



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **HISTORIC DISTRICT COMMISSION AGENDA**

**June 6, 2018**

**CITY COUNCIL CHAMBERS**

**5:00 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Justin Raithel, John Arnaz, Mary Asay, Rosario Rodriguez, Regina Konet, Vice Chair Candy Miller, Chair Daron Bracht

*Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.*

### **PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

### **MINUTES**

The minutes of April 18, 2018 will be presented for approval.

### **NEW BUSINESS**

1. **PN 18-129, 916 Figueroa Street Duplex Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Moe Hirani for Design Review Approval of a 5,701-square-foot duplex at 916 Figueroa Street. The project is in the Figueroa Subarea of the Historic Residential Primary Area (FIG), with underlying zoning of Two-Family Residence District (R-2). The General Plan designation is MLD (Multi-Family Low Density). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Moe Hirani**)

### **PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **June 20, 2018**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

**The appeal period for Historic District Commission Action:** Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION MINUTES

April 18, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** John Arnaz, Mary Asay, Rosario Rodriguez, Regina Konet, Justin Raithel, Chair Daron Bracht

**ABSENT:** Miller

### **PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of April 4, 2018 were approved as submitted.

### **NEW BUSINESS**

1. **PN 18-045, 293 Leidesdorff Street Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jon Westphal for approval of a Residential Design Review Application to construct a 2,852-square-foot single-family residence at 293 Leidesdorff Street. The zoning designation for the site is CEN/R-1-M (PD), The Central Subarea of the Residential Primary Area of the Historic District with underlying zoning of Single-Family Dwelling Small Lot District (Planned Development District) and the General Plan designation is SFHD (Single-Family High Density). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. (Project Planner: Assistant Planner, Josh Kinkade/Applicant: Jon Westphal)

COMMISSIONER KONET MOVED TO APPROVE PN 18-045, DESIGN REVIEW FOR A 2,852-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 293 LEIDESDORFF STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B, CEQA FINDINGS C – F, DESIGN REVIEW FINDINGS G & H, AND CONDITIONS OF APPROVAL 1-14.

COMMISSIONER RAITHEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ARNAZ, ASAY, RODRIGUEZ, KONET, RAITHEL, BRACHT

NOES: NONE  
ABSTAIN: NONE  
ABSENT: MILLER

**PRINCIPAL PLANNER REPORT**

None

There being no further business, the meeting was adjourned at 5:26pm.

Respectfully Submitted,

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Kelly Mullett, Office Assistant

**APPROVED:**

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DARON BRACHT, CHAIR

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE:</b>	916 Figueroa Street Duplex
<b>PROPOSAL:</b>	Request for design review approval of a 5,701-square-foot duplex at 916 Figueroa Street and request for determination that the project is exempt from CEQA
<b>RECOMMENDATION:</b>	Approve, based on findings and subject to conditions
<b>APPLICANT/OWNER:</b>	Moe Hirani
<b>LOCATION:</b>	916 Figueroa Street
<b>ASSESSOR'S PARCEL NUMBER:</b>	070-0101-017
<b>ZONING:</b>	Figueroa Subarea of the Historic Residential Primary Area (FIG), with underlying zoning of Two-Family Residence District (R-2)
<b>GENERAL PLAN DESIGNATION:</b>	MLD (Multi-Family Low Density)
<b>PREVIOUS ACTION:</b>	Approval of a Tentative Parcel Map to subdivide the 14,000-square-foot lot into two individual parcels and development of a 2,457-square-foot single-family residence by the Historic District Commission (PN 14-395)
<b>RECOMMENDED ACTION:</b>	Approve, based upon findings and subject to conditions
<b>ENVIRONMENTAL REVIEW:</b>	The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
<b>APPLICABLE CODES:</b>	<u>FMC</u> Section 17.52, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.540, Historic Residential Primary Area <u>FMC</u> Section 12.17, Tree Preservation Historic Residential Primary Area Special Use and Design Standards Historic District Design and Development Guidelines

- ATTACHED REFERENCE MATERIAL:**
1. Vicinity Map
  2. Site Photos
  3. Tentative Parcel Map Approved by HDC August 3, 2016
  4. Site Plan, Dated May 9, 2018
  5. Building Elevations dated May 25, 2018
  6. Floor Plans, dated May 25, 2018
  7. Color 3D Rendering, dated May 25, 2018
  8. Proposed Colors and Materials
  9. Project Description and Greek Revival Architectural Description
  10. Comment Letter from Folsom Heritage Preservation League, dated May 17, 2018

**PROJECT PLANNER:** Josh Kinkade, Assistant Planner

### **BACKGROUND**

The existing 14,000-square-foot project site, which is located at the southeast corner of the intersection of Figueroa Street and Reading Street, is developed with a single-story, 1,729-square-foot single family residence that was originally constructed in 1890. Four perpendicular on-street parking spaces exist just outside of the property lines along Reading Street. A photograph of the existing site and single family residence is shown in Attachment No. 2. In 2016, the Historic District Commission approved a Tentative Parcel Map to subdivide the 14,000-square-foot lot into two individual 7,000 square-foot lots, as well as development of a two-story, 2,457-square-foot single-family residence at the southeast corner of the intersection of Figueroa Street and Reading Street and demolition of a storage shed and portable carport canopy on that property (PN 14-395). The approved parcel map is included as Attachment No. 3. The parcel map is currently in the process of being recorded by City staff. The applicant did not move forward with the proposed single-family home.

The subject lot slopes downward to the northwest, and currently contains a shed, carport, grass, trees and a concrete driveway.

### **PROJECT DESCRIPTION**

The applicant is requesting approval of a Historic District Design Review for development of a duplex on a lot located at 916 Figueroa Street in the Historic District. The proposed project includes a two-story, 5,701-square-foot building divided evenly into two three-bedroom units, with a parking garage beneath (partially below grade) to accommodate up to six vehicles. Access to the garage will be provided via the Sutter Street/Figueroa Street alley to the side of the building. The applicant is proposing Greek revival architecture for the structure, including wide flat trim boards and eaves, corners and bands, as well as a front-gabled roof and round columns. The site plan, floor plans, elevations, and color 3D renderings are provided in Attachments 4 through 7.

### **GENERAL PLAN AND ZONING COMPLIANCE**

The General Plan land use designation of the site is MLD (Multi-Family Low Density) and the zoning for the site is FIG/R-2 (The Figueroa Subarea of the Historic Residential Primary Area/Two-Family Residence District). The project is consistent with both the General Plan land use designation and the zoning designation for the site, as two-family residences are identified as a permitted land use in the Folsom Municipal Code (FMC, Section 17.14) and the Historic District Design and Development Guidelines (DDG's).

**PROJECT ANALYSIS**

The project, which is located within the Figueroa Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-2 (Two-Family Residence District) and is designated MLD (Multi-Family Low Density) in the General Plan. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Area</b>	7,000 sq. ft.	7,000 sq. ft.
<b>Minimum Lot Width</b>	50'	70'
<b>Minimum Pervious Coverage</b>	45% of lot area	46% of lot area
<b>Maximum Building Height (main structure)</b>	35'	32' (average)
<b>Front Yard Setback</b>	20'	20'
<b>Side Yard Setback</b>	5'	5', 6'
<b>Rear Yard Setback</b>	20'	20'
<b>Setback To Other Structures</b>	8'	>8'
<b>Minimum Parking</b>	4 spaces	6 spaces

As shown in the table above, the proposed residence will meet all applicable development standards. Note that all measurements are taken from the property lines of the proposed 7,000-square-foot parcel. In addition, the Tentative Parcel Map of which was approved by the Historic District Commission in 2016 but has not yet been recorded.

**Building Design and Architecture**

The project site is located within the Figueroa Subarea of the City of Folsom’s Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in this Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City’s early residential life-style. Adherence to historic authenticity is of great importance in this Subarea.

In analyzing the architectural design of the residence, staff determined that the structure includes many key elements commonly found in early residential design (pre-1910) Greek revival style, including wide flat trim boards and eaves, corners and bands, as well as a front-gabled roof and round columns. Staff has also determined that the proposed project includes the use of building materials that are natural in appearance (lap siding and trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDG’s). In addition, the proposed project utilizes colors (white siding and trim and a grey roof) which are consistent with colors typically utilized on historic residential structures, especially those with Greek Revival architecture.

Staff notes that while “Greek Revival” is not a style typically found throughout the Historic District, although there is a residence one block away on Figueroa Street (see Attachment No. 9) that utilizes many similar architectural features, including round columns and white vertical siding. The Delta style

is however discussed in the DDG's, which has many similar elements of the Greek Revival style, including columns and tall narrow windows. Research has indicated that Greek Revival houses were historically common in Northern California with front-gabled roofs (as shown in Attachment No. 9). Greek Revival is an early 1825 – 1860's style that was introduced to the West Coast with the Gold Rush. The version on the West Coast was typically void of the full height entry porch, which was a feature that was very common in the Southern Greek Revival homes/buildings but not as common on the West Coast.

### **Attached Garage**

FMC Section 17.52.540 states that in the Figueroa subarea, attached garages are not permitted in the general view shed of the public, unless not identifiable as a garage. With regards to attached garages in the Figueroa Subarea, the DDG's state that automobiles were a rarity in the pre-1910 time period. Therefore, design should reduce or eliminate the visibility of autos by such means as eliminating driveways from streets in favor of using alley access, or providing screen plantings for outdoor parking areas. The applicant has proposed an attached garage on the residence facing the Sutter Street-Figueroa Street alley. The garage would be set back 20 feet from the property line facing Reading Street. Staff also notes that there is an additional 18 feet between the property line and the edge of asphalt for Reading Street itself, pushing the garage back a total of 38 feet from edge of asphalt. The lower half of the garage is proposed to be below grade, which would reduce direct views of the garage doors from the street. The applicant also proposes a wall extending an additional 3 ½ feet above finished grade that would further screen the garage doors from direct public view on Reading Street. Looking south on Reading Street at the property, the garage doors would be further shielded due to the slope of the street. Therefore, staff concludes that the garage doors are adequately shielded from the public view shed due to the garage's location in relation to Reading Street, the garage doors being partially below grade and partially blocked by a wall and the slope of Reading Street.

