



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Planning & Building 541-917-7550

April 26, 2023

Mark McClaskey
1130 Lawnridge Street SW
Albany, OR 97321

Dear Mark McClaskey,

Re: City of Albany Historic Review Application (File No. HI-08-23)
Property Address: 1130 Lawnridge Street SW
Linn County Assessor's Map No. 11S-04W-12BD; Tax Lot 06100

The Community Development Director **APPROVED** the application for Historic Review of Exterior Alterations (HI-08-23) to replace and restore a pergola at the rear of the historic home located at 1130 Lawnridge Street SW. The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The following findings are in support of the decision to approve this application. For more information or questions, please contact Alyssa Schrems, project planner.

REVIEW CRITERIA (ADC 7.120)

The Director will approve residential alteration requests if one of the following criteria is met:

- a. There is no change in historic character, appearance, or material composition from the existing structure.*
- b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.*
- c. The proposed alteration is not visible from the street.*

FINDINGS OF FACT

1. The residential structure located at 1130 Lawnridge Street SW is identified on the Local Historic Inventory. The subject property is approximately 11,220 square feet in size and is located on the northwest side of the intersection of Lawnridge Street SW and Twelfth Avenue SW. The property is within the Residential Single-Unit Dwelling (RS-6.5) zoning district (Attachment A). Per the Albany Historic Resource Survey, the house was constructed circa 1895 in the Craftsman style. Identified features include window shutters, six-over-six double-hung windows, modillions under the eaves, and a bay window. (Attachment B).
2. The applicant proposes to remove the existing pergola and replace it with a similar pergola that is approximately 20 feet by 28 feet, with an additional 16 feet by 10 feet section. The applicant further proposes to add a two-inch downslope to the pergola roof to add clear poly-carbonate roof panels. Due to existing mature trees and hedges on the subject property, the pergola will not be visible from the street.
3. Application materials include written findings and a site plan showing the proposed location of the pergola (Attachment C).

CONCLUSION

1. Only one of the review criteria in ADC 7.120(1) must be met for the proposed alterations to be approved.
2. The proposed alteration is not visible from the street.
3. This application satisfies the review criteria for a director-level decision based on compliance with ADC 7.120(1) and is approved with the following conditions.

CONDITIONS

- Condition 1* The proposed work will not deviate from the approved plan.
- Condition 2* All work shall be completed in accordance with the applicable building code requirements.

