

CERTIFICATE OF APPROPRIATENESS

Applicant: Ross G. Wienert, architect for Mathew W. Stewart, owner

Property: 540 Cortlandt, tract 23A & 24A, Houston Heights South Subdivision. The property includes a historic two-story wood frame detached garage apartment situated on a 6,600 square foot corner lot.

Significance: Contributing Garage Apartment, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Change of Designation - The garage apartment (constructed in 1920) with no specific style. Nearby garages and garage apartments in the context area are mostly non-contributing.

The applicant is proposing to change the designation of the garage apartment from contributing to non-contributing.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval and recommendation to City Council for reclassification

HAHC Action: -

APPROVAL CRITERIA

Change of Designation

Section 33-227 (c):

Amendment of any classification of a building, structure, object, or site within a historic district may be initiated by the director only upon finding that a building, structure, object, or site is incorrectly classified as contributing or non-contributing or that the existence of unusual or compelling circumstances, such as the presence of significant and irreversible changes not caused by the owner of the building, structure, or object, justifies the changing of the classification of the building, structure, object, or site. The director shall not recommend the change in classification of a building, structure, object, or site that has deteriorated due to any action or negligence of the owner. The director shall present the findings at a regularly scheduled meeting of the HAHC after giving notice to the property owner of the proposed change not later than 15 days before the meeting, The HAHC shall either disapprove the director's recommended change, or approve the change and refer the change to city council for approval.

A building that was constructed during the period of significance could be considered contributing even if its architectural style differs from the rest of the district. On the other hand, any building that was constructed outside of the period of significance is considered noncontributing, even if it looks like a historic building. That is because contributing status is based on the property's ability to convey the significance of the district, not its appearance or compatibility with historic properties.

