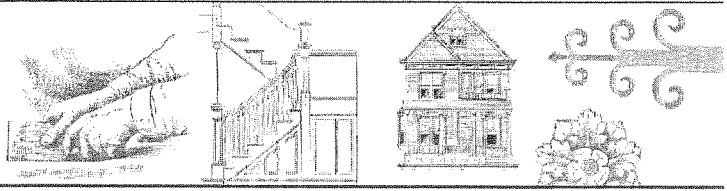




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March 19, 2012

To: Lake Oswego Development Dept.
Re: LU 12-0005
Proposed addition to home at 1125 Maple Street

To whom it may concern,

The Bosco-Milligan Foundation/Architectural Heritage Center opposes the current proposal for an addition to the Richard Sundeleaf designed Dr. Walter Black house at 1125 Maple Street. We believe that the proposed addition would detract from the historic integrity of this National Register listed home, potentially leading to a de-listing from the Register. We ask that the permit to proceed with this project be denied at this time.

The Dr. Walter Black house is noted as an important work of architect Richard Sundeleaf. Sundeleaf was one of the most notable architects in Oregon in the 1920s and 1930s when the home was constructed. The "physical integrity and craftsmanship" of the house is called out in the Lake Oswego cultural resources inventory "Statement of Significance" form for this house. An alteration to the exterior of the house, at the scale proposed, would clearly detract from this integrity.

In addition, we express concerns similar to those of the Oregon State Historic Preservation Office in that the proposed addition appears to be attached to the existing house in such a way that it would be nearly impossible to remove it at some future date without impacting the historic structure. The exterior chimney, for example, would be both wrapped inside the new addition, diminishing this character defining feature of the home.

We understand and appreciate that buildings need to change over time. But in the case of historically designated homes, such as Dr. Black's, such changes need to be sensitive to the scale and mass of the historic structure. Alterations should not obscure or eliminate features that may have lead to the historic designation in the first place. In this case, the proposed alterations will detract form the historic integrity of the home and the approval of this addition should be denied unless or until a more sensitive design is developed.

Sincerely,

Val Ballestrem
Education Manager
Bosco-Milligan Foundation
Architectural Heritage Center

EXHIBIT G-202
LU 12-0005