

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
MAY 20, 2019
C14H-2010-0023
KNIPPA-HUFFMAN HOUSE
2414 HARRIS BOULEVARD

PROPOSAL

Remove exterior brick to install a new layer of insulation and moisture barrier and clean the brick.

PROJECT SPECIFICATIONS

The applicant proposes to document the existing conditions including brick coursing and number the bricks to ensure accurate re-installation of the brick once cleaned and after the installation of the air and water barrier.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The applicant is proposing the removal of existing brick from the façade to install an air and moisture barrier and to clean the brick before re-installation. The applicant's description of his process to document and restore the brick to its original location exceeds all standards for this type of project.

- 2) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evaluation: The installation of the air and moisture barrier will not affect the historic appearance of the house and will serve to preserve the house for many years to come.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation: The applicant is re-using all brick from the house in its original location on the house.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evaluation: The Austin Common brick will be cleaned from the application of paint over the years. All existing brick will be re-used.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Evaluation: The applicant's proposal for cleaning the brick is sensitive to the integrity of the material.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The Committee recommends approval of the project as proposed.

STAFF RECOMMENDATION

Approve as proposed.