

CERTIFICATE OF APPROPRIATENESS

Application Date: January 12, 2023

Applicant: Robert T. Ford, owner, Ana P. Flores, agent

Property: 1012 Cortlandt, LT 16 blk 219 Houston Heights, 6,600 SF lot, 1,848 SF house (per HCAD)

Significance: Folk Victorian, circa 1910, contributing Heights South Historic District

Proposal: Alterations to fenestration on north and south side elevations of non-original portion of house

- No proposed alterations to front elevation
- Relocate 2 existing 2 over 2 windows on the north elevation in a portion of the house that is not part of the original construction and that has been completely resided. These two windows are not paired but separate windows.
- Remove 3 existing windows in the non-original addition on the north elevation and replace with 3 new, wood clad, double-hung, 2 over 2 windows.
- On the south elevation relocate two existing fixed doors towards the rear on the non-original addition to the house.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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:

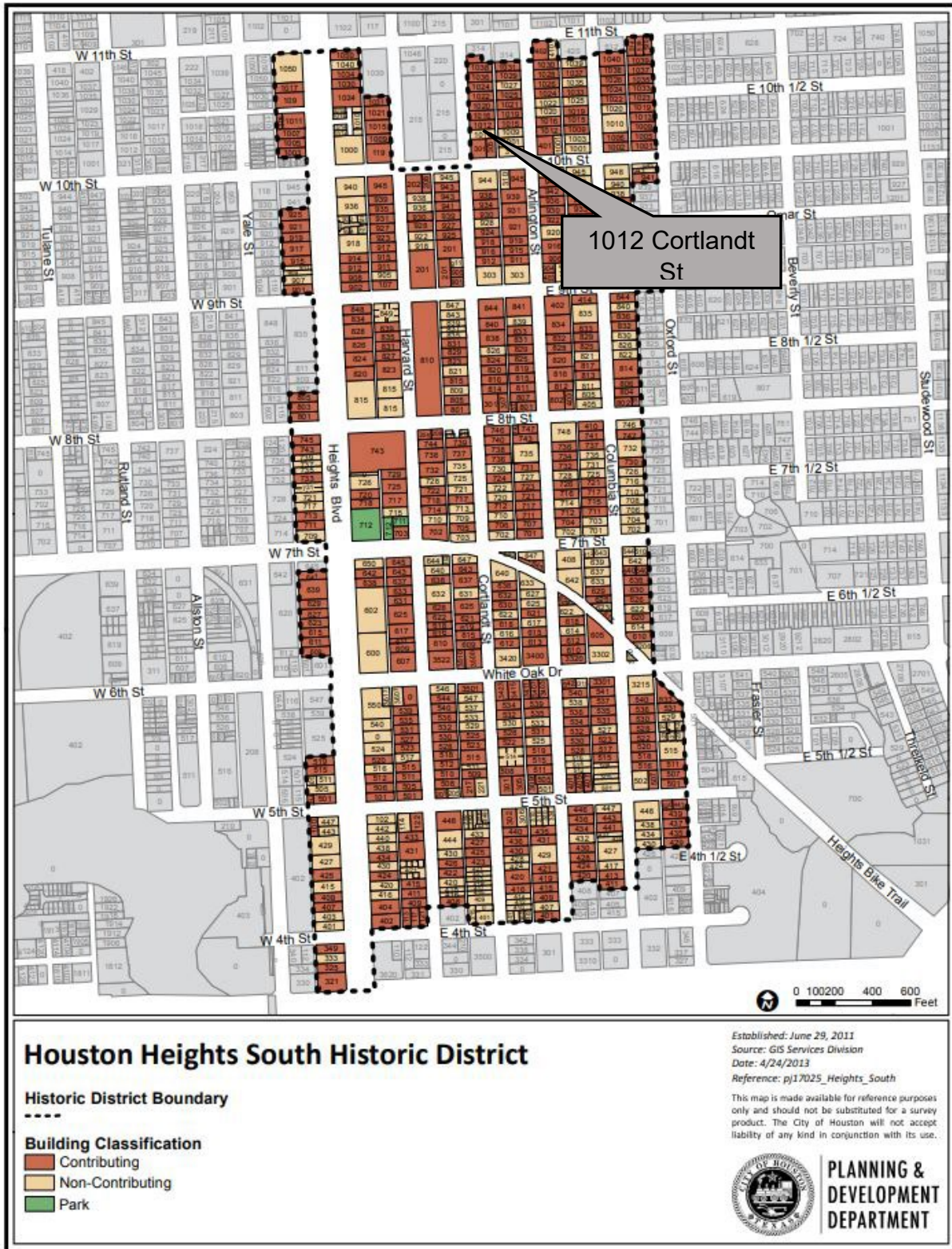
- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |

HEIGHTS DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

District Map





Inventory Photo



Figure 1 - 5/5/2010

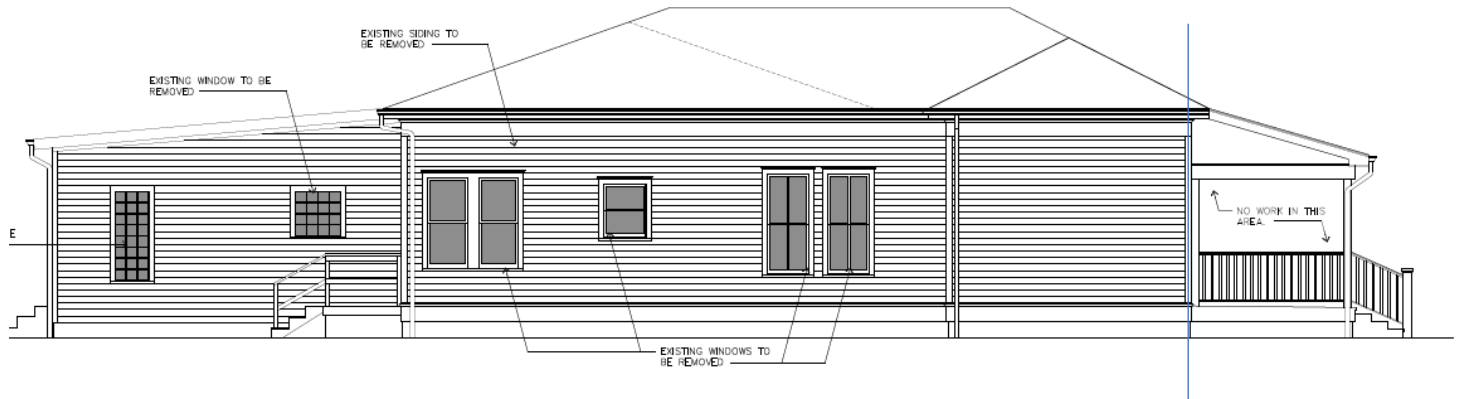


Figure 2 – Existing North Elevation

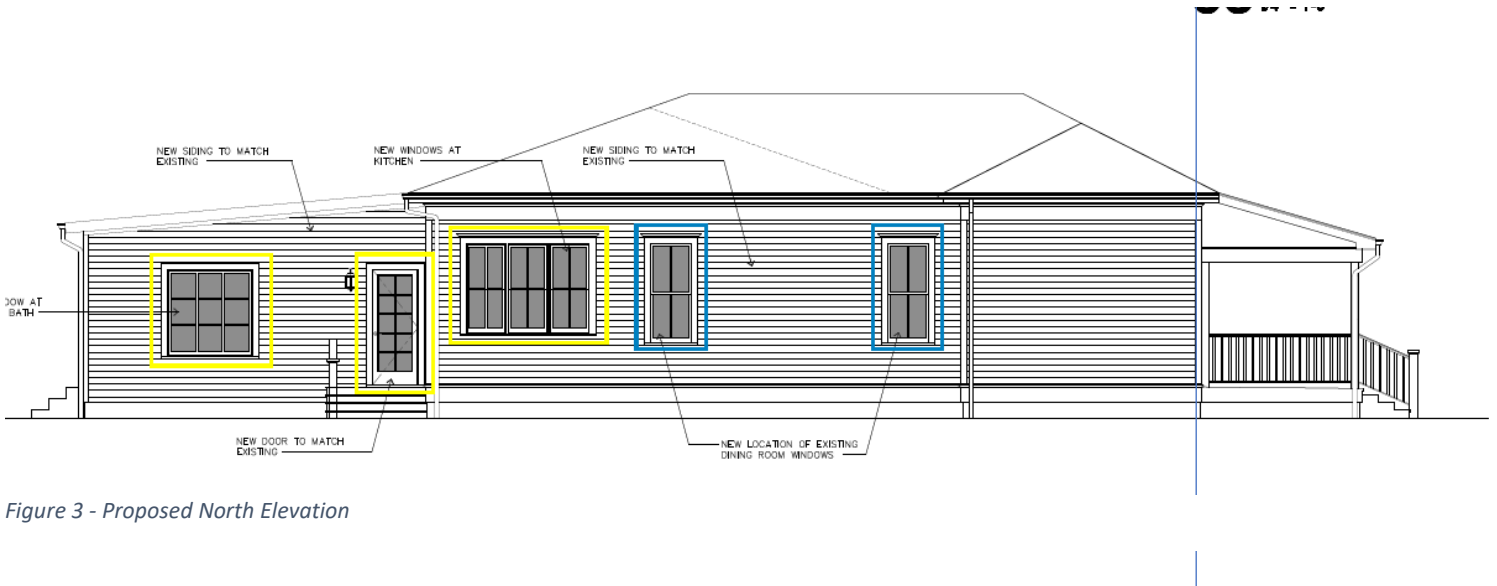


Figure 3 - Proposed North Elevation

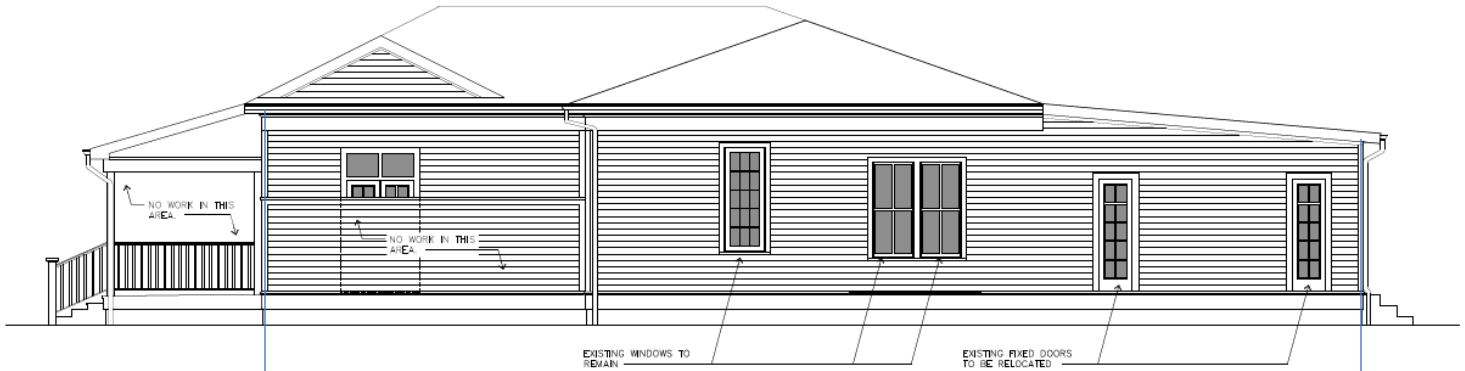


Figure 4 – Existing South Elevation

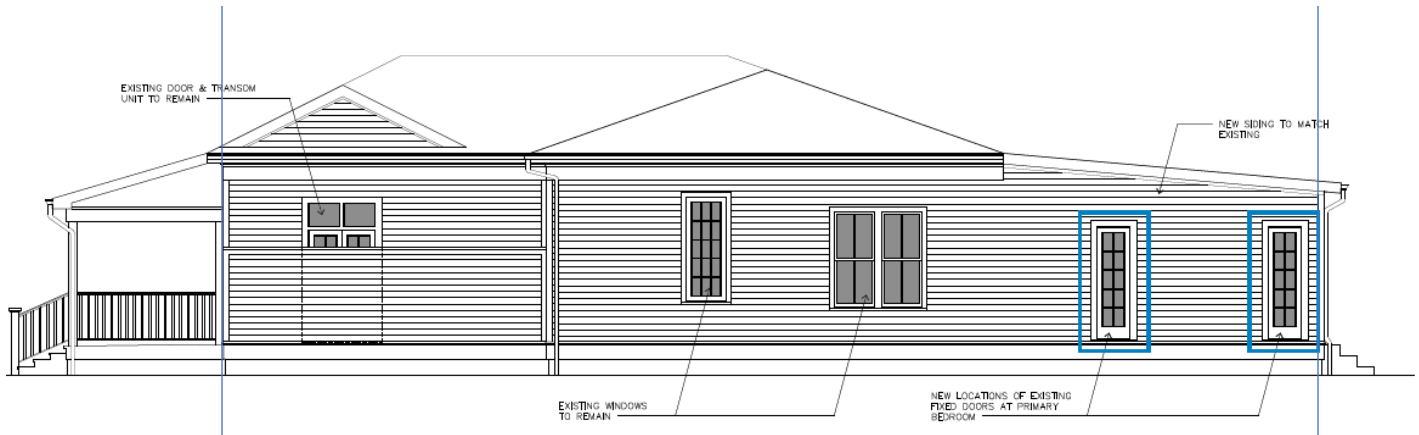


Figure 5 – Proposed South Elevation

History of the Home

From tax record (picture 1), we can date the house back to 1907. The sanborn map (picture 2) from 1919 shows us that the original footprint of the house, outlined in black on the picture bellow (picture 3). In 1930's the house had another addition to make it into a duplex (picture 4 and 5). That is when the second body of the home was added, also outlined in picture 3. Finally in 1994, the back portion of the home was added.

Form 599 INVESTIGATE

Map _____
 Vol. 30
 Page R15

2/70 . 194 2

Fred S. Peisker Owner

Lot 16 Block 219

Houston Hts Addition

No. 1012 Courtlandt Street

Imp. Constructed 35 yrs old

Cost Price _____

Amt. of Fire Ins. 7

Company Insured with Boley-Schweikert

Reduction requested by Mrs. Peisker

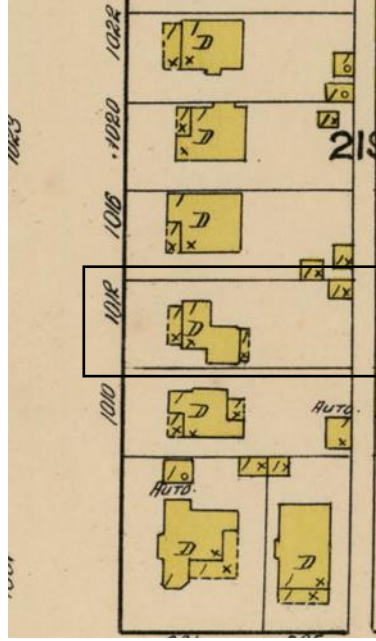
County Value \$ 710

Owners Value \$ 500

Reason of Reduction Request _____

Out 1940

Picture 1



Picture 2

Form 599 INVESTIGATE

Map _____
 Vol. Picture 4
 Page 215

JAN 25 1936

Peisker, Fred S Owner

Lot 16 Block 219

Houston Heights Addition

REMARKS: Brick stone frame Duplex
Chick 30x12 32x14
looks down
Chap 7-0968
Low 30th of 10 for 1936