The DDGs Appendix C.4.e states that, "... garage doors should be broken up into smaller components" and that "two single garage doors are preferred over a double door." The DDG's also state that wooden garage doors resembling those found during the design period of the Primary Area or Subarea are preferred, and that if a roll-up or metal door is used, it should be plain not paneled. Windows are also discouraged in garage doors. The applicant proposes three double roll-up door with panels. Staff has included Condition No. 5 to require that the garage door panels be removed, and that hinges and handles be added to the garage door to resemble two carriage doors. These modifications would help the garage door meet the DDG's and the neighborhood design.

Therefore, based on the above site factors and neighborhood character, staff supports the attached garage with the conditions of approval as stated previously.

### **Windows and Doors**

The DDG's state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDG's state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The applicant proposes composite double-hung windows with composite trim painted white. The windows are predominantly proportioned vertically. The front entrances are proposed to be wood doors with composite trim.



## **Roofing**

Pursuant to the DDG's Appendix D Section C.7.c, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence. Inappropriate materials consist of colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof will be a composition shingle roof colored grey.

Staff has determined that the overall design, colors, materials, and layout of the proposed structure is consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG's.

## **Parking**

The FMC Section 17.57.040 requires two parking spaces for each unit of a two-family dwelling. FMC Section 17.52.540(I) requires all parking spaced to be provided on site and required parking spaces must be provided outside required front and street side yards, and screened from public view by location, fence, landscaping, or other means appropriate to the neighborhood. The applicant is proposing a six-car garage, accessible via the Figueroa Street-Sutter Street alley. As described above, the garage is adequately shielded from the public view shed. As such, staff has determined that the proposal complies with the parking requirements.

## **Heritage Preservation League Comments**

The Folsom Heritage Preservation League (HPL) provided staff with a comment letter based on the plans that were submitted. This letter is included in Attachment No. 10. The HPL recommended that the application be denied. This recommendation is based on the assertion that the garage doors would not be concealed from view from Reading Street due to the slope of the street. The HPL also stated that Greek Revival building design has not been previously used in the Figueroa Subarea (though it is in the appropriate timeframe) and that the project does not include features that often are included with this style, including defined upper gables (separated from the remaining façade by a cornice and trim), two-story-high columns (or faux, façade mounted pilasters), and tall narrow windows.

In response to the garage concerns, staff refers to the "Attached Garage" section above. Based on this analysis, staff concludes that the garage doors will not be visible from Reading Street. Regarding Greek Revival architecture, staff has addressed this in the "Building Design and Architecture" section above. Staff shared the HPL's letter with the applicant. The applicant agreed to add the following elements to the design:

- Adding narrow, taller windows on all elevations
- Adding additional columns on the porches on the south elevations
- Widening the two garage doors and eliminating the entry between the garage doors
- Incorporating a pediment gable roof at the South and East elevations

These modifications have been incorporated into the elevations included in this staff report as Attachment No. 5.

**ENVIRONMENTAL REVIEW**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

**RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE PN18-129, DESIGN REVIEW FOR A 5,701-SQUARE-FOOT DUPLEX LOCATED AT 916 FIGUEROA STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, AS ILLUSTRATED ON ATTACHMENTS 4-7, WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-15):

**GENERAL PROJECT FINDINGS**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY OF FOLSOM.

**CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL AND THE HISTORIC RESIDENTIAL PRIMARY AREA SPECIAL USE AND DESIGN STANDARDS.

Submitted,



\_\_\_\_\_  
 PAM JOHNS  
 Community Development Director

## CONDITIONS OF APPROVAL

1. Compliance with all local, state and federal regulations pertaining to building is required.
2. A Building Permit shall be issued on the project within one year of the date of this approval (June 6, 2019).
3. The applicant shall submit a Building Permit Application to the Community Development Department for its review and approval that shall substantially conform to the items referenced below:
  - a) Site Plan, Dated May 9, 2018, Building Elevations dated May 25, 2018 and Floor Plans, dated May 4, 2018
  - b) Color 3D Rendering, dated April 4, 2018
4. The proposed colors and siding, trim and roof materials of the residence shall match the proposed colors and materials on file with the Community Development Department.
5. The garage door windows and panels shall be removed and hinges and handles shall be added to the garage door so that it resembles two carriage-style doors. This revision shall be made to the plans submitted for a Building Permit to the satisfaction of the Community Development Department.
6. Permanent fencing shall be no greater than 3 ½ feet tall in front of the residence and 6 feet tall in the side and rear of the residence.
7. All applicable conditions from the Historic District Commission's approval of the 916 Figueroa Street Tentative Parcel Map (PN 14-395) shall apply to this project. Design review of the single-family residence shall be terminated upon approval of PN 18-129.
8. An address shall be assigned to the new parcel prior to submittal of a Building Permit.
9. This project shall be subject to all applicable City-wide development impact fees.
10. The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.
11. A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress. Landscaping shall be consistent with the Historic District Design and Development Guidelines.

12. An arborist report is required which locates, identifies, assesses and quantifies each tree on the project site and whose canopy extends into the project site. A site plan showing existing trees, proposed tree removals and proposed structures is required as part of this arborist report. The arborist report and site plan shall be submitted to the Community Development Department prior to issuance of a building permit. A Tree Permit, protection plan and appropriate mitigation may also be required prior to issuance of a building permit to protect and/or account for the proposed development activities.
13. In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.
14. If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.
15. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

# ATTACHMENT 1

## Vicinity Map



# ATTACHMENT 2

## Site Photos



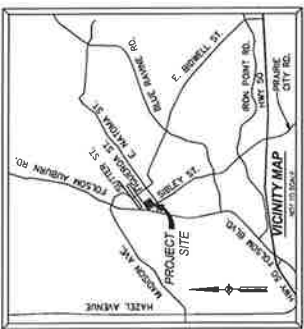
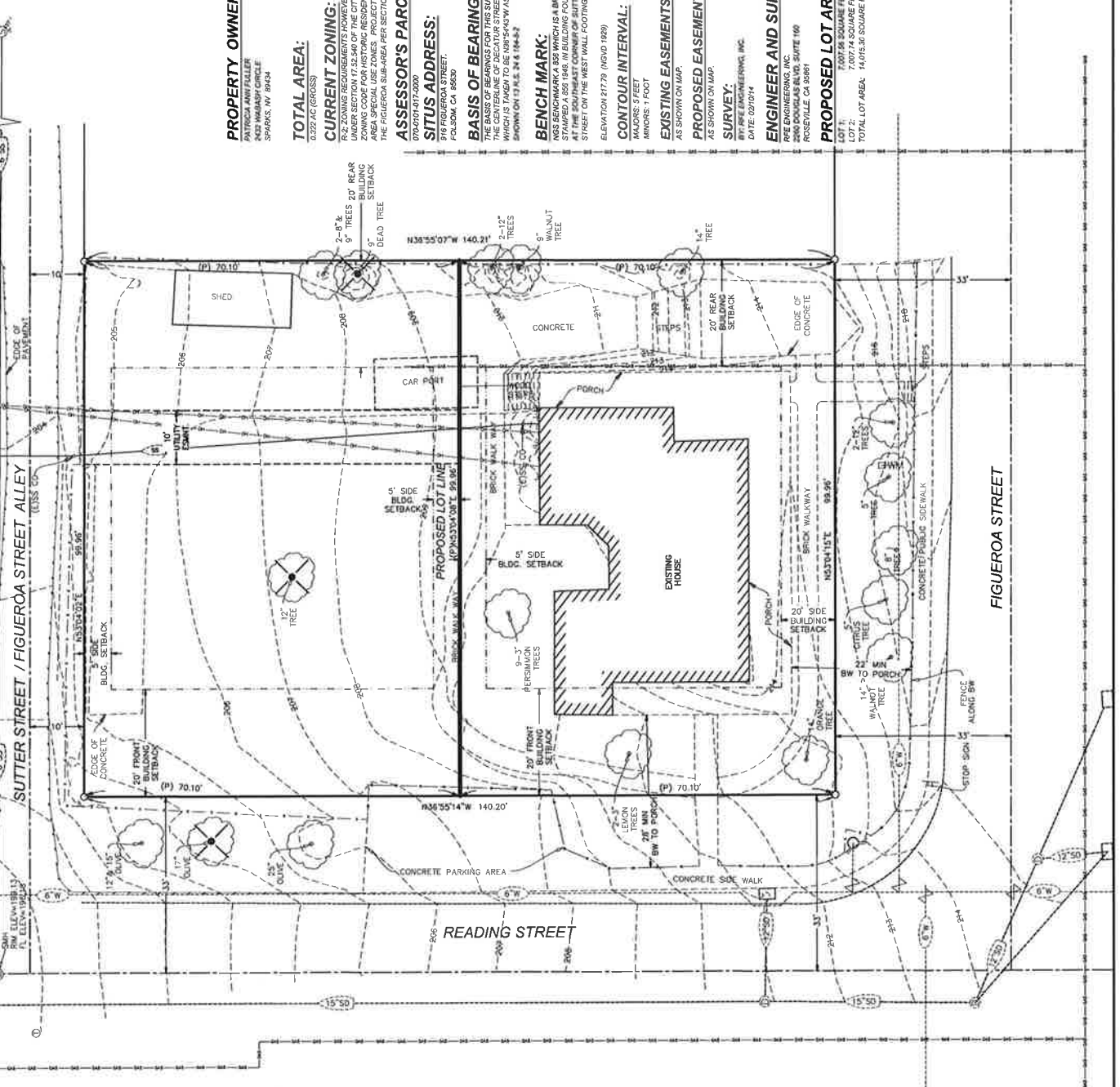


## ATTACHMENT 3

Tentative Parcel Map Approved by HDC August 3, 2016

# TENTATIVE PARCEL MAP

APN: 070-0101-017  
 916 FIGUEROA STREET  
 FOLSOM, CALIFORNIA 95630



**PROPERTY OWNER:**  
 PATRICK ANTFILLER  
 10000 SUTTER STREET  
 SPARKS, NV 89424

**TOTAL AREA:**  
 0.22 AC (GROSS)

**CURRENT ZONING:**  
 R-2 ZONING REQUIREMENTS HOWEVER SET FORTH UNDER SECTION 17.52.06 OF THE CITY OF FOLSOM CHARTER AND THE CITY OF FOLSOM LOCAL ORDINANCES, THE PROJECT SITE IS WITHIN A SPECIAL USE ZONE. PROJECT SITE IS WITHIN THE FIGUEROA SUB-AREA PER SECTION 17.52.22.

