

**AGENDA
PLANNING COMMISSION
MARCH 7, 2013
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call
2. Approve the Minutes of the February 7, 2013 meeting
3. Opening Remarks

SIX MONTH REVIEW

4. **Docket 04-06-11** **13919 Detroit Avenue
Bruce's Auto & Fleet**

Bruce R. Henthorn, Bruce's Auto & Fleet, requested revisions to a Conditional Use Permit granted at the April 7, 2011 meeting for the property located at 13919 Detroit Avenue, pursuant to Code Sections 1161.03(j) – Motor Vehicle Repair/Body Shop, 1173.02 – Conditional Use Permit, and 1173.03 – Determination of Similar Use. The applicant had been permitted the outdoor overnight storage of not more than five (5) vehicles,

At the September 8, 2012 Planning Commission meeting, the applicant requested that outdoor overnight parking be increased from five (5) to ten (10) vehicles. The request was GRANTED with the stipulation that the outdoor overnight parking be reviewed in six months at the March 7, 2013 meeting. This property is located in a C3, Commercial and General Business district. (Page 3)

REQUEST FOR REHEARING

5. **Docket 12-26-12** **13474 Edgewater Drive
Heideloff House
*Request Denied as Designated Historic Property***

Mary Breiner and Jeff Weber submitted an application and recommendation to designate the Heideloff House (aka Sly Mansion and aka Morgan House) (PP# 312-07-001) as an historic property (HP), pursuant to Chapter 1134. The property is located in an R1M, Residential Single Family and Medium Density district.

The request to designate the property as Historic Property (HP) was denied at the at the February 7, 2013 meeting. (Page 5)

REHEARING

6. **Docket 12-26-12** **13474 Edgewater Drive
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*Request Denied as Designated Historic Property***

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The request to designate the property as Historic Property (HP) was denied at the at the February 7, 2013 meeting. (Page 5)

NEW BUSINESS

7. **Docket 03-06-13** **Communication from Planning and Development Director Dru Siley: Pre-2009 Conditional Use Permits for Outdoor Dining**

In 2009 City Council adopted new regulations pertaining to conditional uses for outdoor dining facilities. The new ordinance granted authority to the Planning Director to annually review and renew these conditional uses provided that the facility was in good standing and continued to meet the criteria in the code and conditions stipulated by the Commission. These renewals are annually reported to the Commission.

Pre-2009 conditional uses for outdoor dining facilities expired twelve months from date of issuance and did not provide for an annual administrative review.

In an effort to better manage and track outdoor dining conditional uses staff requests a discussion with the Commission to outline a fair and efficient renewal process for all of these facilities. (Page 70)

OLD BUSINESS

8. **Docket 02-05-13** **Introduction from P&D Director Dru Siley
Draft of 2012 Community Vision**

As requested by City Council in early 2012 the Planning Commission and the Department of Planning and Development began a year-long process to develop an update to the 1993 Vision. From May through December 2012 approximately 20 community workshops were held to develop an updated vision for Lakewood. Staff will present the working draft of the vision update to Commission for review and discussion. Staff requests approval of the draft and a recommendation to City Council for adoption. This item was deferred from the meeting held on February 7, 2013. (Page 71)

9. **ADJOURN.**

Account: 101-0000-321, 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349, 60-00 (Minor Sub, Lot Split/Con, PID)

DOCKET No. 04-06-11
FEE PAID 03/11/11 *et*

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 13919 Detroit Ave Business/Tenant Name BRUCE'S AUTO & FLEET
Property Owner Name George Shaker Owner Phone 440-331-8415
Owner E-mail gshaker@att.net Zoning C3 Parcel Number 315-01-100
Project Summary Complete Auto Repair

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- ☐ Minor Sub-Division -- (Commercial \$200, Residential \$200, Planned Development \$500)
☐ Lot Consolidation/Lot Split -- (Commercial \$200, Residential \$200, Planned Development \$500)
☐ Planned Development -- (\$500)
☐ Similar Use -- (Commercial \$50, Residential \$25)
☒ Conditional Use -- (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
☐ Variance -- (Commercial \$50, Residential \$25)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (1/g. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): BRUCE L HENTHORN Company BRUCE'S AUTO & FLEET
Applicant Address: 4014 W 163rd Cleve 014 44135
Phone: 216-941-6791 Fax: 216-251-1501 E-mail: Bruce's.Auto@yahoo.com
Signature: Bruce L Henthorn Date: 3-10-2011

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 3/11/11
File History: APPROVED AS SIMILAR USE FOR TRUCK REPAIR, 11/19/93
REMARK: 32A DECREE # 08-74-93 ATT 8/17/93.
Bldg. Dept. Remarks: CONVENTIONAL USE PERM. 7 IS
REQUIRED FOR ~~TRUCK~~ USES APPROVED AS
SIMILAR CONVENTIONAL USES.

ORD. 91-95 SECTION 1173.03(j) City of Lakewood - Revised 10-05-10
61-04 1173.02 1 of 2
124-05 1101.03(j)

3

MINUTES
Audio Recording Available
PLANNING COMMISSION MEETING
September 6, 2012
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM

REQUEST FOR REVISION

4. **Docket 04-06-11** **13919 Detroit Avenue**
 Bruce's Auto & Fleet

Bruce R. Henthorn, Bruce's Auto & Fleet, requests revisions to a Conditional Use Permit that was granted at the April 7, 2011 meeting for the property located at 13919 Detroit Avenue, pursuant to Code Sections 1161.03(j) – Motor Vehicle Repair/Body Shop, 1173.02 – Conditional Use Permit, and 1173.03 – Determination of Similar Use. The applicant was granted the requests with the stipulation the outdoor overnight storage of vehicles was not to exceed five (5), and he wants to increase the number of parked vehicles to ten (10). This property is located in a C3, Commercial and General Business district. (Page 3)

Bruce R. Henthorn, applicant, was present to explain the request. Growth of the business and inability to control cars left by owners and tow trucks prompted him to ask for more overnight parking. There was room for 18 vehicles within the building for overnight parking. He was aware there was a problem, and he was seeking a remedy.

Ms. Gillett said she drove past the business on the previous evening and saw about 12 vehicles parked outside. He replied there were two cars left without his knowledge, and it was a continuing problem. He was hoping to rent space from the adjoining Spitzer lot. One instance was the parking of a dump truck that needed repair, and it took two weeks for the part to arrive.

Ms. Karel said perhaps cars could be moved to vacant spots on Bunts Road. He said he would be willing to do whatever it took to not cause a problem.

Ms. Gillett asked if there was key drop-off that would allow customers to leave their vehicles after working hours. Mr. Henthorn said there was, and he was astounded about how successful the business had become in one and a half years.

There were no comments from the public. Mr. Siley said it was good to see the success of the business, and it created challenges. He was concerned that if 10 cars were granted, it could grow to 12 or 15. If granted, he suggested the condition of monitoring the site with a six month review.

A motion was made by Ms. Karel, seconded by Ms. Gillett to **GRANT the request for overnight parking of ten (10) vehicles with the stipulation that the parking be reviewed in six months at the March 7, 2013 Planning Commission meeting.** All of the members voting yea, the motion passed.

February 14, 2013

Mr. Mark Stockman, Chairman
Mr. Dru Siley, Secretary
Lakewood Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

Messrs. Stockman and Siley:

Please use this letter as our formal request to appeal the decision made by the Planning Commission relative to docket item 12-26-12. The appeal is based upon five points summarized as follows and detailed below:

- The applicants were not provided the option to have the vote deferred until which time the new member could "get up to speed"
- The abstention by a new member was a result of an unnecessary delay in the process caused by the City Administration
- Unnecessary confusion caused by Assistant Law Director regarding the designation applying to "Buildings" v. "Site"
- Unnecessary confusion caused by Secretary regarding the matter of "Affirmative Maintenance" as it relates to hardship
- Inconsistent application of the ordinance with regards to "Commercial" property and "Residential" property...a distinction not made in the Ordinance

Following is additional information on each subject:

OPTION TO DEFER

The applicants learned new member of the Planning Commission, William Gaydos, would abstain from participating on this issue during a Pre-planning meeting held in the lower level conference room 30 minutes before the start of the regular meeting. The Chairman of the Planning Commission did not provide this information; it was given by Dru Siley (Lakewood's Director of Planning and Development). This gives the impression that the City Administration requested the abstention. Regardless, the option to defer a decision until the new member could adequately educate himself was not offered. Being given the option to defer is common practice with Planning Commissions of other cities. Notably, the new member continued to vote on all other agenda items that evening.

DELAY IN PROCESS NEEDLESSLY CAUSED BY THE CITY ADMINISTRATION

The application for Historic Designation was submitted on September 4, 2012 and supported by letters from more than a dozen residents. The intent was to have the application on the October agenda of the Planning Commission. *After* the agenda was published the applicants learned the item was not included because the application "hadn't received the approval of the Lakewood Heritage Advisory Board." The application was then endorsed a second time by LHAB at its next meeting clearing the way to have the application on the November agenda of the Planning Commission. Again, the item was kept off. This time, the reason: a question as to whether a person who is not the property owner could nominate a property and if any attempts had been made to inform the property owner that the designation is being submitted. *Both* issues were ultimately over-ruled. The ordinance is very clear on the subject:

(b) Initial Designation Procedure: The Commission may propose designations of any area, place, building, structure, work of art or other object as an HPD or HP on its own initiative or upon the recommendation of the Heritage Advisory Board or upon a request by an owner of a property. Proposals for designation must be accompanied by information with respect to the

(h) Application for Historic Status Determination: The applicant(s) shall attempt to secure the written consent of the property owner(s) for the determination of a property as a HHP. However, written approval is not required for the property to be determined as an HP. In the event that such owner refuses or declines to or otherwise does not give written consent to the proposed determination as a HP, upon the applicant's application the Commission shall schedule a public hearing on the question of the proposed determination. In regards to a HPD, the

This two-month delay meant the Commission membership would change before the application went through its two-meeting hearing process. In other words, the Commission that unanimously voted the property "eligible for designation" would not be the same Commission that ultimately voted on the designation...all due to unnecessary delays caused by the City Administration.

BUILDINGS v. SITE CONFUSION

At a critical juncture just prior to voting on the motion to approve, and after public comment had been closed, the Assistant Law Director created additional confusion when a Commission member asked for clarification on whether the designation was on the house, the property, or both. The Application form, modeled after the National Register form, asks the submitter to select appropriate boxes. Because SITE was not checked the Assistant Law Director assumed the property was not part of the designation and stated so. However, upon 'reading' the application including the Geographical Data section and the three separate narrative paragraphs describing the works of notable landscape architect, Albert D. Taylor, it is clear that the entire property, including both parcels and the buildings, are included in the designation. Furthermore, SITE, refers to places such as, Lakewood Park, Kauffman Park, etc.

AFFIRMATIVE MAINTENANCE/HARDSHIP CONFUSION

The ordinance is silent on the subject of hardship *prior* to receiving a designation. In other words, hardship only becomes an issue *after* the designation is made. Furthermore the question of hardship only relates to the issuance of a Certificate of Appropriateness by the Architectural Board of Review. The question of "hardship" came up during the deliberations and confusion was created when the Secretary related hardship to "Affirmative Maintenance". On the issue of Affirmative Maintenance the requirements of a historic property are not materially different than are required by *all* Lakewood property owners under other Lakewood Ordinances. The following stipulates that the property must be maintained per the Building Code; it does not require submission of a written plan, which was stated by the Semaan's attorney, and affirmed by the Secretary when he simply read first paragraph of Section 1134.12 rather than clarifying the misstatement.

1134.12 AFFIRMATIVE MAINTENANCE.

Every owner, operator, or agent of any property which has been determined HPD or IIP shall keep in good repair all of the exterior portions and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portion of such area, place, building, or structure, work of art or other object to deteriorate, decay or become damaged or otherwise fall into a state of disrepair. Every owner, operator or agent of any property which has been determined HPD or HP shall further keep in good repair all portions of any area, place, building, or structure, work of art or other object which, if not so maintained, may cause or tend to cause such portions to deteriorate, decay, or become damaged or otherwise fall into a state of disrepair.

- (a) The repair and maintenance required by this section includes, without limitation:
 - (1) Developing and implementing a maintenance and monitoring plan for protecting each portion of any area, place, building, or structure, work of art or other object.
 - (2) Structurally stabilizing each Improvement and Improvement parcel by taking all steps necessary to ensure:
 - A. The roof is watertight;
 - B. Gutters are properly pitched and cleared of debris;
 - C. Downspout joints are intact;
 - D. Drains are unobstructed;
 - E. Windows and door frames and wood siding are in good condition;
 - F. Masonry walls are properly tuck pointed to keep out moisture;
 - G. The Improvement parcel is graded for proper water run-off;
 - H. Vegetation is cleared from around each Improvement; and
 - I. Trash, debris and hazardous materials such as inflammable liquids, poisons and paints are removed from the interior of each one (1) of any area, place, building, or structure, work of art or other object on a continuous basis.

Furthermore, this clause does not prevent the property owner from pursuing a demolition permit. It merely prevents the property owner from creating 'demolition by neglect', something Mr. Semaan stated publicly at the meeting he will do. This clause does not require a property owner to change electrical wiring, heating systems or internal conditions. It only requires the property to be watertight, so as not to cause significant damage to the property.

INCONSISTENT APPLICATION OF THE ORDINANCE

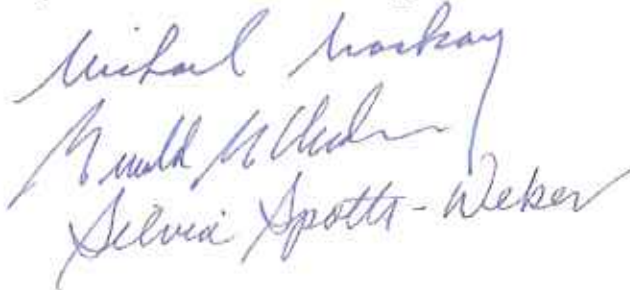
Prior to receiving the Application for Historic Designation for the Sly Mansion the Planning Commission voted to designate the Christian Science Church at 15422 Detroit Avenue. This designation was made despite the objections of the absentee property owner, California Phone, Inc. This company was incorporated on November 19, 2008 and has only one principal officer, Mr. Eric Choi. For all intents and purposes one individual owns this corporation, much as a husband and wife own the Sly Mansion. Notably, both owners have been absentee property owners of vacant buildings for more than a year. The decision to designate the Christian Science Church was later upheld in the Cuyahoga County Common Pleas Court of Judge Shirley Strickland Saffold. This inconsistency is a concern because some members of the Planning Commission publicly stated their intent to treat 'a residential property application different than a commercial property application.' The ordinance does not allow for such a distinction. Creating this unequal treatment subjects the process of both aforementioned properties to possible legal action.

