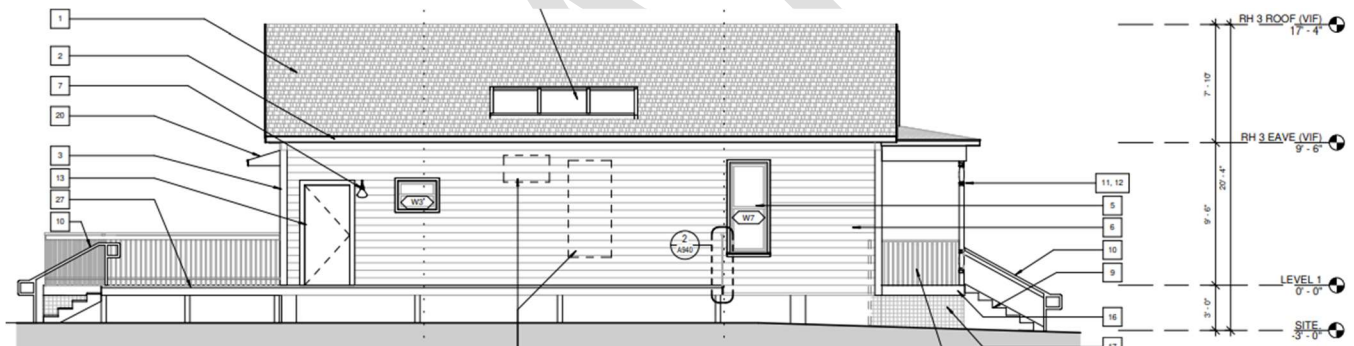
LEFT (WEST) ELEVATION

(EXISTING)



LEFT (WEST) ELEVATION

(PROPOSED)





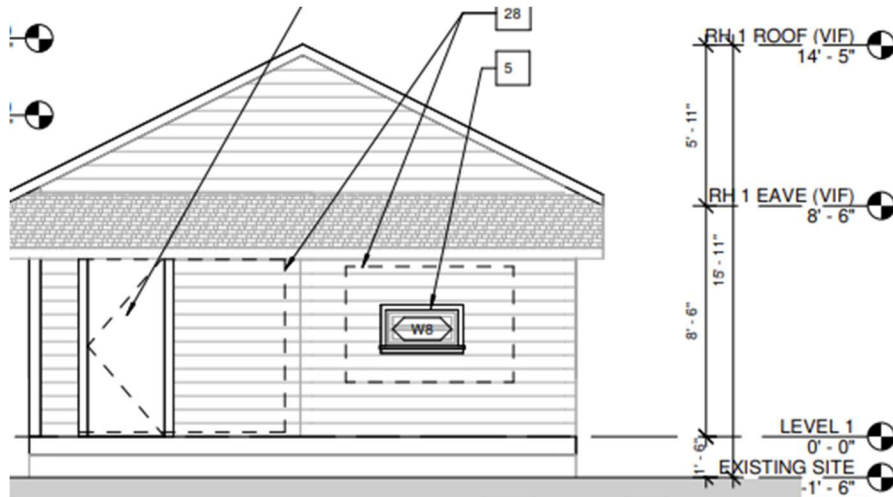
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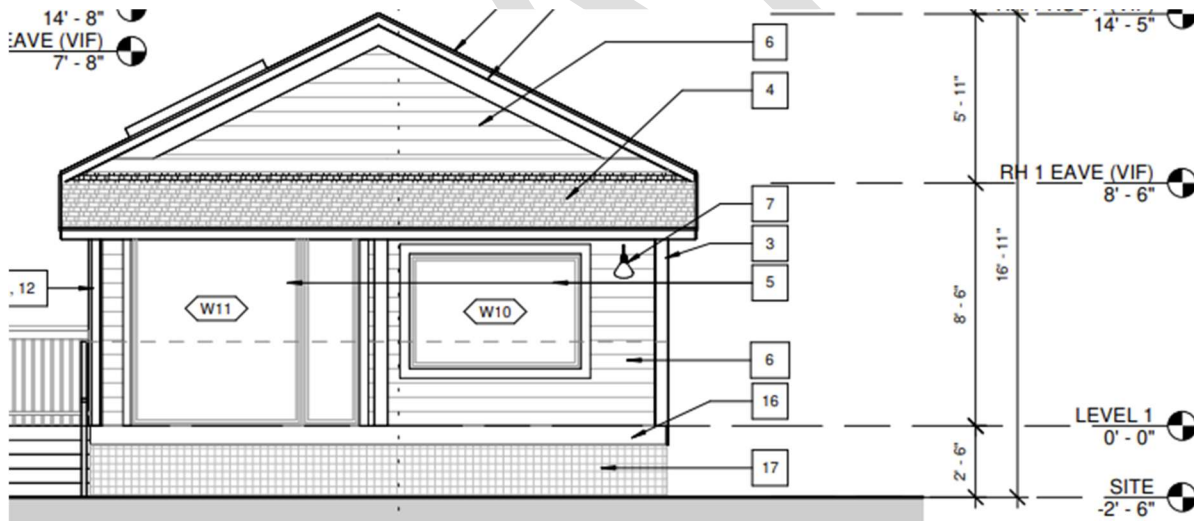
REAR (NORTH) ELEVATION

