

CERTIFICATE OF APPROPRIATENESS

Application Date: January 10, 2023

Applicant: Nick Lappin, agent for Mark Lappin, homeowner

Property: 518 W 13th Street, E 69.2 ft of Lots 34, 35, & 36, Block 182, of Houston Heights Subdivision. The property includes a 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, located in the Houston Heights West Historic District.

Proposal: Alteration/Revision—

Revision to previously approved COA, issued 2/22

Public Comment: 3 neighbors commented in support of the revisions requested (included in report)

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria AND issuance of a COR with the condition that the 2 pairs of windows on the 2nd floor, east elevation be replaced with 1/1, inset and recessed windows trimmed with historically accurate details as previously approved.

HAHC Action: -

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 torquing, 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: -

Effective:



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

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 type="checkbox"/> | <input checked="" 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; The newly installed single pain windows flush mounted do not have precedence among contributing houses in the district. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |
| <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. |

MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES)

Note applicable as proposed revisions have no impact on HDGs

District Map



Inventory Photograph



Current Photographs





Figure 1 - Original Elevation

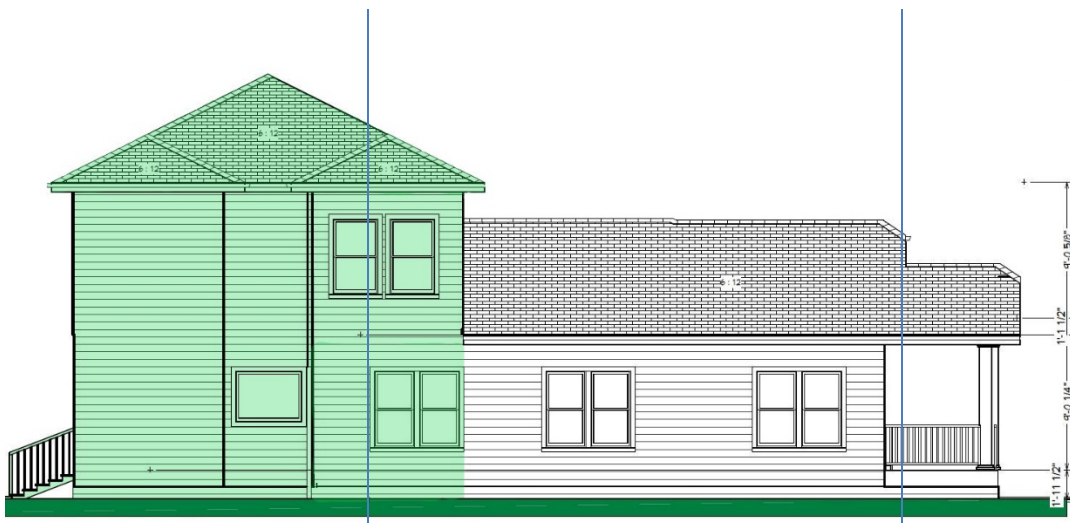


Figure 2 - Original Approved Elevation





Figure 3 - Original Elevation

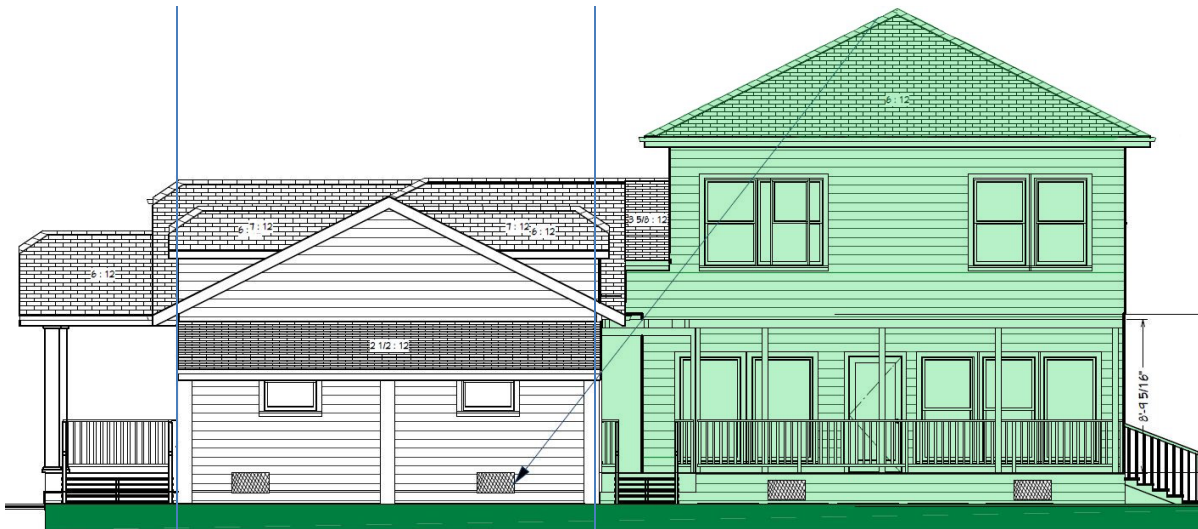


Figure 4 - Original Approved Elevation

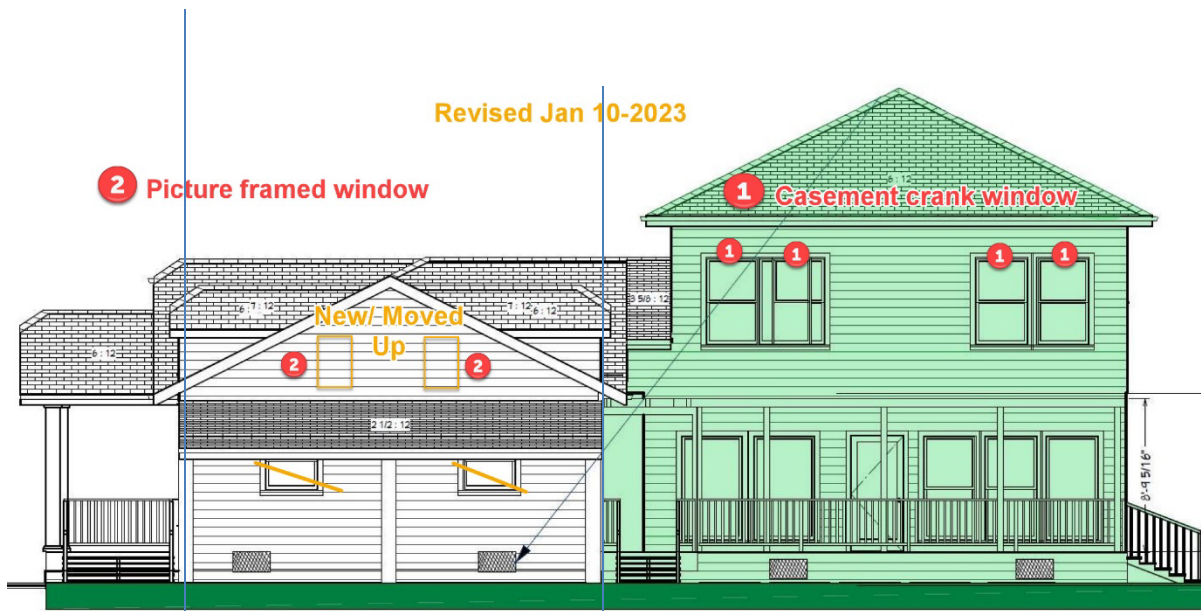




Figure 5 - Front elevation January 2023



Figure 6 - View from Sidewalk down Alley January 2023



Figure 7 - View from Street down Alley January 2023



Figure 8 - View from Street of West Elevation with 2 new windows

2 Images from Applicant





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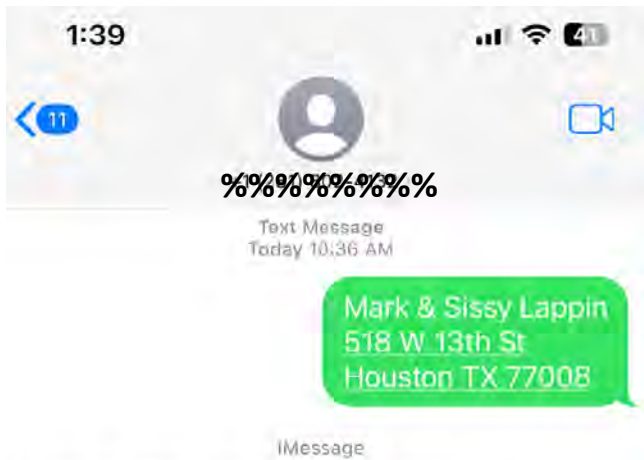
iMessage
Today 11:16 AM

Mark and Sissy,
We want to share with you our appreciation for the thoughtful design and the work you are doing to improve your residence across the street from us at 518 W 13th St, 77008. When finished, it will be a huge and very welcome addition to our neighborhood and to our shared block, specifically.

