ITEM A13 518 W 13th St

HPO File No. 2022_0195 Houston Heights West

CERTIFICATE OF APPROPRIATENESS

Application Date: August 8, 2022

Applicant: Nicholas Lappin, agent for, Mark Lappin, owner

Property: 518 W 13th Street, E 69.2 ft of Lots 34, 35, & 36, Block 182, of Houston

Heights Subdivision. The property includes a historic 1,592 square foot one-story bungalow single-family residence situated on a 6,920 square

foot interior lot.

Significance: Contributing bungalow residence, constructed circa 1920, with a carport

and located in the Houston Heights West Historic District. Received previous approved COAs for rear addition and remove asbestos siding and restore original wood siding underneath on original historic structure in

March 2022.

Proposal: Alteration - Roof

 Replace composition shingles on roofs of historic structure and rear addition with standing seam metal

No change in the structure, shape, or pitch of the roofs

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

September 8, 2022 HPO File No. 2022_0195 518 W 13th St Houston Heights West

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
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
\boxtimes			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\boxtimes			(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;
\boxtimes			(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;
\boxtimes			(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;
\boxtimes			(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
		\boxtimes	(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
\boxtimes				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

518 W 13th St Houston Heights West

District Map



Inventory Photo



Current Photograph



518 W 13th St Houston Heights West

Proposed Roof Plan with Standing Seam Metal

