



# LAND USE APPLICATION FORM

<u>Type I (OCMC 17.50.030.A)</u>	<u>Type II (OCMC 17.50.030.B)</u>	<u>Type III / IV (OCMC 17.50.030.C)</u>
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
<input type="checkbox"/> Extension of Approval	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Subdivision (4+ lots)	<input checked="" type="checkbox"/> Historic Review
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Variance
		<input type="checkbox"/> Zone Change

**File Number(s):** GLUA-21-00001 and HR-21-00001 through HR-21-00005


Proposed Land Use or Activity: Five Cottage Homes *changes to previous approvals: MD-17-01 through MD-17-07, and AP-17-04*

Project Name: Canemah Cottages Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: 508 4th Ave, 450, 462, 474, 486 Miller Street

Clackamas County Map and Tax Lot Number(s): Clackamas County Map 3-1E-01AA- Taxlots 2200, 3600, and 3700

**Applicant(s):**

Applicant(s) Signature: 

Applicant(s) Name Printed: Christopher Staggs Date: 01/05/2021

Mailing Address: 502 Main Street, Oregon City, OR 97045

Phone: (951)236-9628 Fax: \_\_\_\_\_ Email: chris@ariatouch.com

**Property Owner(s):**

Property Owner(s) Signature: same as applicant

Property Owner(s) Name Printed: Canemah Cottages LLC Date: 01/05/2021

Mailing Address: 502 Main Street, Oregon City, OR 97045

Phone: (951)236-9628 Fax: \_\_\_\_\_ Email: chris@ariatouch.com

**Representative(s):**

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

*All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.*

## TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

February 1, 2021

**APPLICANT:** Canemah Cottages LLC  
502 Main Street, Oregon City, OR 97045

**OWNER:** Canemah Cottages LLC (Christopher Staggs AIA)  
502 Main Street, Oregon City, OR 97045

**REQUEST:** Review of Exterior / As Built HOMes

**LOCATION:** 508 4<sup>th</sup> Ave., Oregon City, OR

### I. BACKGROUND:

**Note: Applicant encourages HRB members to visit site and observe homes.**

- 1. Existing Conditions:** The five cottage homes are built according to the permitted drawings and documents submitted to the city planning and building department. (The construction is ongoing and not complete). These documents were reviewed by the planning department prior to construction starting. The last set of documents and drawings reviewed by the HRB, at the time of the hearing when approval was granted, are not reflective of the written conditions of approval. The drawings submitted for permitting do reflect the changes and modifications that were conditioned at time of approval. (We are effectively saying, the discrepancies noted by the city planning are in large part, based on conditions of approval that do not match the HRB conditions and approval of the project, and we believe the homes as they are built, are in compliance with the historic standards and historic intent). The applicant has made minor changes to the exterior elevations from the approved drawings which we believe meet the historic standards of Canemah. Further, there is specific language in the conditions of approval, that are not reflective of the HRB conditions, for example, skylights in Canemah are not to be located on roof slopes facing the right of way. The conditions of approval written for this project incorrectly states, "...skylights shall not be visible from the right of way...". This language does not reflect the historic standards which specifically allow skylights in roofs that are not facing the right of way. (House #4 and #5 have skylights that are visible from the right of way but not facing the right of way). The applicant suggests a review of the as built homes demonstrates the homes are built according to historic guidelines as outlined in the city standards, and, the as built homes meet the approved project.
- 2. Project Description:** 5 cottage homes in Canemah Historic District

## CODE RESPONSES:

### *17.40.060 - Exterior alteration and new construction.*

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*
  - B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*
  - C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
    - 1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
    - 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*
- If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.*
- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*
  - F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*
    - 1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*
    - 2. *The provisions of the city comprehensive plan;*
    - 3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*
    - 4. *The effect of the proposed new structure on the historic value of the district or historic site;*

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*  
**Applicant response: (Response to F.5 is applicable). Based on the historic home guidelines, the previously approved permit documents, the as built homes meet the historic standards in proportion, scale, texture and materials (see attached exterior photographs)**
6. *Economic, social, environmental and energy consequences;*
7. *Design guidelines adopted by the historic review board.*

## **Design Guidelines for New Construction - Canemah**

### **1. STYLE**

New construction shall complement one of these styles to support the historic context. Use of other styles dilutes and distracts from the historic context of the district.

While there may be several styles dominant within the district, the specific choice of a style shall be compatible with adjacent properties, the block, and the neighborhood. It also must be fitting for the particular function of the building and its size.

**Applicant response: The construction is built to compliment the Canemah historic district “Vernacular” style. During the original HRB review of our project we produced an extensive survey of the district identifying the features of the Canemah homes and character. The construction is based on these findings as well as the approval of the HRB. We have not changed the project from this original intent with the following exceptions and request for approval at this hearing:**

1. **House 1: window facing south (away from right of way and not visible) removed. Window facing east added for light in upstairs bathroom.**
2. **House 2: skylight in roof facing right of way that will be covered with landscape and will not be visible. Entry elevation window changed to square. House 2 is the least visible house on the property located in the rear.**
3. **House 3: N/A**
4. **House 4: N/A**
5. **House 5: North facing Window facing House 4 moved to bathroom (to be installed)**

**Note: all houses siding changed to wood simulated Hardi board in lieu of wood (allowed by historic guidelines)**

**Note: all primary windows facing right of way are in the 2:1 proportion as is the predominant window proportion in Canemah with some square windows and sidelight windows by front doors.**

**Note: all house siding is horizontal (rather than) horizontal on elevations facing right of way and vertical on elevations facing away from right of way. Historic standard and style is horizontal.**

### **2. SITE**

Siting principles involve both how the site is used and how the building(s) is placed within the site. The specific lot location and its topography can dictate many requirements.

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or

ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

#### SITE CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography.
- Lots range from 50x100 to 100x100 and contain a single house.
- Properties edges often not defined; Where fenced, primarily picket or low slat at front with side or partial returns.
- Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere on the more level portions: lawn and planted area around buildings.
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street.
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled or paved parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.
- Accessory Buildings: detached, behind along side of house and located to allow use of particular function.
- Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.

**Applicant Response: No changes proposed to site design as approved by HRB**

### 3. BUILDING FORM

Address the overall size, shape and bulk of the building. The architectural style used for the building defines many aspects of its appropriate form and proportions. Excessive variation in the size, shape, or configuration creates an inappropriate solution that is stylistically incorrect and not complementary to the district. The building form needs to relate to the buildings in the immediate neighborhood, and to take into account both similarities and changes on the block. The new building form shall reference the principles, proportions and scale of an historically appropriate style.

#### BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.
- Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.
- Height: Maximum 1 ½ stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.

**Applicant Response: No changes proposed to site design as approved by HRB**

### 4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

#### DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.
- Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.
- Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.
- Dormers: None.
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.
- Interior fireplaces and chimneys.

**Applicant Response: The proposed changes to the approved homes as outlined in Section 1 "Style" follow the vernacular style of Canemah by NOT being rigid, and following design flexibility and variation.**

#### *17.40.065 - Historic Preservation Incentives.*

*A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*

*B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).*

*C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.*

*D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.*

**Applicant Response: We request the HRB approve the homes, as built, if necessary, through the historic incentives. We believe the homes, as built, are in the spirit of Canemah Vernacular style and are an appropriate, contemporary addition to the historic district.**

**ALSO**

**Relevant Character Guidelines:**

- Topography (see page 34 of Guidelines)
- Landscaping (see page 34 of Guidelines)
- Spacing (see page 36 of Guidelines)
- Heights (see page 38 of Guidelines)
- Widths (see page 38 of Guidelines)
- Context Scale (see page 40 of Guidelines)
- Volume (see page 40 of Guidelines)
- Proportion (see page 44 of Guidelines)
- Porches (see page 46 of Guidelines)
- Dormers (see page 47 of Guidelines)
- Foundations (see page 56 of Guidelines)
- Windows (see page 63 of Guidelines)

Staff will review your application based on these guidelines. If you propose anything that does not meet these character guidelines, please include an explanation in your application of how your design differs and why you think it is still compatible with the District.

**Chapter 17.12 R-6 Single-Family Dwelling District**

17.12.020 - Permitted uses.

Permitted uses in the R-6 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

**Applicant Response: N/A to this application**

17.12.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;

- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

**Applicant Response: N/A to this application**

17.12.035 - Prohibited uses.

Prohibited uses in the R-8 district are:

- A. Any use not expressly listed in Section 17.12.020 or 17.12.030.
- B. Marijuana businesses.

**Applicant Response: N/A to this application**

17.12.040 - Dimensional standards.

Dimensional standards in the R-6 district are:

- A. Minimum lot areas, six thousand square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy feet;

**Applicant Response: N/A to this application**

- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;

**Applicant Response: N/A to this application**

E. Minimum required setbacks:

1. Front yard, ten feet minimum setback,
2. Front porch, five feet minimum setback,
3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
5. Corner side yard, fifteen feet minimum setback,
6. Rear yard, twenty feet minimum setback,
7. Rear porch, fifteen feet minimum setback.