(EXISTING)



REAR (NORTH) ELEVATION

(PROPOSED)





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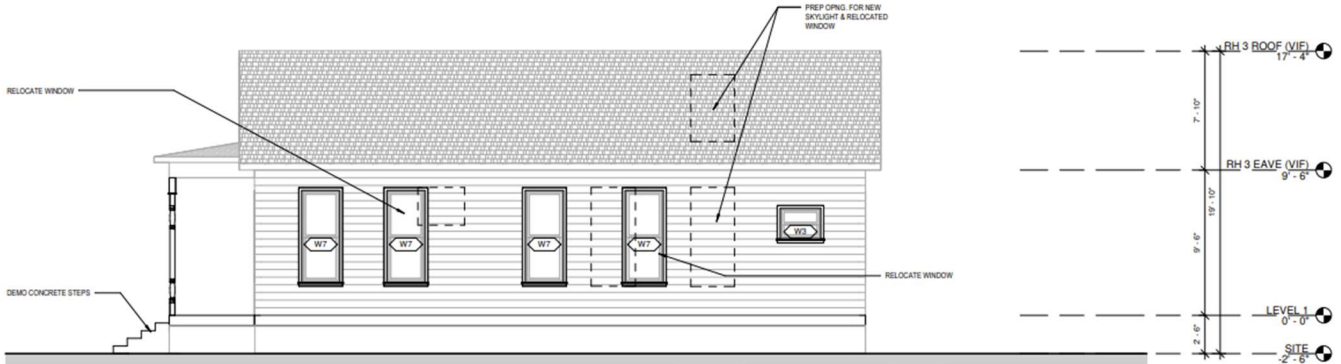
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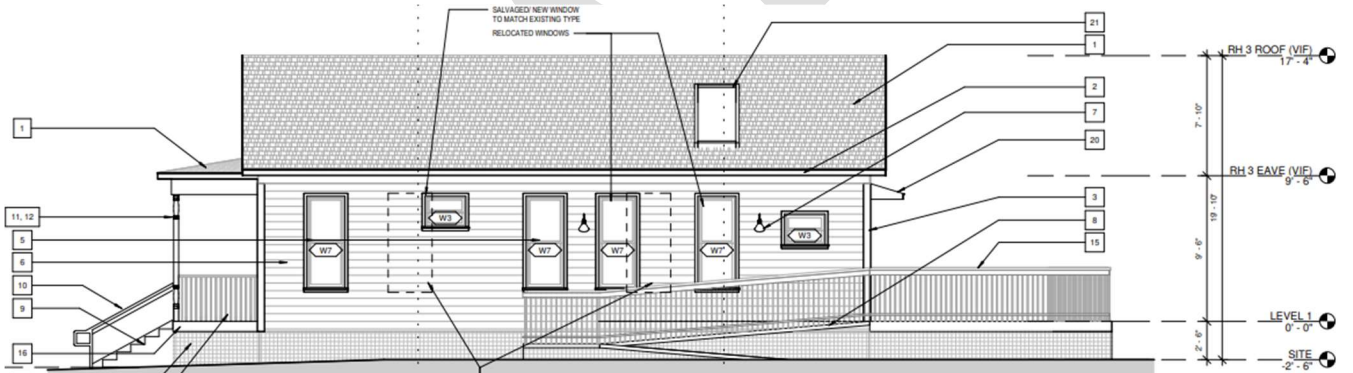
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RIGHT (EAST) ELEVATION (EXISTING)



