MEMORANDUM

TO: City Council
FROM: Sarah Hanzel, Planning Projects Division Manager
DATE: June 9, 2021
RE: Request for City approval to replace historic windows on a contributing structure in the West Boulevard Historic District located at 921 11th Street (21RS009)

The property owner of 921 11th Street has applied for a permit to replace historic windows at 921 11th Street. The project information is included with the project attachments.

The State Historic Preservation Office (SHPO) provided comments in their letter dated June 2, 2021 stating “the removal of the historic windows will encroach upon, damage, or destroy a historic property which is included in the National and State Registers of Historic Places; however, it appears there are no feasible and prudent alternatives to the proposal and that the proposal includes all possible planning to minimize harm to the historic structure.”

By State Law, the City has the final decision on issuing permits for historic property. If the City issues a permit for a project that will adversely affect a historic structure, the governing body must make a written determination based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal, and that the program includes all possible planning to minimize harm to the historic property. This determination must be sent to the SHPO office by certified mail.

The Historic Preservation Commission reviewed this project at their meeting on June 9, 2021. The Commission agreed there are no feasible and prudent alternatives to the proposal and the proposal includes all possible planning to minimize harm to the historic structure. The relevant factors for this determination acknowledge economic practicability and include: the picture window on the primary facade is being replaced with wood to match the design, the composite windows are on the second floor and/or a non-primary facades and closely match the existing in design, texture, and color, and the existing windows do not function properly and display signs of deterioration.

RECOMMENDATION: The Historic Preservation Commission recommends approving the request, noting the factors outlined above.