

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JANUARY 27, 2020
C14H-1986-0043
WEDIG-HARDEMAN HOUSE
1111 RED RIVER STREET

PROPOSAL

This is a heritage grant proposal to replace roofing and to replace plexiglass inserts with tempered glass.

PROJECT SPECIFICATIONS

The applicant proposes to replace the thermoplastic polyolefin and modified bitumen roofing with a new 60 mm. thermoplastic polyolefin roofing system, replace all asphalt shingles with new fiberglass shingles, and to remove 2 plexiglass window inserts on the east and south walls and replace them with ¼” single-paned tempered glass.

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) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: N/A

2) *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 proposal contemplates only the removal of non-historic materials, and replacement with materials that more accurately represent historic conditions at the site.

3) *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 proposal does not create a false sense of historical development, but instead better portrays the historic appearance of the house.

4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Evaluation: Neither the existing roofing materials nor the plexiglass window inserts have acquired historic significance.

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

Evaluation: Neither the roofing materials nor the plexiglass window inserts represent features that characterize the historical development of this 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 roofing materials and the plexiglass are not historic features on this house.

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: N/A

8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Evaluation: N/A

9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: N/A

10) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: N/A

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.