



PLANNING CONDITIONS OF APPROVAL TRACKING

CONDITIONS OF APPROVAL

Planning Files GLUA-24-00007: HR 24-00006 Historic Review (406 Promenade)

Please provide a response showing how you are complying. Feel free to contact Christina via email crobertson@orc.org or 503-496-1564 if you have any questions.

Please respond to how you are meeting each planning condition below. If the conditions are implemented on the plans, provide direction to the pages of the permit set that show compliance with the condition. Planning staff will not approve the issuance of permits until all the conditions of approval are met.

The following conditions of approval shall be met to the satisfaction of the City during the design process and prior to the issuance of public improvement or building permits for construction associated with the proposed land use application.

CONDITIONS OF APPROVAL

Prior to issuance of Building Permits:

1. The applicant shall utilize a 4-6 inch reveal smooth fiber cement siding or wood lap siding.
Applicant response:
2. Minor changes to window location or size will be acceptable and may be approved at a staff level prior to building permit issuance.
Applicant response:
3. The applicant must use wood, aluminum-clad, or fiberglass windows (Marvin Integrity or equivalent). Vinyl windows are not allowed. The applicant shall ensure that the window design incorporates a change in the plane 3/12 trim on the sides and top with a half sill on the bottom. All windows must be 1/1, or smaller square casement/awning/fixed windows. Slider windows or large fixed windows are not permitted. The window sash shall be the darkest color of a minimum three-color paint scheme.
Applicant response:

4. The final porch design shall follow the HRB policies for porches and decks:
- a. Porch and deck railings shall use vertical balusters and top and bottom rails. Baluster attachment shall be between the rails, not attached on the side of the rail.
 - b. Wood decks and porches shall be painted to match the color of the building. Paint-stain is also acceptable if it matches the color of the building
 - c. No pressure-treated wood shall be visible.
 - d. Composite material (e.g. Trex, Timbertech, Azek) is allowed only for new or existing decks or porches less than 50 years old that are attached to the rear of a structure, to the interior side of a structure, and for detached deck structures in the interior side or rear yard. The composite material color shall match the color of the building
 - e. Aluminum rails on porches and decks are not permitted.
 - f. Deck or porch materials made from 100% vinyl are not permitted

Applicant response:

5. The applicant shall utilize simple exterior lighting and doors appropriate to the simple bungalow design. Staff shall review the final specification prior to installation. Highly ornate Victorian or high-styled craftsman lighting will not be approved.

Applicant response:

6. The applicant must use French doors. Slider doors are not allowed. (*traditional man doors are also allowed on the rear porch*)

Applicant response:

7. The applicant has proposed a 10-foot setback from the front of the porch to High Street. During the Building Permit plan review, the applicant may choose to place the building up to five feet closer to the street without returning to the Board for approval. However, the setback between the new construction and the G.R.H. MILLER HOUSE on the same lot shall be at least 10 feet.

Applicant response:

8. Prior to receiving the Building Permit, the applicant shall demonstrate that the residential use occupies no more than fifty percent of the total square footage of the development on the lot.

Applicant response:

9. The applicant shall ensure that the submitted elevations for the Building Permit match the correct locations (front-side-rear -etc) and orient the front elevation to High Street. This revision will provide clarity through the Conditions of Approval review and the Building Permit process.

Applicant response:

10. The applicant shall revise the porch to be set inside the gable roof eaves. To achieve this approach, the applicant should utilize a hipped 4/12 porch roof.

Applicant response:

SAMPLE