

Christina Robertson-Gardiner

From: Paul Edgar [pauloedgar@q.com]
Sent: Wednesday, May 15, 2013 6:11 AM
To: bill heintz
Cc: Howard Post - Canemah; Christina Robertson-Gardiner; Denyse McGriff; Michael Berman - Canemah&505; Alice Watts - CIC/MNA
Subject: House Design, Canemah Historic District, Lot-8, Block-4, 4th Avenue

Understandings, where agreement - acceptance is agreed to, for a design and the placement of a new house on Lot-8, Block-4, 4th Avenue within the Canemah Neighborhood Association.

1. The Main Structure would have a 12 - 12 pitch roof. Justification is to reduce the appearance of mass across the horizontal view and to be compatible with other Historical Houses of similar Vernacular Design.
2. The Main Structure "**Street View**" would have **Compatible Window Design, Grid and Proportion** to the immediate two historic - significant houses next door and across the street. This is to not detract from these two houses and other significant historic houses of similar design in the National Register Historic District of Canemah. Wooddale Windows has supplied an agreed to design and quote, for these double hung wood windows, with 4-over 4-Lite Grid, in what is being referred to as 3.0 x 6.0 proportion. These proportional windows (tall and narrow) would also high light and compliment historic and compatible designs found with virtually all Vernacular Type/Style Houses that have the 12 - 12 Pitch Roof's and will aid - go a long way in also breaking up the long horizontal mass, of the proposed structure.
3. With the part of the structure that goes out from the side of the Main Structure to the right, the two Street View Windows can be of lessor size but should be proportionally correct and not detract.
4. The Garage in the design would be set back from the property line to a place, equal with with the front of the house. However, should this set back requirement impact negatively a large Cedar Tree immediately behind the garage, it is agreed to that reasonable adjustments would be accepted to save the Cedar Tree by not negatively impacting it.
5. We agree to allow for the locating of the house to within 1.5-feet, of the right property line. This will provide for greater spacing from the historic house to the left. In the survey plot plan, provided from Centerline Concepts, it reflects only a little over 2-feet separating the main house structure and garage, we would like for that space to be a minimum of 4-feet. This right property line is in an vacated area that was once Apperson Street and would still provide an approximate 40-feet separation with the house to the immediate right.

Please let us know ASAP, that this is agreed to, by all parties.

Note all accommodations that can be made with the owner of the historic house to the left, to lessen any perceived negative impacts would be greatly appreciated. Please take a look at finger jointed, Cedar or Non-Cedar Wood - Dutch Lap Design Siding as an alternative to Hardie Plank. This Pre-Primed siding is superior to the concrete siding and far more compatible in this historic district.

Paul Edgar, Land Use Chair
Canemah Neighborhood Association