County Value \$ 360

Owners Value \$ 160

No. 1012 + 1014 Courtlandt Street

INSPECTION

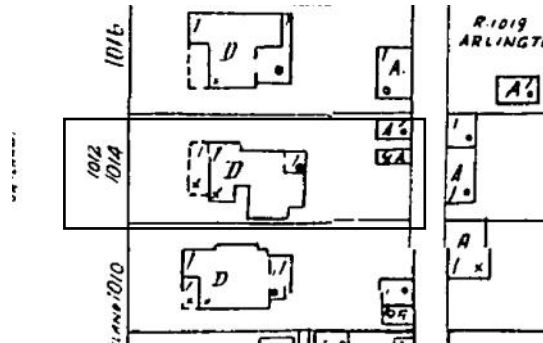
N
 E 114
 W
 S

Picture 4

Left elevation



Picture 3



Picture 5





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JORGE CASTILLO
 10 JAN 2023
 PROJECT NUMBER: 2208
 PROJECT CONTACT: NOE JAMES

FORD RESIDENCE AT
1012 CORTLANDT STREET
HOUSTON, TEXAS 77008

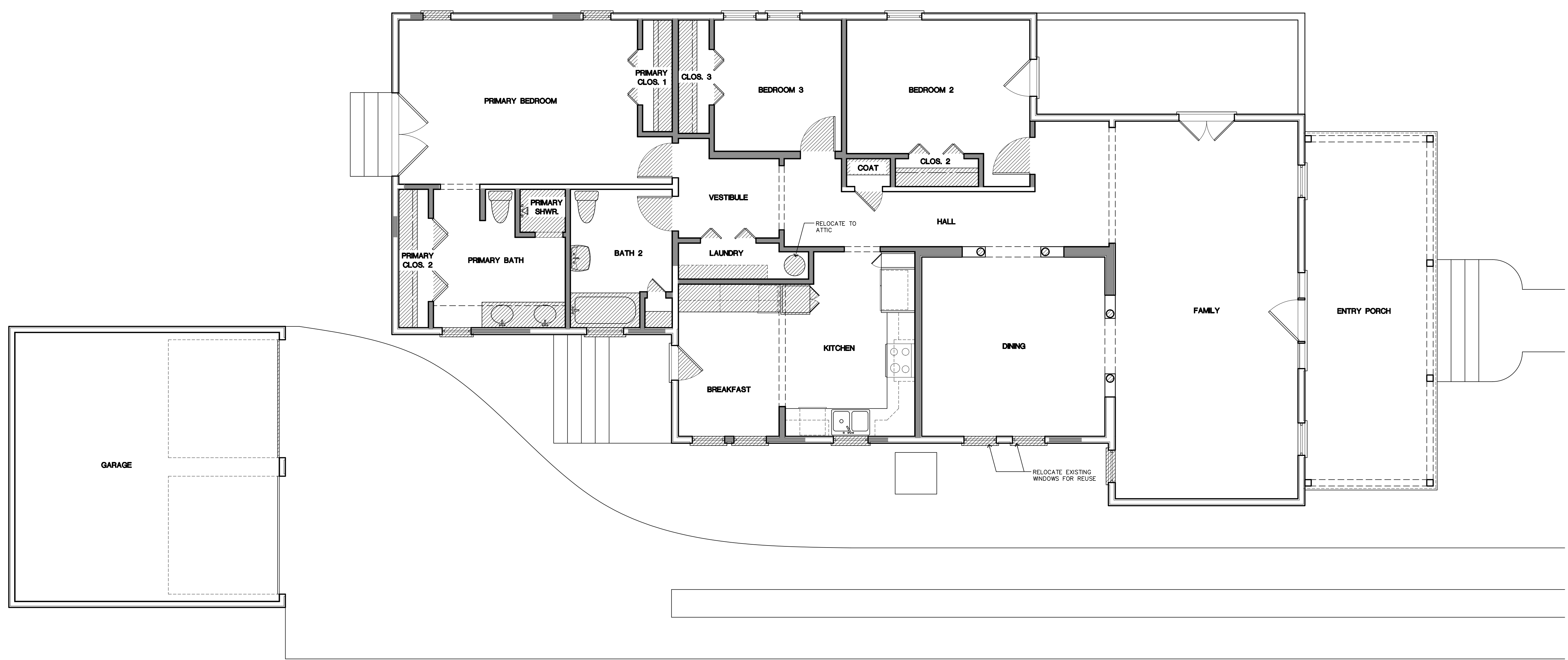
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 ISSUE FOR PRICING: 10 JAN 2023
 ISSUE FOR HISTORIC DISTRICT REVIEW: 11 JAN 2023

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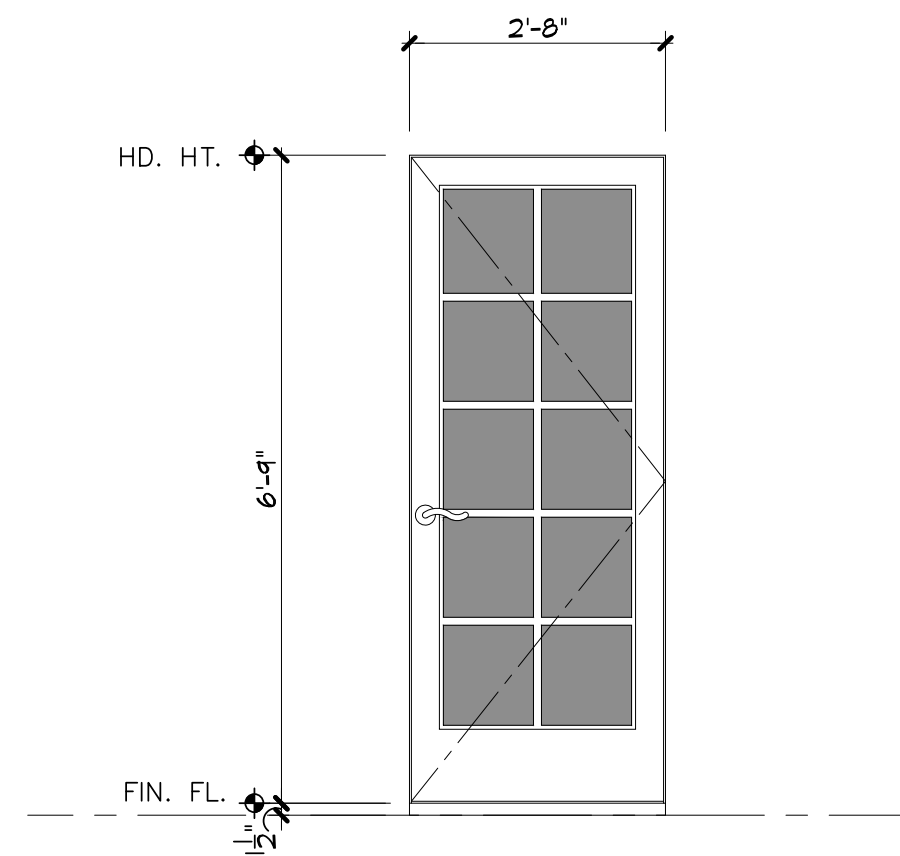
DEMOLITION PLAN

SHEET NUMBER:
A2.0
 1/11/2023 3:04 PM

DEMO LEGEND	
	EXISTING DOOR, WINDOW, CABINET OR PLUMBING FIXTURES TO BE REMOVED
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN



01 DEMOLITION PLAN
 1/4" = 1'-0"

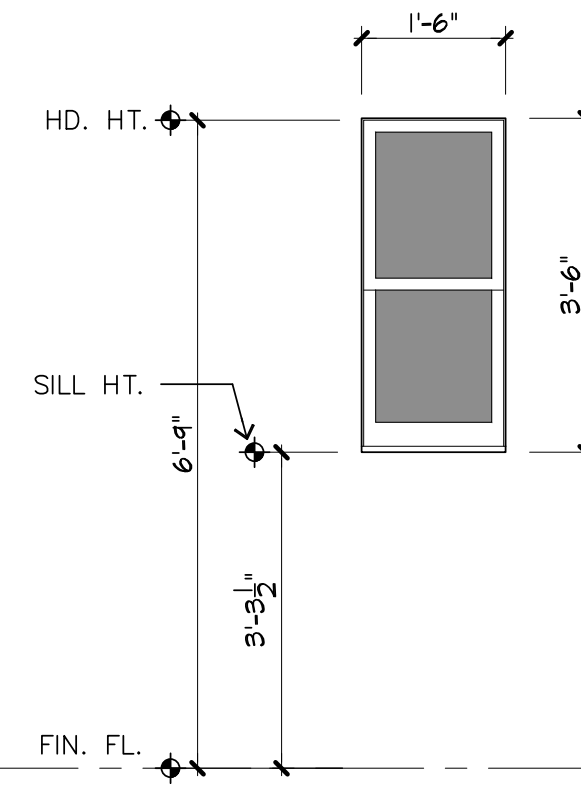


DOOR 105 DOOR MANUFACTURER TO BE SELECTED. STYLE, COLOR, & HARDWARE TO MATCH EXISTING.

QUANTITY - 1

LOCATIONS:
1 @ MUDROOM / SIDE ENTRY

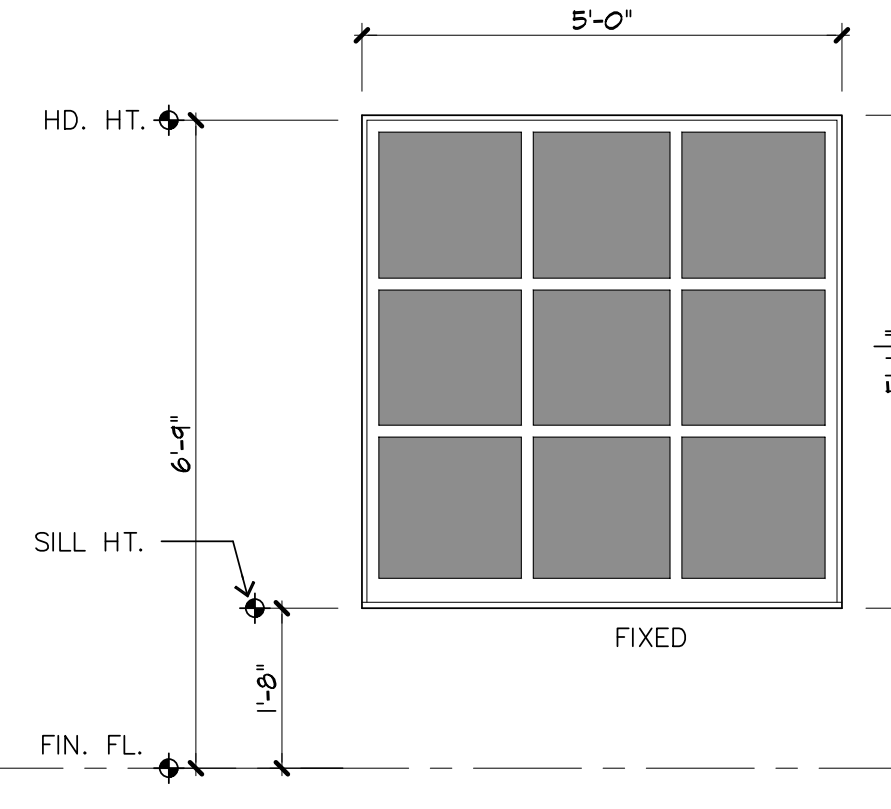
12 DOOR TYPES
1/2" = 1'-0"



C WINDOW MANUFACTURER TO BE SELECTED. STYLE TO MATCH EXISTING.

QUANTITY - 1

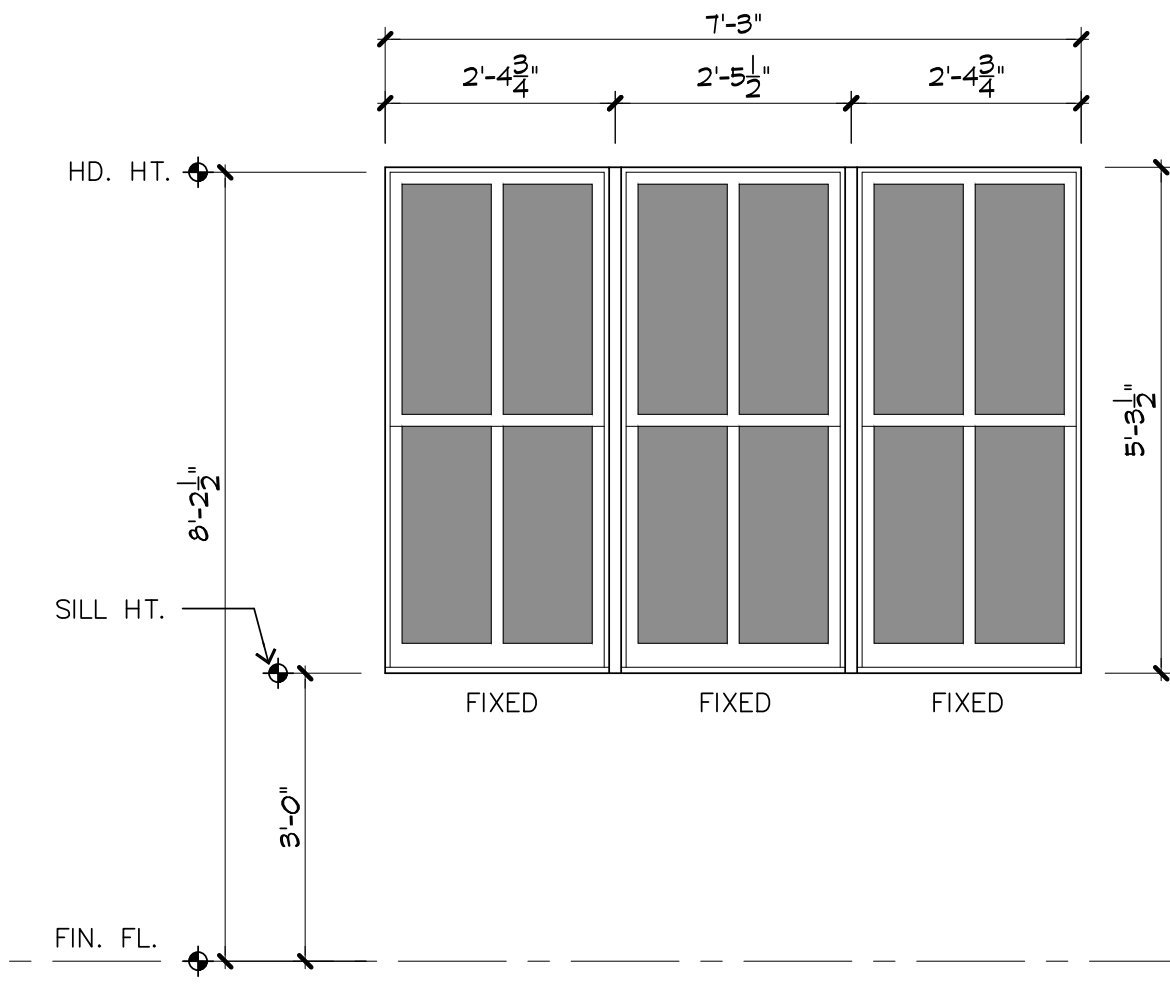
LOCATIONS:
1 @ PRIMARY BATH



B WINDOW MANUFACTURER TO BE SELECTED. STYLE TO MATCH EXISTING.

