

# TALLINE

Architectural Guidelines

Version One

March 18<sup>th</sup>, 2024

# Table of Contents

Contact Information .....	5
General Information .....	5
Introduction .....	5
Responsibilities .....	5
Components .....	5
Residential .....	6
Residential Mixed-Use .....	6
Convenient Commercial .....	6
Multiple Family .....	6
Architectural & Landscape Review Committee .....	6
Committee Membership.....	6
Preparations for Preliminary and Final Review.....	6
Preliminary Review .....	7
Final Review .....	7
Appeals .....	7
Earth Advantage® .....	7
Enforcement .....	8
Performance Bonds .....	8
Non-Conforming Improvements.....	8
Non-Waiver.....	8
Severability .....	8
Submittal Requirements .....	9
Preliminary Review .....	9
Final Review .....	9
Design Review Fee and Refundable Deposit .....	9
Final Inspection and Refund .....	9
General Development Guidelines.....	9
Adjacent Property.....	9
Animals .....	9
Awnings .....	10
Burning, BBQs and Fire Pits .....	10
Chimneys, Shrouds and Fireplace Vents.....	10
Concrete Washouts .....	10
Drainage.....	10
Driveways .....	10
Excavation and Grading .....	10

Exterior Colors and Stains .....	10
Exterior Design Treatment.....	11
Fines.....	11
Fire Safety .....	11
Flagpoles.....	11
Garbage and Trash Removal During Construction.....	11
Gutters and Downspouts.....	11
Heating and Cooling Systems.....	12
Mailboxes.....	12
Maintenance.....	12
Metals and Plastics .....	12
Porches, Decks, Trellises, Stairs, and Balconies .....	12
Sanitary Facility.....	12
Satellite Dishes and Antennas .....	12
Service Yards and Trash Enclosures .....	12
Setbacks .....	13
Skylights and Solar Devices.....	13
Smoking .....	13
Tarps .....	13
Tree Preservation Guidelines.....	13
Tree Removal and Trimming.....	13
Temporary Structures.....	14
Utilities Services and Meters .....	14
Violations .....	14
Water Features .....	14
Residential Architectural Guidelines.....	14
Ancillary (Detached) Outbuildings .....	14
Accessory Dwelling Units “ADU” .....	14
Duplication.....	14
Exterior Lighting.....	15
Exterior Walls and Trim .....	15
Fencing.....	15
Garages and Parking .....	16
Hot Tubs and Saunas .....	16
Landscaping .....	16
Porches, Decks, Skirting and Projections .....	17
Roofing.....	18

Shutters ..... 18

Signs ..... 18

Windows and Doors ..... 19

Architectural Styles ..... 20

    The Craftsman Style ..... 20

    The American Foursquare Style ..... 24

    The Prairie Style ..... 28

    The Mid-Century Modern Style ..... 33

    The High Plains Territorial Style ..... 37

    The Woodland Style ..... 40

    The American Farmhouse Style ..... 43

    The Tudor Revival Style ..... 46

    The Colonial Revival Style ..... 50

    The Scandinavian Style ..... 55

Exhibits ..... 59

    Exhibit A – Final Review Application Form ..... 60

    Exhibit B – Zoning Standards ..... 69

    Exhibit C– Alley Setback ..... 70

    Exhibit D – Wildfire Mitigation Plan ..... 71

    Exhibit E – Street Tree Guidelines ..... 75

## Contact Information

Talline  
62660 NW Skyline Ranch Rd  
Bend, Oregon 97703  
541-797-0536  
[www.tallinewestbend.com](http://www.tallinewestbend.com)

## General Information

### *Introduction*

Talline is a 74-acre master planned community located on the West side of Bend, Oregon and will offer a variety of Home types and sizes, ranging from single family lots to apartments and townhomes along with some commercial buildings. At the heart of the Talline Community is Talline Park, which is an 8-acre developed park with trails and natural amenities. Parks and trails will be welcome amenities throughout, as well as a commercial hub at the entrance of Talline. The City of Bend approved the Talline Master Plan on May 18<sup>th</sup>, 2022, through PLPSPD20211096, the Talline Master Planned Development.

### *Responsibilities*

It is the responsibility of each Talline Owner to read, understand and adhere to all Talline Governing Documents, which include, but are not limited to, the following:

- Declaration of Covenants, Conditions, Easements and Restrictions for Talline (“CC&Rs”)
- Bylaws for Talline Homeowners Association (“Bylaws”)
- Talline Architectural Guidelines
- Final Review Application Form
- Rules & Regulations
- Fine Schedule

The Talline Architectural Review Committee is responsible for maintaining and enforcing the guidelines. Current Governing Documents can be found at [www.tallinewestbend.com](http://www.tallinewestbend.com).

In the event of a conflict between the terms of these Architectural Guidelines and the terms of the CC&Rs or the Bylaws, the terms of the CC&Rs or Bylaws, as applicable, shall govern.

**Capitalized terms used in these Architectural Guidelines without definition will have the meaning given to them in the CC&Rs.**

## Components

Talline is currently planned to have Residential, Residential Mixed Use, Convenient Commercial, and Multiple Family components, each with specific design requirements as outlined in Exhibit B – Zoning Standards. A brief summary of each type of component, as currently envisioned, is discussed herein. The categories and summaries are subject to change as market and other conditions change.

### ***Residential***

Most Lots will be designated as standard residential, with varying Lot sizes. Detached single-family homes will largely prevail. Setbacks will vary depending on the size of the Lot. See Exhibit B – Zoning Standards, for setback requirements.

### ***Residential Mixed-Use***

A Residential Mixed-Use area is planned to be located inside and behind the commercial core at the entrance to Talline. Residential Mixed-Use Lots may contain a diversity of housing, including multi-family, townhomes, live/work townhomes, and cluster housing. Lot sizes will vary accordingly.

### ***Convenient Commercial***

A Convenient commercial area is slated to be located along Shevlin Park Road and is anticipated to include approximately 5 acres and lots of varying sizes. Uses could include retail, office, restaurant, coffee shops, apartments and other commercial uses.

### ***Multiple Family***

A Multiple Family area is planned near Shevlin Park Road & Elk Crest Drive with approximately 60 units.

## **Architectural & Landscape Review Committee**

An Architectural & Landscape Review Committee (ARC) has been established to implement and administer these Architectural Guidelines. The ARC shall exercise the functions as provided in the Talline Governing Documents for the promulgation, modification, and enforcement of its rules governing the use and maintenance of Lots and the Improvements thereon. The ARC reviews submittals and makes rulings that may be more restrictive than the City of Bend. In addition to establishing an overall aesthetic for Talline, the intent of these Architectural Guidelines is to ensure that all Homes and Buildings maintain a level of design quality that is compatible with the development.

### ***Committee Membership***

The ARC shall consist of no fewer than three members and no more than five members, as may be appointed from time to time by Declarant or the Board, as applicable. Until such time as Declarant relinquishes control over the Architectural Review process, Declarant shall appoint and remove members of the ARC at Declarant's discretion. The terms of office for each member of the ARC shall be for one year. The Declarant may appoint one or more members to the ARC who are not Owners, but who have special expertise regarding matters which come before the ARC. At the sole discretion of the Declarant such non-Owner members of the ARC may be paid. The Declarant may elect to make one of the members position a rotating term of one year or less.

### ***Preparations for Preliminary and Final Review***

Before starting Improvements on any Lot, the Owner shall submit to the ARC a complete set of plans and specifications for the proposed Improvements including any other information deemed necessary by the ARC. Incomplete submittals will not be reviewed.

The ARC has the authority to require the Owner submitting inadequate plans or specifications to retain, at the Owner's expense, the services of a professional engineer, architect, designer, inspector or other person to assist in the preparation of an adequate re-submittal to the ARC. Once a complete and accurate application is submitted, the ARC will use reasonable efforts to complete the review within twenty (20) business days and respond with an approval or required corrections, but will have no liability for a failure to meet such deadline.

All Homes and Buildings must be built by a contractor licensed and insured with the Oregon Construction Contractors' Board.

### ***Preliminary Review***

Preliminary review is required for Owners not utilizing a Guild Builder, Owners submitting an "Other" Architectural style, or Owners submitting an Accessory Dwelling Unit "ADU". All Owners are encouraged to submit for preliminary review. The preliminary review process allows the ARC the opportunity to identify general conformance with the Architectural Guidelines, identify designs that may duplicate other Buildings or Homes in close proximity, and provide Owners with comments regarding the proposal's conformance to the selected Architectural Style before drawings are prepared for Final Review. The ARC shall have the authority to define "close proximity" in its sole discretion. There is no fee for Preliminary Review.

### ***Final Review***

Final review application information, plans, specifications, and any ARC consultant comments are evaluated by the ARC for adherence to the Architectural Guidelines. A review letter will then be delivered to the Owner, listing ARC comments, requirements, and conditions of approval. The Owner may be required to meet with an ARC representative to discuss the comments, requirements and conditions of approval or to provide supplemental information before the ARC will issue a final approval.

Prior to the start of construction, the Owner must respond to the ARC review letter in writing addressing how the Owner will resolve all comments, requirements, and conditions of approval. In addition, the Owner must return a signed Architectural Review Committee Construction Agreement, located in Exhibit A.

Although Owners are not required to submit a landscape plan with the Final Review application, Owners are encouraged to do so. Landscape plans must be submitted and approved prior to occupancy.

Owners may attend Final Review ARC meetings; however, they shall have no voting authority on the review of their application.

Upon approval, construction must begin within six (6) months after issuance unless the Owner has applied for and received an extension of time from the ARC. Otherwise, the application and approval expire, and the refundable deposit will be returned. A new application, design review fee, and refundable deposit will be required prior to any development/construction.

### ***Appeals***

At any time after the Declarant has relinquished control over the ARC and Architectural Review to the Association's Board of Directors, any Owner adversely impacted by an action of the ARC may appeal such action to the Talline Board of Directors with the exception of ARC actions and decisions relating to proposed Other styles of architecture. Appeals shall be made, if at all, in writing within 10 days of the Owner's receipt of the ARC's decision and shall contain specific objections or mitigating circumstances justifying the appeal. The appeal shall be treated as a request for a rehearing and the Board must meet and receive evidence and argument. The Board of Directors' final decision shall be issued within 15 business days after receipt of appeal. The Board of Directors and the ARC reserve the right to increase the time frames specified in this paragraph without notice due to heavy submittal volume. The determination of the Board shall be final.

### ***Earth Advantage®***

Earth Advantage® certification is required for all Homes and Residential Mixed-Use Buildings. Contacting Earth Advantage® staff during the preliminary design process is recommended as the design elements for Earth

Advantage® certification are an integral part of the plans. Please contact Earth Advantage® to confirm the current fee structure.

Contact Information\*:

Earth Advantage® Inc.  
Matt Douglas  
541- 550-8185  
mdouglas@earthadvantage.org

\*This contact information is provided for the convenience of Owners and contractors, and neither the Declarant, the Association, or the ARC shall have liability for the accuracy or inaccuracy of such information, and each Owner and contractor is solely responsible for contacting Earth Advantage® with respect to its proposed development within Talline.

### ***Enforcement***

As provided by the CC&Rs, the ARC is authorized to make onsite inspections of any Lot at any time. Any breach of the CC&Rs shall subject the breaching party to any and all legal remedies, including, but not limited to, fines, damages or the destruction, removal or the enjoining of any offending Improvement or condition. In the event an Owner fails to comply, the ARC may proceed with enforcement as provided in the Talline Governing Documents.

### ***Performance Bonds***

At the sole discretion of the ARC, an Owner may be required to submit a performance bond in the form of a cash deposit. The performance bond shall be in addition to the refundable deposit required by the Architectural Guidelines. The performance bond may be required at any time during construction if the ARC, in its sole discretion, determines that the Owner is not abiding by the Talline Governing Documents. The failure of the Owner to provide a performance bond when requested will result in a stop work order. Continued failure to comply will result in the forfeiture of the performance bond.

### ***Non-Conforming Improvements***

If an Owner has any Improvement not in compliance with the Architectural Guidelines, the terms of Section 7.7(j) of the CC&Rs will apply. The ARC will grant the Owner a reasonable time to modify or remove the non-conforming Improvement. Failure to comply may result in the loss of the refundable deposit. Pursuant to Section 7.7(j) of the CC&Rs, the ARC may, among other actions, maintain an action at law or in equity for the removal or correction of the non-conforming Improvement and, if successful, shall recover from the Owner in violation all costs, expenses and fees incurred in the prosecution thereof.

### ***Non-Waiver***

ARC consent to any matter proposed to it or within its jurisdiction, or failure by the ARC to enforce any violation of the Architectural Guidelines, shall not be deemed to constitute a precedent or waiver impairing the ARC's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Architectural Guidelines.

### ***Severability***

If any section, subsection, paragraph, sentence, clause, or phrase of these Architectural Guidelines is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these Architectural Guidelines.



# **Submittal Requirements**

## ***Preliminary Review***

The preliminary review of a design tests the Home, Building, and Lot concepts. The Preliminary design submittal shall include a site plan (1" to 20' scale minimum) that includes existing and revised grades, trees to remain and to be removed (including location, size and species), floor plans (1/8" to 1' scale minimum), and schematic front and side elevations.

An Owner may propose an architectural style not specifically listed in the Architectural Styles section of the Architectural Guidelines as an Other Style. Any Other Architectural Style submittal will be considered by the ARC provided the Owner also submits a clear and concise narrative including diagrammatic or photographic documentation of the proposed Other Architectural Style, as well as the proposed Essential Elements for the style.

The Owner must provide sufficient documentation for the ARC to complete its evaluation of the proposed Other Architectural Style. The ARC shall determine if the proposed Other Architectural Style is desirable and favorably integrates into the Talline neighborhood. The ARC's decision on an Other style proposal is final and not subject to appeal.

## ***Final Review***

A complete submittal of the information outlined in the checklist is required and incomplete submittals will not be reviewed. All design submittal documentation shall be submitted electronically, though paint samples chips are required. See Exhibit A - Final Review Application Form for all submittal requirements.

A review letter will be returned to the Owner within two-four weeks. The ARC reserves the right to increase this time frame without notice due to heavy submittal volume.

## ***Design Review Fee and Refundable Deposit***

See the Final Review Application Form for the specific type of Home or Building for design review fee and refundable deposit requirements. The design review fee and refundable deposit amounts may be changed at any time.

## ***Final Inspection and Refund***

The Owner is responsible for notifying the ARC upon completion of construction. The ARC will complete a final inspection to verify compliance with the approved plans. Once the Improvements have been completed according to the ARC approval letter and approved plans, the deposit will be refunded.

# **General Development Guidelines**

## ***Adjacent Property***

Adjacent property may not be used, for staging or otherwise, without that Owner's written approval. In the event of damage, the offending property Owner will be held responsible for restoration. Violations may result in a fine and forfeiture of the refundable deposit.

## ***Animals***

Contractors' dogs are not allowed on site during construction. Violations may result in a fine.

### ***Awnings***

If approved by the ARC, awnings shall fit the window bays, complement the architectural character of the Home or Building, and are only allowed at ground floor elevations. The bottom edge of the valance must be straight and not decorative. Stripes or patterns are not permitted.

### ***Burning, BBQs and Fire Pits***

Burning of construction or yard debris is prohibited. Wood burning firepits and wood burning outdoor fireplaces are not allowed. Gas barbeques, wood pellet grills and smokers, kamado-style ceramic charcoal barbeque, and gas fire pits are permitted provided they are screened and on a non-combustible surface, and provided further such screening has been approved by the ARC.

### ***Chimneys, Shrouds and Fireplace Vents***

All exterior chimneys must be founded and clad with a siding material that differentiates the chimney from the body of the house. The chimney shroud shall be large enough to completely cover the metal fireplace vent and shall be painted with heat resistant paint colored to match surrounding materials. Unpainted shrouds and fireplace vents are not permitted. Wall mounted fireplace vents visible from street frontages are not permitted.

### ***Concrete Washouts***

Concrete washouts must be completed on Owner's Lot.

### ***Drainage***

All stormwater shall be contained on the Owner's Lot. Owners should consult with professionals to develop an appropriate stormwater management plan. Improvements on a Lot shall not increase or concentrate runoff onto adjacent Lots. Runoff onto City of Bend's right of way is not permitted.

### ***Driveways***

Driveway aprons at streets and alleys shall be limited to one per Lot, unless otherwise approved by the ARC. The City of Bend requires a right of way permit prior to constructing the curb cut for any driveway. Concrete sidewalks and aprons at driveways within the right of way must be constructed to meet City of Bend standards.

For front loaded Homes or Buildings, the driveway width must be kept to a minimum while still allowing reasonable access to parking areas and garage access. Exceptions will only be considered for Large Lots. Driveway widths are required to be at least 12 feet with a vertical clearance of 15 feet for emergency vehicle access. Driveways at alley loaded Lots may be wider than the garage door width they serve but shall not exceed 20'. Owners are responsible for repair of all construction-damaged driveways, aprons, curbs, sidewalks or curb ramps abutting their Lots prior to receiving the refundable deposit.

### ***Excavation and Grading***

Each Lot should be developed with minimal modification of the existing topography. After construction of the foundation, all remaining unused excavation soils must be removed from the Lot. Excess stockpiles of excavation soils, dirt or other related materials are not allowed on any Lot. All areas disturbed during construction must be re-naturalized or planted in accordance with the approved landscape plan. Re-naturalization includes planting native grasses and approved fire-resistant native plants, as detailed in Exhibit D – Wildfire Mitigation Plan.

### ***Exterior Colors and Stains***

All exterior colors require ARC approval for both original painting and repainting. Colors appropriate to the character and Architectural Style of the Home or Building are required. Bright body colors (other than white) will generally not be acceptable. Care shall be taken to avoid duplicating colors of nearby structures. All exterior primed and unfinished materials must be stained or painted.

### ***Exterior Design Treatment***

Careful application of the massing examples in the Architectural Style section of these guidelines is essential. Owners are encouraged to review ARC files of Homes and Building on adjoining Lots to aid in window placement and other conditions on side elevations. Careful design of site grading, main floor elevation, roof pitches and roof massing can reduce the perception of height. Stepping the Home or Building profile to match the slope of the site or as the Home or Building approaches a property line reduces massing, particularly as seen from lower viewpoints. Reducing story heights at the ends of the Home or Building adjacent to neighboring Lots can substantially soften end conditions. Prudent use of materials can be effective tools to reduce apparent mass of a Home or Building. The massing and visual impact of the garage is to be minimized and the space between the top of the garage door and the roof shall be kept to a minimum.

The ARC encourages and may require the fenestration, projecting bays, and other architectural features to be coordinated on all sides of the Home or Building. Owners shall incorporate architectural features to avoid long, uninterrupted walls. Any exterior wall with a length greater than 40' will require articulation of at least two feet.

Exterior siding material shall be continuous and consistent on all elevations. Siding material changes shall occur along horizontal lines, inside corners, projecting bays or other architectural features. Siding material applications which involve a mix of directions, including horizontal, diagonal, and vertical, are not allowed, unless appropriate for a particular Architectural Style. Exterior siding material must be carried down to within eight (8) inches of finish grade. Only eight inches of exposed foundation is permitted on any exterior elevation.

Masonry must be applied with fabricated outside corners, must terminate at inside corners, and must extend to grade. The ARC may approve masonry terminations along the length of a wall considering the Architectural Style proposed.

### ***Fines***

Owners may be fined according to the Fine Schedule for violations of the Governing Documents.

### ***Fire Safety***

A minimum of one serviceable dry chemical fire extinguisher (minimum 5 lb. Class ABC) shall be located on each construction site and in a visible location for the use of the Builder. Extreme caution shall be taken to prevent any sparks or flames from being cast out of the immediate work area. Builders are responsible for ensuring cutting, welding, and brazing operations are conducted in areas free of combustible material and vegetation. An operable water system for fire suppression must be available during the entire construction period.

### ***Flagpoles***

Flagpoles, flags and banners require ARC approval before installation.

### ***Garbage and Trash Removal During Construction***

Owners are responsible for their own recycling and trash removal during and after construction. Lots must be kept orderly and clean from trash and construction debris. Weekly removal of construction waste is required. Lots that are not kept clean will be subject to fines. Burning of garbage, construction or landscape debris is prohibited and will result in a fine.

