

Appendix B3

Architectural Subset Index

1. National Folk Style (1890-1905)

1A: Revivalist Series

1A1: Pre-Hammond, Folk Victorian (1890-95) *varied plan*

North BayView: 11, 13, 108, 109, 111

1A2: N. BayView Subset (1902) *varied plan*

North BayView: 15, 21, 23

1B: Front Gabled Series

1B1: 1902 Cottage Subset

Cullen Street: 2

Vance Avenue: 4, 6, 8, 10, 12, 14, 16



1B2: Samoa House Plan #5 Subset (1903)

Rideout Street: 102, 104

Vance Avenue: 18, 20, 101, 103



1B3: Samoa House Plan #8 Subset (1903)

Cadman Court: 11, 12, 13, 14, 15, 17, 18, 20

Samoa Court: 1, 3, 5, 102



1C: Square Plan Series

1C1: Samoa House Plan #9 Subset (1903)

Pacific Court: 4

Rideout Street: 3, 5, 105

Vance Avenue: 7, 9



1C2: Samoa House Plan #11 Subset (1905)

Murphy Avenue: 14, 16



2. Craftsman Style (1900-1924)

2A: Chalet Series

2A1: Chalet Subset (1909)

Rideout Street: 110, 112



2B: Side Gabled Series

2B1: Cookhouse Manager's Residence

Cookhouse Lane: 77



2B2: Samoa House Plan #16 Subset (1912)

Rideout Street: 114



2B3: Men's Club (1900/1920)

No address listed (east/west addition 1920)



2B4: Samoa House Plan #20 Subset (1922)

Samoa Court Extension: 1, 3, 5

Sunset Avenue: 117, 119, 121, 123, 125, 127, 128, 137, 138, 139, 140



2B5: Manager's Bungalow (1923)

Samoa Court Extension: 9



2B6: Samoa House Plan #29 Subset (1923)

Fenwick Avenue: 1, 3, 5, 7, 9



2B7: Post Office, Employment Office (1924)

N. BayView: 244



2C: Front Gabled Series

2C1: Sunset Av. Extension Subset (c. 1920)

Sunset Avenue Extension: 1, 3



2C: Craftsman: Front Gabled Series (continued)

2C2: Twin Subset (c.1920)
Sunset Avenue: 116, 118



2C3: Samoa House Plan #22 Subset (1923)
Samoa Court Extension: 7
Sunset Avenue: 129 1/2, 130, 131, 132, 133, 134



2C4: Samoa House Plan #23 Subset (1922)
Pacific Court: 3



2C5: Samoa House Plan #27 Subset (1923)
Fenwick Avenue: 2, 4, 6, 8, 10, 12, 14, 16



2D: Hipped Roof Series

2D1: Samoa House Plan #21 Subset (1920)
Sunset Avenue: 120, 122, 124, 129



3. Shingle Style (1903-1923)

3A: Prominent Building Series

3A1: Hostelry Subset (1903)
Rideout Street: 2



3A2: Cookhouse Subset (1906-1923)
Cookhouse Lane



3A3: Samoa Block Subset (1913-18, 1920)
Cutten Street: 1-5



3B: Residential Series

3B1: Cross Gambreled Residential Subset (1903)

Rideout Street: 1

Vance Avenue: 13, 15, 17, 19



4. Minimal Traditional (1923 - c.1940)

4-1: Women's Club Subset (1923)

Rideout Street: 115



4-2: Late Residence Subset (c.1940)

Vance Avenue: 200



APPENDIX C

Samoa
Design
Guidelines

Primary Architectural Types

Style	Types	Significance <i>(See Treatment section for work to be carried out to achieve preservation goal)</i>
<p>1. Folk National Style</p> 	<p>Revivalist Subset Front Gable Series Square Plan Series</p>	<p>The Folk National Style is Significant as a basic style that is appropriate for the simplified aesthetic of the workingman's village. Folk National style Buildings retaining their character identifying features are contributing resources to the Samoa Historic District.</p>
<p>2. Craftsman</p> 	<p>Chalet Series Side Gable Series Front Gable Series Hipped Roof Series</p>	<p>The Craftsman design system is significant as a style reflective of the concepts traditionally associated to the "new" company town. Craftsman style buildings retaining their character identifying features are contributing resources to the Samoa Historic District.</p>
<p>3. Shingle Style Influence</p> 	<p>Prominent Buildings Series Residential Series</p>	<p>Used upon many signature public buildings at Samoa, the Shingle style is significant as an Eastern style associated with prominence, and associated to the founders of the Vance Lumber Company who themselves were from the Eastern Seaboard.</p>
<p>4. MINIMAL TRADITIONAL</p> 	<p>Later Residence subset Women's Club subset</p>	<p>These buildings were not within the period of significance or have been substantially altered.</p>

Architectural Styles & Features

I. National Folk Style

General Common Features:

- Simple details
- Turned spindle porches
- Wood framed double hung windows
- Elevational composition featuring vertical board skirting, water table, and either ship-lap, bevel lap
- or rustic shingle siding
- Symmetrical massing
- Gabled or hipped entry hoods

Pre-Hammond Revivalist Subset:

N. Bayview: 11,13, 108,109,111.

Years: 1890-1895

I.A Revivalist Series

Common Features

- Varied plan and massing
- Italianate Decorated eave brackets (109 N. Bayview)
- Cut away window bays with pendant drop ornamentation (Queen Anne)
- Elaborated cornice brackets
- Entablature above windows
- Triangular pediments
- Elongated vertical wood framed double hung windows.
- Turned spindle porch supports
- Neoclassical Elements (dentils, crown molding, enclosed pediment gables) (108 Bayview)
- Greek Revival Elements (Eave returns and a wide frieze board) (111 N. Bayview)
- Oversized entablatures
- All structures pre-existed the Hammond Lumber Company's presence in Samoa
- Corner boards
- Simplicity of Revivalist details (Greek, Queen Anne, Dutch Colonial, Neoclassic, Italianate, Romanesque)

1902 Bayview Subset

Bayview: 15, 21, 23

Year: 1902

Common Features

- Varied plan and massing like other Bayview homes, but without ornament
oof (23 Bayview)

- Closed pediment (21 Bayview)
- Double front gable (15 Bayview) (associated with Gothic Revival)
- Shiplap siding with plank edge framing
- Front doors with single glazing unit
- Wide friezeboards
- Cornerboards

1902 Cottage Subset:

Cutten St: 2

Vance Avenue: 4,6,8,10,12,14

Year: 1902

I.B Front Gabled Series

Common Features

- Front facing gable roofs
- Symmetrical facades
- Central gabled entry hood between two windows.
- Full-length chamfered post porch supports set in front of an open rail
- Wood shingle siding
- Fishtail shingle in the small porch pediment
- Shed roofed service area at rear of each building
- Vertical board skirting
- Post and pier foundations
- Most possess side entry to the north
- Porch elaboration

House Plan #5 Subset:

Vance Ave: 18, 20,101,103

Rideout St: 102,104

Year: 1903

Common Features

- 1.5 stories
- Steeply pitched gable roofs
- Wide frieze board beneath eaves
- Bevel lap siding
- Elongated vertical double hung windows
- Gabled entry hood to the side of the front façade; mimics pitch of the house
- Bevel lap siding inside entry hood
- Turned spindle ornamentation below entry hood.
- Highly similar to plan #8 subset
- Porch elaboration

C.3

8 Subset:

Cadman Court: 11,12,13,14,15,17,18,20

Samoa Court: 1,3,5,102

Year: 1903

Common Features

- Front gabled
- 1.5 stories
- Single story shed roofed service area at the rear
- Steeply pitched gable roofs
- Modified "porkchop" eave returns
- Hipped entry hood at one side of the main façade
- Turned porch posts
- Decorative spindle work [originally located] below the porch
- 2/2 and 1/1 wood framed double hung windows
- 2 windows on first floor of main façade set within a trim border with a panel or space in between
- Post and pier foundations
- Porch elaboration

House Plan #9 Subset

Vance Ave: 7,9

Rideout St: 3,5,105

Pacific Court: 4

Year: 1903

I.C Square Plan Series

Common Features

- Square plan
- Two stories
- Shingled, structurally integrated Roman arch entryways [in most examples]
- Shingle siding.
- Hipped, pyramidal roof
- 2 stories
- "Romanesque" in style: archways combined with solid massing

(Note: #7 Vance Ave was expanded in 1929)

House Plan #11 Subset

Murphy St.: 14,16

Year: 1905

Common Features

- Square plan
- Pyramidal roof

- Original plan included shingle siding, 6/6 windows, and a shed roofed utility area across the back of the house.
- No entry porch is shown in the plan
- Look out towards the ocean.
- Fenced front yards with wood fences of staggered height boards
- Bevel lap siding.
- Post and pier foundation
- Vertical Shiplap skirting

II. Craftsman (Bungalow)

General Common Features:

- Triangular or arched knee braces at eaves
- Overhanging eaves
- Paired or triplicate windows of varied size and type
- Double-hung windows
- Wood framed double hung windows
- Elevational composition featuring vertical board siding, water table, and shiplap, bevel lap, or shingle siding.
- Exposed projecting rafter tails
- Barge boards
- Different siding material in gable (usually shingle) from rest of the structure
- Porch elaboration
- Corner boards
- Post and pier foundations

II.A Chalet Series

Chalet Subset:

110 and 112 Rideout

Year: 1909

Common Features

- Rear-side eyebrow dormers
- Shed dormers at front facade
- Visor porches
- Step pitch side gable roofs
- Flared eaves and bargeboards
- Knee wall porch enclosures

Cookhouse Manager's Residence Subset

Cookhouse Lane: 77

Year: 1910

Common Features

- Steeply pitched side facing Gable
- Slightly flared eaves
- Diamond shaped composition shingles upon roof
- Lower cross gable extends north
- Symmetrical main façade
- Central Shed entry porch
- Originally possessed 6/6 windows
- 6/2 and 1/1 wood double hung windows
- Bevel lap Siding
- Wood shingles in gable peaks
- Shed roof addition at rear gable; originally a sunroom

House Plan #16 Subset

Rideout: 114

Year: 1912

Common Features

- Side gable
- Low to medium pitched roof
- Flare at eaves
- Flared shingle siding
- Notched bargeboards
- Five knee braces beneath eaves at gable ends
- Wall shingles flared at base above water table
- Narrow vertical board skirting
- Post and pier foundation
- Multi-light wood windows originally included in the design
- Large corner window at southwest corner
- Centered, front gabled entry hood

Men's Club Subset:

No address listed

Year: 1900/1920

Common Features

- T-shaped plan
- East-West portion added in 1920
- Wide bevel lap siding
- Simple water table
- Gable hood at entry porch supported by tapered columns on a closed rail of narrow Shiplap
- Six light wood casement windows
- Shiplap siding

C.6

- Brick barbeque
- Multi-part windows

House Plan #20 Subset:

Samoa Court Extension: 1,3,5

Sunset Avenue Addresses: 117,119,121,123,125,127,128,137,138,139,140.

Year: 1922

Common Features

- Side Gabled
- Small offset front porch
- Porch roof as shed extension of main roof
- Knee braces at porch eaves
- Tapered porch posts set on a closed rail

Manger's Bungalow Subset:

Samoa Court Extension: 9

Year: 1923

Common Features

- Low-pitched side gable roof
- Overhanging eaves exposed rafter tails
- Massive tapered porch posts set on a closed rail
- Multiple gabled entry hoods
- Dormer with exposed rafter tails and knee braces
- Rustic shingles
- Flared bargeboards

House Plan #29 Subset:

Fenwick St: 1,3,5,7,9

Year: 1923

Common Features

- Low-pitched roof
- Side gabled
- Knee brackets at eaves
- Extended roof over central entry porch supported by square posts
- Knee braces connect the porch roof and posts
- Single light entry door with three panels
- Paired double hung windows to either side of the porch
- Shiplap siding with Shiplap skirting below
- Many possess small gabled projections

Employment Office Subset:

Bayview: 244

Year: 1924

Common Features

- Side Gabled
- Wide extended roof over central entry porch supported by square posts
- Shingle siding
- Symmetrical door placement at front elevation
- 2/2 double wood framed double hung window
- Picture window
- Symmetrical rain gutters at porch
- Design is similar to house plan # 29 subset

Sunset Ave. Extension Subset:

Sunset Avenue Extension: 1,3

Year: c.1920

II.C Front Gable Series

Common Features

- Identical in plan and massing
- Similar in appearance to House Plan #22, but appear to be smaller in size and lack the exterior brick chimney shown on that plan.
- Front facing gable roofs
- Overhanging eaves
- Knee braces
- Slightly offset gabled entry hoods, flanked by 1/1 windows
- Lowered gabled extensions to the rear
- Rare siding features: thin bevel lap siding (1 Sunset Extension) and wide shiplap siding (3 Sunset Avenue Extension)

Twin Subset:

Sunset Avenue: 116,118

Year: c.1920

Common Features

- Identical in plan
- Both houses face away from Sunset Avenue
- Gabled entry hoods, supported by square posts, offset to one side of the main façade.
- Gabled entry hoods mimic the medium roof pitch
- Front gabled
- Overhanging eaves
- Knee braces
- Notched bargeboards

*House Plan #22 Subset:
Samoa Court Extension: 7
Sunset Avenue: 1291/2, 130, 131, 132, 133, 134
Year: 1923*

Common Features

- Front facing gable
- Overhanging eaves
- Pointed rafter tails
- Knee braces
- Slightly offset gabled entry porch with short tapered posts resting on a low knee wall.
- Smaller projecting gable at rear of the building.
- Originally featured wood bevel lap siding and water tables

*House Plan #23 Subset
Pacific Court: 3
Year: 1922*

Common Features

- Front facing gable
- Gabled centered entry hood and tapered columns
- 4-unit square glazing at gable peak
- Single and paired 1/1 double hung windows
- Rustic shingle siding in gable
- Knee braces at eaves
- Bargeboards

*House Plan # 27 Subset:
Fenwick St: 2, 4, 6, 8, 10, 12, 14, 16
Year: 1923.*

Common Features

- Low-pitched roof
- Front facing gable
- Overhanging eaves and knee braces
- Slightly offset gable entry porch with full-length square posts
- Double hung windows flank the door
- Shiplap siding with vertical board skirting
- Post and pier foundations

*House Plan #21 Subset
Sunset Ave: 120, 122, 124, 129
Year: 1920*

II.D Hipped Roof Series

Common Features

- Low hipped roof
- Overhanging eaves
- Projecting rafter tails.
- Board and batten siding between the eaves and at the top of the window trim.
- Central gabled entry hood supported by tapered posts set on a closed rail
- Multi-light windows including 8 and 6/1 and 8 light fixed
- Brick end wall chimneys on the side elevation

III. Shingle Style Influence

General Common Features:

- Continuous shingle siding with no corner boards
- Rustic shingles
- Shingled, structurally integrated large gable brackets

Hostelry Subset

2 Rideout (The Hostelry)

Year: 1903

III.A Prominent Building Series

I. Common Features

- Continuous shingle siding with no corner boards
- Rustic and patterned shingle siding
- Oversized, protruding flared gables
- Shingled, structurally integrated large gable brackets
- Wood framed double hung windows
- Ionic columns at entry portico
- Gable dormer with a closed pediment

Cookhouse Subset

Cookhouse Lane

Years: 1906-1923

II. Common Features

- Continuous shingle siding with no corner boards
- Oversized, protruding flared gables
- Shingled, structurally integrated large gable brackets
- Hipped dormers
- Asymmetrical eave returns
- 8/8 wood double hung windows

- 6/6 double hung windows
- 3/6 double hung windows
- Diamond shaped compositional shingles
- Pointed rafter tails
- Louvered gable vents
- Triangular eave brackets (possibly added later)
- Large landscape lawn historically was present in front of the Cookhouse

Samoa Block Subset

Cutten St: 1-5

Years: 1913-1918, 1920

Common Features

- Oversized entablature-like belt course above wide frieze
- Continuous shingle siding with no corner boards
- Wide projecting wraparound cornice work
- Parapets
- Original signage
- Cornice work above windows
- Recessed entry door
- 3/2 windows
- Fixed picture windows
- Shaped rafter tails
- Archival loudspeaker mounted upon building
- 1920 west addition features Streamline Moderne line motif that matches nearby gas station.