**ASSESSOR'S PARCEL NO.:**  
 007141017

**SITUS ADDRESS:**  
 916 FIGUEROA STREET  
 FOLSOM, CA 95630

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTRAL LINE OF SUTTER STREET

**BENCH MARK:**  
 NGS BENCHMARK A 533 WHICH IS A BRASS DISC STAMPED A 885 1948 IN BUILDING FOUNDATION AT THE SOUTHEAST CORNER OF SUTTER AND RILEY STREET ON THE WEST WALL FOOTING.  
 ELEVATION 217.78 (NGVD 1989)

**CONTOUR INTERVAL:**  
 1.00 FEET  
 MARKS: 1.00 FEET

**EXISTING EASEMENTS:**  
 AS SHOWN ON MAP

**PROPOSED EASEMENTS:**  
 AS SHOWN ON MAP

**SURVEY:**  
 BY: JAMES W. BARKER, INC.  
 DATE: 02/10/14

**ENGINEER AND SURVEYOR:**  
 JWB ENGINEERING, INC.  
 2805 DONALD BLVD, SUITE 110  
 ROSHARON, CA 95881

**PROPOSED LOT AREAS:**  
 LOT 1: 7,007.58 SQUARE FEET  
 LOT 2: 7,007.74 SQUARE FEET  
 TOTAL LOT AREA: 14,015.32 SQUARE FEET

**BUILDING SETBACK:**  
 FRONT: 20 FEET  
 REAR: 20 FEET  
 MINIMUM OF 5 FEET FROM ANY INTERIOR SIDE-YARD LOT LINE, ALLEY AND 10 FEET FROM A STREET SIDE-YARD LOT LINE

**MINIMUM LOT WIDTH:**  
 50 FEET

**MINIMUM LOT AREA:**  
 7,000 SQUARE FEET

**LOT COVERAGE:**  
 MINIMUM 45% PERVIOUS

**SANITARY SEWER:**  
 CITY OF FOLSOM  
 50 NATOMA STREET  
 FOLSOM, CA 95630  
 PHONE: 916-855-7200

**WATER SUPPLY:**  
 CITY OF FOLSOM  
 50 NATOMA STREET  
 FOLSOM, CA 95630  
 PHONE: 916-855-7200

**FIRE PROTECTION:**  
 CITY OF FOLSOM  
 50 NATOMA STREET  
 FOLSOM, CA 95630  
 PHONE: 916-855-7200

**TELEPHONE:**  
 CITY OF FOLSOM  
 3875 T STREET, ROOM 770  
 SACRAMENTO, CA 95818  
 PHONE: 916-45-8590

**GAS:**  
 SMD  
 P.O. BOX 15880  
 SACRAMENTO, CA 95833  
 PHONE: 866-691-4420

**ELECTRIC:**  
 PG&E  
 5555 FLORIAN-PERKINS ROAD, ROOM 142  
 SACRAMENTO, CA 95826  
 PHONE: 916-841-0111

**CABLE:**  
 AC SQUARE INC.  
 10000 SUTTER STREET  
 SACRAMENTO, CA 95824  
 PHONE: 916-376-7833

REVISION	NO.	CHECK	BY	DATE	APPROVED

QUANT.	DRAWN	TSM	RPM	DESIGN	RPM	RPM

ORIGINAL SCALE IS IN INCHES  
 1" = 20'

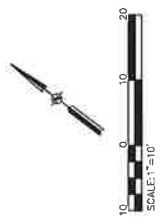


**JWB ENGINEERING, INC.**  
 2805 DONALD BLVD, SUITE 110  
 ROSHARON, CA 95881  
 PH: (916) 985-1199  
 FAX: (916) 985-1199

SACRAMENTO COMMERCIAL  
 20C LEVING ST  
 FOLSOM, CA 95630  
 PH: (916) 985-1199

**TENTATIVE PARCEL MAP**  
 916 FIGUEROA STREET  
 FOLSOM, CALIFORNIA 95630

Sheet 1 of 1  
 TPM-1  
 07-15-2016



ATTACHMENT 4

Site Plan, Dated May 9, 2018

**KONET architecture**  
 REGGIE KONNET AIA  
 10151 RICHMOND STREET  
 FOLSOM, CA 95630  
 916.416.4723  
 konetarchitecture@gmail.com  
 CA Arch License # 18815

www.konetarchitecture.com

No.	Description	Date

No.	Description	Date

VISIONE FOLSOM

**READING STATION**  
 9168 Figma Street  
 Folsom, CA 95630

SITE PLAN - ARCHITECTURAL

Project Number	240174R121a
Date	Issue Date
Drawn By	Reggie Konnet, AIA

**C1.0**

Scale: 1/8" = 1'-0"

**SITE PLAN NOTES:**

- FOR ALL OTHER RELATED ACCREDITATIONS BETWEEN THE ARCHITECTURAL AND THE CIVIL ENGINEER, THE ARCHITECTURAL AND CIVIL ENGINEER SHALL CONSULT WITH THE CIVIL ENGINEER, HOME DEPOT, PROPERTY USE FUNCTIONS, RETAIL INFORMATION, INTERIORS, AND OTHER FUNCTIONS TO DETERMINE THE BEST COURSE OF ACTION TO MEET ALL REQUIREMENTS OF THE CITY OF FOLSOM.
- FOR THE IMPROVEMENTS OR SUBJECT PROPERTY BY R.F. CHRISTENSEN, INC., THE IMPROVEMENTS SHALL BE AS SHOWN ON THE PREVIOUS LOT COVERAGE FOR THE PROJECT AND IN THE CITY OF FOLSOM.
- THE PROPOSED PROJECT MEETS THE REQUIREMENTS AS FOLLOWS:  
 IMPROVED LOT AREA = 148,000 SF  
 IMPROVED LOT AREA INCLUDING IMPROVEMENTS = 377,000 SF  
 IMPROVED IMPROVED LOT = 148,000 SF  
 IMPROVED IMPROVED LOT = 148,000 SF  
 IMPROVED IMPROVED LOT = 148,000 SF

FIGURE 1  
 SITE PLAN



READING STREET

1 SITE PLAN - ARCHITECTURAL

## ATTACHMENT 5

Building Elevations dated May 25, 2018

**KONET**  
architecture

REGGIE KONNET, AIA  
88 MARBLE CANYON DR  
FOLSOM, CA 95690  
916-973-4222  
konetarchitecture@gmail.com  
CA Arch License # 73815

www.konetarchitecture.com

VISIONE FOLSOM

READING  
STATION  
9168 Figueroa Street  
Folsom, CA 95690

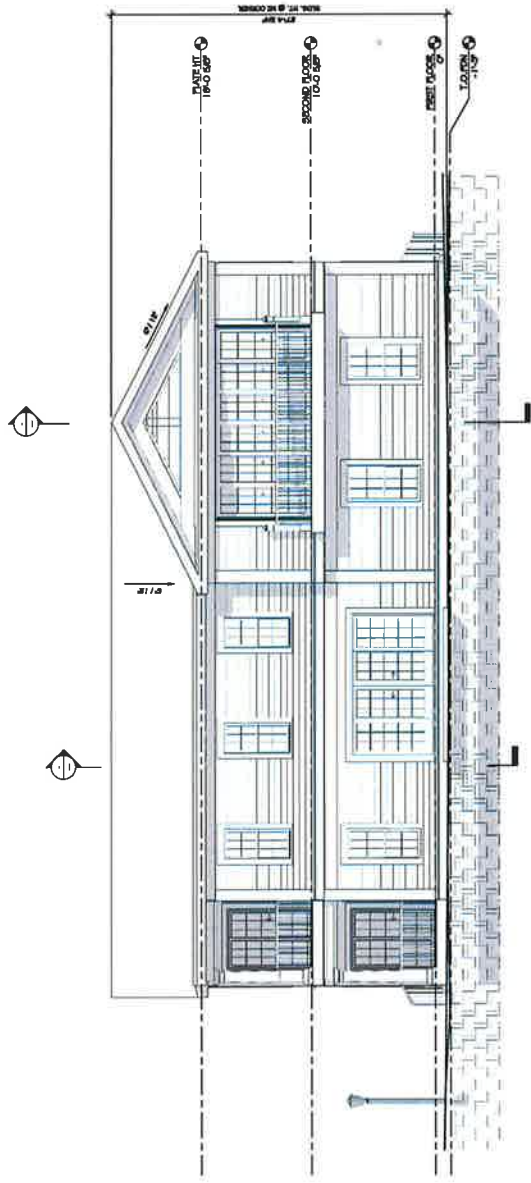
SOUTH + EAST  
ELEVATIONS

Project Number 2017RK22  
Date Issue Date  
Drawn By Reggie Konnet, AIA

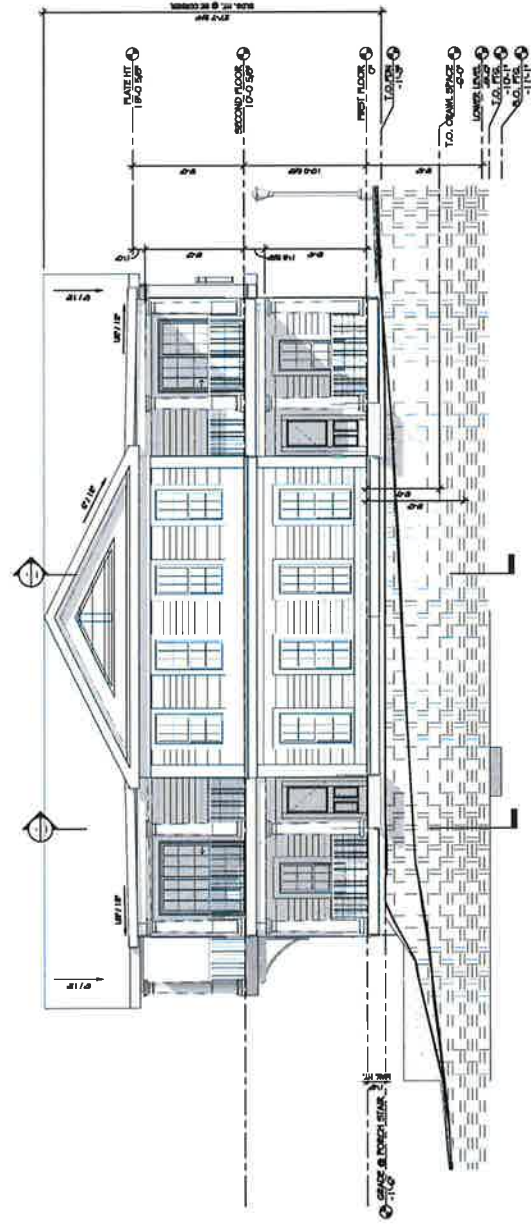
A7.0

Scale 1/4" = 1'-0"

