



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION AGENDA

May 17, 2017

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

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

*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 5, 2017 will be presented for approval.

### Commendation to be Presented to Mark Roberts

### NEW BUSINESS

1. **PN 17-076, 605 Mormon Street –Residential Addition & Garage Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Todd Dambly for approval of an application for demolition of an existing 280-square-foot detached garage, approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition and a 181-square-foot covered porch to an existing 828-square-foot residence located at 605 Mormon Street. The zoning designation for the site is CEN/R-2 (Central Subarea of the Historic Residential Primary Area/Two-Family Residence District) and the General Plan designation is MLD (Multi-Family Low Density). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Todd Dambly)**

2. **PN 17-119, 507 Coloma Street - Residential Remodel and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from AMR Construction for approval of a Design Review application for a remodel of an existing 786-square-foot residence located at 507 Coloma Street. The

zoning designation for the site is NRB/C-1 (Natoma-Riley-Bidwell Commercial Primary Area of the Historic District/Neighborhood Business District Underlying Zoning) and the General Plan designation is CC (Community Commercial). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: AMR Construction)**

### **HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **June 7, 2017**. 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 355-7222 and FAX number is 355-7274.

#### **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 5, 2017**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

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

**ABSENT:** Konet

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of March 15, 2017 were approved as submitted.

**NEW BUSINESS**

- PN 16-368, 727 Traders Lane, Escape Folsom - Conditional Use Permit and Determination that the Project is Exempt from CEQA – Continued from the March 15, 2017 Historic District Commission Meeting**

A Public Hearing to consider a request from Off the Hook Haunted Attractions, LLC for approval of a Conditional Use Permit for an escape room with bar and food service. The zoning designation for the site is HD (Sutter Street Subarea of the Commercial Primary Area) and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Off the Hook Haunted Attractions, LLC)**

COMMISSIONER ARNAZ MOVED TO APPROVE A CONDITIONAL USE PERMIT (PN 16-368) FOR ESCAPE FOLSOM WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 19.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	MILLER, BRACHT, RAITHEL, ASAY, REMPFER, ARNAZ
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KONET

**Historic District Commission/Planning Manager:**

None

There being no further business, the meeting was adjourned at 5:23pm.

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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DARON BRACHT, CHAIR

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE</b>	605 Mormon Street Residential Addition and Detached Garage Demolition
<b>PROPOSAL</b>	Request for approval for demolition of an existing 280-square-foot detached garage, approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition and a 181-square-foot covered porch to an existing 828-square-foot residence located at 605 Mormon Street, and or determination that the project is exempt from CEQA.
<b>APPLICANT/OWNER</b>	Todd Dambly
<b>LOCATION</b>	605 Mormon Street
<b>ASSESSOR'S PARCEL NUMBER</b>	070-0161-004 -0000
<b>ZONING</b>	CEN/R-2 (Central Subarea of the Historic Residential Primary Area/Two-Family Residence District)
<b>GENERAL PLAN DESIGNATION</b>	MLD (Multi- Family Low Density)
<b>PREVIOUS ACTION</b>	None
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>APPLICABLE CODES</b>	<u>FMC Section 17.52.300 , Design Review</u> FMC Section 17.52.330, Plan Evaluation FMC Section 17.52.340, Approval Process FMC Section 17.52.480, Accessory Structures FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards FMC Section 17.52.660, Demolition Historic District Design and Development Guidelines

## **ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

### **ATTACHED REFERENCE MATERIAL:**

1. Vicinity Map
2. Site Plan, Elevations, Floor Plan, Dated 3-6-17
3. Site Photographs

### **PROJECT PLANNER**

Josh Kinkade, Assistant Planner

### **BACKGROUND**

The project site is located within the Central Subarea of the City of Folsom's Historic District. The Central Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. The Sacramento County Assessor's Office records indicate that the existing single-family residence was built in 1934. The property consists of a 828-square-foot 15-foot-tall single-story residence and a 280-square-foot detached garage in the rear yard. No records were found regarding the garage, and therefore the year of construction is unknown. Exterior materials of the residence include horizontal wood lap siding (with some vertical siding in the rear) painted dark green, wood window trim painted white, asphalt composition roofing shingles colored grey and a concrete foundation. The residence has design elements of the California Bungalow style. The garage is sided to match the existing residence. Photographs of the existing residence and garage are included as Attachment 2.

### **PROJECT DESCRIPTION**

The applicant is requesting approval for demolition of an existing 280-square-foot detached garage, for approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition (503 square feet on the first floor and 497 square feet on the second floor) and a 181-square-foot covered rear porch to an existing single-story 828-square-foot residence located at 605 Mormon Street. The applicant proposes horizontal Hardie board cement lap siding and window and door trim painted to match the siding and trim of the existing residence. The existing vertical siding in the rear would be replaced with horizontal siding to be consistent with the rest of the residence. The proposed roof material consists of grey composition shingles to match the existing roofing. The proposed site plan and elevations are included in Attachment 3.

### **PROJECT ANALYSIS**

#### Garage Demolition

In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and

4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

This garage is not historically significant and contains no historically significant building materials. The structure is not listed on the City of Folsom’s Historical Properties Inventory list. The detached garage is a simple rectangular, single-story structure with lap siding, reflecting no particular architectural theme. Therefore, staff supports the demolition of the existing garage.