Given the volume of public comment provided by several long-standing neighbors and *residents* of Lakewood it would seem a vote by all seven members is appropriate. The undersigned respectfully request that the Planning Commission reconsider the Historic Designation of the Sly Mansion.

Respectfully Submitted,



Mary Breiner and the undersigned:



February 20, 2013

Mr. Mark Stockman, Chairman
Mr. Dru Siley, Secretary
Lakewood Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

Dear Messrs. Stockman and Siley,

This letter supplements the "grounds for appeal" letter submitted on February 14, 2013 and presents new material in support of the Historic Designation for the Sly Mansion. The new material is being submitted to overcome specific objections raised during the public comment portion of the February 7, 2013 meeting; and attempts to answer potential concerns of the three commission members who voted to deny the designation.

Following is information to be entered into the official docket:

- Documentation from a dozen different cities or states relative to their nomination process to designate historic properties. In each instance "property owner" approval is not needed for the designation. These exhibits clearly show Lakewood's Preservation Ordinance is not unusual, but rather the norm.
- Documentation that a Historic Designation does not deprive the property owners of *any* rights. It simply puts a process in place that must be followed. Furthermore, these processes are similar to ones already in place in other building and zoning ordinances of Lakewood. As an example: the ABR regularly tells property owners they cannot enclose porches. The reviews of exterior changes on a historic property are similar. In addition, historic designation does not prevent a property owner from demolishing the building, if that is their intent.
- City ordinances allow neighbors to levy complaints at City Hall against other neighbors allowing the City to take corrective action under various City of Lakewood ordinances. Some examples include: grass height, garbage setouts, snow removal, property condition, etc. Yet some public testimony suggested it was wrong for a group of neighbors to impose their wishes on another property owner. Furthermore, this particular property has been unoccupied and allowed to fall into disrepair for almost two years since the Semaans have owned it.

- Documentation of properties deemed historic by other communities. Despite the unanimous vote by Commission members that the property "is eligible" for historic designation, public testimony suggested "there is nothing grand about this home. It is tired and its time has come." Other cities find historic value and character to properties far less grand than this home.
- An email from Mary Holland regarding her home and its condition at the time she purchased it and its condition today.

With this new information added to the appeal letter delivered last week, we respectfully request the Planning Commission grant a rehearing on the historic designation of the Sly Mansion.

Respectfully,

Michael Mackay
 Arnold M. Mader
 Silvia Spotts-Weker

Shirley Riley
 [Signature]
 Jeffrey [Signature]
 George Mackay
 Karen Kabin

Mary Brune

From: "Mary Holland" <maryholland@cox.net>
Subject: Re: Semaun Property
Date: January 2, 2013 9:45:29 PM EST
To: "Jeff Weber" <jkw@cox.net>

Jeff,

I will not be able to attend the meeting tomorrow evening, but I wanted to share some of my thoughts as the owner of one of the other two 2+ acres of property on Edgewater Dr. As you may know, when we purchased our home now almost 10 years ago (May 1994), it had been vacant for over two years and had been for sale for over 3. The house was scheduled to go to sheriff's sale, and we were able to retain an attorney and negotiate to purchase the house out from under the sheriff's sale. We had 30 days to close, no home inspection, and waived all rights to any recourse, definitely buyer beware. To say that the property needed work is an understatement, but we could see that the house had "good bones", and a quality of workmanship and materials that one can't duplicate today, without incurring an extraordinary expense. It has taken time, and money and finding the right craftsman, and a vision or maybe just a love of the potential that we saw in this property and our home built in 1908.

I would like the Semaun's to come see our house. It is hardly "old". We have gleaming hardwood floors, plaster walls, not drywall, but plaster walls without a crack, marble fireplaces that glow without the help of gas, 10 foot ceilings and wonderful crown molding. Solid brass hinges, all of which we removed and sent off to be restored. Original bathroom sinks, and an original marble shower that rivals the ones at the Union Club. We weren't up to code when we purchased the house. All the wiring had to be done; as did the plumbing--when we turned the water on to the house, we had water pouring out of ceilings and floors because pipes had burst when the heat was turned off without draining the pipes. Fuses blew if one used the toaster when the kitchen light was on. We lived here for over 5 years before we renovated the kitchen. The pillars in the front of the house were held together with straps. I could go on.

I can't believe the challenges that the Semaun's might face could be worse than what we encountered, but perhaps I am wrong. I also cannot believe that the cost of any renovation could possibly exceed the cost of the construction of a new home, especially when possibly coupled with the demolition of the existing one.

I have to question why the Semaun's purchased this property if they had no wish to bring that gracious old home back to life. Needless to say, I am very much in support of the City granting the property an historic designation. I hope that designation will be an impetus for the Semaun's to reconsider their plans to build a new home on the property, and to consider again the potential of what they already own.

Sincerely,

Mary and Tom Holland
13920 Edgewater Dr.
Lakewood, Oh 44107



KIDS FLORIDA FACTS ARCHAEOLOGY PRESERVATION GRANTS NEWS & MEETINGS MISSION SAN LUIS THE GROVE MIAMI CIRCLE
 Compliance & Review Folklife Heritage Trails Historical Markers Main Street Program Master Site File National Register Publications

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National Register

Nomination Procedures

The nomination of historic resources in Florida for listing in the National Register is a function of the State Historic Preservation Officer, Florida Division of Historical Resources. **Anyone interested in having a particular property listed may submit a nomination proposal to the State Historic Preservation Office.** The nomination proposal must meet National Register standards. It is the responsibility of the person submitting the proposal to provide the necessary information and materials. The staff of the Division is available for consultation on preparation of proposals.

1. Complete a [Preliminary Site Information Questionnaire \(PDF, 14kb\)](#).
2. If the property appears to be eligible (please review Criteria for Evaluation) and is not already listed in the National Register of Historic Places, staff will send you a Florida Nomination Proposal form (FNP) with instructions on how to complete the form. Please use this form (NOT the form found on the National Park Service's National Register website). Our office will complete the final form and submit it to the Keeper of the National Register.

Upon receipt of a nomination proposal, the following procedures will be carried out:

- a. The nomination proposal and all accompanying documentation will be evaluated by the professional staff of the Historic Preservation. If possible, a staff member will visit the site as a part of the evaluation process.
- b. The owner(s) of the property and the chief local elected officials will be notified in writing that the property is being proposed for nomination and given the opportunity to comment on the property.
- c. The proposal will be submitted for consideration and recommendation by the Florida National Register Review Board which is charged with reviewing all nomination proposals to the National Register of Historic Places from the State of Florida.
- d. Upon the favorable recommendation of the Review Board, a formal nomination will be prepared for the submission by the State Historic Preservation Officer to the Keeper of the National Register in Washington, D.C. Special procedures also exist for processing proposals when the Board and the State Historic Preservation Officer do not agree on the eligibility of the property for listing.
- e. The Keeper of the National Register and his staff undertake the final review and make the final decision whether or not to list the property. If the owner of a private property objects to the nomination, the property will not be listed, but the site may be submitted to the Keeper of the National Register for a formal determination of eligibility for listing.
- f. The owner is then notified in writing as to the final decision.

R.A. Gray Building
 500 South Bronough Street
 Tallahassee, FL 32399

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Nomination of Property for Local Historic Designation

Property Address: _____

Your Name: _____

Are you the property owner? Yes _____ No _____

If you are not the owner, please list the name and mailing address of the owner(s):

If you are not the owner, please explain your relationship to the property: _____

Your mailing address if different from above:

Daytime telephone number: _____ Home telephone: _____

Property Type: Single-family residence _____ Commercial Building _____
Other _____

Year Built (if known): _____

Architect/Builder (if known): _____

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes _____ No _____

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes _____ No _____

I hereby nominate the property at _____ to be evaluated for local historic designation based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance. I have been provided with information on the responsibilities and benefits of owning historically designated property.

Signature _____ Date _____

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received _____ Assigned to _____

Historic Tacoma

Nominating a property to the Tacoma Register of Historic Places

Have you ever wondered:

How do I list a property on the Tacoma Register of Historic Places?

What regulations must property owners follow once their property is listed?

Are there any financial incentives?

Historic Tacoma has some ready answers below!

How do I list a property on the Tacoma Register of Historic Places?

CRITERIA: Historic sites and structures must be at least 50 years old; retain integrity of location, design and materials; and meet at least one of the following criteria:

- A. associated with a significant event
- B. associated with a significant person
- C. embodies distinctive architectural characteristics
- D. Important in the city's history or pre-history
- E. part of or adjacent to existing or proposed historic district
- F. owing to unique location or physical characteristics, represents an established, familiar feature in city's landscape

THE PROCESS:

1. Contact the city's Historic Preservation Officer at 253.591.5365, or reuben.mcknight@cityoftacoma.org
2. Do the research: Tacoma Public Library's Northwest Room and their online Building Index are great resources
3. Complete the nomination form, available for residential, commercial and multi-family structures. Forms are available on the right hand side of this [page](#)
4. Landmarks Commission review
5. City Council resolution

The process typically takes 4-6 months; click [here](#) for full details.

WHO CAN NOMINATE:

In Tacoma, a property may be nominated by a non-owner. For example, local citizens nominated Washington Elementary and Lincoln High School to the Register in 2006. The property owner, Tacoma School District, supported both nominations, but that support is not mandatory for listing.

What regulations must property owners follow once their property is listed?

Exterior and site alterations are submitted for design review before the Tacoma Landmarks Preservation Commission, a volunteer body of professional experts and citizens.

Tacoma uses the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. In essence, repair, alterations and additions can be made to meet modern uses "while preserving those portions or features which convey its historical, cultural, or architectural values." For example, deteriorated historic features, such as wood window frames, are repaired rather than replaced. If deterioration is so significant that repair cannot be conducted, new features are to match the old in design, color, texture, and, where possible, materials.

Click [here](#) for full details.

Are there any financial incentives to listing my property on the Tacoma Register of Historic Places?

Yes! Both residential and commercial property owners can take advantage of the state's Special Valuation Tax Assessment Program, which offers tax relief for historic property owners in the form of reduced property taxes. Property owners who complete a substantial rehabilitation within a period of two years may benefit from reduced property taxes for a period of ten years. Your property must be on the Register to qualify; applications are typically reviewed by the Landmarks Commission each October.

For more details click [here](#) - this page also includes information on the Federal Historic Rehabilitation Tax Credit Program.

More questions?

Contact the City's Historic Preservation Officer, Reuben McKnight at 253.591.5365 or reuben.mcknight@cityoftacoma.org

There is a wealth of information about the City's Historic Preservation Program at <http://www.tacomaculture.org/historic/home.asp>

North Dakota

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North Dakota State Government

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SHSND Home > Historic Preservation > National Register of Historic Places > How do I list a property?

How do I list a property? How do I know if my property is eligible?

Anyone can nominate a historic property to the National Register of Historic Places. A successful nomination process can take, on average, over a year to complete. The North Dakota State Historic Preservation Office (NDSHPO) also maintains a list of professional consultants who prepare nominations for a fee.

Five Step National Register Process

1. Contact us

If you are considering nominating a property for listing, please first fill out the [property data sheet](#). This form allows SHPO staff to give you a quick assessment of your property's potential for listing. If the property appears to be eligible, you will also receive advice on how to proceed with the nomination process. Click here for [general information on eligibility](#).

2. Conduct research and fill out the form

A National Register nomination essentially consists of a four-page form, two essays, photographs, drawings, and maps.

The official [nomination forms and instructions/bulletins](#) can be downloaded here. You will be sent a copy with the evaluation of your property's eligibility, but you may fill these forms out on your computer. If possible, NDSHPO will also provide you with a completed nomination for a similar property type that can serve as a model for your nomination.

The bulletin [How to Complete the National Register Registration Form](#) is your guide to completing the form.

There are many sources for historical information about your property, as well as the information needed to establish a context for its history. The bulletin [Researching an Historic Property](#) may offer some assistance. Please keep track of your sources, as a bibliography is a required part of the nomination; it provides a valuable resource to future researchers interested in your property.

3. Prepare photographs

Traditionally, black and white photographs have been required for all National Register nominations. Specific requirements are spelled out in the "How to Complete the National Register Registration Form" bulletin. Recently, the National Park Service has expanded its photo policy to include digitally-produced photographs if they meet specific standards. The [expanded photo policy](#) can be found here. ND SHPO highly recommends the use of traditional photographs, but will accept digital images that meet the National Register

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[CERTIFIED LOCAL](#)
[DOWNLOADABLE I](#)
[EXHIBITS ONLINE](#)
[PRESERVATION L](#)
[TAX INCENTIVES](#)
[ARCHAEOLOGY C](#)



NOMINATION QUESTIONNAIRE

Date: _____

Please provide as much complete information as you can to enable our staff to better evaluate the property.

What is the historic name of this property? _____

What is the current name of this property? _____

I wish to nominate this property because (check one or more boxes):

- ☐ National Register and State Register listing is an honor
- ☐ I seek financial assistance (see page 2) in maintaining or rehabilitating the property
 - ☐ This building is my primary residence
 - ☐ This is an income producing property (commercial or residential rental)
- ☐ I wish to protect this property
- ☐ This property is threatened with demolition or destruction

Where is the property located?

If a city or village please provide:

Address (street and number) _____

City (or village) _____

County _____

OR

If an unincorporated or rural area please provide:

Address (with road or nearest road) _____

Civil Town/Township _____

City (nearest city or village) _____

County _____

Section _____, Town _____ North, Range _____

Do you know any of the following information?