### ***Gutters and Downspouts***

All gutters and downspouts must be shown on the final submittal. Gutters are required on Homes and may be required on other Buildings. All gutters and downspouts shall be designed as a continuous architectural design

feature. Exposed gutters and downspouts shall be colored or painted to match the color of the adjacent building material.

### ***Heating and Cooling Systems***

All exterior elements of heating and cooling systems must be fully enclosed and screened from rights of way and neighboring Lots. Temporary window mounted air conditioning units, or similar types, are permitted May through September but are prohibited on front elevations.

### ***Mailboxes***

Mailboxes for residents are provided throughout Talline. For new Homes and Buildings, residents may pick up mailbox keys at the United States Post Office.

### ***Maintenance***

Owners are required to keep Lots and all Improvements in good repair and attractive condition.

### ***Metals and Plastics***

All exterior metals and plastics must be painted or finished to blend in with the adjacent material. All utility meters and meter housings must be painted to match the body color of the Home or Building.

### ***Porches, Decks, Trellises, Stairs, and Balconies***

Porches must be at least 6' deep as measured from the Home's or Building's exterior wall to the outside of the railing or street face of the porch. Front porches may be required to have at least two treads or three risers above existing grade. Exceptions may be considered by the ARC based on the Architectural Style proposed or ADA access requirements. Front porches must be enclosed with a concrete stem wall. On sloping Lots or where the front porch is elevated more than 2 steps, the area between the bottom of the deck and the concrete stem wall must be finished with the same material as the Home or Building with siding applied in the same direction.

Elevated decks with exterior occupied areas below shall have supports scaled and finish materials applied to match the design of the Home or Building, but in no case have exposed wood supports less than 8" X 8" timber framing. Built-up wing walls and columns may require landscape screening. Trellises shall be made of heavy timber, painted steel or painted iron. Railings, balustrades and all related components shall be wood, painted steel or painted iron.

### ***Sanitary Facility***

Builders are responsible for providing a sanitary facility in good condition for construction crews. This facility must be maintained and cleaned on a weekly basis.

### ***Satellite Dishes and Antennas***

Satellite dishes, transmitters, television antennas, radio antennas, or other receiving devices require ARC approval. Satellite dishes over 18 inches in diameter are not permitted. Exposed conduit and cabling must be painted to blend with the roof or siding to which they are attached. The location of the receiving device must be inconspicuous, installed in a location not readily visible from the street, and may require landscape screening.

### ***Service Yards and Trash Enclosures***

Each Home and Building shall have a screened service yard enclosing recycling bins, compost bins, trash containers, clothes drying apparatus, bicycles, landscape debris, outdoor maintenance equipment, AC condensers and other items stored outside. Service yards may be detached from a commercial Building and must be screened from view of other Buildings or rights of way. Service yards for Homes must be immediately adjacent to the Home. Service yard screening shall match the adjacent architecture, materials and paint colors of the Home. A fence on the property line, at least 20' in length, with returns to the Home may also be considered as a residential service yard.

### ***Setbacks***

Setbacks are specified in Exhibit B – Zoning Standards. The City of Bend Development Code and Building Code may have requirements that are more restrictive than those published in Exhibit B – Zoning Standards. The most restrictive setback requirement shall prevail.

### ***Skylights and Solar Devices***

All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred. Domed skylights are prohibited except tubular skylights.

Solar panels must be flat to the roof. Other components of a solar system must be contained within the Home or Building. All exposed metal components shall blend in with the adjacent material colors. ARC approval is required.

### ***Smoking***

Builders must provide a designated smoking area with safe cigarette disposal area if smoking is allowed on site. Extinguished smoking materials must be properly disposed of on site.

### ***Tarps***

The use of plastic or bright colored tarps is prohibited.

### ***Tree Preservation Guidelines***

To maximize the likelihood of saving existing trees during construction, follow these basic tree preservation techniques:

- a. Identify the Critical Root Zone “CRZ” area, known as the drip line.
- b. Design around the CRZ whenever possible.
- c. Install barrier fencing around the CRZ pursuant to City of Bend standard details. No activity such as storage, traffic, cleaning of tools, paint washouts, etc., shall take place within the fenced area.
- d. Where footing or trench activity must occur, excavate by hand and cleanly cut any roots encountered, then backfill and water as soon as possible.
- e. If traffic across the CRZ cannot be avoided, install 10"–12" of woodchips to protect the CRZ from compaction.
- f. Grade changes within the CRZ should be avoided.

### ***Tree Removal and Trimming***

Any existing trees proposed for removal must be clearly shown on the site and landscape plans. The removal of any tree larger than six inches in diameter (19 inches in circumference) at four and a half feet (4.5') above the ground or trimming above 15 feet without ARC approval is prohibited and subject to a fine up to \$5,000 per tree. Trees less than six inches in diameter may be removed without approval. All tree limbs must be five feet from any portion of the Improvements in any direction. Trees shall be limbed up five feet above final grade or 3 times the height of any brush near the drip line. Dead limbs up to 15 feet above grade shall be removed. Tree trunk spacing and other requirements are outlined in Exhibit D - Wildfire Mitigation Plan. Each Owner and contractor is separately responsible for obtaining any required City of Bend approval for tree removal.

Unauthorized tree removal during construction will result in immediate forfeiture of the refundable deposit and suspension of all construction activity on the Lot until a remediation plan is approved by the ARC and a new refundable deposit is received.

Tree topping is prohibited and is subject to a fine up to \$5,000 per topped tree and the Owner will be required to completely remove and replace the topped tree(s) as required by the ARC.

### ***Temporary Structures***

As per Section 4.10 of the CC&Rs, temporary structures are generally prohibited, except for job trailers and storage sheds on active building sites, if approved by Declarant or the ARC. Structures of a temporary nature such as a trailer, tent, shack, garage, barn or other outbuilding, shall not be used as a residence on any Lot at any time.

### ***Utilities Services and Meters***

All utility services to Homes or Buildings must be underground. Exposed plumbing, electrical, and all other utilities and services are prohibited. Foundations are to be constructed with all utility conduit in the wall to allow the electrical meter bases to be recessed. All utility meters shall be located on a wall perpendicular to the right-of-way. All meter housings, disconnects, and junction boxes must be painted to match the adjacent material.

### ***Violations***

Violations of these Architectural Guidelines or other Governing Documents are subject to fines according to the Fine Schedule.

### ***Water Features***

All water features must have ARC approval prior to installation. Water features shall be integrated as part of the landscape plan. Water features shall be scaled as a minor landscape element. Water features shall be sized, located, and oriented to benefit those within the Home or Building or on decks and patios.

## **Residential Architectural Guidelines**

### ***Ancillary (Detached) Outbuildings***

Ancillary outbuildings such as sheds, greenhouses, play structures, non-habitable structures, etc. are defined as structures located on the Lot. If approved by the ARC, ancillary outbuildings shall be designed to complement the Home using the same materials and architectural details. Ancillary outbuildings are limited to 144 sf total within the buildable envelope. Ancillary structures over 120 sf in size must be on a concrete foundation and approved through a City of Bend building permit.

Ancillary outbuildings must be behind a fence that is at least 5 feet tall and separated from the Home by 10 feet. Ancillary buildings shall not be taller than 12 feet and must be placed a minimum of 5 feet from all fences and any other Home or outbuilding over 10 feet in height. Additional landscaping may be required. Molded play structures, storage units, and similar units may not exceed the height of the adjacent fence.

### ***Accessory Dwelling Units "ADU"***

Accessory Dwelling Units "ADU" are allowed in all residential areas. Preliminary review for an ADU is required. Plans shall include the ADU location on the site as well as its exterior elevations and required parking. Additionally, ADUs shall be the same Architectural Style as the Home. ADUs shall have 10 feet separation from the Home and the height is limited to 25 feet. An ADU's heated living area shall be no larger than 800 square feet for any Lot. The ADU shall have at least one off-street hard surface parking space with a minimum size of 9' wide x 20' long. A separate trash and recycling enclosure are required.

### ***Duplication***

Duplication of a design is discouraged. The front facade of a Home design is allowed once per Phase. In cases where similarity in design or appearance is deemed a concern by the ARC, modifications may be required to eliminate similarities.

### ***Exterior Lighting***

Exterior lighting must be subdued, indirect, 900 lumens or less, and dark sky compliant. All exterior light fixtures must be activated by a switch or timer and shall be consistent with the Architectural Style of the Home. Exterior lighting must be off between the hours of 11PM and 5AM.

In cases where the grade differential is such that portions of the Home are elevated above adjacent Lots or rights of way, exterior light fixtures may require additional shielding. The ARC may require modification or removal of lights deemed non-compliant.

Holiday lighting may be installed the Saturday before Thanksgiving and remain until January 31, when it must be completely removed. All holiday lighting must be off by 11PM daily. Colored lamps are prohibited, other than for holiday lighting.

Motion-sensing exterior light fixtures are prohibited.

### ***Exterior Walls and Trim***

Homes should display the traditional three-part architectural division of base, body, and head. Heavier materials are to be used at the base, such as concrete and stone, to anchor the Home. The body is to be style appropriate siding for the Architectural Style proposed. The head shall be the Architectural Style specific roof form, massing, and finish. Siding and trim materials approved for use include wood, cementitious siding, board-formed concrete, brick, natural and cultured stone, split-face and ground-face concrete masonry units, metal and stucco.

Prohibited siding and trim materials include exposed plain concrete (other than 8" maximum exposure at the foundation), plain concrete masonry units, grooved panel siding except at eaves, exposed seams on sheet products, vinyl building materials, SPF trim larger than 8", SPF at fascia or bargeboards, roof sheathing less than 7/16" thick, and factory mulled vinyl windows (except where this would be style appropriate). No exposed connecting hardware or exposed pressure treated wood are allowed.

Brackets, for most Architectural Styles, must visibly support all bay windows or other wall protrusions that do not extend completely to the foundation. Building material changes generally occur at horizontal lines, inside corners, projecting bays and other architectural features or where consistent with the Architectural Style proposed. Siding material applications which involve a mix of directions, including horizontal, diagonal, and vertical, are not allowed. Any exterior wall with a length over 40' will require articulation of at least two feet. Please see Architectural Styles - Essential Elements for further requirements of each Architectural Style.

Single wall construction is prohibited.

### ***Fencing***

Fences may be six feet in height or less. The height of a fence shall be measured from the natural grade at the base of the proposed fence. Berms are not allowed to increase fence heights. On interior Lots, side yard fencing and rear yard fencing may be six feet high but must step down to five feet within eight feet of an alley. Any fence extended beyond the front of the house, exclusive of the porch, must not exceed three feet in height. The front of the house is determined by the street address of the Home. A five-foot fence is allowed on the other front yard of a corner Lot.

All five-foot fences that are adjacent to a sidewalk or alley shall be located at least 18 inches from the property line and located outside any adjacent public utility easement "PUE." Landscaping is required in the 18 inches set back area and shall be installed to reach a minimum of three feet in height within three years.

Wood wrapped steel posts are required for wood fences and where adjacent to a Home shall be at least three inches away from siding. Wood fences must be constructed of #2 grade or better no-hole cedar. All wood fences must be earth tone stained. Non-combustible material within five feet of a Home is encouraged. The ground beneath all fencing shall be maintained with non-combustible material for an area of six inches on either side of the fence.

No tree, whether in a setback or on a Lot, shall be used to attach or support any fence or privacy screen. All fencing shall meet City of Bend clear vision requirements. Exposed fence brackets are prohibited. Chain link, metal mesh, vinyl and PVC fencing are prohibited. Fence company signs are prohibited.

Invisible pet fencing is permitted without ARC approval.

### ***Garages and Parking***

Garage doors between eight (8) feet and ten (10) feet in height are permitted. A recreation vehicle garage door may be taller with ARC approval. Garages facing the street must be set back a minimum of 10 feet from the home, or the garage can be set back four feet from the home if there's a six foot deep porch in front of the house. A garage may also be perpendicular to the street with at least a 10 foot front yard setback and architectural enhancements to de-emphasize the garage. Exceptions to the 10 foot garage setback may be granted provided the impact of the garage location is minimized with architectural and landscape mitigations. Garages are limited to 50% of the Home's square footage. Homes with more than two garage bays will require a minimum two-foot offset from the primary two bay garage.

Each Home must provide garage space for two cars and Lots with an ADU must provide one paved onsite parking space. All parking spaces, including within garages, shall be at least nine feet wide by 20 feet deep. Parking on landscaped areas is prohibited.

Detached Garages are allowed at the sole discretion of the ARC, and are required to be designed to match the Architectural Style of the Home, using the same materials and architectural details.

### ***Hot Tubs and Saunas***

Hot tub and sauna location and screening require ARC approval. Hot tubs and Saunas shall be located to minimize visibility from neighboring properties and rights of way. Hot tub covers shall be a single dark color.

### ***Landscaping***

The landscape design should blend with the architectural design of the Home and the overall natural environment of Talline. Plant materials should be carefully selected to provide seasonal interest with varying mature sizes and placement based on the appropriate landscape zone designation (See Exhibit D - Wildfire Mitigation Plan ). The use of plant materials that are resistant to deer, elk, and other wildlife is encouraged. It is not intended for landscaping to follow the perimeter of the Home. Rather, the landscaping should blend and look appropriate for the surrounding native landscape and topography. A Home or Building's pony walls below the first-floor plate exceeding three feet in height shall be landscaped to reduce the scale of the pony wall. Care should be taken to place landscaping to minimize the appearance of large areas of siding that are not interrupted by windows, doors, or architectural features. Boulders must complement the landscaping and shall be at least 2' in diameter with a third of the rock buried. Scarred, excavated rock is prohibited. Landscaping shall be provided and maintained to present a neat and pleasing appearance from all off-property vantage points, to minimize fire danger in the area and to mitigate weeds and wind-blown dust. Adjacent Lot Owners should work together to create a continuous flow from one property to the next, avoiding a straight-line delineation at the property line. The ARC may require additional plantings and trees where screening is required between adjacent homes. See Exhibit D – Wildfire Mitigation Plan for selections to include in your landscape design.



There are three landscape zones that must be addressed in each landscape plan that can reduce the impact of wildfires in a community. The landscape zone concept is part of the Firewise/USA Community recommendations, which Talline may pursue recognition from in the future. Limiting the amount of flammable vegetation and materials surrounding a structure and increasing the moisture content of the remaining vegetation are the primary goals of these standards. This method of landscaping must be demonstrated by the Owner in the landscape design submittal. See Exhibit D - Wildfire Mitigation Plan.

Landscape plans must comply with Deschutes County and City of Bend noxious weed control programs. In all landscape zones, invasive weeds are prohibited and must be removed. The native landscape shall be preserved according to the approved landscape plan. If an Owner disturbs the native landscape outside of the approved area, a fine may be issued to the Owner and restoration and revegetation required. Disturbed areas in Zones 1 (0-5 feet) or 2 (5 to 30 feet) from the Home shall be revegetated with plants and trees listed in the *Fire-Resistant Plants for Home Landscapes*, Oregon State University Extension Service. See Exhibit D – Wildfire Mitigation Plan for additional information. Disturbed areas in Zone 3 must be revegetated with fescues and ponderosa pines to blend with the existing natural conditions.

Underground automatic irrigation systems are to be designed to irrigate lawn and shrub areas with separate zones. Low water consumption design is encouraged. Street trees shall be on a separate bubbler zone. Irrigation is required in Zones 1 and 2 unless the landscape is a xeriscape plan. However, xeriscape may require temporary irrigation to establish plantings. Irrigation controllers must have a 365-day calendar capable of odd or even day watering, must allow for independent programming for mixed irrigation applications, and must have a water budget feature for seasonal adjustments. Temporary above ground irrigation systems for revegetated areas are allowed in Zones 2 and 3 for up to two years after the landscape improvements have been completed. Temporary irrigation must be removed after two years.

Landscaping shall be completed according to the approved plans prior to a request for final ARC inspection. The ARC may approve an extension for landscape completion due to inclement weather.

### ***Porches, Decks, Skirting and Projections***

The front porch areas of Lots are an integral part of the residential landscape in Talline. Front porches must be sized to function. Therefore, all porches must be at least 6' deep as measured from the Home's exterior wall to the outside of the railing or street face of porch. Front porches must be founded with a concrete stem wall. Front porch or deck areas are required to have at least two treads or three risers above existing grade, though exceptions may be granted based on the Architectural Style of the Home or ADA requirements. On sloping sites or where the front porch is elevated more than 2 steps, the area between the bottom of the deck and the concrete stem wall must be finished with the same material as the Home and be applied in the same direction, unless otherwise approved by the ARC. Porch decking and step materials shall be picture framed at all exposed exterior edges with mitered corners. Deck picture framing must overhang rim boards by 1 inch.

Elevated decks shall have supports meeting all code requirements and are to be consistent with the Architectural Style of the Home. All projections and undersides of cantilevered Homes and supporting structural elements shall have a 1-hour fire-rated assembly or constructed of noncombustible materials, fire-retardant-treated wood, or other ignition-resistant materials. Use of pavers, concrete, wood alternative composite decking, or fire-retardant-treated wood for patios, outdoor living spaces, or decks is required.

Decks which are more than 24 inches above grade must have screening walls below that are recessed a minimum of 12 inches from the deck/porch edge to create shadow lines. Space under decks elevated above grade must be kept clear of pine needles, dead vegetation and other combustible materials. Exposed understructures of Homes and Buildings are prohibited.

Overhanging projections like balconies, carports, patio covers, unenclosed roofs and floors shall be constructed of heavy timber construction, non-combustible material, fire retardant-treated wood, or other ignition-resistant materials, or be a one-hour fire rated assembly.

### ***Roofing***

Slate tiles, concrete tiles, concrete composite shakes, high definition asphalt composition roofing shingle (with at least a 40 -year warranty), and standing seam or snap lock metal roofing (minimum of 24 gauge and minimally reflective) are acceptable providing they are Class A rated meeting ASTM E-108 requirements. Low slope membrane roofs may be allowed based on the specific Architectural Style but must be black or dark bronze in color. Perimeter metal flashing must be used on all roofs. Corrugated metal roofing and wood shakes and shingles are prohibited. Large, expansive areas of unbroken roof planes and long continuous ridge lines will not be approved.

### ***Shutters***

Whether functional or decorative, all shutters must be of a size adequate to cover the windows they flank and have materials and details appropriate for the Architectural Style of the Home.

### ***Signs***

All signs must appear to be professionally produced. Signs must be placed parallel to the street coinciding with the address of the property. Signs may not be illuminated. Signs shall not be displayed in the windows of Homes or nailed to trees. Private property signs require ARC approval. Each Lot may display temporary political signs subject to the following: such signs shall be placed no sooner than 60 days before an election and shall be removed not later than five (5) days after the election. Political signs of a non-election nature are prohibited. Any signs which, in the sole judgment of the ARC, are deemed to be non-conforming will be removed and held by the ARC for seven (7) days, after which time they will be disposed of.

Only one builder/general contractor sign is permitted during construction. The sign must be single-sided and may include the builder's logo, company name, phone number and can be the company's design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign. Builder signs shall be limited in size to 18" x 24" installed with a single or double post, no taller than 42 inches above existing grade, and must be placed on the Lot parallel to the road. Information boxes are not permitted. Signs must be removed as soon as the Home is occupied or at the direction of the ARC after construction is completed. Subcontractor, lender, and supplier signs are prohibited.

Only one for sale sign is permitted on each Lot, and shall be single sided, limited in size to 24" x 24", shall be on its own supports and no taller than 42 inches above existing grade, and must be placed on the Lot parallel to the road. Allowable text and graphics are limited to "For Sale", the listing real estate agency's contact information, the logo of the agency, and the listing agent's name. If an Owner is selling the Home, the name of the Owner or "By Owner" may be substituted for the listing agency's information. Only one 6" x 24" rider with the text "Sold" or "Pending" may be added at a later date. For sale signs must be removed upon the sale of the Home or at the direction of the ARC.

Open house signs are permitted on the subject Lot during the day of the open house but must be removed at the conclusion of the open house.

Plastic, cardboard store-bought, or handmade for sale signs are prohibited. Signs advertising businesses or services are prohibited.

ARC approval is required for special event or temporary signs prior to their use. Any exception requested to these sign standards must be submitted to the ARC for review and approval prior to their use.

