

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 administratively approved COA, issued 2/22

Please see previously approved COA attached

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 as applied for with condition that the 4 windows be removed and reinstalled inset and recessed with historically accurate trim.

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.

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.

MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES)

Note applicable as proposed revisions have no impact on HDGs



Figure 1 - Approved Elevation 2/22

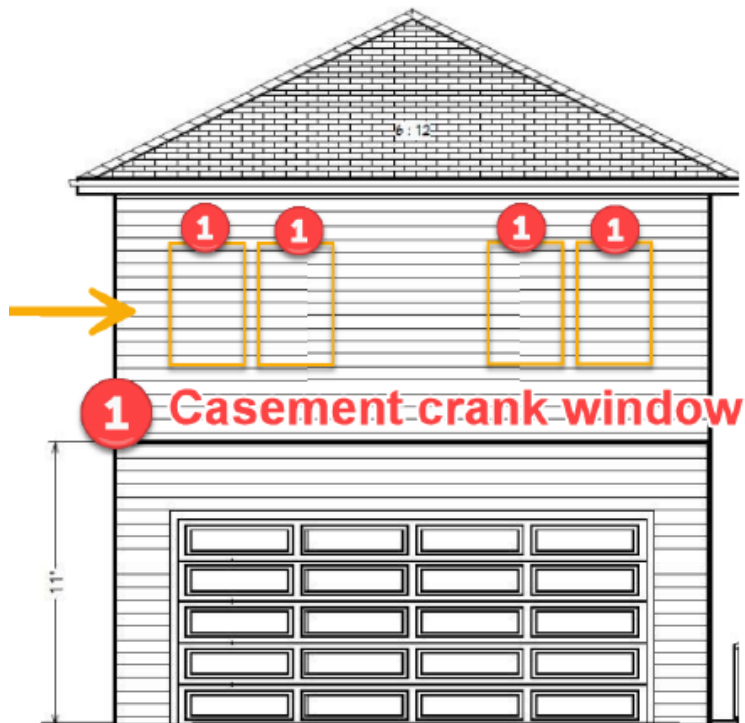


Figure 2 - Proposed COR Requested Revision 1/23



Figure 3 - Applicant Supplied Alley Elevation Photo



Figure 4 - View of New Garage Apt. from Street

Houston Archaeological & Historical Commission

February 10, 2022
HPO File No. 2022_0045

ADMINISTRATIVE

518 W 13th St
Houston Heights West

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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.

Proposal: New Construction – Applicant proposes to construct a new 1,006 square foot detached garage.

- The first floor is 515 square feet and the second floor is 491 square feet.
- The first floor will be a garage and then second floor will be an apartment.

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and 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: Administrative Approval



PLANNING & DEVELOPMENT DEPARTMENT

DocuSigned by:
[Signature]
51C3A0FD0F0743D...

Planning Official

2/11/2022

Date Effective

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.

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ADMINISTRATIVE

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Houston Heights West

APPROVAL CRITERIA**ADMINISTRATIVE APPROVALS**

Sec. 33-241.1(c): The director is authorized to issue a certificate of appropriateness for the following activities if the director finds that the proposed activity will be performed in a manner that satisfies the criteria for alterations, additions, or new construction in this article, as applicable. If the director finds that an application for a certificate of appropriateness pursuant to this subsection does not satisfy the applicable criteria, or that the application does not satisfy the general intent and purposes of this article, the director shall refer the application to the HAHC for consideration.

A NA**A - applies NA - not applicable**

(5) Construction of:

- a. Freestanding garages, including garage apartments, freestanding carports, and other secondary structures, that have a footprint of 600 square feet or less, located at the rear of the lot,

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**

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (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;
- (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;

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- (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

- (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.