No.	Description	Date



② EAST ELEVATION  
1/4" = 1'-0"



① SOUTH ELEVATION  
1/4" = 1'-0"

**KONET**  
architecture

REGGIE KONNET, AIA  
103 MARBLE CANYON DR  
FOLSOM, CA 95630  
916.937-4222  
konetarchitecture@gmail.com  
CA Arch License # 33615

www.konetarchitecture.com

No.	Description	Date

VISIONE FOLSOM

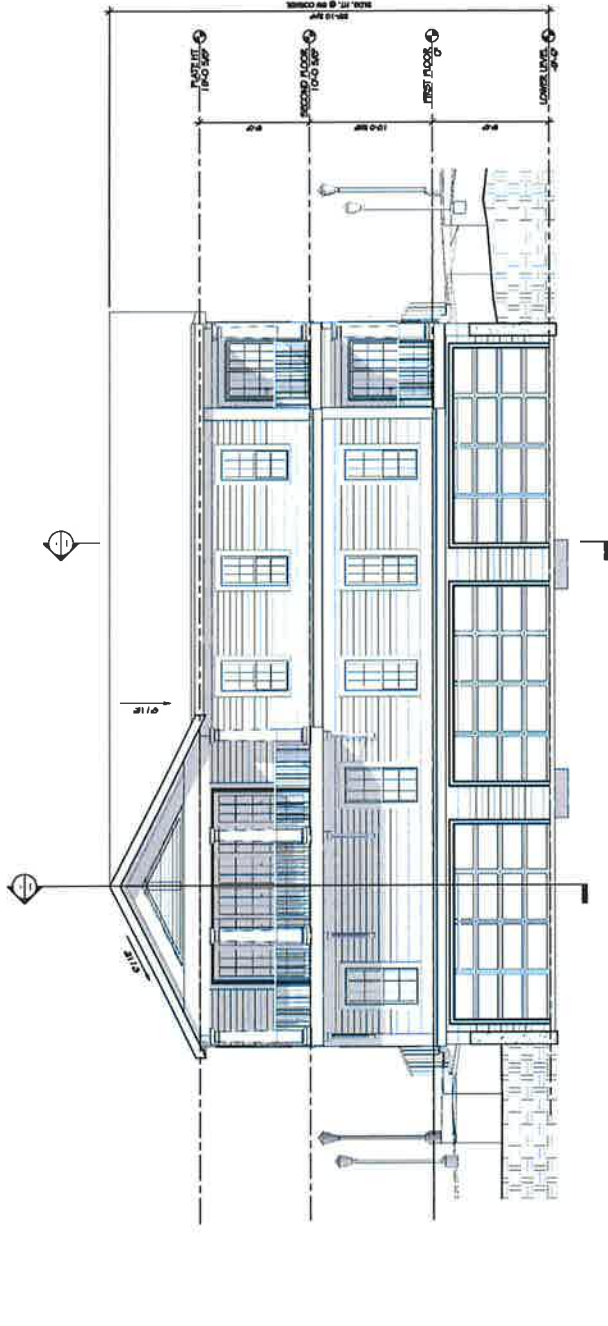
**READING  
STATION**  
9168 Fingers Street  
Folsom, CA 95690

**NORTH + WEST  
ELEVATIONS**

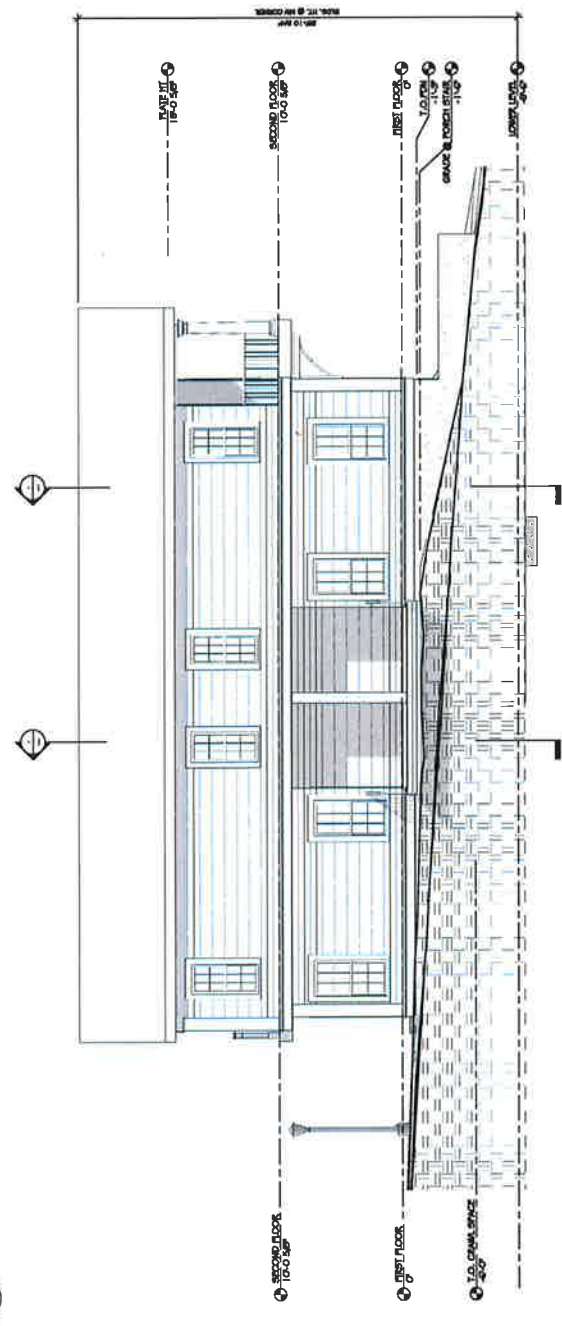
Project Number 2017RKG2  
Date Issue Date  
Drawn By Reggie Konnet, AIA

**A8.0**

Scale 3/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"

## ATTACHMENT 6

Floor Plans, dated May 25, 2018



# KONET architecture

REGGIE KONET, AIA  
103 MARBLE CANYON DR  
FOLSOM, CA 95630  
916-873-4223  
kconetarchitecture@gmail.com  
CIVILILICENSE# 52817

www.konetarchitecture.com

No.	Description	Date

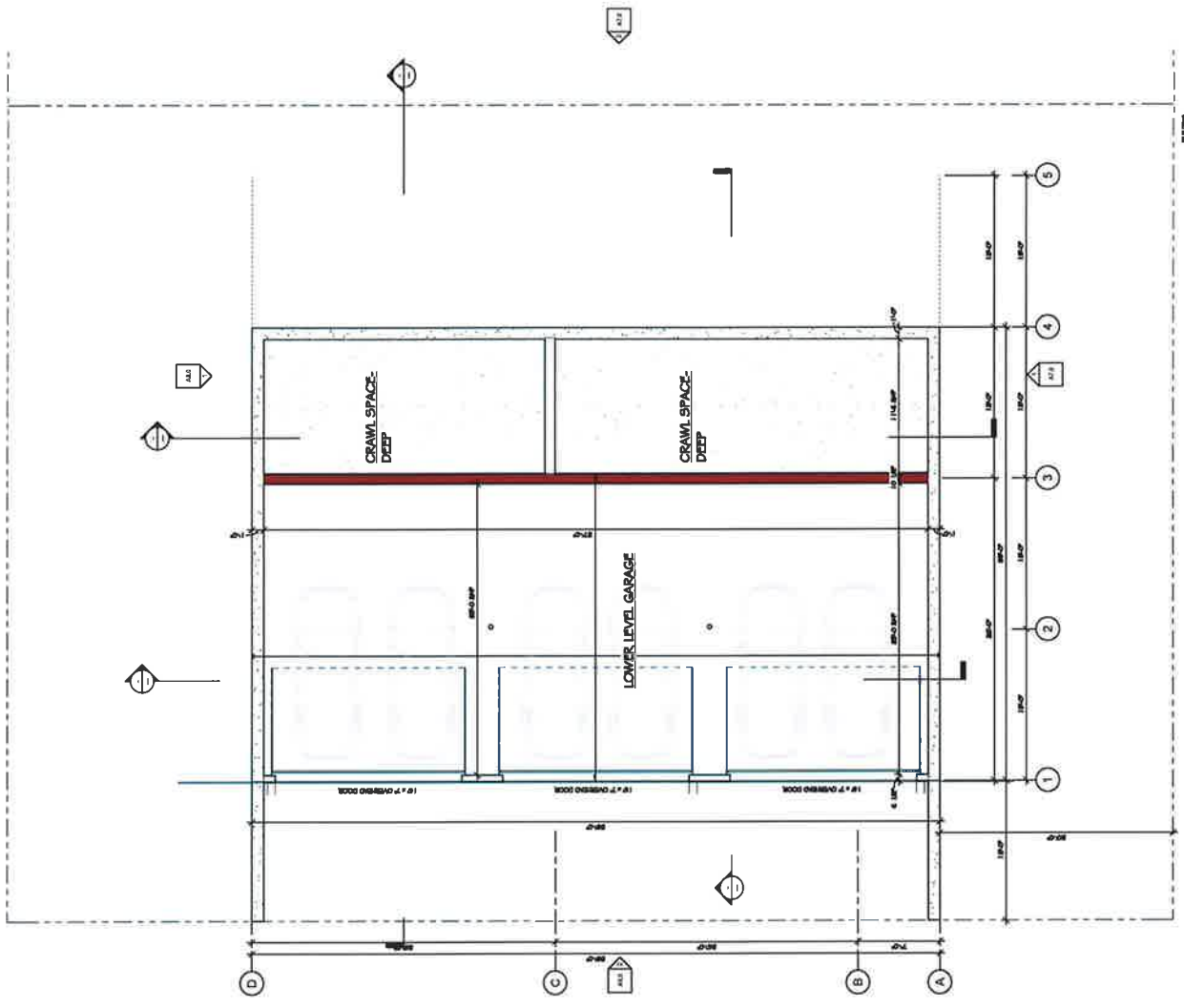
VISIONE FOLSOM  
**READING  
STATION**  
916B Pigeon Street  
Folsom, CA 95690