Sincerely,

Signature on file

Alyssa Schrems, Planner II

541-791-0176

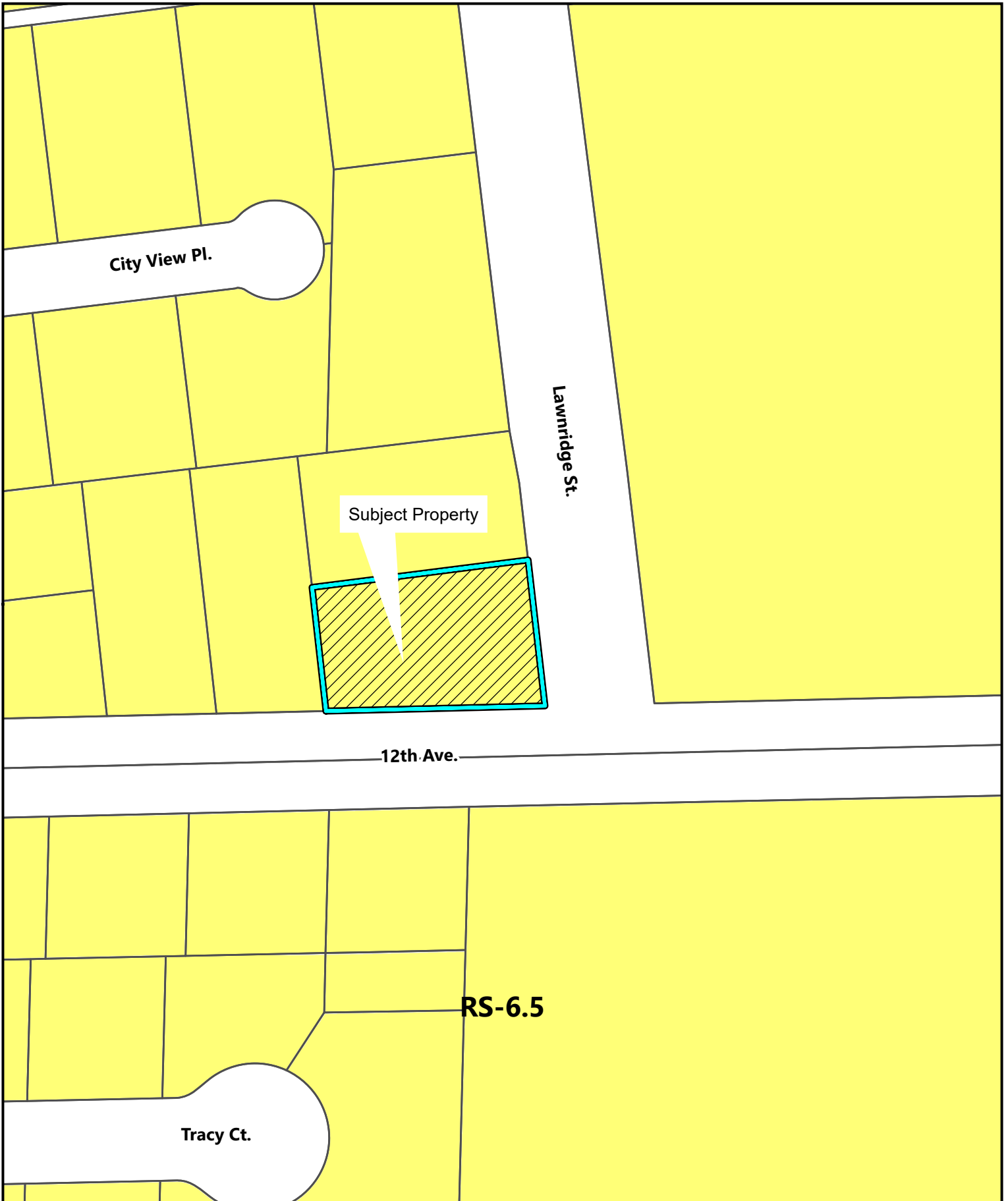
alyssa.schrems@cityofalbany.net

AS:km

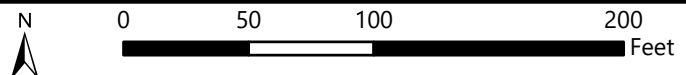
Attachments

- A – Location Map
- B – Albany Historic Resource Survey
- C – Submitted Application