The architect's name was _____

The builder's name was _____

The date of construction was _____

6. NOMINATED BY:

- a. Name: _____
- b. Street: _____
- c. City, State, Zip: _____
- d. Phone: () - Email: _____

7. DESCRIPTION

Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed)

If Known:

- a. Year Built: _____
- b. Architectural Style: _____
- c. Architect/Builder: _____

Narrative: _____

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: _____

9. SIGNIFICANCE

The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

1. ☐ Its location as a site of a significant historic or prehistoric event or activity;
2. ☐ Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. ☐ Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. ☐ Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;



FAIRFAX COUNTY INVENTORY OF HISTORIC SITES

INDIVIDUAL PROPERTY NOMINATION FORM

PART 1

To be considered for listing in the Fairfax County Inventory of Historic Sites by the Fairfax County History Commission, a property must *meet one or more* of the following criteria (check all that apply):

- ☐ Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation;
- ☐ Be the site of a significant historical event;
- ☐ Be identified with a person or group of persons who influenced society;
- ☐ Exemplify the cultural, economic, social, political, or historic heritage of the County or its communities;
- ☐ Embody the distinctive characteristics of a type, period, or method of design or construction;
- ☐ Represent the work of a master craftsman, architect, designer, or builder;
- ☐ Possess high artistic value;
- ☐ Represent a significant and distinguishable entity whose components may lack individual distinction;
- ☐ Represent an established and familiar visual feature of the neighborhood, community or County due to its singular man-made or natural characteristics or features; or
- ☐ Have yielded, or may be likely to yield, archaeological information important in history or prehistory.

PART 2

1. NAME OF PROPERTY:

A. Historic name (if not known, use current name or address):

B. Other name(s)/site number (if applicable):

2. STREET ADDRESS:

3. FAIRFAX COUNTY TAX MAP REFERENCE NUMBER(S):

4. FAIRFAX COUNTY SUPERVISOR DISTRICT:

5. LEGAL OWNER(S) OF PROPERTY:

Name:

Address:

City / State/ Zip Code:

Daytime Telephone and E-Mail:

6. ACKNOWLEDGEMENT OF PROPERTY OWNER(S):

Has the property owner(s) been informed that this application has been prepared and submitted for consideration?

☐ YES

☐ NO

Person(s) contacted and date of contact:

7. GENERAL DATA:

A. Type of property:

B. Date(s) of resource(s) and source:

C. Number of accessory buildings, structures, or objects and brief description:

D. Approximate area or acreage:

E. Architect or builder (if known):

F. Original or historical use:

G. Present use:

H. Date(s) of significance:

8. GENERAL DESCRIPTION:

Describe the present and historical physical appearance of the building or site, including architectural features, additions, and any alterations to the property over time. Description should also address building or site condition, setting, and any significant landscape features. Information should be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

9. SIGNIFICANCE AND HISTORY:

Choose the criterion of significance from the list in Part 1 and explain why the property meets the chosen criterion. More than one may be chosen, however each must then be explained. Describe the history of the site and why the site is important in the history of Fairfax County, the State, and/or the Nation. Note any significant features, events, personages and/or families associated with the property. Include the time periods or dates associated with the significance of the site. Please cite all sources of information. Information should be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

10. MAPS:

A County Parcel Identification Map section map showing the precise location of the property must be provided. A sketch showing the location of the primary building, structure, or object and any accessory buildings on the site should also be provided. Please include the overall dimensions of the major building(s) and/or an approximate scale.

11. PHOTOGRAPHS:

Black and white or color *exterior* photographs that show all elevations should be provided. Photographs of *other buildings on the property* and views of the *general setting* are also required. If available, black and white or color *interior* photographs may be provided. 35mm photographs should be identified on the reverse in pencil and should *not be mounted or affixed* in any way. Digital photos should be printed and identified and a CD submitted with the photo files in TIFF or JPEG format. Identification should describe the property view in the photograph and the date of the image. A numbered photo log (list) may be submitted with photos in place of individual identification; however each photo should then be numbered.

12. SOURCES:

Provide a list of all sources consulted to gather information on the property (a bibliography). Information should be submitted on typed, consecutively numbered 8 1/2" x 11" sheets, as necessary.

13. APPLICANT (the person who prepared this form):

By submitting this nomination, I hereby state that all original information and images produced for this nomination and submitted herewith may be used and/or republished by Fairfax County and its agencies for informational, educational or any other County-related purposes.

Name:

Address:

City / State/ Zip Code:

Daytime Telephone and E-Mail:

APPLICANT'S SIGNATURE: _____ DATE: _____

Please submit this application with accompanying materials and documentation to:

Historian, Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

The Historian will review the application for completeness. Adequate nominations will be submitted to the History Commission for consideration to add the property to the Inventory of Historic Sites.



To request reasonable ADA accommodations, call the Fairfax County Department of Planning and Zoning, 703-324-1380, TTY 711 (Virginia Relay).



HISTORIC REVIEW COMMISSION
Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

INDIVIDUAL PROPERTY HISTORIC NOMINATION FORM

HRC Staff Use Only

Date Received:
Parcel No.:
Ward:
Zoning Classification:
Bldg. Inspector:
Council District:

Fee Schedule

Please make check payable to *Treasurer, City of Pittsburgh*

Individual Landmark Nomination: \$100.00

District Nomination: \$250.00

1. HISTORIC NAME OF PROPERTY:

2. CURRENT NAME OF PROPERTY:

3. LOCATION

a. Street:
b. City, State, Zip Code:
c. Neighborhood:

4. OWNERSHIP

d. Owner(s):
e. Street:
f. City, State, Zip Code: Phone: () -

5. CLASSIFICATION AND USE - Check all that apply

Type	Ownership	Current Use:
☐ Structure	☐ Private - home	_____
☐ District	☐ Private - other	_____
☐ Site	☐ Public - government	_____
☐ Object	☐ Public - other	_____
	☐ Place of religious worship	_____

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6. NOMINATED BY:

- a. Name: _____
- b. Street: _____
- c. City, State, Zip: _____
- d. Phone: () - Email: _____

7. DESCRIPTION

Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed)

If Known:

- a. Year Built: _____
- b. Architectural Style: _____
- c. Architect/Builder: _____

Narrative: _____

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: _____

9. SIGNIFICANCE

The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

1. ☐ Its location as a site of a significant historic or prehistoric event or activity;
2. ☐ Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. ☐ Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. ☐ Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

-
5. ☐ Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
 6. ☐ Its location as a site of an important archaeological resource;
 7. ☐ Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
 8. ☐ Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
 9. ☐ Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
 10. ☐ Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: _____

10. INTEGRITY

In addition, the ordinance specifies that "Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration". (Attach additional pages as needed)

Narrative: _____

11. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

1.3(a)(2) Community information process.

Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, which shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.

1.3(a)(1)(a) Subsection F.

In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.

- Please attach documentation of your efforts to gain property owner's consent.-

** The nomination of any religious property shall be accompanied by a signed letter of consent from the property's owner.



Seattle Department of Neighborhoods

Strengthening Seattle by actively engaging all communities

Bernie Agor Matsuno, Director

[Events](#)[Get Involved](#)[News](#)[Resources](#)[Customer Service Bureau](#)

Historic Preservation

- Landmarks and Designation
- Historic Districts
- Historic Resources Survey
- Meeting Schedules, Agenda/Minutes
- Preservation Incentives
- Application Forms
- FAQs
- Southeast Seattle History Project
- Related Links
- Contact Us

Neighborhood Matching Fund

Neighborhood Districts and Coordinators

Office for Education

Public Outreach and Engagement

P-Patch Community Gardening Program

Major Institutions and Schools

Frequently Asked Questions

1. [What is a historic landmark?](#)
2. [What is a preservation district?](#)
3. [What is the value of preservation?](#)
4. [What kinds of changes can be made to property located in a preservation district or listed as a landmark?](#)
5. [How do I get approval to make a change?](#)
6. [How do I know which Seattle landmarks and districts are officially listed as historic?](#)
7. [How can I nominate a building for Seattle landmark status?](#)
8. [How is the City's historic preservation program administered?](#)
9. [Where can I learn the history of an old building?](#)
10. [What is the National Register of Historic Places?](#)
11. [What is Section 106 Review?](#)

1. What is a historic landmark?

In Seattle, a building, object, or structure may be eligible to be listed as a historic landmark if it is more than 25 years old and the Seattle Landmarks Preservation Board determines it fits one or more of these categories:

It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation

It is associated in a significant way with the life of a person important in the history of the city, state, or nation

It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation

It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction

It is an outstanding work of a designer or builder

Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

Owners who think their property might meet these criteria can nominate the property as a landmark by contacting the Historic Preservation Program at (206) 684-0228. See the Official City of Seattle Landmarks for examples of the nearly 200 properties that have been nominated and designated as landmarks. Properties may also be eligible for listing by the State of Washington on the National Register of Historic Places. (See What is the National

25

State of Washington or in the National Register of Historic Places. (See What is the National Register of Historic Places?)

2. What is a preservation district?

The Seattle City Council designates a historic neighborhood as a preservation district at the request of the people who live and own businesses there or, in the case of the Pike Place Market, voters across the city. Working with the local community, the Council establishes guidelines and a special preservation review board of neighborhood representatives to protect significant architectural features and sometimes the use of buildings and structures in the district. Seattle has seven preservation districts, each with a special flavor and each with neighbors working together to protect the characteristics that make their community a unique place. These districts include the Ballard Avenue Landmark District, Columbia City Landmark District, Fort Lawton Landmark District, Harvard-Belmont Landmark District, International Special Review District, Pike Place Market Historical District, and Pioneer Square Preservation District. The seven districts are also listed in the National Register of Historic Places with slightly different boundaries. (See What is the National Register of Historic Places?)

3. What is the value of historic preservation?

One writer, Steven Tiesdell in *Revitalizing Historic Urban Quarters*, answers this question by describing seven key benefits that historic preservation offers.

Aesthetic value - "Old buildings and towns are valued because they are intrinsically beautiful or because they have a scarcity value. In a world of rapid change, visible and tangible evidence of the past may also be valued for the sense of place and continuity it conveys."

Architectural diversity - "The aesthetic appeal of an historic place may result from the combination or juxtaposition of many buildings rather than the individual merits of any particular building."

Environmental diversity - "there is often a stimulating contrast between the human scale environment of a historic quarter [district] and the monumental scale of the more modern central business district."

Functional diversity - "a diverse range of different types of space in buildings of varying ages, enables a mix of uses...Historic areas may offer lower rents that allow economically marginal but socially important activities to have a place in the city."

Resource value - "Whether beautiful, historic or just plain practical, buildings may be better used than replaced the reuse of buildings constitutes the conservation of scarce resources, a reduction in the consumption of energy and materials in construction, and good resource management."

Continuity of cultural memory / heritage value - "Visible evidence of the past can contribute educationally to the cultural identity and memory of a particular people or place, giving meaning to the present by interpreting the past."

Economic and commercial value - "Historic buildings usually possess scarcity, [which] can present opportunities for tourism." Coupled with tax and other incentives the cost of utilizing them is often lower than for other alternatives.

4. What kinds of changes can be made to property located in a preservation district or listed as a landmark?

There are fewer restrictions than you might think since the goal is to manage change, not to eliminate it. Protection is provided by review and approval of modifications to the exteriors and, in some cases, the interiors of buildings. In other cases, building use is monitored. Review guidelines and the process of applying for a Certificate of Approval to make a change vary depending on the district or landmark. Consult the Historic Preservation Program at (206) 684-0228 or the Internet homepage for the preservation district where your property is located.

5. How do I get approval to make a change?

If you plan to make any change to the exterior of a structure in a preservation district or to a landmark, contact the Historic Preservation Program as early as possible so we can recommend next steps. In some cases, as in the Pike Place Market, changes to the interior also require approval. You may visit our offices or call (206) 684-0228 for additional questions. See [Getting Approval to Alter a Historic Property](#) for a description of the approval process.

6. How do I know which Seattle landmarks and districts are officially listed as historic?

See [Official City of Seattle Landmarks](#) and the map on the Historic Preservation homepage that shows where the districts are located.

7. How can I nominate a building for Seattle landmark status?

Anyone can nominate a building, structure, or object by submitting a completed nomination format to the Historic Preservation Program. The landmark designation process consists of nomination, designation, negotiation of a Controls and Incentives Agreement between the owner and the city, and adoption of an ordinance by the Seattle City Council. See [What is the process for nominating a landmark?](#) for details.

8. How is the City's historic preservation program administered?

The Historic Preservation Program, part of the Department of Neighborhoods, oversees historic preservation. Its primary objectives are to encourage the rehabilitation and reuse of historic properties for public and private use; to promote the recognition, protection and enhancement of landmark buildings, objects and sites of historic, architectural and cultural significance in Seattle; and to identify, protect, preserve and perpetuate the cultural, economic, historical and architectural qualities of historic landmarks and districts throughout the City.

Division staff support the Landmarks Preservation Board and the boards and commissions tied to the seven preservation districts. They also assist in developing and implementing the City's historic preservation policies and programs. Karen Gordon, (206) 684-0381, is the Historic Preservation Officer and Director of the Historic Preservation Program.

9. Where can I learn the history of an old building?

A good place to start is the Puget Sound Regional Repository of the Washington State Archives, (206) 439-3785. The archives contains King County Property Tax Records ("PR"s) from the late 1930s to early 1940s, most with photographs the archivists will send to you for a small fee.

The King County Cultural Resources Division has a useful guide to "Researching Historic Houses" which also applies to commercial buildings. Call (206) 296-7580 and ask for Technical Paper No. 5.

The Historic Seattle Preservation and Development Authority offers a lecture series, "Preserving Your Old House," that includes tips on researching a house's history. The office will also mail printed information on the topic. Call (206) 622-6952 for details.

If the property is listed as a Seattle landmark or is within a Seattle preservation district, contact the Historic Preservation Program at (206) 684-0228 for a copy of the landmark nomination form which includes much historical information.

If the property is listed on the State or National Register of Historic Places, contact the State of Washington's Office of Archeology and Historic Preservation at (360) 586-3065 to order a copy of the nomination form.