### ***Windows and Doors***

Wood, vinyl, fiberglass, or prefinished metal frames and sashes are acceptable. All exterior glazing shall be tempered, multi paned, glass block, or have a minimum 20-minute fire resistant rating. Window grids shall be 1-1/16 inches wide at a minimum. Mirrored glass is prohibited. Factory mulled vinyl windows are prohibited unless specifically approved for an Architectural Style.

Entry and garage doors shall be wood, metal or fiberglass. On corner Lots, the thickness of top, bottom, and side rails on sliding doors shall appear to match a French style door.

# Architectural Styles

Included in this section are the preferred residential Architectural Styles. The styles outlined in this section are not intended to be a complete list of permitted styles. Builders may submit for review an alternate (“Other”) style and variations that respond appropriately to a particular building opportunity.

## *The Craftsman Style*



### History and Character

The Craftsman style home takes its cues from the traditions embodied in a distinctive architectural style used by builders in the early part of the 20th century. The classic Craftsman style house is simple, informal, and efficient. Exteriors make use of natural materials. The Craftsman style emphasizes several essential elements. True to the nature of the design, exteriors were painted to blend in with the natural surroundings.

### ESSENTIAL ELEMENTS

- Large, functional front porches
- Exposed rafter tails (minimum 2"x6")
- Low-pitched roofs with large overhangs (typically 24" - 36")
- Exterior walls clad with horizontal lap siding, board and batten, brick, shingle or stucco
- Unique coordinated details, such as, beam-end details, knee braces, window trim and sills, door trims, water table, etc.
- Typical massing of one to two stories, upper level with a plate height of no more than 5' above finish floor
- Garages shall be secondary in scale to the Home
- Typically, windows are grouped in pairs or triples
- Front gables typically have a decorative attic vent or window
- Craftsman style homes should always be painted at least two tones

## Roofs and Massing

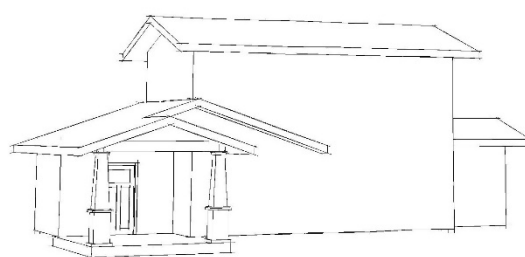
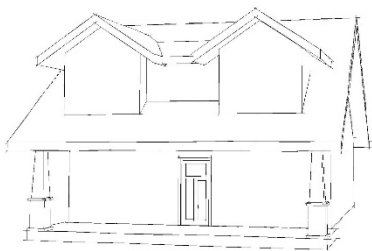
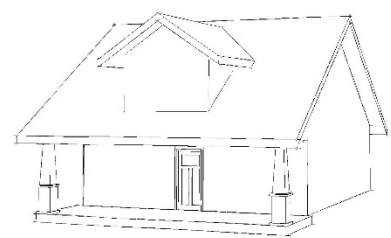
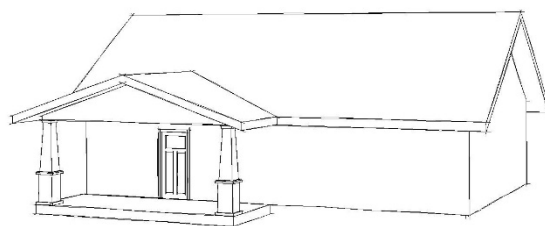
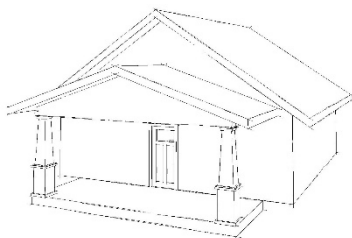
There are five basic Craftsman Style homes: (1) the simple side-gable with a front porch, (2) simple hip with attached porch (3) the simple front gable with a front porch, (4) a more complex double-front-gable plan with the house and the porch roofs both creating front-facing gables, and (5) the cross gable plan in which the house is side-gabled and the porch or wing forms the cross gable. Variations on these designs can occur.



Craftsman Style homes are typically one to one-and-a-half stories tall and can have hipped or gabled roofs. Shed, gable and hipped roof dormers elaborate the style. They can be functional to allow additional headroom on the second floor or can be merely decorative and add light to an attic space.

Among the most distinctive features of the style are junctions where the roof joins the walls. This eave area always has exposed rafter tails. The tails may be cut in many different shapes and patterns unique to a specific residence. The roof typically has wide overhanging eaves on all sides of the house which support in turn by large triangular knee braces.

## Typical Massing Examples

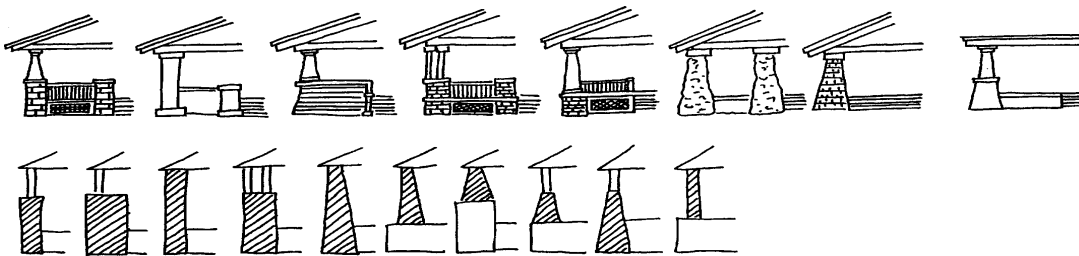


## Porches

Large, functional porches are an integral part of the transition from exterior to interior space and are essential on Craftsman Style homes. Porches themselves vary in composition but have certain similarities. Ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 4'x4' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are not exposed. Battens are not required at exposed rafter tails. Columns are usually square and can be full height. More commonly, however, columns are half-size and placed on large bases of stone, stucco clad block or brick. A typical front porch column design is fully tapered, in which the neck is smaller than the base, or to have merely a tapered base and a square column. The desired effect is to have porch columns that appear to hold the weight of the house and may often even look largely over-scaled. Open trelliswork, or pergolas, are often found as an additional or extension of a porch. The location of the porch should be at the front of the house. A porch can stand-alone or be incorporated into the main body of the house.



## Typical Porch Supports and Porch Railings

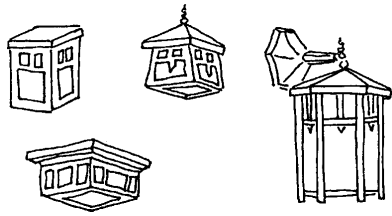


## Materials

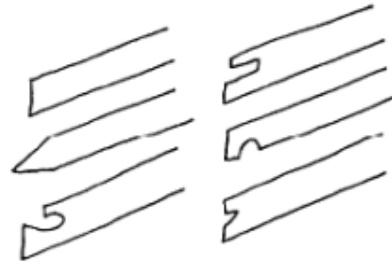
Perhaps the most distinctive feature of a Craftsman Style home is the use of natural materials that are native to a region. Here in Central Oregon, you can find exterior cladding of brick, stucco, lap siding, shingle and lava rock. Chimneys, porch posts and foundations are usually left exposed. Roofing material shall be asphalt, tile and metal as decorative accents. Decorative wood patterns are often found above the porch area in the pediment. Exterior lighting should be what most catalogues refer to as "Mission style". These rectangular lights are made of dark, anodized metal and often have minimally translucent glass panes. They can be attached directly to the wall, ceiling or can hang down on a short chain.



## Typical Lighting



## Typical Rafter Details

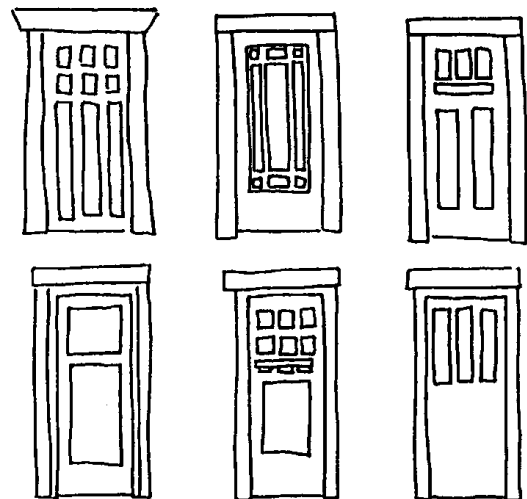
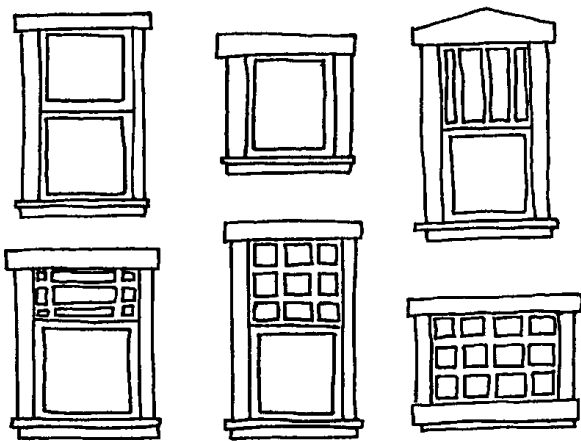


## Windows and Doors

Craftsman Style doors and windows are simple in design. They are typically surrounded by large 5/4x4 or 5/4x6 trim which set them apart from the plane of the wall. Doors are often natural in color and are typically punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. You may find sidelights on a single door, but rarely encounter them on double doors. Windows are usually single hung and casements with various patterns of glazing. Common windows are one-over-ones, six-over-ones, four-over-ones, and three-over-ones. Special windows may include small square windows on either side of the chimney or boxed bay windows that may or may not extend to the ground. Windows are often found in groups of two or three.



## Typical Window and Door Styles



## ***The American Foursquare Style***

### **History and Character**

Known by a variety of names, including Edwardian, American Basic, and the Basic Box, the American Foursquare made its appearance just after the turn of the 20th Century and reached a boom period around World War I. The American Foursquare design shares the Craftsman's virtues of practicality, simplicity and value. Many people considered it the most practical of all housing types, heralding the American Foursquare as "the typical Midwestern farmhouse." Besides being more stylish to a new market of homebuyers, the American Foursquare design was cheaper to build



than its Victorian counterpart. The American Foursquare design had no towers, turrets, sweeping verandas or turned ornament. The box shape took advantage of every buildable inch, taking full advantage of small city lots and tight building budgets. Technically, the American Foursquare cannot be called a "style," it is more properly called a type. The American Foursquare has a basic box form and can be wrapped in variety of styles—from Colonial, Craftsman, or Mission to Prairie. Even a few Tudor style details can show up in dormers and window configurations. Cube like in shape (many designs were more narrow than deep), the American Foursquare is always a full two stories and carries a hipped roof and usually a front roof dormer. Most include a large entry porch, which spreads across all or part of the main facade.

### **ESSENTIAL ELEMENTS**

- Defined entrance porch typically the width of the front facade
- Low-pitched hipped roof with large over-hanging eaves
- Exterior walls clad with horizontal siding, brick, shingle or stucco accentuated with architectural elements
- Simple massing of two to two-and-a-half stories
- Dormers on one or more sides
- One-over-one double or single hung windows
- Bay window projections at second story

### **Roofs and Massing**

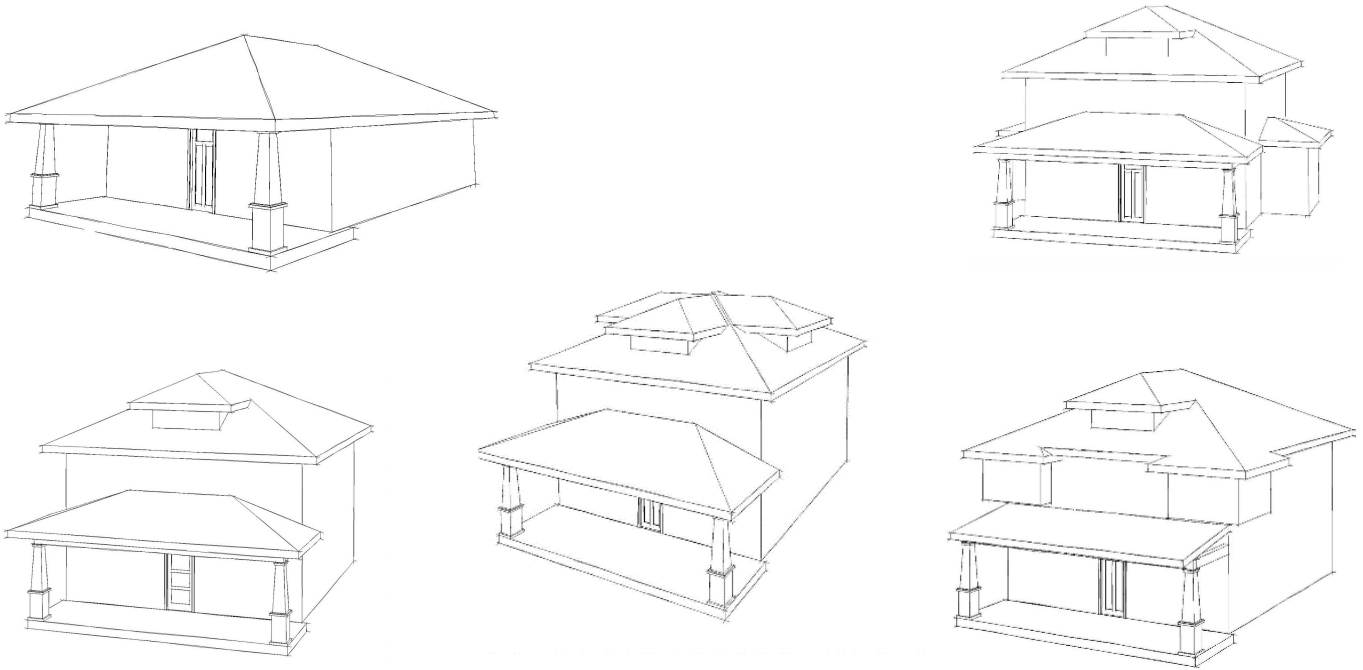
There are three basic American Foursquare massing types: (1) the simple cube American Foursquare where all four sides of the Home are equal in length, (2) the rectangular American Foursquare where the main facade is slightly larger than the side facades, and (3) the tower American Foursquare where the height of the two floors is greater than the width of the main facade. Variations on these designs can occur. Most American Foursquare homes are not truly square in plan. Nonetheless all designs are always capped with a hipped roof. The basic plan is commonly broken by a rear wing, a side porch, a small one-story one-room attachment, or a one-story projecting bay window. These attachments to the American Foursquare can have a hip, gable or shed roof.





A common feature of many Foursquare Style homes is the use of a dormer on the main facade. While many dormers are merely decorative (to allow light into a third story attic), they also serve to scale down the often, large pyramidal roof of the Foursquare. Dormers can be found on the main facade, on all four facades, or any number in between. Prairie style Foursquare, with their very low-pitched hip roofs, typically do not have dormers. Dormers can have hip roofs, gable roofs and even shed roofs.

### Typical Massing Examples



### Porches and Entries

Most American Foursquare designs included a large and spacious front porch, although variations of the front porch form are almost as diverse as the stylistic details on the house. A full-width front porch with a hip or shed roof is typical. Porch roof pitches are always less than the steep hip roof of the main house and some examples of flat-roofed porches or pedimented gables can also be found. Other porch designs may include those that shelter only half of the main facade, or even just small gabled stoops on Colonial models. A few unusual American Foursquare have wrap-around porches, a hold-over design feature from the Victorian period. Porch columns and railing are typically reflective of the stylistic details of the house. Colonial models have unfluted Doric columns called “Tuscan” columns, while Arts & Crafts inspired columns can be found on Craftsman models. Solid railing and square baluster railing are the most common design. Ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 4’x4’ pattern. This same treatment can be used at eaves and barge rafters where rafter tails are not exposed. Battens are not required at exposed rafter tails.



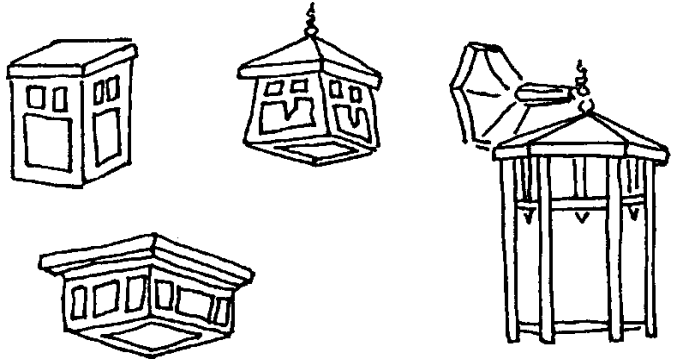
## Materials

American Foursquare homes can have a variety of exterior cladding materials. Examples include exteriors of brick, stucco, lap siding, shingle, concrete block or any combination thereof. Most have a wide water table composed of a 2x12 board with a continuous drip-cap which separates the foundation from the upper cladding materials. Many models have an additional 2x10 belt course which is tucked directly under the sills of the second floors, might also signify a change in materials from lap siding to shingle or may just serve to break up the tall two-story walls. Roofing materials can be asphalt or tile. On Colonial examples, decorative wood patterns, such as swags and egg-and-dart designs, are often found above the porch area in the pediment.

## Lighting

Exterior lighting should be appropriate to the style of the Foursquare. Colonial models should have Colonial type lights and Craftsman, Prairie, and Mission style American Foursquare should have Arts & Crafts inspired lights. Exterior lights can be attached directly to the wall, ceiling or can hang down on a short chain.

## Typical Lighting



## Windows and Doors

The styles of doors and windows on American Foursquare Homes are usually dictated by the overall style of the house. Typical windows are single or double hung with various patterns of glazing. One-over-ones, six-over-ones, four-over-ones, and three-over-ones are common. Window arrangement is symmetrical on the main facade. However, on the side facades windows can be an assortment of sizes and can be scattered randomly. The windows themselves can be found individually or in groups of two or three. Dormer windows are usually short and broad, and are frequently ornamental, merely serving to allow light into an attic space. Special windows may include small square windows on either side of the chimney if the outside of the Home is Craftsman inspired or a Palladian style window if a Colonial look is desired. Boxed one and two-story bay windows and even traditional angled bay windows are often found. Windows are always surrounded by large trims, which set them apart from the plane of the wall.



The front doors of most American Foursquare homes are in keeping with the relative plainness of the rest of the exterior. The most popular styles of doors are a half-light design with a beveled panel of plate glass in the upper portion and two or three panels of wood below. Another popular door style is an elongated oval glass, beveled and set within a delicate beaded molding. Long rectangular panels of clear glass are also common. As a rule, the style of the front door is generally in keeping with the overall style of the house. If the outside design of the American Foursquare is a Craftsman model, you will of course find a Craftsman inspired door.

### Typical Window and Door Styles



### Typical Porch supports/railings and Dormers



## ***The Prairie Style***

### **History and Character**

The Prairie style takes its cues from the traditions embodied in a distinctive architectural style developed by a creative group of Chicago architects, collectively known as the Prairie School. Under the leadership of Frank Lloyd Wright, the acknowledged master of the Prairie style, this elite group of architects developed a new style that was distinctly different from the Victorian homes then being built across the country.

Although the Prairie Style was created to meld with the mid-western landscape, its attributes are remarkably consistent with the features of the Craftsman Style here on the west coast. Both emphasize natural materials, horizontal proportions and a kinship with the earth. All Prairie Style Homes reflect Wright's obsession with "breaking up the box".



Historically, single level Prairie style Homes were uncommon, sometimes falling into the Usonian style. Single level Prairie style Homes will generally require additional architectural enhancements such as large fireplace/chimney elements, 4' roof overhangs, use of masonry, stucco or other materials to enhance the horizontality essential to the style. A step up in roof massing is encouraged.