RIGHT (EAST) ELEVATION (PROPOSED)





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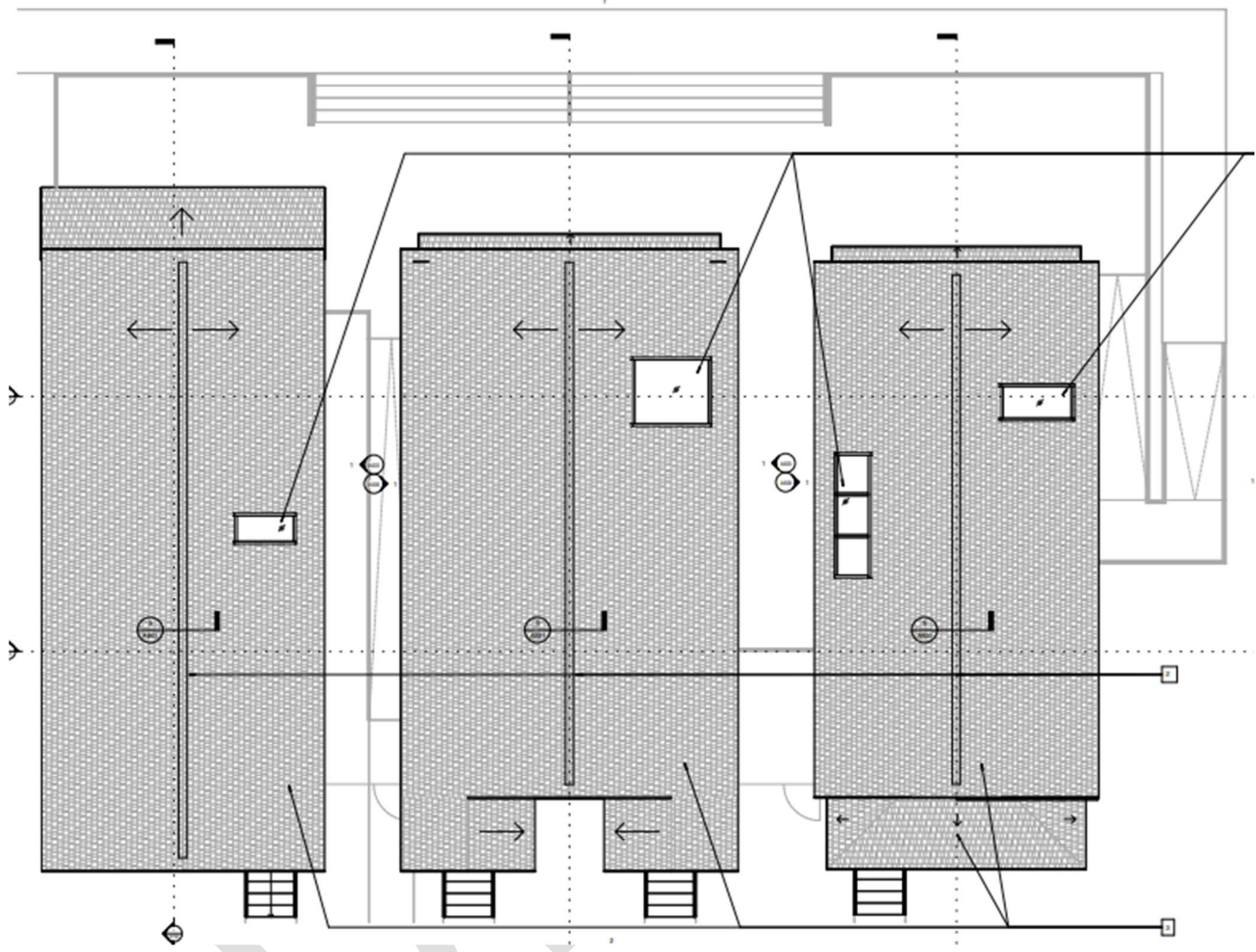
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ROOF PLAN(S) A, B, & C

(PROPOSED)