Cross Gambreled Residential Subset:

Vance Ave: 13,15,17,19

Rideout St: 1

Year: 1903

III.B Residential Series

Common Features

- 1.5 stories tall
- Steeply pitched side gabled roofs
- Projecting upper half story
- Closed gable ends
- Tuscan columns with frieze molding
- Full-length recessed porches
- Oversized Gambrel roofs
- Shingled, oversized flared gables
- Rustic Shingles
- Parged brick chimneys near the center of the roof
- Fusion of Dutch Colonial, Shingle Style, and Queen Anne design elements.

- Wood framed double hung windows

IV. Minimal Traditional

General Common Features

- Efficient, eclectic style but without most of the decorative detailing
- Often features Tudor influences
- Two story Minimal Traditional houses feature extra detailing.

Women's Club Subset:

Rideout: 115

Year: 1923

Common Features

- Simplified Tudor Elements: Medium to steep gables in an L-Plan, Close rake and eaves, steep-pitch entry gable.
- Multi-light casements in pairs and triplets
- Wide Bevel lap siding
- Originally featured vertical board skirting

Late Residence Subset:

Vance Ave: 200

Year: c.1940

Common Features

- Low-pitched hipped roof
- Decorative rafter tails
- Grooved pilasters at front door (Colonial Revival influence)
- Bevel Lap siding at first floor
- Vertical board v-channel siding in a 1-2 pattern at second floor
- Board shutters (Ranch style influence)
- 2/2 wood sash windows
- Sunburst motif at balconies (Moderne)
- Variegated massing

Add features for buildings built during or after the 1950s.

**Note: The above features were identified in Samoa and represent general aspects of each architectural style.*

Appendix D1

Samoa Architectural Features Inventory

Text Inventory Listing Addresses

Massing & Roof Forms

Hipped Roof [15ct] *Note that 15ct also equals 15% because there are almost exactly 100 residences in Samoa.*

Long Ridge Hip over Rectangle: None

Near-Pyramidal Ridge Hip* over 1 Story Square [6ct] [photo 9]: 14 Murphy, 16 Murphy, 109 N Bayview, 120 Sunset, 122 Sunset, 124 Sunset

Near-Pyramidal Ridge Hip* over 2 Story Square [5ct] [photo 10]: 4 Pacific Court, 3 Rideout, 5 Rideout, 105 Rideout, 9 Vance

Cross-Hipped over T-Shaped Massing, 1 story [1ct]: 11 N Bayview

Cross-Hipped over L-Shaped Massing, 1 story [1ct]: 129 Sunset

Slight L-Shaped Cross Hipping over 2 Stories [1ct]: 7 Vance

Multiple Cross-Hipping over Complex Massing [1ct]: 200 Vance

* The near-pyramidal ridge hip appears as true pyramidal from frontal angles but is actually a ridge hip with only about 1-4' of ridge, making it nearly pyramidal.

Gable Roof [74ct]

Simple Front Gable with Low Pitch (1 story) [30ct] [photo 1]: 2 Fenwick, 3 Fenwick, 4 Fenwick, 6 Fenwick, 8 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 3 Pacific Court, 7 Samoa Court Extension, 116 Sunset, 129¹/₂ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 4 Vance, 6 Vance, 8 Vance, 10 Vance, 12 Vance, 14 Vance, 16 Vance

Simple Front Gable with Moderate Pitch (1.5-2 story) [18ct] [photo 2]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 111 N Bayview, 102 Rideout, 104 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Large Front Gable Over 2 Stories with side Gabled Dormer [1ct] [photo 3]: 9 Samoa Court Extension

Simple Side Gable with Low Pitch (1 story) [15ct] [photo 4]: 7 Fenwick, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 117 Sunset, 118 Sunset, 119 Sunset, 123 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 140 Sunset

Simple Side Gable with Low Pitch and Small Extension (1 story) [6ct] [photo 5]: 1 Fenwick, 5 Fenwick, 9 Fenwick, 255 N Bayview, 121 Sunset, 128 Sunset

Simple Side Gable with Moderate Pitch (1.5 story) [1ct] [photo 6]: 114 Rideout

Side Gable with High Pitch, Shed Roofed Dormer and Flared Eaves (2 Story) [2ct] [photo 7]: 110 Rideout, 112 Rideout

Cross-Gabled 2 Story Rectangle stepping down in 3 stages to a shed roofed rear wing [1ct] [photo 8]: 13 N Bayview

Combination Roof Forms [10ct]

Ridge Hip over Rectangle with Double Cross Gables (1.5 story) [1ct]: 15 N Bayview

Pyramidal Hip with Cross Gable and Protruding Wing (complex massing, 1 story) [1ct]: 21 N Bayview

Front Facing Gable / Hipped Roof Hybrid over Rectangle (1 story) [1ct]: 23 N Bayview

Cross-Hipped against Cross-Gabled with Wings (complex massing, 1 story) [1ct]: 108 N Bayview

Side-Gabled with Cross-Gambrel over L-Shaped 2 Story [5ct] [photo 11]: 1 Rideout, 13 Vance, 15 Vance, 17 Vance, 19 Vance

Cross Hipped over 3 Stories with Complex Massing [1ct]: Hostelry (2 Rideout)

Frontal Symmetry

Symmetrical [8ct]: Fenwick 1,3,7,9 (4ct), 11 N Bayview, 15 N Bayview, 109 N Bayview, 3 Pacific Court

Nearly Symmetrical [16ct]: 13 N Bayview, 114 Rideout, 7 Samoa Court Extension, 120 Sunset, 122 Sunset, 124 Sunset, 129 Sunset, 129 1/2 Sunset, 134 Sunset, 4 Vance, 6 Vance, 8 Vance, 10 Vance, 12 Vance, 14 Vance, 16 Vance

Asymmetrical [75ct]: Cadman (all: 8ct), Fenwick 2,4,5,6,8,10,11,12,13,14,15,16 (12ct), Murphy 14,16 (2ct), 21 N Bayview, 23 N Bayview, 108 N Bayview, 111 N Bayview, 1 Rideout, Hostelry (2 Rideout), 3 Rideout, 4 Rideout, 102 Rideout, 104 Rideout, 105 Rideout, 110 Rideout, 112 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 117 Sunset, 118 Sunset, 119 Sunset, 121 Sunset, 123 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 7 Vance, 9 Vance, 13 Vance, 15 Vance, 17 Vance, 18 Vance, 19 Vance, 20 Vance, 101 Vance, 103 Vance, 200 Vance

Roofing Materials

Standard Dark Composition Shingle [91ct] [photo 12]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 1 Fenwick, 2 Fenwick, 3 Fenwick, 6 Fenwick, 7 Fenwick, 8 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 15 Fenwick, 16 Fenwick, 14 Murphy, 16 Murphy, 11 N Bayview, 13 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 255 N Bayview, 3 Pacific Court, 4 Pacific Court, 1 Rideout, Hostelry (2 Rideout), 3 Rideout, 4 Rideout, 102 Rideout, 104 Rideout, 105 Rideout, 110 Rideout, 112 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 117 Sunset, 118 Sunset, 119 Sunset, 120 Sunset, 121 Sunset, 122 Sunset, 123 Sunset, 124 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129 1/2 Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 4 Vance, 6 Vance, 7 Vance, 8 Vance, 9 Vance, 10 Vance, 12 Vance, 13 Vance, 14 Vance, 15 Vance, 16 Vance, 17 Vance, 18 Vance, 19 Vance, 20 Vance, 101

Vance, 103 Vance, 200 Vance

Composition Shingle, Form 2 [8ct] [photo 13-14]: 15 Cadman, 17 Cadman, 18 Cadman, 4 Fenwick, 5 Fenwick, 9 Fenwick, 14 Fenwick

Eve Details

Open Slight Eve [13ct] [photo 15]: 102 Rideout, 104 Rideout, 4 Vance, 6 Vance, 8 Vance, 10 Vance, 12 Vance, 14 Vance, 16 Vance, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Boxed Slight Eve [24ct] [photo 16]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 11 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 1 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 13 Vance, 15 Vance, 17 Vance, 19 Vance, 200 Vance

Open Wide Eve [52ct] [photo 17]: 1 Fenwick, 2 Fenwick, 3 Fenwick, 4 Fenwick, 5 Fenwick, 6 Fenwick, 7 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 13 N Bayview, 255 N Bayview, 3 Pacific Court, 110 Rideout, 112 Rideout, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 117 Sunset, 118 Sunset, 119 Sunset, 120 Sunset, 121 Sunset, 122 Sunset, 123 Sunset, 124 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129½ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 140 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension

Boxed Wide Eve [9ct] [photo 18]: 14 Murphy, 16 Murphy, 4 Pacific Court, Hostelry (2 Rideout), 3 Rideout, 4 Rideout, 105 Rideout, 7 Vance, 9 Vance

Trim Band or Frieze Board present at Eve [29ct] [photo 19]: 14 Murphy, 16 Murphy, 11 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 4 Pacific Court, 1 Rideout, Hostelry (2 Rideout), 3 Rideout, 4 Rideout, 102 Rideout, 104 Rideout, 105 Rideout, 110 Rideout, 112 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 118 Sunset (shingled), 7 Vance, 9 Vance, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Trim Band present at Midline [4ct] [photo 20]: 13 Vance, 15 Vance, 17 Vance, 19 Vance

Strip of Vertical Board and Batten Panelling under Eve [4ct] [photo 21]: 120 Sunset, 122 Sunset, 124 Sunset, 129 Sunset

Ornamental Brackets [2ct] [photo 22]: 11 N Bayview, 109 N Bayview

Common Knee Brackets [45ct] [photo 23]: 12 Cadman, 1 Fenwick, 2 Fenwick, 3 Fenwick, 4 Fenwick, 5 Fenwick, 6 Fenwick, 7 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 3 Pacific Court, 110 Rideout, 112 Rideout, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 9 Samoa Court Extension, 117 Sunset, 119 Sunset, 121 Sunset, 123 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129½ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 140 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension

Knee Brackets with Arched Diagonal [2ct] [photo 24]: 116 Sunset, 118 Sunset

Exposed Rafter Tails [8ct] [photo 25]: 4 Fenwick, 7 Fenwick, 255 N Bayview, 110 Rideout, 112 Rideout, 9 Samoa Court Extension, 130 Sunset, 1 Sunset Av Extension

Pedimented Main Gable [2ct] [photo 26]: 21 N Bayview, 108 N Bayview

Broken Pediment on Main Gable(s) [2ct] [photo 27]: 15 N Bayview, 111 N Bayview

Flared Gable Eaves [9ct*] [photo 28]: 110 Rideout, 112 Rideout, 114 Rideout, 116 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 131 Sunset. [** This feature may be more common than originally thought. It is an important part of porch and roof gable design in Samoa for 1920s designs and should be emphasized.*]

Facade Flaring to Midline Eve [4ct] [photo 29]: 13 Vance, 15 Vance, 17 Vance, 19 Vance

Pork Chop Eaves [12ct] [photo 30]: Cadman (all, 8ct), 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court

Slatted Attic Vent [6ct] [photo 31]: 116 Sunset, 117 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset

Trim

Trim Band or Frieze Board at Eve [29ct] [photo 32]: 14 Murphy, 16 Murphy, 11 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 4 Pacific Court, 1 Rideout, Hostelry (2 Rideout), 3 Rideout, 4 Rideout, 102 Rideout, 104 Rideout, 105 Rideout, 110 Rideout, 112 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 118 Sunset (shingled), 7 Vance, 9 Vance, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Cornerboards [71ct] [photo 33]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 1 Fenwick, 2 Fenwick, 3 Fenwick, 5 Fenwick, 6 Fenwick, 7 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 13 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 3 Pacific Court, 4 Pacific Court, 102 Rideout, 104 Rideout, 105 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 116 Sunset, 118 Sunset, 119 Sunset, 120 Sunset, 121 Sunset, 122 Sunset, 123 Sunset, 124 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129½ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 138 Sunset, 139 Sunset, 140 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 7 Vance, 9 Vance, 18 Vance, 20 Vance, 101 Vance

Corner Flat Pillasters [4ct]: [photo 34] 13 Vance, 15 Vance, 17 Vance, 19 Vance

Dentil Work [2ct] [photo 35]: 108 N Bayview, Hostelry (2 Rideout)

