

**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:** -



District Map



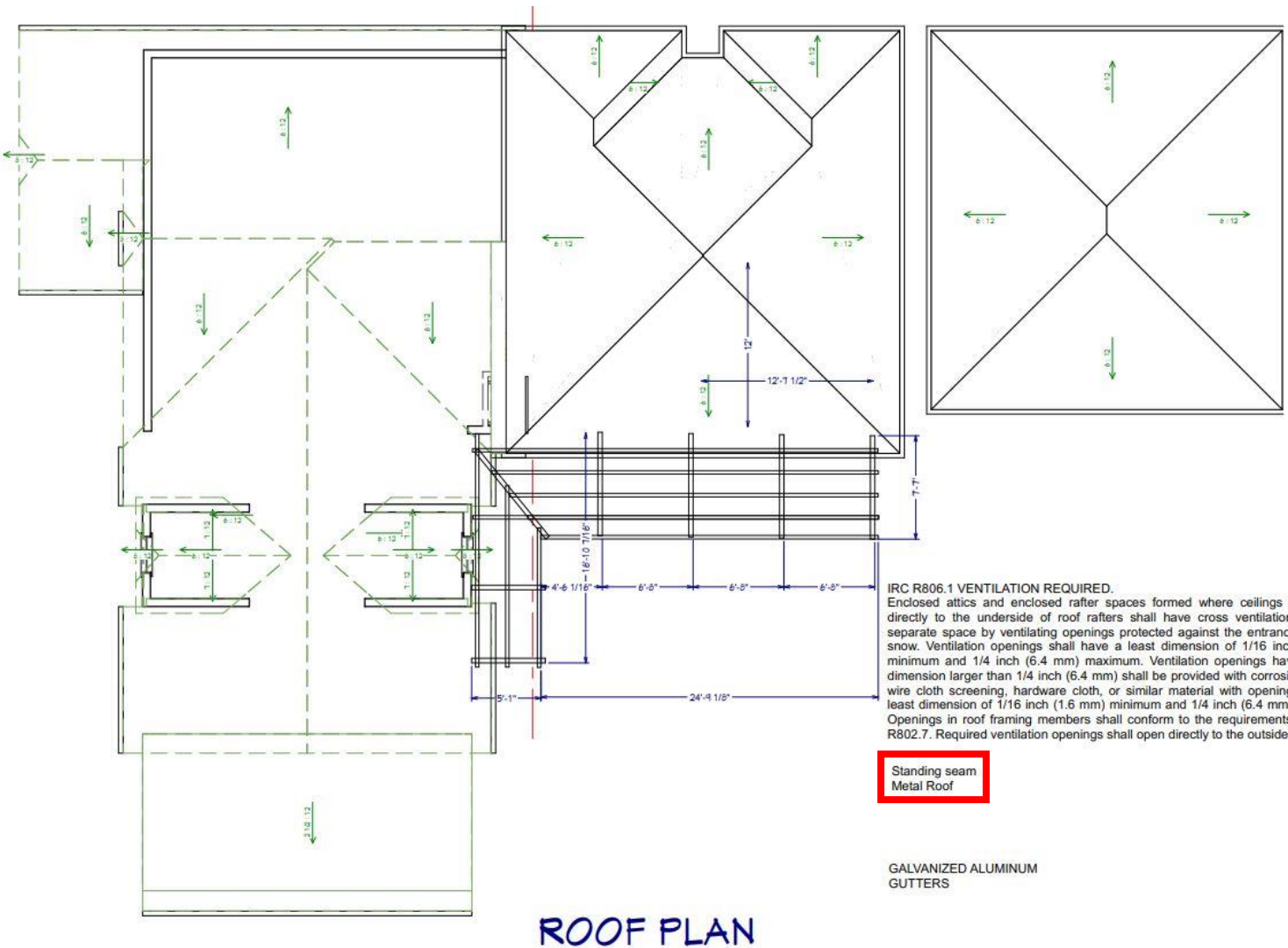
Inventory Photo



Current Photograph



Proposed Roof Plan with Standing Seam Metal



**IRC R806.1 VENTILATION REQUIRED.**  
 Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilations for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air.

Standing seam  
 Metal Roof

GALVANIZED ALUMINUM  
 GUTTERS