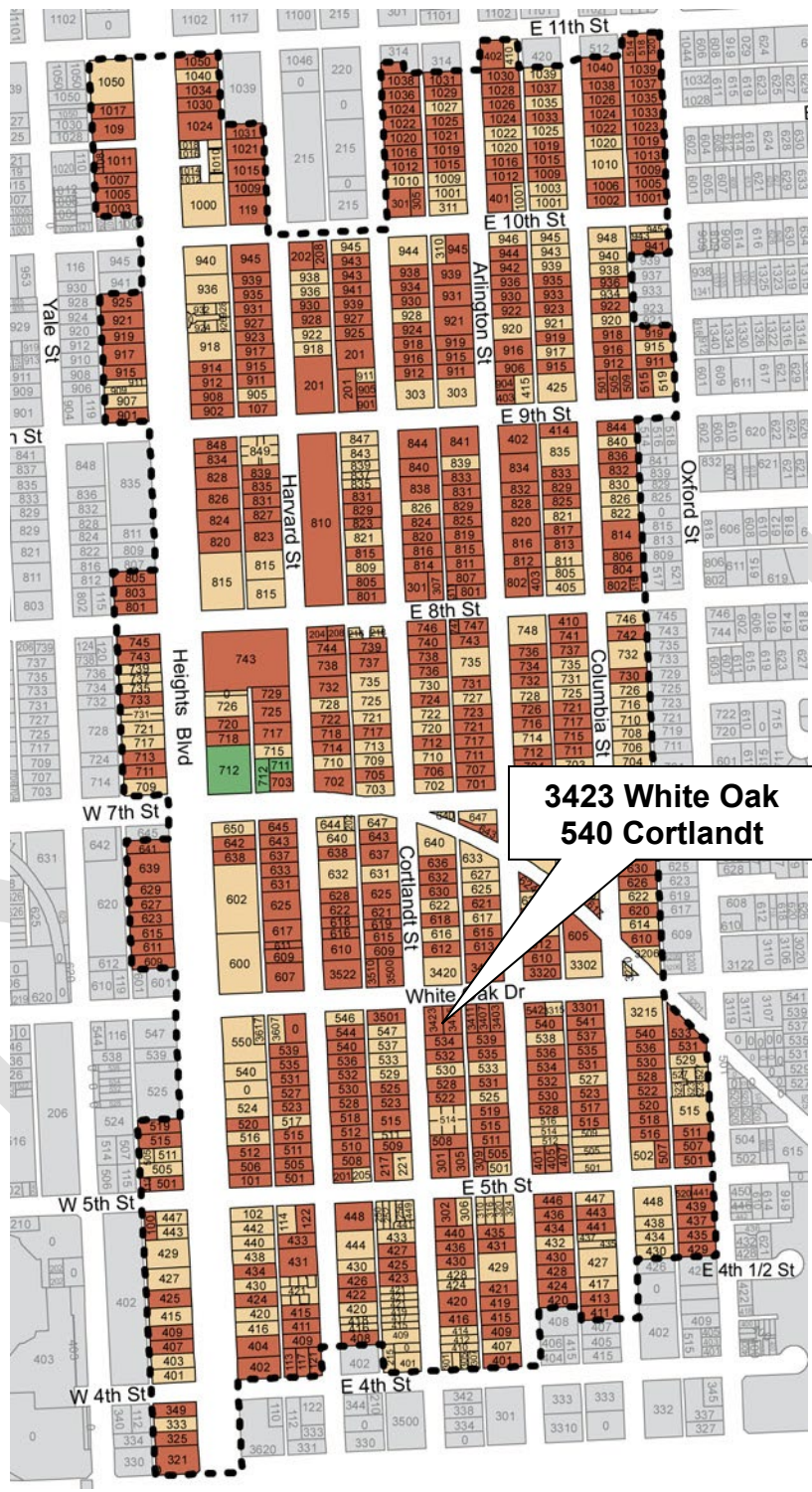




PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park

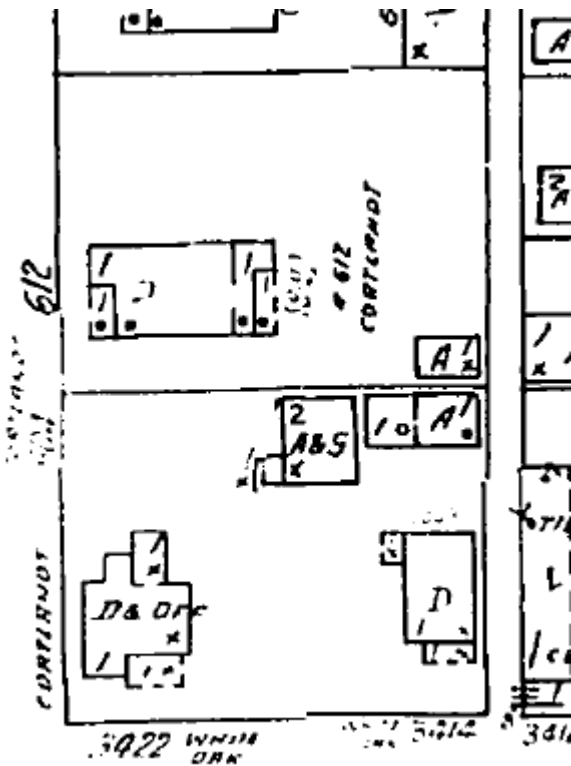


**3423 White Oak
540 Cortlandt**

INVENTORY PHOTO



SANBORN & TAX RECORDS



UIC 600 & APT
704°
28
130

1092°
39
28
224° 0P 8
28

EXISTING APPRAISALS, if any -
100% Value - without depreciation - \$

Dep.-Ph. 50% Fu. 10% Ec. \$

NEW APPRAISALS

Res	1092	sqft 400	\$ 4200
OP	224	1.20	270
Gar	704	1.70	1200
Apt	704	4.00	2820
100% Value			9090
Less 60% Dep			5450
Net 100% Value			3640