Porches

No Porch [2ct]: 255 N Bayview, 200 Vance

Small Frontal Protruding 'Kiosk' [59ct]

Gable [41ct]: Craftsman Gable [31ct], Victorian Gable [13ct]

Hip [14ct]

Shallow Overhanging Gable [3ct] [photo 36]: 14 Murphy, 16 Murphy, 114 Rideout

Shallow Pedimental Gable, Form 1 [6ct] [photo 37]: 6 Vance, 8 Vance, 10 Vance, 12 Vance, 14 Vance, 16 Vance

Shallow Pedimental Gable, Form 1a (enclosed) [1ct] [photo 38]: 4 Vance

Shallow Open Craftsman Gable, Form 1 [14ct] [photo 39]: 2 Fenwick, 4 Fenwick, 6 Fenwick, 8 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 9 Samoa Court Extension, 116 Sunset, 1 Sunset Av Extension

Shallow Open Craftsman Gable, Form 1a (enclosed) [2ct] [photo 40]: 118 Sunset, 3 Sunset Av Extension

Shallow Open Craftsman Gable, Form 2 [1ct] [photo 41]: 3 Pacific Court

Shallow Open Craftsman Gable, Form 3 (very shallow gable, closed rails, flared eaves) [4ct] [photo 42]: 120 Sunset, 122 Sunset, 124 Sunset, 129 Sunset

Shallow Open Craftsman Gable, Form 4 (tapered posts to closed rails) [2ct] [photo 43]: 129^{1/2} Sunset, 131 Sunset

Shallow Open Craftsman Gable, Form 4a (enclosed) [1ct] [photo 44]: 134 Sunset

Shallow Open Craftsman Gable, Form 4b (simple posts, open rails) [3ct] [photo 45]: 130 Sunset, 132 Sunset, 133 Sunset (modified)

Enclosed Shallow Gable Side Entry [1ct] [photo 53]: 7 Samoa Court Extension (multipaned glass 18/9)

Tall Gable with Spindle Ribbon [6ct] [photo 46]: 102 Rideout, 104 Rideout, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Simple Shed Roof [1ct] [photo 47]: 23 N Bayview

Tall Pyramidal Hip Style, Form 1 [10ct] [photo 48]: 11 Cadman, 12 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 20 Cadman, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court

Tall Pyramidal Hip Style, Form 2 [1ct] [photo 49]: 102 Samoa Court

Tall Pyramidal Hip Style Expanded to Veranda Style [1ct] [photo 50]: 13 Cadman

Simple, Shallow Hipped Porch [1ct] [photo 51]: 109 N Bayview

Wide with Shallow Hip and Recessed Entry [1ct] [photo 52]: 11 N Bayview

Large Frontal 'Kiosk' [1ct]

Full Height 2 Story External with Overhanging Gable [1ct] [photo 54]: 13 N Bayview

Exterior Gable Extension Porch [20ct]

Exterior Gable Extension, Form 1 [4ct] [photo 55]: 1 Fenwick, 3 Fenwick, 5 Fenwick, 9 Fenwick

Exterior Gable Extension, Form 1a (partially enclosed) [1ct] [photo 56]: 7 Fenwick

Exterior Gable Extension, Form 2 (side entry) [7ct] [photo 57]: 3 Samoa Court Extension, 119 Sunset, 121 Sunset, 123 Sunset, 126 Sunset, 139 Sunset, 140 Sunset

Exterior Gable Extension, Form 2a (this is the original design with open porch, tapered columns and closed railing) [4ct] [photo 58]: 125 Sunset, 127 Sunset, 128 Sunset, 137 Sunset

Exterior Gable Extension, Form 2b (partially or fully enclosed with closed railing) [4ct] [photo 59]: 1 Samoa Court Extension, 5 Samoa Court Extension, 117 Sunset, 138 Sunset

Recessed [15ct]

Full-Front Recessed (Interior Porch) [4ct] [photo 60]: 13 Vance, 15 Vance, 17 Vance, 19 Vance

Corner Recessed, 2 Story, Form 1 (plan 9 form) [3ct] [photo 61]: 4 Pacific Court, 7 Vance, 9 Vance
Corner Recessed, 2 Story, Form 1a (enclosed) [1ct] [photo 62]: 105 Rideout
Corner Recessed, 2 Story, Form 2 (Chalet form) [2ct] [photo 63]: 110 Rideout, 112 Rideout
Corner Recessed, 2 Story Mid-Facade [1ct] [photo 64]: 1 Rideout
Corner Recessed with Roman Arch [2ct] [photo 65]: 3 Rideout, 4 Rideout
Corner Inset, 1 Story with Hipped Roof [2ct] [photo 66]: 21 N Bayview, 108 N Bayview

Other [3ct]

Grand Colonial with Top Patio [1ct] [photo 67]: Hostelry (2 Rideout)
Protruding Veranda with Shed Roof [1ct] [photo 68]: 15 N Bayview
Protruding Veranda, Full-Front Hipped Roof [1ct] [photo 69]: 111 N Bayview

Posts

Square, Simple [28ct] [photo 72]: 11 Cadman, 13 Cadman, 14 Murphy, 16 Murphy, 11 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 102 Rideout, 104 Rideout, 114 Rideout, 3 Samoa Court, 3 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 118 Sunset, 119 Sunset, 121 Sunset, 123 Sunset, 124 Sunset, 126 Sunset, 130 Sunset, 132 Sunset, 133 Sunset, 139 Sunset, 140 Sunset, 7 Vance, 9 Vance

Square, Heavy Craftsman [22ct] [photo 73]: 1 Fenwick, 2 Fenwick, 3 Fenwick, 4 Fenwick, 5 Fenwick, 6 Fenwick, 7 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 110 Rideout, 112 Rideout, 1 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 117 Sunset

Square, Slanted Craftsman Piers [10ct] [photo 71]: 3 Pacific Court, 120 Sunset, 122 Sunset, 125 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129½ Sunset, 131 Sunset, 137 Sunset

Turned Fancy Varieties (note Cadman form most character defining for Samoa) [12ct] [photo 75]: 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 20 Cadman, 108 N Bayview, 1 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Sunset Av Extension

Square, Chamfered [10ct] [photo 74]: 4 Vance, 6 Vance, 8 Vance, 10 Vance, 12 Vance, 14 Vance, 16 Vance, 18 Vance, 20 Vance, 101 Vance

Square Ornamental (with Cushion Capital) [4ct] [photo 70]: 13 N Bayview, 109 N Bayview, 111 N Bayview, 1 Rideout

Classical Columns [5ct] [photo 76]: Hostelry (2 Rideout), 13 Vance, 15 Vance, 17 Vance, 19 Vance

Railings

Square wood, with simple design and T-shaped rail crosssection [58ct] [photo 77]: 11 Cadman, 12 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 2 Fenwick, 4 Fenwick, 5 Fenwick, 6 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 14 Murphy, 16 Murphy, 11 N Bayview, 13 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 109 N Bayview, 111 N Bayview, 1 Rideout, 102 Rideout, 104 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 3 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 119 Sunset, 121 Sunset, 123 Sunset, 126 Sunset, 130 Sunset, 132 Sunset, 133 Sunset,

140 Sunset, 1 Sunset Av Extension, 6 Vance, 8 Vance, 10 Vance, 13 Vance, 14 Vance, 15 Vance, 16 Vance, 17 Vance, 19 Vance, 20 Vance, 101 Vance, 103 Vance

Square wood, with many square balusters [9ct] [photo 78]: 13 Cadman, 20 Cadman, 3 Fenwick, 7 Fenwick, Hostelry (2 Rideout), 114 Rideout, 7 Vance, 9 Vance, 18 Vance

Fancy, with many turned balusters [2ct] [photo 79]: 108 N Bayview, 2 Rideout (Hostelry)

Closed Rails [26ct] [photo 80]: 3 Pacific court, 3 Rideout, 5 Rideout, 105 Rideout, 110 Rideout, 112 Rideout, 1 Samoa Court Extension, 5 Samoa Court Extension, 117 Sunset, 118 Sunset, 120 Sunset, 122 Sunset, 124 Sunset, 125 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129½ Sunset, 131 Sunset, 134 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 4 Vance, 8 Vance, 12 Vance

Windows

(double-hung windows are 1/1 unless otherwise noted in parentheses) (* = exclusively)

Double-Hung Single [84ct] [photo 81]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 20 Cadman, 2 Fenwick, 4 Fenwick, 6 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 14 Murphy, 16 Murphy, 11 N Bayview, 13 N Bayview, 15 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 244 N Bayview (2/2), 3 Pacific Court, 4 Pacific Court, 4 Rideout, 102 Rideout, 104 Rideout, 105 Rideout, 110 Rideout, 112 Rideout, 114 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 121 Sunset, 123 Sunset, 124 Sunset, 126 Sunset, 128 Sunset, 129½ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 140 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 4 Vance, 6 Vance, 8 Vance, 9 Vance, 10 Vance, 12 Vance, 13 Vance, 14 Vance, 15 Vance, 16 Vance, 17 Vance, 18 Vance, 19 Vance, 20 Vance, 101 Vance, 103 Vance, Samoa Block (3/2), Cookhouse (6/6)

Double-Hung Single with False Shutter [4ct] [photo 82]: 1 Fenwick, 3 Rideout, 7 Vance, 200 Vance

Double-Hung Double [32ct] [photo 83]: 3 Fenwick*, 4 Fenwick, 5 Fenwick*, 9 Fenwick, 11 Fenwick, 15 Fenwick, 14 Murphy, 16 Murphy, 13 N Bayview, 15 N Bayview, 21 N Bayview, 4 Pacific Court, 1 Rideout*, 4 Rideout, 105 Rideout, 110 Rideout, 1 Samoa Court Extension, 3 Samoa Court Extension, 119 Sunset, 121 Sunset, 123 Sunset, 138 Sunset, 140 Sunset, 9 Vance, 13 Vance, 15 Vance, 17 Vance, 18 Vance, 19 Vance, 20 Vance, 101 Vance, 103 Vance

Double-Hung Double with False Shutter [5ct] [photo 84]: 1 Fenwick, 7 Fenwick*, 3 Rideout, 7 Vance*, 200 Vance

Double-Hung Twin Complex, Form 1 (tied) [16ct] [photo 85]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 20 Cadman, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 18 Vance, 20 Vance, 101 Vance, 103 Vance (should be)

Double-Hung Twin Complex, Form 2 (smaller and tied) [4ct] [photo 86]: 13, 15, 17, 19 Vance

Double-Hung Twin Complex, Form 3 (staggered and tied) [4ct] [photo 87]: 13, 15, 17, 19 Vance

Double-Hung Twin Complex, Form 4 (tied with a fixed ribbon of 6 panes) [3ct] [photo 88]: 116 Sunset, 118 Sunset, 129 Sunset

Double-Hung Triple [2ct] [photo 89]: 9 Samoa Court Extension, 200 Vance (2/2)

Triple Bay Windows [2ct (+?)] [photo 90]: Hostelry-2 Rideout (9/9 and 1/1), 13 Vance (in rear, possibly more on Vance)

Double-Hung Multiple Ribbon (note #) [2ct] [photo 91]: Hostelry (2 Rideout) (4), Samoa Block (7 with 3/2)

Fixed Single Sash or Large Display Single [9ct] [photo 92]: 21 N Bayview, 3 Pacific Court (4 pane), 120 Sunset (•), 121 Sunset, 122 Sunset (•), 124 Sunset (•), 129 Sunset (•), 3 Sunset Av Extension, 9 Vance

Fixed Double Sash [1ct] [photo 93]: 114 Rideout (4 panes each)

Fixed Triple Sash, Form 1 [4ct] [photo 94]: 13 Vance, 15 Vance, 17 Vance, 19 Vance

Fixed Triple Sash, Form 2 [1ct] [photo 94a]: Samoa Block

Casement [10ct] [photo 95]: 105 Rideout, 110 Rideout, 112 Rideout, 114 Rideout, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 116 Sunset (•), 117 Sunset (•), 118 Sunset (•)

Sliding Windows (•) [14ct] [photo 96]: 14 Murphy, 16 Murphy, 120 Sunset, 122 Sunset, 123 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 130 Sunset, 134 Sunset, 137 Sunset, 139 Sunset, 3 Sunset Av Extension

Tall Victorian Style [8ct] [photo 97]: 13 N Bayview, 21 N Bayview, 108 N Bayview, 109 N Bayview, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Ornamental around Windows [cornicing (c)] [8ct] [photo 98]: 13 N Bayview, 108 N Bayview (c), 109 N Bayview (c), 111 N Bayview (c), Hostelry (2 Rideout) (c), 15 Vance (c), 17 Vance (c), 19 Vance (c)

Corner Angled under Ornamented Overhang [2ct] [photo 99]: 11 N Bayview, 108 N Bayview

Doors

Solid Unpaneled (•) [4ct]: 2 Fenwick, 244 N Bayview, 105 Rideout, 122 Sunset

Solid Paneled [4ct] [photo 101]: Hostelry (2 Rideout), 9 Samoa Court Extension, 4 Vance, 200 Vance

Solid Paneled with Window [81ct] [photo 102]: 11 Cadman, 12 Cadman, 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 20 Cadman, 1 Fenwick, 3 Fenwick, 4 Fenwick, 6 Fenwick, 7 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 14 Murphy, 16 Murphy, 13 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 102 Rideout, 104 Rideout, 110 Rideout, 112 Rideout, 114 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 116 Sunset, 117 Sunset, 119 Sunset, 120 Sunset, 121 Sunset, 123 Sunset, 124 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129 1/2 Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 137 Sunset, 138 Sunset, 140 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 6 Vance, 8 Vance, 9 Vance, 10 Vance, 12 Vance, 13 Vance, 14 Vance, 15 Vance, 16 Vance, 17 Vance, 18 Vance, 19 Vance, 20 Vance, 101 Vance, 103 Vance

Screen Door on front [8ct] [photo 103]: 11 N Bayview, 21 N Bayview, 102 Rideout, 104 Rideout, 1 Samoa Court Extension, 120 Sunset, 1 Sunset Av Extension, 14 Vance (security gate)

Transom Light present [7ct] [photo 104]: 13 Vance, 15 Vance, 17 Vance, 18 Vance, 19 Vance, 20 Vance, 101 Vance

Cladding (• = not original)

