



COMMUNITY PLANNING, DEVELOPMENT &

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HISTORIC PRESERVATION MEMORANDUM

TO: Dave DeGrandpre
Planning Supervisor, Development Services, City of Missoula

Sean Amundson, 406 Engineering Inc.

FROM: Elizabeth Johnson, Historic Preservation Officer, City of Missoula

DATE: October 12, 2023

RE: Aspire Subdivision First Agency Sufficiency Review

Subdivision Regulations Section 3-010.8 states "Natural, Scenic, Cultural, or Historic Features. The subdivision may not result in the destruction, loss, or damage of significant natural, scenic, cultural, or historic features."

Montana Cadastral, and reference in the July 21, 2021, letter from the State Historic Preservation Office, shows the proposed Aspire Subdivision project site having structures over fifty years of age on Tract 2 COS 6629 and Parcel A COS 6338. If any buildings, structures, or site features known to be over 50 years of age are to be impacted by this proposal, historic documentation shall be provided for all qualifying structures/features on the property to determine its significance and compliance with Subdivision Regulations Section 3-010.8. Without this documentation, this application is not sufficient for HPO review.

The documentation should include, at a minimum, the following:

- A detailed site history that documents the physical development of the property and landscape.
- Photographs of all four exterior elevations of each building on the property that would be impacted by the proposed subdivision. If interior photographs are a possibility, please include those as well.
- Photo documentation of the existing conditions of any landscape features (irrigation ditches, etc.) that will be impacted by the proposed subdivision.
- Reproductions of any available historic images or documents related to the property.
- An assessment of the current condition of each structure/landscape feature known to be over 50 years old.

- An assessment of the property's eligibility for the National Register of Historic Places.
- An assessment of any adverse effects the proposed subdivision may have on the historic properties/landscape features.

This documentation should be completed and recorded using the Architectural-Engineering Record form (found [here](#)). A historical research consultant can help compile this report, and it is important that the individual/group working on the report meet the State Historic Preservation Office's professional qualifications found in the [Montana SHPO Consultation Guide, 2023](#).

Any follow-up actions required to satisfy the historic preservation requirements related to the resource assessment and assessment of proposed impacts to any historic resources will be determined once the documentation has been received. If you have any other questions about the process, please don't hesitate to reach out.

Respectfully,

A handwritten signature in black ink that reads "Elizabeth Johnson". The script is cursive and elegant, with the first letters of each word being capitalized and prominent.

Elizabeth Johnson
Historic Preservation Officer