### **ESSENTIAL ELEMENTS**

- Complex massing usually two stories with one story wings
- Low-pitched hipped roofs with large over-hanging boxed in eaves, generally 3' - 4' overhangs
- Emphasis on horizontal planes
- Massive square porch columns
- Casement style windows grouped in bands
- Contrasting wood trim and caps on porches, piers, balconies and chimneys
- Interior finishes, trim and proportions echo exterior materials and details

## Roofs and Massing

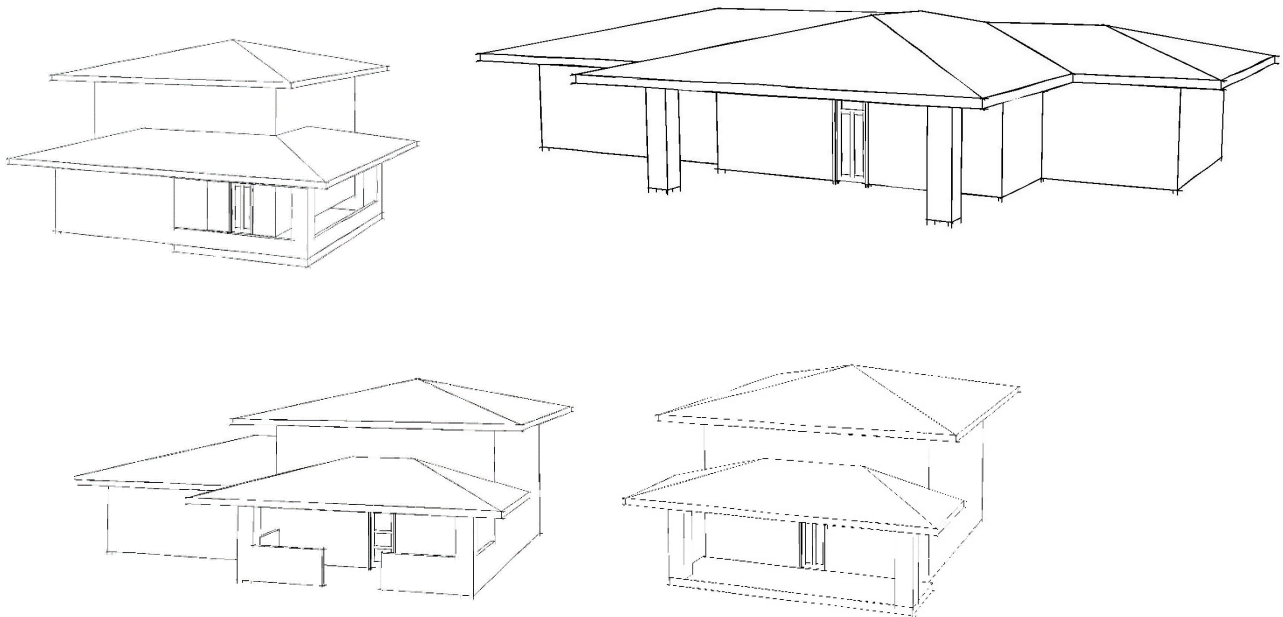
There are four basic Prairie style houses: (1) the hipped roof, symmetrical with a front porch, (2) the hipped roof, symmetrical with no front entry porch, (3) the hipped roof asymmetrical, and (4) the gabled roof plan with one- story projections. Variations on these designs as well as combinations of the basic forms can occur.

The Prairie style house is a juxtaposition of horizontally oriented boxes, which allow the Building to adapt to differing site conditions. If the Lot is flat, the boxes are at equal elevations; if the Lot is steep, then the boxes step with grade. Similarly, the roof plan is broken and steps up or down the hill.



A low-pitched asphalt shingle roof typically caps each box. The eaves have exaggerated overhangs to the point of a real or suggested cantilever. The shadows cast by the overhangs modulate the exterior walls. All Prairie style Homes have eaves, which are completely boxed-in, hiding evidence of the structural system. An emphasis on horizontal motifs is achieved by such devices as contrasting caps on porch and balcony railings, contrasting wood trim between stories, and selective recessing of only the horizontal masonry joints. Other common details include window boxes or flattened pedestal urns for flowers, broad flat chimneys, and geometric patterns of small pane window glazing. Often at the exterior and eave joint you will find a small contrasting frieze board.

## Typical Massing Examples



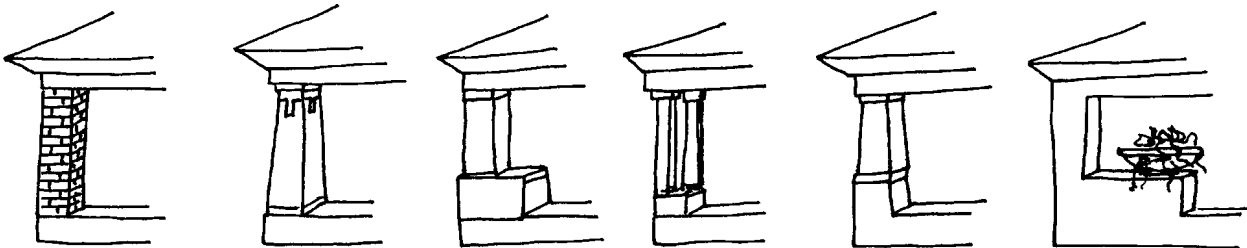
## Porches and Entries

Unlike their Craftsman counterparts where porches play a key role in welcoming the visitor to the home, porches on many Prairie style Homes are often reserved for the homeowner. Many of these porches only have access from the inside of the house and are enclosed by solid half walls. Most Prairie style homes don't have porches, relying on the large expanses of casement style windows to bring the outside in. Those homes that do have porches boast large oversize square columns. Columns can be built of stone, stucco clad block or brick. Groups of square columns and large tapered columns can also be found. Porch ceilings are either tongue and groove or



architecturally finished sheet product with battens at edges and in the field at a maximum 4'x4' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are enclosed. Battening is not required at exposed rafter tails. The large over-hanging eaves found on the main body of the Home are always repeated on the roof of the porch where the ceilings are boxed in creating a flat plane. Front porch entry steps are often flanked by cheek walls. Resting on the corners of solid porch walls are the large urn-shaped flowerpots and horizontal contrasting trim caps of brick, poured concrete or wood. Many Prairie style Homes also have a porte-cochere (covered driveway) which shelters the arriving automobile.

## Typical Porch Supports



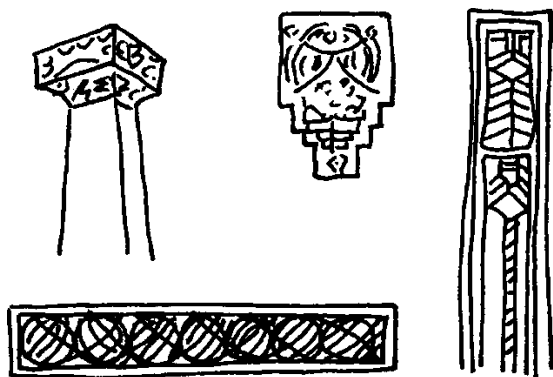
## Materials

Most Prairie style Homes have lap, stucco or brick exterior walls. However, you can find examples of coursed shingles and horizontal board and batten. Often the second floors of Prairie style Homes are articulated with a different material defining a base, middle and cap appearance. A raking of the mortar joints between bricks and/or the use of concrete caps achieves the desired horizontal look. Chimneys, porch posts and foundations are usually left exposed. Roofing materials can be asphalt, wood shingle, or even tile. Due to the use of boxed-in eaves, gutters can be found on many Prairie style Homes. Decorative patterns of terra cotta and concrete are often found in a frieze board or on the capitals of porch columns. All exterior lighting

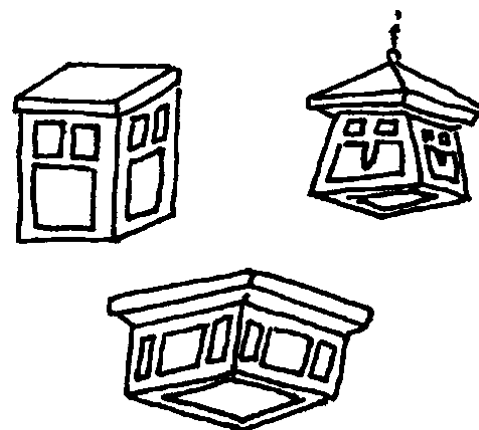


should be what most catalogues refer to as “Mission” style. These rectangular lights are made of dark, anodized metal with minimally translucent glass panes. They can be attached directly to the wall or ceiling or can hang down on a short chain from the ceiling of the porch.

### Typical Decorative Details



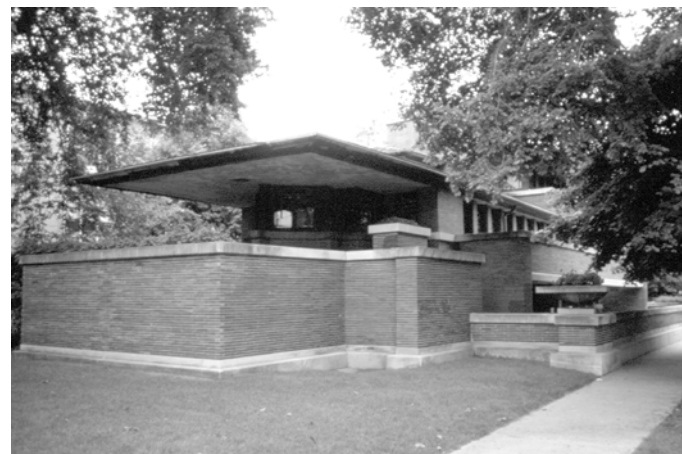
### Typical Lighting



### Windows and Doors

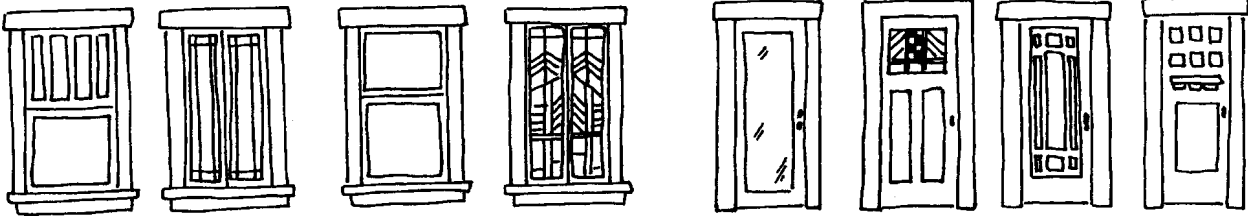
Prairie style door and window glazing can be very simple or complex in design. They are surrounded by large 5/4x4 to 5/4x6 trim that set them apart from the plane of the wall. Horizontality is also a key design element to the relation and placement of windows. Casement style windows are often grouped in bands with shared projecting sills and appear to wrap around the Building in some cases.

Often geometric muntins of leaded and stained glass can be found. Windows are usually casements but can also be single and/or double hung windows with various patterns of glazing. Common double hung windows include nine-over-ones, six-over-ones, four-over-ones, and three-over-ones. Casement windows with leaded and stained glass always have geometric patterns.



Entry doors are often hidden from the main street view, tucked away deep within a porch or hidden behind a half wall. Doors are commonly stained natural in color and always are punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. You may also find sidelights on a single door but will rarely encounter them on double doors.

**Typical Window and Door Styles**





## *The Mid-Century Modern Style*



### **History and Character**

There are a wide variety of historic Mid-Century Modern Homes. Because this style is broad, Talline has limited this style so that Mid-Century Modern Homes complement the other styles of Talline.

The Mid-Century Modern style was created to convey the architectural forms that are generally consistent with the mid-20<sup>th</sup> century development in modern design, architecture and urban development from roughly 1933 to the late 1960's. The style emphasized creating structures with ample windows and open floorplans with the intention of open interior spaces and bringing the outdoors in. In its purest form, this style blurred the line between the inside and outside of the Home. This was accomplished by juxtaposing solid wall segments, often masonry, with large floor-to-ceiling glazed wall segments. Additionally, floor surfaces were frequently unchanged in the transition from indoors to outdoors. Similarly, material use on ceilings is generally unchanged as the ceiling becomes the exterior soffit, having been separated by a glass wall panel. Many Mid-Century Modern Homes utilized an uncommon post and beam structure. This eliminated traditional Home design where windows are 'punched openings' in bulky support walls in favor of walls with large expanses of floor-to-ceiling glass.



### **ESSENTIAL ELEMENTS**

- ❑ Planes of glass that are integral to the geometric composition of the Building. Glass generally extends from floor to ceiling or from countertop height to ceiling with shapes following roof slopes
- ❑ Large, prominent central or blade-shaped fireplace/chimney element
- ❑ Material interfaces are abrupt with minimal trim



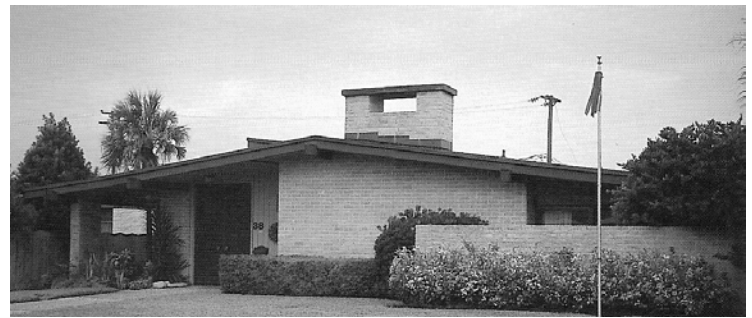
- ❑ Building and roof forms are simple with clean lines  
Landscaping integrated with overall design and the use of courtyards to blur the line between the interior and the exterior
- ❑ Window character: thin sash and frame and metallic dark colors. Generally, vinyl windows have sash and frame dimensions and colors that are inconsistent with the Mid-Century Modern style; however, vinyl windows with thin frame and sash dimensions and appropriate colors may be approved on a case-by-case basis
- ❑ The Talline Mid-Century Modern style has adopted the Pacific Northwest Modernism's use of natural materials such as wood and stone that are native to the region to be consistent with the established architectural character within Talline



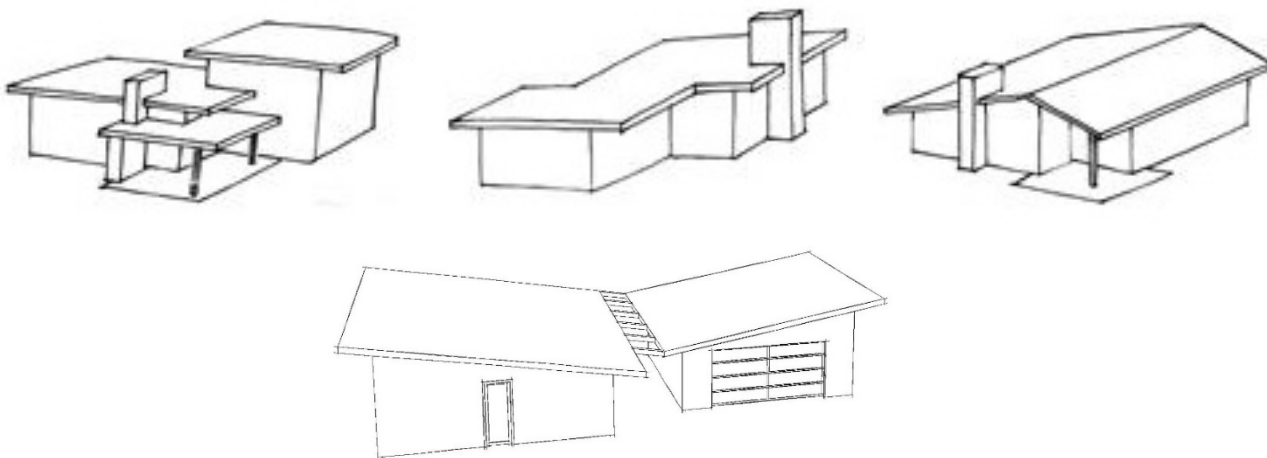
### **Roofs and Massing**

Generally, one story, spread out and decidedly horizontal. In accord with Mid-Century Modern precedents, garages and carports need to be integral with the overall design composition.

- Flat or sometimes a slight single pitch
- Symmetrical and asymmetrical low-sloped gable
- Multiple shed roof forms are not common



### **Typical Massing Examples**



## Porches and Entries

Minimalist front Porches and courtyards are a very important component to Mid-Century Modern homes. Front entry doors may face the street or be perpendicular to the street. Courtyards may be covered with a roof, a roof with skylights or openings, a pergola structure or not covered. The entry sequence is also important to Mid-Century Modern Homes; planters, screen walls or other architectural features are common elements that are integrated into the overall design and may be required. Entry and porch ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 4'x4' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are generally enclosed.



## Materials

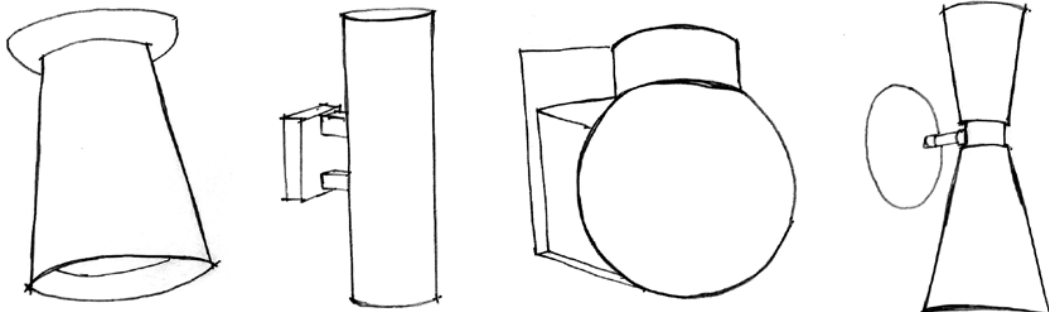
Lapped siding, shiplap siding, panels defined in an approved pattern of battens or reveals, vertical tongue and groove. Stucco, masonry brick, natural stone, and faux stone with manufactured corners that appear to be real stone are approved. Split-face and ground face concrete masonry units (CMU) may be approved by the ARC on a case-by-case basis.



## Details

Details are critical to Mid-Century Modern Home designs. Clean lines, minimal trim and abrupt material transitions are typical. The ARC requires construction drawings that provide appropriate details of all eave-to-wall, rake-to-wall, window, door, and all other exposed material transitions prior to approval.

## Typical Lighting

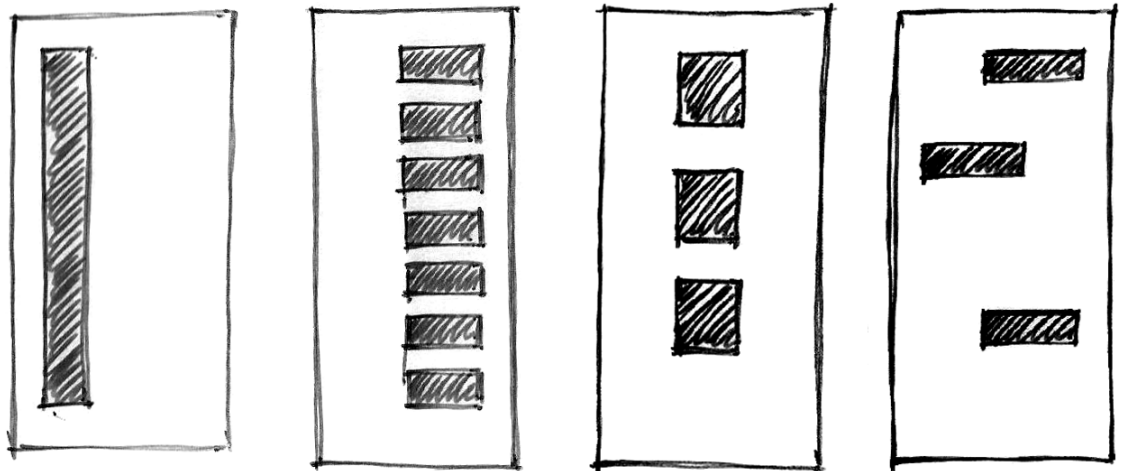


## Windows and Doors

Windows with thin, unarticulated frames and sash; operation can be casement, awning and sliding. (See images in this section) Double hung and single hung windows are generally prohibited. Punched openings are generally inconsistent with the Mid-Century Modern style. Typically, Mid-Century Modern Homes' windows do not have muntin's or divided lights. Some Mid-Century Modern Homes have muntins that have a strong horizontal linear orientation that is best expressed with true divided lights or simulated divided lights. In-glass muntin bars are not permitted in Talline Mid-Century Modern Homes.