Non-Beveled Lap: None

Bevel, Wide Clapboard Lap [19ct] [photo 105]: 120 Sunset, 121 Sunset, 122 Sunset, 124 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129½ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 138 Sunset, 139 Sunset, 140 Sunset, 200 Vance

Bevel, Medium Clapboard Lap [25ct] [photo 106]: 13 Cadman, 14 Cadman, 15 Cadman, 17 Cadman, 18 Cadman, 20 Cadman, 14 Murphy, 16 Murphy, 4 Pacific Court (•), 102 Rideout, 104 Rideout, 105 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 3 Samoa Court Extension, 5 Samoa Court Extension, 7 Samoa Court Extension, 119 Sunset, 18 Vance, 20 Vance, 101 Vance, 103 Vance

Bevel, Narrow Clapboard Lap [4ct] [photo 107]: 1 Fenwick, 6 Fenwick, 123 Sunset, 1 Sunset Av Extension

Bevel, Rabbeted: None

Drop, Simple [1ct] [photo 108]: 109 N Bayview

Drop, False Bevel: None

Flush, Shiplap [29ct] [photo 109]: 11 Cadman, 12 Cadman, 2 Fenwick, 3 Fenwick, 4 Fenwick, 5 Fenwick, 7 Fenwick, 8 Fenwick, 9 Fenwick, 10 Fenwick, 11 Fenwick, 12 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 11 N Bayview, 13 N Bayview, 15 N Bayview, 21 N Bayview, 23 N Bayview, 108 N Bayview, 111 N Bayview, 116 Sunset, 117 Sunset, 118 Sunset, 3 Sunset Av Extension, 7 Vance, 9 Vance

Flush, Tongue & Groove: None

Square Shingled [29ct] [photo 110]: 255 N Bayview, 3 Pacific Court, 1 Rideout, Hostelry (2 Rideout), 3 Rideout, 4 Rideout, 110 Rideout, 112 Rideout, 114 Rideout, 9 Samoa Court Extension, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 131 Sunset, 137 Sunset, 138 Sunset, 139 Sunset, 140 Sunset, 4 Vance, 6 Vance, 8 Vance, 10 Vance, 12 Vance, 13 Vance, 14 Vance, 15 Vance, 16 Vance, 17 Vance, 19 Vance

Fancy Shingling [4ct]: Hostelry-2 Rideout (diamond on inset patterns), 118 Sunset (squaretooth shingling), [hexagonal shingling on porch gable: 4 Vance, 6 Vance,]

Foundation

Pier-Raised with Vertical Skirt Cladding [70ct] [photo 111]: 11 Cadman, 14 Cadman, 15 Cadman, 18 Cadman, 20 Cadman, 1 Fenwick, 2 Fenwick, 3 Fenwick, 5 Fenwick, 7 Fenwick, 9 Fenwick, 11 Fenwick, 13 Fenwick, 14 Fenwick, 15 Fenwick, 16 Fenwick, 11 N Bayview, 13 N Bayview, 21 N Bayview, 108 N Bayview, 109 N Bayview, 111 N Bayview, 1 Rideout, Hostelry (2 Rideout), 102 Rideout, 104 Rideout, 105 Rideout, 114 Rideout, 1 Samoa Court, 3 Samoa Court, 5 Samoa Court, 102 Samoa Court, 1 Samoa Court Extension, 7 Samoa Court Extension, 9 Samoa Court Extension, 116 Sunset, 119 Sunset, 120 Sunset, 121 Sunset, 122 Sunset, 123 Sunset, 124 Sunset, 125 Sunset, 126 Sunset, 127 Sunset, 128 Sunset, 129 Sunset, 129½ Sunset, 130 Sunset, 131 Sunset, 132 Sunset, 133 Sunset, 134 Sunset, 137 Sunset, 139 Sunset, 1 Sunset Av Extension, 3 Sunset Av Extension, 4 Vance, 6 Vance, 8 Vance, 9 Vance, 10 Vance, 12 Vance, 13 Vance, 14 Vance, 15 Vance, 16 Vance, 18 Vance, 17 Vance, 19 Vance, 103 Vance

Pier-Raised with Horizontal Skirting [9ct] [photo 112]: 12 Cadman, 14 Murphy, 16 Murphy, 15 N Bayview, 4 Pacific Court, 110 Rideout, 112 Rideout, 118 Sunset, 7 Vance

Floor very close to ground. Very low pier-raised with tiny skirt or no skirt, or possibly concrete [15ct] [photo 113]: 13 Cadman, 17 Cadman, 4 Fenwick, 6 Fenwick, 8 Fenwick, 10 Fenwick, 12 Fenwick, 23 N Bayview, 255 N Bayview, 3 Rideout, 5 Rideout, 117 Sunset, 138 Sunset, 20 Vance, 101 Vance

Unclad Concrete [5ct] [photo 114]: 3 Pacific Court (•), 3 Samoa Court Extension, 5 Samoa Court Extension, 140 Sunset, 200 Vance

Color

Summary:

19 colors are identified in old town Samoa. Almost all of them are a light pastel color with white trim. The only examples of non-white trim are the two white houses which exist. The most important color historically looks like Tan Ochre. The only house noticed weathering to bare wood is 111 N Bayview and it is this color. Today, the most common colors from the most frequent down are: pastel green (20% of Samoa, this includes the variants of emerald, mint and avocado green), sky blue (16%), neutral warm gray (9%), light pastel yellow (9%), salmon (6%), beige (5%), tan ochre (5%), mauve gray (5%) and mocha (4%). Colors in the beige and brown family comprise 23% of Samoa, the gray family 14%, the green and blue family 38%. The following palette is recommended for facade colors framed by white trim.

- pastel sky blue (16%) (photo 115)
- light baby blue (2%) (photo 116)
- pastel emerald green (16%) (photo 122)
- pastel avocado green (4%) (no photo plate) (use spot PMS 577)
- light warm gray (9%) (photo 120)
- light mauve gray (5%) (photo 119)
- dark slate gray (2%) (photo 117)
- green ash (3%) (photo 123)
- tan ochre (5%) (photo 132)
- beige (5%) (photo 127)
- champagne (3%) (photo 129)
- light pastel yellow (9%) (photo 131)
- mocha (4%) (photo 130)
- brick red (2%) (photo 125)
- salmon (6%) (photo 124)

Sky Blue [16ct] [photo 115]: 11 Cadman, 13 Cadman, 1 Fenwick, 4 Fenwick, 12 Fenwick, 16 Murphy, 11 N Bayview, 1 Rideout, Hostelry (2 Rideout), 102 Rideout, 112 Rideout, 1 Samoa Court, 127 Sunset, 133 Sunset, 1 Sunset Av Extension, 20 Vance

Light Baby Blue [2ct] [photo 116]: 8 Vance, 17 Vance

Dark Slate Blue Gray [2ct] [photo 117]: 13 N Bayview, 104 Rideout

Lavender [1ct] [photo 118]: 126 Sunset

Mauve Gray [5ct] [photo 119]: 5 Samoa Court, 128 Sunset, 139 Sunset, 140 Sunset, 9 Vance
Neutral Warm Gray [9ct] [photo 120]: 12 Cadman, 15 Cadman, 6 Fenwick, 7 Fenwick, 114 Rideout, 3 Samoa Court, 121 Sunset, 134 Sunset, 14 Vance
Light Turquoise Gray [1ct] [photo 121]: 18 Cadman
Pastel Green [20ct] [photo 122]: 20 Cadman, 2 Fenwick, 10 Fenwick, 14 Murphy, 15 N Bayview, 109 N Bayview, 105 Rideout, 1 Samoa Court Extension, 5 Samoa Court Extension, 119 Sunset, 120 Sunset, 125 Sunset, 129½ Sunset, 138 Sunset, 3 Sunset Av Extension, 4 Vance, 12 Vance, 15 Vance, 18 Vance, 101 Vance
Green Ash [3ct] [photo 123]: 13 Fenwick, 23 N Bayview, 9 Samoa Court Extension
Salmon [6ct] [photo 124]: 3 Fenwick, 9 Fenwick, 14 Fenwick, 15 Fenwick, 4 Pacific Court, 10 Vance
Brick Red [2ct] [photo 125]: 14 Cadman, 255 N Bayview
Orange Tan [2ct] [photo 126]: 17 Cadman, 129 Sunset,
Beige [5ct] [photo 127]: 21 N Bayview, 3 Pacific Court, 132 Sunset, 13 Vance, 19 Vance
Peach Beige [1ct] [photo 128]: 7 Samoa Court Extension
Champagne [3ct] [photo 129]: 3 Samoa Court Extension, 116 Sunset, 123 Sunset
Mocha [4ct] [photo 130]: 5 Fenwick, 108 N Bayview, 4 Rideout, 122 Sunset
Light Pastel Yellow [9ct] [photo 131]: 8 Fenwick, 11 Fenwick, 16 Fenwick, 3 Rideout, 117 Sunset, 124 Sunset, 130 Sunset, 137 Sunset, 7 Vance
Tan Ochre [5ct] [photo 132]: 111 N Bayview, 110 Rideout, 102 Samoa Court, 6 Vance, 16 Vance
White [2ct] [photo 133]: 118 Sunset, 200 Vance

Trim other than White [2ct]: 118 Sunset, 200 Vance

Chimneys

Exterior Chimneys [14ct] [photo 134a-b show the proper Samoan form]: 105 Rideout, 110 Rideout, 114 Rideout, 120 Sunset, 122 Sunset, 124 Sunset, 129 Sunset, 133 Sunset, 134 Sunset, 3 Pacific Court, 4 Pacific Court, 14 Murphy, 15 Vance, 17 Vance
Clinker Brick Chimney [1ct] [photo 135]: Hostelry

Dormers

Dormers are uncommon in Samoa, but a few do exist and have significant character defining aspects.

Eyebrow Dormers [2ct] [photo 136]: 110 Rideout, 112 Rideout (both in rear)
Pedimented Dormers [1ct] [photo 137]: 15 N Bayview (in rear), Hostelry
Craftsman Gabled Dormers [1ct] [photo 138]: 9 Samoa Court Extension
Shed Dormers [2ct] [photo 139]: 110 Rideout, 112 Rideout

Appendix D2: Photographic Plates

Samoa Architectural Features Inventory and Basis for Pattern Book

Percentages noted are the percent of total resources which have this feature.

Massing and Roof Forms:

Gabled (74%):

1. Simple Front Gable with Low Pitch: 30%



7 Samoa Court Extension

2. Simple Front Gable with Moderate Pitch, 1.5-2 story: 18%



11 Cadman

3. Large Front Gable over 2 Stories with Side Gabled Dormer: only 1 (1%)



9 Samoa Court Extension

4. Simple Side Gable with Low Pitch (1 story): 15%



125 Sunset

5. Simple Side Gable with Low Pitch and Small Extension (1 story): 6%



9 Samoa Court Extension

6. Simple Side Gable with Moderate Pitch (1.5 story): only 1 (1%)



9 Samoa Court Extension

Massing and Roof Forms:

Gabled (74%):

7. Side Gable with High Pitch, Shed Roof Dormer and Flared Eaves (2 story): 2%



110 Rideout

8. Cross-Gabled 2 Story Roof stepping down to Shed Roofed Rear Wing: only 1 (1%)



13 N Bayview

Hipped (15%):

9. Near-Pyramidal Ridge Hip over 1 Story: 6%



14 Murphy

10. Near-Pyramidal Ridge Hip over 2 Story: 5%



3 Rideout

Gambrel (5%):

11. Side-Gabled with Cross-Gambrel over L-Shaped 2 Story: 5%



19 Vance

9 other (non-gambrel) configurations are documented, but each one of these is unique within Samoa and not considered character defining in terms of models for new construction. Photos for these are not shown here. They include:

- Cross-hipped over T-shaped massing
- Cross-hipped over L-shaped massing
- Slight L-shaped cross hipping over 2 stories
- Multiple cross-hipping over complex massing
- Ridge hip over rectangle with double cross gables
- Pyramidal hip with cross gable and protruding wing
- Gable/hip hybrid over rectangle
- Cross-hipped against cross-gabled with wings
- Cross-hipped over 3 stories with complex massing

Roofing Materials:

12. Standard Composition Shingle: 91%



9 Vance

13. Composition Shingle, Form 2: 8%



9 Fenwick

Eve Details:

15. Open Slight Eve: 13%



4 Vance

14. Original wood shingles on an outbuilding.



8 Vance outbuilding

16. Boxed Slight Eve: 24%



21 N Bayview

17. Open Wide Eve: 52%



133 Sunset

Eave Details:

18. Boxed Wide Eave: 9%



9 Vance

19. Trim Band or Frieze Board at Eave: 29%



20 Vance

20. Trim Band at Midline: 4%



17 Vance

21. Strip of Vertical Board and Batten Panelling under Eave: 4%



124 Sunset

22. Ornamental Brackets: 2%



109 N Bayview

23. Common Knee Brackets: 45%



8 Ferwick

Eave Details:

24. Knee Brackets with Arched Diagonal: 2%



118 Sunset

25. Exposed Rafter Tails: 8%



130 Sunset

26. Pedimented Main Gable: 2%



21 N Bayview

27. Broken Pediment on Main Gable: 2%



111 N Bayview

28. Flared Gable Eaves: common, important



110 Rideout



114 Rideout

29. Facade Flaring to Midline Eave: 4%



15 Vance

Eve Details:

30. Pork Chop Eaves: 12%



1 Samoa Court

31. Slatted Attic Vent: 6%



116 Sunset

Trim:

32. Trim Band or Frieze Board at Eve: 29%



101 Vance

33. Cornerboards: 71%



7 Fenwick

34. Corner Flat Pilasters: 4%



15 Vance

35. Dentil Work



108 N Bayview



Samoa Block

Porches:

Small Frontal Protruding 'Kiosk' (59%):

36. Shallow Overhanging Gable: 3%



14 Murphy

37. Shallow Pedimental Gable, Form 1: 6%



10 Vance

38. Shallow Pedimental Gable, Form 1a (enclosed): only 1 (1%)



4 Vance

39. Shallow Open Craftsman Gable, Form 1: 14%



11 Fenwick

40. Shallow Open Craftsman Gable, Form 1a (enclosed): 2%



3 Sunset Extension

41. Shallow Open Craftsman Gable, Form 2: only 1 (1%)



2 Pacific Court

Porches:

Small Frontal Protruding 'Kiosk' (59%):

42. Shallow Open Craftsman Gable,
Form 3: 4%



120 Sunset

43. Shallow Open Craftsman Gable,
Form 4: 2%



129.5 Sunset

44. Shallow Open Craftsman Gable,
Form 4a (enclosed): only 1 (1%)



134 Sunset

45. Shallow Open Craftsman Gable,
Form 4b: 3%



132 Sunset

46. Tall Gable with Spindle Ribbon: 6%



104 Rideout

47. Simple Shed Roof: only 1 (1%)



23 N Bayview

Porches:

Small Frontal Protruding 'Kiosk' (59%):

48. Tall Pyramidal Hip Style,
Form 1: 10%



15 Cadman

49. Tall Pyramidal Hip Style,
Form 2: only 1 (1%)



102 Samoa Court

50. Tall Pyramidal Hip Style
expanded to Veranda Style: only 1 (1%)



13 Cadman

51. Simple, Shallow Hipped Porch:
only 1 (1%)



109 N Bayview

52. Wide with Shallow Hip and Recessed
Entry: only 1 (1%)



11 N Bayview

53. Enclosed Shallow Gable,
Side Entry: only 1 (1%)



7 Samoa Court Extension

Porches:

Large Frontal 'Kiosk' (1%):

54. Full-Height 2 Story External with Overhanging Gable: only 1 (1%)



13 N Bayview

Exterior Gable Extension (20%):

55. Exterior Gable Extension, Form 1: 4%



1 Fenwick

56. Exterior Gable Extension, Form 1a (partially enclosed): only 1 (1%)



7 Fenwick

57. Exterior Gable Extension, Form 2 (side Entry): 7%



3 Samoa Court Extension

58. Exterior Gable Extension, Form 2a (original design): 4%



125 Sunset

59. Exterior Gable Extension, Form 2b (enclosed): 4%



138 Sunset

Porches:

Recessed (15%):

**60. Full Frontal Recessed
(Interior Porch): 4%**



13 Vance

61. Corner Recessed, 2 Story, Form 1: 3%



9 Vance

**62. Corner Recessed, 2 Story,
Form1a (enclosed): only 1 (1%)**



105 Rideout

**63. Corner Recessed, 2 Story,
Form 2: 2%**



112 Rideout

**64. Corner Recessed, 2 Story,
Mid-Facade: only 1 (1%)**



1 Rideout

**65. Corner Recessed, 2 Story
with Roman Arch: 2%**



5 Rideout

Porches:

Recessed (15%):

66. Corner Inset, 1 Story with Hipped Roof: 2%



21 N Bayview

Other (3%):

67. Grand Colonial with Top Patio



2 Rideout (The Hostelry)

68. Protruding Veranda with Shed Roof: only 1 (1%)



15 N Bayview

69. Protruding Veranda, Full-Front Hipped Roof: only 1 (1%)



111 N Bayview

Posts:

70. Square, Ornamental with Cushion Capital: 4%



From left: 13, 109, 111 N Bayview

71. Square, Slanted Craftsman Piers: 10%



129.5 Sunset

72. Square, Simple: 28%



11 Cadman

73. Square, Heavy Craftsman: 22%



112 Rideout



11 Fenwick

74. Square, Chamfered: 10%



8 Vance

76. Classical Columns: 5%



15 Vance

75. Turned Fancy: 12%

15 Cadman A



17 Cadman B



126 Sunset C



108 N Bayview D



Fancy turned wood posts (right margin): The most important form for Samoa is determined to be B. A and B are most common with A appearing on Vance and Cadman and B the dominant form on Cadman. C and D are the least common with C appearing on Sunset and D appearing once on N Bayview.

Railings:

**77. Square, Simple or T-Shaped
Crosssection: 58%**



15 Cadman

78. Square, Many: 9%



13 Cadman

79. Turned, Many: 2%



2 Rideout

80. Closed Rails



1 Samoa Court Extension

Windows:

Double-Hung (originally):

81. Double-Hung Single: 84%



6 Fenwick

82. Double-Hung Single with False Shutter: 4%



7 Vance



3 Rideout

83. Double-Hung Double: 32%



13 Vance

84. Double-Hung Double with False Shutter: 5%



7 Fenwick

85. Double-Hung Twin Complex, Form 1: 16%



14 Cadman



20 Vance

86. Double-Hung Twin Complex, Form 2: 4%



15 Vance

Windows:

Double-Hung (originally):

87. Double-Hung Twin Complex,
Form 3: 4%



15 Vance

88. Double-Hung Twin Complex,
Form 4: 3%



115 Sunset

89. Double-Hung Triple: 2%



9 Samoa Court Extension

90. Triple Bay Windows: 2-5%



102 Rideout



13 Vance

91. Double-Hung Multiple Ribbon: 2%



2 Rideout



Samoa Block (note 3/2)

Windows:

Other:

92. Fixed Single Sash or Large Display Single: 9%



21 N Bayview



120 Sunset

93. Fixed Double Sash:
only 1 noticed (1%)



114 Rideout

94. Fixed Triple Sash, Form 1: 4%



15 Vance

94a: Fixed Triple Sash, Form 2:
only 1 (1%)



Samoa Block

95. Casement: 10%



105 Rideout



110 Rideout



114 Rideout

Windows:

Other:

96. Sliding Windows: 14%



125 Sunset

97. Tall Victorian Style: 8%



13 N Bayview

20 Vance

98: Ornamental around Windows: 8%



109 N Bayview
(cornicing)



13 N Bayview

99: Corner Angled under Ornamented Overhang: 2%



11 N Bayview

108 N Bayview

Doors:

101. Solid Paneled: 4%



9 Samoa Court Extension

102. Solid Paneled with Window: 81%



6 Fenwick



11 N Bayview

104. Transom Light present: 7%



18 Vance

Cladding:

105. Bevel, Wide Clapboard Lap: 19%



120 Sunset

103. Screen Door present: 8%



21 N Bayview



104 Rideout

106. Bevel, Medium Clapboard Lap: 25%



119 Sunset

107. Bevel, Narrow Clapboard Lap:



1 Fenwick

Cladding:

108. Drop, Simple: only 1 (1%)



109 N Bayview

110. Square Shingled: 29%



137 Sunset

Foundation:

111. Pier-Raised with Vertical Skirt Cladding: 70%



16 Fenwick

112. Pier-Raised with Horizontal Skirt Cladding: 9%



12 Cadman

113. Low Pier-Raised with tiny Skirt or no Skirt: 15%



117 Sunset

114. Unclad Concrete



3 Pacific Court

Color:

115. Sky Blue: 16%



16 Murphy

116. Light Baby Blue: 2%



8 Vance

117. Dark Slate Blue Gray: 2%



104 Rideout

118. Lavender: only 1 (1%)



126 Sunset

119. Mauve Gray: 5%



128 Sunset

120: Neutral Warm Gray: 9%



134 Sunset

Color:

121. Light Turquoise Gray: only 1 (1%)



18 Cadman

122. Pastel Green: 20%



20 Cadman

123. Green Ash: 3%



13 Fenwick

124. Salmon: 6%



9 Fenwick

125. Brick Red: 2%



14 Cadman

126. Orange Tan: 2%



17 Cadman

Color:

128. Peach Beige: only 1 (1%)



7 Samoa Court Extension

129. Champagne: 3%



3 Samoa Court Extension

131. Light Pastel Yellow: 9%



117 Sunset

133. White: 2%



118 Sunset

127. Beige: 5%



13 Vance

130. Mocha: 4%



108 N Bayview

132. Tan Ochre



110 Rideout

Chimneys:

134a. Exterior Chimney: 14%
(1 story)



129 Sunset

134b. Exterior Chimney: 14%
(2 story)



105 Rideout

135. Clinker Brick Chimney:
1%



Hostelry

Dormers:

136. Eyebrow Dormers: 2%



110 Rideout

137. Pedimented Dormers



15 N Bayview



Hostelry

138. Craftsman Gable Dormers: 1%



9 Samoa Court Extension

139. Shed Dormers: 2%



112 Rideout

APPENDIX E

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper re-pointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause

damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Reference:

<http://www.cr.nps.gov/hps/lps/tax/rhb/stand.htm>

APPENDIX F: Old Town Samoa

Addressing Archaeological Resources

- Each project involving construction or ground disturbing activities shall be evaluated to ensure that it will not affect significant sites.
- All local, State and Federal laws protecting resources will be addressed to ensure consideration of significant sites. The SPRC and the County of Humboldt will be notified if a project is planned for any areas identified as potentially sensitive for
- Archaeological resources early in the planning stage.
- If there is evidence of archaeological or paleontological value, appropriate mitigation measures will be developed in consultation with the County of Humboldt.
- Work shall be stopped if anyone discovers bones, artifacts, antiquities, or human remains during construction. Unauthorized individuals should not remove or disturb any artifacts or remains.
- Permitting procedures to excavate may be required.

Appendix G: Old Town Samoa

DRAFT ORDINANCE NO. ____

**AN ORDINANCE AMENDING SECTION 311-7 OF
THE HUMBOLDT COUNTY CODE TO REZONE PROPERTY
IN THE SAMOA AREA (APNs ____)**

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended for the approximate ____-acre parcels, described in Exhibit A (legal description), by designating the boundary lines of the following zones... with Planned Unit Development and Design Review combining zones consistent with the General Plan Amendment (GPA-____) that reconfigures the boundary line between ____ and _____. The properties are shown on Humboldt County Zoning Maps ____ and ____ and in Exhibit B (rezone maps). The requirements for design review shall be as established in Section 3.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

SECTION 3. SAMOA DESIGN REVIEW COMMITTEE.

I. Samoa Design Review Committee (SDRC)

A. Definitions:

Alteration. Any modification to the exterior of a structure that would be visible from a public way and for which a building permit is required, other than a demolition.

Contributing Structure. Any structure listed as a contributing historic structure in the Samoa Town Master Plan Master Environmental Impact Report.

Demolition. The destruction or removal of a structure, or parts of a structure substantially equivalent to the whole.

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

SDRC. The Samoa Design Review Committee created pursuant to this ordinance.

Taking. A restriction under this ordinance which affects the value or use of a property so severely that the County would be required to compensate the owner of the property under the Fifth Amendment to the U. S. Constitution; Article I, Section 19 of the California Constitution; or other applicable law.

B. There is hereby created a Samoa Design Review Committee, which shall consist of the following members

1. The Director of Community Development Services or the Director's designee; and
2. The Chief Building Inspector or the Inspector's designee; and
3. A representative of the Samoa Pacific Group, so long as the Samoa Pacific Group owns at least 50% of the land area managed under the Samoa Master Plan. When the Samoa Pacific Group no longer owns at least 50%

- of the land area managed under the Samoa Master Plan, this member may then be a representative of the Samoa Home Owners Association.
4. Two other members, who shall be appointed by the Board of Supervisors. The members shall have demonstrated experience in historic preservation or land use issues or other qualifications satisfactory to the Board. The terms of the two appointed members shall begin upon Board approval and shall be for five (5) years and may be renewed. In the absence of appointed members, the Director of Community Development Services, in consultation with the Chief Building Inspector, may serve the function of the Design Review Committee and may develop recommendations following the procedure for Historic Resource Reports (Exhibit C) .
- C. The Samoa Design Review Committee shall select a secretary and may establish rules and regulations for its own organization, procedure and meetings.
 - D. The availability of each appointed position shall be advertised in advance of the expiration of its term and applications for membership shall be accepted by the Clerk of the Board following the advertisement.

II. Authority and Responsibilities of the Samoa Design Review Committee

- A. In addition to the responsibilities conferred by other provisions of this ordinance, the Samoa Design Review Committee shall:
 1. Review applications to alter or demolish all or part of any structure identified as a contributing historic structure in the Samoa Town Master Plan Master Environmental Impact Report.
 2. Adopt maximum times for its historic preservation review to be completed, which if exceeded, may be treated as no comment on a project.
- B. The SDRC shall, to the extent it deems appropriate, have the authority to:
 1. Make recommendations to the Humboldt County Planning Commission for discretionary projects or to the Planning Director for ministerial projects involving contributing historical structures for approval or conditional approval of projects under review. These recommendations may include restrictions on the use of such property or requirements to retain historical characteristics. These recommendations shall be based on the application of Samoa Design Guidelines (Exhibit D)
 2. Assist studies or programs designed to identify and evaluate structures, other physical features, sites, and areas which are worthy of preservation.
 3. Review projects for development of new structures for consistency with Samoa Design Guidelines (Exhibit D) and for compatibility with existing contributing historic structures.
 4. Inspect and investigate structures, other physical features, sites, and areas which are worthy of preservation.
 5. Consider methods other than those described above for encouraging and achieving preservation of worthy structures, other physical features, sites, and areas, including exploring means of financing the restoration or maintenance thereof.
 6. Make appropriate recommendations on the general subject of preservation to the Planning Commission, Board of Supervisors, other public and private agencies and bodies, and the general public.

III. Standards for Alterations and Demolitions

- A. No contributing structure shall be demolished unless the County makes one of the following findings, following notice and hearings to the extent required under existing regulations.
1. The property is unsafe or a hazard to the public as a result of an unforeseen event such as a fire or earthquake; or
 2. Taking into account the potential value to the owner of the property of all available County accommodations and incentives (including without limitation transferable development rights, zoning ordinance modifications, alternative building code standards or provisions, loans, grants, reimbursements and tax reductions) either:
 - (a) The current or most recent use of the property is not permitted under the current planning code (except as a nonconforming use) and adaptive reuse is not economically feasible;
 - (b) The adverse impact on the owner of the property is unreasonably large in comparison to the public benefit from denying demolition; or
 - (c) Denying permission to demolish would result in a taking or would violate state or federal law; or
 3. Demolition must be allowed pursuant to the State Housing Law (Cal. Health and Safety Code Sections 17900 et seq.) or other applicable state or federal law.
- B. Conditions may be imposed on demolition to the extent authorized by any other applicable law or this chapter including without limitation the following:
1. Documentation may be required of any structure to be demolished and/or for the property;
 2. Historic Preservation Review and Planning Commission approval may be required for any subsequent development of the property;
 3. Demolition may be delayed for up to 90 days to allow time to identify a prospective buyer for the property, to identify a third party interested in relocating the affected structure or to allow the County to determine whether to begin eminent domain procedures, and for up to an additional 90 days to allow completion of the purchase or relocation or commencement of a judicial condemnation acting, if, within the initial 90 days a buyer or third party is identified of the County determines to begin eminent domain procedures. In the case of purchase or relocation by a third party, demolition may be denied where a third party is willing and able to purchase the property or relocate the structure within the time established by this subdivision is identified and makes a bona fide offer to purchase the property or structure at fair market value, as determined by appraisal.
 4. With respect to demolition of a structure within the Samoa town site, the County shall take into account the importance of an affected structure to the integrity of other existing historic resources, and may: limit the size of new development to that of the existing structure; require that the scale of new development be harmonious with other structures which contribute to historic character; require retention or reconstruction of one or more facades; and/or require that any replacement structure be of like kind or quality to the demolished structure and contribute to the integrity of the existing historic structure.