Appraiser's name & date: R3 Brandy 2-14-68

TOTAL VALUE \$ 3640

FOR 19 69 40% \$ 1460 City
= 29% 1730

Co 20% = 730

EXISTING PHOTOS



Photo 02
540 Cortlandt
North Elevation



Photo 03
540 Cortlandt
West/ South Elevation



Photo 04
540 Cortlandt
North Elevation



Photo 05
540 Cortlandt
North Elevation



Photo 06
540 Cortlandt
Streetscape

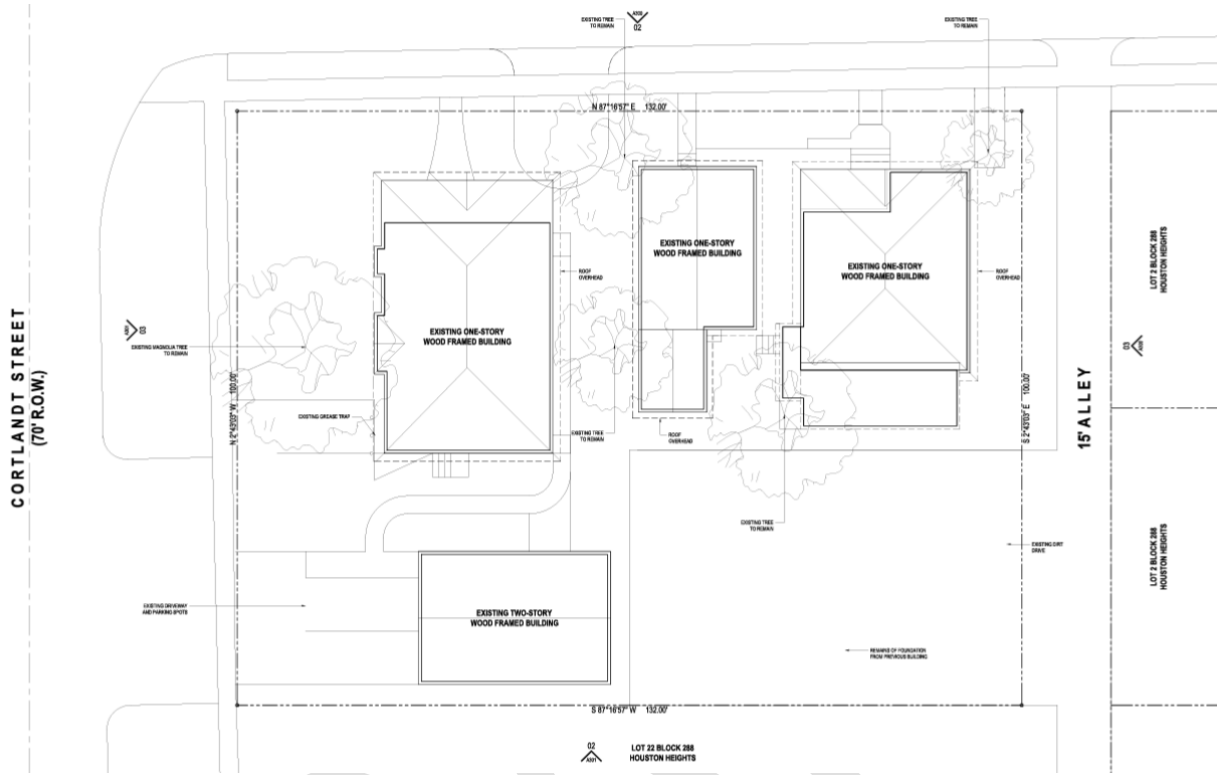


Photo 07
540 Cortlandt
East Elevation

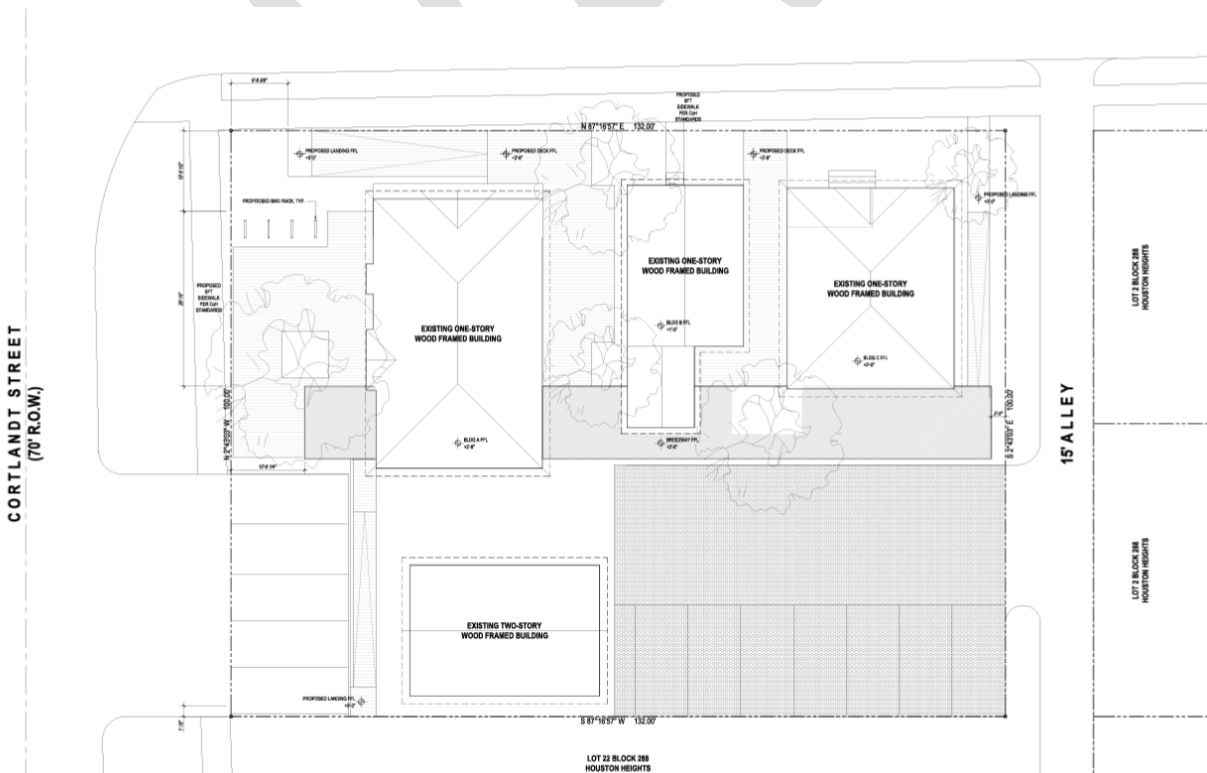
CONTEXT AREA



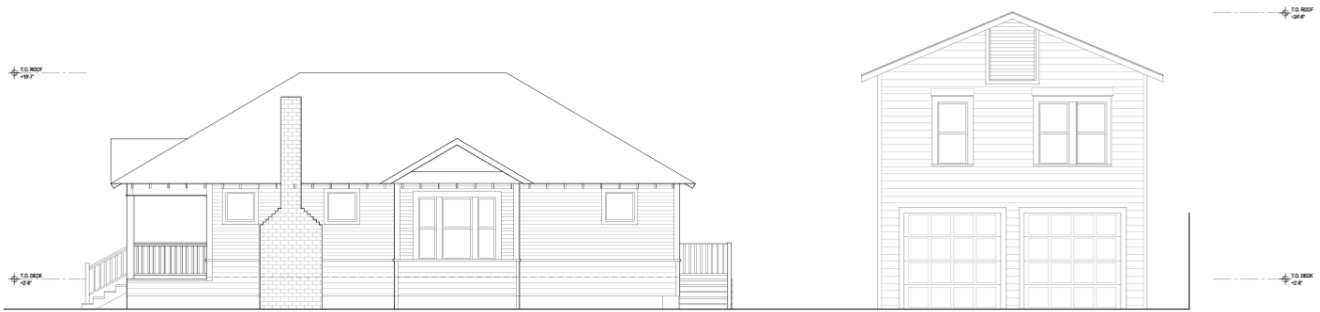