10. What is the National Register of Historic Places?

The National Register of Historic Places is the authoritative guide used by federal, state, and local governments, private groups, and citizens to identify the nation's significant historic



HISTORIC NOMINATION



All designations shall follow the regulations of Chapter 25, Historic Preservation Commission of the Burlington Municipal Code. To be considered for designation, districts or properties must meet the requirements of Chapter 25.06, Criteria for Consideration. The City Code can be found on the website: www.burlingtoniowa.org/development/committees

Please check which designation you are applying for:

- ☐ Historic Landmark Nomination (individual properties)
- ☐ Historic District Nomination (collection of properties)

PETITIONER INFORMATION:

Name: _____ Phone: _____

Address: _____

PROPERTY INFORMATION:

Name of Proposed Historic District: _____

Is all or part of the proposed historic district/landmark contained within an existing National Register of Historic Places historic district or listed as a landmark? Yes _____ No _____

If Yes, which one? _____

Please provide the following information:

Any person or organization may propose the designation of a Historic District. Such proposal shall be filed with the Development Department upon the prescribed form and shall include the following information:

1. A map showing Assessor's plat of the area, boundary and boundary description, legal description, and size of area in acres;
2. Photographs and descriptive material of each building within proposed district.
3. List of all property owners and their addresses;
4. A petition with the signatures of owners of real property within the proposed Historic District.
In order for the nomination to be placed before the Historic Preservation Commission for consideration, a majority of the property owners must sign the petition. City staff will assist the applicant with determining the number of signatures necessary.
5. Documentation (photographs or written statements) that indicates the structures in the proposed district are a minimum of 50 years old.

HISTORIC PROPERTY INFORMATION FORM (HPIF)

Revised June 2011

INSTRUCTIONS: Use this form for a National Register nomination for an individual building, structure, or a small complex of buildings or structures around a major building or structure. If you are nominating a district such as a residential neighborhood, downtown commercial area, or an entire city, use the Historic District Information Form (HDIF). The information called for by this form is required for a National Register nomination and is based on the National Park Service's *National Register Bulletin: How to Complete the National Register Registration Form*. Therefore, the information must be provided to support a request for a National Register nomination.

You may use this form on your computer and insert information at the appropriate places, or you can provide the information in a new document keyed to this outline and headings and subheadings in bold. Word-processed forms are encouraged (although not required) and will expedite the preparation of your final National Register nomination. This form is available online at www.georgiashpo.org, or by e-mail from the Historic Preservation Division (HPD). If you use word-processing, submit the HPIF on CD or DVD, indicate what program and version was used, and send a hard copy.

Make sure you include all requested information. This will greatly expedite the processing of your nomination and avoid HPD from having to ask for it. Information requested in this HPIF is necessary to document the property to National Register standards and will be incorporated into the final National Register form prepared by HPD's staff.

If you wish to use the official National Register nomination form instead of this form, please contact the National Register Program Manager at the Historic Preservation Division for direction. Be advised that if you use the official National Register form, you must include all the information and support documentation called for on this HPIF and Section 1 of the HPIF.

The HPIF consists of six sections of information required for a National Register nomination:

SECTION 1. GENERAL INFORMATION

SECTION 2. DESCRIPTION

SECTION 3. HISTORY

SECTION 4. SIGNIFICANCE

SECTION 5. SUPPORTING DOCUMENTATION AND CHECKLIST

SECTION 6. ADDITIONAL GUIDELINES

BE SURE TO RETURN ALL PAGES OF THE HPIF AND KEEP COPIES FOR YOURSELF (BOTH A HARD COPY AND AN ELECTRONIC VERSION).

Before submitting your application, review the checklist on page 22 to make sure you have included all the required information.

To expedite processing of the nomination, keep the formatting of your HPIF simple and submit your request on standard 8 1/2 x 11-inch paper. Fold or roll oversize maps.

DO NOT send nomination materials in binders, plastic page covers, or spiral bound.

DO NOT mount photographs. Use an envelope or rubber band to keep photographs together.

If you have any questions about this form or the information required for a National Register nomination, please contact HPD's National Register Program Manager at 404-651-6782 or National Register Specialist at 404-651-5911.

RETURN HPIF AND SUPPORTING DOCUMENTS TO:

National Register Program Manager
Historic Preservation Division
254 Washington Street
Ground Level
Atlanta, GA 30334

Please Note: By submitting materials with respect to state or federal historic preservation programs administered by the Historic Preservation Division (HPD), you grant to HPD the rights to:

- * use the materials for education and promotional purposes;
- * publish the materials on HPD's website (interior photographs of private property will not be made available online); and
- * make the materials available to researchers and scholars.

SECTION 1

GENERAL INFORMATION

1. **Historic Name of Property (see Section 3.B.1.):**
2. **Location of Property:** Street name and number, or highway name and number (indicate whether highway is a federal, state, or county route):

City or vicinity of: _____ County: _____

Zip Code of the Property: _____ Approximate distance and direction from county seat: _____
3. **Acreage of property to be nominated (approximate):**
4. **Number of Historic Buildings or Structures (see Section 2.A):**
5. **Has the building(s) been moved, reconstructed, or is it less than 50 years old?** Yes or No.
If yes, see instructions on pages 28-29 and explain on page 13.
6. **Property Owner** (NOTE: If owned by a company, organization, or agency, include the name and identify the contact person and their title)

Name(s) of property owner(s): _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone—Monday-Friday daytime and/or work: _____

Alternate phone number: _____

E-mail: _____

Do you want to be added to our mailing list to receive our e-newsletters? Yes or No.

Note: We do not provide email addresses to any outside sources.

Does the owner consent to nominating this property? Yes or No.

Does a federal agency (ex. U.S. Postal Service, General Services Administration) own the property?

If yes, provide the name of the agency: _____

Liz O'Sullivan's Blog

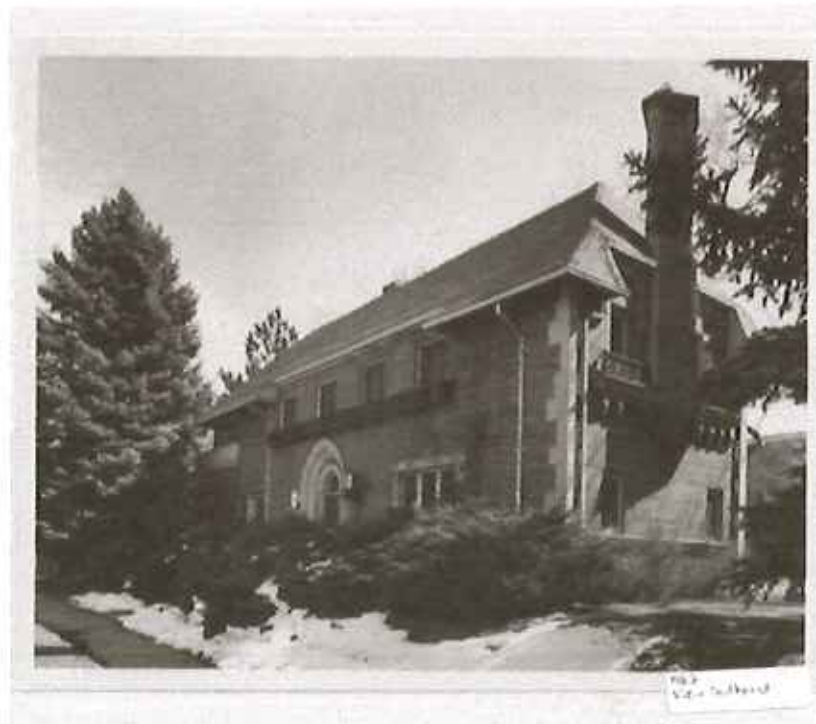
Old Mansion, New Office

January 26, 2013

I've settled in to my new office.

At the beginning of January, I moved my office from a 1972 building in Cherry Creek to a 1920 building in Capitol Hill. Although there's so much to love about my new office, the gentle hot-water heating and the natural light are at the top of my list. The loud 1970's HVAC and fluorescent lights in the old office were wearing on me.

I'm now in the Historic Kistler-Rodriguez House. Here's an old photo, which I copied from the nomination form for the building's historic designation.



(<http://lizosullivanaia.files.wordpress.com/2013/01/kistler-rodriguez-house-old-photo.jpg>)

Denver's Capitol Hill has a number of large old mansions that are currently used as office buildings. There's an interesting reason for this. Denver's 1957 zoning code drastically "up-zoned" Capitol Hill, which at that time was covered with single-family houses, to residential high-rise zoning.

Capitol Hill's proximity to downtown Denver makes its land valuable, so demolishing houses to make way for high-rises started to make a lot of economic sense. But **Denver's citizens didn't want all of its historic mansions destroyed**, so an interesting exception was carved out in the zoning code to allow for designated Historic buildings in **residential-zoned** districts to be used for **office use**.

Friday House

Arlington Farm Home to Receive State Landmark Designation

by Cheryel Carpenter

June 16, 2000 - Historical marker dedication is Sunday, June 25



A 1900s farm home in east Arlington commonly known as the Friday House has earned a historical landmark designation. The dedication ceremony is 3 p.m. Sunday, June 25 at the house, which is located at 1906 Amber Circle in east Arlington.

The program includes opening remarks and greetings from Landmark Preservation Committee Chair Dorothy Rencurrel, Tarrant County Judge Tom Vandergriff, Precinct 2 Commissioner Marti VanRavenswaay, and Mayor Pro-Tem Wayne Ogle. Members of the Friday family will provide a historical information.

The State Marker Review Board of the Texas Historical Commission awards the Texas Historic Landmark to properties deemed worthy of preservation because of their architectural integrity and historical associations. Marion Friday and his family were the original owners in the early 1900s. Friday worked as a civil engineer in Dallas and Fort Worth and designed Arlington's initial water and sewer systems.

The Friday House is a wood frame structure with brick veneer originally built on 110 acres. The two-story house has Prairie-style influences such as a broad porch and roof overhang, attic windows, double corner posts and wide corner brick columns. It has a concrete basement, which was a food storage room and storm shelter. In 1923, the house was one of only three two-story brick homes in Arlington.

The Friday House contributes significantly to local history and is an outstanding and unique representation of architecture,

The **highest and best use** for these properties was suddenly less clear. **Demolition** to make way for more dense income-producing residential buildings was **no longer necessary**; with a few alterations, these buildings could generate more income per-square-foot as office buildings than they could as residential buildings. This exception saved many historic buildings from destruction by allowing them to produce more income for their owners than residential use could, which de-incentivized their demolition.

Shortly after the photo above was taken in 1982, a "glass box" addition was added to the south side of the building. It's a pretty cool addition, and, to use a word favored among architects, a nice juxtaposition of 1920's and 1980's.

The Kistler-Rodriguez House, also known as the Dominican Republic Consulate, was designed by Jules J.B. Benedict, and was built in 1920. It was designated (entered into the National Register of Historic Places) in 1983.

I've often called the building the "Governor's Park Dental" building, because my dentist has been the main tenant of the building for the last 30 years.

The Denver Public Library has more information on the building [here](http://creatingcommunities.denverlibrary.org/content/kistler-rodriguez-house) (<http://creatingcommunities.denverlibrary.org/content/kistler-rodriguez-house>), and [here's](http://digital.denverlibrary.org/cdm/compoundobject/collection/p15330coll4/id/2273/rec/7) (<http://digital.denverlibrary.org/cdm/compoundobject/collection/p15330coll4/id/2273/rec/7>) a link to the National Register Nomination Form that was submitted to the Department of the Interior.

Working on historic preservation in Denver is still important today. Among other things, Capitol Hill United Neighborhoods (CHUN) Historic Preservation Committee works on getting historic buildings designated as Historic. To get involved, start by learning more, [here](http://www.chundenver.org/display_page.asp?site_id=5&page_id=104&m=1&pid=76) (http://www.chundenver.org/display_page.asp?site_id=5&page_id=104&m=1&pid=76).

2 Comments | Historic Preservation | Permalink

2 Posted by Liz O'Sullivan

Cool Pictures of Old Buildings

October 4, 2012

There's a Frank Lloyd Wright-designed house in Phoenix that's at risk of being demolished in a couple of months. Here's (http://www.nytimes.com/2012/10/03/arts/design/frank-lloyd-wright-house-in-phoenix-faces-bulldozers.html?_r=0) the New York Times article about it. After Mike Brady, Frank Lloyd Wright is the most famous American architect ever,¹ so how is this happening? How is it possible that cool buildings designed by famous architects can get knocked down? The answer is that **sometimes the people who want to save them just get there too late.**

But this post isn't about "The Brady Bunch," Frank Lloyd Wright, or mid-century modern homes. It's about Denver and its heritage. **Right here in Denver, buildings by less famous architects, buildings that are integral parts of their neighborhoods, buildings that are important parts of the city's history, are at risk.**

Once in a while, a century-old masonry building, that, with careful maintenance, would still be around for **another 100 years**, gets razed to make way for new construction. Most of the **new construction in Denver is unlikely to last as long as 50 years**. This type of replacement is not sustainable, this is not green, this is not good for Denver's urban fabric and its urban dwellers. People need to become aware of these buildings early, before they become at



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Burbank home makes history

By Siojourney B. Nunez, Staff Writer

Posted: 05/24/2011 05:57:19 PM PDT

Updated: 05/25/2011 09:20:16 AM PDT



The City of Burbank granted a historical designation to the two-story farm house owned by Kent and Marlene Burton on E. Magnolia Boulevard Burbank, Calif. (John McCoy/Staff Photographer)

To the right of the front door of a two-story home on East Magnolia Boulevard, a brass plate greets incoming guests.

It reads, "On this site in 1897 nothing happened." That might be the case, but 13 years later something did happen: The house was built.

Now, the 100-year-old farmhouse stands as only the second residence to gain historic-landmark status since the implementation of Burbank's preservation laws in 1994.

Last week, Burbank City Council members voted to give the 2,088-square-foot house special status, a process that took about half a year to complete. [Click here to see photo gallery.](#)

Marlene and Kent Burton, the current owners, agreed that the age of their home inclined them to follow through with the city's historic preservation plan. They were the second homeowners to apply to this program.

Some motivation also stemmed from Greg Rehner, owner of what used to be the sole historical home in Burbank, known as the Rock House. Rehner was recently recognized for his advocacy for historical preservation in the community by the Los Angeles chapter of the American Planning Association.

As part of the preservation process, prospective applicants are

required to research their residence. The Burtons came across a panoramic photo which illustrates their home in 1914, surrounded by nothing more than farmland and fields.