C. No contributing historic structure shall be altered unless the alteration is approved by the County pursuant to this chapter. The SDRC shall follow the Samoa Design Guidelines (Exhibit D) for alterations and review of alteration applications, applicable specifically to designated properties. Except to the extent such guidelines provide differently, a proposed alteration shall be considered in light of its effect on the existing character of the affected structure as it relates to the streetscape.

IV. Denial of Permits as Remedy; Declaration as Nuisance; Enforcement by Citizens.

A. In addition to all penalties otherwise provided under County code or other applicable laws, in the event of a demolition in violation of this chapter, building, zoning and/or land use permits may be denied for the affected property for a period not to exceed five years.

B. Any contributing structure which is the subject of an outstanding order to abate a substandard condition pursuant to the Uniform Building Code or Historic Building Code, if applicable, is hereby declared to be a nuisance. Any person aggrieved by such a nuisance may bring an independent civil action against the owner of the designated property for all appropriate relief, including damages, costs and attorneys' fees. A "person aggrieved" is any person whose quiet use or enjoyment, or ability to rent or successfully conduct lawful activities at another property is interfered with by the substandard or other condition giving rise to a nuisance at the designated property. Every day of such interference is a separate and distinct nuisance.

PASSED, APPROVED AND ADOPTED this ___th day of _____ 2006, on the following vote, to
wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Chairman of the Board of
Supervisors of the County of
Humboldt, State of California

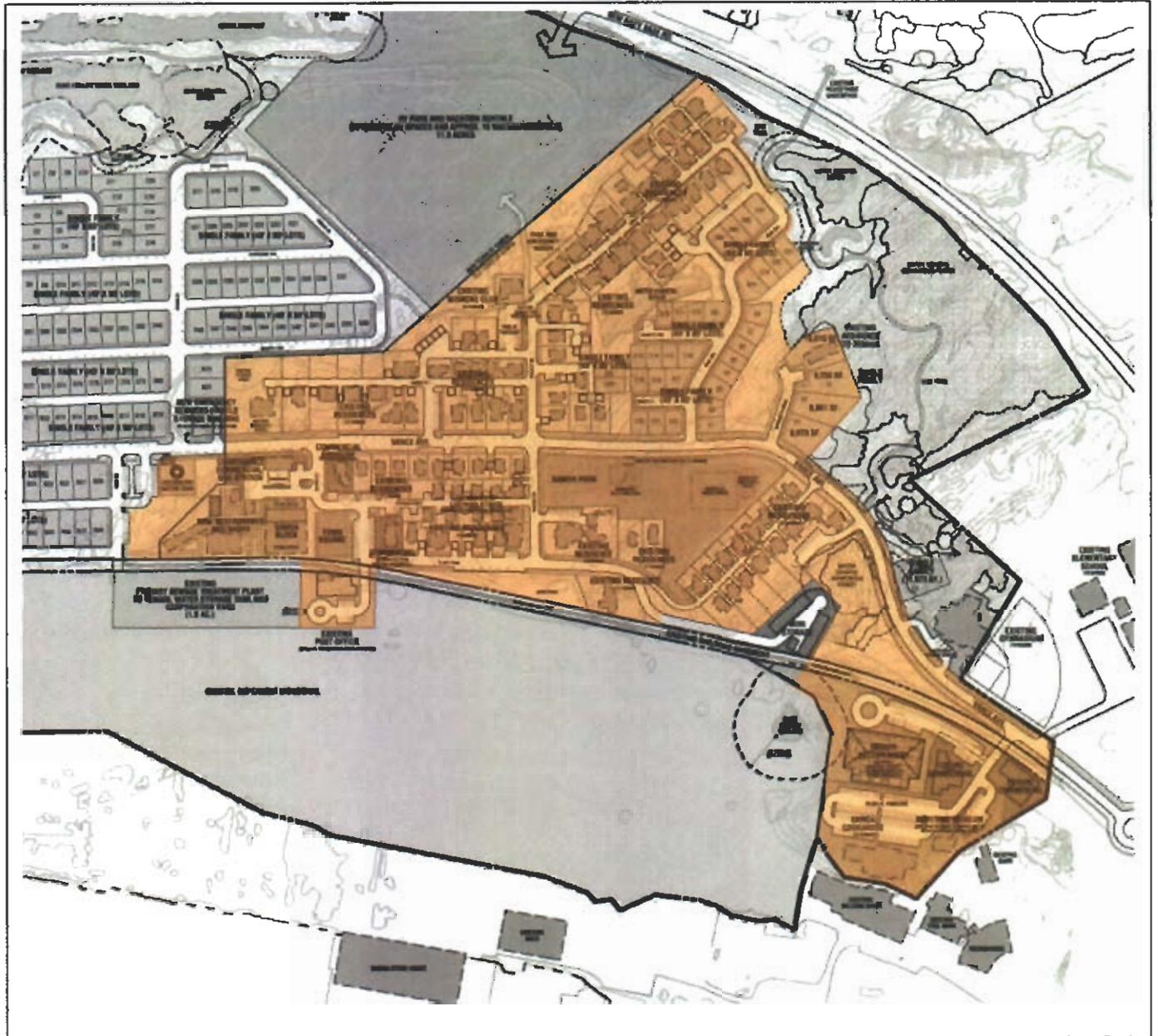
(SEAL)
ATTEST:

Clerk to the Board of
Supervisors of the County of
Humboldt, State of California

by _____
Deputy

APPENDIX H: Old Town Samoa

Map of Samoa's Historic and Cultural Area



APPENDIX I: Old Town Samoa

Subject to revisions and addition of additional information.

Database and Products/ Regional Access

The Samoa Design Guidelines Database is a list of recommended materials and products for historic preservation work. This list will be updated on a regular basis with new information, including the availability of materials in the region and appropriate techniques for Samoa rehabilitation projects. Historical and cultural archival materials will also be identified, including blueprints, documents, etc.

Database information is intended as a hands-on guide for applicants and the SDRC. No endorsement or preference for any particular manufacturer or product is proposed. Cost factors, however, are a critical aspect for the use of items listed in the Database.

Type of Feature	Materials: Retention/ Repair	Materials: Replacement	Suggested Products	Remarks/ Availability/ Costs (if known), website links, other
Windows 1	Wood	Wood/vinyl/other	Check products, materials and construction practices by current owner	
Windows 2	Wood	Wood	California based suppliers, eg Anderson Windows.	Cost is substantial for wood frame windows that match and replicate historic windows. Consider locations that have highly visible such as front facing facades.
Windows 3		Wood/vinyl	California based suppliers	Cost is less than all wood systems. Used in other historic preservation projects only if "look" replicates historic windows
Windows 4		Vinyl	California based suppliers	Possible use on side, rear and non-public facing facades. Cost is reasonable.

Windows 5		Other	California based suppliers	Fiberglass and new products currently being marketed. However, check costs and replication look of existing historic windows.
Doors 1	Wood	Wood	Check products, materials and construction practices by current owner	
Doors 2	Wood	Wood	California based suppliers	Wood doors must replicate original door types.
Cladding/Siding 1	Wood	Wood	Check products, materials and construction practices by current owner	
Cladding/Siding 2	Wood	Wood	California based suppliers	Same type of cladding, especially wood, is highly recommended. Cost, however, is high.
Cladding/Siding 3		Wood substitute	California based suppliers	<p>Hardiplank (or other product) is a commonly used product, but certain types are inappropriate. Make sure the choice matches exactly the existing cladding/siding.</p> <p>Other types of substitute materials may be used only if it can replicate original materials.</p>
Porches 1	Wood	Wood	Check products, materials and construction practices by current owner	

Porches 2	Wood	Wood	California based suppliers	Wood highly recommended. Wood composite only if the product can replicate the original materials.
Roofing 1	Asphalt, Wood shingles	Asphalt, Wood shingles	Check products, materials and construction practices by current owner	
Roofing 2	Asphalt, Wood shingles	Asphalt, Wood shingles	California based suppliers	Use same or similar materials used currently on Samoa buildings. Substitute types must match existing materials in performance, color, texture, etc.
Eaves, Trim, Details 1	Wood	Wood	Check products, materials and construction practices by current owner	
Eaves, Trim, Details 2	Wood	Wood	California based suppliers	Wood highly recommended. Wood composite only if the product can replicate the original materials.
Paint/stain 1	Wood surfaces	Wood surfaces	Check products, materials and construction practices by current owner	Use appropriate types and color
Foundations 1	Wood, masonry, concrete	Wood, masonry, concrete	Check products, materials and construction practices by current owner	Use appropriate material to match existing foundations
Landscape Features 1: Fences	Wood	Wood	Check products, materials and construction practices by current owner	
Landscape Features 2:	Wood	Wood	California based suppliers	Wood highly recommended.

Fences				Wood composite only if the product can replicate the original materials
Landscape Features 3: Roadways, Walkways, retaining walls	varies	varies	Check products, materials and construction practices by current owner	
Landscape Features 4: Roadways, Walkways, retaining walls	varies	varies		Use appropriate material to match existing features
Systems 1	varies	varies	Check products, materials and construction practices by current owner	
Other				

Samoa Design Guidelines

Samoa, California

PART 2

Samoa NEW TOWN

DRAFT - subject to revisions

Prepared for:

Mr. Dan Johnson

Samoa Pacific Group
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February 2007

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- I.6 Discovery of Archaeological Artifacts

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B Application and Certificate of Approval Application

C New Construction Checklist

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E Product and Materials Database (ONGOING)

F Other items

NOTE:

Part 2 of the Samoa Design Guidelines is intended for design directives and recommendations for new construction occurring outside of Samoa's historic core.

This document complements the *Samoa Master Plan*. Revisions and updates to the Design Guidelines shall be made periodically to reflect the ongoing and dynamic process of Samoa's development. Please obtain the latest version with addendum of the Samoa Design Guidelines.

Guidelines for the historic and cultural resources in Old Town Samoa are addressed in Part 1.

Credits and references for photographs and images used in the Design Guidelines are available upon request.

I. Introduction

Part 2 of the Design Guidelines addresses new construction. Additional information on Infill and additions within Old Town Samoa is addressed and elaborated in Part 1.



The County of Humboldt shall approve development and construction compliance. Unless otherwise informed, County of Humboldt will also determine which construction projects are subject to The Samoa Design Review Committee (SDRC) review. (SDRC) shall, in turn, review designs involving historic resources and preservation issues, such as infill construction. The SDRC will be responsible for advisory recommendations for a proposed project within Samoa as a whole.

I.1 Background

In 2006, a Master Plan for Samoa was submitted to the County of Humboldt. Within Samoa's total land area of approximately 171.7 acres, the Master Plan identified two distinct geographical areas — the historic and cultural section (Old Town Samoa) and a section slated for new development (New Town Samoa). Project phasing, land uses, and basic principles of design are identified in the Master Plan.

The Master Plan's principal planning and design objectives are to:

1. Create a strong linkage and relationship between the ocean, town and bay;
2. Create a strong central streetscape running north-south through the town;
3. Incorporate a range of uses to maximize market opportunities and enhance the financial viability of the existing town;
4. Maintain the "Coastal Sea Town" image and historic character;
5. Create significant buffers between the town and sensitive natural areas;
6. Buffer non-compatible uses from each other;
7. Create a strong tourist/retail core for the town;
8. Create strong relationships between future tourist accommodation, new residential, retail, historic/cultural and recreational uses.

Design Guidelines are defined in the plan as follows:

Design guidelines evaluate the existing qualities and resources of the plan area (or project site) and proposed new buildings, facilities and landscape, the design strengths or weaknesses of existing settings, and other factors. The guidelines then provide appropriate standards encouraging compatible form, style, and layout of new and existing development, including the rehabilitation of existing structures. Although they will apply to all areas of the town site, the Design Guidelines will be responsive to the different uses proposed by the Master Plan, as well as development proposed outside the historic resources area.

The methodology and approach for the Design Guidelines were determined (1) through a review of existing and available information, (2) by design process and prioritization, and (3) via interface with the Master Plan. The use of both Parts 1 and 2 of the Design Guidelines will comply with all existing and appropriate County, State or federal policies, codes, regulations, ordinances, resolutions, and covenants related to the Master Plan.

1.2 Purpose of Design Guidelines

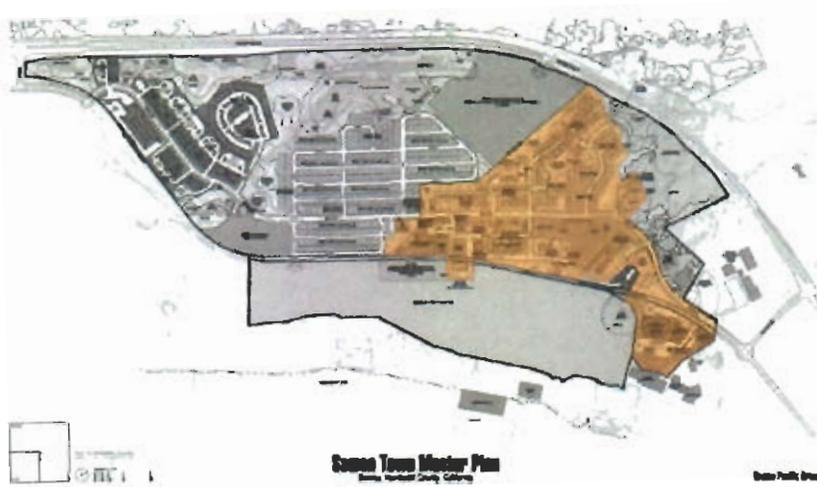
The Design Guidelines for New Town Samoa highly recommend that:

- proposed construction and landscape treatments are integrated with the natural landscape;
- proposed construction and landscape treatments respect Samoa's historic character and enhance the image of Samoa as a "coastal sea town," and;
- adverse negative impacts to the area are minimized.