**Applicant Response: N/A to this application**

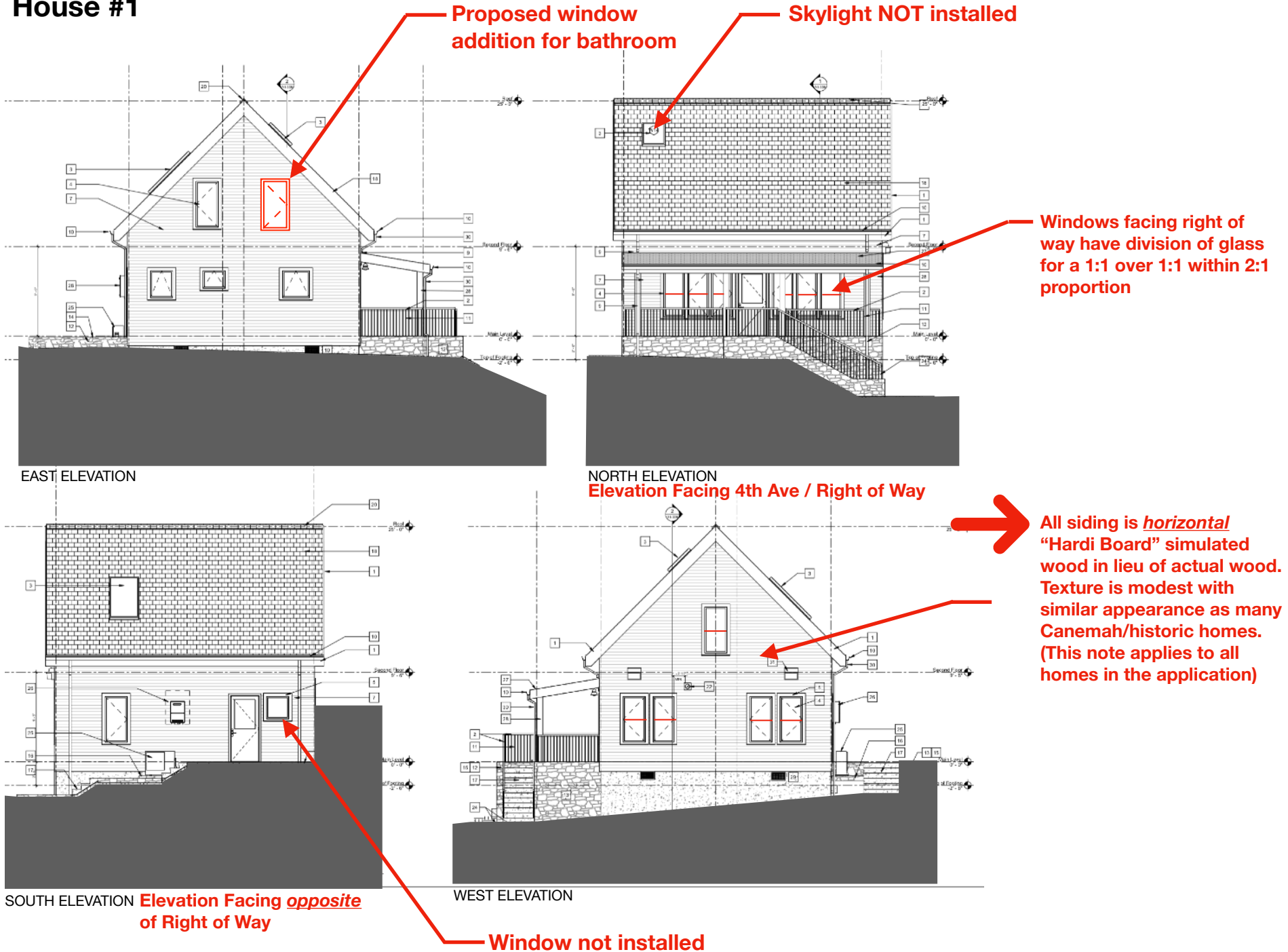
F. Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.

**Applicant Response: N/A to this application**

G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

**Applicant Response: N/A to this application**

# House #1



**House #2** (This home is 150' from right of way and partially visible)

➔ Note: All windows are recessed 1.5" from face of trim. Neither Historic Guidelines, nor original COA specify a window depth

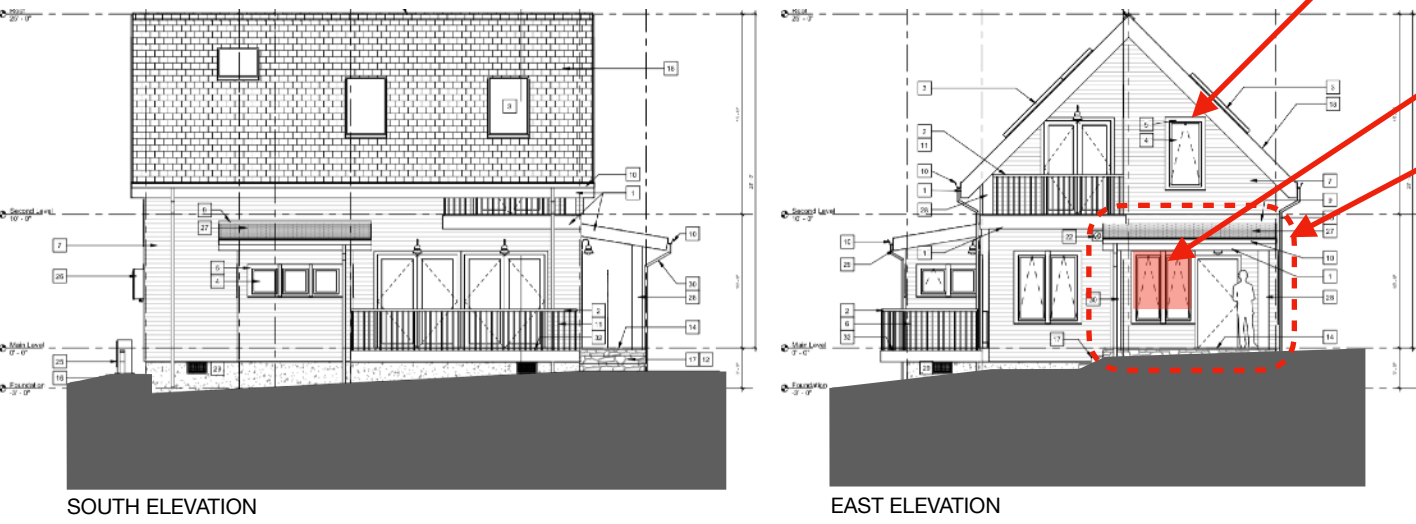
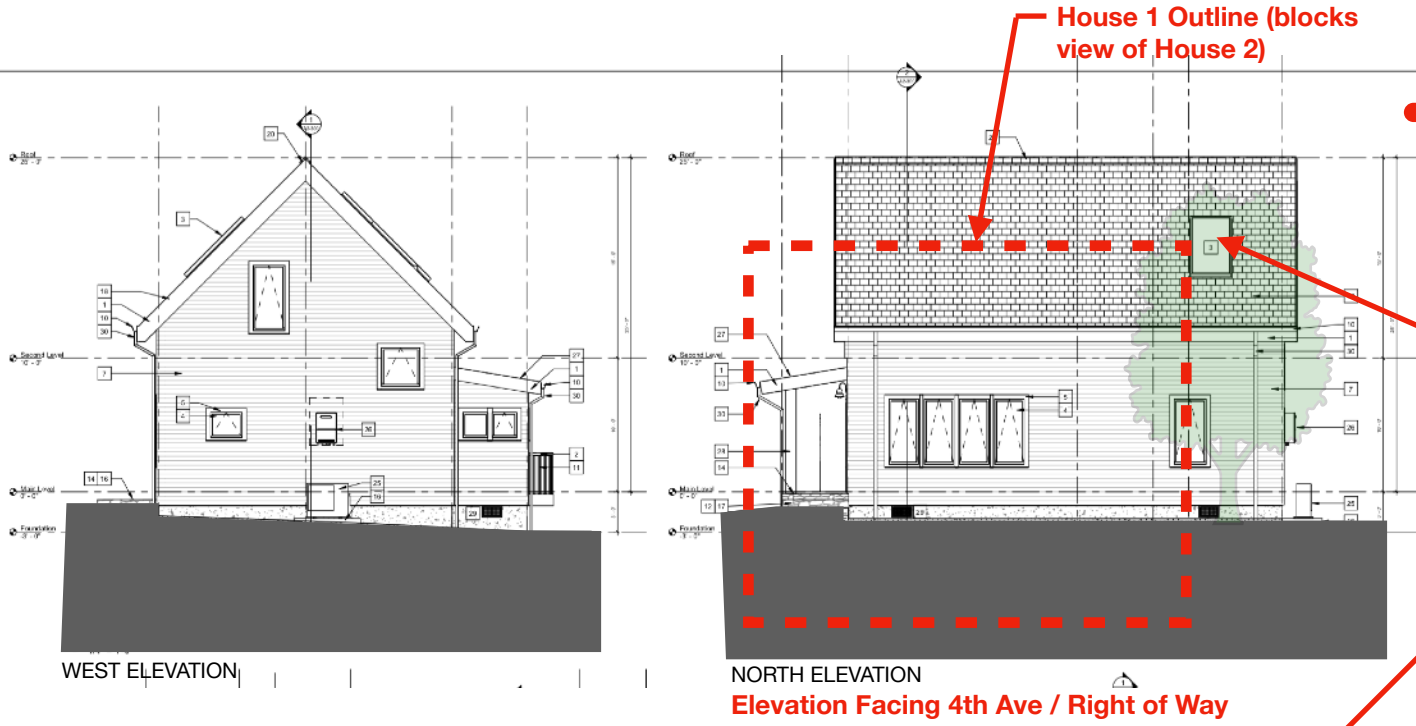
➔ Fascia width is the same on all homes, was not specified in original HRB application; there is no specific fascia width requirement in Canemah.

➔ View of Skylight, facing 4th Ave ROW is mitigated by landscape; is flush with roof and inconspicuous.

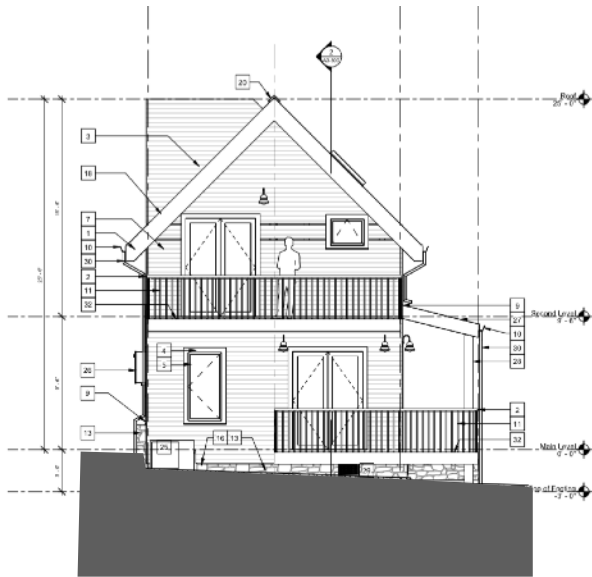
➔ All windows facing ROW are 2:1 proportion with dividing member; see photo

➔ Window changed to square

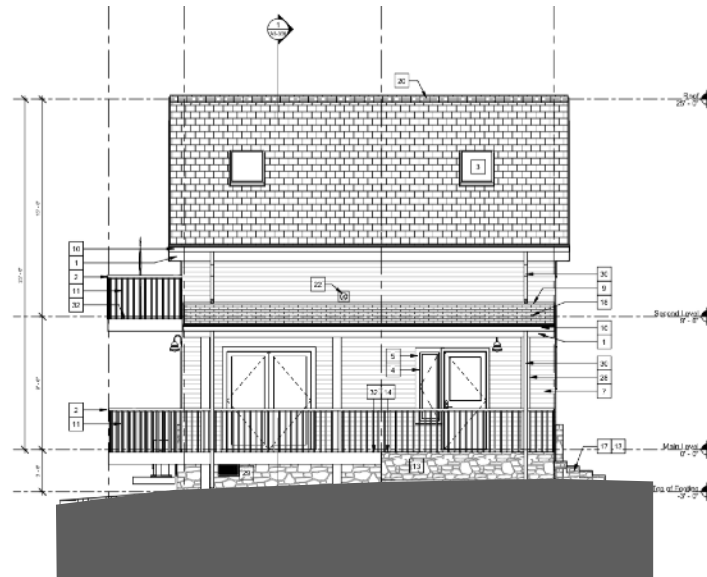
➔ Entry porch and door added to front of home. (Original HRB application did not show an entry or porch. Meets historic guidelines and is similar to all the cottages).