"It's one of the oldest existing and remaining

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structures in Burbank, said Amanda Landry, assistant planner for the city of Burbank. "It's a nice example of transitional architecture with a Craftsman influence."

The wood-framed farmhouse, which has six bedrooms and 2 1/2 bathrooms, was built in 1910. Inside, the Burtons added their unique collection of antiques to complement its quaint essence. They've furnished the home with chairs, dressers and other pieces once belonging to the Burtons' parents and grandparents.

"If it's weird and old, I love it," said Kent, who can recall his son's friends describing their home as museum.

"(The decoration) reflects their personal belief of protecting elements of the past and it shows a lot about them personally," Landry said.

Landry, who assisted the Burtons during the application process, said because a new ordinance for the preservation plan was approved in early June, she hopes it will encourage more homeowners to apply for the program.

"We just changed it to make it easier to understand," Landry said. "With the Burbank centennial coming up, we hope it will bring momentum."

The preservation plan also offers a voluntary financial incentive program known as the Mills Act. It allows the city to offer property tax breaks to owners of designated historic properties in exchange for a 10-year commitment to preserve, rehabilitate and maintain the property.

The Burtons have yet to apply for the ordinance. "We're thinking heavily about (applying)," Marlene said.

Marlene, 65, a lifetime Burbank resident, encourages her neighbors interested in the program to pursue it, and adds that Burbank offers plenty of assistance for the duration of the application process. She wants to help keep some of her hometown's history.

"With all the construction, it's sad to see the character of the city change," she said.

As new members of Burbank history, any future changes the Burtons plan to make to their home must be approved by the city's Heritage Committee. Kent, 68, believes that limitation keeps others from applying.

"It doesn't bother me that I can't make any changes," he said. "I appreciate this house for what it is."

The Burtons do not plan to move out or sell their home anytime soon.

"Once the grandkiddies came around, we're not going anywhere," Kent said.

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Mueller House - 1928



Stylistic influence(s): Tudor

Architect/Builder: Unknown

Historic Use: Residence

Current Use: Residence / Office

Historical designations:

City of Austin Historic Landmark

Building History and Significant Persons Associated with the Building

Rudolph Mueller purchased adjoining properties in 1923, listed as 1306, 1308 and 1400 West Avenue. This Tudor Revival structure was built circa 1928-29 and used as a rental home until it became the residence of Laura Von Boeckmann Mueller after her husband's death, from 1964 until her own death in 1970. Over the years, other family members have occupied the home. Both homes have been in the family and used as residences throughout their lifetimes.

Historic Homes - Main

West Avenue

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'Annex District' featured on tour: neighborhood bordering Mission Hills could become part of historic district

Posted: September 16th, 2010 | [Communities](#), [Homes & Garden](#), [Lifestyle](#), [Mission Hills](#) |

SDUN Staff Report



Built by master builder Nathan Rigdon, this Prairie Style residence is one of several homes with historic designation that will be featured on a guided walking tour of the Mission Hills "Annex District" on Sept. 25.

A guided walking tour of the Mission Hills "Annex District" on Saturday, Sept. 25, will uncover a century of little-known neighborhood facts, said Deborah Quillin, chairwoman of the annual Mission Hills Heritage event.

Located between Hickory Street and Sunset Boulevard from Witherby Street to St. James Place, the 99-home neighborhood is under consideration for annexation to the existing Mission Hills historic district.

Ten homes in the area previously have been awarded individual historic designations. Special features of each of these homes will be highlighted during the Sept. 25 tour.

"The guides will discuss the diverse architectural styles, some of the people who lived in the homes and the neighborhood's history from its beginnings in 1910," Quillin said. "There is so much detail that has been uncovered during the research (for district annexation) that adds a whole new perspective to the development of the neighborhood we live in today. It will be

great fun to share."

For example, past and present facts surrounding a Mission Hills mansion on Sunset Boulevard will be revealed. Encompassing nearly an entire block, the Edith Williams House was built in 1915, became home to Balboa Park's Museum of Art collection during World War II and was demolished in the 1950's. Photographs of the mansion and grounds will be onsite and guides will point out the original front steps that have been incorporated into one of the three homes now occupying the property.

Tours will run from 1 to 4 p.m. Tickets will be sold the day of the tour beginning at 12:30 p.m. at 4203 Arguello Street and are \$10 for MIHH members and \$15 for non-members. At the end of the tour, refreshments will be served at an Arguello Street garden.

Mission Hills Heritage is an all-volunteer, non-profit organization established to protect and preserve the character and charm of the historic Mission Hills community. For more information, go to missionhillsheritage.org.

Comments are closed.

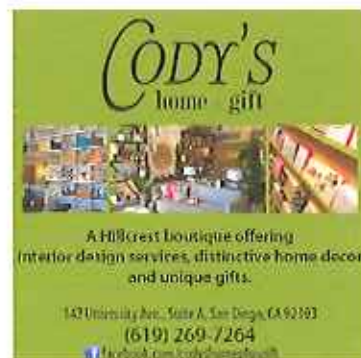
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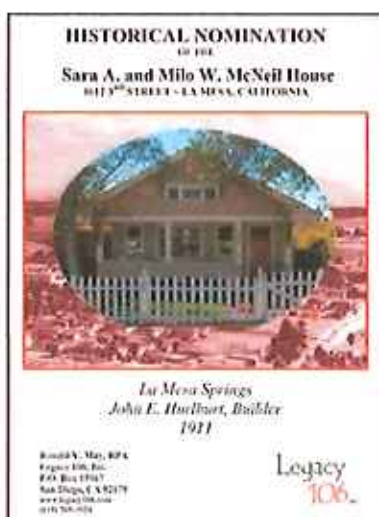


Sara A. and Milo W. McNeil House

John E. Hurlburt - Builder
1911

La Mesa Community

Landmarked October 2006



Pioneer Sara A. and Milo W. McNeil House - Early La Mesa History

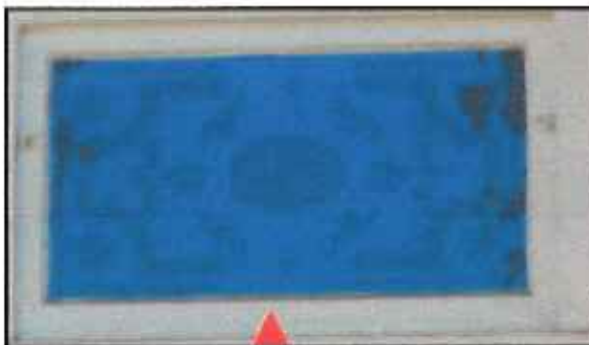
This house at 4612 Third Street in La Mesa, California, is significant as a good example of a California Craftsman style bungalow, as defined by Virginia and Lee McAlester, 2002, *A Field Guide To American Houses*, New York: Alfred A. Knopf Publishers. The period of historical significance for the house is from 1911 through 1955. It is important for its architecture and for the roles of several people associated with the house who were locally important to La Mesa's pioneer development. John E. Hurlburt built the house in 1911. The first resident owners were Sara A. and Milo W. McNeil.



Aerial photograph of La Mesa. OP#10,380:19099-62, La Mesa Historical Society.



Close up of aerial photograph showing zoom into location of the house.



Close up of upstairs window.

The house exhibits a front gable roof with full porch, which McAlester and McAlester note that one-third of Craftsman style houses exhibit such a front roof gable (McAlester and McAlester 2002: 453). Also, typical of Craftsman style houses, it had wide overhanging exposed eaves. Its rafter tails are straight cut and no photographs have been found to determine if this has

always been the case. The geometric leaded glass windows featured on the house are reminiscent of Prairie style, but are typical of California Craftsman Bungalows from the 1905 to 1930 time period. The interior built-in cabinets and wood details were also built to exhibit craftsmanship, as was consistent with the Arts & Crafts Movement philosophy that often went along with living in this style of home.



Detail of the front of the house and the upstairs window.

New owners of rural agricultural land had their pick of architectural pattern books from which they could order pre-cut lumber materials, doors, windows, and interior features to build their own houses. At the end of the 19th century and coincident with development of inland agricultural communities like early La Mesa, popular magazines like *House Beautiful*, *Good Housekeeping*, *Country Life in America* and *Ladies Home Journal* promoted progressive new ideas about healthy lifestyles that captured America. More technical magazines like *Architect and Engineer* and the *Architect* promoted living in spacious, well-designed artistic houses.

People not only built their own houses, but also subscribed to a host of life philosophies they believed would enhance the lives of their families. Originating first as the British Arts & Crafts Movement, Americans developed the style further with exotic wood architecture, hand-made textiles, and metal and ceramic arts. Authors Winter and Vertikoff note that bungalows merged stylistic elements from exotic influences, such as Japanese I Oriental buildings and Swiss chalets to create street-facing gables, ornamental rafter tails, and upturned rooflines. The builders often used redwood, earth brown, or variations of green colors that typify the period.



East elevation showing the front of the house.

John E. Hurlburt's construction of the 1911 California Craftsman Bungalow is in keeping with that trend in American history and it reflects the early settlement of La Mesa. Prior to Southwest Investment Company's recordation of Map 993 that subdivided Park's Addition to La Mesa Springs on June 5, 1906, the land belonged to other parties. They are listed under Ex Rancho Mission Lot 12 and little needs to be written

for this landmarking. However, the San Diego Flume Company retained partial rights to the property, which they sold to the La Mesa Mutual Water Company on September 20, 1907.

W.H. Maltada actually granted title to the Southwest Investment Company, which in turn treated him as the beneficiary of their lot sales. Although not yet understood, La Mesa Pioneer Robert Allison identified this property in Probate #3407 on August 28, 1908. He and his family came from Marion County, Iowa to California in 1851 to operate a trading post outside of Sacramento. They then moved to San Diego in 1868, where the family members split up. One branch operated a butcher shop in Horton's Addition to San Diego, while others took up ranching. Analysis of records at the San Diego County Recorder's Office revealed Sara A. and Milo McNeil took out a \$1,000 loan from Southern Title Guarantee Company for Lot 14 on December 6, 1911 (Book 51 0/348). Just after C.C. and Fannie Park sold out their interest in Lot 13, McNeil also took out a

\$250 loan from Southern Title Guarantee Company for Lot 13 the same day. Eight months earlier, John E. and Jesse W. Hurlburt sold Lots 13 and 14 to the McNeils. The relationship between John E. Hurlburt and the McNeils in these transactions suggests he used that money to build houses on Lots 13 and 14.



Photograph of the Julia Winslow house built by John E. Hurlburt. Standing outside the house are Julia Winslow, her daughter and grandchildren, and son-in-law, John Hurlburt. Courtesy La Mesa Historical Society Collections.

John E. Hurlburt was an important early pioneer house builder in La Mesa, who built the Julia Winslow House at 8393 Finley Avenue. Historian Ray Brandes noted the Hurlburt family as an important pioneer family in La Mesa Historical Resources Inventory (Brandes 1982). The Winslow House is On Block 12, just south of Block 9.

Hurlburt married Jesse Winslow, who was Winslow's

daughter. Between 1909 and 1911, John E. Hurlburt built many of the houses on Block 9. Analysis of Block 9 real estate transactions between 1909 and 1915 shows how Winslow and the Hurlburts co-mingled their resources to acquire, sell, and build real estate. They recorded twenty-seven real estate transactions in that brief period. John's last record occurred December 6, 1909 and Jesse died and her estate went into probate on March 11, 1915.

Presumably both passed away, as her estate passed only to their children, Homer W. and Helen E. Hurlburt on April 7, 1918. Homer Hurlburt grew up to be a prominent member of the La Mesa community and served in the United States Navy. A great grandson, John Hurlburt, went on to become known as "Mr. La Mesa" for his extensive land holdings (San Diego Union April 28, 2000).

Sara A. McNeil and Milo W. McNeil were the first owner-occupants on Lot 14 (Deed Book 521, page 2). Milo W. McNeil was historically significant as Treasurer of the City of La Mesa (U.S. Census 1920). The U.S. Census 1910 shows he was born in Denmark, but lived in Maricopa, Arizona at the time of the census, farmed ostriches, and was 75 years of age. The McNeils listed their occupation in the 1910 Directory as real estate. The County of San Diego, Recorder's Office documents them as purchasing Lots 13 and 14 from John E. and Jesse W. Hurlburt on April 25, 1911.



Birthdays Party outside the "McNeil Residence," 4612 3rd Street, La Mesa, c. 1912. From the La Mesa Historical Society Photograph Collection.

Sara's historical significance in early La Mesa history is memorialized in a circa 1912 photograph now at the La Mesa Historical Society that is marked, "Birthday Party, McNeil residence (?) on 3rd St. Most of La Mesa Women's Club members" (La Mesa Historical Society, Book of People). This very interesting photo shows a large birthday cake on a table set on the sidewalk in front of the porch at 4612 Third Street.

At least fifty-five women and men sat or stood around the table and on the porch. This makes Sara McNeil one of the pioneers, as the City of La Mesa incorporated in that very year, 1912. The La Mesa Women's Club bought Lot 24 on June 27, 1912 and built the clubhouse in 1913, just up the block at the corner of Lemon and 3rd Streets. Presumably, the party at McNeil's house commemorated this historical event.

The significance of Sara McNeil's involvement with the La Mesa Women's Club is key to understanding early La Mesa history. Back when fruit orchards dominated the La Mesa landscape at the end of the 19th century, the La Mesa Women's Club formed, paid Fred W. and Aloisia Maier \$554 in March 1912, recorded the transaction June 27, 1912, and built their clubhouse in 1913 at the corner of East Third and Lemon for \$5,418.70 (Deed Book 560/page 489; McGrew 1922:399; West, Webster, Kettler, Lockwood 2001).

Madam Shuman-Hcink performed concerts at Grossmont to help raise the funds for the clubhouse, which later moved to Wilson and Grossmont Boulevard in 1948. They coordinated social events for the growing community during those early years. There were only 100 residents in 1906, so this means that 20% of the population of La Mesa belonged to the La Mesa Women's Club in those pioneer days.