## Typical Door Styles



# ***The High Plains Territorial Style***

## **History and Character**

The High Plains Territorial Style has its origins in the arid region of the Great Plains. Timber for framing, siding, and shake roofs was at a premium as a building material in these arid plains. Grasses and soils for daubed clay walls and stone were available as durable exterior materials, able to withstand the cold scouring winds of the High Plains. Until the extension of the railroads allowed for the import of milled wood products, major permanent development in the High Plains occurred near forested areas where structures, and specifically roof structures, could be made from available timber material. Once traditional building materials from the East Coast were made available by railroad, an emphasis for architectural style in the High Plains was to utilize materials that appeared to be regional in nature applied to traditional architectural styles represented in the settlers' states of origin. This translated into stone accent walls and column bases, timber posts and beams, and stucco and lap wood material for siding.

## **ESSENTIAL ELEMENTS**

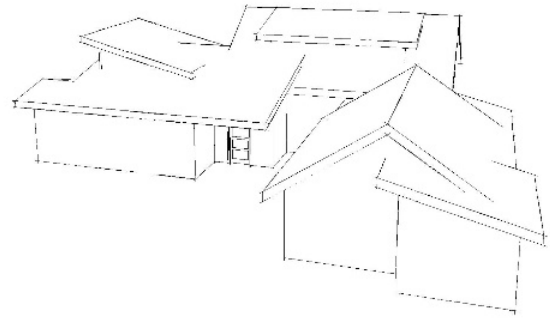
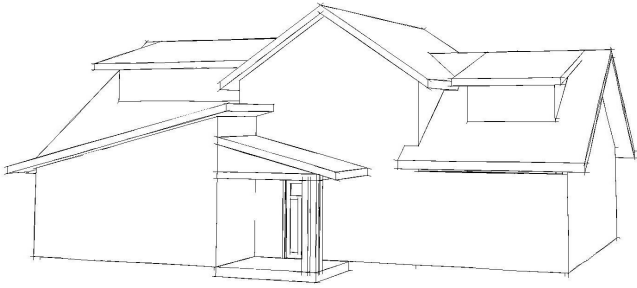
- Massing generally starts low at structure edges, increasing in height towards center of overall structure
- Moderate to low roof pitches
- Small roof overhangs
- Simple gable primary roof forms, complimented by secondary roofs (shed gable or hipped, typically single story)
- Single story or one-and-a-half stories, upper level with a plate height of no more than 5' above finish floor (occasional two-story accent form/ massing)
- Upper level max heated square footage 1/3 of heated square footage at main level (including stairs at upper level)
- Single story porches integral to design, typical on multiple facades of home
- Windows vertically oriented, group together often with grids
- Prominent fireplace chimney form, typically stone or masonry
- Exterior façade cladding often with stucco, stone accents, horizontal and vertical wood accent siding, wood detailing

## **Roofs and Massing**

The primary roof form is a moderate gable pitch with low secondary roof pitches. Dormers are encouraged along the primary roof form. Multiple fascia boards at rakes and eaves small eave and barge rafter overhangs provide massing and detailing. Roofing types include laminated composition asphalt shingle, metal, concrete tile, or a mix of asphalt shingle and metal roofing.



## **Typical Massing Examples**



## **Porches and Entries**

Front entry courtyards encouraged; entry porches are often focal points and encouraged at multiple exterior facades. Timber post and beam sizes (measured to outside face of timber).



## **Materials**

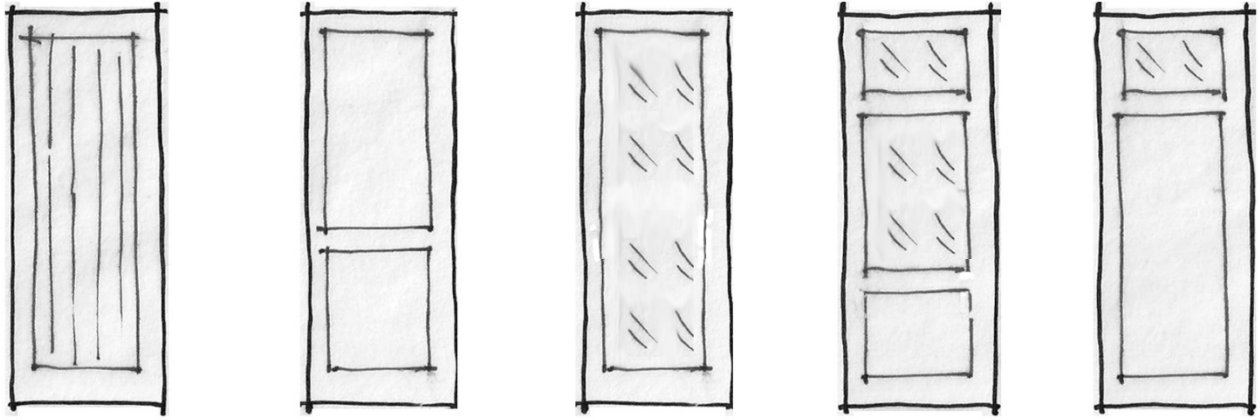
Cementitious or cedar lap siding and/or stucco walls with natural/faux stone accents are the primary exterior siding materials. Porches are often accented by wood posts and beams and timber detailing. Stone veneer at the front elevation is required.



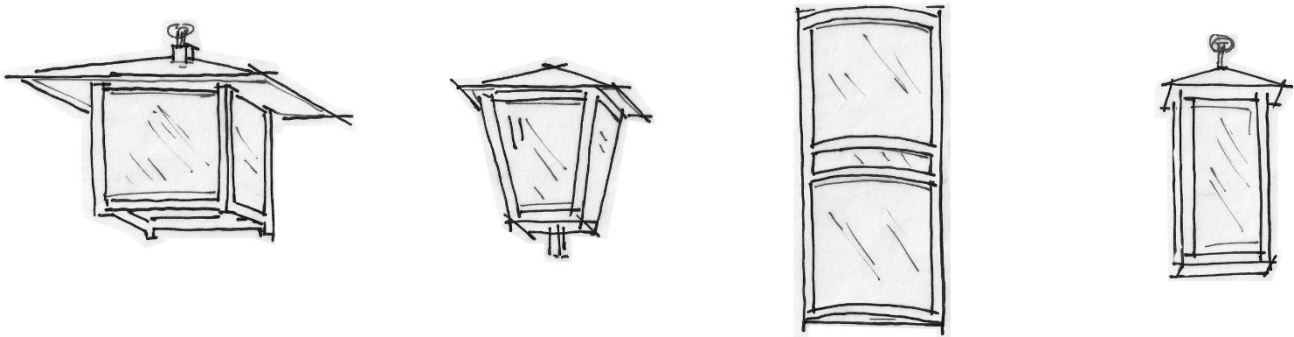
## **Windows and Doors**

Vertically oriented with 2:2 and 4:4 grid patterns typical at top sash only. Header trim is typically oversized and prominent, with standard wood trim at jambs and sills. Casement, single hung, double hung, fixed, and awning window operations accepted. Windows are to be earth tones only (no white, almond, desert sand).

**Typical Door Styles**



**Typical Lighting**



# The Woodland Style

## History and Character

Inspired by mountain getaways, the artistry of exposed truss design elements, and wood craftsmanship, the Woodland Style welcomes you home. The Woodlands Style combines the look and feel of centuries old woodworking and joinery combined with today's modern floor plans and construction methods. The use of locally sourced wood timbers and stone relate the home to its site and surrounding area. Often, the Woodlands style offers dramatic vaulted ceilings, continuing the wood craftsmanship from the exterior into the home's interior. Walls of glazing accent the craftsmanship and create the visual connection to the exterior. The warmth of wood elements and features throughout the home define this style.



## ESSENTIAL ELEMENTS

- One or two story, central massing as focal point
- Moderate to steep pitched gable roofs, no greater than 12:12 roof slope
- Exposed wood timber beam/post/outlooker/truss elements integral to the design
- Moderate to large eave and rake overhangs
- Entry porch grand and inviting
- Stone foundation accents and stone column piers and bases
- Upper level (if applicable) often offsets from main level exterior walls below
- Vertically oriented windows, in groups of two or three, or four

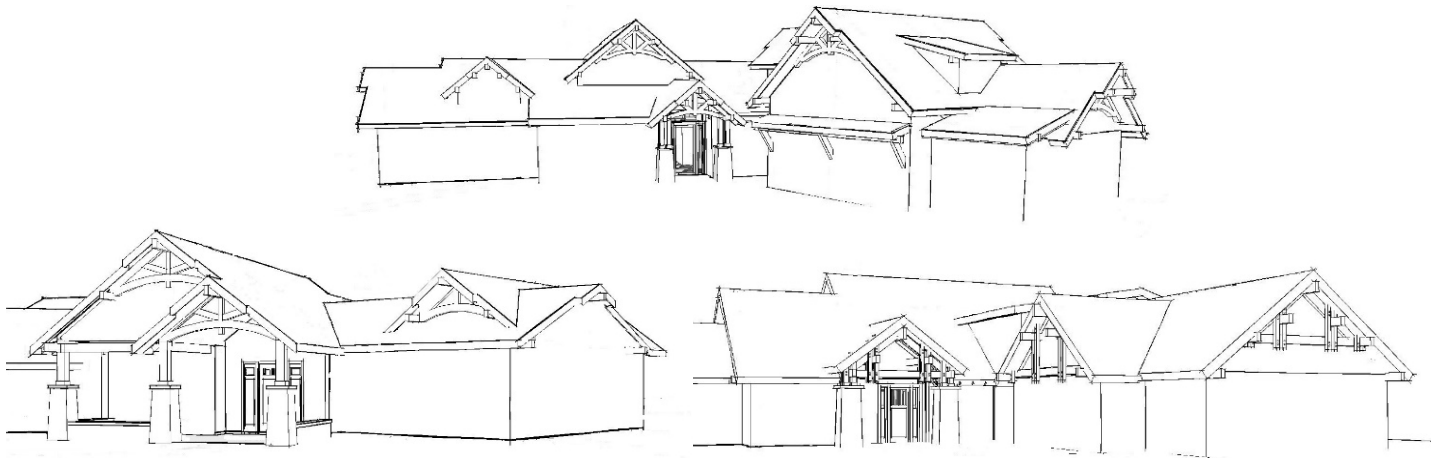
## Roofs and Massing

Gable primary roofs are common with gable and shed dormers and accents. Shed and hipped roofs are not common as the primary roof form. Moderate to steep primary roof pitch with a maximum of 12:12. Secondary roof pitches are not as steep (6:12 and 8:12). Multiple fascia boards at rakes and eaves and medium to large eave and barge rafter overhangs provide massing and detailing. Roofing types include laminated composition asphalt shingle, metal, concrete tile, or a mix of asphalt shingle and metal roofing.





## Typical Massing Examples



## Porches and Entries

Wood timber trusses or major timber beams and detailing are typical. Stone post column bases are required at entry and encouraged at other porches. Porch ceilings are either tongue and groove or architecturally finished sheet product with battens at edges and in the field at a maximum 4'x4' pattern. This same treatment can be used at eaves and barge rafters where rafter tails are enclosed. Battening is not required at exposed rafter tails. Porch railings integral to design and encouraged.



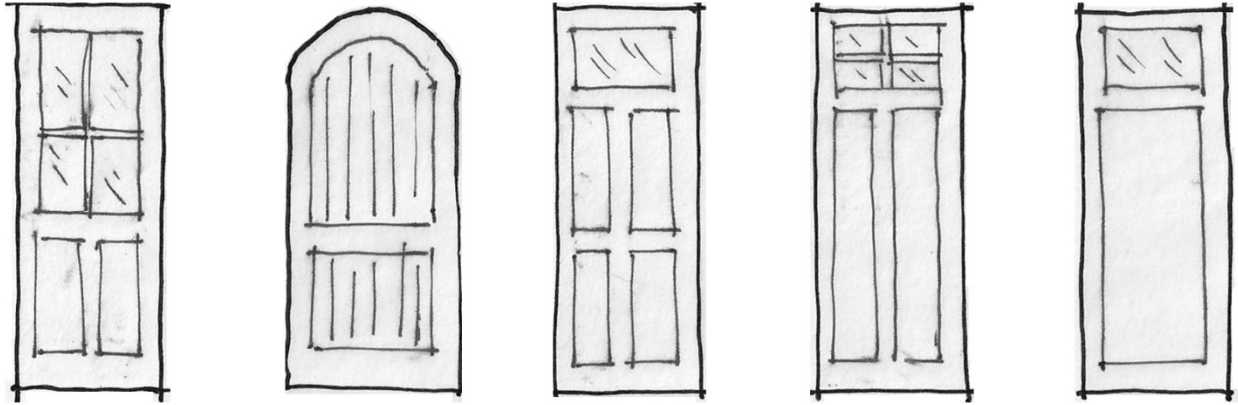
## Materials

Wood timber framing accents include exposed heavy timber and glue lam beams, posts, brackets, and timber trusses. Timber framing and truss detailing is typical at gable ends. Horizontal lap siding, shingle siding, ship lap siding, vertical tongue and groove, and board and batten are common, with accents of metal siding and stone (excluding river rock).

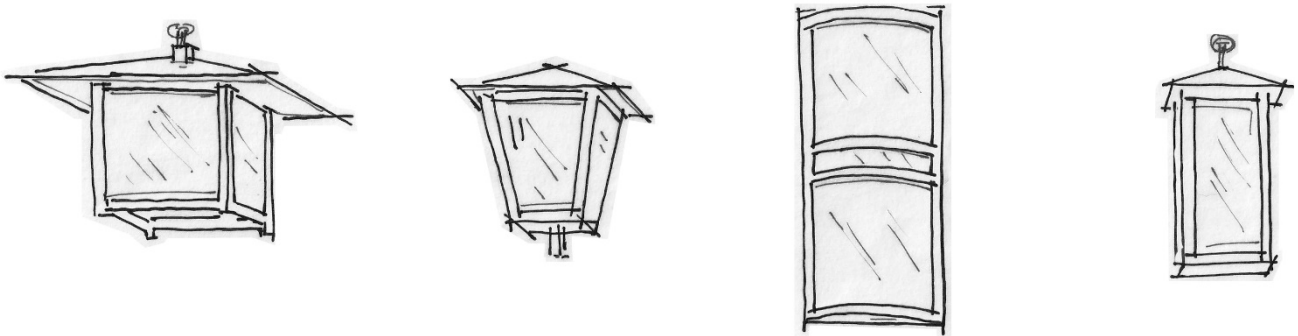
## Windows and Doors

Vertically oriented windows with minimum 5/4x6 wood trim surrounds. The header is typically oversized. Windows are to be earth tones only (no white, almond, desert sand). Window types allowed are casement, single/double hung, fixed, and awning. Oversized entry wood doors with glass sidelights are typical. Garage doors are typically wood and highly detailed.

**Typical Door Styles**



**Typical Lighting**



## ***The American Farmhouse Style***

### **History and Character**

American Farmhouse styles were generally constructed over a period of time and generally began as a simple two-story form with a large front porch. Addition to the primary mass could be a rectangular room with a gable, hip, or shed roof. It was common for these additions to have siding that varied from the original structure. American Farmhouse styles generally have smaller vertical windows that are most commonly located in the middle of a wall.

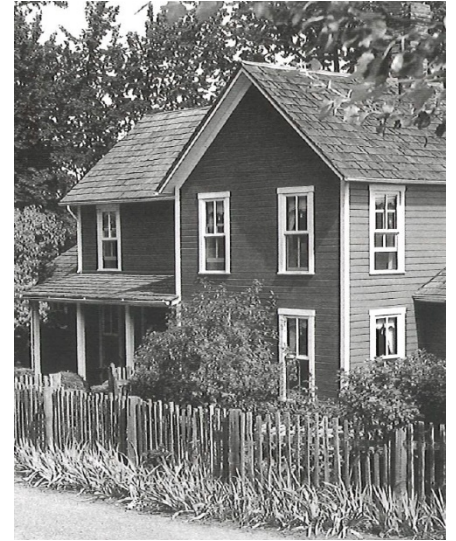
### **ESSENTIAL ELEMENTS**

- Large porches
- Steep pitched gable roof forms accented by low pitched porch roofs
- Trims and other architectural enhancements are minimal
- Columns tend to be simple in nature, single post column with minimal base and head trim
- Two story massing typical
- Simple symmetrical massing with symmetrical, vertically oriented windows and door arrangements
- Upper level footprint typically matches main level footprint
- Small eave and rake overhangs
- Simple exterior siding design and detailing

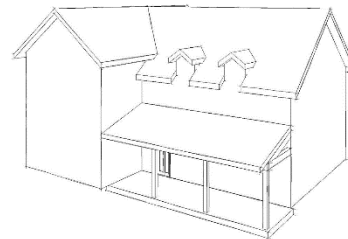
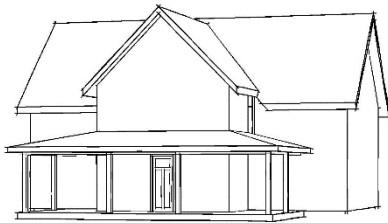
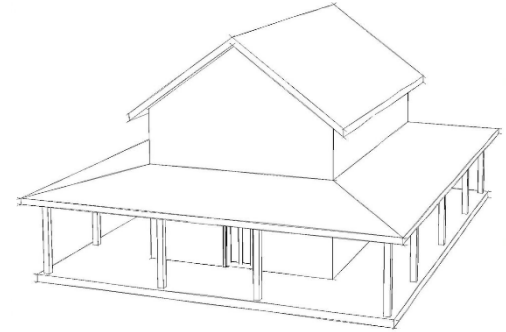
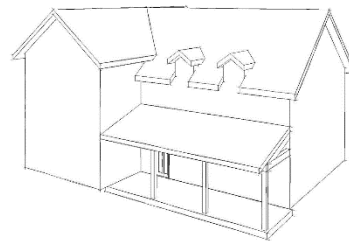
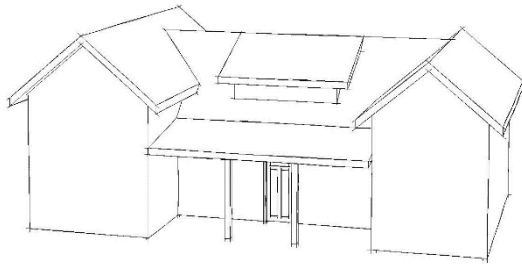


## Roofs and Massing

The American Farmhouse generally has steep pitched gable primary roofs with lower slope secondary roof and porch pitches. Shed and hip roofs are common at single story porches. Roofing types include laminated composition asphalt shingle and metal, though metal roofing is typical at porches. Small roof overhangs at eaves and barge rafters are typical. Two story massing is typical, with single story additions.



## Typical Massing Examples



## Porches and Entries

Simple post to beam detailing utilizing 6x6 or 8x8 exterior post and beams. Single story porches are often elevated with a short section of stairs to the entry sidewalk. Porches are generally not enclosed and do not have railing (unless code requires).



## Materials

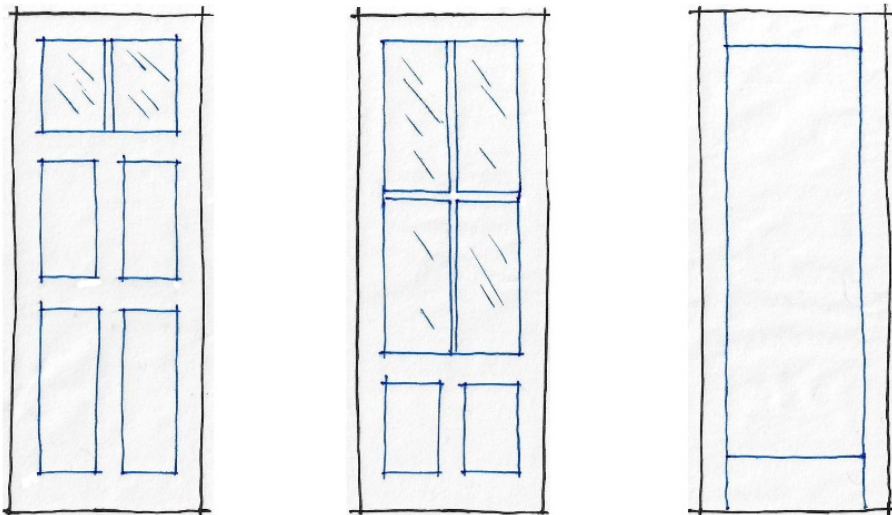
Lap siding, ship lap, and board and batten are the primary exterior siding materials, with selective masonry accents where aesthetically complementary. No stucco.