c: Johnathan Balkema, Building Official Manager (via email)
File: HI-08-23



\\con.cityofalbany.net\home\$\nlyss\ss\Desktop\Notice Map Template.mxd



1130 Lawnridge Street SW

Date: 4/24/2023 Map Source: City of Albany

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 59

NAME: Dell A. and Capi L. Alexander

ADDRESS: 1130 Lawnridge Street SW

QUADRANGLE: Albany

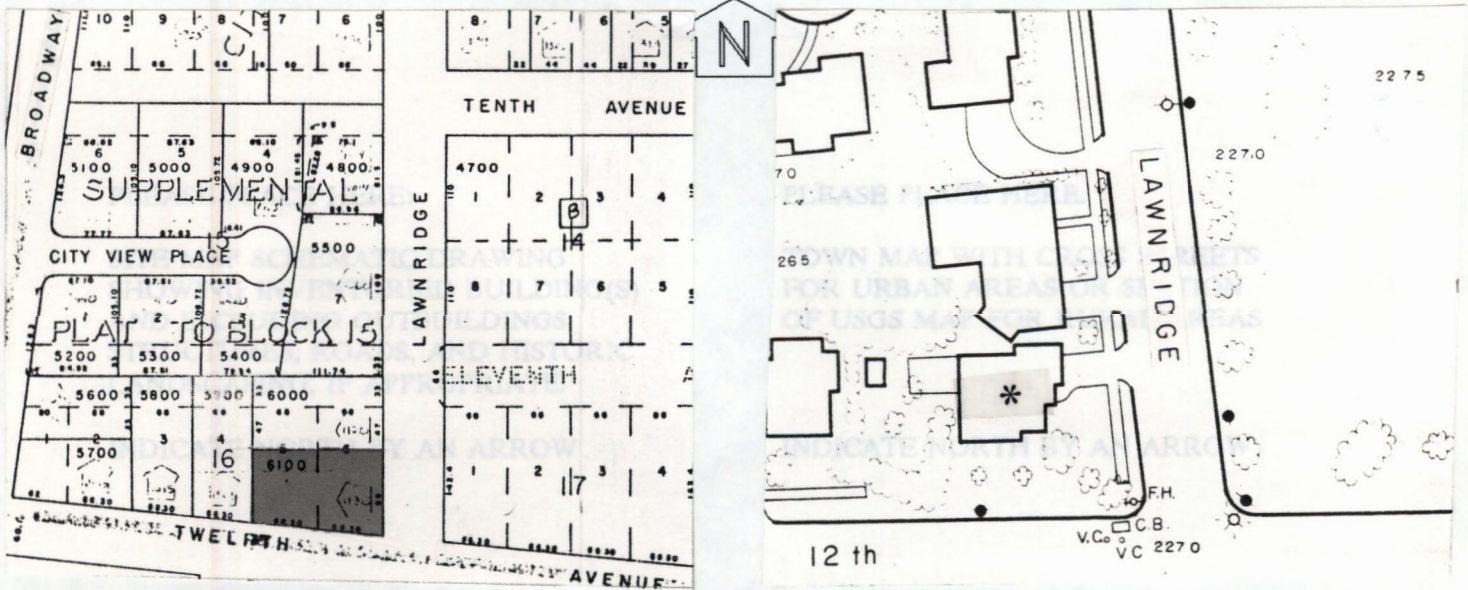
T/R/S: 11S, 4W, 12BD

MAP NO.: 11-4W-12BD TAX LOT: 6100



NEGATIVE NO.: R-20

SLIDE NO.: 59



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: _____

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 59
HISTORIC NAME: Holmes House
COMMON NAME: None
ADDRESS: 1130 Lawnridge Street SW
CITY: Albany
OWNER: Dell A. and Capi L. Alexander, 1130 Lawnridge Ave. SW, Albany, OR 97321
BUILDER: Unknown
T/R/S: 11S, 4W, 12
TAX LOT: 6100
ADDITION: Supplemental Plat to Block 15
BLOCK: 15
MAP NO: 11-4W-12BD
LOT: 1/2 of 5 & 6
QUAD: Albany
DATE OF CONSTRUCTION: c. 1895
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCHITECT: Unknown
THEME: 19th Century architecture
STYLE: Craftsman

BLDG. XXX STRUC. DIST. SITE OBJ.

PLAN TYPE/SHAPE: Rectangle
FOUNDATION MATERIAL: Wood
ROOF FORM & MATERIALS: Hip, enclosed eaves, composition shingles
WALL CONSTRUCTION: Balloon frame
PRIMARY WINDOW TYPE: Six-over-six double-hung
EXTERIOR SURFACING MATERIALS: Clapboards with corner boards
DECORATIVE FEATURES: Modillions under eaves, window shutters, bay window
OTHER: None
CONDITION: GOOD XXX FAIR POOR MOVED XXX DATE: c. 1930
NO. OF STORIES: 2
BASEMENT (Y/N): N
STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front porch altered, front window enlarged, garage added, lowered about six feet c. 1941