After C.C. Park and S.C. Grable formed Park, Grable & Company to purchase and subdivide 200 acres of La Mesa Springs into 1,000 town lots in 1906, other organizations like the Odd Fellows, Woodsmen, Knights and Ladies of Security, American Red Cross, Eastern Star and Royal Neighbors came to town. C.C. Park created Park's Addition to La Mesa Springs, Map 993, filed on June 5, 1906. This plan created a grid of blocks that were subdivided into lots.

Julia Winslow, Jesse Winslow Hurlburt, and John F. Hurlburt eagerly bought up many of those lots in 1909-1910 and then either resold or built custom houses. Their early lot holdings coincide with the cast-concrete simulated cut rock walls that bound the "F" (formerly Finley) Street and Third Street corner lot of the Winslow House and Lot 13 across to the north. These lot boundary walls may have been more extensive in 1910.

The earliest photograph that could be located showing the house is undated, but analysis of the 1928 and 1929 Sanborn Fire Insurance Maps proves it to be 1928. This angle shows the west side of the house, which is the rear of the property. The photograph shows the house as a rectangular, front gable, but with no detail other than the color is dark, the chimney is on the south side, the roof looks to be composition shingle, and the windows are white. Laundry hanging out back obscures some of the view. At the very rear western

perimeter of the lot, two small buildings appear to be connected with the house. The left (north) building has a side gable roof. The one on the right (south) has a flat or shed roof. The yard itself seems to have vegetation of various heights that are relatively larger than that observed on the large vacant lot to the west (fronting on Finley). This photograph does not provide sufficient detail to compare the existing condition of the house with how it looked in the past.

Two 1907 photographs at the San Diego Historical Society seem to show the entire area around Third and Finley to be vacant. This confirms research on the Winslow House that stated the 1908 Winslow House as one of the earliest in La Mesa. However, the house assumed historical importance once Sara and Milo McNeil acquired and moved in, as she was a pioneer member of the La Mesa Women's Club and he was City Treasurer.

The Hurlburt and Winslow family invested in Park's Addition, Map 993 in 1909. This map laid out blocks of twenty-four lots on an axis that paralleled the railroad tracks to the west and aligned with La Mesa Springs and Grable's Addition. By the time La Mesa incorporated in 1912, Hurlburt and other builders had erected a number of homes in the area.

The 1911 Sanborn Fire Insurance Map shows Block 9 had two houses and the east side of the street had six houses fronting Third Street. South of the Winslow House on Third and Finley, at least three other houses existed in 1911. The 1928 Sanborn Fire Insurance Map shows the Third Street neighborhood grew to all but a few vacant lots on Blocks 9 and 10, but the neighborhood south of the Winslow House and along 4th Street remained relatively vacant. Two lots west of the McNeil House were vacant in 1928, but had houses in 1929 (Sanborn Fire Insurance Maps).

The McNeils sold the house and Lot 14 to Fanny and Henry Bates on January 9, 1914. The Directory entry reads, "Bates, Henry (Fanny), h s W E of 3d, 2n of F" for 1914 and 1915 and did not use street address numbers (Directory 1914, 1915). From 1917 through 1920, Fanny Bates is listed as a widow and no address is provided. Moreover, no occupation is provided for either of the Bates. When Bates sold on May 26, 1915 to Eudora C. Miller, she specified McNeil would retain ownership of the garage (Deed Book 680, page 380). This implies Bates and McNeil had a working relationship up to

that point in time. Little is known of Miller, other than she was born in Ohio in 1856, but she sold to John A. and Ethel McGraw on July 25, 1923 (U.S. Census 1930; Deed Book 945, page 236).

Strangely, there is no entry in the Directory for McGraw in 1923, but they do appear as living at 382 East Third Street. John McGraw was listed as a barber with his shop located at 18 East Lookout Avenue in La Mesa. They made their home at the Flax Hotel. John left work to take a sick day and died at the Flax Hotel of a heart attack on January 15, 1925 (Scout January 16, 1925). The 1926 Directory shows Mrs. Ethel McGraw as operating a beauty parlor at 38 West Lookout Avenue, but she was no longer listed as McGraw in the directories after 1926. She married Frank Vernon, a tenant at 4612 Third Street. They rented the house to Elwyn and Dorothy Martin in 1934-35, who listed no occupation in the Directory. The 1930 U.S. Census listed Elwyn Martin as a clerk with Wil Co and they lived at 818 Neil, El Centro, Imperial County before coming to San Diego.

Frank and Ethel Vernon sold the property to Charles B. Summers in 1937 (Deed File 51892-37). He rented it to Lawrence B. Pitts in 1940. Pitts worked as Mill Foreman for Park Lumber and Investment at that time. He sold to Earl H. and Marie K. Logan in 1942 (Deed #31492). They lived at 4711 4th Street and listed no occupations.

The Logans sold the house to N.R. and Mariorie Devich on July 20, 1951 (Deed File #89922-825). They then sold to John C. and Rosamond Kurst on October 29, 1951, who owned the house through the historical period up to 1955 (Deed #131777-550).

Yakima Register of Historic Places

The following sites have been granted designation to our local Register:



Name of Property: Capitol Theatre **Address:** 9 South 3rd St.
Built: 1920
Original owner: Frederick Mercy, Sr. **Architect:** B. Marcus Priteca
Style: Italian Renaissance
Areas of Significance: architecture, theater, and music Since it opened in April 1920, the Capitol Theatre has played a historic role as the focal point for the growth and development of the cultural fabric in Yakima and the region. Frederick Mercy, Sr. operated a chain of theatres throughout Washington state. Yakima did not have a large vaudeville house so he commissioned B. Marcus Priteca (known for his theatre designs) to design the largest and best combination (motion picture, vaudeville, and road show) theatre in the West. The theatre continues to play an important role as the premiere performing arts venue in the Yakima Valley.



Name of Property: Carmichael-Louden House
Address: 2 Chicago Ave.
Built: 1917-1919
Original owner: Elizabeth Louden Carmichael
Architect: unknown
Style: Craftsman & English Revival
Areas of Significance: architecture and industry The residence is associated with Yakima's second period of development from 1900-1918. The house is one of the eclectic designs of the earlier 20th c. developed by architects for upper income families in business and professions. Elizabeth Louden Carmichael, founder of Yakima City Creamery and Carmichael Ice Cream, built this home in 1917-1919. She came to the Yakima Valley from New Zealand in 1884. Her son, James A. Louden, and his wife Minnie lived in the house until 1966.



Name of Property: Charles Wilcox House
Address: 220 N 16th Ave.
Built: ca. 1890
Original owner: Charles Wilcox
Architect: unknown
Style: Queen Anne
Area of significance: architecture The residence is associated with North Yakima's earliest development period: 1885-1900. This house is significant as an excellent example of the Queen Anne style designed and built by tradesman, carpenter/contractors for middle/upper middle income families in business and professions. The house is associated with Yakima County's first woman legislator, Ina Phillips Williams, who served in the House of Representatives from 1916 to 1918. The house is also associated with Charles H. Wilcox whose trade as a carpenter/builder and owner of a Yakima lumber company helped shape architecture in Yakima.



Name of Property: H.M. Gilbert House
Address: 2109 W Yakima Ave.
Built: 1898; 1938
Architect: D.S. Hopkins and William DeVaux
Style: Queen Anne
Areas of significance: architecture and agriculture The residence is significant as the homeplace of a pioneer orchardist, fruit dealer, farmer, land developer, and banker (Horace Mann Gilbert) who made important contributions to the economic and agricultural growth of the Yakima Valley. The Queen Anne style house served as the center of Gilbert's operations and is notable example of late 19th c. domestic design.



Name of Property: James Greene House
Address: 203 N 9th St.
Built: ca. 1890
Original owner: James Greene
Architect: unknown
Style: Queen Anne
Area of significance: architecture The residence is an architecturally significant example of a Queen Anne cottage in Yakima. Built between 1888 and 1890, the house reflects Victorian folk architecture typical of the city's first period of development (1885-1900). After a succession of ownership of the land on which the house sits, the lots were sold to James Greene in 1890. The house was constructed shortly before Greene purchased the property. He lived in the house for 26 years.

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Name of Property: James Sharp House

Address: 111 N 9th St.

Built: ca. 1890s

Original owner: James Sharp

Architect: unknown

Style: Queen Anne

Area of significance: architecture The residence is associated with North Yakima's earliest development period: 1885-1900. This house is significant as an good example of the Queen Anne style designed and built by tradesman, carpenter/contractors for middle/upper middle income families in business and professions. James Sharp contributed to Yakima's early architecture through his trade as a carpenter/contractor. He was a foreman with A.E. Howard Sash and Doors and built this house in the 1890s. He originated from Scotland and moved to Yakima from Seattle. He helped construct the Old Stone Church and several of the earliest State Fair buildings. Sharp died in 1911, but his family continued to live in the house for 80 years.



Name of Property: Powell House

Address: 207 S 9th St.

Built: ca. 1895

Original owner: Ida Powell

Architect: unknown

Style: Queen Anne

Area of significance: architecture The residence is associated with North Yakima's earliest development period: 1885-1900. This house is significant as an excellent example of a modest Queen Anne style designed and built by tradesman, carpenter/contractors for middle/upper middle income families. Ida Powell purchased the property in 1894. The Powell family owned this property for 75 years.



Name of Property: Rupert Card House

Address: 1105 West A St.

Built: ca. 1905-1915

Original owner: Rupert Card

Architect: unknown

Style: Craftsman & English Revival

Area of Significance: architecture The residence is associated with Yakima's second period of development from 1900- 18. The house is one of the eclectic designs of the earlier 20th c. developed by architects for upper income families in business and professions. The house is unique because it incorporates English Revival and Craftsman elements. The house is associated with Rupert Card and the State Floral Company (later McCormick Nursery), Yakima's leading landscape nursery for more than 70 years.



Name of Property: Union Pacific Freight Building

Address: 104 W Yakima Ave.

Built: 1923-24

Original owner: Union Pacific Railroad

Architect: R.E. Barrett

Style: Beaux Arts

Areas of Significance: architecture and transportation The building is an intact example of a railroad facility that had particular importance in the agricultural and economic history of the Yakima Valley. From 1911 onwards, the Union Pacific System was an avid competitor to the Northern Pacific Railroad for the lucrative transport business of the valley's growers and fruit brokers. Because the company's tracks were situated on the edge of the central business district, the railroad could combine its business offices and its freight handling operations in one building, located on Yakima Avenue, yet also adjacent to its subsidiary's tracts. From the time it completed its line into the Yakima Valley in 1911 to 1923, the year it began construction of its new combined facility, the Union Pacific had dramatically increased its freight loading facility. The Union Pacific hoped to lure customers away from the long established Northern Pacific, whose passenger and freight depots were only two blocks away.



Name of Property: William Brackett House

Address: 2606 Helen Drive

Built: 1917

Original owner: William Brackett

Architect: William H.H. Weatherwax

Style: Colonial Revival

Areas of significance: architecture and agriculture Built in 1917 for a pioneer Yakima orchardist and designed by W.H.H. Weatherwax. The house



Is one of the city's finest examples of Colonial Revival style, distinguished by its restrained classicism, academically correct proportions and detail, and prominent suburban setting. Brackett's extensive orchards surrounded the home. He was a leading fruit grower in the early 20th c. and an early proponent of irrigation. He was also a developer of the residential west side of Yakima.



Name of Property: William N. Irish House
Address: 210 South 28th Ave.
Built: 1903
Original owner: William Irish Architect: unknown
Style: Queen Anne & Colonial Revival
Areas of significance: architecture and agriculture Built in 1903 in Yakima's Nob Hill district, the house is associated with a prominent Yakima Valley land developer, orchardist, banker, businessman, and civic leader. He was a leader in the regional fruit industry for nearly three decades. The house was built overlooking his orchards and the city. The style reflects a transition from Queen Anne to a more restrained Colonial Revival.



Name of Property: YWCA Building
Address: 15 N Naches Ave.
Built: 1934
Original owner: YWCA
Architect: Mary Remy, John Maloney
Style: Colonial Revival
Areas of Significance: architecture and social history The building is significant for its role in promoting the welfare of women and girls in the Yakima Valley. Built in 1934, the structure served as a center of physical, social, and cultural activity for the region's young women. The YWCA also temporarily housed the homeless, transient, and working women. It served as an employment agency and offered a wide range of social services in an age before extensive government-run programs. The Colonial Revival style building, designed by YWCA President Mary Remy and architect John Maloney, retains most of its integrity, including a period interior, reflecting the domestic institutional style favored by the organization.



NAME OF PROPERTY: George Donald House/Woman's Century Club
ADDRESS: 304 N. Second Street
BUILT: circa. 1908
ORIGINAL OWNER: George Donald
ARCHITECT: William Henry Weatherwax
STYLE: Craftsman
AREAS OF SIGNIFICANCE: Architecture, Cultural & Social History Constructed in 1908, the Donald House is the former residence of George Donald, a prominent banker, rancher, and railroad man in the late 19th and early 20th centuries. Built by prominent architect William Henry Weatherwax, the Donald House's shingled second story, shed dormers, bold coupled brackets, asymmetrical massing, and wide eaves are typical of the Craftsman style construction. The Donald House was considered one of the finest residences in Yakima. The Woman's Century Club has owned the building since 1930.



NAME OF PROPERTY: Rosedell Mansion
ADDRESS: 1811 W. Yakima Avenue
BUILT: circa. 1909
ORIGINAL OWNER: A.E. Larson and his wife Rose
ARCHITECT: A.E. Larson
STYLE: Neo Classic Architecture
AREAS OF SIGNIFICANCE: Excellent example of estate grounds of the late 1890s. Rosedell Mansion, built by A.E. Larson and his wife Rose (hence Rose & Del, for Adelbert = Rosedell) from 1905 to 1909, it is a fine example of Neo Classic Architecture. Set upon one and a half acres of park like grounds Rosedell Mansion was one of the finest homes in Yakima. Built with sandstone from Rim Rock and various hardwoods the home boasts 9600 sq. ft. of unmatched spacious rooms that provide a regal atmosphere. The site is an excellent example of estate grounds of the late 1890s.