QUANTITY - 1

LOCATIONS:
1 @ PRIMARY BATH

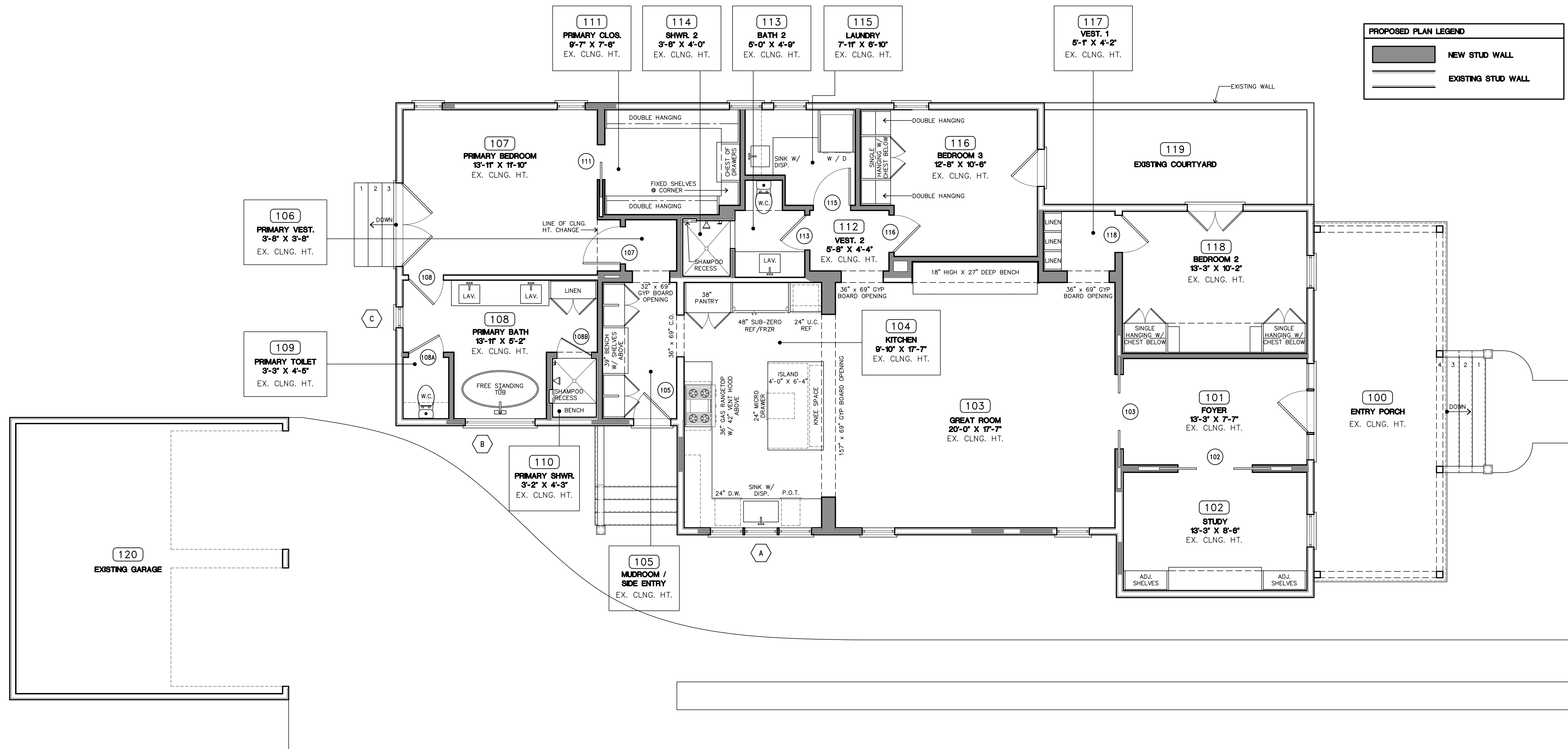


A WINDOW MANUFACTURER TO BE SELECTED. STYLE TO MATCH EXISTING.

QUANTITY - 1

LOCATIONS:
1 @ KITCHEN

03 WINDOW TYPES
1/2" = 1'-0"



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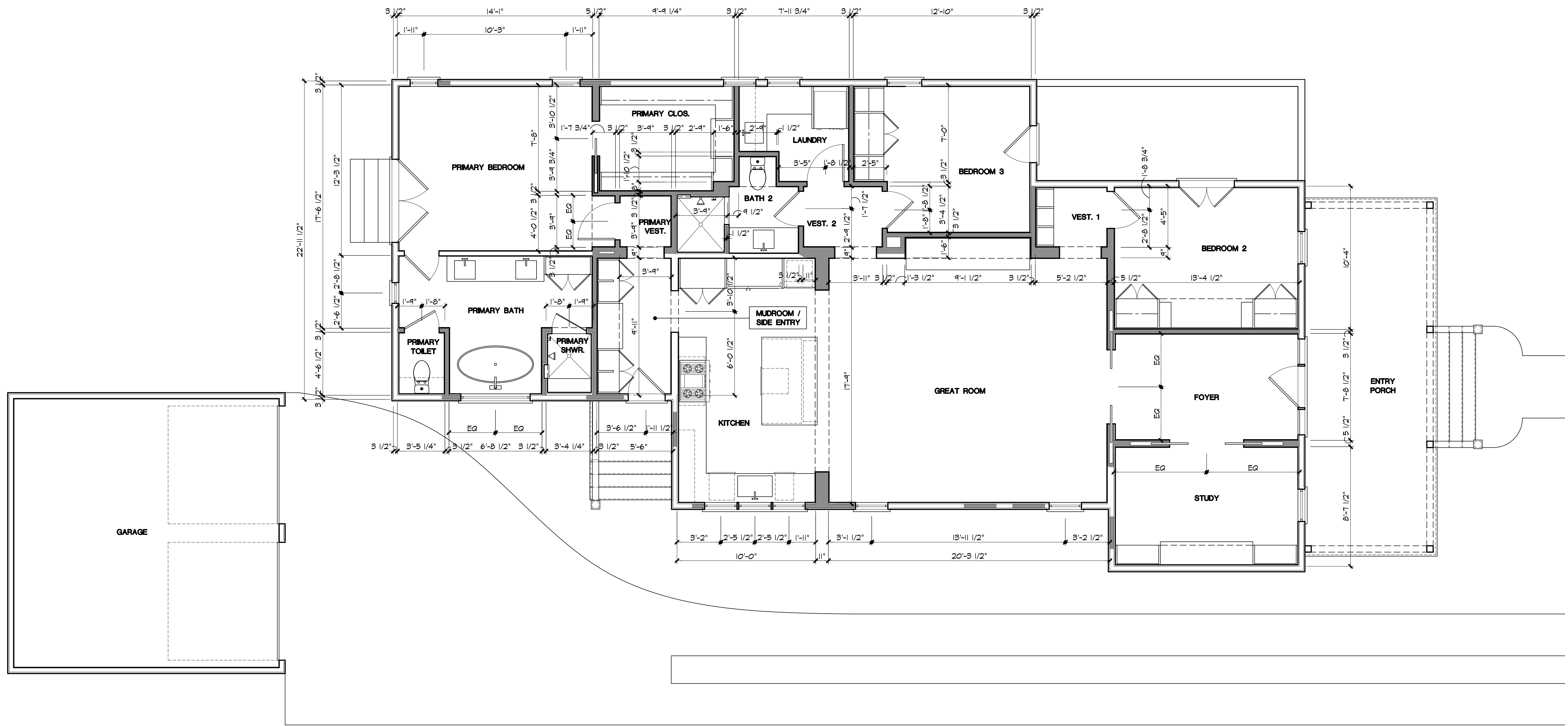
FORD RESIDENCE AT
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HOUSTON, TEXAS 77008