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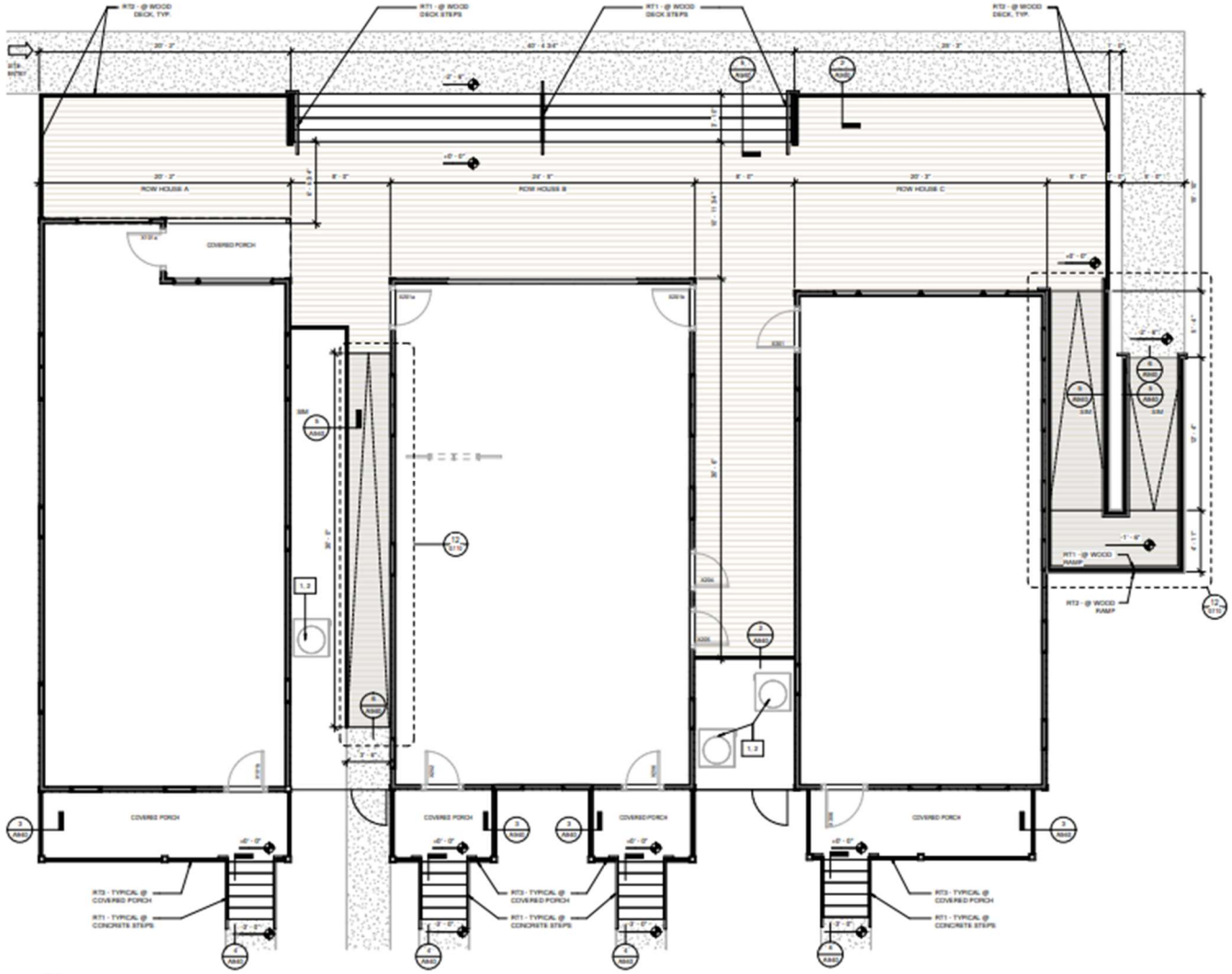
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SITE WORK A, B, & C (PROPOSED)





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RAILING TYPES

RT1 - RAIL TYPE 1:

36" AFF PAINTED METAL HAND RAIL (W/ INFILL WIRE MESH @ STEPS, TYP.)