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AA founder's house gets historic designation

 By Bob Downing and Jim Carney
Beacon Journal staff writers

Published: October 17, 2012 - 11:20 PM | Updated: October 19, 2012 - 12:52 AM



Known as the home of Alcoholics Anonymous founder Dr. Bob, the house at 855 Ardmore Ave. in Akron was one of 27 sites officially designated as a national historic landmark on Wednesday by the U.S. Department of the Interior. (Michael Chittton/Akron Beacon Journal)

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Dr. Bob's Home in Akron is a new national historic landmark.

The Dr. Robert and Anna Smith House was one of 27 sites officially designated on Wednesday by the U.S. Department of the Interior.

The house at 855 Ardmore Ave. on Akron's west side is associated with Dr. Robert Holbrook Smith (Dr. Bob) who, along with William Griffith Wilson (Bill W.), co-founded Alcoholics Anonymous, a global organization that assists 2.1 million alcoholics, on June 10, 1935.

Smith and his wife lived in the house from 1915 to 1949/1950.

It is one of two Summit County sites to earn such a designation: Akron's Stan Hywet Hall & Gardens, the Seiberling estate, is the other.

Harmon Velie, chairman of the board of Dr. Bob's Home, was thrilled at the news.

"We are tickled pink," he said. "It verifies the house and what happened here," he said.

The designation as a national historic landmark, Velie said, recognizes "the contribution to society as a whole because from that house all of the 12-step programs were born. It is more than national significance, it is worldwide."

The designation, Velie said, "is a pretty elite thing." There are fewer than 90 designated sites in Ohio, he said.

He said there will be a recognition ceremony at a future date.

The news, he said, could provide access for the home of the Akron doctor to federal programs that would protect and preserve the building.

Work to receive the designation, Velie said, began in January 2010.

Also designated a national historic landmark was Stopping Stones, a house in Katonah, N.Y., once owned by Bill and Lois Wilson, the respective co-founders of



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Alcoholics Anonymous and the Al-Anon Family Groups

During the 47 years the Wilsons lived here, A.A. grew exponentially, with Bill Wilson serving as the leader of the movement.

The two houses were among 26 national historic landmarks and one national natural landmark announced by U.S. Interior Secretary Ken Salazar.

Such landmarks must be places that possess exceptional value and quality in illustrating or interpreting the heritage of the United States.

Currently, there are 2,527 designated national historic landmarks and 592 national natural landmark sites.

"Each of these landmarks represents a thread in the great tapestry that tells the story of our beautiful land, our diverse culture and our nation's rich heritage," said Salazar in a statement.

One other designation has distant ties to Akron. The Black Jack Battlefield from June 2, 1856, in the Kansas Territory was triggered by abolitionist John Brown, who has strong ties to Summit and Portage counties. The three-hour battle began Brown's war on slavery, which would culminate in his ill-fated raid on Harpers Ferry, Va., in 1859.

The National Historic Landmarks Program, established in 1935, is administered by the National Park Service. It works with preservation officials and other partners interested in nominating a landmark. Applications are reviewed by the National Park System Advisory Board, which makes recommendations to the Secretary of the Interior. If selected, property ownership remains intact but each site receives a designation letter, a plaque and technical preservation advice.

More information is online at <http://www.drbobshome.com>.

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Louthan Heights Historical Landmark District

Property owners in the 5600 block of South Louthan Street are residents of the City of Littleton's first local historic landmark district. Called the Louthan Heights Historical Landmark District, the designation honors the work of master builder and former mayor Charles Louthan, who built 13 of the 17 residences on the block between 1921 and 1929.



Other prominent former residents include Mayor G. Malcolm, City

Attorney C. Ditsch, Councilman W. Davies and High School Principal J. Leake. The new district is architecturally distinctive with its concentration of homes built in the Craftsman style, evidenced by the broad porches and clipped gable roofs with overhanging eaves and exposed rafters.



In creating the new historic district at the council meeting in November 2002, city council noted that the district meets eight of the criteria for designation under the Historic Preservation Code:

1. Exemplifies specific elements of an architectural style or period;
2. Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally;
3. Demonstrates superior craftsmanship or high artistic value;
4. Represents a style particularly associated with the Littleton area;
5. Represents a pattern or grouping of elements representing at least one of the above criteria;
6. Represents an association with a notable person or the work of a notable person;
7. Enhances the sense of identity of the community; and
8. Is an established and familiar natural setting or visual feature of the community.



Charles C. Louthan family c. 1918. Left to right standing: Virginia (Ditsch), Harry, Dora (Eiladina), Earl. Seated: Charles C., Charles C.

The city council acted upon the recommendation of the Littleton Historical Preservation Board, which considered the designation after the district was nominated by the property owners. In addition to helping owners retain the unique character of the neighborhood, the historic landmark district will allow individual property owners to apply for a 50 percent property tax rebate of the City of Littleton portion of their property taxes. This incentive is available provided the structure or property is maintained and appropriate care is taken to prevent or repair deterioration or decay.

ANDERSON DAILY PHOTO

January 29, 2010

Folk Victorian?

Filed under: Boulevard Historic District (Local Designation), Folk Victorian — lessie @ 7:10 pm



Part of the charm of Anderson's Boulevard Historic District is the variation in homes along its shady streets. Lately I've been going on and on about the Tudor Revivals. The above house ([check here for a full view](#)) has an entirely different feel. I reached back into my memory to call it "Victorian." After Googling, I had my "hand" swatted by at least a couple writers, claiming that "Victorian is a time period, not an architectural style." Hmmm...

It appears that the above style of home — Folk Victorian — is probably the most common within the

Victorian period. Such homes can be quite beautiful, with intricate detailing. For example, I LOVE the texture in the side gable, shown above, as well as the brackets under the eaves and the adorable diamond-shaped window. Not to mention the large porch in the [full-view picture](#). With such components, why isn't this home labeled a Queen Anne, one of the more distinctive styles built during the Victorian period? Well...I'm not an expert, but relying on Google, I would say that the above home is too symmetrical in body (or massing?). There are no turrets, bay windows, or an asymmetrical structure that would scream Queen Anne. Folk Victorian homes were typically enhanced by skilled carpenters, rather than designed by architects. The advent of the rail road and readily available machine-made parts made such detailing affordable to Anderson's middle and business class. Do you agree with this conclusion of Folk Victorian?

after more Googling, I have to admit that style naming is imperfect, which makes it even more fun. It seems to be that during the "Victorian" period of architecture, there were several different distinct architectural styles. Perhaps the most common, the Folk Victorian. This i

[Comments \(1\)](#)

January 24, 2010

Tudor Arch

Filed under: [Boulevard Historic District \(Local Designation\)](#), [Tudor Revival](#) — lessie @ 7:36 pm



Another view of the above pic is [here](#). This house is one of my favorites, and not just on Boulevard. I've admired it a long time and even have posted a **pic of it in years past**, but I didn't know then that it is a Tudor Revival. (I like having labels for things. Makes my crazy life seem more orderly. 😊) That amazing, luscious front-door arch? A "Tudor Arch." I love how the brick, the wooden door, and frame all echo the shape. The two front (steeply arched) overlapping gables also cry "Tudor." This is the first home I've noticed though with such intricate detailed brick work at the peak of each gable (and also at the base of the second gable). Lastly, notice the lonely dormer at the left? From what I understand, a dormer is a window in a sloping roof, an additional Tudor element. Just adorable. A picture of the entire house is [here](#). Check out the "chimney pots" at the top of the chimney. Yes, another Tudor characteristic. 😊

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January 23, 2010

Group of Three

Filed under: [Boulevard Historic District \(Local Designation\)](#), [Tudor Revival](#) — lessie @ 10:01 pm



I love how the two side windows in this grouping of three are slightly smaller than the middle one. Cool detail, huh? (Much better than those energy efficient replacement windows I'm honestly tempted by.) I'm still on my Historic-Boulevard-District-Tudor-Revival kick. And this older beauty must be a Tudor. (I'm such a rooter for the small house. 😊) From my little bit of Googling, Tudor Revivals often have steeply pitched gables (the one on this house is frankly pretty flat — but there is a quasi-second gable); decorative brackets under the roof — like the ones above and in this picture; and a mixture of stucco and brick and decorative wood timbering. [Tudor Revival](#). Do you agree?

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January 20, 2010

Tudor Revival?

Filed under: [Boulevard Historic District \(Local Designation\)](#), [Tudor Revival](#) — lessie @ 11:44 pm



The Boulevard Historical District (a local designation) contains architecturally interesting homes — both large, medium, and small. I'm guessing the above charmer is a Tudor Revival. Do you agree? A picture of one similar is found on page 23 of "[Historic Districts in Anderson, South Carolina](#)." I love the white wood. (I wonder if that is what the article means by "half-timbering.") And, of course, the diamond-patterned window panes. Very cool. (You can tell it was overcast this past Sunday. I barely got the pics taken before the rain started.) Another view of the above pic is [here](#). Though the [front perspective is possibly more charming](#), the above view allows us to see the gorgeous side gable and the depth of the front two gables, where the entry way is more prominent.

[Comments \(1\)](#)

January 19, 2010

Signs of Age

Filed under: Boulevard Historic District (Local Designation) — lessie @ 10:59 pm



In addition to beautiful old trees, Boulevard sports brick paths with long-enduring moss. The above doesn't do it justice. (Another view of the pic is [here](#).) Taller grass-like moss (?) is shown [here](#).

Comments (2)

January 14, 2010

Warm Chocolate

Filed under: Boulevard Historic District (Local Designation), Colonial Revival — lessie @ 9:57 pm



And finally a house on (North) Boulevard. I love the painted brick, the winding brick entryway (another “characteristic” of residential historic districts) and, of course, the rounded steps and balcony. (Doncha love the Christmas tree? I swear I took this picture last Saturday!) There’s something so traditional and soothing about this house amidst the large trees. And I love the brown shutters. Warm chocolate. A larger view of the pic is [here](#).

Colonial Revival. I can state this home’s architectural style so surely because a picture of the house is found on page 20 of “[Historic Districts in Anderson, South Carolina](#).” Otherwise, I’d be clueless. 😊 Page 20 makes me realize I missed the parts of the house on either side of the above picture. Next time. If you’d like to see my distractors (or the excuse I use for missing the entire house) — you can click [here](#). For distractions, they are quite cute.

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January 13, 2010

Characteristic Wood

Filed under: Boulevard Historic District (Local Designation) — lessie @ 10:01 pm



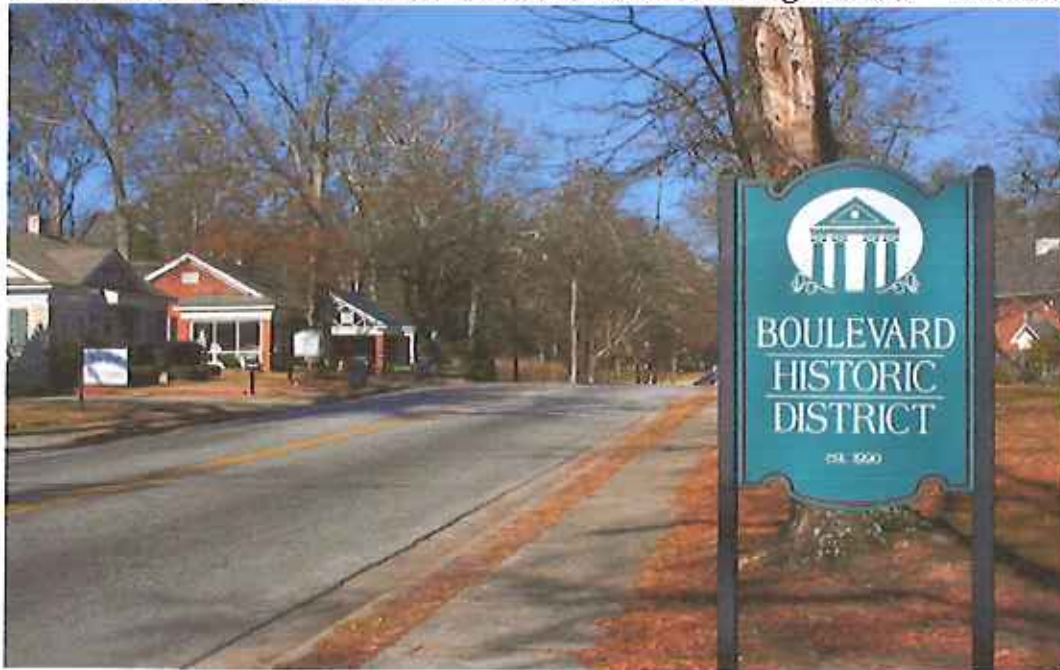
Name one element of a residential historic district. (The above picture is a hint.) That's right — beautiful old trees. They make walking Boulevard a pleasure. In the summer, they shade the sidewalks (which are on both sides of the avenue) and in the winter, when the leaves have dropped, their roots and limbs provide plenty of nature's sculpture to consider. [Click for another view of this pic.](#)

[Comments \(2\)](#)

January 11, 2010

Boulevard

Filed under: Boulevard Historic District (Local Designation) — lessie @ 9:52 pm



I've been away for a while — because when I get home from work it's dark, dark, dark and lately really cold, cold, cold. And I have been away or busy over the weekends — and as a result, I basically lost track of an important part of my life! Taking photos. I think I have a bit of the mojo back. I took a walk with lovely Mina on Sunday. The air was bracing but wonderful. I hope you enjoy in the coming days the mundane as well as fun things I found on this strip of Anderson.

Comments (3)

March 25, 2007

One child in service

Filed under: Boulevard Historic District (Local Designation) — lessie @ 6:14 pm



This flag would not have meant anything to me if I did not enjoy World War II memorabilia. Somewhere along the way, I learned this flag with one star signifies one son in service. There were flags with two stars and more rarely three stars, signifying the great sacrifice the family made to its country. I wonder if this flag is from the World War II era, and a family member pulled it from the attic to hang for this war as well. I haven't seen any such flags new, so I can't help but think that is probably the case. Sobering.

On a lighter note, I took the above photo in Anderson's Boulevard Historic District on Saturday. My fuzzy and aching head, itchy eyes, and runny nose started with a vengeance. The dreaded pollen. Pollen bothers me so badly, I hesitate to walk outdoors. Saturday's glorious weather proved how foolish staying indoors can be. I'm off to the drugstore to buy allergy medicine, and I will don

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Oshawa's Lupton House gets heritage designation



November 17, 2012 00:11:00

OSHAWA -- One of the iconic Simcoe Street North homes built during Oshawa's golden age is now designated as a heritage home.