# House #3

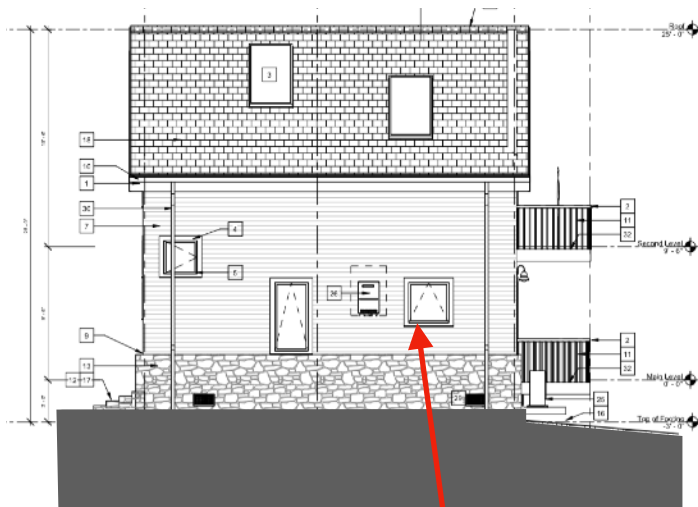


WEST ELEVATION  
Elevation Facing *opposite* of Right of Way



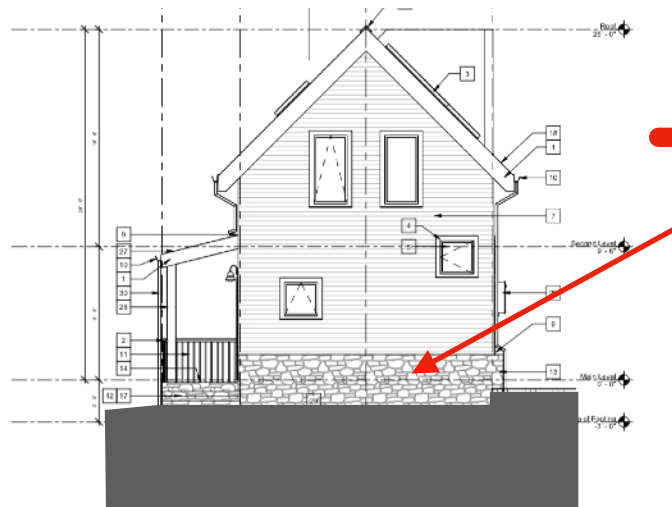
SOUTH ELEVATION

Massing and Height the same as Houses 4 and 5



NORTH ELEVATION

Window changed to square

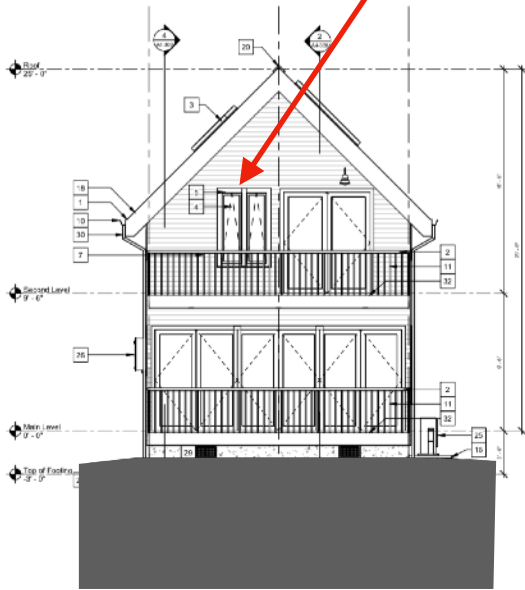


EAST ELEVATION  
Elevation Facing Miller St. / Right of Way

All Homes - Stone veneer replaced with typical concrete foundation - meets historic standards

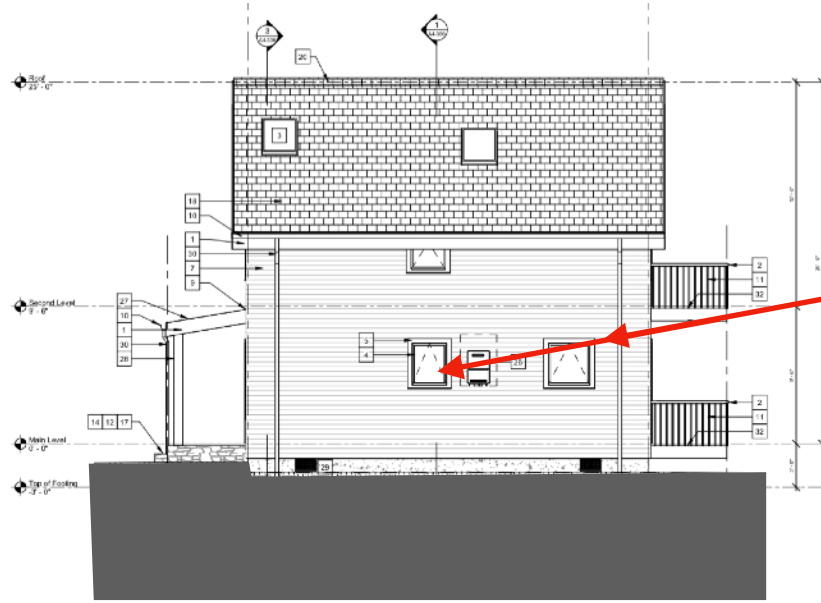
# House #4

Window changed to improve natural light



WEST ELEVATION

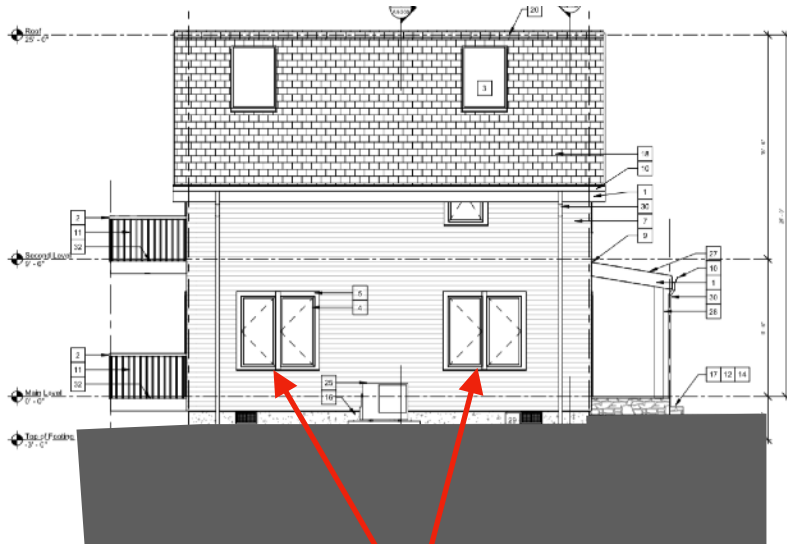
Elevation Facing *opposite* of Right of Way



NORTH ELEVATION

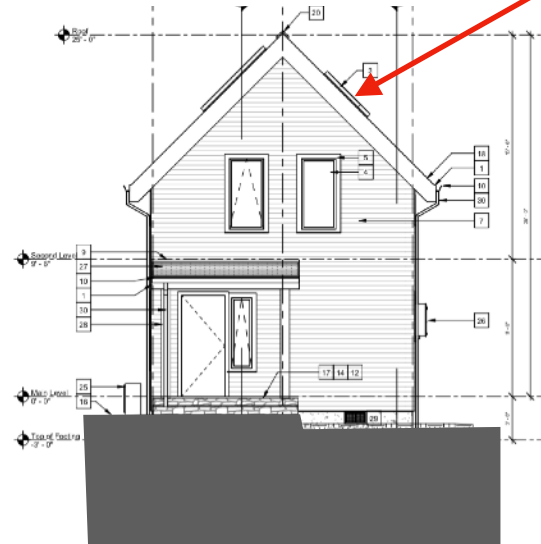
Window size changed to square

Skylight is not facing right of way and is not visible from right of way; historic guidelines reference - *"skylights shall not be in roofs facing ROW"*



SOUTH ELEVATION

Windows added to improve natural light; more consistent with all homes

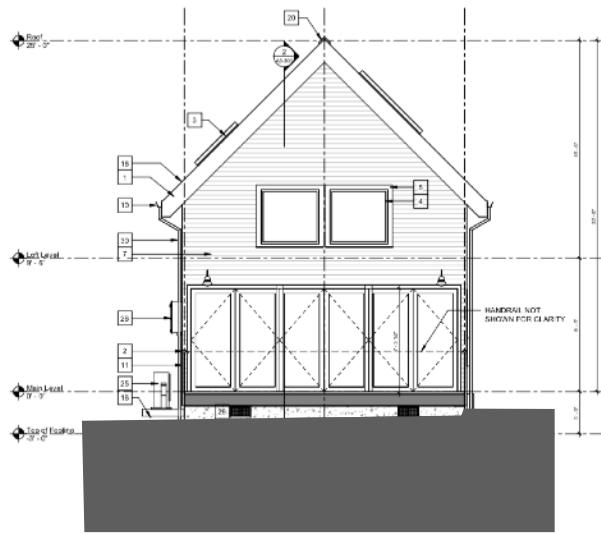


EAST ELEVATION

Elevation Facing Miller St. / Right of Way

All Homes - roof overhangs reduced; more consistent with Canemah homes than original application.

# House #5



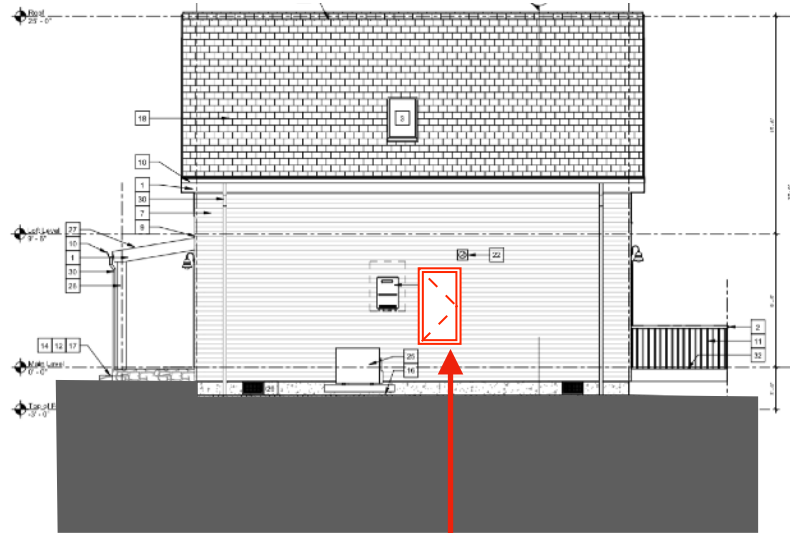
WEST ELEVATION

Elevation Facing opposite of Right of Way



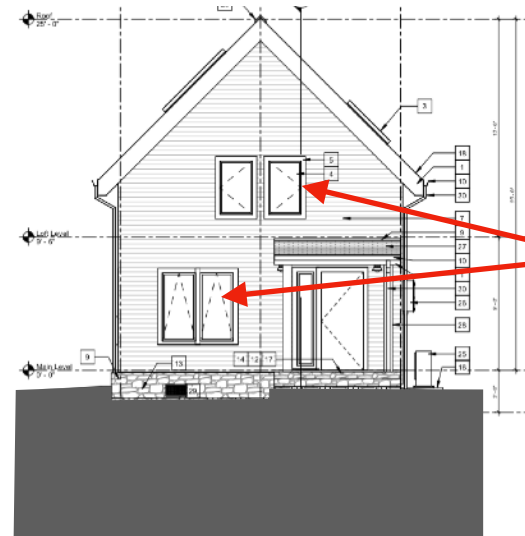
SOUTH ELEVATION

Porch projection added for consistency with other homes.