## Windows and Doors

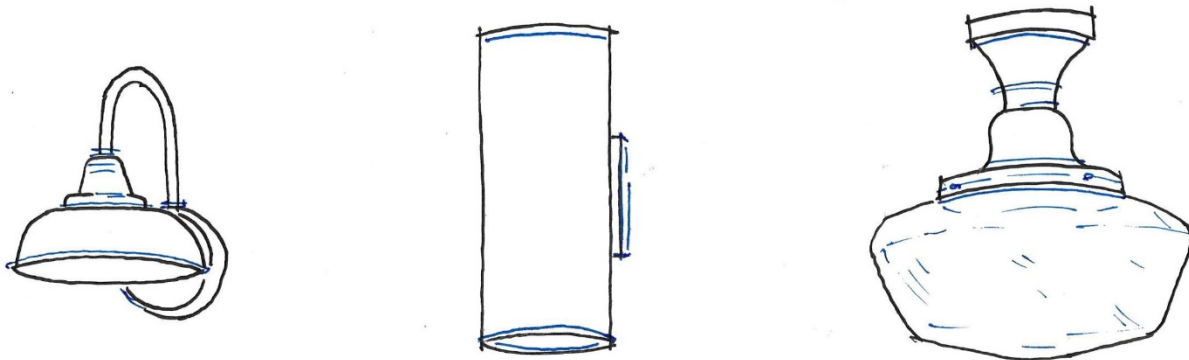
Vertically oriented single hung/double hung aesthetic typical, though casement windows are permitted if unit and sash design match single hung look. Simple exterior trim surround.

Entry doors have simple detailing and typically have glazing and sidelights. Simple exterior trim surround.

## Typical Door Styles



## Lighting



## *The Tudor Revival Style*

### History and Character

The Tudor Revival style takes its cues from late Medieval English designs of the early 16<sup>th</sup> Century. The original designs range in execution from the simple thatched-roof cottage of a common farmer, to the grand manor house of a wealthy family. In the 1920s and 30s, a revival of the Tudor Revival style occurred. The revival eventually took on a political significance, celebrating England's victory in World War 1. Many of the prosperous families who had been in the United States for generations built an English-style house to emphasize their Anglo-Saxon roots.



For those who didn't have genuine British roots, the Tudor Revival became a symbol of cultural and economic aspirations. If you were newly arrived in the moneyed class, and wanted to proclaim your cultivation and good taste, a Tudor Revival house provided an instant veneer of respectability. Many of the new rich, who earned their wealth in the booming markets of the 1920s, built a Tudor Revival house, hence the term "Stock-broker Tudor." The style quickly faded from fashion in the late 1930s but had a somewhat modified second revival in the 1970s and 1980s.

Tudor Revival houses can have a variety of exterior cladding types including stucco, brick, stone or wood. Combinations of materials are common. High style versions may have a false thatched roof design where the eaves come to a roll. Other examples have parapet gable ends. Common to all designs is a heavy use of multiple gables and an asymmetrical façade. Large chimneys and the use of false half-timbering on the gable ends are important visual features.

### ESSENTIAL ELEMENTS

- Round arched entranceways
- Tall, narrow windows
- Steeply pitched roofs, usually side-gabled with decorative half-timbering
- Exterior walls clad with brick, stone or stucco
- Massive chimneys, commonly crowned with decorative chimney pots

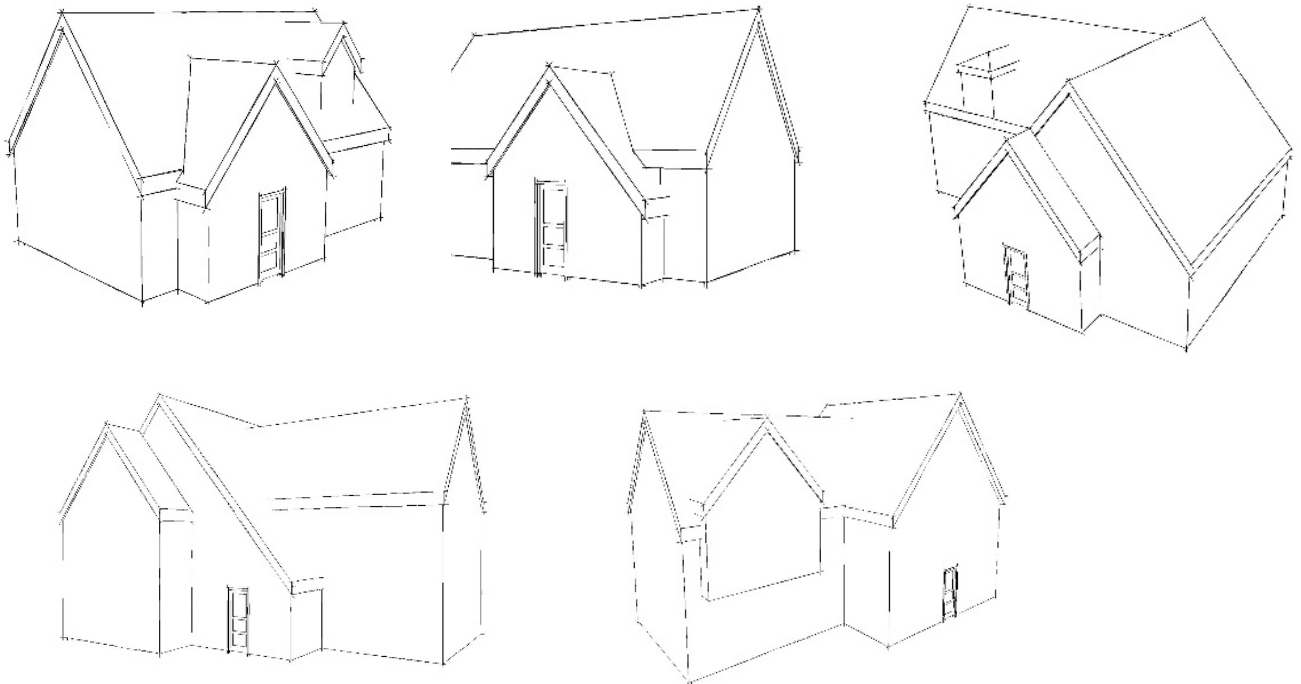
## Roofs and Massing

There are five basic Tudor Revival style houses: (1) the Transitional Tudor, a plan that is reflective of a two-story Arts & Crafts design, (2) the Elizabethan, a boxy design with decorative half-timbering in the gable ends, (3) the Cottage Tudor, a one to one-and-a-half story plan with a steep gable over the entry vestibule, (4) a more complex Composite Tudor which has a design mix to Tudor features and other styles, usually the Colonial style, and (5) the Provincial, a large Home with an irregular floor plan that has a high amount of detailing such as round towers, parapet gables and mansard roofs. Numerous variations on these designs can occur, some are shown below.

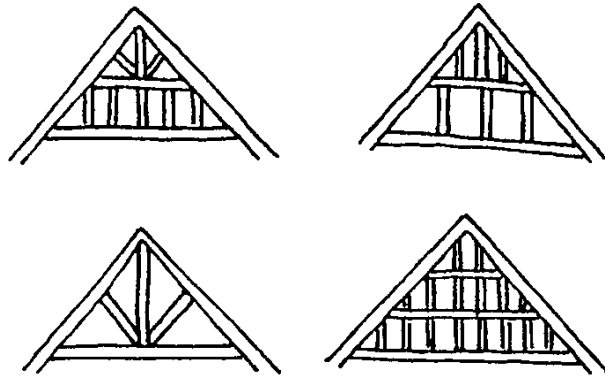


Among the most distinctive features of the style are the steep pitched roofs with decorative gable ends. Within the gable ends, false or half-timber boards create the effect of a true heavy-timbered Building. Many different designs can be found. Tudor Revivals have a slight overhang at the eaves and the rafter tails are commonly covered or boxed in.

## Typical Massing Examples



## Typical Gable Patterns



## Porches and Entries

Tudors do not have functionally sized porches. Porches act as a covered entry area, often with an arched opening.

## Materials

Perhaps the most interesting feature of a Tudor Revival style Home is the use of multiple materials for exterior cladding. Here in Central Oregon, you can find exterior cladding of brick, stucco, stone and shingle. Chimneys and foundations are usually the same material as the wall surface in order to blend in with the rest of the Home. Massive chimneys are especially important to the design of a Tudor Home and commonly a pre-dominant feature of the main façade. Roofing material can be asphalt, slate or tile and is dependent on the look desired by the Owner. Decorative stone and brickwork are often found around the main entrance door. Exterior light fixtures, particularly those which have a hanging lantern are appropriate for Tudor Revival style Homes. Some Colonial style or Craftsman style lights, as approved by the ARC may work as well.



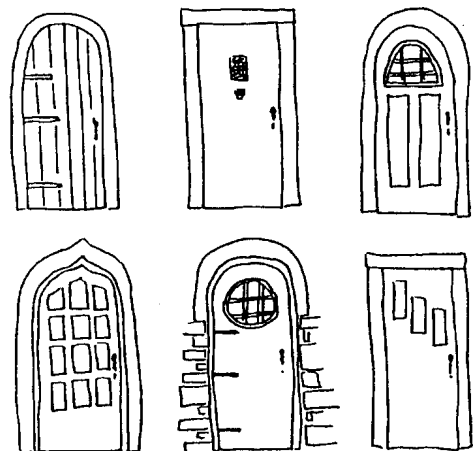
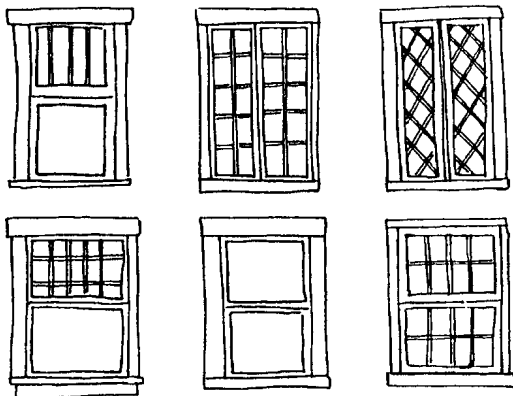


## Windows and Doors

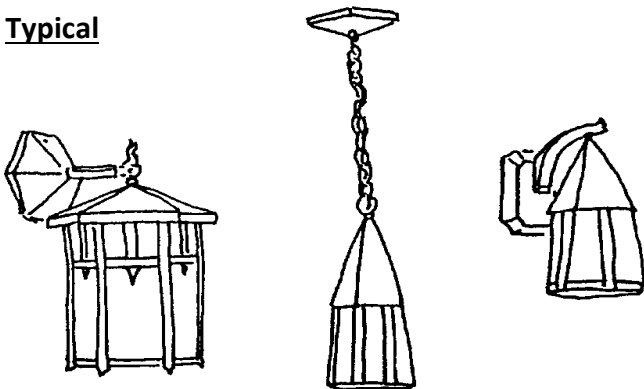
Tudor style doors and windows are often complex in design. Locations of doors and windows are usually asymmetrical. Doorways are favorite places to add detailing, giving the Home a castle-like effect. Round topped or slightly arched entrances that highlight board and batten style doors are common. Further decoration may include small slabs of cut stone that project into surrounding walls. Doors come in many different designs but typically have little to no glass. Windows are usually a casement style, built of wood or metal, although the more traditional double hang sash can be found. Windows are frequently grouped into strings of three or more and have various patterns of glazing. Most are divided into multiple lights of rectangular spaces; however, diamond pane patterns can be found.



## Typical Window and Door Styles



## Typical



## ***The Colonial Revival Style***

### **History and Character**

The Talline “Colonial Revival style” Home takes its cues from the rebirth of interest in the early English and Dutch house of the Atlantic seaboard. This was encouraged by a wide dissemination of photographs measured drawings and details in books and periodicals from 1900 and 1950. The new style brought with it a change in the fundamental design of Buildings. Americans had progressed from walking to driving to work in their new motorcars. As a result, wide front porches began to disappear and move to the side to make room for garages. The spacious front porches of the Craftsman period were virtually unknown in the new house designs of the Colonial Revival period.



Garages became more numerous, detached in the 1920s, but increasingly attached in the 1930s. Lots became larger and landscaping for ordinary Homes became a theme for Home magazines. The Colonial Revival style remained so popular for so long that even today many new subdivisions in and around Deschutes County, still feature houses with Colonial style detailing.

One of the more interesting characteristics of the Colonial movement was the replication of the Colonial style in all components of the Home. Desks, chairs, tables, couches, and even dishes were all exact reproductions of Colonial furnishings from the 1700s. Businesses such as Sears and Wards suggested you could “Return to 18<sup>th</sup> Century Charm” if you purchased their version of a Colonial dining room set. Dishes, towels, clothes, rugs, mirrors and radios all featured Colonial themes. Even architects and contractors offered plans to build additional landscape feature such as gates, trellises and gazebos that would add an additional touch to the Colonial Home.

### **ESSENTIAL ELEMENTS**

- Boxed-in eaves with cornice returns
- Ornate entrance portico having a central door with sidelights and transom
- Medium-pitched roofs with little to no overhang
- Exterior walls clad with horizontal lap siding, brick, shingle or stucco
- Paired windows and massive chimneys
- Simple massing of one, and one-and-a-half or two stories

## Roofs and Massing

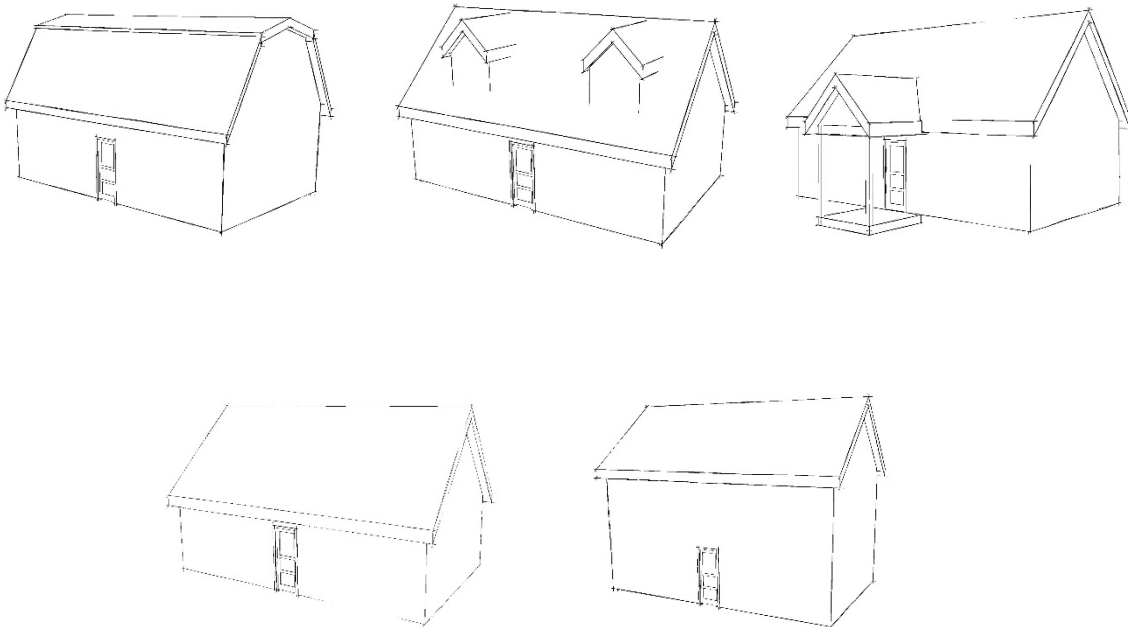
There are five basic Colonial Revival style houses: (1) the Colonial Bungalow, a small one-story Home with a large entrance portico, (2) the Cape Cod, a simple one-story plan with a side facing gable roof, (3) the Williamsburg, which is similar to the Cape Cod except it has the addition of dormers, (4) a more complex Dutch Colonial plan with a gambrel style roof and, (5) the Georgian, a two-story plan in which the house is side gabled or hipped.

All Colonial Revival style Homes are simple in massing usually having no outward projections of bay windows or intricate wall surfaces. Small one-story rooms can be added to side elevations for additional room. Shed or gable dormers may be added to Dutch Colonials, while only gable style dormers may be added to the Williamsburg or the Georgian mode.

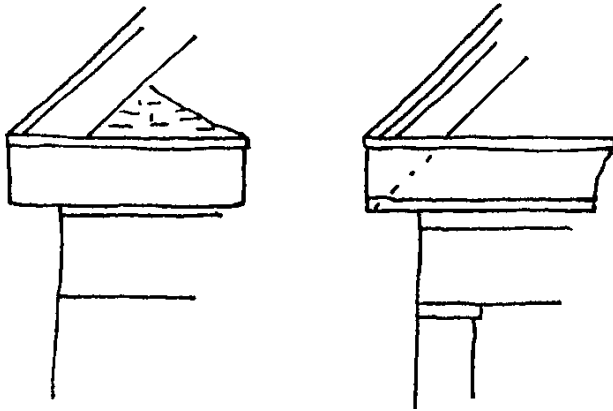
Among the most distinctive features of the Colonial Revival style is the use of symmetry on the main façade. Building mass, window placement and even landscaping are usually balanced on either side of the main entry. As a result, the entrance, which is always visible from the street, takes on a high degree of significance and is executed with a complex level of detailing.



## Typical Massing Examples



## Typical Eave Details

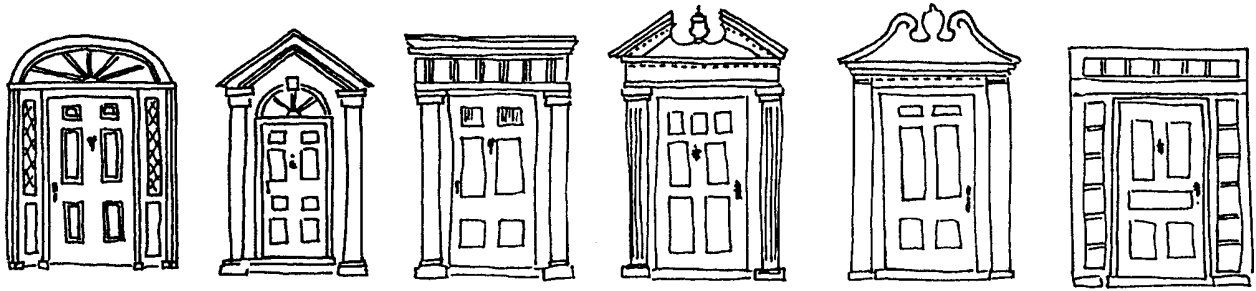


## Porches and Entries

Due to the simplicity of the design of most Colonial Revival style Homes, the main entrance door becomes the focal point of the house. Its importance cannot be over emphasized. The entrance is always visible from the street and is highly complex in design. It must be in harmony with the rest of the Home in proportion, scale and detailing. Ideally, there should not be more than three steps leading up to the entrance. The walk to such an entrance, if space allows, should be curved or take an irregular course. Doors themselves are simple, while the trim and detailing around them becomes ornate. The execution of the entrance comes in many different designs. Some are shown below.



## Typical Entrances

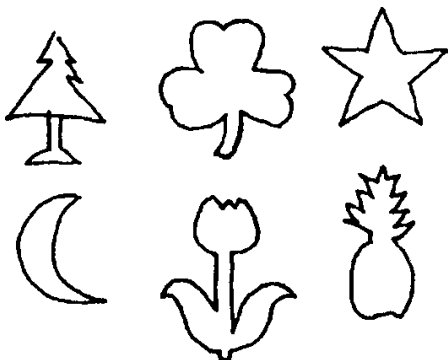


## Materials

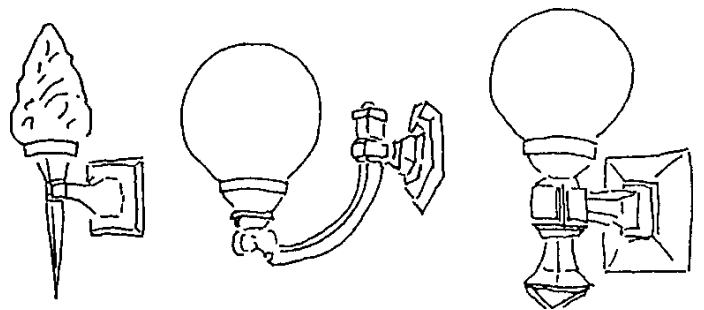
The exteriors of most Colonial Revival style Homes are clad with lap siding, with a 6" minimum exposure. However, Homes in the style can be sheathed in brick, stucco or shingle. One of the more important features of a Colonial Revival Home is the presence of a chimney. They should be large in size, always constructed of brick and found on side elevations or roof ridge. Roof material can be asphalt. Eaves on gable roofs are always elevation. These cornices returns can have considerable depth, up to a foot, or merely be decorative boards attached to the wall. Hipped roofs usually have an ornate cornice, which extends around the entire Building. Exterior of a fully functional wood shutter. Many designs can be found, including cutouts of pine trees, moon and tulips. Exterior lighting should be simple in design and discrete in color.