NOTEWORTHY LANDSCAPE FEATURES: Mature shrubs

ASSOCIATED STRUCTURES: Attached garage

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: East facing house on corner of Twelfth Avenue & Lawnridge Street across from Takena Park diagonal from Takena Grade School in quiet residential neighborhood.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): One of four Craftsman style houses on the west side of Elm Street between Willamette River (north), Calapooia River (west), and the city limits (south). According to current owners the house was built in about 1895. It was moved to this site in about the 1930's. It was originally located at about Ninth Avenue and Lawnridge Street (Lawnridge was called West Street until after 1936) and was moved to Twelfth Avenue (also see Field No. 48). It was deserted for several years and when purchased it was lowered about six feet and the front porch was altered and windows changed. Glenn Holmes, a professor at Albany College, lived here with this wife Muriel and children Hardin, Buddy and Keith. The Holmes family moved to Portland in 1936 when the college moved from Albany. Holmes was one of only seven professors to teach on both campuses.

SOURCES: City Directories 1936, 1939, owner Capi Alexander

NEGATIVE NO.: R-20

SLIDE NO.: 59

ASSIGNED RATING: Compatible

DATE: 07-91

RECORDED BY: R. Keeney

DATE: 05-02-90

SHPO INVENTORY NO: _____

was Alexander's house

Glenn ~~Holmes~~ Holmes
until late 30s/40s

faced 12th instead
of Cambridge.

Moved forward.

owned land
12th to 9th street.

was prof at A College.

Retired & still lived

Emerson's bought it

in 40s

Subdivided in early Forties

~~Friday Jerry 926-2547~~

12th & ~~10th~~
Lawrence
Lawrence
Lawrence

1130 Lawn Ridge.

~~Part of Farm~~

~~1130~~
~~80 yrs old~~

Built in 1894. moved from one block to 4 blocks away.

desernd in 1930s - - 1940 lowered to present level.

glenn Holmes 1940's

~~Mary~~ A part from ALB College.

Pat Emmons - Mitchells - Alexander¹⁹⁷⁵

(Muriel)

1936 CD. glenn G. Holmes listed at 9th & Broadway

ALBany college Professor rails. Harden 9, Buddy 3, Keith 3

glenn not listed in 1939

listed at 10th & Bway 1934

" 226 W. 6th 12-1929

glenn

listed as Business Administration ↑ in 1936 CA 9th & BW

1130 S.W. Lawnridge.

Lawnridge called West Street in 1925 SB,
a 1936 CD.

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

Field #59

HISTORIC NAME: Holmes House
COMMON NAME: None
ADDRESS: 1130 Lawnridge Street SW
CITY: Albany
OWNER: Dell A. and Capi L. Alexander, 1130 Lawnridge Ave. SW, Albany, OR 97321
BUILDER: Unknown
T/R/S: 11S, 4W, 12
TAX LOT: 6100
ADDITION: Supplemental Plat to Block 15
BLOCK: 15
MAP NO: 11-4W-12BD
LOT: 1/2 of 5 & 6
QUAD: Albany
DATE OF CONSTRUCTION: c. 1894/5
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCHITECT: Unknown
THEME: 19th Century architecture
STYLE: Craftsman

BLDG. STRUC. DIST. SITE OBJ. ~~(CIRCLE)~~

PLAN TYPE/SHAPE: Rectangle
FOUNDATION MATERIAL: Wood
ROOF FORM & MATERIALS: Hip, enclosed eaves, composition shingles
WALL CONSTRUCTION: Balloon *FRAME*
PRIMARY WINDOW TYPE: Six-over-six double-hung
EXTERIOR SURFACING MATERIALS: Clapboards with corner boards
DECORATIVE FEATURES: Modillions under eaves, window shutters, bay window
OTHER:
CONDITION: GOOD FAIR POOR MOVED ~~(CIRCLE) 1930~~ DATE: *1930*
NO. OF STORIES: 2
BASEMENT (Y/N): N
STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front porch altered, front window enlarged, garage added, lowered about six feet.