NORTH ELEVATION

Window to be added to this elevation



EAST ELEVATION

Elevation Facing Miller St. / Right of Way

Home height is same as date of permit submittal and is the same as House #3 and #4.

Windows changed for consistency with all homes.

# Siding Material Views and Comparisons



4th Ave New Home



4th Ave New Home



502 4th Ave Siding



502 4th Ave Siding

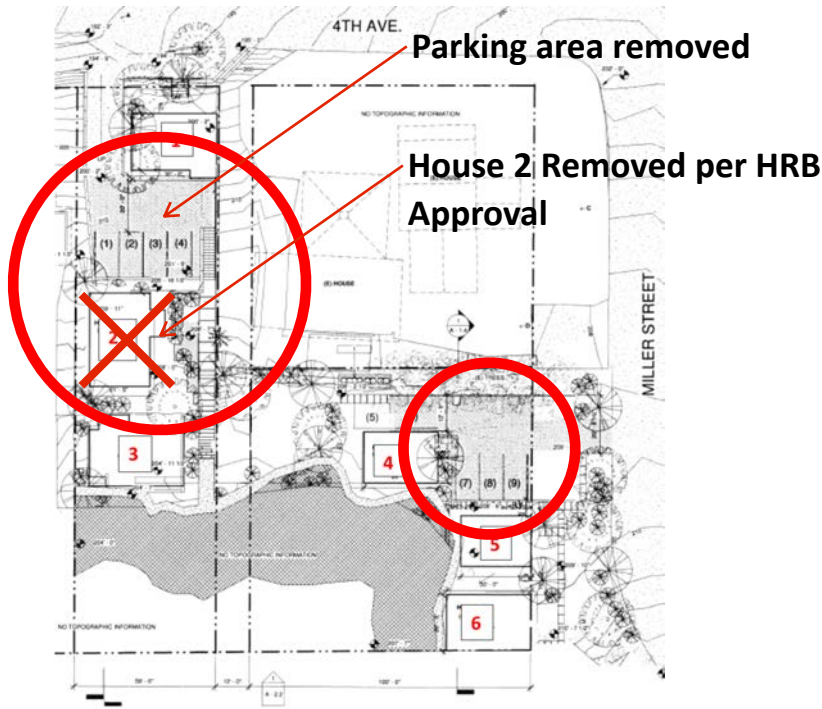


House #5 (View of siding from Right of Way demonstrating wood texture is not visible).

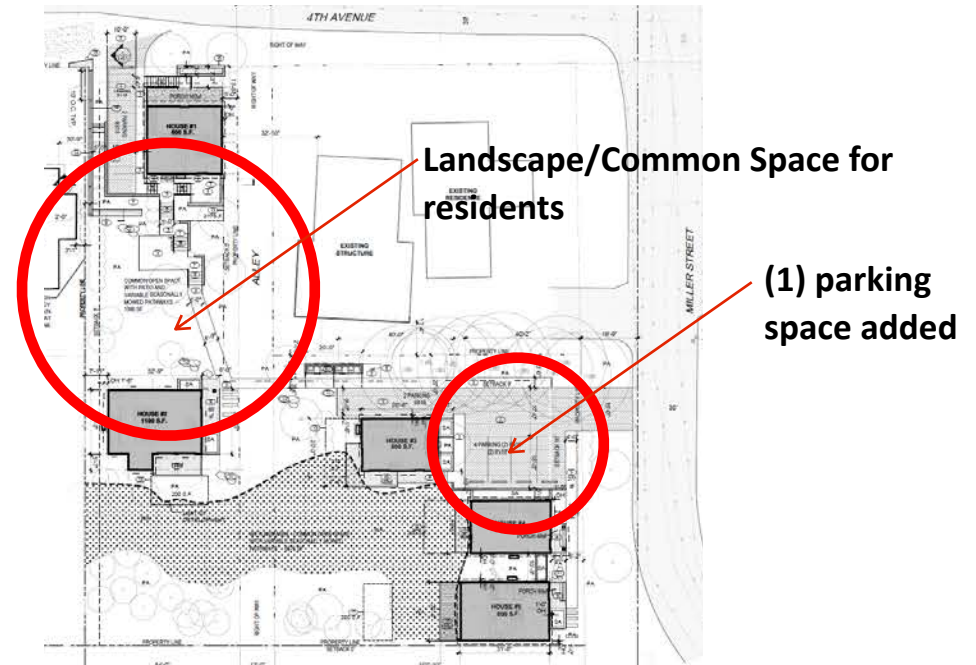


# Site Planning

Site Area behind house and East Parking area.



**Original HRB Application - Site Plan**



**Permitted / As Built. - Site Plan**

**Conditions of Approval – House #1**

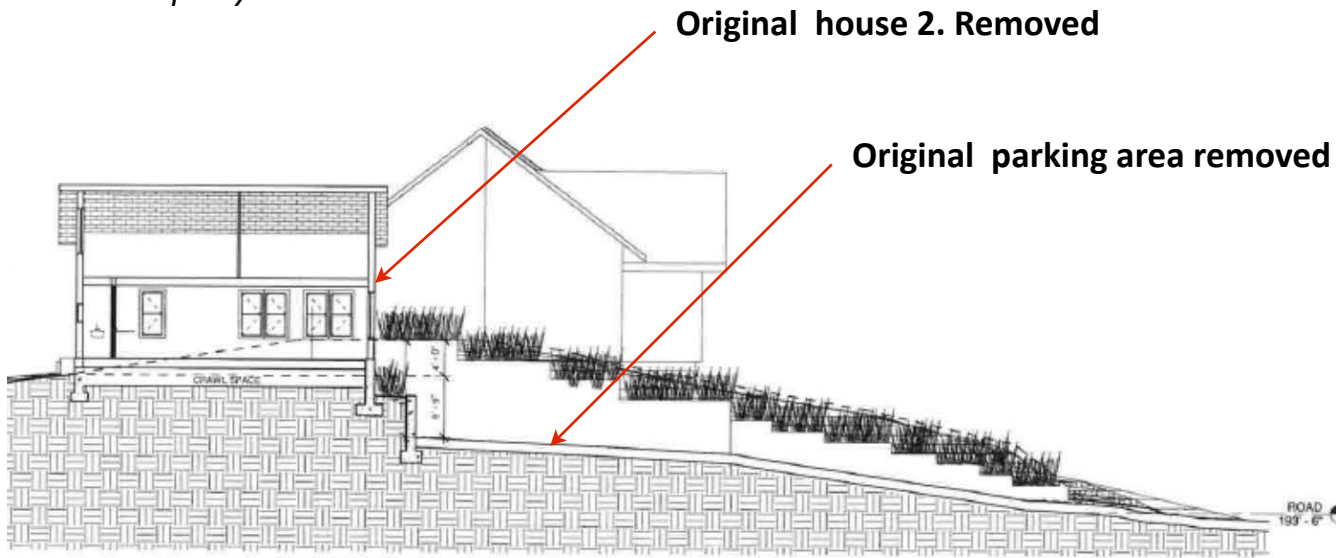
**Prior to issuance of a Permit Associated with the Proposed Development:**

1. The property shall obtain all necessary permits including but not limited to Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and all necessary permits from the Building Division. (P, DS, B)
2. **House number #2 on the submitted site plan shall be removed from the site, and the proposed cottage home development shall consist of five (5) cottages total.**(P)
3. In addition to street trees, the applicant shall assure one tree is planted (or retained) within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location. (P)
4. The applicant shall assure three trees are planted (or retained) and 20 shrubs are planted (or retained) within 20 feet of the Casady House property line and the locations which boarder the subject site. (P)
5. The applicant shall minimize the retaining wall height to 3 1/2 feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area. (P)
6. All windows and door shall be made of wood. (P)
7. All double doors shall be French style doors. (P)
8. Second story windows shall be rectangular on shape and not exceed the door height plus a one foot transom. (P)
9. No roof cutouts shall be permitted on any of the proposed cottages. (P)
10. No retaining walls shall exceed 3 1/2 feet within the front of any home. (P)
11. All tiered retaining walls shall have a spacing of two feet between tiers. (P)
12. Not vertical siding shall face the public streets. (P)

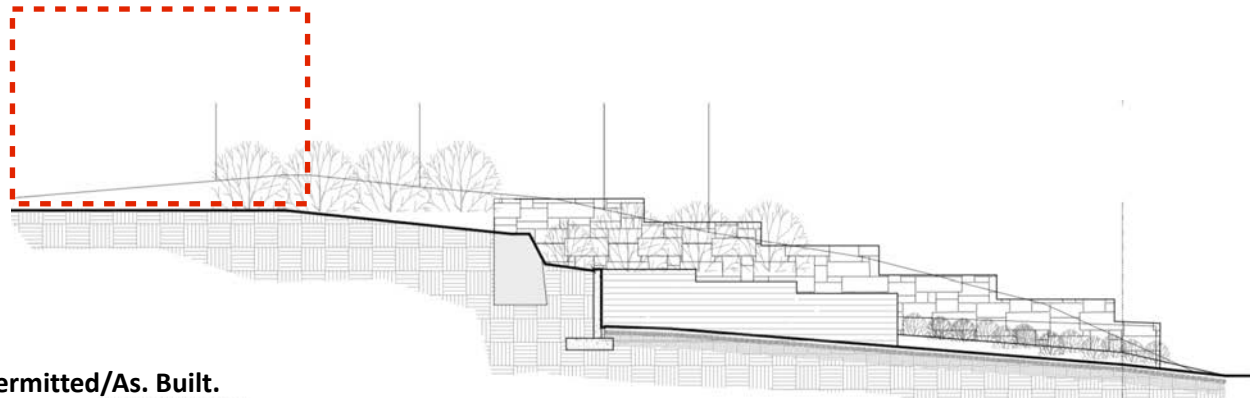
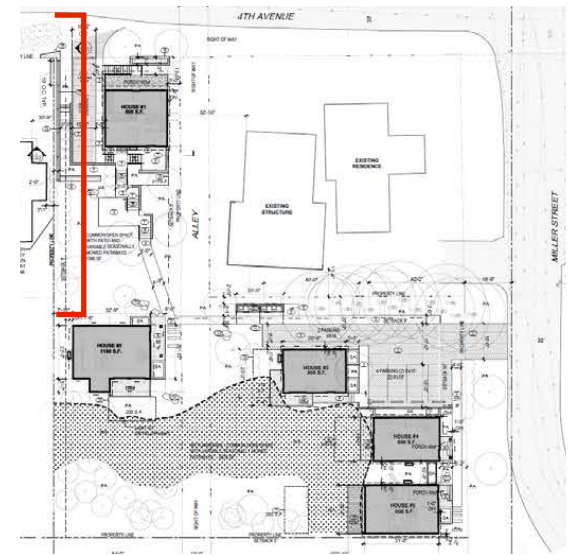
Changes from HRB Approval	Compatibility Proposed Mitigation
House 2 Removed	Per HRB COA's
Parking Area removed behind house 1. One space added by house 4.	Changed due to reduced parking and to minimize grading impact; Compatible w/Historic District.