LOWER LEVEL PLAN

Project Number	2017RKC22
Date	Issue Date
Drawn By	Reggie Konet, AIA

## A2.0

Scale 3/4" = 1'-0"



1 LOWER LEVEL  
1/4" = 1'-0"



# KONET architecture

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80 POLSON, CA 95969  
916.415.4232  
konetarchitecture@gmail.com  
CA Arch License # 11895

www.konetarchitecture.com

No.	Description	Date

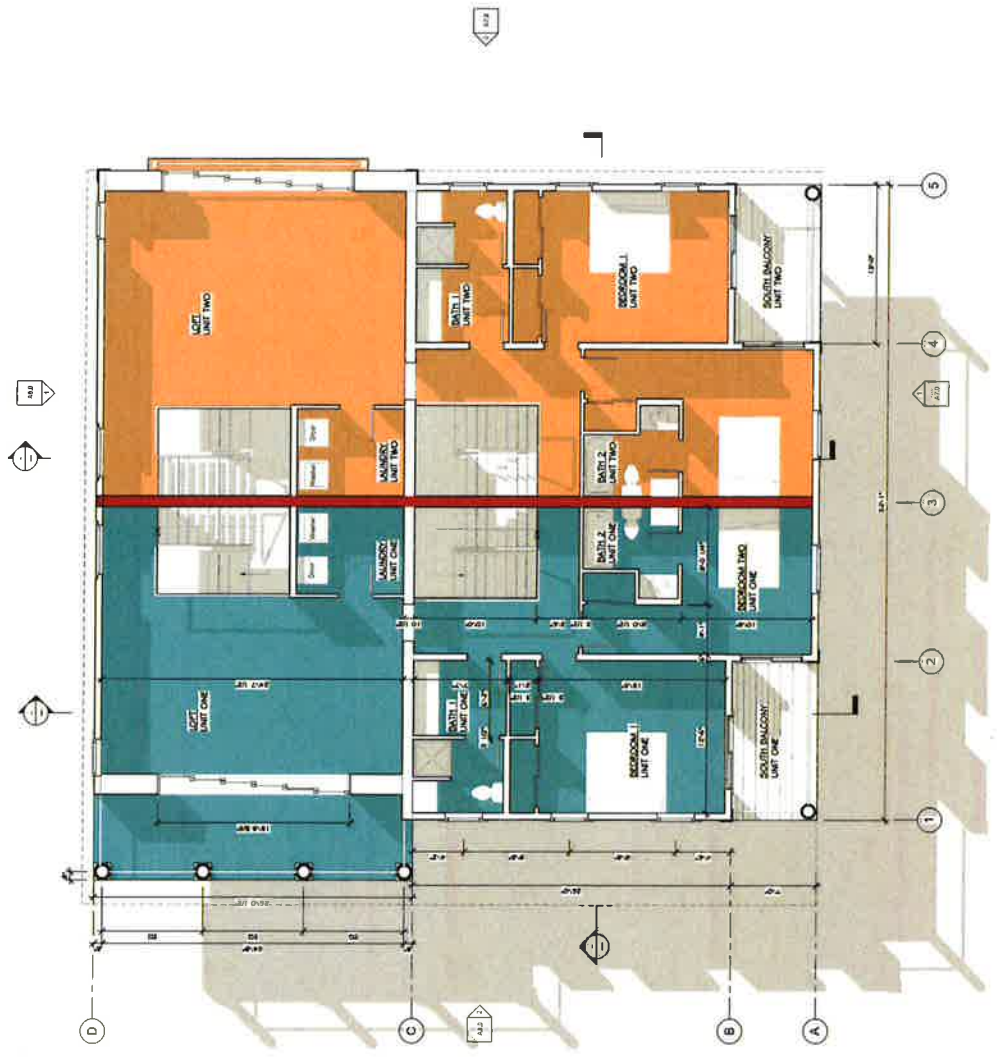
VISIONE, FOLSOM  
**READING  
STATION**  
916B Egerova Street  
Folsom, CA 95630

## SECOND FLOOR PLAN

Project Number	2017RNC22
Date	Issue Date
Drawn By	Reggie Konet, AIA

# A4.0

Scale: 1/4" = 1'-0"



1 SECOND FLOOR  
100-710

## ATTACHMENT 7

Color 3D Rendering, dated May 25, 2018

# KONET architecture

REGGIE KONET, AIA  
101 MARBLE CANYON DR  
FOLSOM, CA 95630  
916-813-4722  
konetarchitecture@gmail.com  
21901 Camino Arroyo, #100

www.konetarchitecture.com

VISIONE FOLSOM

**READING  
STATION**  
916B Figueroa Street  
Folsom, CA 95630

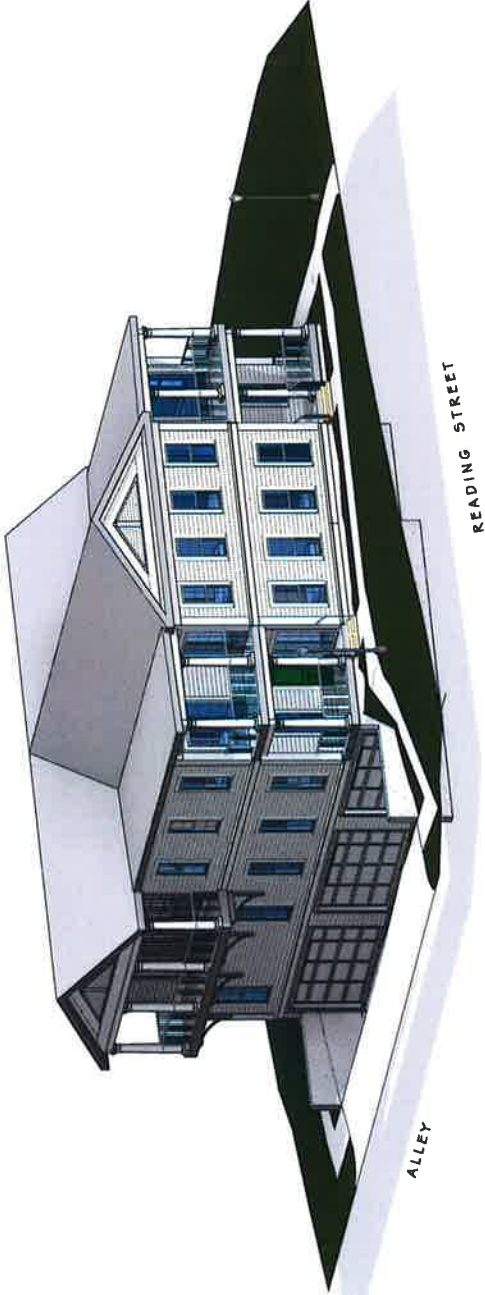
**ROOF PLAN + 3D  
VIEWS**

Project Number	2017RKC02
Date	Issue Date
Drawn By	Reggie Konet, AIA

**A5.0**

Scale: 1/8" = 1'-0"

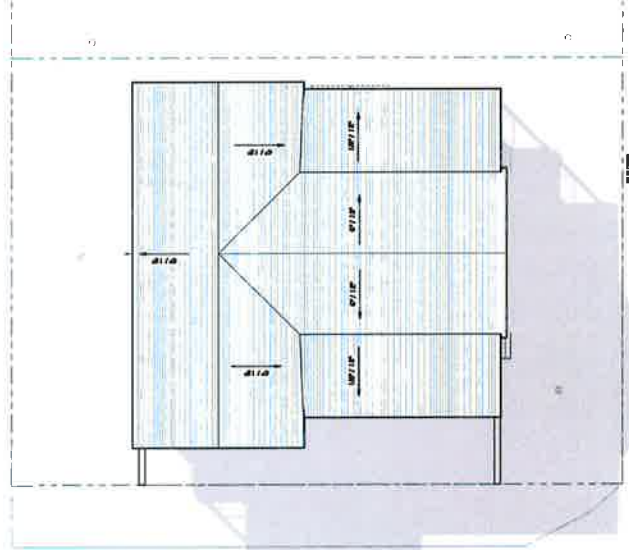
No.	Description	Date



2 3D VIEW - SOUTHWEST CORNER



3 3D VIEW - NORTHEAST CORNER



1 ROOF PLAN  
1/8" = 1'-0"

# ATTACHMENT 8

## Proposed Colors and Materials

# HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just the best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the possibility to make their dream home a reality. From Victorians to Colonials, HardiePlank® lap siding suits the style of any exterior detailing.

A classic look for  
**THE HOME OF THEIR DREAMS.**

ARCTIC WHITE -  
SMOOTH  
6.25" | 5" EXP.



# SIDING

## SELECT CEDARMILL®

Woodstock Cedar



Thickness	5/16 in.
Length	12 ft. planks
Width	5.25 in.* 6.25 in. 7.25 in. 8.25 in. 9.25 in.* 12 in.*
Expansion	4 in. 5 in. 6 in. 7 in. 8 in. 10.75 in.
Weight (per 100 sq. ft.)	280 252 210
Price	360 308 252 230 190 152
Price (per sq. ft.)	25.0 20.0 16.7 14.3 12.5 9.3

## BEADED CEDARMILL®

Knox Green



Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Expansion	7 in.
Weight (per 100 sq. ft.)	210
Price	240
Price (per sq. ft.)	14.3

## CUSTOM COLONIAL ROUGHSAWN®

Mountain Sage



Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Expansion	6.75 in.
Weight (per 100 sq. ft.)	216
Price	240
Price (per sq. ft.)	14.9

## RUSTIC CEDAR®

Not available with ColorPlus Technology



Thickness	5/16 in.
Length	12 ft. planks
Width	6.25 in. 8.25 in.
Expansion	5 in. 7 in.
Weight (per 100 sq. ft.)	308 230
Price (per sq. ft.)	20 14.3



## SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

### DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years\* of smooth, reliable operation
- Fibrex material construction provides long-lasting\* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel\*
- Fibrex material is twice as strong as vinyl

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

### EXTERIOR COLORS



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



# 100 SERIES

## WINDOWS & PATIO DOORS

### A SMART ALTERNATIVE TO VINYL ← \*

Whether you're replacing, remodeling or building, Andersen® 100 Series windows and patio doors are a smart step up from vinyl. They provide uncommon value, combining time-tested performance with long-lasting beauty. Our 100 Series products are made with our revolutionary Fibrex® composite material, which comes in deep, rich colors that can dramatically enhance any project. In addition, Fibrex material is environmentally responsible and energy efficient, making 100 Series products a winning choice for anyone considering vinyl windows and doors.