RT2 - RAIL TYPE 2:

42" AFF PAINTED PRESSURE TREATED WOOD GUARD RAIL



RT3 - RAIL TYPE 3:

36" AFF PAINTED PRESSURE TREATED WOOD PORCH RAIL





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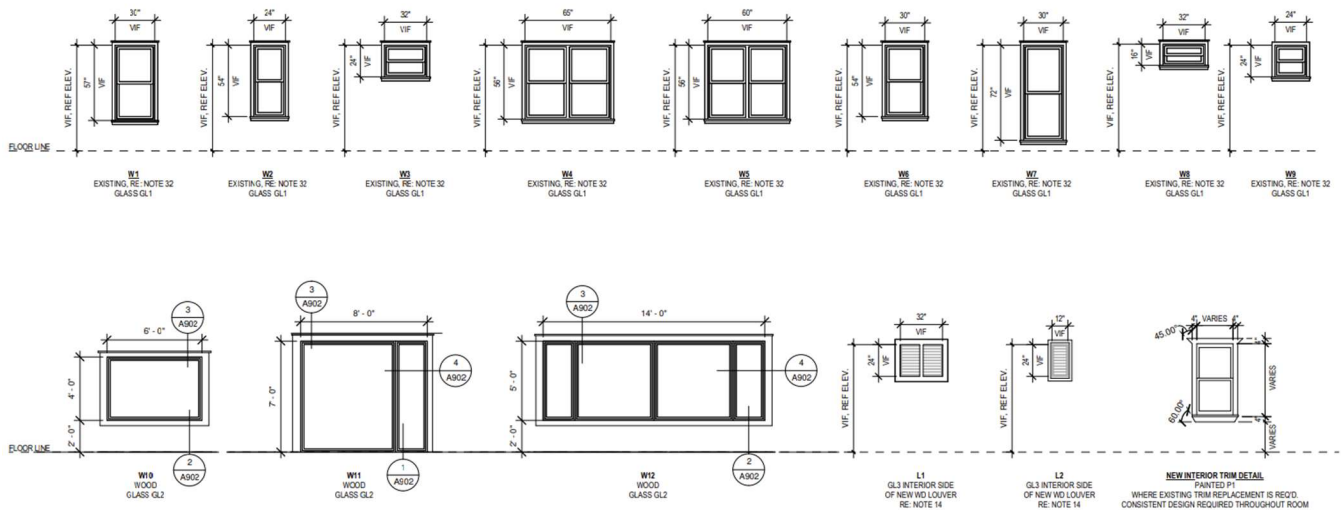
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WINDOW AND DOOR SCHEDULE

DOOR SCHEDULE											
ROOM NAME	OPENING NUMBER	FRAME TYPE	FRAME MATERIAL	PANEL TYPE	DOOR MATERIAL	GLASS TYPE	PANEL WIDTH 1	PANEL WIDTH 2	PANEL HEIGHT	DHG	REMARKS
MEETING	103	01	WD	F	WD	-	3'-0"		6'-8"	8.0	
STORAGE	104	01	WD	F	WD	-	3'-0"		6'-8"	5.0	
TOILET	105	01	WD	F	WD	-	3'-0"		6'-8"	4.0	ALL TOILET DOORS TO INDICATE UNISEX W/ B&W SIGNAGE & ALL ACCESSIBLE TOILET DOORS TO INDICATE ACCESSIBLE GRAPHIC, CFCI
OFFICE	106	01	WD	F	WD	-	3'-0"		6'-8"	6.0	
ASSEMBLY	202	01	WD	F	WD	-	2'-8"		6'-8"	7.0	HOLD OPEN
STORAGE	203	01	WD	F	WD	-	2'-8"		6'-8"	5.0	
TOILET	204	01	WD	F	WD	-	2'-8"		6'-8"	4.0	ALL TOILET DOORS TO INDICATE UNISEX W/ B&W SIGNAGE & ALL ACCESSIBLE TOILET DOORS TO INDICATE ACCESSIBLE GRAPHIC, CFCI
TOILET	205	01	WD	F	WD	-	2'-8"		6'-8"	4.0	ALL TOILET DOORS TO INDICATE UNISEX W/ B&W SIGNAGE & ALL ACCESSIBLE TOILET DOORS TO INDICATE ACCESSIBLE GRAPHIC, CFCI
OFFICE	206	01	WD	F	WD	-	2'-8"		6'-8"	6.0	
ASSEMBLY	207	-	-	2F	WD	-	2'-0"	2'-0"	4'-0"	9.0	DOUBLE POCKET DOOR ASSEMBLY
CLOSET	304	01	WD	F	WD	-	2'-0"	2'-0"	6'-8"	9.0	
TOILET	305	01	WD	F	WD	-	3'-0"		6'-8"	4.0	ALL TOILET DOORS TO INDICATE UNISEX W/ B&W SIGNAGE & ALL ACCESSIBLE TOILET DOORS TO INDICATE ACCESSIBLE GRAPHIC, CFCI
READING RM.	X101a	01	WD	F	WD	-	2'-8"		6'-8"	2.0	
CORRIDOR	X101b	02	WD	HG	WD	GL1	2'-10"		6'-8"	2.0	
ASSEMBLY	X201a	01	WD	F	WD	-	2'-10"		6'-8"	2.0	OVERHEAD RAIN DRIP GUARD
ASSEMBLY	X201b	01	WD	F	WD	-	3'-0"		6'-8"	2.0	OVERHEAD RAIN DRIP GUARD
ASSEMBLY	X201c	01	WD	GL	WD	GL2	15'-0"		6'-8"	9.0	INSWING CLAD WOOD BI-FOLD DOOR/WINDOW SYSTEM WITH PAINTED INTERIOR FINISH, DOUBLE-GLAZED INSULATED GLASS, AND ADA-COMPLIANT SILL BY SIERRA PACIFIC OR APPROVED EQUAL. PROVIDE ENERGY PERFORMANCE RATING EQUAL TO OR BETTER THAN U-VALUE 0.24 AND SHGC 0.23.
CORRIDOR	X202	01	WD	HG	WD	GL1	2'-8"		6'-8"	2.0	
TOILET	X204	01	WD	F	WD	-	2'-8"		6'-8"	3.0	ALL TOILET DOORS TO INDICATE UNISEX W/ B&W SIGNAGE, CFCI
TOILET	X205	01	WD	F	WD	-	2'-8"		6'-8"	3.0	ALL TOILET DOORS TO INDICATE UNISEX W/ B&W SIGNAGE & ALL ACCESSIBLE TOILET DOORS TO INDICATE ACCESSIBLE GRAPHIC, CFCI
OFFICE	X206	01	WD	HG	WD	GL1	2'-8"		6'-8"	2.0	
ASSEMBLY	X301	01	WD	F	WD	-	3'-0"		6'-8"	1.0	OVERHEAD RAIN DRIP GUARD
CORRIDOR	X306	01	WD	HG	WD	GL1	3'-0"		6'-8"	1.0	