We have commented before to you about your extra care in the design regarding the rear addition, the new front siding matching the original and the tasteful treatment of the facades.

Again our compliments on your work and look forward to your move in in March.

Best regards,
Robin Converse
521 W. 13th, 77008
%%%%%%%%%
robinconverse42@gmail.com



Mark, this is Bryan Pisani at 515 W. 13th St, across the street from your house. Wanted to say that you and Sissy have been doing a great job on the house since you purchased it. It differently needed a lot of work and even thou you are not finished with the house, it's looks so much nicer than before. You said something about the windows in the front and I think they are fine and appropriate for that style of home you have and they should remain. The reason I say that is we have a beach house in Florida and I'm on the Architectural Review Board of the HOA and I make it a point to make sure that when any new build or remodeling is done on outside that it's done right and adheres to the design codes because they are there for a reason. I know we don't have an HOA, but there is a Historical Committee and I'm sure they would appreciate that you are keeping true to the style of the home. Can't wait to see what color you will be painting the house. Have a great day.

4:11

📶 100



Lauren

Yesterday 7:23 PM

Mark and Sissy,
We just wanted to let you know how excited we are for you all to move in. Since the moment you've started working on this house you've shown nothing but care and concern for its original state. You've made it so clear from the get go that you wanted to keep much of the original charm, for those who drive by to barely notice a build on from the street if at all. And you've fought for those oak trees to go untouched during all of the gas line construction. We appreciate and approve of all the updates you've made and think you've done the neighborhood proud thus far. Can't wait to see the finished work.

Sincerely
Lauren and Ryan
517 w. 13th Street
Houston TX 77008

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Laurenwhiser@gmail.com

January 10, 2023

Roman McAllen
Houston Office of Preservation (HOP) Officer
(832) 393-6557
Roman.McAllen@houstontx.gov

RE: Project #: 22021670 — 518 W 13th St Hou TX 77008
REQUEST APPROVAL FOR WINDOW CHANGES

Hi Roman, thank you for taking the time this morning with the inspector and myself regarding the windows and the opportunity to submit the change request for our windows via photos for a quick review process by tomorrow.

Here are the change requests we discussed:

- When we ordered the new windows last year, we tried ordering the single-hung window style to match our front historicals, but Detering Windows said the delivery time was 8-9 months due to COVID/Supply-Chain issues. Casement and picture windows were the only delivery times for fall delivery so that was what we ordered and installed last fall.
- the original 100-yr old back-side alley historical window had severe termite damage and we were forced to remove it and the surrounding siding. Since this window opened to the plan-approved closet and that it was located on the back side alley of the house, it was boarded up with matching siding.
- As I mentioned, all the street neighbors and neighborhood-area walkers absolutely love our remodel. You asked that I get a few text messages from them and I've enclosed several that I was able to get today on short notice.

Please let me know if you need anything else.

Thanks so much!!

Mark Lappin & Sissy Earthman Lappin

518 W 13th St Houston, TX 77008
marklappin@gmail.com
713-826-0065

Detering Letter

1/13/23, 10:13 AM

Mail - Sissy Lappin - Outlook

518 W. 13th

Randy Lutz <rlutz@detering.com>

Fri 1/13/2023 8:06 AM

To: Sissy Lappin <sissy@lappinproperties.com>

Hi, Sissy. This email is to confirm the reasons behind the decision to use the Andersen 100 fibrex windows on the above referenced job. These were ordered in July of 2022 and received on 9/21. At the time of order, the Lincoln wood/clad double hung windows were at 25 week lead time, which was prohibitively long for the project. The Andersen 100 series units were 8 weeks lead time, therefore the decision to use that product. Please call for any further clarification. Thanks

Randy Lutz
Window Division Sales Manager

6800 Helmers
Houston, Texas 77022

713-869-3761 (office)
281-850-1573 (mobile)
rlutz@detering.com

www.detering.com



From: **Mark Lappin** <marklappin@gmail.com>

Date: Thu, Jan 12, 2023 at 8:14 PM

Subject: Re: CHANGE REQUEST--Project #: 22021670 — 518 W 13th St Hou TX 77008

To: <Roman.McAllen@houstontx.gov>

Hi Roman, I can't thank you enough for taking your time to come out and see our house in person. Going beyond the call of duty in this day in age is a rarity and that means a lot!