NOTEWORTHY LANDSCAPE FEATURES: Mature shrubs

ASSOCIATED STRUCTURES: Attached garage

KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: East facing on corner of *house* 12th Avenue & Lawnridge Street across from Takena Park diagonal from Takena Grade School in quiet residential neighborhood.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): One of four Craftsman *style* houses on west side of Elm Street between Willamette River (north), Calapooia River (west), city limits (south). According to current owners the house was built in about 1895. It was moved to this site in about the 1930's. It *was* originally faced Twelfth street and was turned to face Lawnridge Street. It was deserted for several years and when purchased it was lowered about six feet and the front porch was altered and windows changed. Glenn Holmes, a professor at Albany College, lived here with this wife Muriel and children Hardin, Buddy and Keith. *The Holmes Family*

professor moved to Portland in 1936 when the college moved from ALBANY one of city seven
SOURCES: City directories 1936, 1939, owner Capi Alexander
located at 9th Ave & Elm St. and was moved to 12th Ave.

NEGATIVE NO.: R-20

SLIDE NO.: *59*

RECORDED BY: R. Keeney

DATE: 05-02-90

SHPO INVENTORY NO: _____

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN**

FIELD NO.: 59

HISTORIC NAME: Holmes House

COMMON NAME: None

ADDRESS: 1130 Lawnridge Street SW

CITY: Albany

OWNER: Dell A. and Capi L. Alexander, 1130 Lawnridge Ave. SW, Albany, OR 97321

BUILDER: Unknown

T/R/S: 11S, 4W, 12

TAX LOT: 6100

MAP NO: 11-4W-12BD

ADDITION: Supplemental Plat to Block 15

BLOCK: 15

LOT: 1/2 of 5 & 6 QUAD: Albany

DATE OF CONSTRUCTION: c. 1895

ORIGINAL USE: Residence

PRESENT USE: Residence

ARCHITECT: Unknown

THEME: 19th Century architecture

STYLE: Craftsman

BLDG. XXX

STRUC.

DIST.

SITE OBJ.

PLAN TYPE/SHAPE: Rectangle

FOUNDATION MATERIAL: Wood

ROOF FORM & MATERIALS: Hip, enclosed eaves, composition shingles

WALL CONSTRUCTION: Balloon frame

PRIMARY WINDOW TYPE: Six-over-six double-hung

EXTERIOR SURFACING MATERIALS: Clapboards with corner boards

DECORATIVE FEATURES: Modillions under eaves, window shutters, bay window

OTHER: None

CONDITION:

GOOD XXX

FAIR

POOR

MOVED XXX

DATE: c. 1930

NO. OF STORIES: 2

BASEMENT (Y/N): N

STRUCTURAL FRAME: Wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Front porch altered, front window enlarged, garage added, lowered about six feet c. 1941

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SOURCES: City Directories 1936, 1939, owner Capi Alexander

NEGATIVE NO.: R-20

ASSIGNED RATING:

Compatible

DATE: 07-91

RECORDED BY: R. Keeney SLIDE NO.: 59 DATE: 05-02-90



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

PLANNING APPLICATION APPLICANT/OWNER & AUTHORIZING SIGNATURES

To be included with ALL City of Albany planning submittals

Send completed application and checklist(s) to cd.customerservice@cityofalbany.net.