Officials from the City of Oshawa and Heritage Oshawa joined members of the Lupton family in celebrating the designation of 452 Simcoe St. N., known as Lupton House, on Nov. 9.

"Thank you for designating your home and adding to the significant heritage properties in the city," said Heritage Oshawa chairwoman Cathy Clarke at the ceremony. Ms. Clarke later added that Oshawa's heritage designation program is fairly young and there are only about 14 properties designated in the city.

The Luptons' grey two-storey Georgian Revival home was built between 1920 and 1923 when business was booming in Oshawa. A bellcast cedar shingle roof and the two-storey porch on the south end of the home are considered the most outstanding architectural features. The roof is notable for a flip on the bottom and the Luptons recently had it repaired, maintaining its heritage characteristics.

John and Adriana Lupton have owned the home since 2000 when they bought it from Mr. Lupton's parents, Ed and Isabel Lupton, who bought the home in 1963. Ed Lupton, who died in 2003, was well known in the community for founding Millwork Home Centres.

The home is a part of a stretch of houses all built on lots subdivided from property previously owned by Colonel Sam McLaughlin. As Oshawa grew in the 1920s, some of Oshawa's most prominent citizens built

Toronto

By Tamara Shephard, <http://www.msn.com>, Updated: September 27, 2012 10:15 AM

Nomination to designate 1850s Long Branch farm house



A movement is afoot to support heritage designation of what is being called the only remaining heritage farm house in Long Branch. Etobicoke Historical Society president Denise Harris nominated the

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A movement is afoot to support heritage designation of what is being called the only remaining heritage farm house in Long Branch. Etobicoke Historical Society president Denise Harris nominated the house at 28 Daisy Ave. for heritage designation because it is a rare, representative and early example of a style, material and construction method, she wrote in her heritage property nomination form filed recently to the city's heritage preservation services department. An early example of the Gothic Revival cottage style, the circa 1850 house is the only remaining example in Etobicoke of stucco-over-stone construction, Harris said she discovered in her research. "It's one of the oldest remaining houses in Long Branch. One of the top four or five oldest houses in Etobicoke," Harris said in an interview. "We know the man who built it bought the property in 1847 and the house was up and recorded in the 1852 Census." A property may be designated under the Ontario Heritage Act if it meets one or more of the following criteria: it is a rare, unique, representative or early example of a style, type, material or construction method; it has historical or associative value with a theme, event, person, activity or organization significant to a community or it has contextual value because it is important in defining, maintaining or supporting the character of an area. Harris argued in her nomination that the property meets all three designation tests under the Ontario Heritage Act. The one and a-half storey, five-room, three-bedroom house at the

northeast corner of Twenty-Sixth Street is currently up for sale, listed for \$464,900. The current owners of the house did not respond to The Guardian's request for comment prior to deadline Wednesday. Harris said the house is the area's last link to the township's pre-confederation agricultural roots. "It was typical of farming communities all over Etobicoke," Harris said of the property. "It was sold two generations later for housing. The developer kept the house when the area was developed in 1910. The developer sold it to the farmer the next lot over. It was saved then. It's still there. Let's not lose it." The house at 28 Daisy Ave. is listed on the City of Toronto Inventory of Heritage Properties. That means the city's heritage preservation services department should be informed and involved when an owner applies for municipal permits or approvals. The city's inventory lists approximately 8,000 properties across the city, some 4,500 of which are designated under the Ontario Heritage Act, the city's website indicates. By comparison, designation is a legal status on a property by a city bylaw under the Ontario Heritage Act which gives Toronto City Council the legal authority to refuse an application that will adversely affect the property's heritage attributes. Members of local preservation panels, typically residents with an interest in heritage preservation, keep an eye on homes on the city's inventory for changes, such as building permits or for-sale signs. Often, panel members then proceed with heritage designation nominations to the city. Harris is a member of the Etobicoke York Community Preservation Panel. Harris sent a copy of her nomination form to Etobicoke Historical Society members, some of whom, she said, have also written letters to the city in support of her nomination of 28 Daisy Ave. for heritage designation. Heritage preservation services will now consider the nomination and any letters of support. Staff then recommends to city council whether to designate it under the Ontario Heritage Act. City council would then seek the opinion of the volunteer Toronto Preservation Board when considering a recommendation for designation. Harris, for one, is hopeful 28 Daisy Ave. will be designated under the Ontario Heritage Act. "Long Branch has lost a lot of important buildings, including Colonel Sam Smith's 1797 home," she said. "People are still talking about it and it was taken down in the '50s. It was the second-oldest building in Toronto."

• More Stories

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- Little Road Park Community Garden opens Saturday, Sept. 29
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I. James Hackenberg
Richard A. Hennig*
J. Peter Szeman
James R. O'Leary
Janet L. Hennig
Lisa M. Klammer**

*Also admitted to the Florida Bar
**Also admitted to the Oregon Bar



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February 22, 2013

Dru Siley, Director
Department of Planning and Development
City of Lakewood
12650 Detroit Ave.
Lakewood, OH 44107

Re: Semaan
13474 Edgewater Drive
Application for Historic Designation

Owners Michael and Stacey Semaans' Response

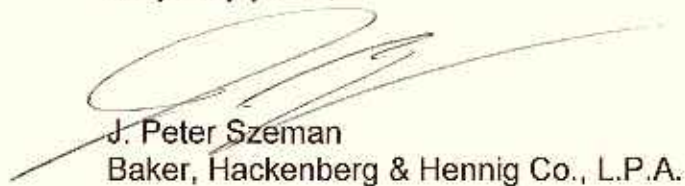
Dear Mr. Siley:

I am writing to you in your capacity as Secretary of the Planning Commission and that you please accept for filing with the Commission the enclosed Response of my clients, to be made part of the record.

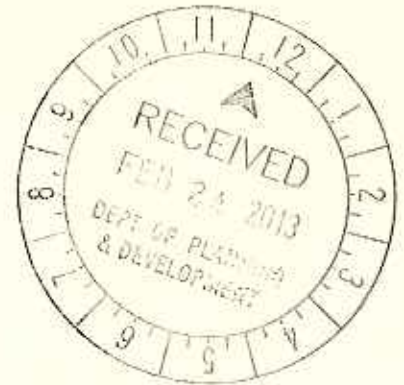
I am happy to forward additional copies for distribution and/or an electronic copy should you require.

Please do not hesitate to call with any questions or concerns. Thank you.

Very truly yours,



J. Peter Szeman
Baker, Hackenberg & Hennig Co., L.P.A.



**BEFORE THE PLANNING COMMISSION
CITY OF LAKEWOOD, OHIO**

IN RE: 13474 EDGEWATER DRIVE
HEIDELHOFF HOUSE

DOCKET NO. 12-26-12

OWNERS MICHAEL AND
STACEY SEMAANS'
RESPONSE TO THE "APPEAL"

Now come Michael and Stacey Semaan, owners of the subject property, by and through their counsel, and hereby submit their response to the "appeal" filed by various persons from the decision of the Planning Commission which did not, for lack of a majority vote, designate their property as historic.

These objections are in addition to those which may be raised at hearing and not necessarily exhaustive of the issues presented. The Semaans hereby reserve all additional objections to the application and the pending request which may be submitted at or before hearing, as well as all of their legal and equitable rights.

Lack of Legal Standing.

The Semaans must again renew their objection that the applicants in this matter have legal standing. Section 1134.03(b) is explicit with respect to who may make application for the initial designation:

The Commission may propose designations...on its own initiative or upon recommendation of the Heritage Advisory Board or upon a request by an owner of a property.

Again, this ordinance is being used by a few private citizens, not the owners of the property, not officials of the City, not even persons who can claim to be speaking on behalf of the over 50,000 residents of Lakewood. This is an unfortunate and incorrect interpretation of an ordinance that is allowing private parties with personal interests to place a cloud over the Semaans' property.

It is noted as well that persons, some of whom are unknown, signed the "appeal" document whereas the ordinance, addressed herein below, is clear that only the applicant may request a new hearing. Those signatures are improper. The Semaans should not have to defend their property rights against unknown persons who come forward after a decision was made.

It is asserted that the plain language of §1134.03(b) is being ignored. The Semaans re-assert that having to defend an application filed by third-parties who have no legal standing is improper and in violation of their rights.

The Application Was Given a Full and Complete Hearing.

The pertinent section of Lakewood's Code for the issue now before the Commission is §1134.03(m). It states that, within ten days after a denial, an application can be re-submitted "[i]f a request is made in writing by the applicant, setting forth the grounds thereof." It further states that the Commission must determine that "valid grounds" exist, in which event another hearing would be granted.

Fundamentally, this is a request for a rehearing. The ordinance does not elaborate on the meaning of "valid grounds." However, basic due process requires that parties not be forced to continue to re-litigate issues in perpetuity.

The Commission conducted a lengthy hearing. No one was denied the opportunity to speak or to present whatever evidence they wanted the Commission to consider. The individuals seeking a rehearing do not claim otherwise. They proffer no new evidence or anything that -- in the week or so that passed from the Commission's decision to the date of filing of the request -- would even suggest that any changed circumstances occurred. They are simply asking for the entire hearing to be re-done because they did not like the outcome.

The Commission already has before it a complete record. Another hearing, duplicating what already was heard and submitted, is simply improper and the proverbial "second bite at the apple" that runs contrary to basic due process.

Minor Delays in Conducting the Hearing Caused No Prejudice.

The applicant complains because the newest member of the Commission recused himself from the hearing. In a related argument, the applicant also blames the Administration for purported delay.

The reality is that a Commission member can recuse themselves from hearing any application at any time, even if only on personal grounds. It is purely speculative to suggest that the new Commission member would have voted one way or the other on this matter. Such speculation is not grounds for legal relief.

Second, the applicant's position ignores the Semaans' due process rights. It was the Semaans who had to hire legal counsel, who had to incur expenses to have the property inspected, and to prepare a rebuttal for an application that has a substantial effect on their property rights. The Commission did the legally appropriate thing in allowing the Semaans adequate time to prepare.

In complete disregard of the Semaans' rights, the applicants requested the Commission to proceed at its January 3 hearing. It should be noted this demand was made even though there was not a full Commission for that hearing -- only four members were present. (See, 01/03/13 Commission Minutes). If the applicant was fine with only the four Commission members present for the January meeting hearing and deciding this matter, then, now objecting to six members hearing and deciding it is completely disingenuous.

This matter was handled expeditiously, thoroughly, and with due concern for the rights of the Semaans to prepare their case. Deferring the hearing for a month caused no one prejudice. In fact, it avoided prejudice to the Semaans. The Commission did the legally appropriate thing and it serves no basis in fact or law to have to start this entire process over and for this cloud to continue to hang over the Semaans' property. They are entitled to finality in this process.

Building Versus Site Designation.

The applicant claims the Commission erred in not considering the "site" for historic designation. This is a clear post hoc argument. The applicant, during the Commission's deliberations, decided that the application no longer applied to just the house, that it also applied to the site as well.

The record is clear – the application never requested the "site" to be designated as historic. Simply having a required legal description in an application is wholly insufficient to place a property owner on notice that the application pertained to the site. If there was error, it was on the part of the applicant alone. An applicant cannot complain about an error it caused.

It should also be clarified that the "site" is a residential yard. There was no evidence presented during the hearing about the yard. There was no discussion of historic events having taken place there or that a noteworthy landscape architect designed it. Absolutely nothing was presented to designate the Semaans' yard as historic for the simple reason that it was never at issue in the first place. And, even if the Commission were to have voted on the question, the outcome would be the same because the Commission simply had no evidence before from which it could conclude the yard is historic and therefore could legally be designated as historic.

Finally, some common sense needs to be brought to the table. Why would a homeowner's private yard be designated as historic? As stated above, nothing historic happened there. It is just a yard. Should the Semaans have to request a certificate of appropriateness if they want to plant a vegetable garden? This is just another means by which a small group of people continue to pursue a private agenda. It is a post hoc argument and has no merit.

Purported Confusion Regarding the Ordinance.

The applicant makes a final issue of purported confusion regarding the meaning of the ordinance. There is no confusion. The language of the ordinance speaks for itself. The fact that the Commission took the time during its deliberations to discuss the applicable Code sections, obtain opinions from the Assistant Law Director and staff, and base its decision on an informed understanding of the legal implications of the request

before it speaks to the Commission's proper, careful deliberation. And that is the last thing anyone should be complaining about.

• Conclusion.

The Semaans submit, for all of these reasons, that there exist no grounds to conduct another hearing on the application and that the request is properly denied.

Respectfully submitted,



JOSEPH PETER SZEMAN (0064822)
Baker, Haackenberg & Hennig Co., LPA
Counsel for the Semaans

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PLANNING COMMISSION
DRU SILEY
SECRETARY

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
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March 7, 2013

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Pre-2009 Conditional Use Permits for Outdoor Dining

Dear Members of the Planning Commission:

In 2009 City Council adopted new regulations pertaining to conditional uses for outdoor dining facilities. The new ordinance granted authority to the Planning Director to annually review and renew these conditional uses provided that the facility was in good standing and continued to meet the criteria in the code and conditions stipulated by the Commission. These renewals are annually reported to the Commission.

Pre-2009 conditional uses for outdoor dining facilities expired twelve months from date of issuance and did not provide for an annual administrative review.

In an effort to better manage and track outdoor dining conditional uses staff requests a discussion with the Commission to outline a fair and efficient renewal process for all of these facilities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dru Siley", is written over a faint, larger version of the same signature.

Dru Siley
Commission Secretary
Director of Planning and Development



DOCKET NO. 02-05-13

PLANNING COMMISSION
DRU SILEY, SECRETARY

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.oneLakewood.com

February 7, 2013

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, Ohio 44107

Introduction: Draft of 2012 Community Vision

As requested by City Council in early 2012 the Planning Commission and the Department of Planning and Development began a year-long process to develop an update to the 1993 Vision. From May through December 2012 approximately 20 community workshops were held to develop an updated vision for Lakewood. Staff will present the working draft of the vision update to Commission for review and discussion. Staff requests approval of the draft and a recommendation to City Council for adoption.

Sincerely,

Dru Siley
Secretary