

**Attachment E**

**CERTIFICATE OF APPROPRIATENESS  
COAC2105-02  
CONDITIONS OF APPROVAL  
2711 East 1<sup>st</sup> Street  
October 26, 2021**

1. This approval is for the construction of a one-story rear addition (118 square feet) to a single-family residence; demolition of an existing detached three-car garage located at the rear of the property, and construction of a new detached two-story structure, consisting of a four-car garage (1,080 square feet), accessory storage area (138 square feet), and a 1,439-square-foot dwelling unit with 454-square-feet of deck area located on the second floor on the property located at 2711 East 1st Street in the R-2-L Zoning District within the Bluff Park Historic District. The improvements to the property shall be as shown on plans received by the Department of Development Services, Planning Bureau, dated October 2021, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the scope of work approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by the Department of Development Services; Planning Bureau staff before implementation.
3. 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.
4. 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.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. 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.

7. The driveway shall consist of Portland cement concrete.
8. Any building materials, vents, architectural details, window and door trim, used in the project, shall be shown on the construction plans and shall be reviewed by the Department of Development Services, Planning Bureau, during the plan check review process.
9. The applicant shall obtain approval through a Certificate of Appropriateness for the exterior paint colors before the Department of Development Services; Planning Bureau staff can sign off during the plan check process and prior to issuance of any building permits.
10. The applicant shall submit final roof materials and specifications for review and approval, prior to the issuance of a building permits.
11. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff 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.
12. A building inspection must be completed by the Department of Development Services; Planning Bureau staff to verify compliance with the plans approved by the Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
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 obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not expressly approved in plans approved by this action.
15. A vertical trim shall be added on the west elevation at the location of the 118 square foot addition to the primary structure. The vertically oriented trim shall provide differentiation between the original construction and the new addition.
16. All non-historic aluminum slider windows on the primary structure shall be replaced to match the existing historic-age steel windows on the primary structure or wood windows consistent with the Craftsman architectural style. Windows shall be of high-quality metal or wood material and shall feature a uniform style to the satisfaction of the Director of Development Services. Window manufacturer specifications shall be submitted to the Department of Development Services; Planning Bureau and approved by Planning Bureau staff prior to the issuance of

building permits during the plan check review process. The windows shall include wood trim and sills.

17. All windows on the new structure shall be of high-quality metal material windows, as appropriate, and shall feature a uniform style to the satisfaction of the Director of Development Services. Window manufacturer specifications shall be submitted to the Department of Development Services; Planning Bureau and approved by Planning Bureau staff prior to the issuance of building permits during the plan check review process. The windows shall include period-appropriate wood trim and sills.
18. All exterior finishes shall be of a wood horizontal siding on the primary structure. The non-historic aluminum clad siding over original wood material shall be removed and restored to horizontal wood siding. As feasible, original wood siding beneath the aluminum clad shall be restored rather than replaced. The rear structure shall contain wood siding to match the primary structure and smooth and fine stucco finish at the ground level.
19. The columns at the second unit deck areas shall be constructed of wood material.
20. 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.