## Typical Shutter Details



## Typical Lighting

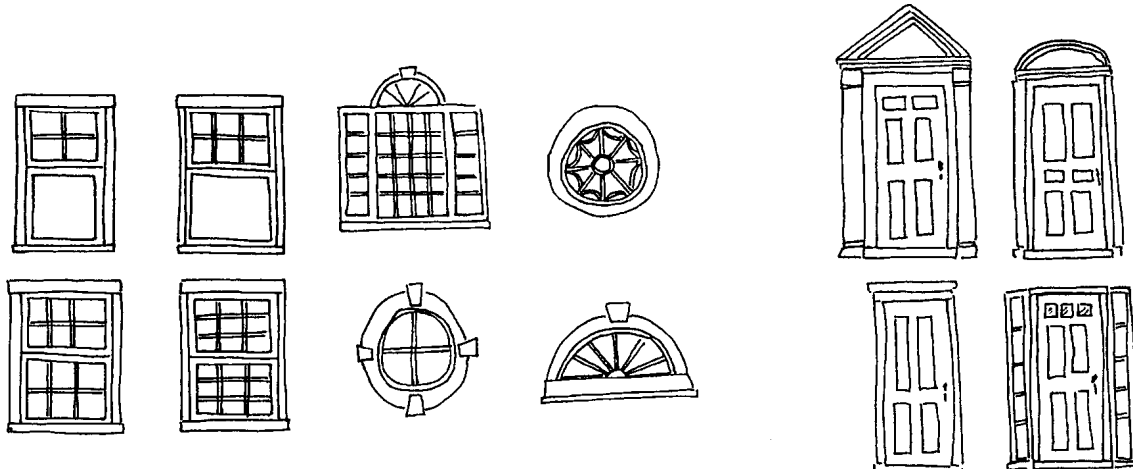


## Windows and Doors

Colonial Revival style doors and windows are often complex in design. Windows are usually double hung with various patterns of glazing. Common are four-over-ones, six-over-ones, six-over-sixes, and eight-over-eights. These windows are often found in groups of two or three. They are always surrounded by moldings, which set them apart from the plane of the wall. Special windows may include round windows on either side of the chimney, cameo or bull's eye windows, Palladian windows and wheel window. Doors come in many different styles but are usually solid in design. Fan lights and transoms lights over the door or sidelights next to the door, allow light into the entrance hall.



## Typical Window and Door Styles



# The Scandinavian Style

## History and Character

Emerging in the 1950's, Scandinavian design developed with a focus on simplicity, minimalism, and functionality. Appropriate to the era and heavily influenced by the Nordic climate, Scandinavian home designs were intended to be "useful" as a prominent design principle. Open floor plans, with flexible spaces that could accommodate a variety of activities. Homes maximized natural lighting at interiors. Simple, well-crafted building forms with natural materials, defined a timeless style.

In Talline, additive and subtractive architecture is used to define two Scandinavian massing forms, Traditional and Modern.

The Traditional Scandinavian is defined by a dominant gable form adorned with simple additive and subtractive forms. Often these additive and subtractive forms are single story with different siding materials. Windows and doors are located to complement the style while not detracting from the overall form. The windows and doors create "punched opening" aesthetics. Roof overhangs are typically kept to a minimal.

The Modern Scandinavian is also defined by a dominant gable form. Instead of adding forms to the dominant gable (like the traditional Scandinavian), spaces are defined by "carving" away from the dominant form (subtractive), defining exterior facades. Gable ends are often complemented with door and window glazing continuing from the floor to the roof. Typically, at gable end roofs, overhangs are extended to at least twenty- four inches with wing walls starting at the gable end roof edge and continuing to the foundation. Trapezoid windows are often used in gable ends.

Modern Scandinavian



Traditional Scandinavian



## Essential Elements

- Simple steep pitched gable roof forms accented with low sloped roofs.
- Roof massing includes minimal (0" ~ 6") overhangs at horizontal eaves on a Traditional Scandinavian.
- The Modern Scandinavian includes minimal to medium (0" ~ 36" plus) overhang at gable ends. Typically, the Modern Scandinavian gable roof ends, are thickened forms extended to at least

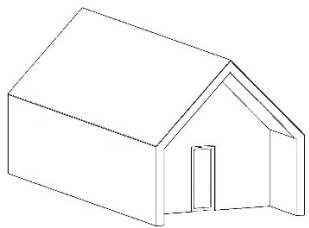
twenty-four inches with wing walls starting at the gable end roof edge and continuing to the foundation.

- Exterior siding is to be of two different types. An accent exterior siding material is occasionally provided, typically small in scale.
- Enclosed soffits and materials are integral to design.
- Homes are designed to invite natural lighting. Typically, side elevations offer the aesthetic of “punched openings” for windows and doors. Modern Scandinavian typically has planes of glass, starting at the floor continuing to the roof, at gable ends.
- Support posts or beams are not visible from the exterior.
- None or minimal exterior trim and detailing (maximum 1 1/2”x 1 1/2”).

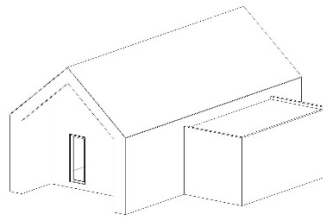
### **Massing and Roofs**

The massing for Scandinavian designs are simple one or one-and-a-half story forms. Gable roofs are common with a minimum 10:12 roof pitch. Low accent roofs which are smaller in scale complement the dominant gable roof form(s). Low roof pitches are 1/4:12 to 2:12. Roof dormers are not typical of this style.

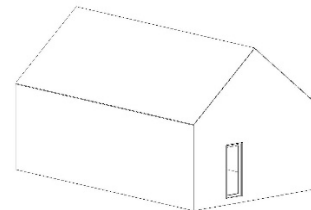
### **Typical Massing Examples**



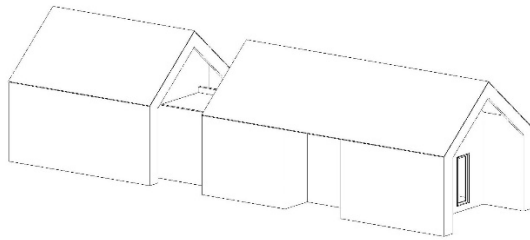
Modern



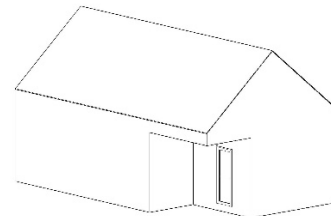
Traditional



Traditional



Modern



Modern

### **Porches and Patios**

Entry porches are typically less grand in scale and detailing versus other home styles. The required Talline 6’x6’ covered porch may be reduced on this style. Gable end roofs and exterior screen walls extend defining the porch/ patio boundaries typically at gable ends. At side elevations patios are typically recessed into the overall building form. Entry porches are located on grade with a maximum of three steps.





## **Materials**

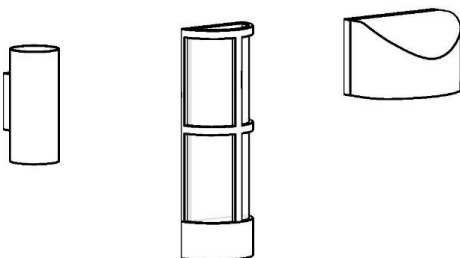
Siding materials offer contrast in colors and patterns/textures. Vertical metal siding, vertical wood siding, board formed concrete, cementitious siding, stucco, brick, natural stone, faux stone (with manufactured corners that appear to be real stone) are approved materials. All siding should be vertically oriented except for brick, stone or board formed concrete. Earth tones are encouraged for exterior colors. Where applicable, exterior fireplace vent(s) are designed as an architectural detail complementing the simplicity of the building forms.



## **Typical Exterior Lighting**

A minimalist design is also applied to exterior lighting. “Useful” lighting is applied only where appropriate. Often the exterior light fixtures are recessed into soffits and encouraged.

## **Typical Lighting Examples**



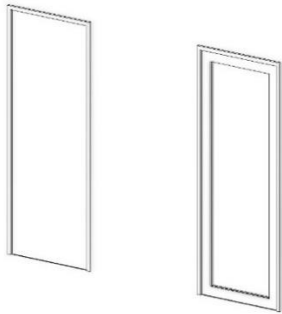
## **Windows and Doors**

Unarticulated thin window frames and sashes are typical, dark in color. Casement, awning, or fixed windows are permitted. Slider windows are not permitted for this style. Window grids (simulated divided lites) are not typical for this style. Windows are individually placed (“punched opening”) and in groups of 2 or more. “Punched openings” typically occur at side elevations. For this home style, factory mulled windows are permitted.

Exterior entry doors are simple glass doors or smooth solid doors. Overhead doors offer a modern aesthetic and visually blend with the adjacent siding.

Minimal trim is provided at windows and doors (maximum trim size is 1 1/2” x 1 1/2”)

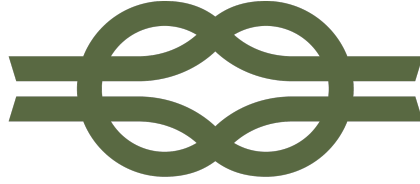
## **Typical Entry Doors**



## **Exhibits**

*Exhibit A – Final Review Application Form*

Date Received: \_\_\_\_\_



# TALLINE

## ARCHITECTURAL REVIEW COMMITTEE FINAL REVIEW APPLICATION FORM

Property Owner(s) \_\_\_\_\_

Current Address \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

Architect/Designer \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

Contractor/Builder \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

Architectural Style \_\_\_\_\_

Lot #: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Home Sq. Footage: \_\_\_\_\_ Garage Sq. Footage: \_\_\_\_\_

This application must be completed and submitted to the ARC for review and approval of new Home or remodeling projects. Contact the ARC at (541) 797-0536, [arc@tallinewestbend.com](mailto:arc@tallinewestbend.com), for additional information and assistance.

**PROCEDURE FOR OBTAINING  
ARCHITECTURAL REVIEW COMMITTEE APPROVAL**

**REVIEW PROCESS**

Deliver one set of full-size drawings (24"x36" preferred), a reduced 8.5" x 11" drawing of the front elevation, the design review fee with the refundable deposit, the completed and signed Final Review Application, and exterior materials Color Application Form with paint chips to the ARC at 62660 NW Skyline Ranch Rd Bend Or 97703. Please make your check payable to

\_\_\_\_\_. Email pdf copies of the complete application submittal to arc@tallinewestbend.com. Submittals will be reviewed and responded to within two to four weeks of submittal unless excessive ARC workload requires more time. Call (541) 797-0536 to confirm schedule of Application review.

After receiving the ARC review letter, the Owner must respond to the ARC within 14 days of the date of the review letter. If changes to the plans are required, the revised plans must be submitted to the ARC for review with changes "clouded". Construction may not begin until written ARC approval is provided, and a signed Conformance Agreement has been returned to the ARC.

For residential homes, a \$1,500 design review fee is required. A refundable deposit of \$3,500 for Guild Builders or \$8,500 for other Owners/Builders is required and refundable upon satisfactory completion of the Improvements, as determined by the ARC, and submittal of an Earth Advantage® Certification.

Alteration/Remodel and Outbuilding Design Review requires a \$500 non-refundable design review fee and a refundable deposit of \$2.00 per square foot of new building area. The minimum deposit for Alteration/Remodel Design Review is \$1,000 and the maximum is \$6,000 as determined by the ARC. There is no deposit or fee for preliminary reviews or alterations/remodels that do not increase the square footage of the building.

The Color Application Form is best assembled at the time of the Final Review Application. However, Builders/Owners are permitted to submit the Color Application Form at a later date for review and approval. Catalog cut sheets are to be provided for all exterior materials and finishes noted on the Form.

Upon approval, construction must begin within six (6) months. Otherwise, the application and approval expire, and the refundable deposit will be returned. A new application, design review fee, and refundable deposit will be required prior to any development/construction.

**The Talline ARC will not review an incomplete submittal.**

### **ITEMS TO REMEMBER**

1. ARC approval is valid for six (6) months from the date of the ARC approval letter. If construction has not begun during that time, a new application and design review fee is required unless the Owner has applied for and received an extension of time from the ARC.
2. All Improvements must be completed within one (1) year from the date construction began.
3. If ARC final inspection approval is not obtained within 18 months of the initial ARC approval letter date, the refundable deposit will be forfeited. Forfeited deposits may be used to bring the subject property into compliance with the approved plans and specifications or for other ARC related expenses.
4. The ARC assumes no liability for encroachments into platted setbacks, solar setbacks, easements, or neighboring properties. Be sure to check the plat map of your Lot and its property lines and obtain a Title Report to avoid encroachments and trespass.

**ARCHITECTURAL REVIEW COMMITTEE  
CONFORMANCE AGREEMENT**

**FOR NEW CONSTRUCTION**

I/We have read and fully understand the current Talline Covenants, Conditions, Easements and Restrictions (the "CC&Rs"), Architectural Guidelines, and ARC approval requirements, and I/we will conform to all of the foregoing in connection with all construction work performed by me/us and our subcontractors on the below-referenced property. Capitalized terms used herein without definition will have the meaning given them in the CC&Rs.

Without limiting the generality of the paragraph above, I/we specifically acknowledge being aware of, and agreeing to comply with, the contractor-specific provisions in the Architectural Guidelines, and all written directions received from the ARC. I/We understand that if I/we (including my/our employees) or any subcontractors violate any of the terms of the Architectural Guidelines, the Association/Declarant will have the right to impose fines on me/us and/or on the Lot and the Lot Owner in accordance with the terms of the CC&Rs and the Architectural Guidelines.

I/We further agree to indemnify and hold harmless the ARC, the ARC members, the Talline Board of Directors, the Declarant of Talline, agents of the ARC and the Association, from and against all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from the performance of the contractor's work and/or the failure to comply with the requirements of the Architectural Guidelines and this Agreement. Prior to commencing construction, I/we will provide the Association with certificates of insurance showing that I am carrying Commercial General Liability, Automobile Liability, Employers Liability, and Workers' Compensation insurance, each with minimum limits of \$1,000,000; and that I have added Association, the ARC, members of the ARC, the Talline Board of Directors, the Declarant of Talline, and agents of the ARC as Additional Insureds to the Contractors Commercial General Liability insurance policy. The policy shall include a "per project" aggregate. All policies shall provide 30 days' notice of cancellation or material change.

Enclosed is the design review fee and the refundable deposit of \_\_\_\_\_. The refundable portion may be refunded upon a satisfactory ARC final inspection of the exterior of the Home and landscaping and receipt of Earth Advantage® Certification.

**I/We understand that any change(s) to the exterior of the Home from the original, approved submittal must be submitted to the ARC for review and approval before the change may be made.**

**I/We assume responsibility for any and all damages by the contractor/builder and their agents and subcontractors and their agents to adjacent property and/or to my/our property.**

SIGNATURES (all builder/Owners' signatures required)

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Legal Description of Property:

Lot \_\_\_\_\_ Phase \_\_\_\_\_

Street Address of Property:

\_\_\_\_\_

**ARCHITECTURAL REVIEW COMMITTEE  
CONFORMANCE AGREEMENT**

**FOR ADDITIONS/REMODELS/OUTBUILDINGS**

I/We have read and fully understand the current Talline Covenants, Conditions, Easements and Restrictions (the "CC&Rs"), Architectural Guidelines, and ARC approval requirements, and I/we will conform to all of the foregoing in connection with all construction work performed by me/us and our subcontractors on the above-referenced property. Capitalized terms used herein without definition will have the meaning given them in the CC&Rs.

Without limiting the generality of the paragraph above, I/we specifically acknowledge being aware of, and agreeing to comply with, the contractor-specific provisions in the Architectural Guidelines, and all written directions received from the ARC. I/we understand that if I/we (including my/our employees) or any subcontractors violate any of the terms of the Architectural Guidelines, the Association will have the right to impose fines on me and/or on the Lot and the Lot Owner in accordance with the terms of the CC&Rs and the Architectural Guidelines.

I/We further agree to indemnify and hold harmless the ARC, the ARC members, the Talline Board of Directors, the Declarant of Talline, agents of the ARC and the Association, from and against all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from the performance of the contractor's work and/or the failure to comply with the requirements of the Architectural Guidelines and this Agreement. Prior to commencing construction, I/we will provide the Association certificates of insurance showing that I am carrying Commercial General Liability, Automobile Liability, Employers Liability, and Workers' Compensation insurance, each with minimum limits of \$1,000,000; and that I/we have added Association, the ARC, members of the ARC, the Talline Board of Directors, the Declarant of Talline, and agents of the ARC as Additional Insureds to the Contractors Commercial General Liability insurance policy. The policy shall include a "per project" aggregate. All policies shall provide 30 days' notice of cancellation or material change.

Enclosed is the design review fee and the refundable deposit of \_\_\_\_\_. The refundable portion may be refunded upon a satisfactory ARC final inspection of the exterior portion of the expansion, remodel or outbuilding, as applicable.

**I/We understand that any change(s) to the exterior of the Home from the original, approved submittal must be submitted to the ARC for review and approval before the change may be made.**

**I/We assume responsibility for any and all damages by the contractor/builder and their agents and subcontractors and their agents to adjacent property and/or to my/our property.**

SIGNATURES (all Owners' signatures required)

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Legal Description of Property:

Lot \_\_\_\_\_ Phase \_\_\_\_\_

Street Address of Property:

\_\_\_\_\_



## Residential Home Application Item Checklist

The following list of items must be included with all final review submittals. Provide one set of full-size drawings (24"x36" preferred) and a reduced 8.5" x 11" drawing of the front elevation with the application. The ARC will review these items prior to granting final approval for any construction. Initial all items included with this application submittal:

### A. SITE PLAN

<u>Initials</u>	<u>Requirements</u>
1.	Identify Architectural Style of the Home.
2.	Drawing scale: 1" = 10' (recommended), 1" = 20' (minimum)
3.	Building footprint, roof plan including overhangs, parking areas, driveway and service areas clearly marked.
4.	Property lines, setbacks, and easements if any.
5.	Existing tree (6" diameter and larger) and rock outcropping locations. Trees which are proposed for removal as well as all existing trees to be retained must be clearly designated on the plan. Tree sizes and species noted, and accurate drip line indicated. If a site has no trees, the site plan must note that condition.
6.	Grading plan showing existing contours of site, spot elevations at all property corners, proposed contour changes at 1' intervals (retaining walls, if any, must be accurately reflected on the grading plan).
7.	All Lots with five feet or more of grade change must have a topographic survey completed by an Oregon licensed Professional Land Surveyor provided <b>on its own sheet</b> . This survey must be stamped and signed. Existing tree size, species and location to be noted on the survey. Include any trees on adjacent Lots whose drip lines encroach on the subject Lot.
8.	All utility stub locations and proposed utility trenching.
9.	Exterior lighting plan (include fixture catalog cutsheets) showing locations of all exterior lighting on the Home and the site. Exterior lighting shall be dark sky compliant.
10.	North arrow.
11.	Construction staging and access areas and temporary structure locations designated on plan.
12.	Walkways, decks, patios (any kind of hard surface improvement), retaining walls, proposed utility lines, service yard/trash storage, parking areas, utility & meter equipment, exterior HVAC equipment, fences and walls, spa/hot tub facilities, etc.
13.	First floor elevation of Home set at 100'. Existing and proposed grades are to be in relation to this first-floor elevation.
14.	Highest ridge elevation of the Home (in relation to existing grade).
15.	On-site drainage/containment systems locations and details, including gutter downspout termination locations. All drainage must be retained on site.
16.	Tree Protection Measures per City of Bend standard detail.

