

PLN2022-00265: Proposed two story (plus loft areas) on vacant lot on Birch Street  
Public Comments from owner(s) at 1234 Cedar Street (adjacent to the project site)

## I. Summary of Main Points

**Demonstration of Scale:** What has been provided in lieu of story poles does not inform/illustrate the massing impacts of the proposed two story (with lofts) from my adjacent residence at 1234 Cedar Street. I respectfully request story poles to depict massing as viewed from my adjacent residence and/or additional exhibits to provide the massing information which is currently lacking in the application as seen from my adjacent property to the east. All directly adjacent residences should be depicted on the massing materials submitted in lieu of story poles. Also add my residence at 1234 Cedar to Sheet A1.5, section 2.

**Colors:** Revise colors to darker earth tone colors.

**Materials:** Revise corrugated metal roof and fiber cement siding materials to materials compatible with the existing neighborhood context.

**Front Elevation:** Revise front elevation to be less walled off, and less garage door dominate.

**Ceiling Heights:** Reduce ceiling heights of the two story and rear one story elements. The proposed ceiling heights of 12/13/18 ft add to the massing and bulk of this uphill home from my downhill home. The one story segment at the rear has a ceiling height of 18ft and the two story portion of the proposed residence has ceiling heights of 11' 4" on the first story and 13'3" on the second story.

**Front yard:** Reduce pervious paving in front yard.

**Roofline:** Revise roofline to a design compatible with neighborhood context.

**Run off:** Provide both a written and quantitative explanation of how the run off will be treated on site. My property is directly downhill of this vacant lot and I do not want to absorb the run off from this property.

## II. Mid Coast Design Guidelines

**The proposed two story (with loft areas) residence is not compatible with neighborhood character because:**

**Neighborhood Character** pages 2-3

- a. The proposed roof form is not compatible with existing surrounding roof lines.
- b. The proposed color shown as white in the rendering (sheet A5.3) is not compatible with the existing earth tone colors in the neighborhood context. (shown as white in the rendering sheet A5.3 described by the applicant as light beige grey -no specific color sample swatch provided and should be required)
- c. The proposed materials (fiber cement siding and corrugated roof) are not compatible with the residential and earth tone character of siding and non reflective roof materials on existing residential homes in the neighborhood context. There are no homes with corrugated metal roofing and none with fiber cement siding in the neighborhood context.

**Elements of Design** page 11

The proposed front elevation (sheet A5.3) is literally walled off with a solid tall wall, prominent garage doors and no windows. Additionally the front yard paved almost completely paved with pervious surface in contrast to the “eyes on the street” concept encouraged in the design guidelines below

### *c. Entries*

*Discussion: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. The design and prominence of entries in the neighborhood should also be considered. Standards: (1) Front Doors – Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. (2) Front Porches - Where front porches are a part of the neighborhood pattern, a new house or new entry should consider including this feature similar in size and proportion to the other homes in the neighborhood.*

*d. Garages Discussion: The location, size, position and appearance of a garage can have a great effect on the appearance of a home and should be designed with care. While in most cases it is preferable to emphasize the front entrance of a home, rather than the garage, a prominent garage may be unavoidable, particularly on steeply sloping lots. In some neighborhoods, there may be an established pattern in the size, position or appearance of garages. Examples of patterns that meet the Design Standards are garages with single rather than double garage doors, or garages facing away from or set back from the street. If there is no established pattern, greater flexibility in design and appearance of garages should be considered. Standards: (1) Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two single rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade. (2) Respect the existing pattern in the size, position or appearance of the garages in the neighborhood, providing that pattern conforms with the Design Standards.*

### **Exterior Materials and Colors**

**The proposed bright, white, light, beige/grey exterior commercial and reflective like proposed materials and colors do not compliment that of the neighborhood and do not blend with surrounding natural features as viewed from a distance nor when viewed from our downhill home.**

*Exterior materials and colors should complement the style of the house and that of the neighborhood, and blend with surrounding natural features when viewed from a distance. Use of complementary materials and colors will help a house appear compatible with its neighbors and blend with its natural setting including surrounding vegetation and landforms. Darker rather than lighter exterior colors may be used to reduce the apparent mass of a home.*

*Standards: a. Compatibility (1) Use non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house. (2) Consider the exterior materials and colors used on neighboring houses; strive for complementary materials and colors on new and remodeled homes; avoid the use of materials and colors that are too similar, repetitive, or clashing. (3) Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance. While earthtone colors are encouraged, along with darker colors used to reduce apparent mass, other colors may be appropriate based on the architecture, neighborhood and surrounding natural features. b. Quality - Use exterior materials and colors that are of a similar or better quality of those used in the neighborhood and are consistent with the architecture of the house. c. Quantity. Encourage the use of 3 or more colors on larger houses to reduce the appearance of bulk by emphasizing architectural features and trim. (3) Discourage the use of a single exterior material or color in a large unbroken surface. d. Ornamentation - Use ornamentation or architectural details to reduce the appearance of bulk on larger homes. Apply ornamentation in a manner consistent with the style and size of the house; avoid using ornamentation in a manner that will make the house appear too plain or overly decorated.*

### **III. Summary questions/clarifications/comments for applicant/staff/DRB**

- Color of the residence - Provide a color sample/swatch and specification for the color code proposed of the residence.
- Materials board - Include a dedicated plan sheet of the proposed materials with manufacture specs, photos and samples of all materials and colors.
- Front wall details lacking - include the proposed front wall on the site plan and label proposed height, location, materials and colors.
- Exterior lighting - Clarify and specify any and all proposed exterior lighting fixtures types and placement. Especially no eave lighting.
- Landscape screening - Retain existing green screening along the rear fence and provide additional landscape screening along the rear property line.
- Overall height - Confirm height of the two story section is measured correctly. It should be measured from highest point of structure to lowest existing grade directly below which would put it over the height limit.
- Interior Ceiling heights - Ceiling heights over 16ft should be counted twice as floor area.
- Grading - Is the rear yard being graded flat because the renderings on sheet A5.3 with the lap pool show the rear yard as flat will it be regraded because it currently slopes.
- DRB - Consider a policy change to require Story Poles for new two story residences on vacant lots.