## Site Walls

### House #1 Property Line Wall



HRB Application



Permitted/As. Built.

Changes from HRB Approval	Compatibility Proposed Mitigation
House 2 Removed	Per HRB COA's
Parking Area removed behind house 1. One space added by house 4.	Changed due to reduced parking and to minimize grading impact; Compatible w/Historic District.

## Site Planning

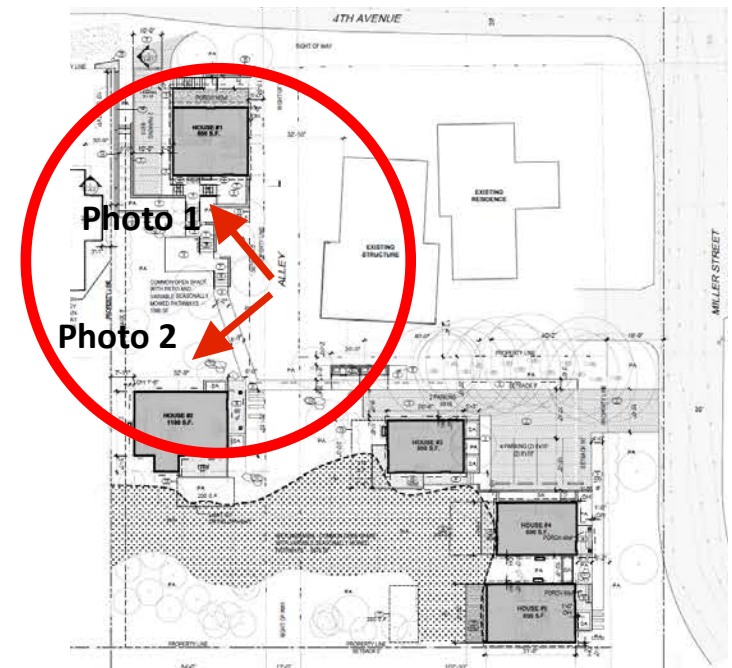
Site Area south of House 1 and North of House 2



Photo 1



Photo 2



Permitted Site Plan / As Built

Changes from HRB Approval	Reason for Change / Compatibility Proposed Mitigation
Original House 2 removed	Per HRB COA's
Parking Area removed behind house 1. One space added by house 4.	Changed due to reduced parking and to minimize grading impact. At or near original topography. Compatible w/Historic District.

## “Vernacular” Style - Historic Guidelines

### Principles

“Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.”

“Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.”



Multiple Window Groupings and window shapes in one elevation; black window frame and divisions; double hung and fixed (*Illustrates flexibility and variation*)



Window Grouping of (2) 2:1 (*Illustrates flexibility and variation*)

Built: 1885



Large entry elevation window; not 2:1 proportion (*Illustrates flexibility and variation*)

Built: 1864

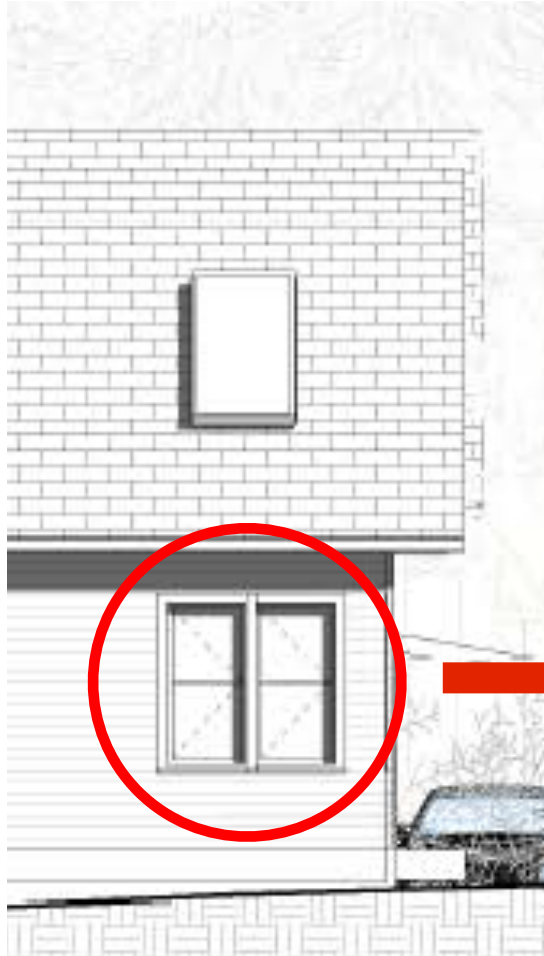


Large picture window (not 2:1 proportion)

Built: 1875

## Window Groupings

*Change from HRB Submittal to As Built*



MD-17-01 Reviewed by HRB Aug 2017

**Side by Side / 2:1 Proportion  
Window  
(Built as 2 separate windows)**



Permitted / As Built

**Side by Side / 2:1 Proportion  
Window  
(Built as one window assembly)**

# House #1

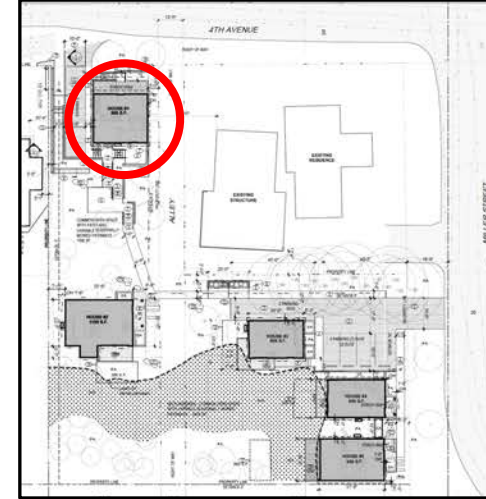
North (front) elevation



MD-17-01 Reviewed by HRB Aug 2017



Permitted / As Built

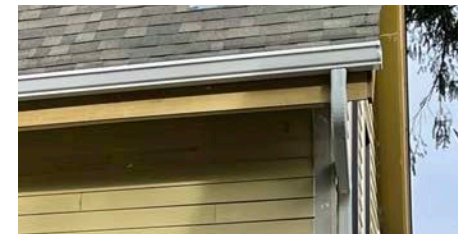
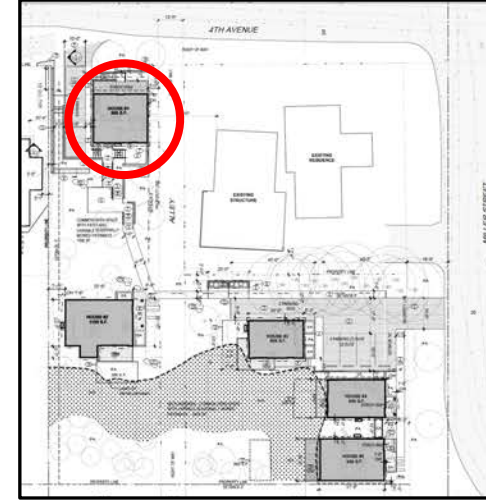


### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Materials to match what was proposed:
  - Wood shiplap siding
  - Wood decking
  - Wood porch rail and balusters
9. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
10. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
14. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
15. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Reason for Change / Compatibility Proposed Mitigation
Front porch stair orientation	Changed to reduce grading and visual impact in ROW; More Compatible w/ Historic Canemah character.
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines.
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

**House #1**  
*South (rear) elevation*



**MD-17-01 Reviewed by HRB Aug 2017**

**Permitted / As Built**

**Fascia - Permitted / As Built**

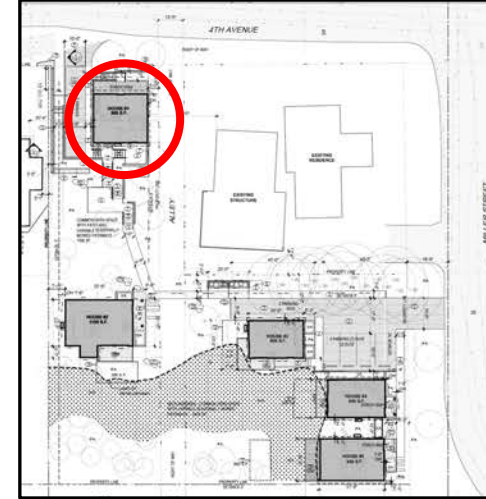
**Conditions of Approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Materials to match what was proposed:
  - Wood shiplap siding
  - Wood decking
  - Wood porch rail and balusters
9. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
10. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
14. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
15. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Compatibility Proposed Mitigation
Window and door placement	Floor plan changed based on HRB COA's; Compatible w/Historic Guidelines.
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Fascia Profile - All Homes	Fascia's with rain gutter match HRB submittal; gable ends are 2" larger

# House #1

## West (side) elevation



MD-17-01 Reviewed by HRB Aug 2017

Permitted / As Built

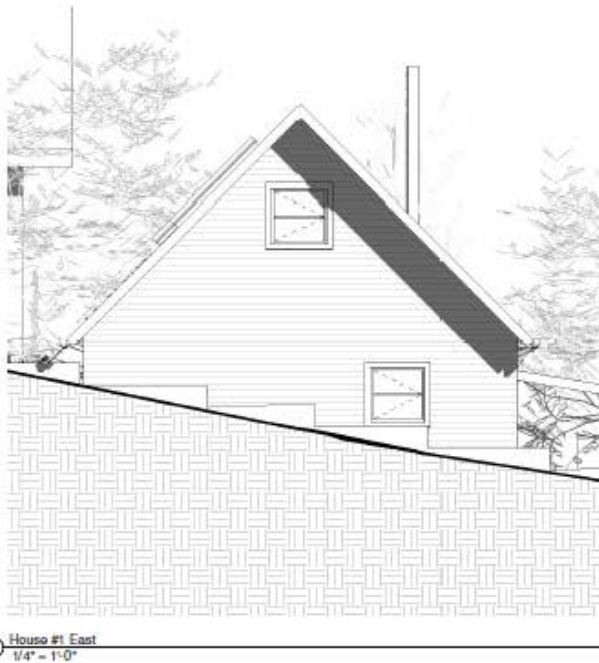
### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Materials to match what was proposed:
  - Wood shiplap siding
  - Wood decking
  - Wood porch rail and balusters
9. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
10. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
14. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
15. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Compatibility Proposed Mitigation
Window shape and placement	Windows grouped in 2x; same number of windows as application; compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window design	1:1 Divided Lights; compatible w/ historic guidelines