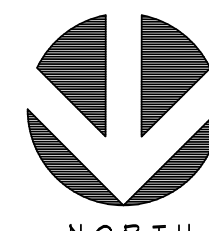
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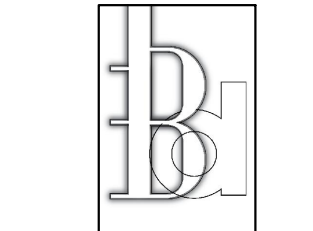
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 CHECKED BY: **MB**
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PROPOSED PLAN, WINDOW TYPES, & DOOR TYPES

SHEET NUMBER:
A2.1
 1/11/2023 9:03 PM




01 DIMENSION PLAN
 1/4" = 1'-0"



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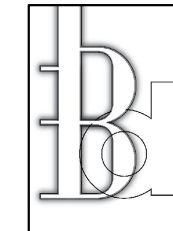
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DIMENSION PLAN

SHEET NUMBER:
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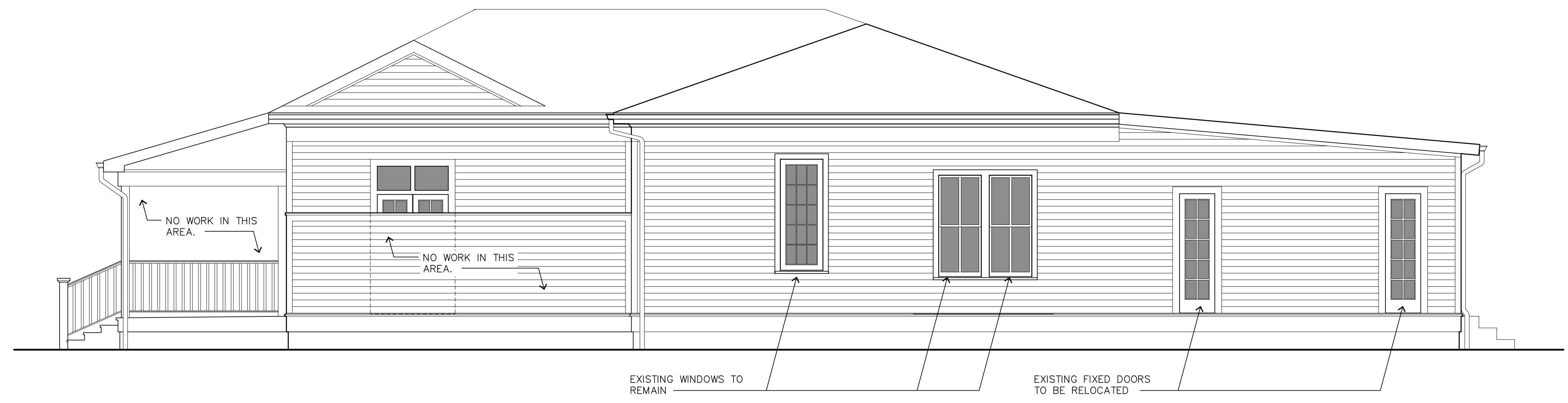
FORD RESIDENCE AT
1012 CORTLANDT STREET
HOUSTON, TEXAS 77008

DATE OF ISSUE:
 ISSUE FOR HISTORIC DISTRICT REVIEW: 09 JAN 2023

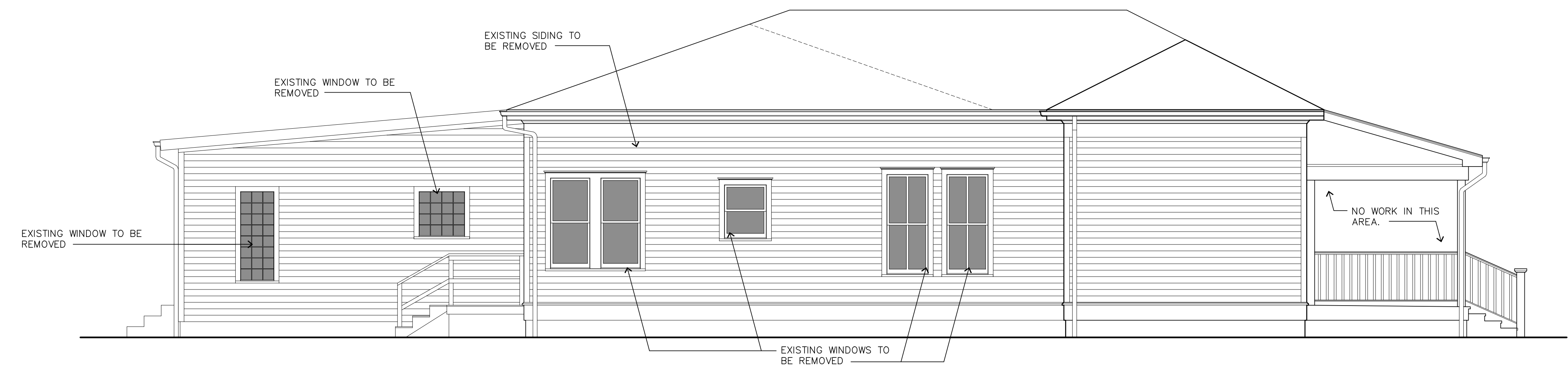
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EXISTING EXTERIOR ELEVATIONS

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03 RIGHT ELEVATION
 1/4" = 1'-0"



02 LEFT ELEVATION
 1/4" = 1'-0"



04 BACK ELEVATION
 1/4" = 1'-0"



01 FRONT ELEVATION
 1/4" = 1'-0"



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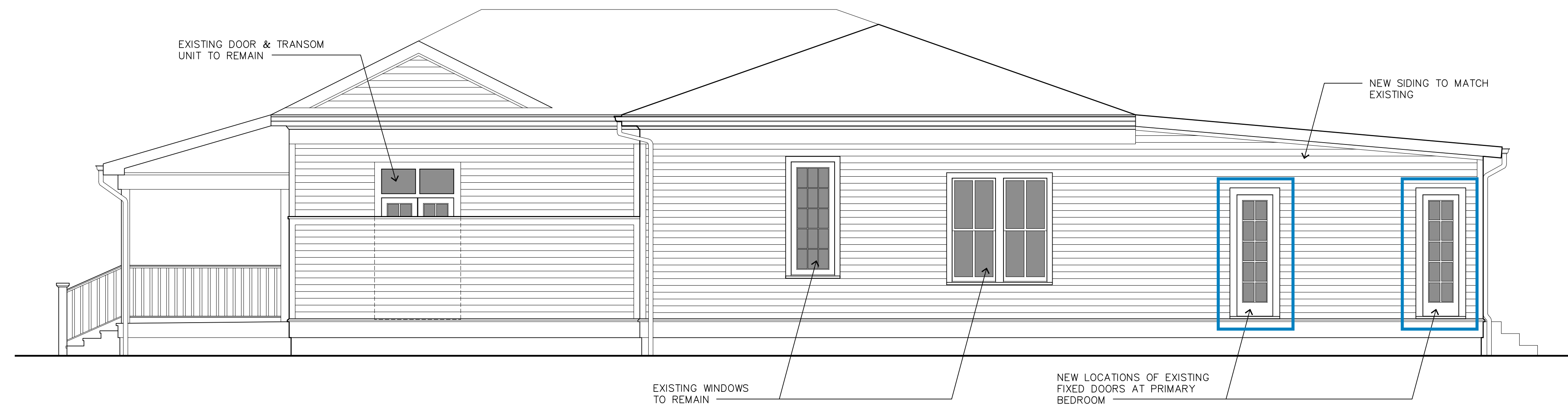
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HOUSTON, TEXAS 77008