I did some more research and had some additional thoughts:

—I'm unsure if this matters, but HCAD lists our year built as 1922. I spoke to the previous owner, who bought it in 1992, and he said the original house was actually moved to the Heights at 518 W 13th sometime during the 1950s. So I'm not sure if the house actually qualifies as a turn-of-the-century historical Height home since it was not built there??

—The garage section (right half of house) was built sometime thereafter, possibly around the handwritten 3-6-73 date inscribed in the slab. BTW, the names/dates we saw written on the wall were not the kids' names but their dog's names & DOB:).

—Our original COA East Elevation drawing shows that there were two windows under the carport. However, there was actually only one. The previous owner said approx 17 years ago, he built/added the dormers and carport with 1 small window under the carport and a door over the carport.

—The foliage of Crape Myrtle trees along the alley side provides significant blockage of the rear from the street view 9+ months of the year.

Again, not sure if this helps with getting approval from chairperson, but hopefully, something might:) I've added below 2 photos with comments.

I also ATTACHED:

--Year Built--518 W 13th St.jpg

--East Elevation-Garage Dates-518 W 13th St.jpg

Let me know if you need anything. Thanks much!

Mark Lappin & Sissy Earthman Lappin

518 W 13th St Houston TX 77008

marklappin@gmail.com

713-826-0065

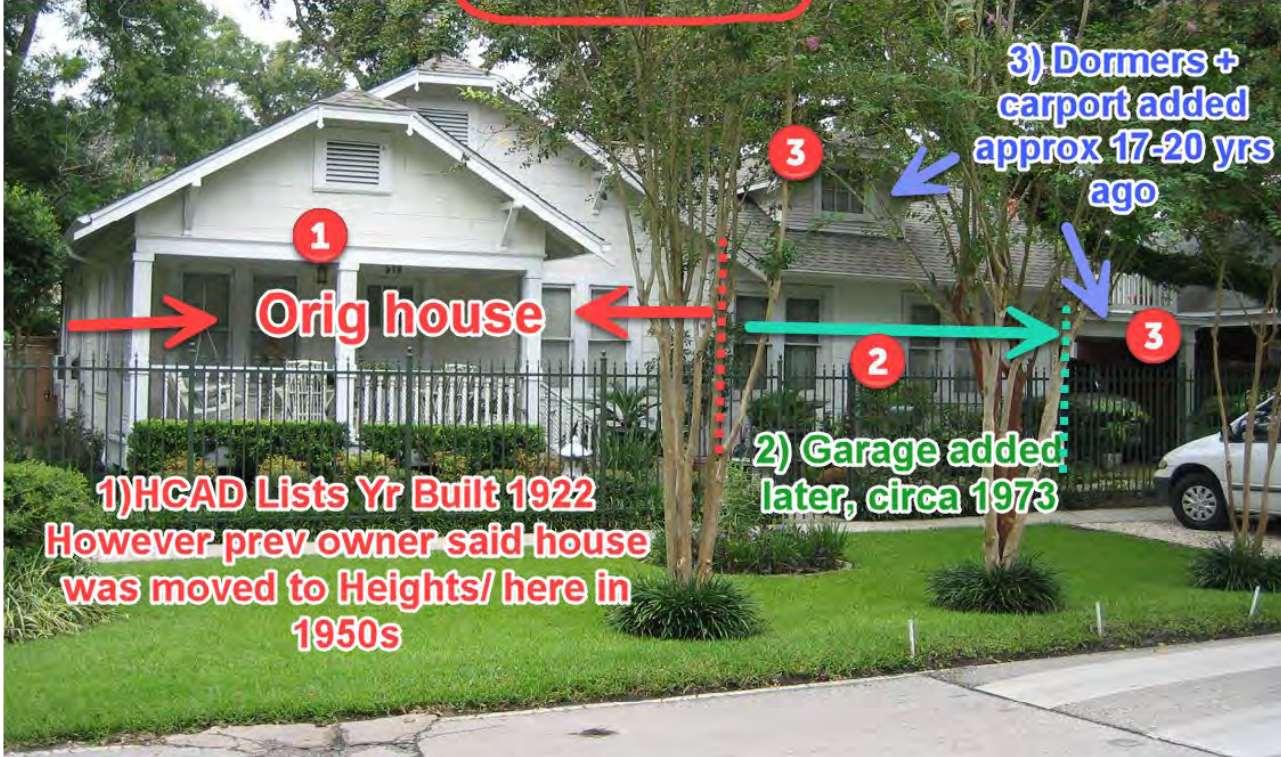
FRONT ELEVATION—Revised Jan 10-2023

Houston Archaeological & Historical Commission

March 2, 2022

HPO File No. 2022_0034

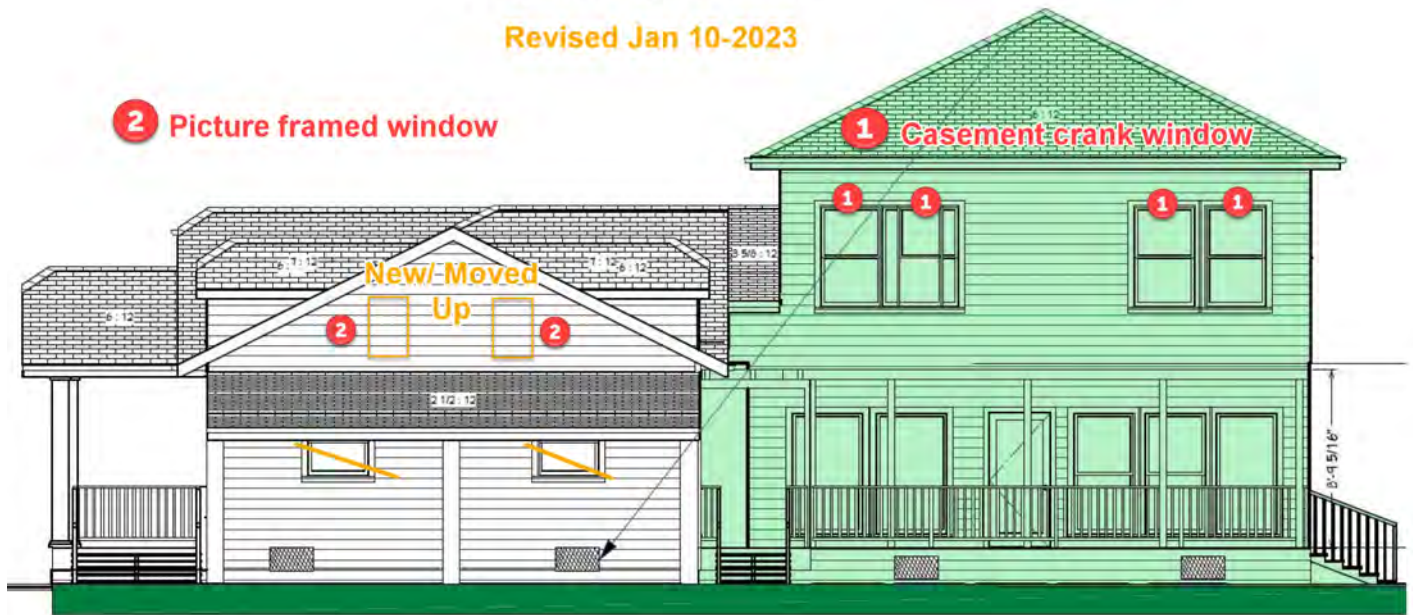
Inventory Photograph



RIGHT (west) ELEVATION—Revised Jan 10-2023

Proposed Right Elevation