# House #1

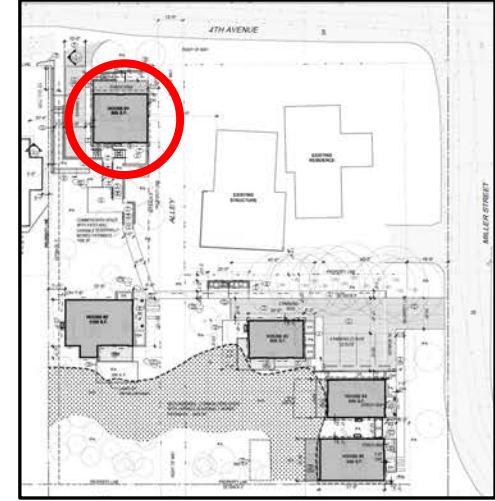
East (side) elevation



MD-17-01 Reviewed by HRB Aug 2017



Permitted / As Built



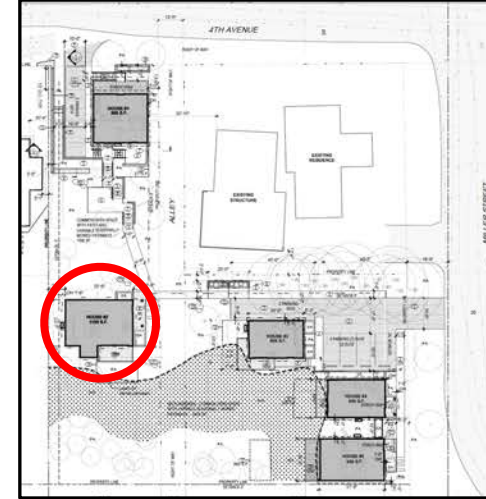
### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Materials to match what was proposed:
  - Wood shiplap siding
  - Wood decking
  - Wood porch rail and balusters
9. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
10. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
14. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
15. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Compatibility Proposed Mitigation
Addition of windows on upper right and lower left	Added window for bathroom and back porch; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Texture not visible from ROW
Window design	1:1 or 1:2 , Divided Lights on 1:2; compatible w/historic guidelines

## House #2

East (front) elevation



MD-17-03 Reviewed by HRB Aug 2017

Permitted / As Built

Window Detail

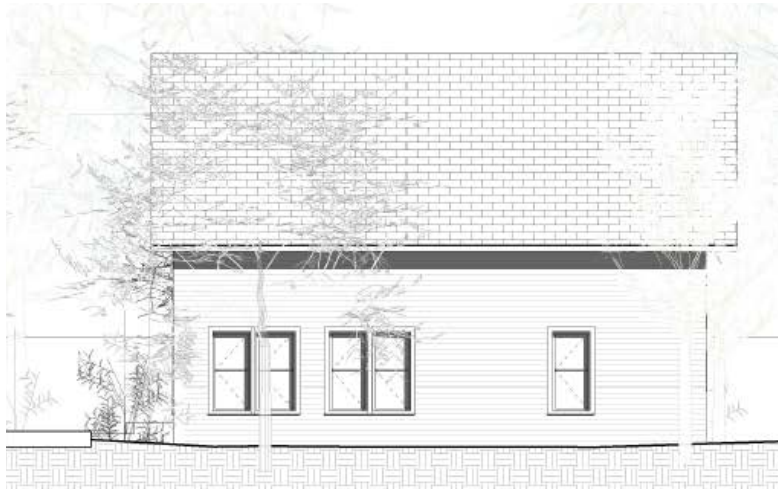
### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
10. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Front door and porch added	Moved from south side for site access/function; Compatible w/ Historic Guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Removal of side porch roof and stair to minimize wetland disturbance	
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

## House #2 (formerly house #3)

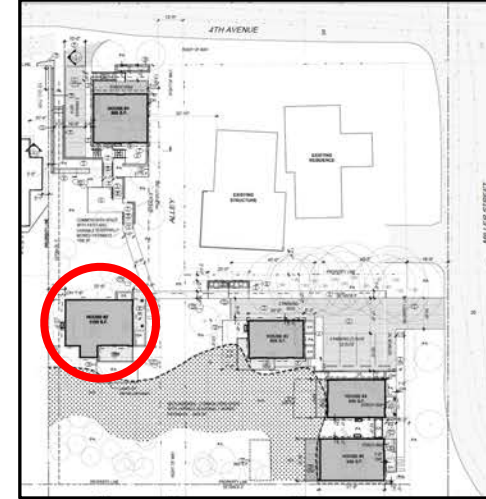
North (side) elevation



MD-17-03 Reviewed by HRB Aug 2017



Permitted / As Built



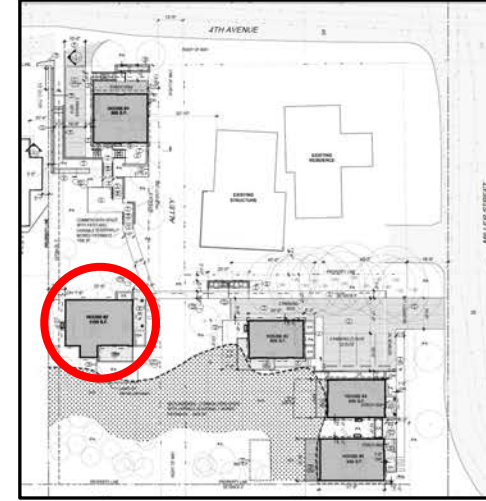
### Conditions of Approval

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2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
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11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window placement/spacing	Windows grouped similarly to application; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Texture not visible from ROW.
Skylight may be visible from ROW. Need to see it with landscaping installed.	Skylight will be obscured by tree in landscape area and is low profile/inconspicuous
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

## House #2 (formerly house #3)

South (side) elevation



MD-17-03 Reviewed by HRB Aug 2017

### Conditions of Approval

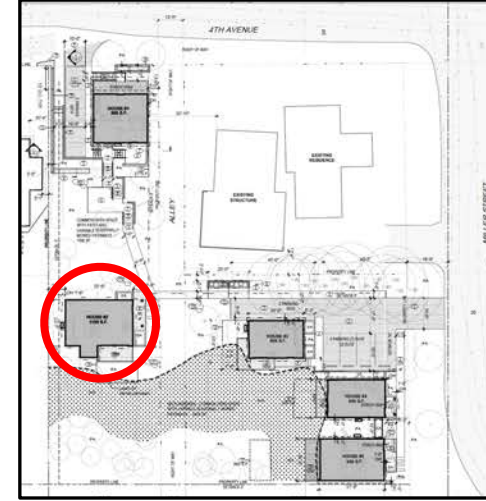
1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
10. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Permitted / As Built

Changes from HRB approval	Compatibility Proposed Mitigation
Window on left side missing	compatible w/historic guidelines; not visible from ROW
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Removal of side porch roof and stair	Entry Moved to east elevation; Compatible w/historic guidelines

## House #2 (formerly house #3)

West (rear) elevation



## MD-17-03 Reviewed by HRB Aug 2017

### Conditions of Approval

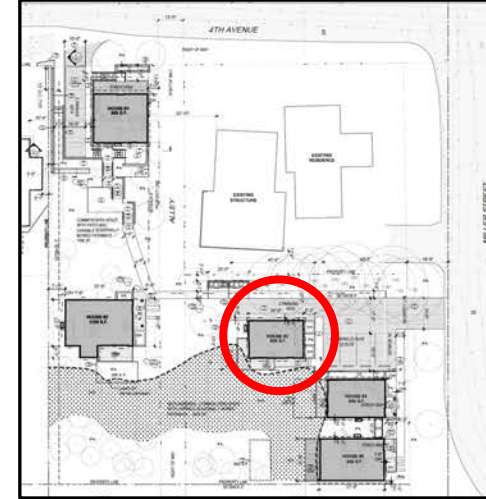
1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
10. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

## Permitted / As Built

Changes from HRB approval	Compatibility Proposed Mitigation
Window locations changed	More efficient use of windows Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

# House #3

## West (rear) elevation



House #5 West

MD-17-04 Reviewed by HRB Aug 2017

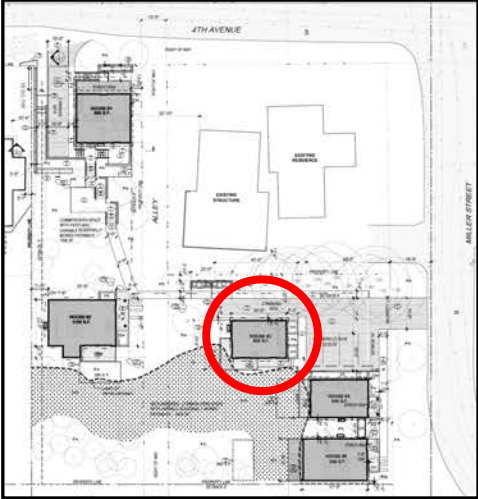
Permitted / As Built

### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window added on bottom left	Added for light in kitchen; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

**House #3**  
*North (side) elevation*



**MD-17-04 Reviewed by HRB Aug 2017**

**Permitted / As Built**

**Conditions of Approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
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11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