DATE OF ISSUE:
 ISSUE FOR HISTORIC DISTRICT REVIEW: 09 JAN 2023

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PROPOSED EXTERIOR ELEVATIONS

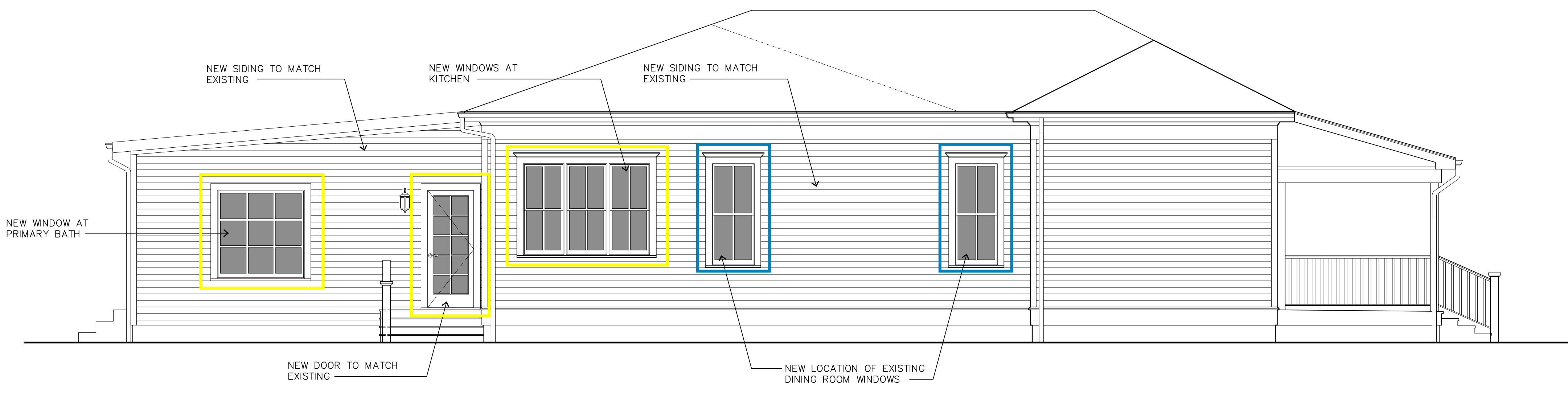
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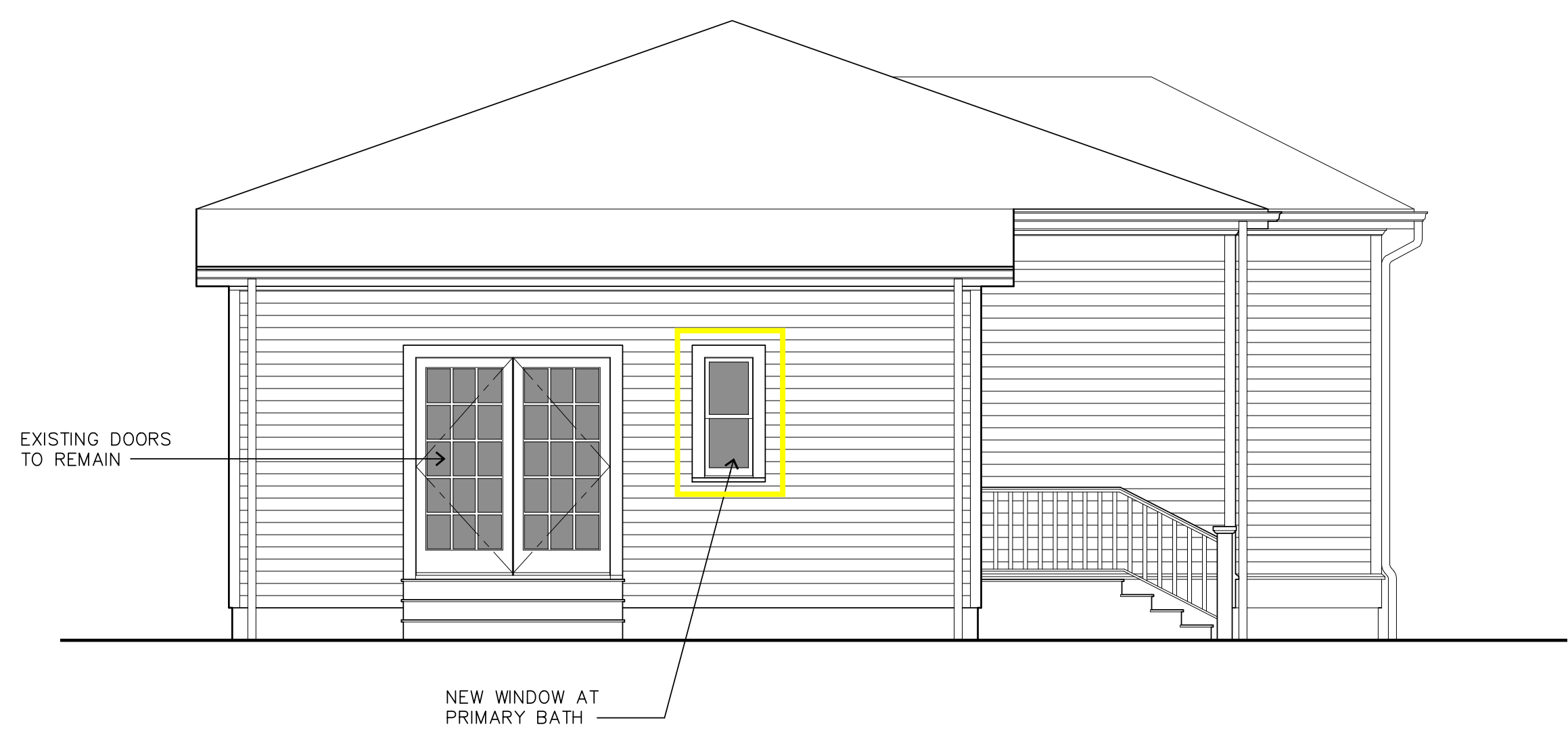
03 RIGHT ELEVATION
 1/4" = 1'-0"