Revised Jan 10-2023





2015-Oct Google Street- View

- Dormer
- Stained Glass door
- Carport
- Garage window

Added approx 17-20
yrs ago

Garage
As was
Oct-2015

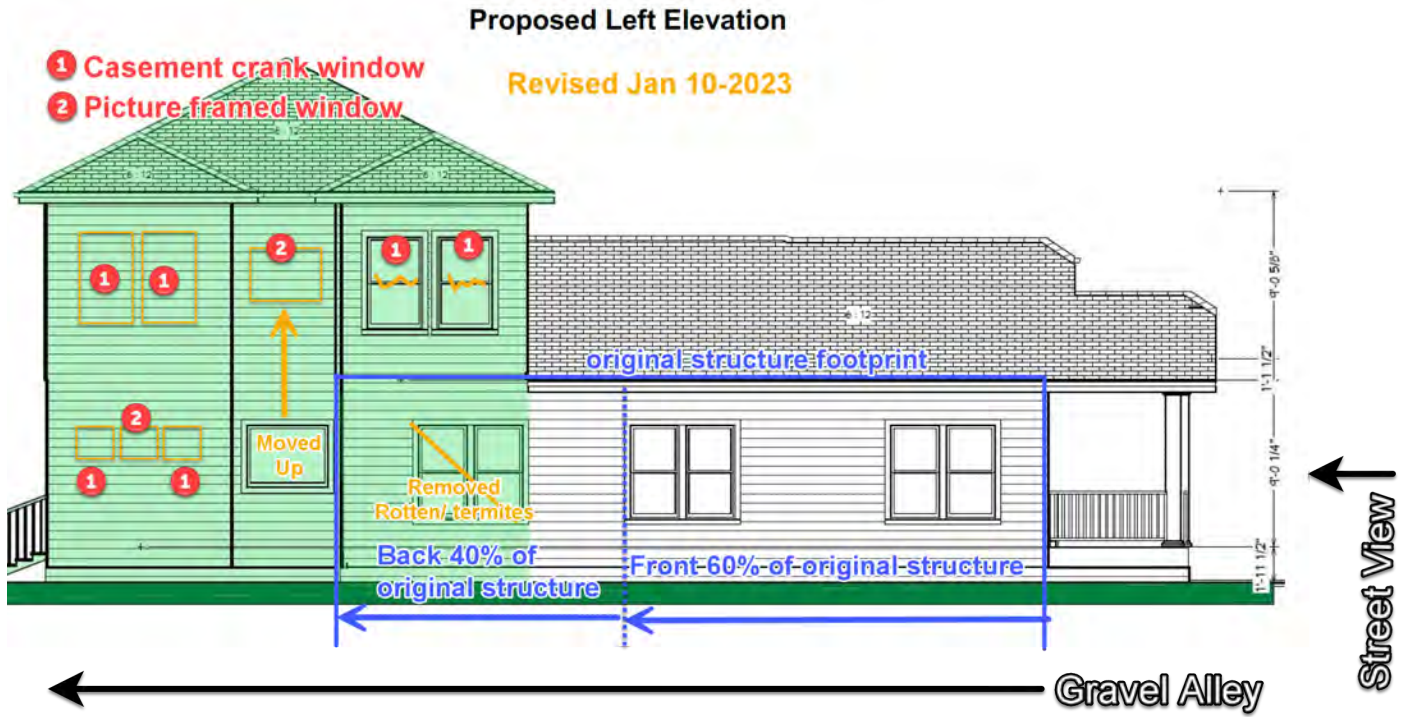
518 W 13th St,
Houston, TX 77001

Nov 2022 May 2022 Feb 2021 Oct 2019 **Oct 2015** Jan 2015





LEFT (east) ELEVATION
& GARAGE—Revised Jan 10-2023



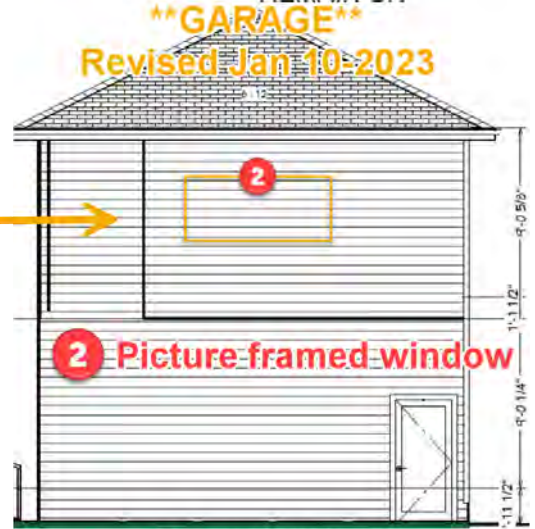
Proposed Right Elevation



Proposed Left Elevation

Proposed Right Elevation

****GARAGE****
Revised Jan 10-2023

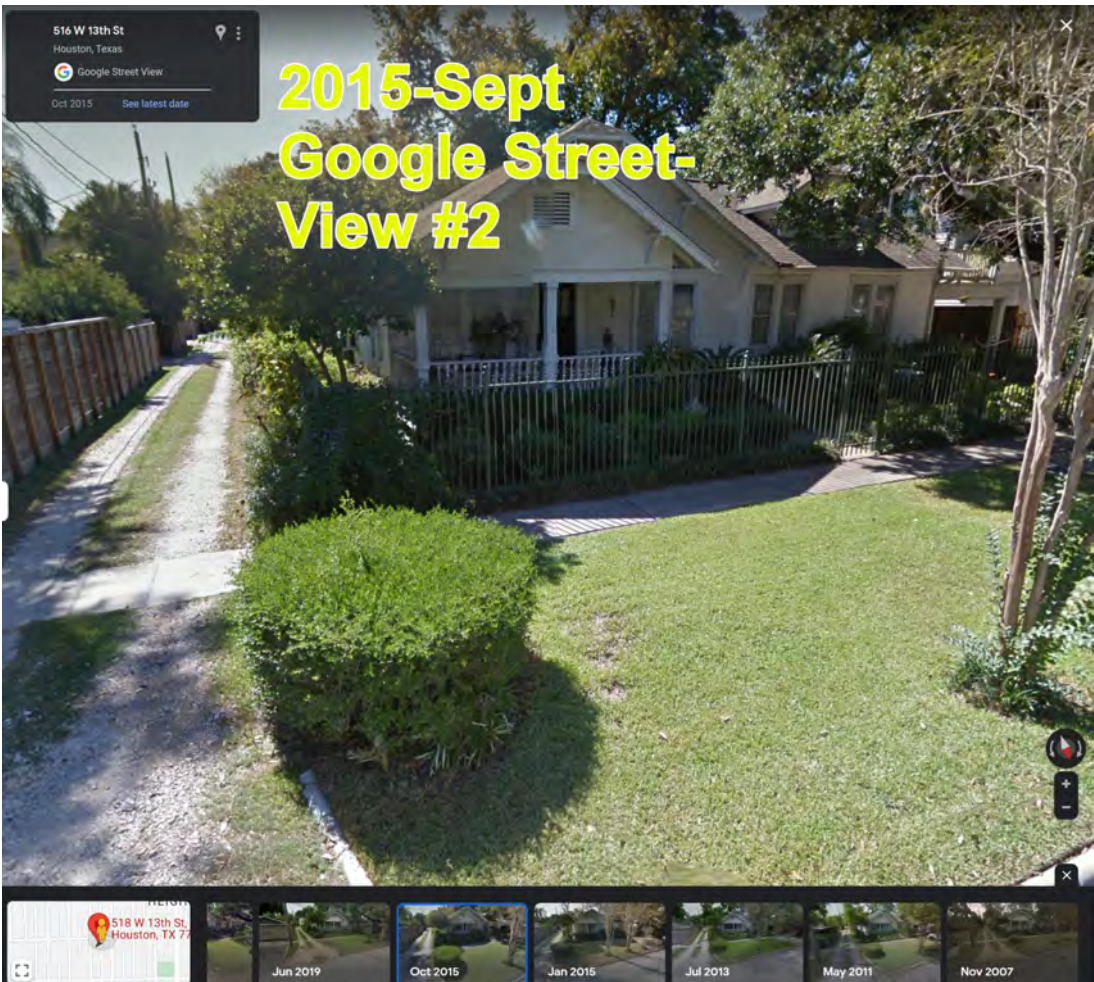
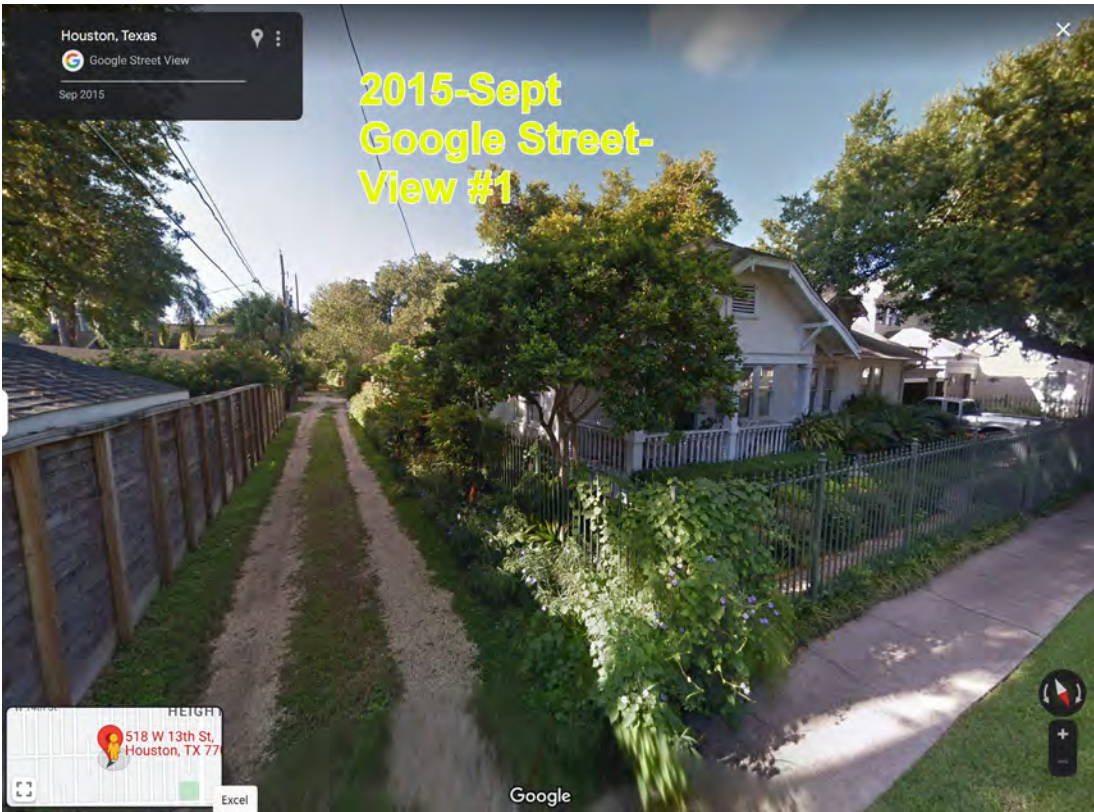