I.3 Jurisdictional Boundaries of Samoa

Part 2 addresses all development in non-historic New Town Samoa and infill construction within Samoa's Old Town area.

I.4 Infill



Note: Old Town Samoa boundary designation is subject to revisions and modifications. Check with the County of Humboldt for latest approved version.

The Samoa Design Guidelines, Part 2, addresses Master Plan directives and is intended for new construction of residential, recreational, commercial and light industrial uses. These Guidelines are also recommended for Old Town infill parcels for both new master plan elements on larger areas of vacant land as well as development on smaller lots.

All new construction shall be compatible with the existing built environment, including historical, and adjacent industrial warehouses, and other buildings, in terms of scale, architectural details, spacing and landscaping features. This sensitivity should apply to all forms of architecture: residential, commercial and light industrial uses. Infill development within Old Town is considered within these guidelines for:

- Smaller-scaled individual buildings that are interwoven within existing neighborhoods, including additions to existing buildings. This type of construction would occur on currently vacant sites within Old Town or for sites which may become vacant due to a demolition from disaster or some other unforeseen cause. For guidance on this type of infill, refer to Part 1, Section V of Old Town Design Guidelines. Rehabilitation and renovation treatments for new adaptive reuse of existing historic resources are identified in Part 1 or the Design Guidelines.

-Larger-scaled new construction on currently vacant land within the Old Town boundary. This type of infill often involves construction of a grouping of buildings, including new development in the immediate vicinity of the Samoa Cookhouse and the Samoa Block. For guidance on this type of infill, refer to Part 2, New Town Design Guidelines.

1.5 Types of Proposed New Development

New Town Samoa Design Guidelines provide directions and recommendations intended for the early stages of the design of new residential development, including both single family homes and multi-family complexes, a business park and other developments within Samoa.

Specifications for Infrastructure systems, including public roadways and sidewalks, open spaces and other public amenities are excluded from both Design Guidelines.

1.6 Discovery of Archaeological Artifacts

Construction activities involving ground disturbance shall be monitored by qualified archaeological and Native American monitors for the presence of archaeological materials. If archaeological sites are identified, ground-disturbing activity shall halt while qualified archaeologists evaluate the site.

If a previously unknown site is evaluated as potentially eligible for the California register, then appropriate mitigation measures shall be followed. Refer to the Master Environmental Impact Report for more information pertaining to the mitigation of archaeological sites.

Review all applicable local, State and Federal laws for archaeological findings.

II. About Samoa

New development in Samoa shall respect the town's historical integrity as a traditional, company-owned, northern California lumber mill town and resort. Because of Samoa's unique character defining characteristics, new development shall be designed to blend harmoniously with its unique setting and context.

However, it is not the intent of Part 2 to dictate a replication of historic resources. Except in sensitive infill areas within Old Town Samoa such as individual building replacement in existing Old Town neighborhoods, new buildings and development may use contemporary treatments and designs as long as they are in compliance with these Design Guidelines.

Please review to Part 1 of Old Town Samoa's Design Guidelines for more information about Samoa's surviving physical town.

III. Review & Application Process

III.1 County of Humboldt as the Governing Organization

All proposed new construction in Samoa and subsequent alteration of that construction shall require approval by the County of Humboldt. Additionally, all changes or new construction within the Samoa Historic and Cultural area will require review from the SDRC. The SDRC shall have advisory powers to the county only.

All elements of the Master Plan and alterations thereof shall conform to the following regulations:

1. These Design Guidelines.
2. Where historic resources may be impacted, Codes and Regulations established by the United States Secretary of the Interior and the California Office of Historic Preservation.
3. All applicable Humboldt County Ordinances, Regulations, Overlay Zones and Codes, and;
4. Applicable Local, State and Federal Codes and Regulations.

No exceptions are allowable unless approved by the County of Humboldt.

III.2 The Application Process

An application for a construction or alteration proposal in Samoa is available from the County of Humboldt or the SDRC, including terms, procedures, and timetable.

Pre-Design Meeting

The applicant, architect, designer and/or builder are encouraged to meet with the County of Humboldt to discuss Master Plan elements and alterations prior to designing or preparing plans for construction. Although this is not required, this meeting will provide the applicant with guidance prior to the initiation of design work and will acquaint the applicant with the expectations for Samoa and applicable rules and regulations. If a proposal is within the historic boundary, it is recommend that an applicant meet with the SDRC beforehand to discuss the

proposal, and then possibly the county as well if such a meeting is recommended by the SDRC.

Construction Documents

The number of copies for submittal shall be determined by the County of Humboldt. Please be familiar with the County's anticipated timeframe, requirements, and appeal process.

Building Permit

Upon approval of a proposal, the applicant must obtain a Building Permit from Humboldt County. The County may have additional submittal requirements which have to be met before issuance of a Building Permit. Any changes to plans brought about by the Building Permit process must be resubmitted to the appropriate review agencies.

Changes in Plans and/or Materials

In cases involving historic properties, no significant changes in plans and/or materials previously approved by the County of Humboldt may be undertaken without advanced written approval. Upon completion of the proposal, the property is subject to review by the County of Humboldt and the SDRC. Finished construction determined to be inconsistent with previously approved plans will result in substantial fines, the total dollar amount to be determined by the County of Humboldt and the SDRC.

Construction hours

Unless otherwise advised, daily working hours for construction shall be determined by the County of Humboldt. No construction will be allowed on holidays as listed by the County of Humboldt. Other terms for construction are available from the County of Humboldt.

III.3 How To Use These Guidelines

These guidelines provide ample flexibility for the design of buildings within Samoa. Appropriate forms or design elements may be applied to different aspects of the project by utilizing the different precedents existing in Old Town, such as the types of roofs.

There is, however, a hierarchy of use and significance for different forms based on the overall existing town's architectural context. The terms *primary (dominant)* and *secondary* forms are used in these guidelines for communicating this hierarchy.

Types of New Building Forms in Samoa

Primary (or dominant) building recommendations are defined as a type of form, design element or types that shall be used the most frequently in designing collection of buildings. The intent is that these elements and types be the most prominent throughout the architectural landscape. *Secondary* building recommendations include a type of form or design element that is acceptable as an alternative choice, but shall not dominate the architectural landscape.

Primary and secondary recommendations for New Town design are based on precedents for primary and secondary features as are found in Old Town's existing resources.



Conceptual and illustrative rendering of Samoa New Town development, Samoa Master Plan, 2006.

V. General Design and Site Considerations of Proposed New Town Development

V.1 Design & Landscape Considerations

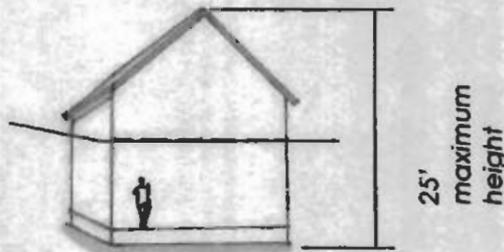
The Samoa Design Guidelines supplement existing County of Humboldt regulations. In cases of interpretation or potential conflict, the SRDC and the County of Humboldt shall be responsible for determining the appropriate design direction and solution.

V.2 Land Use Categories

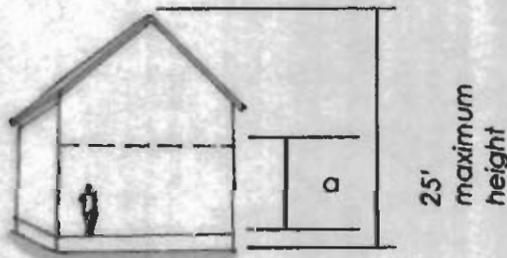
New residential and other types of development are designated on the Samoa Master Plan (see Site Plan).

Please refer to the County of Humboldt for other specific requirements.

V.3 Height



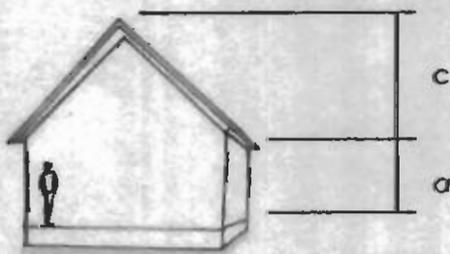
The height limit for all single family residences (1 or 2 stories) shall not exceed 25 feet from the ground level to the highest point of the roof, excluding chimney, vents or other approved appurtenances. Chimneys shall be no more than 4 feet above the ridge line of the roof.



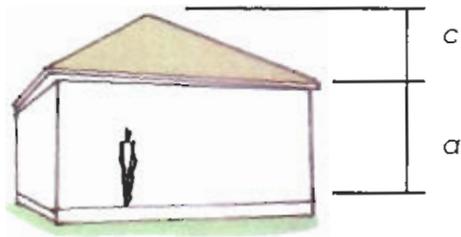
Minimum floor to floor height (a) for two story gable type buildings shall be 10'.



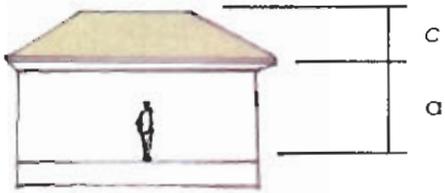
Minimum floor to floor height (a and b) for two story hip type buildings shall be 8' each. The height of the roof (c) to the ridge shall be a minimum of 6'.



Minimum floor to floor height (a) for single story gable type buildings shall be 10'. The height of the roof (c) to the ridge shall be a minimum of 10'.



Minimum floor to floor height (a) for single story hip type buildings shall be 10'. The height of the roof (c) to the ridge shall be a minimum of 6'.



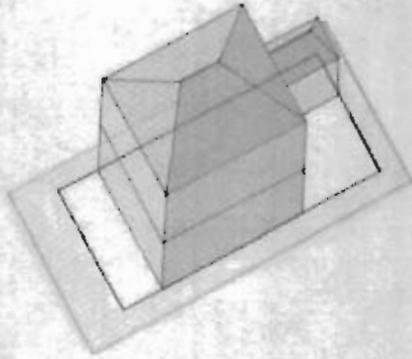
Minimum floor to floor height (a) for variations of dominant type buildings, including gambrel and other forms, shall be 10'. The height of the roof (c) to the ridge shall be a minimum of 6'.



V.4 Lot layouts and Siting

New development at Samoa will respect both the historic character and setting evident in Old Town Samoa. All proposed Master Plan development shall be situated on lots as identified on the Samoa Master Plan (see Site Plan) and subdivision plan(s). Buildings shall be designed within the designated lot size, permitted density, height limits, setbacks and other parameters identified in these Design Guidelines, the Samoa Master Plan, and other appropriate documents. It is the responsibility of the applicant to comply with other local, state and federal regulations.

V.5 Building Envelope and Setbacks



Setbacks play an enormous role in the perception of density in any built environment. In New Town Samoa, lot coverage shall be determined by setback specifications established here, and not based on specifications for % of lot coverage maximums. The setback specifications found in these guidelines are based, to the extent feasible, on precedents observed in Old Town.

Setback specification vary primarily based on a) whether a building is front or rear loading, b) whether a building is located fronting onto Vance Avenue, and c) on lot size.

-Front loaded buildings require a backyard. Rear loaded buildings (accessed from rear alleys) may have backyard, but do not require one. This changes their setback requirements. The additional lot coverage allowed for rear loading buildings encourages a rear loading situation which keeps cars invisible from main streets.

-Houses fronting onto Vance Avenue require a minimum of 17' for a front lawn and/or garden.

-For front loading houses, lot size will have an effect on minimum rear setback required for a backyard.

Note that front setback indicates the number of feet from the lot line to front of the porch, which will effectively set back the main façade by the depth of a protruding porch or other protruding structure. This convention applies also to side and rear setbacks.

Use the following tables to determine setback:

Front Loading (minimum setbacks)			
	40 x 60 lots	40 x 80 lots	40 x 90 lots
Front setback	10'	10'	10'
Front garage setback	20'	20'	20'
Side setbacks	5'	5'	5'
Rear setback	15'	20'	20'
Rear yard required	YES	YES	YES

Front Loading Facing Vance Av. (minimum setbacks)	
	All lot sizes
Front setback	17'
Front garage setback	23'
Side setbacks	5'
Rear setback	20'
Rear yard required	YES

Rear Loading (minimum setbacks)			
	40 x 60 lots	40 x 80 lots	40 x 90 lots
Front setback	10'	10'	10'
Side setbacks	5'	5'	5'
Rear setback	6'	6'	6'
Rear yard required	NO	NO	NO

Rear Loading Facing Vance Av. (minimum setbacks)	
	All lot sizes
Front setback	17'
Side setbacks	5'
Rear setback	6'
Rear yard required	NO



V.5 Driveways, Parking, Pedestrian Walkways

Public driveways, parking, and pedestrian walkways shall be designed in accordance with the Samoa Master Plan and County of Humboldt specifications. However, it is recommended that sidewalks be omitted from areas within Old Town Samoa, as appropriate, to maintain the streetscape character. Some areas, such as Vance Street, however, may require designated pedestrian walkways integrated as part of the roadway design.

Master Plan sites shall include:

Location	Driveways that are located away from street intersections to avoid traffic and safety problems.
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	Parking shall be situated in the rear of the site, unless rear access is not shown in the Master Plan.
Parking	No parking shall be permitted on the front setback unless within the front loading access to the carport/garage. Only one driveway intersection with the adjoining roadway shall be allowed.
Walkways	Walkways similar to existing Old Town Samoa types and materials are encouraged but not required.

V.6 Fences, Screening and Walls

Fences

Although new residential development should not replicate Samoa's historic structures, incorporating certain historic elements into new design can help create a sense of uniformity. Fencing, especially front yard fencing, is an important element that should imitate rather than differentiate with regards to Old Town. Other fence forms such as (but not limited to) chain link, link and slat, masonry, and metal fences are not appropriate for Samoa's residential areas but may be considered in the business park section.

