



Legislation Text

File #: ID 21-0222, **Version:** 1

11.1 Review Case Report - 825 6th Avenue

Summary:

The applicant is seeking to replace two windows on the front of the house. The 11.1 Review application was submitted to the State Historic Preservation Office (SHPO) for review and comment. SHPO responded with a request to complete an abbreviated case report, addressing items 1, 2, 5 and 7. Staff and the applicant completed the case report and submitted to SHPO and received a determination that the window replacements may encroach upon, damage, and/or destroy historic properties listed on the National or State Register of Historic Places.

The property owner completed the 11.1 Review process on previous window replacements in 2020 and photos of the finished product are included in the attachments. Owner has explored window options and selected the window option to maintain consistency with previous window replacements while also closely resembling the historic appearance on both the interior and exterior.

The Secretary of the Interior Standards for review of projects is provided in the attached BHPC Case Report Review Options.

At the April 8, 2021 Brookings Historic Preservation Commission meeting, a motion by Merriman, second by Heiberger that the BHPC would like to further review options to include potential for preservation and for replacement in kind of the two front windows and the action is tabled until the following information can be obtained:

- For potential preservation, BHPC would like to see evidence from a contractor that preservation of the windows, to include returning their functionality, is not feasible.
- For replacement in kind, the BHPC would like to see information and drawings on a product that more closely mimics the character defining features of the existing windows, to include the dimensions and presence of multiple frames for the window frame and storm window or screen casing, and to preserve the proportion of the tracery (grill) so that it remains consistent with that of the existing windows.

Attachments:

Application
Case Report
SHPO Letter
Window Specs
Window Locations
Window Photos
BHPC Case Report Review Options

Window Details Response (New)

Window Details (New)