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ADMINISTRATIVE

518 W 13th St

Houston Heights West

District Map



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518 W 13th St

Houston Heights West

Inventory Photograph



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518 W 13th St

Houston Heights West

Current Photograph



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February 10, 2022

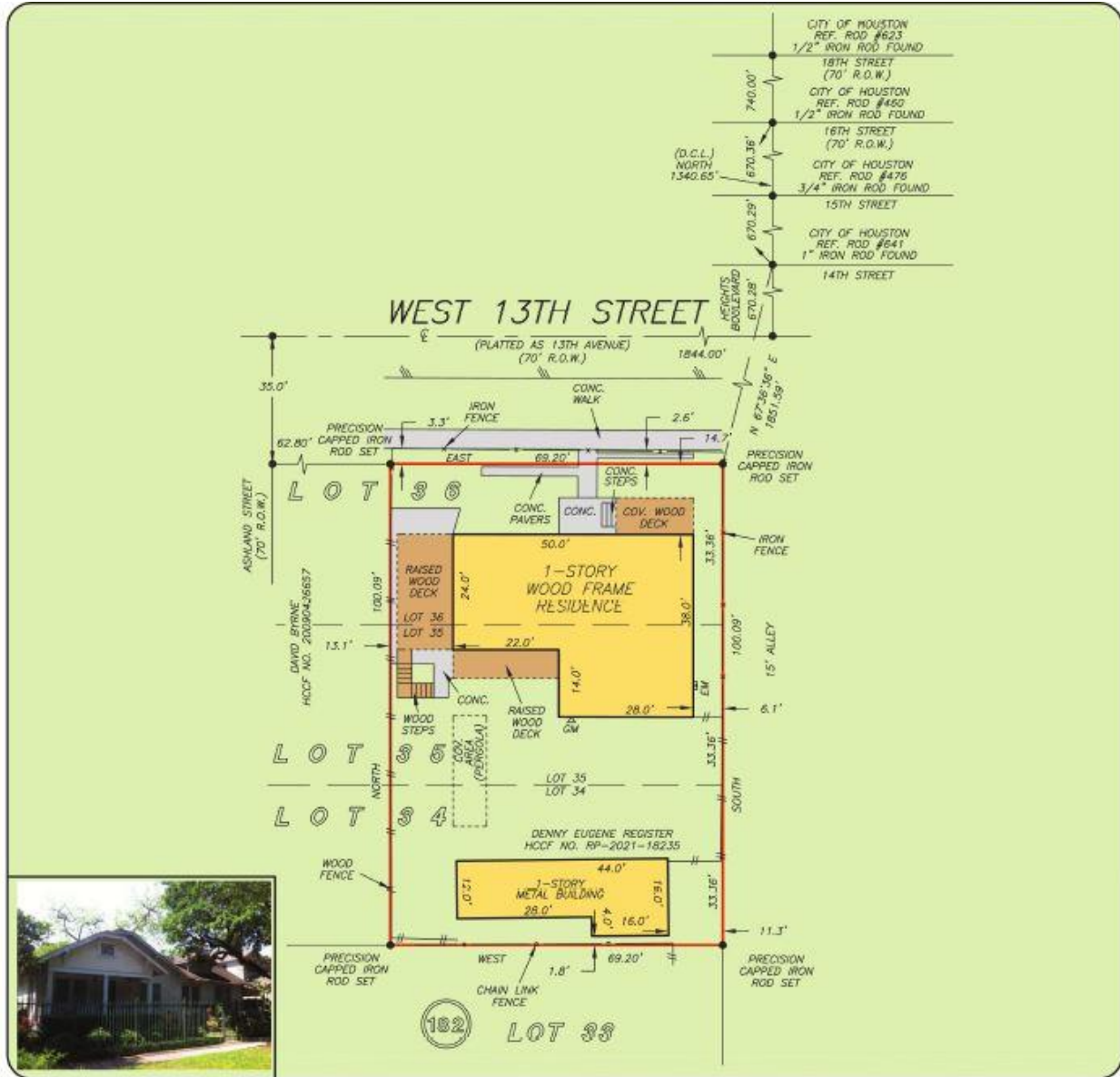
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ADMINISTRATIVE

518 W 13th St

Houston Heights West

Survey



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0570 M MAP REVISION: 06/09/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 1, PG. 114, H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. 21-02479
APRIL 13, 2021