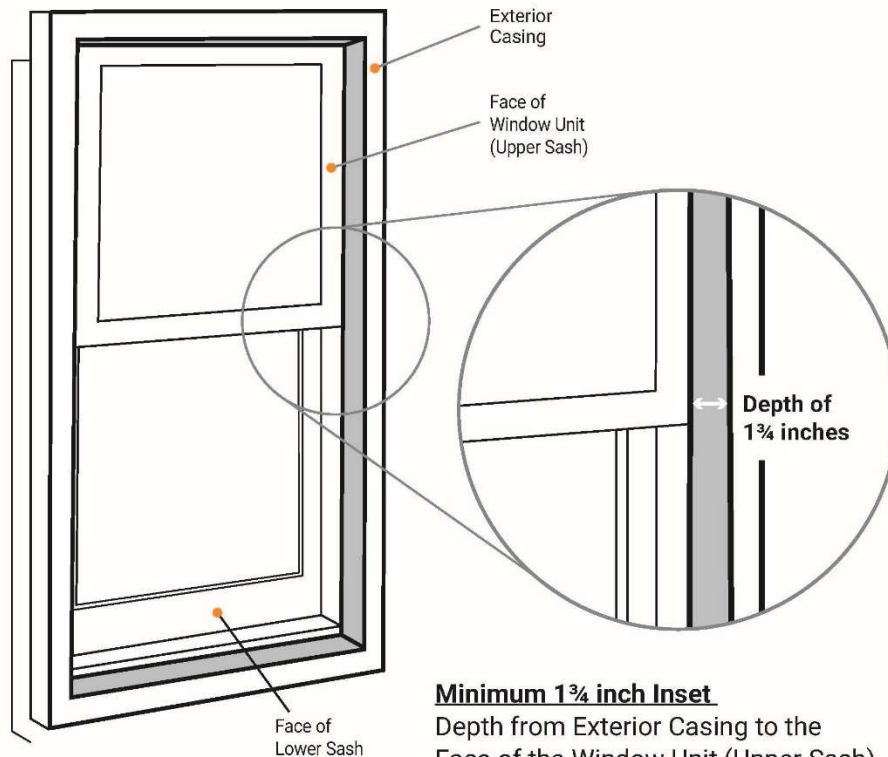
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ATTACHMENT A

Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset
Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
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