- Adjustment (AD)
- Alternative Setback
- Annexation (AN)
- Comprehensive Plan Amendment (CP)
 - Map Amendment
 - Map Amendment; concurrent w/zoning
 - Text Amendment
- Conditional Use, circle one: Type II or III
 - Existing Building: expand or modify
 - New Construction
 - Home Business (Type III only)
- Development Code Text Amendment (DC)
- Floodplain Development Permit (FP)
- Historic Review (HI)
 - Exterior Alteration – residential, not visible from street (Type I)
 - Exterior Alteration – all commercial and residential visible from street (Type III)
 - New Construction (Type III or I-L)
 - Demolition or Moving (Type III)
 - Substitute Materials (Type III)
- Interpretation of Code (CI)
- Quasi-Judicial (Type II)
- Legislative (Type IV)
- Land Division (check all that apply)
 - Partition (PA)
 - Tentative Plat (Type I-L)
 - Tentative Plat PD or CD (Type III)
 - Final Plat (Type I)
 - Subdivision (SD)
 - Tentative Plat (Type I-L)
 - Tentative Plat PD or CD (Type III)
 - Final Plat (Type I)
 - Tentative Re-plat Type I-L (RL)
 - Modification to Approved Site Plan or Conditional Use
 - Natural Resource Boundary Refinement (NR)
 - Natural Resource Impact Review (NR)
 - Non-Conforming Use (MN)
 - Planned Development (PD)
 - Preliminary (Type III)
 - Final (Type I)
 - Property Line Adjustment (LA)
 - Site Plan Review (SP)
 - Accessory Building
 - Change of Use, Temporary or Minor Developments
- Manufactured Home Park
- Modify Existing Development
- Parking Area Expansion (only)
- New Construction
- Tree Felling
- Temporary Placement (TP)
- Urban Growth Boundary (UGB)
- Vacation (VC)
 - Public Street or Alley
 - Public Easements
- Variance (VR)
 - Major Variance (Type II)
 - Minor Variance (Type I-L)
- Willamette Greenway Use (WG)
- Zoning Map Amendment (ZC)
 - Quasi-Judicial (Type IV)
 - Legislative (Type IV)
- Other Required (check all that apply)**
 - Design Standards
 - Hillside Development
 - Mitigation
 - Parking/Parking Lot
 - Traffic Report
 - Other _____

Location/Description of Subject Property(s)

Site Address(es): 1130 Lawnridge St. SW Albany, OR 97321

Assessor's Map No(s): 11-4W-12BD Tax Lot No(s): 6100

Comprehensive Plan designation: Residential low density Zoning designation: R3 6.5

Size of Subject Property(s): 11,000 sq ft Related Land Use Cases: N/A

Project Description: Replace and restore backyard pergola

- Historic Overlay
- Natural Resource Overlay District
- Floodplain or Floodway Overlay



Applicant Information (must be signed)

Name: Mark McEckeskey Signature: [Signature]
Mailing Address: 1130 Lawnridge St. SW Date: 4/20/23
City: Albany State: OR Zip: 97321
Phone #: 9283104834 Fax #: _____ Email: macweb@copper.net

File #(s): _____ Date Fee & Application Received: _____
Pre-App File #(s): _____ Pre-App Meeting Date: _____
Amount Paid: _____ Received By: _____

Property Owner Information (must be signed)

Same as Applicant

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Authorized Agent or Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____
Relationship to property owner(s): _____

Electronic Plans Representative (if different from applicant)

IF MORE THAN ONE, PROVIDE THE FOLLOWING INFORMATION FOR EACH; THEY WILL BE SENT ALL CITY NOTICES

Choose One: Engineer Architect Other _____

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____

Other Representative (must be signed, if applicable)

Choose One: Engineer Architect Other _____

Name: _____ Signature: _____
Mailing Address: _____ Date: _____
City: _____ State: _____ Zip: _____
Phone #: _____ Fax #: _____
Email: _____



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Historic Review of Exterior Alterations

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*): staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to cd.customerservice@cityofalbany.net. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

HISTORIC REVIEW OF EXTERIOR ALTERATIONS SUBMITTAL CHECKLIST:

PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.

PROPERTY AND PROJECT INFORMATION.

