

**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:** Approved and recommendation to City Council for reclassification

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** November 9, 2023



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

## APPROVAL CRITERIA

### Change of Designation

#### Section 33-227 (c):

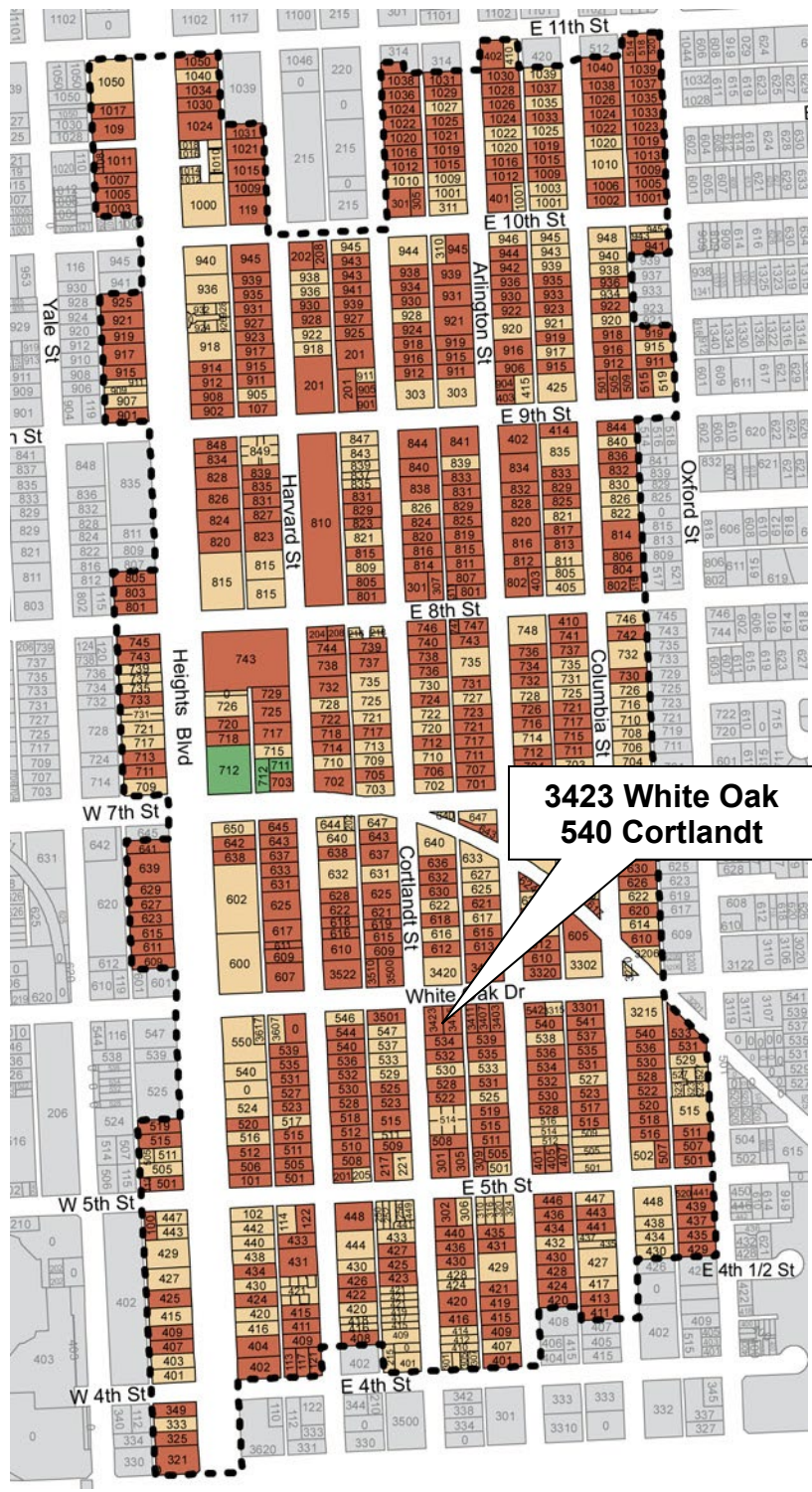
Amendment of any classification of a building, structure, object, or site within a historic district may be initiated by the director only upon finding that a building, structure, object, or site is incorrectly classified as contributing or non-contributing or that the existence of unusual or compelling 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