#### DURABILITY

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight. And 100 Series products come with durable factory-finished interiors and exteriors that never need painting and won't fade, flake, blister, chalk or peel.\*



#### DEEP, RICH COLORS

Our 100 Series windows come in beautiful colors that can set a project apart.

#### ENVIRONMENTALLY SMART

Our Fibrex composite material is composed of 40% reclaimed wood fiber by weight, most of which is created during the manufacture of Andersen wood windows.



## DURABILITY

### EASY OPERATION FOR YEARS\* TO COME

All Andersen® 100 Series products are rigorously tested to deliver years\* of smooth, reliable operation.

### DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states.\*\* See pages 88–92 for details.

### TAKE COMFORT IN SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well, your reputation is protected whatever the weather.



### QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE\*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers full benefits, year after year, owner after owner.

### NEVER NEEDS PAINTING

100 Series windows and doors won't fade, flake, blister, chalk or peel.\*

### STRONGER CORNER JOINTS

Corner key construction produces joints that are stronger and more attractive than welded vinyl.



Corner key construction

## BEAUTY

### VIRTUALLY SEAMLESS CORNERS

To give your windows, patio doors and projects a beautiful, clean look, 100 Series products feature virtually seamless corners.



100 Series corner seam

Welded vinyl corner seam

### SIX COLORS FOR BEAUTIFUL CURB APPEAL

From White and Sandtone to deep, rich Terratone, Cocoa Bean, Dark Bronze and Black colors, 100 Series windows and doors complement any project.

### ATTRACTIVE MATTE INTERIORS

Durable, matte White or Sandtone interiors are available. Interiors may also be painted to match a home's décor.<sup>†</sup>

### DESIGN FLEXIBILITY

Choose from a complete product line (single-hung, gliding, casement, awning, picture and specialty windows and gliding patio doors) in a variety of shapes, sizes and combinations.

### IMPROVE YOUR VIEW WITH TRUSCENE® INSECT SCREENS

With over 50% more clarity than conventional insect screens, optional TruScene® insect screens for windows give you beautifully unobstructed views. They let more sunlight and fresh air into the home while keeping the smallest insects out.<sup>††</sup>



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or contact your Andersen supplier for details.

\*\*See your local code official for building code requirements in your area.

<sup>†</sup>See care and maintenance guide.

<sup>††</sup>All comparisons made to conventional Andersen® insect screens.



# The Expert's Choice

## LANDMARK® PRO

A refined union of vision and value, our PRO line leads its class in optimal performance and color.

- Engineered to meet professional contractors' exacting specifications
- Available in a wide selection of eye-catching Max Def colors
- Outweighs standard laminates to provide greater protection from the elements
- Select colors are rated by the Cool Roof Rating Council (CRRC) for cool roofs and can be used to comply with the 2016 California Title 24 Part 6 Cool Roof Requirements



## LANDMARK PRO COLOR PALETTE



Max Def Burmt Sienna



Silver Birch  
CRRC Product ID: 0658-0072



Max Def Georgetown Gray



Solaris Max Def Georgetown Gray  
CRRC Product ID: 0658-0022



Max Def Heather Blend



Solaris Max Def Heather Blend  
CRRC Product ID: 0658-0023



Max Def Moire Black



Solaris Max Def Moire Black  
CRRC Product ID: 0658-0024



Max Def Resawn Shake



Solaris Max Def Resawn Shake  
CRRC Product ID: 0658-0024



Max Def Weathered Wood



Solaris Max Def Weathered Wood  
CRRC Product ID: 0658-0025



## LANDMARK TL

### SPECIFICATIONS

- Three-piece laminated fiberglass-based construction
- Rustic appearance of hand-split wood shakes
- 305 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter™ algae-resistance warranty (where available)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*



## LANDMARK PREMIUM

### SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 300 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*



## LANDMARK PRO

### SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 270 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*



## LANDMARK

### SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 229 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

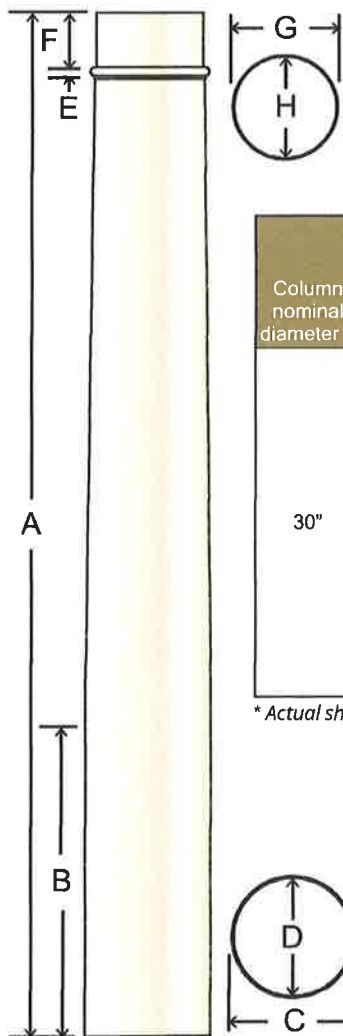
#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*



## DURAGLASS™ ROUND TAPERED COLUMNS

Standard DuraGlass™ column shafts are the same height as the listed size. Tuscan cap and base and Attic base go around the shaft, and do not affect the overall height.

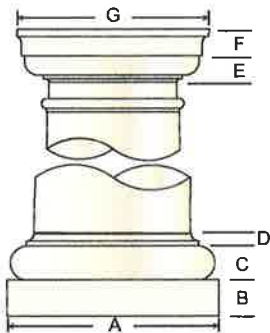
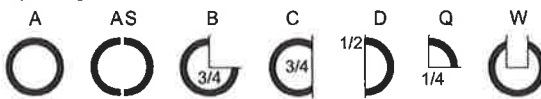
Column nominal diameter *	Shaft height (A)	Shaft neck		Shaft bottom *		Shaft top *		Space available inside shaft		Load capacity
		Neck height (B)	Astragal ring (C)	Outside diameter (D)	Inside diameter (E)	Outside diameter (F)	Inside diameter (G)	For round support	For square support	
30"	8'	13 5/8"	2 1/2"	30"	29"	24 1/2"	23 1/2"	23"	16 1/4"	25,000 lb.
	10'									
	12'									
	14'									
	16'									
	18'									
	20'									
	22'									
	24'									
	26'									
	28'									
30'										

\* Actual shaft net diameters may be smaller than nominal size shown.

Made from fiberglass and resin for a lightweight yet very durable and extremely strong column, these are a perfect solution for larger columns where the weight of a fiberglass-reinforced polymer (FRP) column becomes an issue.

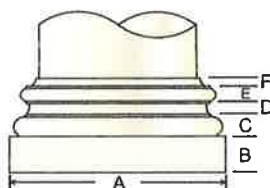
### PLAN TYPES

Poly-Classic® Duraglass™ Columns are available in the following plan types. Please specify when you order. (Fractional components shown are typical. Customer may specify actual returns, wall thicknesses, etc.)



Cap and base products for DuraGlass pultruded or resin-infused fiberglass columns are manufactured of low-maintenance materials. Tuscan cap/base and Attic base for 30" round columns are made of resin-infused fiberglass.

Column diameter	Tuscan Base				Tuscan Cap				Material	
	Plinth		Torus		Total height	Echinus	Abacus			Total height
	(A)	(B)	(C)	(D)	(B-D)	(E)	(F)	(G)	(E-F)	
30"	40 1/2"	7 1/4"	6 1/2"	2 3/4"	16 1/2"	4 7/16"	5 1/8"	35 3/4"	9 9/16"	Fiberglass



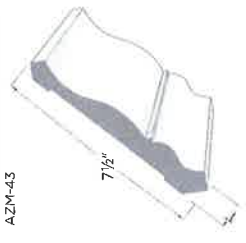
Column diameter	Optional Attic Base							Material
	Plinth		Torus			Total height		
	(A)	(B)	(C)	(D)	(E)	(F)	(B-F)	
30"	40 1/2"	7 1/4"	3 7/8"	3 5/8"	2 5/8"	1 7/8"	17 1/4"	Fiberglass

ALL TRIM SHALL BE "AZEK" OR EQUAL.  
NO VINYL.

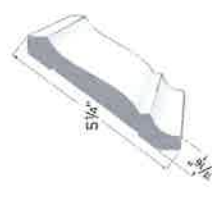
**CROWN PROFILES**

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall and ceiling. May be combined with other mouldings to create a "built-up" profile.

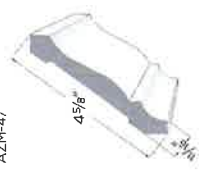
8" Crown (NEW FOR 2012)  
AZM-45



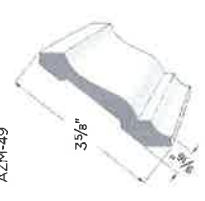
6" Crown  
AZM-45



5" Crown  
AZM-47



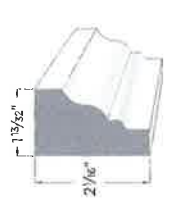
4" Crown  
AZM-49



3" Crown  
AZM-52



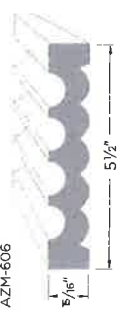
Rams Crown  
AZM-6934



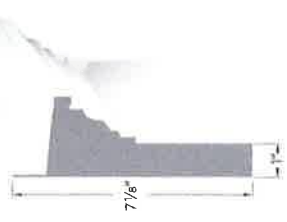
**CASING PROFILES**

Casing profiles are decorative mouldings typically used flush against a wall, door or window to create surrounds.