EXISTING SITE PLAN



PROPOSED SITE PLAN

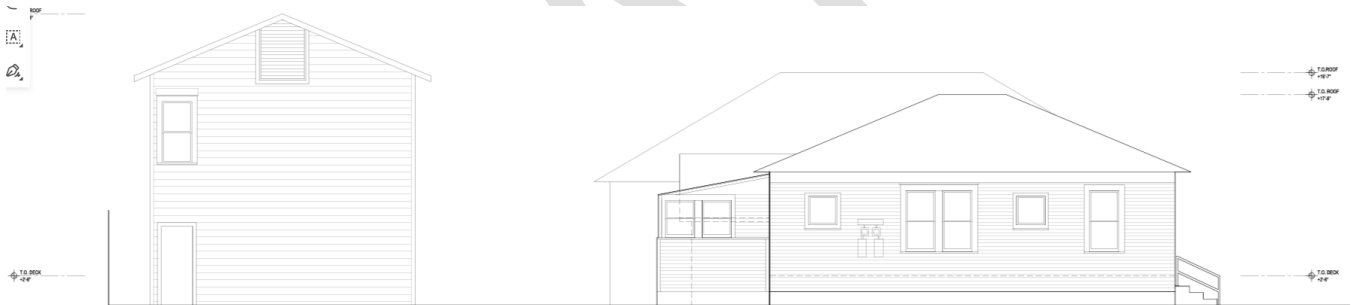


EXISTING EXTERIOR WEST ELEVATION



03 EXISTING EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

EXISTING EXTERIOR EAST ELEVATION



03 PARTIAL EXISTING EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

APPLICANT'S MATERIAL

DRAFT

540 CORTLANDT STREET

COA Application
Change of Designation

CONTENT

2110 Alabama Street
Houston, Texas 77004
713 230 8867

DATE: 26 OCTOBER 2023

540 CORTLANDT STREET

COA Application

540 CORTLANDT STREET

COA Application

Change of Designation

Written Description

Sanborn Map

Site Plan

Photographs

District Non-Contributing Structures

540 CORTLANDT STREET

COA Application

The property is located in the Heights South Historic District at the intersection of White Oak Drive and Cortlandt Street. The project's legal description was previously classified as two separate properties, tracts 23 and 24 block 288; and tracts 23A and 24A block 288. The tracts were recently re-platted as a single property, Cortlandt Green Unrestricted Reserve A.