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

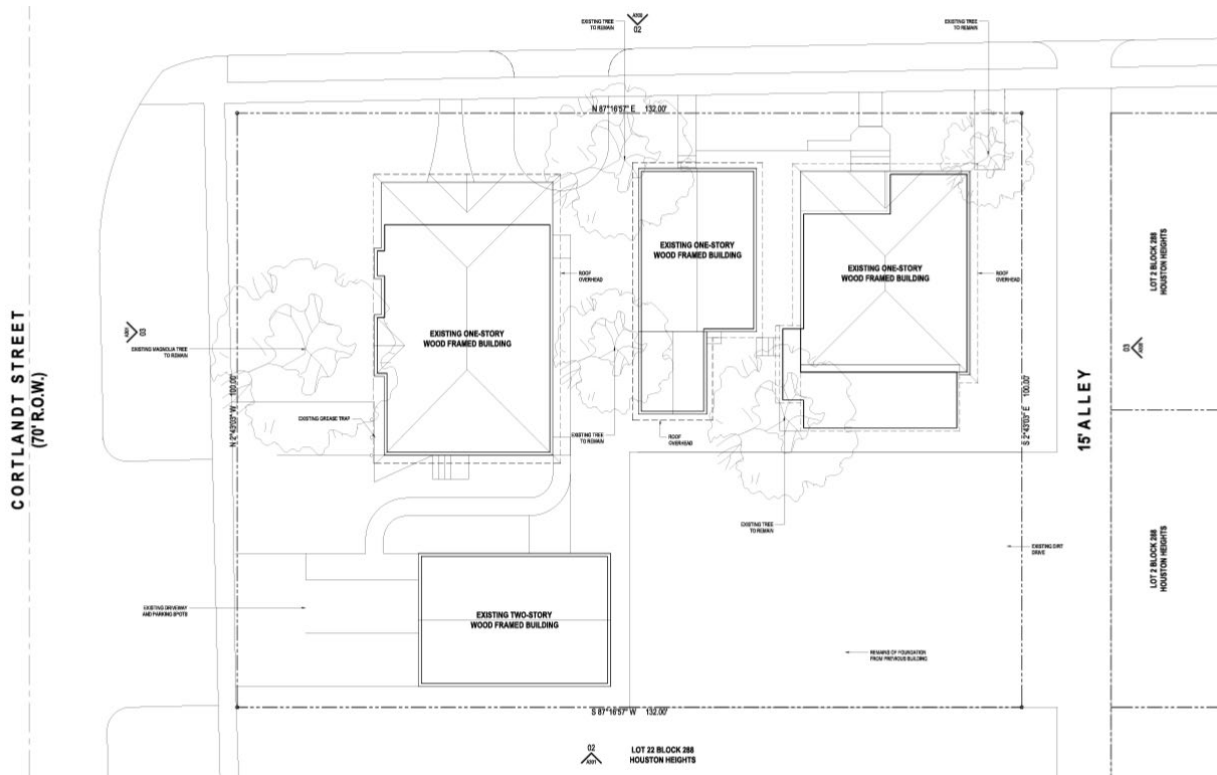


Photo 07  
540 Cortlandt  
East Elevation