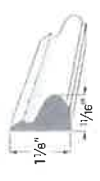
Fluted / Reeded (NEW FOR 2012)  
AZM-606



Crosshead Pediment (NEW FOR 2012)  
AZM-6216



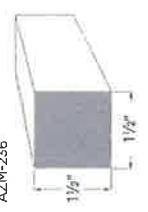
Base Cap  
AZM-164



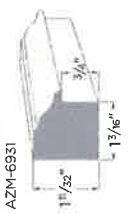
Rake Moulding  
AZM-287



Square Profile  
AZM-236



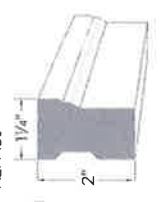
Back Band  
AZM-6931



Adams Casing  
AZM-97



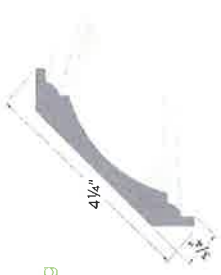
Brick Mould  
AZM-180



**COVE PROFILES**

Cove profiles are typically used along the intersection of a wall and ceiling.

Cove Moulding  
AZM-80



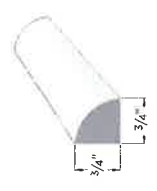
Bed Moulding  
AZM-75



Scotia  
AZM-83



Quarter Round  
AZM-105



**DRIP CAP PROFILES**

Drip Cap is typically used as a water table or brick ledge for separation and water shed against two differing material types.

Drip Cap  
AZM-197



Water Table  
AZM-6935



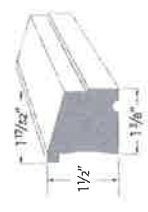
**SILL PROFILES**

Sill profiles shed water and offer architectural detail.

Historic Sill  
AZM-6930



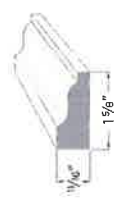
Sub Sill Nose  
AZM-6933



**SHINGLE BAND PROFILES**

Shingle Band is designed for use as a window or door casing or as a decorative shoe base.

Shingle Mould  
AZM-210



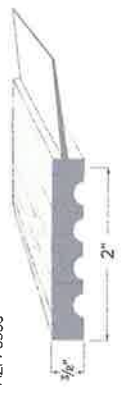
Band Moulding  
AZM-217



**GARAGE DOOR THERMOSTOP**

Popular moulding profile designed to assist with sealing new or existing garage door openings to minimize weather and moisture intrusion.

Garage Door Thermostop  
AZM-6936



## ATTACHMENT 9

### Project Description and Greek Revival Architectural Description

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## READING STATION

916B Figeroa Street . Historic Folsom . CA

### PROJECT SUMMARY

With passion for the Historic Folsom Community, the Owners are enthusiastic in presenting this proposal for a 2 Family Residential 2 story with lower level parking building which shall be located at 916B Figeroa Street. The Structure will face Reading Street, although all four elevations were thoughtfully designed and have incorporated porches.

The Style of the proposed building is "Greek Revival" which is a very classical and elegant form of architecture. Typically, it is restrained in ornamental decoration such as a Victorian style but is known for its massive wide flat trim boards at the eaves, corners and bands of the building. The buildings were almost always painted white throughout to emphasize the simple elegance of the form.

The proposed 5701 SF building shall have 2 units, each of 2850.5 SF with 3 bedrooms and 3.5 bathrooms. There shall be a partially below grade, lower level parking garage which can accommodate 6 vehicles. Access to this garage shall be off the alley on the west side.

One or more of the Owners shall be a permanent resident of this proposed building.

Signed:

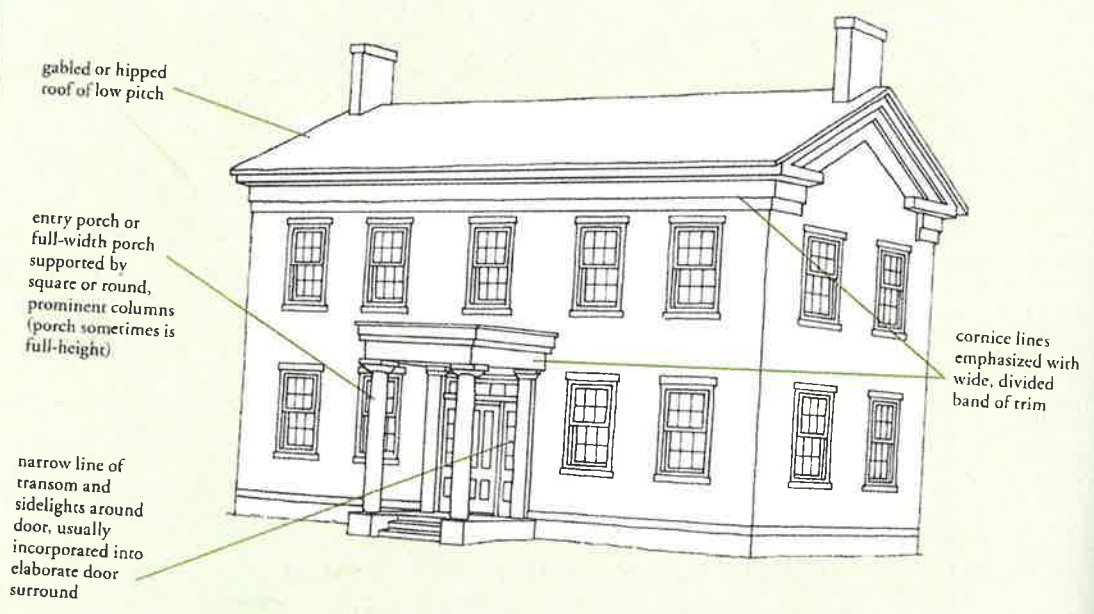
Reggie Konet, AIA, CA Lic#33835

[konetarchitecture@gmail.com](mailto:konetarchitecture@gmail.com)

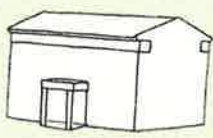
916.835.4222



# GREEK REVIVAL

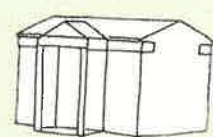


ENTRY PORCH LESS THAN FULL HEIGHT, OR ABSENT



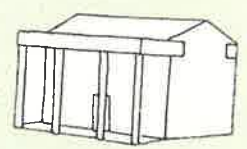
pages 254-55

FULL-HEIGHT ENTRY PORCH



pages 256-57

FULL-FACADE PORCH



pages 258-59

FRONT-GABLED ROOF



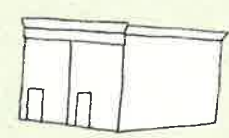
page 260

GABLE FRONT AND WING



page 261

TOWN HOUSE



pages 262-63

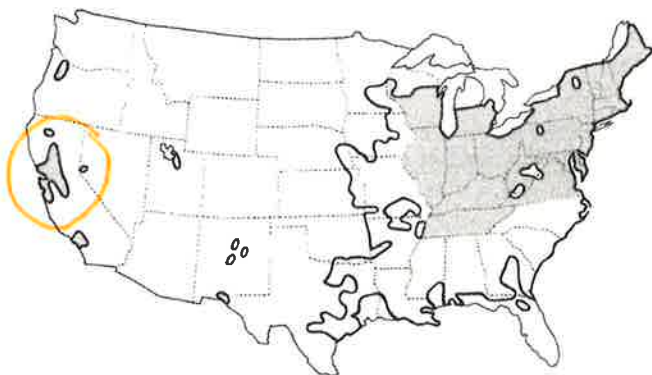
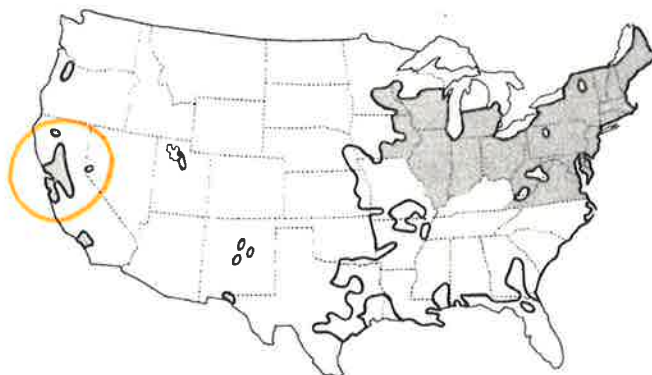
## PRINCIPAL SUBTYPES



one-story variant  
is rare in New England

**ENTRY PORCH  
LESS THAN  
FULL HEIGHT,  
OR ABSENT**

**FULL-HEIGHT  
ENTRY PORCH**



**FULL-FACADE PORCH**

**FRONT-GABLED ROOF**



VERY COMMON

RARE

PRINCIPAL SETTLED  
AREAS IN 1860

**DISTRIBUTION OF GREEK REVIVAL HOUSES**

common  
in  
historic  
folsom

### FULL-HEIGHT ENTRY PORCH

1. San Felipe, Texas; ca. 1838. Lambart House. A very simple one-story example. Note the very slender columns and pilasters. Such simplified details were usual in houses built far from centers of population.
2. Bastrop, Texas; ca. 1860. Reding House. A simple wood-clad two-story example.
3. Meriwether County, Georgia; 1852. Dr. James Stinson House, Mark Hall. This house, similar to Figure 1, has heavier moldings and more substantial columns and pilasters.
4. Pittsford, New York; 1840. Kirby House. The entry porch without a pediment or hipped roof above is unusual. Note the Doric columns without bases.
5. Scott County, Kentucky; 1842. Glencrest. Note the exaggerated depth of the frieze and architrave over the entry porch.
6. Milledgeville, Georgia; 1838. Executive Mansion; Charles B. Clusky, architect-designer.
7. Natchez, Mississippi, vicinity; ca. 1855. Homewood Plantation.
8. Belfast, Maine; 1840. White House; Calvin A. Ryder, architect. This full-height entry porch is a complex and subtle variation of the usual type. Note the elaborate cupola.