Charter Title Company
ANN GALBRAITH
713.471.0700



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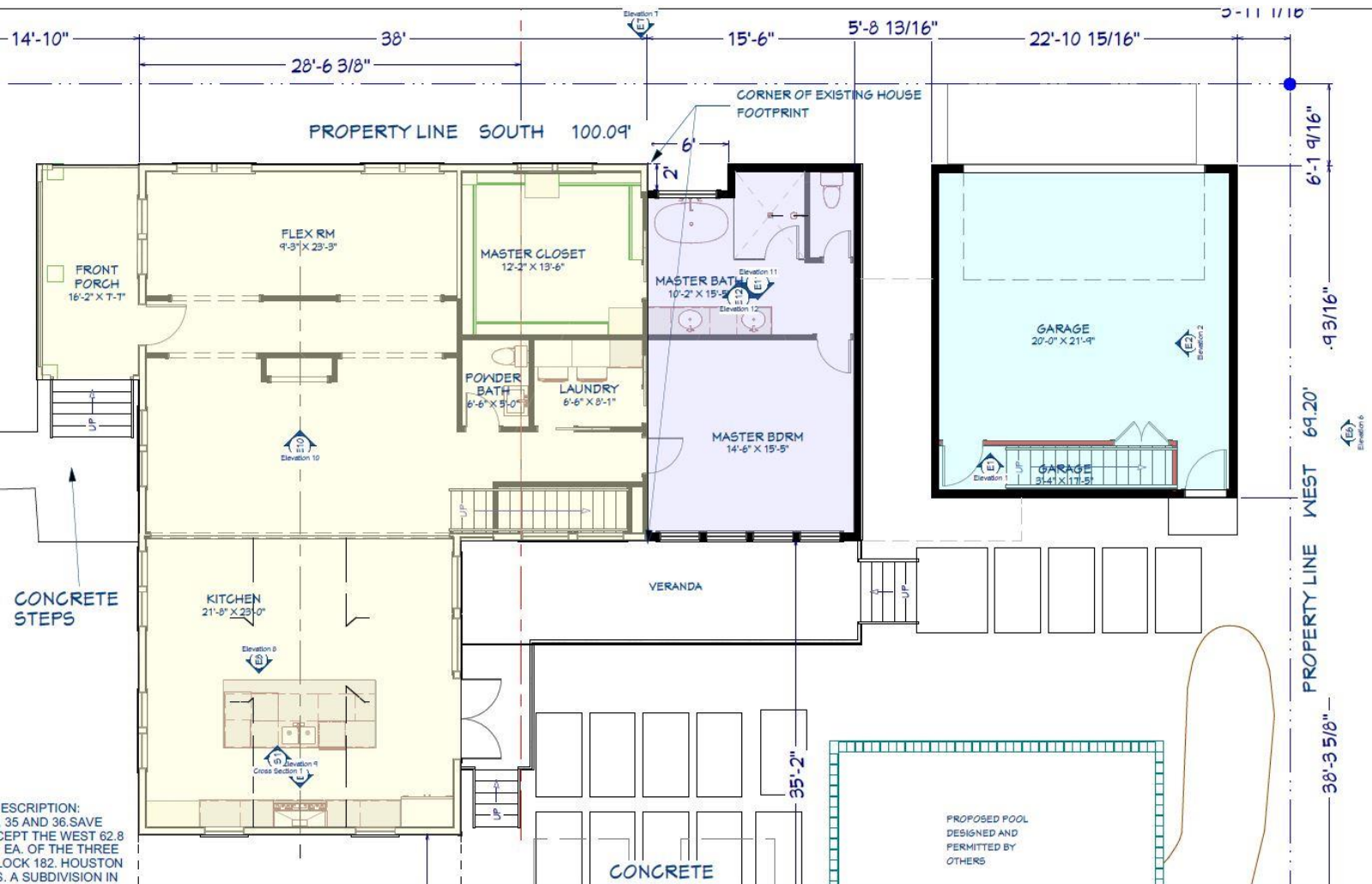
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ADMINISTRATIVE