LEGEND

- NEW DOOR OR WINDOW
- EXISTING DOOR OR WINDOW THAT HAS BEEN RELOCATED



02 LEFT ELEVATION
 1/4" = 1'-0"



04 BACK ELEVATION
 1/4" = 1'-0"



01 FRONT ELEVATION
 1/4" = 1'-0"

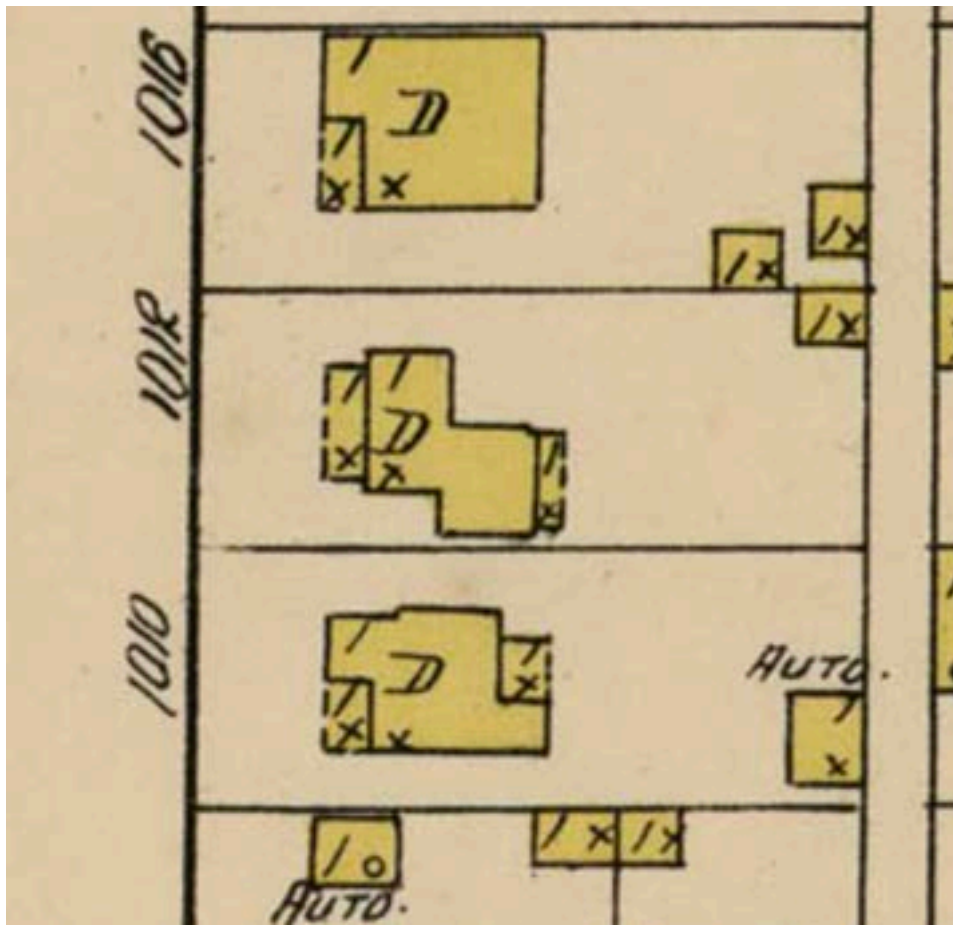
1012 CORTLANDT ST



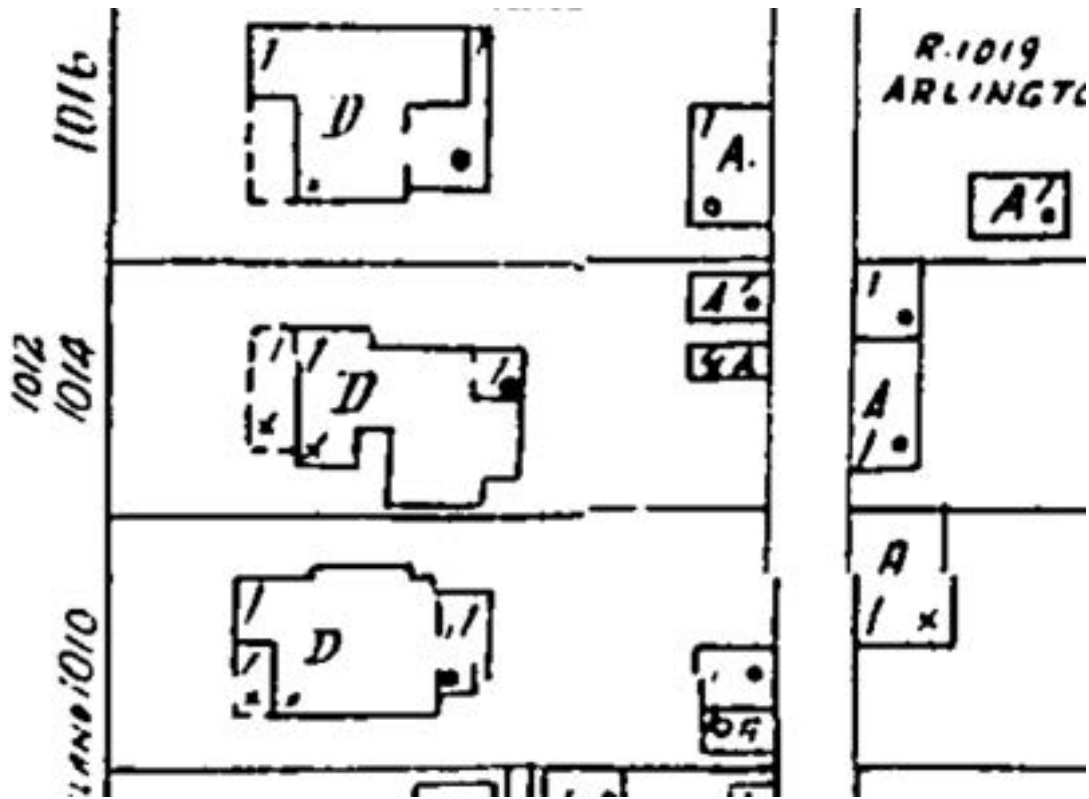
1994's addition

1930's addition

Original house 1907



Sanborn 1919



Sanborn 1930's

INVESTIGATE

Map _____

Vol. 20

Page 215

2/20

.194 2

Fred S Peisker

Owner

Lot 16 Block 219

Houston Hts Addition

No. 1012 Courtlandt Street

Imp. Constructed 35 yrs old

Cost Price _____

Am. of Fire Ins. ???

Company Insured with Cooley-Schweikart

Reduction requested by Mrs. Peisker

County Value \$ 710

Owners Value \$ 500

Reason of Reduction Request _____

Out 1940

INVESTIGATE

Map _____

Vol. 20

Page 215

JAN 25 1936

Peisker, Fred S Owner

Lot 16 Block 219

Houston Heights Addition

REMARKS: one story frame duplex

check 30x12 32x14
looks low 112' 8" x 125'
chop 700920
Low 50% = 810 for 1936

County Value \$ 360

Owners Value \$ 160

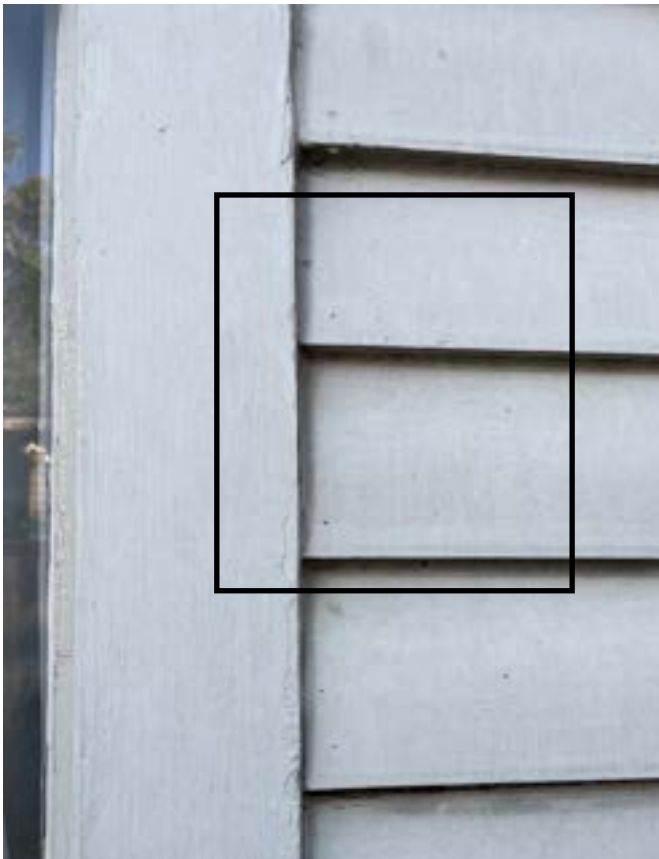
No. 1012 + 1014 Courtlandt Street



STREETSCAPE/CONTEXT



Damaged Siding



Staples and damage on the siding demonstrate siding is not original



CURRENT PHOTO - RIGHT ELEVATION



CURRENT PHOTO- LEFT ELEVATION



CURRENT PHOTO- LEFT ELEVATION