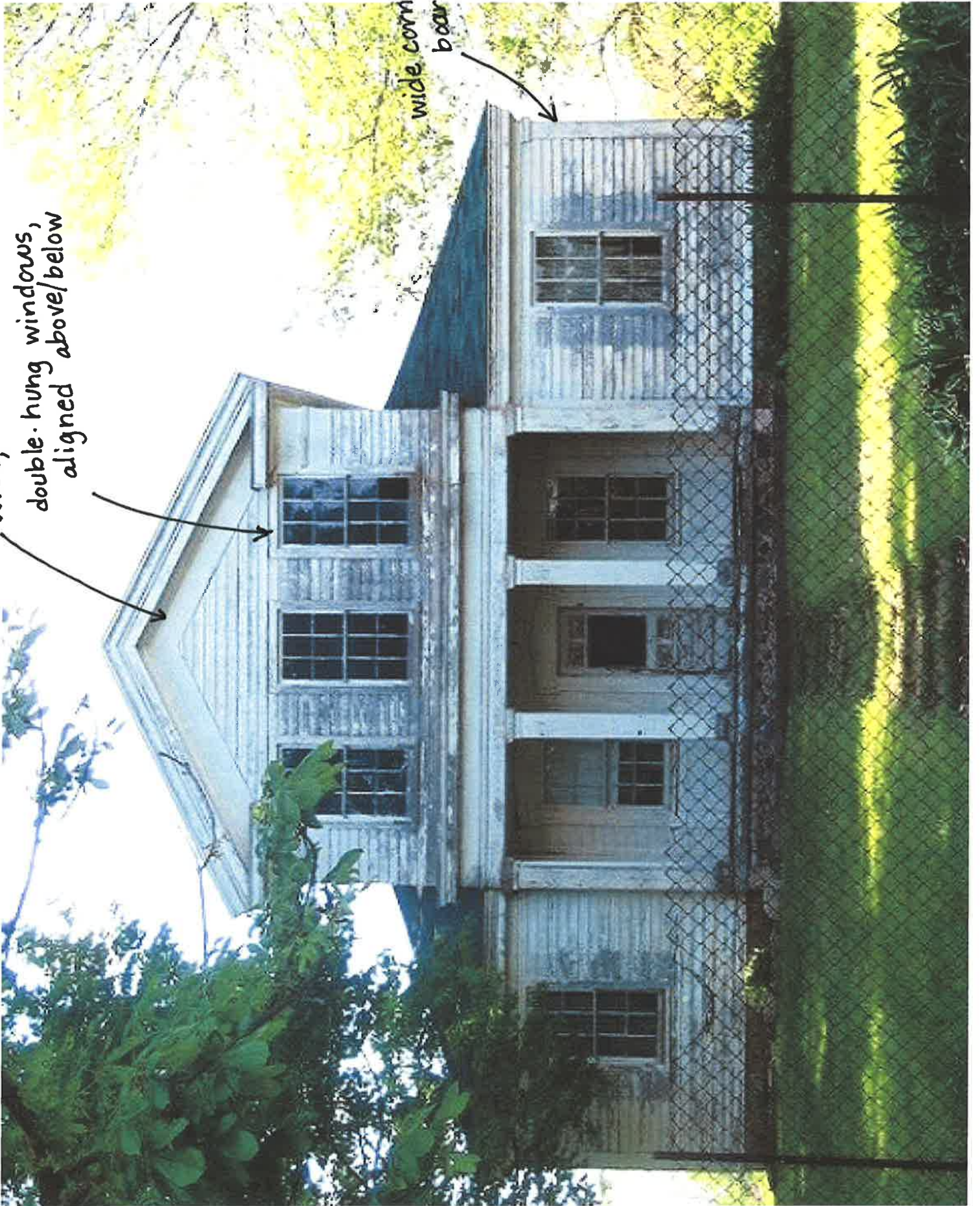
7

8

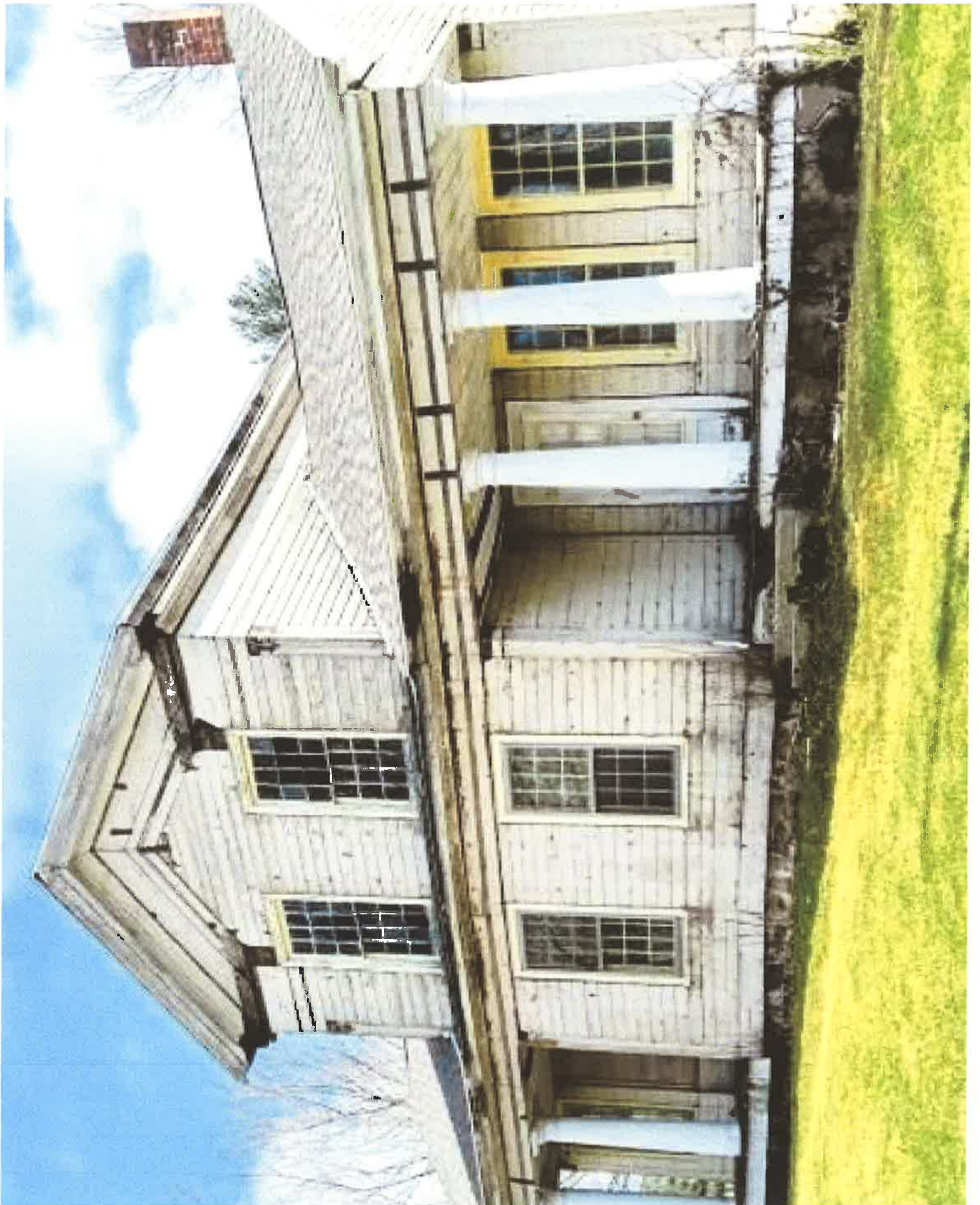
Precedence:  
GREEK REVIVAL

wide, flat trim  
double-hung windows,  
aligned above/below

wide corner  
boards



Precedence:  
GREEK RIVALRY









PRECEDENCE: Historic Folsom



## ATTACHMENT 10

Comment Letter from Folsom Heritage Preservation League,  
dated May 17, 2018

**HERITAGE PRESERVATION LEAGUE OF FOLSOM  
PROJECT APPLICATION REVIEW**

May 17, 2018

**PROJECT:** Reading Station (current address 916 Figueroa Street)

**REQUEST:** New Duplex on a Subdivided Lot

**PROJECT**

**HISTORY:** Application Circulated by City on May 4, 2018  
Feedback requested by May 15.

**COMMENTS:**

The Reading Station duplex is located in the Figueroa Subarea. This part of the Historic Residential Area includes the City's oldest and most significant homes. The Municipal Code and the Historic District Design and Development Guidelines specify that new and remodeled homes in this subarea should reflect pre-1910 designs and that attached garages are not permitted.

Several questions came up during HPL's review of the proposed Reading Station duplex. Among the issues that were discussed are: a) lot configuration; b) requested entitlements, and; c) building design.

Project Site

On the Assessor's Parcel Map, the property at 916 Figueroa Street consist of two historic lots facing Figueroa Street (that have been merged to a 100 x 140-foot lot). The current application assumes that this lot has been subdivided into two non-historic lots facing Reading Street (each with an area of 70 x 100-foot). This lot split requires approval by the Historic District Commission. It is not clear if the new lot has already been created, or if a non-historic lot split will be a part of the current application.

Entitlements

The "Request for Comments" package that was circulated by the City, does not specify what entitlements are required for the Reading Station project. However, HPL has assumed that in addition to Design Review, the project will also need a Lot Split/Lot Line Adjustment, a Conditional Use Permit for a duplex and possibly a Variance from the requirement to locate the garages in a detached structure.

Building Design

Greek Revival building design was typically not used in early Folsom and has therefore not been included with the residential building styles that are identified in the Appendices to the Design and Development Guidelines. However, this design was often used along the east coast and in the south during the pre-1910 time frame and it is not unlikely that it could be found in Folsom.

Among the features that often are included with Greek Revival design are: a) defined upper gables (separated from the remaining façade by a cornice and trim); b) two story high columns (or faux, façade mounted pilasters), and; c) tall narrow windows. Because these design elements have not been included with the proposed duplex, the design could be identified as 'eclectic'.

## **PROJECT REVIEW**

### **Lot Configuration**

The garages of the proposed duplex are facing the side alley close to the intersection with Reading Street. Because Reading Street is sloping up towards Figueroa Street, it is not possible to conceal the view of the three garage doors from Reading Street (even if the garage level is partially recessed).

### **Architecture**

HPL has noted that that Greek Revival building design has not previously been used in the Figueroa Subarea.

While attached garages are not appropriate in the Figueroa Subarea, it is also possible that the narrow bays of the proposed garages (adjacent to the 20-foot-wide alley) will only allow for the parking of three cars.

### **PROJECT RECOMMENDATIONS:**

HPL recommends that the proposed Reading Station duplex with attached garages is denied.