

CERTIFICATE OF APPROPRIATENESS

Exhibit E

COAC1901-03

CONDITIONS OF APPROVAL

607 West 4th Street

February 23, 2021

1. This approval is for the construction of a new three-story, single-family residence (1,804 square feet) with an attached one-car garage on a vacant, narrow lot located at 607 West 4th Street in the Drake Park/Willmore City Historic District. The existing vacant site does not contain a contributing structure within the Drake Park/Willmore City Historic District.
2. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in January 2021, as amended by the conditions of approval. These plans are on file in this office, except as amended herein.
3. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
4. Upon completion of the project, a building inspection by Planning Bureau staff must be requested by the Applicant to ensure that the proposed project has been constructed in accordance with approved plans and in compliance with all conditions, prior to issuance of a Certificate of Occupancy from the Building Bureau.
5. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
6. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080(I), this approval shall expire within three years if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
7. All required Planning Bureau entitlements (SPR), building permits, and public works approvals shall be obtained by the applicant, as needed. All required entitlements and permits must be obtained prior to commencing any construction

or rehabilitation work. Separate plan check and permit fees for each approval will apply.

8. The subject approval is contingent upon approval of a reduction of the side yard setbacks along the east and west property lines to 3 feet in lieu of the required 5 feet, as permitted by PD-30 (Downtown Plan) by the Site Plan Review Committee (Application No. 2010-31). No building permit shall be issued for the subject project prior to Site Plan Review approval.
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
10. The overall height of the roof of the proposed dwelling shall be lowered to the greatest extent feasible, subject to all building and safety requirements. The pitch of the gable shall be reviewed and approved by Planning Bureau staff prior to the issuance of a building permit.
11. All existing chain-link fencing shall be removed before the issuance of a Certificate of Occupancy. Replacement fencing shall be installed on the side and rear property lines. Perimeter fencing shall consist of vertically oriented wood plank fencing. A supplemental Certificate of Appropriateness shall be required to document the style and materials of the perimeter fencing. No fencing is approved in the front yard as part of this application.
12. The front walkway and driveway shall consist of Portland cement concrete.
13. All utility apparatuses shall be fully screened from view from adjacent public rights-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters and electrical panels. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures.
14. The applicant shall submit paint color samples of the new structure for review and approval prior to obtaining a Certificate of Occupancy.
15. The applicant shall submit final roof materials and specifications for review and approval prior to the issuance of a building permits.
16. All windows on the proposed structure shall be constructed of wood or wood-clad materials. To ensure the proposed window is of high quality and non-reflective materials, the window manufacturer specifications and samples shall be submitted to the Planning Bureau staff prior to the issuance of building permits. Vinyl windows are not permitted as a building material.
17. The proposed horizontal slider windows at the rear elevation shall be converted to awning windows.

18. Where windows are not required for egress purposes per the Building Code, windows will be located to ensure adequate privacy of adjacent properties is maintained, as feasible. The final window arrangement on the side and rear elevations will be assessed during plan check.
19. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not expressly approved in plans approved by this action.
20. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
21. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.