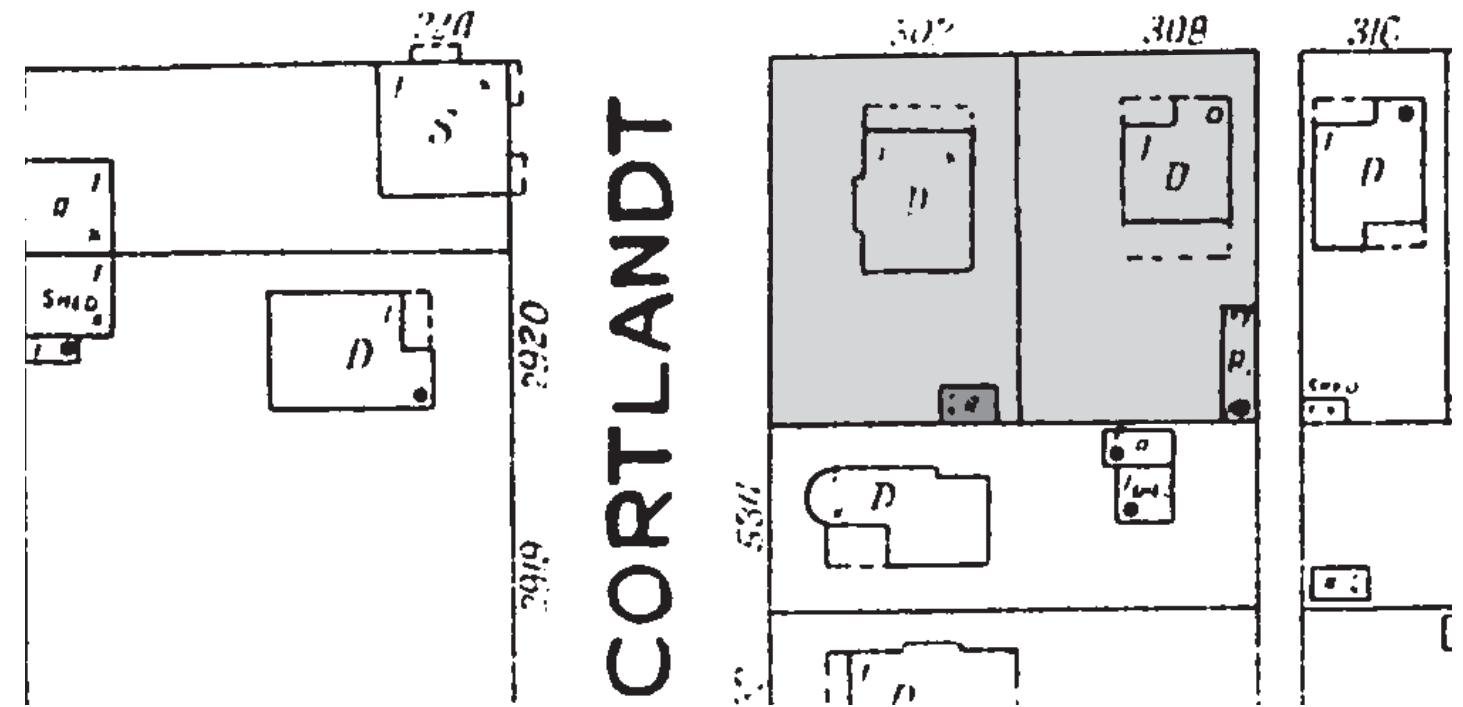
540 Cortlandt Street is a two-story wood framed structure that is built on grade. The building contains a two-car garage at the ground level with space for an apartment at the floor above. The primary facade, facing Cortlandt Street, consists of two garage doors at the ground level, double hung windows at the upper floor, and an attic vent located at the peak of the gable roof. The gable roof has a composite asphalt shingle roof. While the property previously served as a residence, it is now classified as a commercial property with the City of Houston. The building currently serves as a storage space for the commercial retail business that occupies the adjacent bungalow to the north at 3423 White Oak Drive.

540 Cortlandt is documented as *Potentially Contributing* (PC) in the Houston Archeological and Historical Commission's Inventory of Houston Heights Historic District South, and the year built is listed as 1920. Research indicates that the building currently at 540 Cortlandt Street was not part of the original development of the property. A Sanborn Map from 1925 (shown top opposite this page) indicates either a structure or paved area with a much smaller footprint and different location than the current building. The current as-built site plan (shown opposite below) indicates the scale and location of the building currently on the property. In both plans, a dark grey hatch denotes the building on site at 540 Cortlandt Street and the light gray hatch indicates the extents of the property.