**B. EXTERIOR ELEVATIONS**

<u>Initials</u>	<u>Requirements</u>
1.	Drawing Scale: ¼" = 1'
2.	Doors, window openings, garage doors, trim, design features.
3.	Walls, partition, hot tub screening, storage enclosures, fences, HVAC enclosure, trash/recycling enclosure.
4.	Stairways, rails, decks, patios, porches, landings, spa facilities, and under deck/stairwell screening.
5.	All utility meter housing locations and housing with the utility meter recessed into the wall.
6.	Roof, siding, foundation, and masonry materials clearly noted.
7.	Exterior light fixture locations and design .
8.	Proposed structure's main floor line drawn, and its elevation noted, in relation to existing grade.
9.	Elevation of the highest point of the roof ridge in relation to the existing grade at all setbacks or non-development easements. (See Exhibit C – Alley Setback).
10.	Accurate existing and proposed grades drawn and noted.
11.	Clearly show all mechanical, plumbing and all other roof penetrations (avoid visibility from the front elevation when possible). Roof penetrations shall be painted to match adjacent materials.
12.	Required details: Size of materials and material description of all trim and siding, details of all proposed knee braces/outlookers/corbels, detail of typical window and door jamb/head/sill conditions, details of all exposed column-to-beam and column-to-base connections, detail of front porch step handrail and guardrail, section detail through the Front Elevation porch ceiling showing wall/ceiling trim, detail of the chimney cap and shroud.
13.	Gutter and downspout locations.

**C. FLOOR PLANS**

<u>Initials</u>	<u>Requirements</u>
1.	Drawing scale: ¼" = 1' (or as appropriate to accurately and clearly illustrate the floor plans.) Dimensions shall be noted on floor plans.
2.	Walls, partitions, door and window openings.
3.	Utility and trash/recycling locations.
4.	Stairways, rails, decks, patios, porches, landings, spa facility locations.
5.	Heating & cooling system locations.
6.	Gross square footage of each floor.

**D. LANDSCAPE PLAN**

A landscape plan should be submitted with the final review application but may be deferred. If deferred, the landscape plan shall be submitted and approved by the ARC prior to beginning any landscape work, including final grading, on site. Plans shall be on a minimum 11" x 17" sheet size, in color, and provide clear delineation between planting and non-planted areas. Beginning landscaping construction prior to ARC approval may result in a forfeiture of the deposit. No additional fees are required for landscape review.

Landscaping of the Lot shall be completed prior to a request for final ARC review and return of the refundable deposit. The ARC may approve an extension for landscape completion due to inclement weather, not to exceed 6 months.

<u>Initials</u>	<u>Requirements</u>
1.	Drawing scale: 1" = 10' Dimensions shall be noted on floor plans.
2.	North Arrow.
3.	Property Boundaries, setbacks, and all easements.
4.	Existing and proposed grading (including decks/porches/patios/paved paths) with drainage and retention features.
5.	Existing trees to remain and trees to be removed clearly noted.
6.	Utility stub locations.
7.	Home footprint and roof overhangs.
8.	Site Improvements including driveway, parking areas, walkways, courtyards, decks, patios, terraces, hot tub pads, retaining walls, service yards, fencing.
9.	Landscape lighting, pathway lighting, landscape wall lights.
10.	Trees, plants, and groundcover including common names, size, and quantity.
11.	Water features and landscape boulders.
12.	Wildfire defensible zones identified.
13.	Irrigation zones and types; controller location.
14.	Tree and native vegetation protection fencing.
15.	Street Trees and ROW frontage landscape treatment.

Estimated Excavation Start Date: \_\_\_\_\_

Estimated Completion Date of All Work: \_\_\_\_\_

**Talline**  
**Color Application Form**

Date \_\_\_\_\_ (attach color samples here or on separate 8.5 x 11 sheet)

Lot # \_\_\_\_\_

Street Address \_\_\_\_\_

Builder/Owner \_\_\_\_\_

The following items are being submitted for approval by the Talline ARC:

Building Colors:

Upper Body \_\_\_\_\_

Lower Body \_\_\_\_\_

Trim \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Roof Selection \_\_\_\_\_

Window Color: \_\_\_\_\_

Exterior Masonry: \_\_\_\_\_

Front & all other Exterior Doors: (Catalog cuts attached)

Exterior Lighting: (Catalog cut attached)

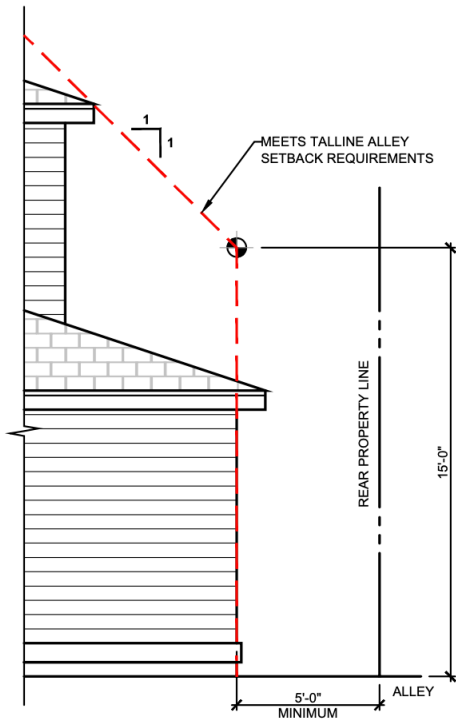
Gutter and Downspout Colors: \_\_\_\_\_

The ARC approval process for color palettes is two-fold. The colors will be reviewed and preliminarily approved in the office. The approved palette will then be required to be put on site on a 4x4 color board with exact claddings for ARC review in the field against other previously approved adjacent Homes.

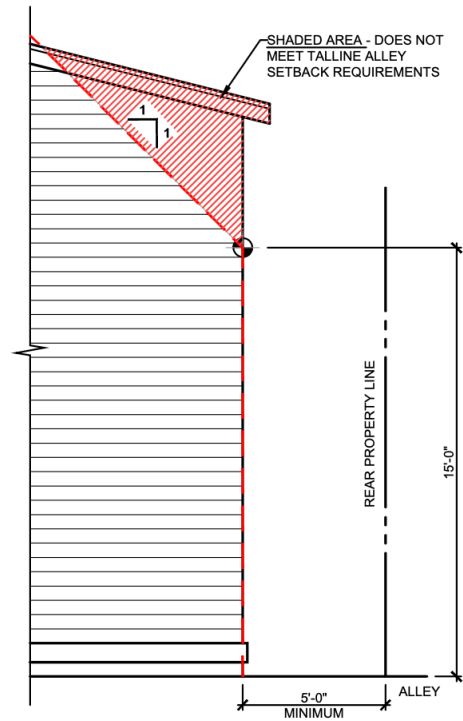
**Exhibit B – Zoning Standards**

<b>Type</b>	<b>Standards</b>	<b>Exceptions</b>
<b>Zoning</b>	Standard Lot Residential Overlay mostly defers to standard RS requirements	Building Height, Solar Setbacks
<b>Setbacks</b>		See <a href="#">BDC 2.1.300</a>
Front	<b>Minimum 10' (20' for garages)</b>	
Side	<b>Minimum 5'</b>	
Rear	<b>Minimum 5'</b>	
<b>Building Height</b>	<b>Maximum 35'</b>	40' for buildings on lots having greater than 10% slope, per the Master Plan
<b>Lot Coverage</b>	<b>Maximum 50%</b> for single-story homes <b>Maximum 45%</b> for all other homes	Floor Area Ratio (FAR) does not apply
<b>Solar Setbacks</b>	<b>Not Applicable</b>	

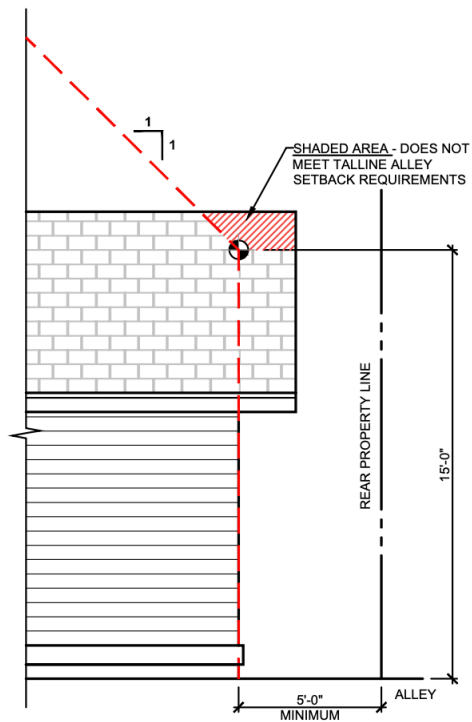
**Exhibit C– Alley Setback**



**MEETS REQUIREMENT**



**DOES NOT MEET REQUIREMENT**



**DOES NOT MEET REQUIREMENT**

## *Exhibit D – Wildfire Mitigation Plan*

### **Purpose and Intent**

The City of Bend recognizes that wildfire is among the most likely natural hazards faced by the City. Wildland fire is also a natural and necessary component of forest ecosystems across the country, and Central Oregon is no exception. Historically, wildland fires have shaped the forests valued by residents and visitors. Forests and other wildlands in greater Bend, however, are now significantly altered due to past forest management practices, fire prevention efforts, modern suppression activities, residential development and a general lack of large scale fires. The City has accounted for the risk of wildfire in its planned land use pattern and development requirements, including the lands and Comprehensive Plan policies adopted in the 2016 Urban Growth Boundary Expansion. The intent of this Wildfire Mitigation Plan (WMP) is to outline long-term strategies and tools that can be implemented to proactively address and reduce wildfire hazards within the Talline Master Plan.

The City of Bend Comprehensive Plan (BCP) contains policies requiring that fire mitigation considerations be addressed in applications for master planning and annexation, where appropriate. The policy reads as follows:

**11-5 The City will adopt strategies to reduce wildfire hazard to lands inside the City and included in the Urban Growth Boundary. These strategies may, among others, include the application of the International Wildland-Urban Interface Code with modifications to allow buffers of aggregated defensible space or similar tools, as appropriate, to the land included in the UGB and annexed to the City of Bend.**

This language mirrors BCP Policy 10-18 from Chapter 10 Natural Forces, which states in relevant part:

**Wildfire *risk* (the likelihood of a fire occurring based on historical fire occurrence and ignition sources) is identified by the Greater Bend Community Wildfire Protection Plan (2012), as high to extreme in the Bend area. Vegetation management, such as thinning and brush removal, may reduce the *hazard* (resistance to control, once a fire starts, based on weather, topography, and vegetation type) in some areas, but further mitigation measures are needed to protect new and existing development in the Wildland Urban Interface (WUI). Additional mitigation measures fall into two categories: development patterns and construction techniques.**

**Construction techniques are typically enforced through the use of building codes. For example, the building codes found in the 2012 International Wildland-Urban Interface Code (IWUIC) would provide a logical extension of the International Fire Code presently used by the City of Bend to protect commercial buildings. The IWUIC is directed toward the protection of residential development in the wildland-urban interface. The City will involve key stakeholders to determine the appropriate building code language necessary to reduce wildfire hazard to residential structures located in the WUI.**

**The IWUIC may require some modification to meet Bend’s development pattern needs in the UGB expansion areas. The IWUIC depends on widely spaced buildings to provide defensible space against wildfire; however, this may not be an appropriate land use pattern in areas that are expected to expand in the future. Therefore, in expansion**

**areas where greater land use efficiency (i.e., smaller lots and more closely spaced buildings) is appropriate, the City may consider allowing buffers of aggregated defensible space commensurate with wildfire hazard instead of widely spaced individual buildings.**

There are three basic approaches to wildfire mitigation recognized by the City of Bend: development pattern, construction technique, and vegetation management. Each of these approaches relative to the Talline Master Plan will be addressed in detail in this wildfire mitigation plan.

### **TALLINE DEVELOPMENT PATTERN**

The development pattern established by Talline is designed to reduce wildfire hazards within the City. This design includes elements such as managed open space and a transect from urban mixed and commercial uses to lower density housing. An existing overhead transmission line in an anticipated 50-foot-wide easement effectively establishes a firebreak generally parallel to NW Shevlin Park Road along the southern edge of the project.

Talline blends the existing RS land already annexed into the City with the RL and CC designations established on the property through the Urban Growth Boundary expansion process. The commercial and higher density residential clustered along Shevlin Park Road transition to a lower-density development pattern and a large swath of open space extending to the north. While the development pattern is largely set by Bend Comprehensive Plan Policies 11-129 through 11-133, the lower density housing equates to greater distances between homes and therefore better defensible space. Within Talline, City water lines will provide ample supply of water to fire hydrants located throughout the community and the City's Utility Availability Memo demonstrates that adequate water and sewer lines are available to serve the future neighborhood.

The future extension of NW Skyline Ranch Road will form the north-south spine through the community. Once completed, this collector street will provide multiple connections to the existing street network and surrounding street stubs, resulting in a complete, looped street network. The planned street system improvements will provide efficient ingress and egress, dispersing traffic on a variety of streets which will support circulation options and evacuation routes. Furthermore, Talline fronts Shevlin Park Road, a minor arterial, and within approximately one-third mile down Regency Street is a connection with another minor arterial, Mt Washington Drive. Consequently, Talline has multiple close connections to higher order streets providing effective evacuation routes.

### **CONSTRUCTION TECHNIQUES**

New homes will meet the current state and local building codes relative to fire safety. The Talline Architectural Review Committee (ARC) and Covenants, Codes, and Restrictions (CC&Rs) will ensure a variety of construction techniques are utilized to reduce the risk of fire loss, fiber-cement siding, concrete (or similar) surfaces in most exterior applications. All of these items, in addition to compliance with minimum setback standards, have fire reduction advantages that exceed current building code requirements.

The Developer/Builders recognizes the importance of construction techniques in mitigating wildfire and will implement the construction standards summarized below:



Construction Requirements	Implementing Document	Authority Having Jurisdiction
Meet special minimum building setbacks	City of Bend Development Code, CC&Rs	City of Bend, ARC
Use fire-resistant exterior materials or finishes	Design Guidelines, CC&Rs	ARC
Use pavers and concrete for patios and other outdoor living spaces	Design Guidelines, CC&Rs	ARC
Chimney spark arrestors required on all chimneys	Design Guidelines, CC&Rs	ARC
Use concrete tile, slate, clay tile, high-relief asphalt composition shingles, metal or other roof coverings equivalent to ASTM E108. No wood shake or shingle roof material is permitted.	Design Guidelines, CC&Rs	ARC
Use non-combustible gutters, downspouts, and collectors	Design Guidelines, CC&Rs	ARC
Minimum 10 ft. separation between homes and accessory structures	Design Guidelines, CC&Rs	ARC
Minimum 12 ft. wide driveway with a vertical clearance of 15 ft.	Design Guidelines, CC&Rs	ARC

The Talline ARC will be the regulatory bodies to enforce additional construction requirements, and it will be included in the neighborhood’s CC&Rs and Design Guidelines. Adherence to the criteria during the home review and approval process, construction, and post-construction.

## VEGETATION MANAGEMENT

Defensible space is a key tool included in any effective Wildland Urban Interface program. Defensible space utilizes a “zone concept” around buildings and implements a “defense in depth” approach with progressively more modest vegetation treatment standards as the distance from structures increases. For additional information, see [Fire-Resistant Plants for Home Landscapes](#), Oregon State University Extension Service.

The concept of defensible space will be implemented through the reduction of fire fuels within the Home Ignition Zone (up to 200 feet from the foundation of a home) as it applies on individual lots and open space buffers within Talline. The three zones and their recommended vegetation management guidelines are summarized below.

Zone 1 and 2: Generally, within individual lot boundaries (0 to 30 feet from structures)

- Install only non-combustible material within 5 feet of homes; low-growing fire-resistant plants are acceptable
- Utilize groundcover, shrubs, and trees that are fire-resistant per *Fire-Resistant Plants for Home Landscapes*, Oregon State University Extension
- Keep plants and lawns on automatic irrigation with regular maintenance
- Regular clean-up and maintenance of dead materials, leaves, branches, gutters
- Limb highly flammable and/or large trees ±6-12 feet above ground level
- Maintain 15-foot crown spacing between conifers

Zone 3: Open space buffers beyond individual lot boundaries (over 30 feet from structures)

- Managed thinning of dense vegetation, including 15-foot crown spacing between conifers
- Regular maintenance of dead materials
- Remove heavy accumulation of woody debris

The subject property in its present state includes vegetation that could provide fuel for wildfire. The City of Bend recognizes that tree thinning and brush removal can reduce wildfire hazard. Grading necessary to accommodate streets, utilities, and future homes within Talline will also require removal of flammable vegetation. It is recommended that mowing of potential fire fuels and tree thinning to provide 15-foot spacing between conifers be implemented during site development, prior to home construction. Only City-approved, fire-resistant street trees will be planted along the future public street network.

These vegetation management guidelines will be incorporated into the CC&Rs and enforced and managed by the ARC and HOA and in order to ensure long-term compliance. In addition to the vegetation standards discussed above, the CC&Rs will include language specifying that no weeds, noxious plants or unmaintained vegetation may be planted or allowed to grow on a lot, which is consistent with the goal of vegetation management. Lawns must be irrigated and regularly mowed, conifer limbs should be kept at least 5 feet, vertically and horizontally, from homes. Gutters, roofs, eaves, and decks should be kept clear of pine needles, leaves, and other flammable debris, particularly during the threat of fire season.

In order to demonstrate a commitment to wildfire risk mitigation, the future residents and HOA in Talline may decide to pursue recognition from the Firewise USA® program administered by the National Fire Protection Association (NFPA). The national recognition program highlights communities that have met certain criteria, including, but not limited to, maintenance of defensible space, use of non-combustible building materials, and community outreach and education about fire fuel reduction. Collaborative events such as yard debris clean-up days can not only reduce fire fuels but also facilitate community building within neighborhoods. Neighborhoods “in good standing” may be eligible for grant funding and discounts and incentives on homeowner’s insurance policies. Through on-going fire fuel treatments within both Talline and adjacent lands, the risk of wildfire spread can be reduced on a broader scale.

### *Exhibit E – Street Tree Guidelines*

Park strips are to be planted entirely with sod and/or a combination of low-growing shrubs and groundcover. Underground irrigation is required. A minimum of two street trees are required on all Lot frontages. Street trees are required 30' on center. This area also requires sod, or approved substitution, and underground irrigation. At a minimum, all street trees shall be 2" caliper (measured 6" above ground level). Please refer to the below Talline Street Tree Guidelines for species regulations.

The City of Bend has developed a list of desirable trees for planting along streets in three size classes: low, medium and tall. Street trees must be those species suitable for the location in which they are placed. Typically, trees with a hardiness rating for zones 1 through 5 will survive in Central Oregon as long as irrigation is provided. Approved street tree species include:

<b>1.</b>	<b>Trees with Low Mature Tree Height (25 feet or less), for use in areas under power lines or in small planting areas less than four feet width:</b>	
	Amur Maple/Acer ginnala	Hawthorn/Crataegus 'variety'
	Canada Red Cherry/Prunus virginiana 'Shubert'	Japanese Lilac Tree/Syringa reticulata
	Eastern Redbud/Cercis canadensis	Serviceberry/Amelanchier
	Flowering Crabapple/Malus 'variety' (choose fruitless varieties)	
<b>2.</b>	<b>Trees with Medium Mature Tree Height (30 to 45 feet):</b>	
	American Hornbeam/Carpinus caroliniana	Hedge Maple/Acer campestre
	Callery Pear/Pyrus calleryana	Mountain Ash/Sorbus acuparia 'variety'
	Hackberry/Celtis occidentalis 'variety'	
<b>3.</b>	<b>Tall Mature Tree Height (50 feet or larger) to be used along collector and arterial streets to create a canopy over the roadway:</b>	
	Green Ash/Fraxinus pennsylvanica	Pin Oak/Quercus palustris
	Honey Locust/Gleditsia tricanthos 'variety'	Red Maple/Acer rubrum 'variety'
	Littleleaf Linden/Tilia cordata	Red Oak/Quercus rubra
	Norway Maple/Acer platanoides 'variety'	Pin Oak/Quercus palustris
	Green Beech/Fagus sylvatica	
<b>4.</b>	<b>Other Tree Species: Multi-trunk and weeping varieties are not appropriate as street trees. The Review Authority may approve other tree species as necessary to achieve the purposes of this code.</b>	
<b>5.</b>	<b>Where the City has adopted a Street Tree Master Plan, those trees identified in the master plan must be used.</b>	