



CITY OF LAKE OSWEGO

HISTORIC RESOURCES ADVISORY BOARD

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April 10, 2012

Development Review Commission
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

Re: File No.: LU 12-0005

Dear Development Review Commission Members:

This constitutes our written comments concerning the approval of drawings submitted for review by the City of Lake Oswego Historic Resources Advisory Board (HRAB) by Olson Group, Architects, at the second Pre-App meeting on November 17, 2011

To preface these comments, it is our opinion as HRAB members that the intent of City Code Chapter 58 does not forbid additions to existing historic residences. Such additions should be of compatible size and scale to be subordinate to the original historic residence. This same opinion was stated in a letter from the State Historic Preservation Office in reference to the first Pre-App meeting. The letter was dated June 1, 2011, and signed by Cara Kaser, Architectural Historian.

At the first Pre-App meeting in June 2011, the opinion of the HRAB representatives, Don Ross and Kasey Holwerda, that the addition planned in drawings prepared sometime in 1984 by Richard Sundeleaf, Architect, also the architect of the original residence, showed that his intention was a major, dominant addition at the east end of the existing house. (It should be noted that if this addition had been constructed, it would have been part of the residence that was approved for inclusion in the National Register of Historic Places on February 20, 1991.) That addition did not happen and it would have made the original residence subordinate to the addition. This was the opinion given for HRAB's non-approval, with the recommendation to the owner that any addition to the original house should be subordinate, should conform to the existing architecture, and be reduced in scale.

At the second Pre-App meeting with the owner, John Benjamin Chessar, and his architect, Curtis Olson, of Olson Architects, on November 7, 2011, the drawings which were presented for HRAB's review show that the proposed addition, at the east side of the existing house, was subordinate to the original, was compatible in size and scale and was sensitive to Sundeleaf's original design. HRAB feels, by consensus, that the owner and his architect have retained the historical value of the site and existing residence, and therefore recommends approval of LU 12-0005.

Respectfully,


Jeannie McGuire, Chair
Historic Resources Advisory Board


Craig Foster, Vice Chair
Historic Resources Advisory Board

Cc: Debra Andreades

EXHIBITG-103
LU 12-0005

Jack Hoffman, Mayor ■ Jeff Gudman, Councilor ■ Donna Jordan, Councilor
Mike Kehoe, Councilor ■ Sally Moncrieff, Councilor ■ Mary Olson, Councilor ■ Bill Tierney, Councilor