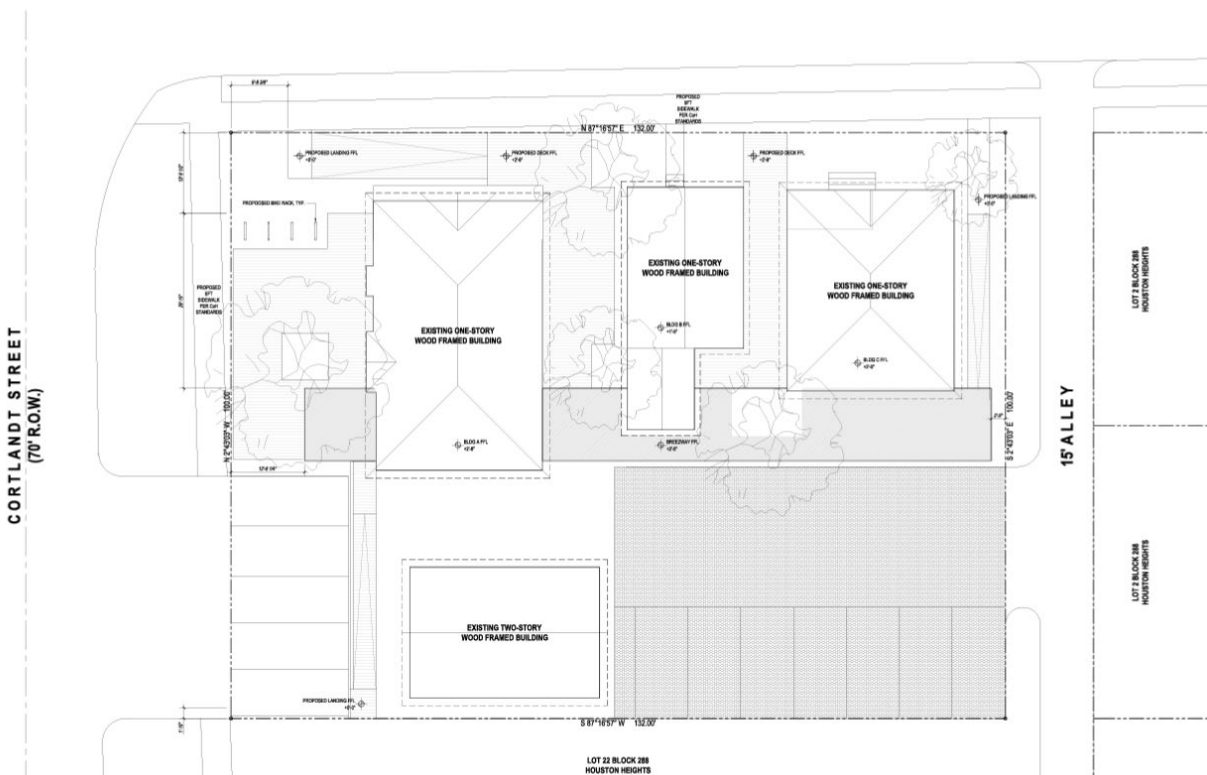
CONTEXT AREA



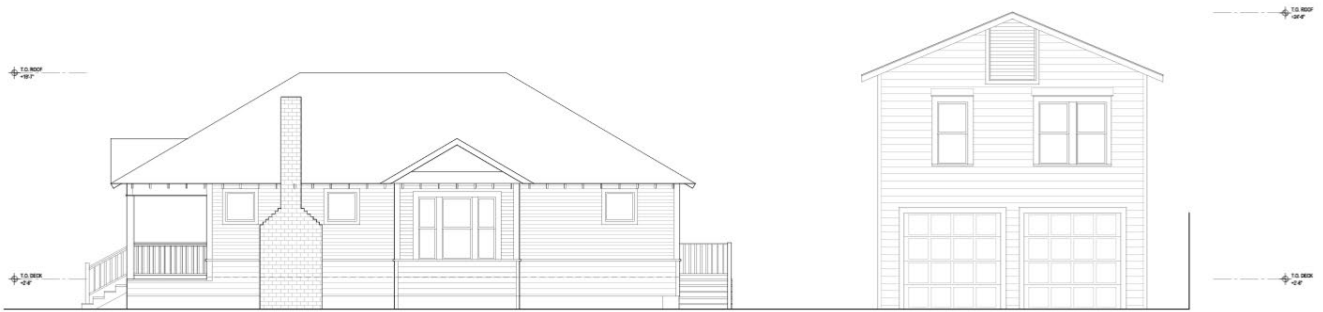
**EXISTING SITE PLAN**



**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**