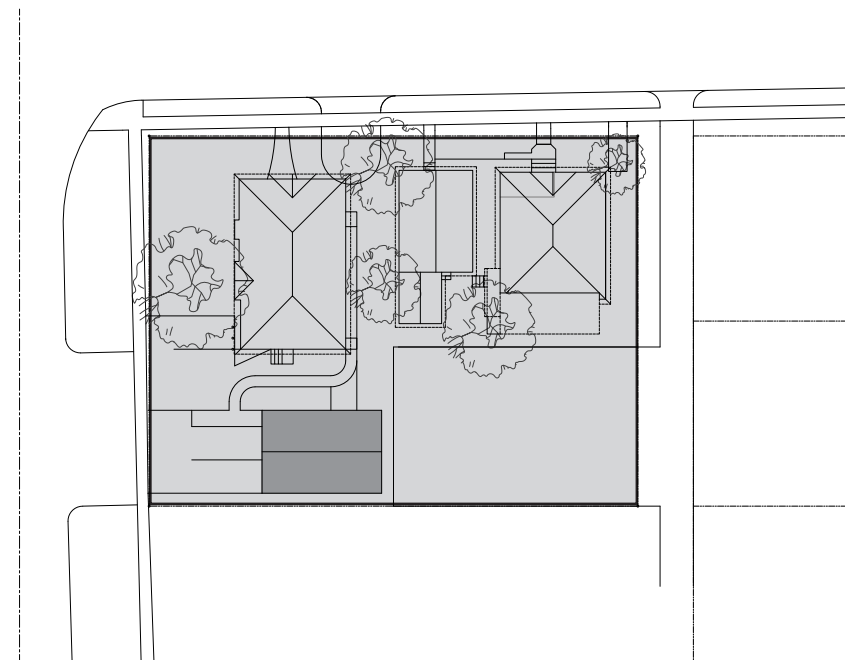
This application requests to change the current status of 540 Cortlandt Street from *Potentially Contributing* to *Non-Contributing*. As the 1925 Sanborn map indicates, the current scale of the garage apartment does not align with the scale of the adjacent single story buildings that are original to the neighborhood. The following photographs provide evidence of the current context. In addition to this, there are several structures in the Heights South district listed as *non-contributing* which match 540 Cortlandt in character, volume, and fenestration. These precedents, show on pages 12-17, further support a change in designation.

We believe that 540 Cortlandt detracts from the historic fabric of Heights South District and the designation of this structure should be changed to reflect its non-contributing status.