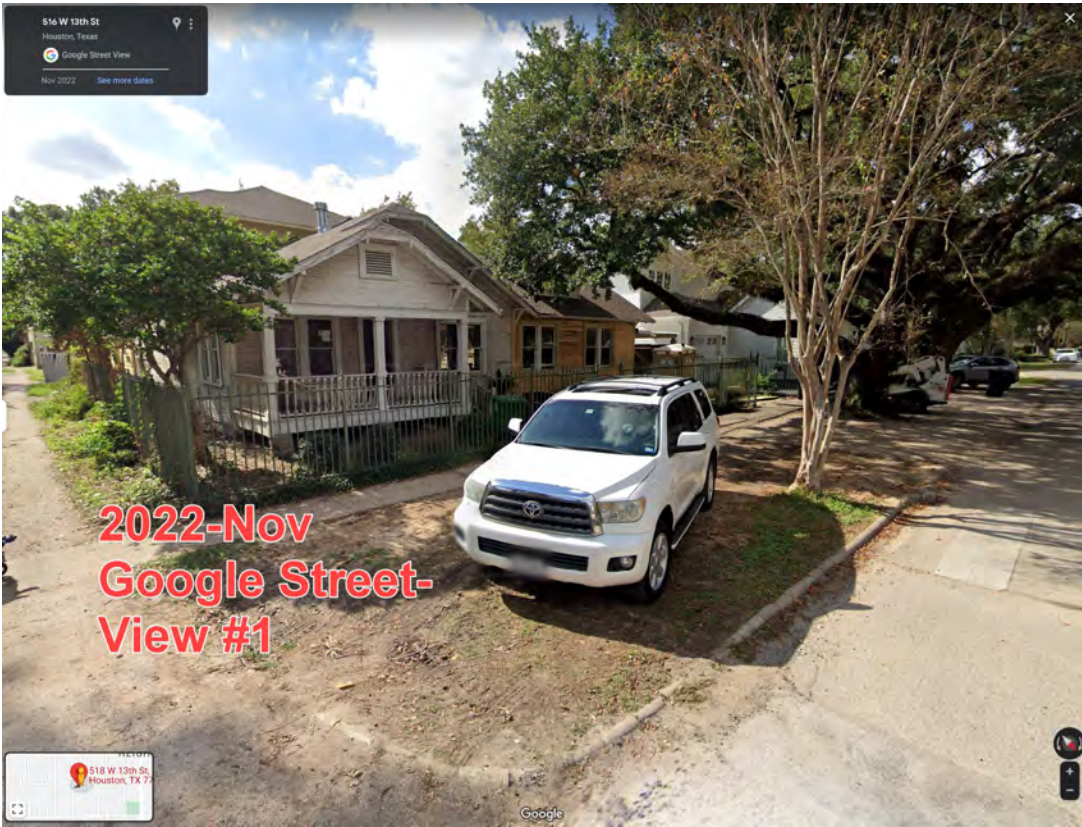
Proposed Left Elevation

2 Picture-framed window



1 Casement-crank window









NEIGHBORS LOVE THE REMODEL!



Dear Mark and Sissy,
We can't wait for you to move in. From our house across the street, we constantly admire what a beauty you made out of your house. Every detail, the wooden panels, the windows enhances your property so much. Your place is going to be such a great asset for our neighborhood. My husband who is an architect walked in with Sissy, the other day, and came back totally amazed with what you had done. Can't wait to have you here permanently.