

# MEMORANDUM

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**To:** Pitcairn PD Project File and Prototype Binder (UP-75-008E)  
**From:** Vance E. Jones, Associate Planner   
**Subject:** Approved Siding Materials for Houses in Pitcairn  
**Date:** May 20, 1999

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On May 20, 1999, the Community Development Director approved an Architectural Review request for a property owner at 535 Trinidad Lane in the Pitcairn Planned Development to replace existing wood shingle siding with "fish-scale" HardiPlank siding. Prior to this approval, the approved prototype only allowed the following materials to be used for replacement siding: natural wood, HardiPlank horizontal lap siding, and wood shingles. However, the language contained in this prototype allows additional materials to be added to the above list provided that they are approved by the Homeowners' Association and the Community Development Director. The Pitcairn Homeowners' Association reviewed and approved the use of "fish-scale" HardiPlank siding, and the Community Development Director approved the material on the basis that is substantially similar to the design of other siding materials currently used in the development.

The revised list of allowable siding replacement materials for houses in the Pitcairn Planned Development includes the following:

- Natural wood (to match the style, size, dimensions, thickness, placement pattern, and other visual characteristics consistent with the original construction of houses in the development); or
- "HardiPlank" fiber cement horizontal lapped siding (with a board width of approximately 8"); or
- Wood shingles; or
- "HardiPlank" fish scale siding (consistent with the sample on file with the Community Development Department).