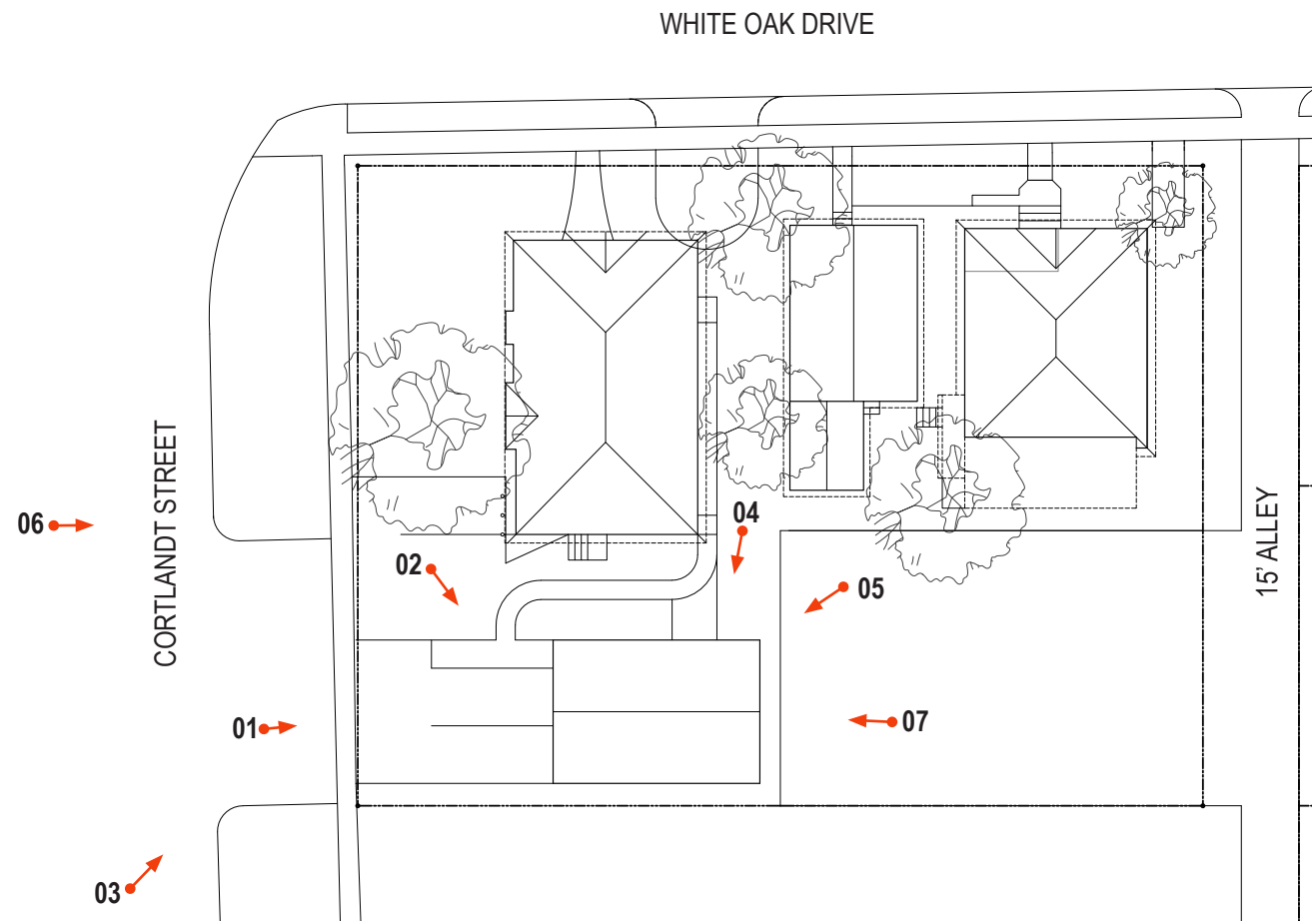
E. 6TH



Sanborn Map 1925
Volume 7, Page 722



Current Site Plan



Site Plan
540 Cortlandt

Photograph
Locations



Photo 01
540 Cortlandt

West Elevation



Photo 02
540 Cortlandt
North Elevation



Photo 03
540 Cortlandt
West/ South Elevation



Photo 04
540 Cortlandt
North Elevation



Photo 05
540 Cortlandt
North Elevation



Photo 06
540 Cortlandt
Streetscape



Photo 07
540 Cortlandt
East Elevation

540 CORTLANDT STREET

COA Application

Non-contributing Structures in the Historic Heights South District with similar characteristics to 540 Cortlandt Street:

946 Arlington Street

940 Harvard Street

414 E 9th Street

405 East 8th Street

826 Cortlandt Street

202 E 7th Street



Non-Contributing Structures included in Research shown in yellow

540 CORTLANDT STREET

COA Application



946 Arlington Street
 Non-Contributing
 Built 1894
 Queen Anne Altered
 Similar two story
 Garage structure with
 gable roof at rear.



414 E 9th Street
 Non-Contributing
 Built 1920
 Garage Apartment
 Two story volume
 similar to 540 Cortlandt.
 Similar relationship to
 main house adjacent.



940 Harvard Street
 Non-Contributing
 Built 2000
 Garage Apartment
 Similar two story
 Garage structure with
 gable roof at rear. Fen-
 estration facing street
 similar in style to 540
 Cortlandt.



405 East 8th Street
 Non-Contributing
 Built 1940
 Garage Apartment
 Two story volume with
 gable roof with similar
 fenestration and attic
 vent to 540 Cortlandt.
 Similar relationship of
 garage to main house
 adjacent.

540 CORTLANDT STREET

COA Application



826 Cortlandt Street

Non-Contributing
Built 2000
Picture 2017
Garage Apartment

Two story volume with
gable roof, similar
fenestration with garage
door at the first level
and double hung
windows above.



202 E 7th Street

Non-Contributing
Built 1945
Modern residence

Two story volume with
similar relationship to
adjacent house.



826 Cortlandt Street

Non-Contributing
Built 2022
Picture 2023
Residence

This new residence was
built on the front part of
the lot at 826 Cortlandt
where the garage apart-
ment above is pictured.