## House #3

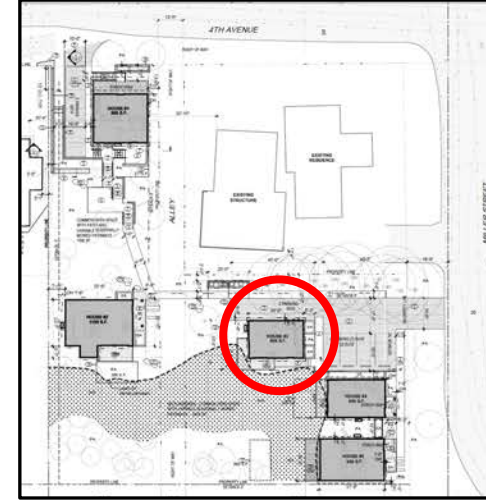
South (side) elevation - facing wetland



MD-17-04 Reviewed by HRB Aug 2017



Permitted / As Built



### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

# House #3

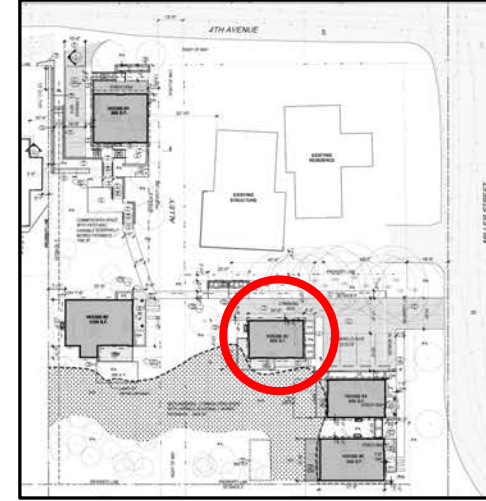
## East (front) elevation



MD-17-04 reviewed by HRB Aug 2017



Permitted / As Built



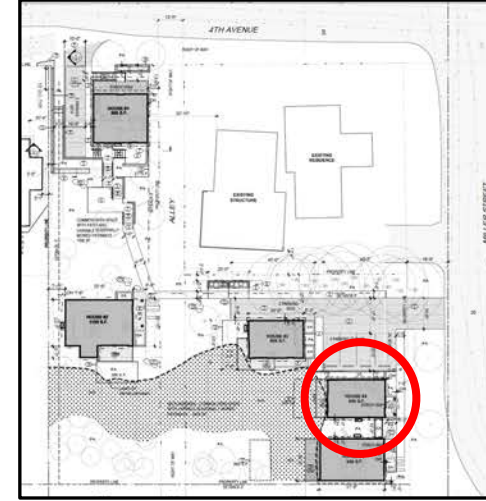
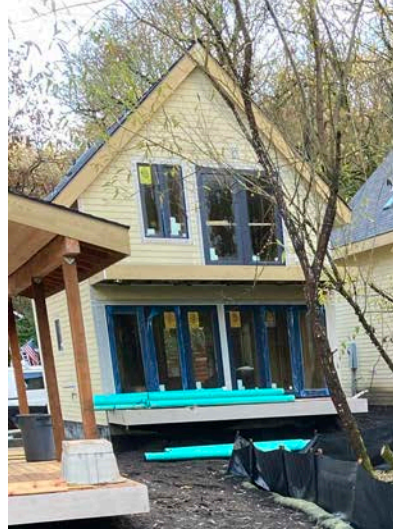
### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Entry moved to south elevation	to accommodate parking and storm planters; Compatible w/ historic guidelines; lower facade will have landscape cover to break up facade
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

# House #4

## West (rear) elevation



MD-17-05 Reviewed by HRB Aug 2017

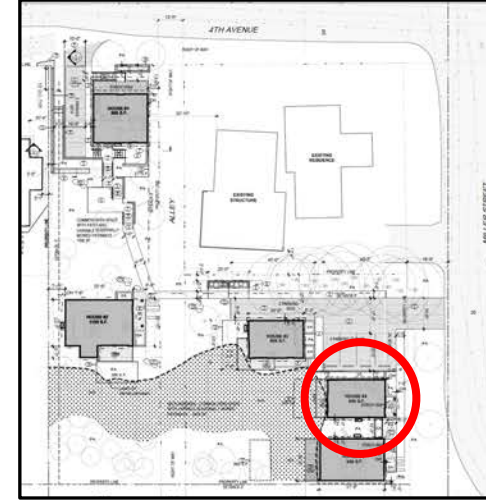
Permitted / As Built

### Conditions of approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
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11. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
12. Concrete foundations shall have a natural, parged or painted finish.
13. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
14. The applicant shall revise the home with a porch railing on the second story of the home.
15. The porch shall consist of simple trim at base and top, consistent with architectural style.
16. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
17. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

**House #4**  
*North (side) elevation*



**MD-17-05 Reviewed by HRB Aug 2017**

**Permitted / As Built**

**Conditions of approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
12. Concrete foundations shall have a natural, parged or painted finish.
13. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
14. The applicant shall revise the home with a porch railing on the second story of the home.
15. The porch shall consist of simple trim at base and top, consistent with architectural style.
16. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
17. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window size and placement	same # of windows; smaller; Compatible w/historic guidelines
Skylights are visible from ROW	Skylights are compatible w/historic guidelines, "Skylights shall not face ROW"
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Front and rear eave overhang length has been reduced; typical all houses	Compatible w/historic guidelines

# House #4

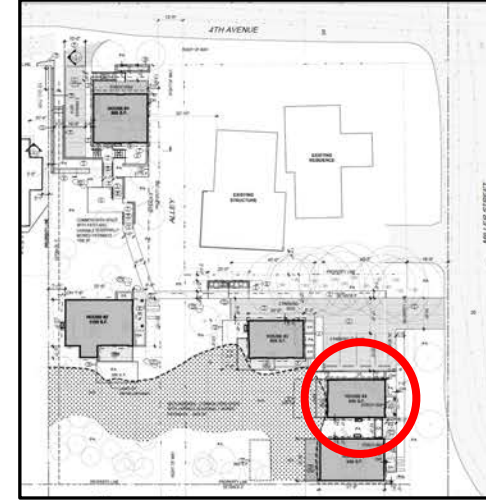
## South (side) elevation



MD-17-05 Reviewed by HRB Aug 2017



Permitted / As Built

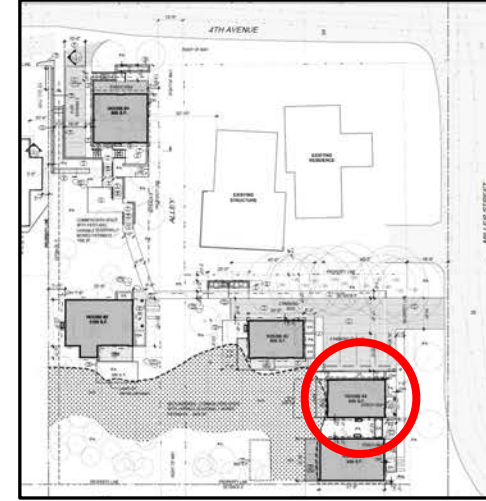


### Conditions of approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
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14. The applicant shall revise the home with a porch railing on the second story of the home.
15. The porch shall consist of simple trim at base and top, consistent with architectural style.
16. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
17. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Larger/paired windows	More windows added for natural light; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Skylights are visible from ROW	Skylights are compatible w/historic guidelines, "Skylights shall not face ROW"

**House #4**  
*East (front) elevation*



MD-17-05 Reviewed by HRB Aug 2017

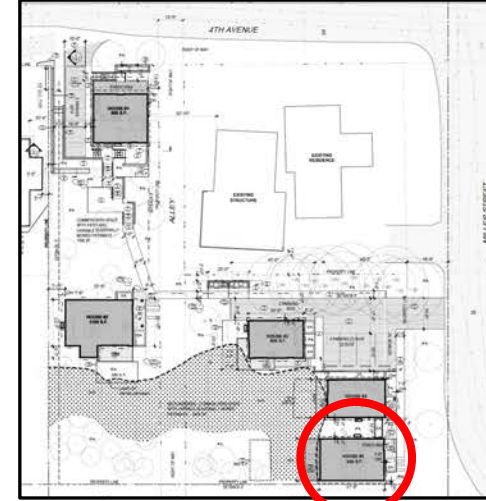
Permitted / As Built

**Conditions of approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
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16. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
17. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Skylights are visible from ROW	Skylights are compatible w/historic guidelines, "Skylights shall not face ROW"

**House #5**  
*East (front) elevation*



**MD-17-07 Reviewed by HRB Aug 2017**

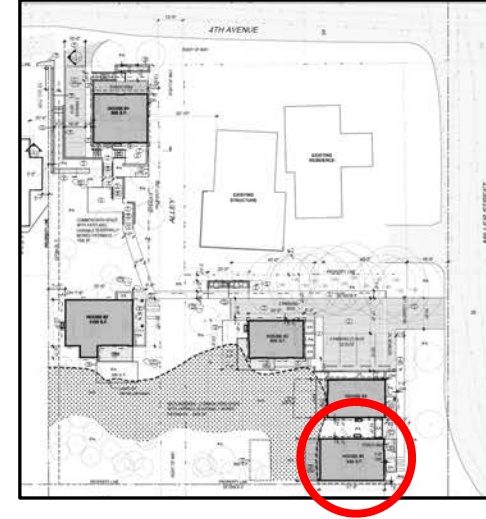
**Permitted / As Built**

**Conditions of Approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
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13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window placement	Compatible w/Historic materials Guidelines.
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Porch add on rather than cut out	changed to make homes consistent; Compatible w/Historic Guidelines.

**House #5**  
*West (rear) elevation*



**MD-17-07 Reviewed by HRB Aug 2017**

**Permitted / As Built**

**Conditions of Approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
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11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

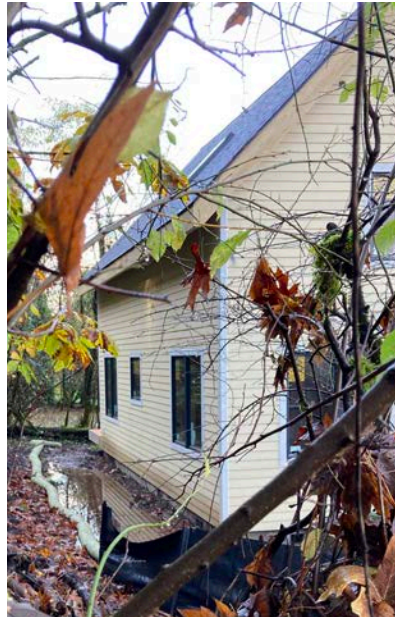
Changes from HRB approval	Compatibility Proposed Mitigation
Square windows on upper floor	More compatible w/historic district than original application
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (Condition was no vertical siding facing public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