Submit the following information (separately or on this page):

1. Historic District:

Montcith Hackleman Downtown Local Historic Commercial/Airport

2. Historic rating:

Historic Contributing Historic Non-Contributing Non-Historic (post 1945)

3. Year Built: 1895 Architectural Style(s): 19th Century

4. Years of exterior alterations, if any: Front porch, front window, garage added 1941

5. Please describe the proposed alteration(s) and the purpose of the alterations: The existing back-yard (please see on last page)

PHOTOGRAPHS. Provide photographs that show the current condition of the area you intend to alter.

CONSTRUCTION PLANS/ELEVATION DRAWINGS. Provide construction plans, architectural drawings or schematics showing detailed building elevations and exterior plans, and dimensions of all altered or new elements, including foundation, windows, and the setbacks to the property lines, materials proposed, profile/design, etc. If construction plans or drawings are not applicable to your project, then submit an accurate alteration description, including photographs, or other information that describes the project.



Note: Some properties may have covenants or restrictions, which are private contracts between neighboring landowners. These frequently relate to density, minimum setbacks, or size and heights of structures. While these covenants and restrictions do not constitute a criterion for a City land use decision, they may raise a significant issue with regard to the City's land use criteria. It is the responsibility of the applicant to investigate private covenants or restrictions.

REVIEW CRITERIA RESPONSES.

On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. On a separate sheet of paper, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria. Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact starting on last page.)

1. The Community Development Director will approve **residential** alteration applications if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c. The proposed alteration is not visible from the street.
2. For all other exterior alteration requests, except for the use of substitute materials*, and including all **non-residential** requests, the review body must find that one of the following criteria has been met to approve an alteration request:
 - a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure, or
 - b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

**There is a different application for the use of substitute materials. The review criteria for the use of substitute siding, windows, and trim shall be as found in ADC Sections 7.170-7.225.*

The review body will use the Secretary of the Interior's Standards of Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria [ADC Section 7.160].

The Secretary of the Interior's Standards for Rehabilitation. The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired [ADC Section 7.160].

HISTORIC REVIEW OF EXTERIOR ALTERATIONS – PROCESS AND PROCEDURE

Purpose (ADC 7.100). The purpose of reviewing alterations to historic landmarks is to encourage the preservation of characteristics that led to their designation as historic landmarks. Review is required for exterior alterations or additions to buildings or structures classified as historic contributing and historic non-contributing within the historic districts, and to landmarks outside the districts.

Exemption from Review (ADC 7.110). Historic review is not required for buildings or structures originally constructed after 1945 or for changes to paint color to any home or structure.

Procedure (ADC 7.120). A request for an exterior alteration is reviewed and processed by either the Community Development Director or the Landmarks Commission. The Landmarks Commission replaces the Hearings Board or Planning Commission as the review body. Any exterior or interior alteration to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

1. The Director will approve residential alteration requests if one of the following criteria is met:
 - a. There is no change in historic character, appearance, or material composition from the existing structure.
 - b. The proposed alteration materially duplicates the affected exterior building features as determined from an early photograph, original building plans, or other evidence of original building features.
 - c. The proposed alteration is not visible from the street.
2. For all other requests, the Landmarks Commission will review and process the alteration proposal. The applicant and adjoining property owners within 100 feet will receive notification of the Landmarks Commission public hearing on the proposal. The Landmarks Commission will accept written and verbal testimony on the proposal. For buildings on the Special Assessment of Historic Property Program, the Landmarks Commission decision will be forwarded to the State Historic Preservation Office.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the

applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

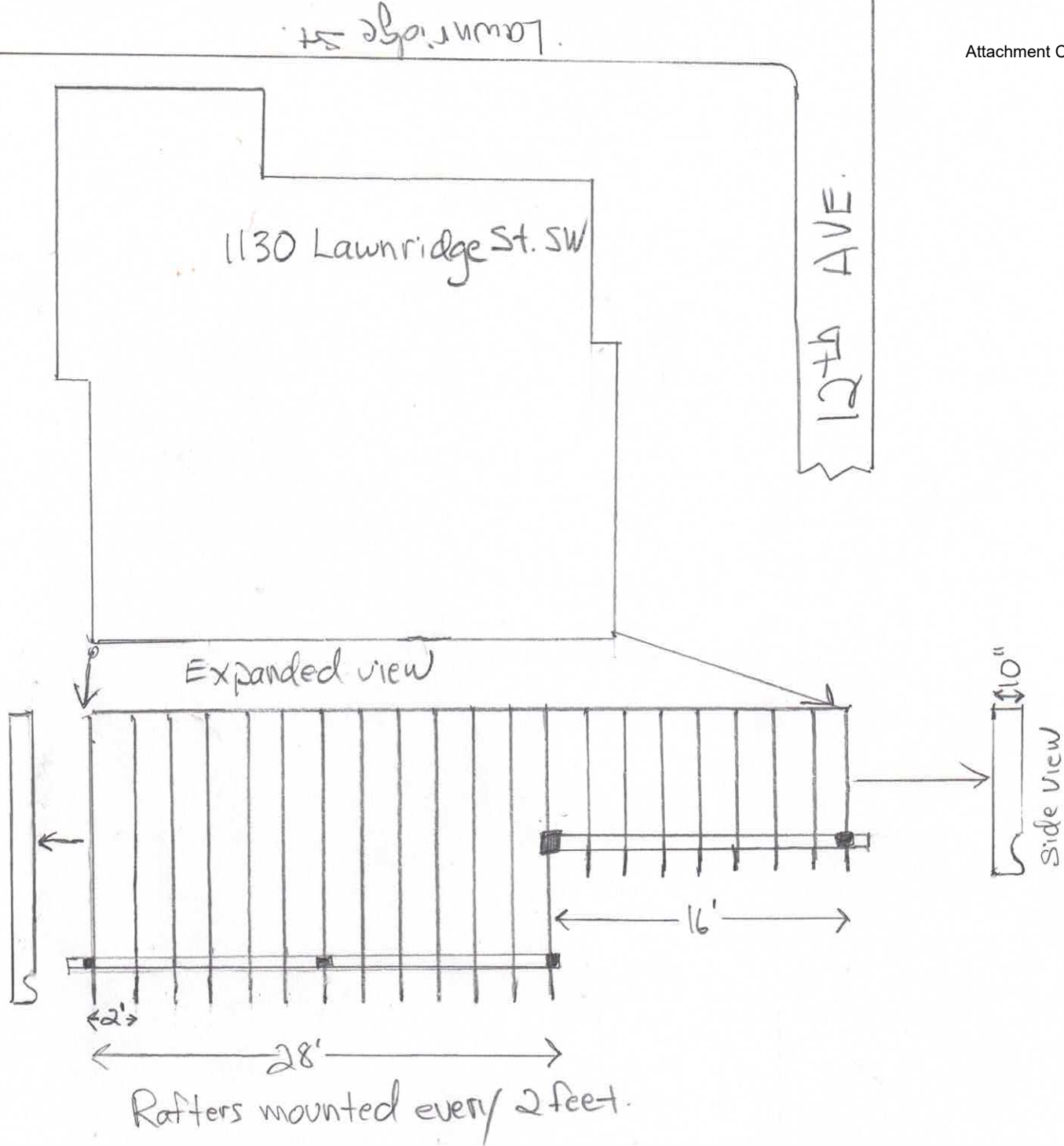
Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.



The same size rafters will be used to replace any potentially damaged lumber. The pergola will be painted the same shade of white as the current color.

5. (from page 1) The existing backyard pergola is being restored due to wood rot of the ledger board attached to house. The existing rafters will be re-attached with a 2" downslope to add clear poly-carbonate roof panels. The pergola is not visible from the street due to mature trees and hedges.