All fences must be anchored into concrete or masonry foundations. All wood elements shall avoid contact with the ground:



Picket Fence

The Samoa Town picket fence shall be an open wood fence using a spear topped picket pattern. They shall be 3' in height and painted white. Fence rails must be spaced no more than 2" apart. Rail width can vary.

Screening Fence

The Samoan screening fence shall be a closed wood fence. It shall be 6' in height with simple square plank construction. The top line may be either straight or staggered. Do not use screening elements such as latticework panels along the top. This fence may be painted white or left as natural wood with sealer, transparent stain or untreated wood intended to weather.

When To Use a Certain Type of Fence

Front Lawns

Fences shall occur around front lawns and gardens 'periodically.' That is to say that not every front setback shall be fenced. 25-50% of front setbacks shall be fenced using

Side Fences

the picket design. The rest shall be left unfenced. Selection of which yards are to be fenced shall appear arbitrary, and not follow a recognizable pattern. In keeping continuity with Old Town, front yards along Vance Av. shall not be fenced. Side fences are fences that enclose the space between houses and/or the lot line along the sides of houses. There is no requirement either way that fences exist in these locations. The Old Town precedent is for the front and rear to be fenced nearly half the time and no fence along side lot lines. If a fence is desired here, either picket or screening forms are equally appropriate.

Backyard Fences

Backyards shall be fenced. In New Town, they shall use a screening fence.

Screening

Screening can be accomplished using wood fences or bushes. Larger scale screening can be accomplished through walls or through screening by vegetation, most preferably trees.

Height

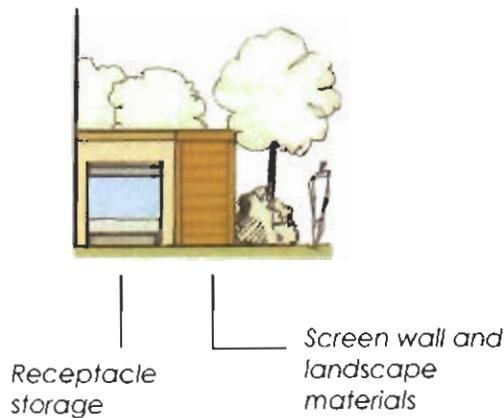
Small scale screens shall be 8' in non-residential areas and 6' in residential. Allow for 50% more height where foliage is used as the screening mechanism. Large scale screening has no height limitation.

Materials

All planting material shall be resistant and tolerant to Samoa's climatic conditions and achieve an appropriate coverage and height for screening purposes.

Walls: If a wall is used for screening, use wood or wood cladding that is either rustic wood or painted siding. Wide siding planks not to exceed 14" in width are appropriate for use on walls.

Stained concrete block or masonry walls are also acceptable.



Retaining Walls



The most recommended Samoan form is the use of horizontal wood boards painted white and retained by vertical posts. Retaining walls using sealed or pressure treated wood or some other material clad in sealed or pressure treated wood are also acceptable. An alternative wood use is railroad ties retained by wood or metallic braces.

Exposed concrete block retaining walls or pattern stamped or stained concrete are allowable..



V.7 Signage and Graphics

New exterior signage and graphics in New and Old Town Samoa shall be both functional and aesthetically pleasing. Signs shall clearly communicate the use and location of a particular place and strengthen the thematic unity of Samoa's history and its future.

Signs are required for buildings in the business park, commercial establishments, and RV Park.

Private Signage

Sign Legibility

Dominate a private sign with a brief and simple message featuring the name of the business or the generic type (bookstore,

groceries, gift shop, etc.)

Placement

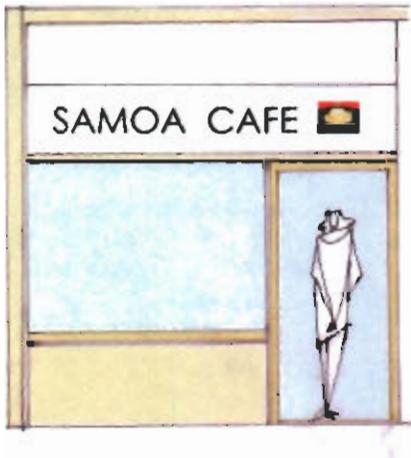
Letter types shall be limited to three.
Locate signs near the public access and the main parking area.
- Signs shall not project above the edge of the building's roofline and shall not obstruct any windows or doorways.

Sign Lighting

- Signs shall be externally illuminated.
Internally lit and neon signs are prohibited.

Wall Signs

- Wall Signs shall be located in a band of blank area between the first and second floors without projecting more than 6" from the surface of the wall.



- Maximum size: 10' (w) x 2' (h)

- Billboards are not allowed in Samoa.

Projecting and Hanging Signs



- Projecting signs, perpendicular from the surface of the building, are allowed on ground floors only. On any one story building, place the signs at the lowest point of the roof.

- Hanging signs are allowable.
- Figurative signs, those that advertise a business through the use of a sign which is in an unusual (non-rectangular) shape are permitted.

- Maximum size: 5' (w) x 3' (h) for hanging and projecting signs.

Window Signs

- Window signs, both permanent and temporary, are permitted but shall not cover more than 25% of the total area of the window.

- Information placed directly on the interior surface of the window shall be limited to the name of the business and a brief

message identification of the product or service.

- Maximum size: 6' (w) x 4' (h)

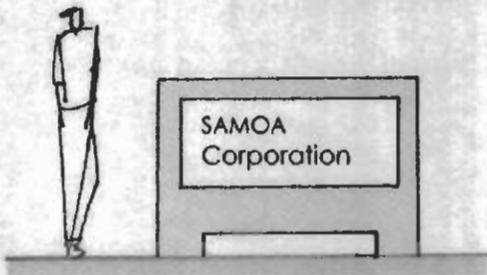


Monument Signs

- Freestanding monument type signs are permitted. Sign area and height shall be in proportion to the site and the surrounding buildings perpendicular to the street.

- Signs shall be set with concrete footings or other types of materials. No post signs shall be allowed (signs that are elevated high above the ground on a post).

-Maximum size: 8' (w) x 4' (h)



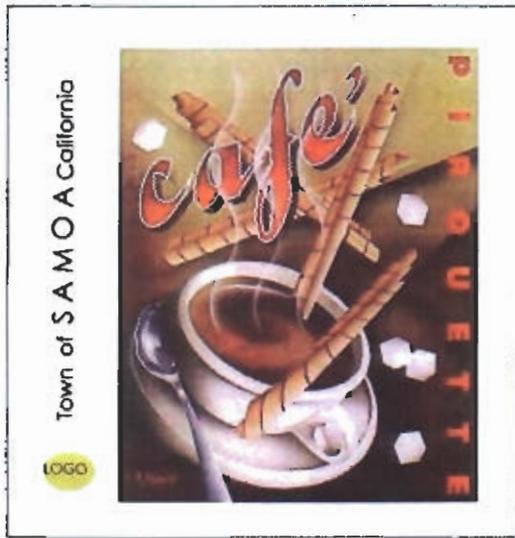
Sign Materials

-Except for window signs painted on glass, sign materials shall be durable and complement the materials on the façade of the existing building:

Acceptable:

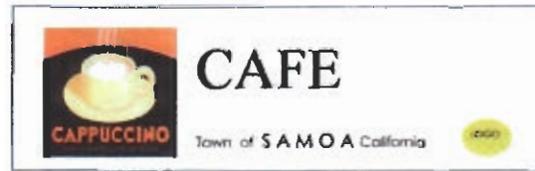
- Wood (etched, sealed, painted or stained).
- Metal (formed, etched, cast, engraved, primed and protected against erosion and deterioration).

Graphics, Color and Fonts



- Creative graphic images of business or product are permitted. Private signage shall not be restricted to any set of permitted fonts.

- Public signage shall be confined to a prescribed set of fonts appropriate for Samoa. This set of fonts is to be determined.



Public Signage

Permanent Announcement signs

- Permanent Announcement signs such as 'Welcome to Samoa' and historical plaques shall follow the selected Samoa model (pending) within the Old Town boundary. They shall be wood, painted brown with white letters. Engraved lettering is recommended but not required. They shall also carry the Samoan crest shape on their top edge. Signs outside of the boundary may also use this convention but it is not required.

Street Signs

- Street signs (street identifier signs) shall be standardized throughout all of Samoa with the exception of existing Old Town street signs which do not conform. A model shall be prescribed based on Old Town precedents (pending). This model shall comply with County of Humboldt requirements.

Directional and informational signs.

- Directional and informational signage should be carefully located to convey easily followed directions and information. Maps and directional signage should be strategically placed near tourist parking and debarkation points.

- Directional signs, such as Stop, Yield, End, etc. shall follow the Samoan model (pending) within the Old Town jurisdictional boundary (includes infill areas). This will serve to help distinguish Old Town from New Town using visual cues. In New Town, conventional standards may be applied for this type of sign (a red octagon for Stop, a yellow diamond for Yield, etc.). The Old Town Samoa model shall comply with County of Humboldt requirements.

V.8 Exterior Outdoor lighting

County of Humboldt requirements for exterior lighting on public roadways shall apply. However, a thematic design that creates a uniform character and continuity throughout New and Old Town Samoa is encouraged.

Designs shall provide and promote both vehicular and pedestrian safety. Street and pedestrian lighting shall utilize fixtures that are compatible with and enhance the overall image of the town. No faux historical lights are recommended unless the replication is exactly the same as what may have been previously used in Samoa. Street lighting standards shall differentiate between the common standard found in modern urban areas and use a form that complements Samoa. Contemporary forms are appropriate. Do not replicate an antique form that was not already present in Old Samoa. This gives an inaccurate sense of history and is out of character for Samoa.

Exterior lighting shall be directed downward and not cause excessive glare to neighboring properties, pedestrians or vehicular traffic. Appropriate light colors are white or pale yellow. Lighting used to designate emergency fire exits, fire extinguishers and/or other safety related purposes shall be in accordance with County of Humboldt's ordinances, rules and regulations.

V.9 Fire Safety and Accessibility

All New Town development shall include fire safety systems consistent with Humboldt County's codes, rules and regulations. Care should be taken to design buildings that incorporate and integrate fire exits into their layouts. Comply with all local, State and Federal requirements for Handicapped Accessibility. Design ramps and other means of access/exit in accordance with standard requirements, as approved by the County. Ensure that these features complement the building's design.

V.10 Utilities & Meter Connections

Utilities shall be designed and constructed for the most intensive use that can reasonably be foreseen. All utilities shall be buried in New Town. Under-grounding of existing power lines in Old Town is an option that is encouraged, but not required.

When installing underground systems, water and sewer piping must be located in different trenches with separation distances as required by Humboldt County.

Power, gas, telephone and television cable may be in common trenches with other services if acceptable by governing building codes and regulations. Contractors should check with utility companies to determine current installation standards.

V.11 Antennae & Satellite Dishes

Exterior antennae, Direct TV satellite dishes and other protruding add-on instruments to a building shall be located in the rear of a building away from public view.

V.12 HVAC & Specialty Equipment

The following considerations shall apply:

- Exterior equipment must be adequately screened for noise and visual appearance.
- Emergency electrical generators may be approved by the SDRC on a case-by-case basis.
- Use of solar panels requires a south facing roof surface for maximum sun exposure in Samoa. When the south roof surface is on the rear, this face should be used and panels may be placed at any angle. When side or front roof surfaces face the south, solar panels may be installed if they are nearly flush with the roof and are not angled relative to the roof. Panels on a side surface shall be placed near the rear of the building as opposed to the front where they would be more visible from the street.

The County of Humboldt and the SDRC shall consider noise level, fuel safety and storage, adequate visual screening, complete automatic controls to protect the power distribution systems and workman, and any other relevant factors.

V.13 Waste Containers

Waste containers must be stored in a location where they are screened from view of adjacent properties, pedestrian paths and roadways. Containers may also require being placed curbside for pickup. This includes refuse, recycling, and organic (green) containers.

V.14 Drainage

Natural Drainage

- Natural drainage routes should be maintained wherever possible. Where natural drainage channels are currently disrupted, areas shall be considered for rehabilitation and, as feasible, returned to their natural condition.

New Site Drainage

-New site drainage should be designed to prevent flows to neighboring buildings. Where possible, site drainage should be tied in with existing drainage channels.

-New drainage channels should be constructed when it has been determined that new drainage volume will exceed an existing drainage route.

V.15 Swimming Pools

The SDRC and County of Humboldt will consider swimming pools on a case-by-case basis. In most cases, a swimming pool project will be approved in multi-family complexes only.



V.16 Landscape

The harmonious integration of new construction and landscape improvements with the natural landscape is critical. When developing site plans, building plans and landscape plans, consider relationships between new development and adjacent, established residences and lots. Buildings and sites should be organized to provide privacy and protect views.

Design for new development in Samoa is based on precedent architectural and character defining features Shown in the Appendix. However, designs for the Business Park are not restricted to historic Samoa references.

Landscape Planting

The use of landscape plantings in public areas shall enhance the town's image as a "Coastal Sea Town." New trees and plantings shall utilize plant materials that are compatible with the local climate and setting, as well as be low in

maintenance. Seasonal plantings such as annuals, decorated trees, garlands and wreaths should be incorporated into civic landscaping plans to enhance the high quality image of the town and create a festive ambiance.

Avoid plantings too close to a structure if it will damage the building or its foundation. Prevent moisture retention along any structure.

Refer to the Appendix for a list of approved plant species.

Grading

Maintain the natural character of the site wherever possible. Where fill is necessary for a site, the main floor level should not rise above street level or adjacent home sites by more than two feet unless this does not meet the requirements found in Coastal Commission standards for tsunami safety. The use of terracing or tree wells is required where development processes impact significant trees and vegetation. Cut and fill in visually sensitive areas should be minimized. Topsoil should be reused in landscaping or to replant disturbed areas.

Re-vegetation

Preserving the native vegetation and ecosystems is both cost-effective and ecologically sound. Minimizing disturbance is the best course of action, especially when disturbance would involve sensitive habitat or threatened/endangered species. When an impact is unavoidable and to mitigate the loss of a particular habitat, restore/enhance degraded habitat located elsewhere within the project boundary. Provide a vegetation screen between significant habitats and residential areas. This measure is expected to improve the quality of the habitat by increasing species diversity, and aid in the uptake and treatment of storm water runoff to improve water quality.