MEMORANDUM

TO:    City Council
FROM:  Sarah Hanzel, Planning Projects Division Manager
DATE:  July 30, 2021
RE:    Request for City approval to replace historic windows and siding on a contributing structure in the West Boulevard Historic District located at 1116 9th Street (21RS010)

The property owner of 1116 9th Street has applied for a permit to replace historic windows and siding at 1116 9th Street. The project information is included with the linked attachments. The State Historic Preservation Office (SHPO) provided comments in their letter dated July 30, 2021 stating “the complete removal of original siding and windows will have a significant impact on the historic integrity of the house, potentially rendering it ineligible for the National Register of Historic Places. Therefore, the SHPO has made its final determination that the proposed project will encroach upon, damage, or destroy historic properties listed on the National or State Registers of Historic Places; however, it appears that there are no feasible and prudent alternatives to the proposal and that the proposal includes all possible planning to minimize harm to the historic resource.”

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 project 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 July 28, 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 building envelope is experiencing moisture issues which has caused the original clapboard siding to fail to hold paint, the existing windows do not function properly and display signs of deterioration, and the proposal seeks to replicate the original design and dimensions of the historic features being removed.

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