# House #5

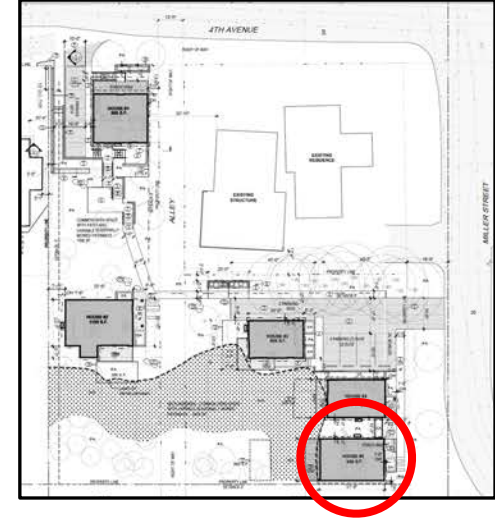
## South (side) elevation



MD-17-07 Reviewed by HRB Aug 2017



Permitted / As Built

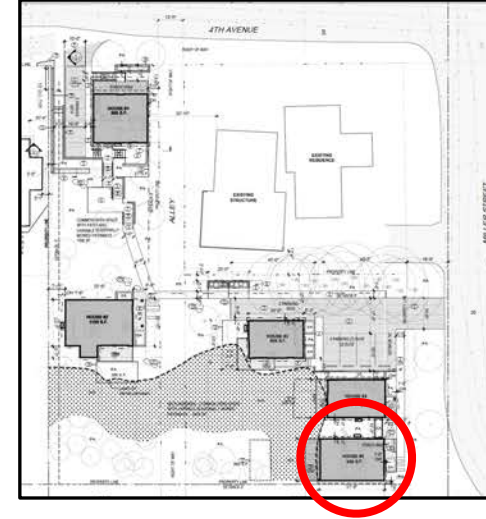
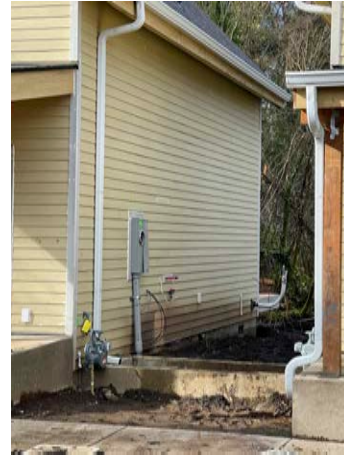


### Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
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12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window placement	Kitchen window changed to smaller window; Compatible w/historic guidelines; not facing ROW
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

**House #5**  
*North (side) elevation*



**MD-17-07 Reviewed by HRB Aug 2017**

**Permitted / As Built**

**Conditions of Approval**

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
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13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
No windows on this facade	Add 36" Square Window
Window Shadowline	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW

# Clad Urban Casement



Known for its industrial modern aesthetics thanks to exposed locking hardware and the narrowest of sightlines, the Clad Urban Casement can be used alone or in combination with other windows types and shapes.


## Standard Construction:


- 0.062" thick extruded aluminum exterior, with extruded with integral nail fin and corners sealed with silicone, corner pads and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness. Sash available in narrow (1-7/16") or wide (2-3/16") face width.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore operator and standard contemporary folding handle/cover. Optional traditional folding handle/cover.
- Independent high pressure, die-cast zinc sash locks (heights ≥40" have two sash locks). Optional tandem tie bar sash lock operation available.
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Standard aluminum screen frame. Optional Flexscreen.





MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon approval.			
URBAN CASEMENT – OPERATING (25 SQ/FT MAXIMUM)		URBAN CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.5"	Minimum Frame Width	12"
Minimum Frame Height	14.5"	Minimum Frame Height	12"
Maximum Frame Width	36"	Maximum Frame Width	120"
Maximum Frame Height	84"	Maximum Frame Height	120"
		Maximum Square Feet	42

## Performance Data:

 **Operating Casement: 36" x 72"**  
 AIR INFILTRATION.....0.01/0.01/A3  
 WATER.....NO LEAKAGE @ 6.06 PSF  
 STRUCTURAL.....CW-PG40 (+40/-40)

 **Operating Casement: 36" x 84"**  
 AIR INFILTRATION.....0.01/0.01/A3  
 WATER.....NO LEAKAGE @ 4.59 PSF  
 STRUCTURAL.....CW-PG30 (+30/-30)

 **Operating Casement: 32" x 72"**  
 AIR INFILTRATION.....0.01/0.01/A3  
 WATER.....NO LEAKAGE @ 6.89 PSF  
 STRUCTURAL.....CW-PG45 (+45/-45)\*

 **Casement Picture: 72" x 60"**  
 AIR INFILTRATION...0.01/0.01/FIXED  
 WATER.....NO LEAKAGE @ 7.52PSF  
 STRUCTURAL.....CW-PG50 (+50/-50)

\*Single arm operator w/piano hinge.

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Urban Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

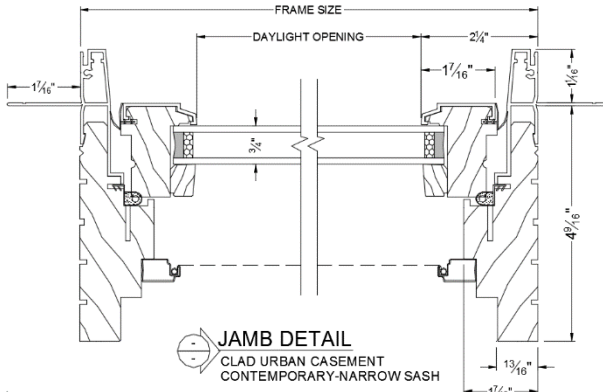
## Thermal Performance (NFRC):

Air Filled			Argon Filled		
<b>Low-E 272 Clear</b>	<b>Low-E 366</b>	<b>Triple IG (LE272/LE180/LEi89)*</b>	<b>Low-E 272 Clear</b>	<b>Low-E 366</b>	<b>Triple IG (LE272/LE180/LEi89)*</b>
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.21	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.19
SHGC.....0.31	SHGC.....0.21	SHGC.....0.36	SHGC.....0.31	SHGC.....0.21	SHGC.....0.25
VT.....0.53	VT.....0.48	VT.....0.46	VT.....0.53	VT.....0.48	VT.....0.41
CR......55	CR......56	CR......55	CR......58	CR......59	CR......61

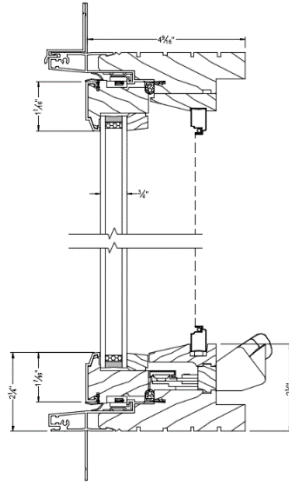
Values represent Clad Urban Casements with **narrow sash**. Insulated glass units using standard black warm edge spacer. Additional glazing options available.  
 \*Triple IG glass only available with the wide sash option.

For a comprehensive list of glazing configurations, please refer to the Clad Urban Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

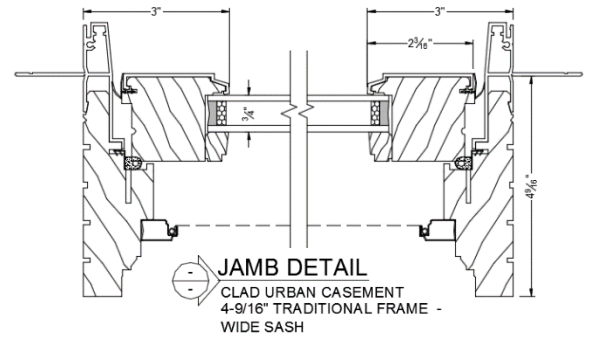
**Contemporary 4 9/16" Jamb**  
Horizontal/Operable Section - Narrow Sash



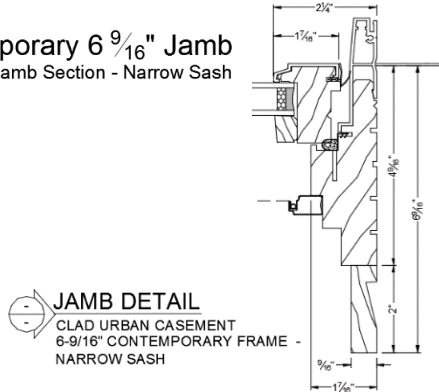
**Contemporary 4 9/16" Jamb**  
Vertical/Operable Section - Narrow Sash



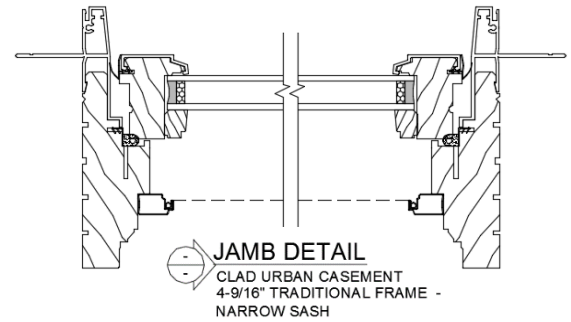
**Traditional 4 9/16" Jamb**  
Horizontal/Operable Section - Wide Sash



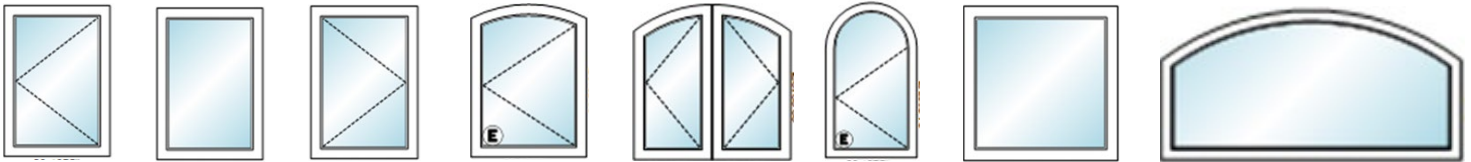
**Contemporary 6 9/16" Jamb**  
Horizontal Jamb Section - Narrow Sash



**Traditional 4 9/16" Jamb**  
Horizontal/Operable Section - Narrow Sash

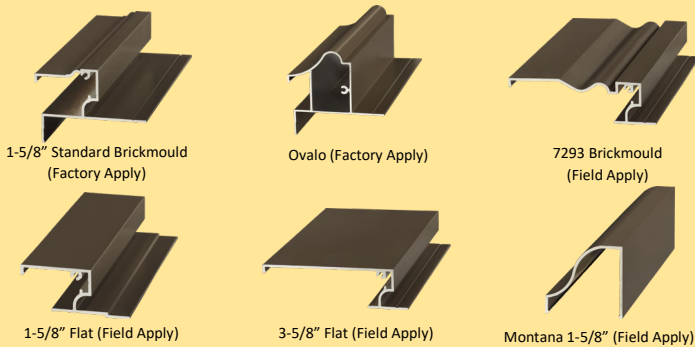


Additional product details may be found on our website [www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary](http://www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary)

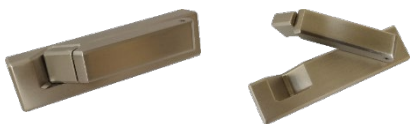


Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

**EXTERIOR TRIM OPTIONS**



**CONTEMPORARY FOLDING HANDLE AND COVER**



Available in: *Matte Black, White, and Satin Nickel finishes.*

**Clad Urban Casement Additional Features**

- Color Palette of 75 colors in powder coated AAMA 2605. Some design collections only available in AAMA 2604.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-The-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped or Genius retractable screen.
- Factory mulling up to 5-wide. Factory stacking and structural supports available.

Please visit our website [www.sierrapacificwindows.com](http://www.sierrapacificwindows.com) for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or Company Information Here