518 W 13th St

Houston Heights West

Proposed Site Plan



DESCRIPTION:
 35 AND 36.SAVE
 CEPT THE WEST 62.8
 EA. OF THE THREE
 LOCK 182. HOUSTON
 S. A SUBDIVISION IN

Houston Archaeological & Historical Commission

February 10, 2022

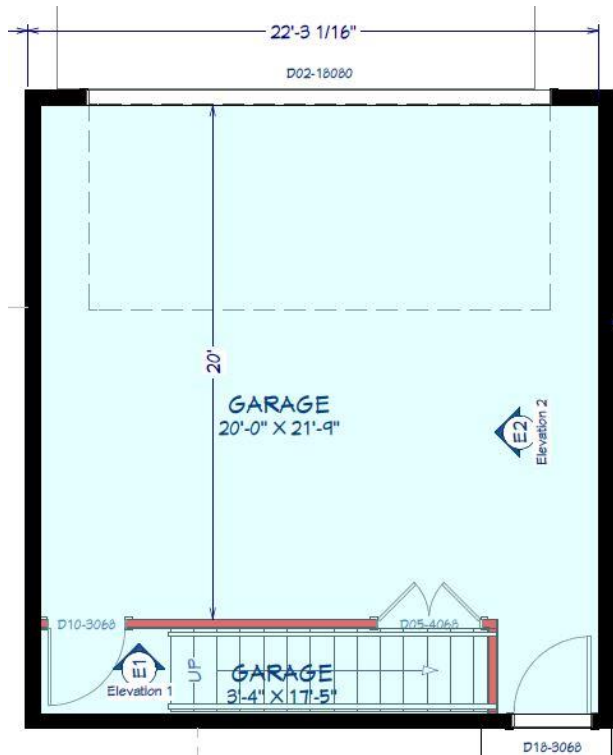
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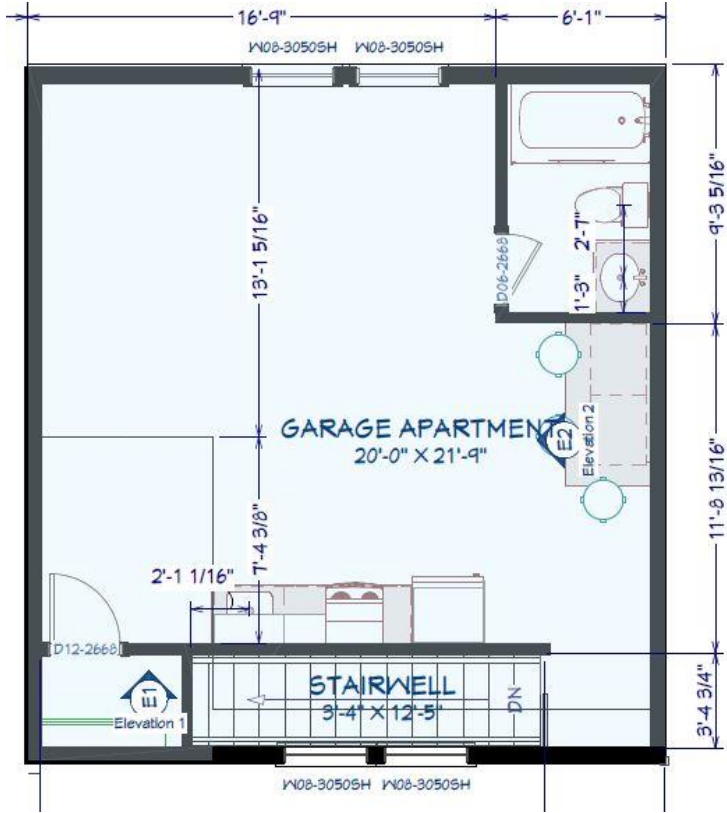
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Existing First Floor Plan



Proposed Second Floor Plan



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518 W 13th St

Houston Heights West

Existing Front Elevation



Existing Rear Elevation



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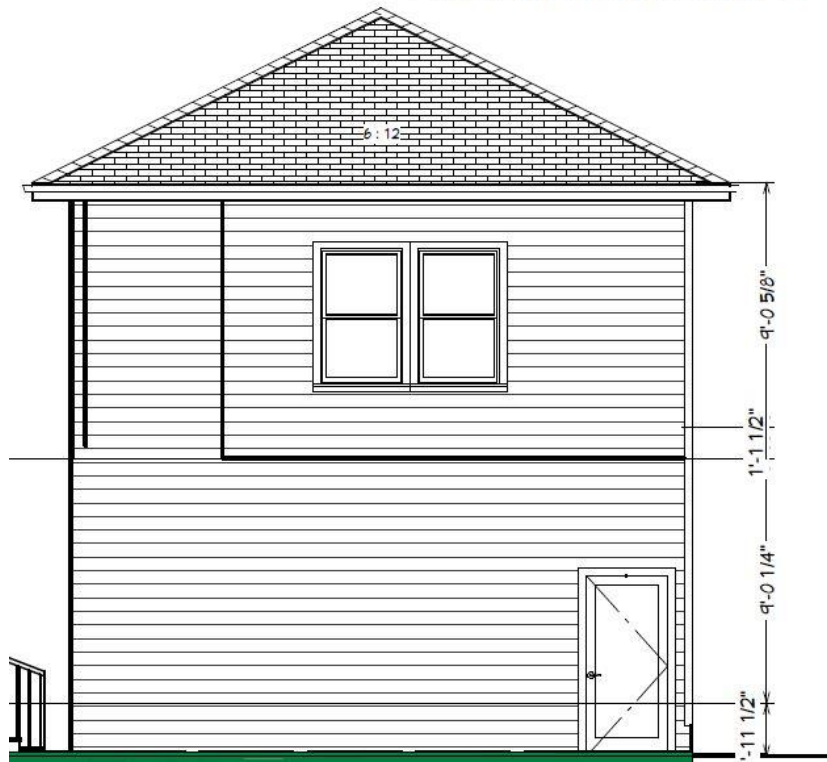
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ADMINISTRATIVE

518 W 13th St

Houston Heights West

Proposed Right Elevation



Proposed Left Elevation



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518 W 13th St

Houston Heights West

Proposed Roof Plan