**General Plan and Zoning Consistency**

The General Plan land use designation for the project site is SF (Single Family), and the zoning designation for the project site is R-1-M (Single-Family Dwelling Small Lot District), with the overlay zone of Central Subarea. The Folsom Municipal Code (FMC) Section 17.52.540 (which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, and building height) and the design standards established within the Historic District Design and Development Guidelines (DDGs) states that one-family dwellings are permitted in the Historic Residential Primary Area. As proposed, the new residence will meet all the FMC zoning requirements as demonstrated in the table below:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	7,000 SF
<b>Minimum Lot Width</b>	50 Feet	50 Feet
<b>Front Setback</b>	20 Feet	28 Feet
<b>Rear Setback</b>	5 Feet	39 Feet
<b>Side Setback</b>	5 Feet, 5 Feet	5.5 Feet, 11.5 Feet
<b>Maximum Building Height</b>	35 Feet	24 Feet
<b>Minimum Pervious Surface</b>	45%	77%
<b>Setback To Other Structures</b>	10 Feet	>10 Feet

**Architecture/Design**

The DDGs Chapter 5.04.03 (b), which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe. Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than increase in the number of “high-style” homes. The design, color, and scale of the proposed residence are consistent with the architectural styles prevalent during the 1850-1950 timeframe in the Subarea.

The applicant proposes horizontal Hardie board cement lap siding and window and door trim painted to match the siding and trim of the existing residence. The proposed Hardie board siding closely resembles the appearance and maintains the width of the existing wood siding and will be painted to match. The proposed roof material consists of grey composition shingles to match the existing shingles. Staff has determined that these proposed materials and colors can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity.

Overall, staff has determined that the proposed materials, colors and design for the project are appropriate for use within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

**Parking**

The FMC Section 17.14.100 requires two parking spaces for each single-family detached dwelling unit in R-2 zone. Required parking spaces must be provided outside required front and street side yards. The applicant has provided two uncovered parking spaces in the location of the garage to be demolished, accessible via the Mormon Street-Natoma Street alley. Based on this, staff has determined that the proposal complies with the parking requirements.

**ENVIRONMENTAL REVIEW**

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

**STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE DEMOLITION OF AN EXISTING 280-SQUARE-FOOT DETACHED GARAGE, A RESIDENTIAL DESIGN REVIEW APPLICATION FOR CONSTRUCTION OF A 1,000-SQUARE-FOOT TWO-STORY ADDITION AND A 181-SQUARE-FOOT COVERED PORCH TO AN EXISTING 828-SQUARE-FOOT RESIDENCE LOCATED AT 605 MORMON STREET (PN17-076), WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NO. 1-7)::

**GENERAL FINDINGS**

- A. NOTICE 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 THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES

**CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES).

**DEMOLITION FINDING**

- D. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**DESIGN REVIEW FINDINGS**

- E. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES.
- F. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.



G. THE BUILDING MATERIALS, TEXTURES, AND COLORS USED IN THE PROPOSED PROJECT ARE CONSISTENT WITH SURROUNDING DEVELOPMENT AND THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,

  
DAVID E. MILLER, AICP  
Community Development Director

### **CONDITIONS OF APPROVAL**

1. Issuance of Demolition and Building Permits is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan and building elevations dated March 6, 2017. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
4. The new siding and window trim of the proposed addition shall match the color of the existing residence and window trim. Siding shall be Hardie board of the same width as the existing siding. The proposed roofing shall match the color and materials of the existing residence.
5. Any and all proposed construction that may affect an existing tree shall be reviewed by the City's arborist to determine if a tree permit is required.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. This Design Review approval is valid for one year and will expire on May 17, 2018. A Building Permit shall be applied for prior to expiration.

# Attachment 1

## Vicinity Map



## Attachment 2

Site Plan, Elevations, Floor Plan, Dated 3-  
6-17

**SITE CONSTRUCTION NOTES**

- 1. EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.
- 2. EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.
- 3. EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.
- 4. NO WORK SHALL BE DONE WITHIN THE DUMP LINE OF ANY EXISTING UTILITY UNLESS THE CITY OF FOLSOM HAS BEEN NOTICED BY THE CONTRACTOR.
- 5. CALL U.S.A. SERVICE PRIOR TO DEMOLITION.
- 6. DEMOLITION SHALL BE COMPLETED BY THE CITY OF FOLSOM.
- 7. ALL EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.
- 8. ALL EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.
- 9. ALL EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.
- 10. ALL EXISTING UTILITIES SHALL BE RELOCATED TO CITY OF FOLSOM.

**LANDSCAPE / IRRIGATION NOTE**  
 ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FOLSOM. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FOLSOM. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FOLSOM.

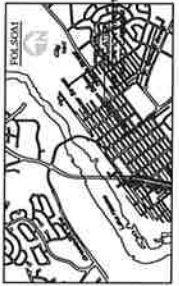
**PROJECT INFO**

**CODES:** ALL CONSTRUCTION REQUIRED SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE (LCS) NOT FORMERLY CALIFORNIA LOCAL JURISDICTION.  
**PROJECT:** ADDITION TO AN EXISTING SINGLE FAMILY HOUSE AND DEMOLITION OF AN EXISTING DETACHED GARAGE.  
**OWNER:** MARY THORNTON (MRS.), FOLSOM, CA. 95630  
**APN:** 018-084-004-0000  
**LOT SIZE:** 7,886 SQ. FT.  
**OCCUPANCY:** R-3.4.U.V.B  
**EXISTING HOUSE:** 2,528 SQ. FT.  
**PROPOSED 2ND FLR. ADD:** 860 SQ. FT.  
**TOTAL:** 3,388 SQ. FT.  
**COVERED BACK PORCH:** 240 SQ. FT.  
**GARAGE TO BE DEMOLISHED:** 240 SQ. FT.

**DRAWING INDEX**

- A1 FLOOR PLAN
- A2 BUILDING SECTION + EXTERIOR ELEVATIONS

**VICINITY MAP**



**BLDG. DEPT. NOTES**

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FOLSOM. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM.

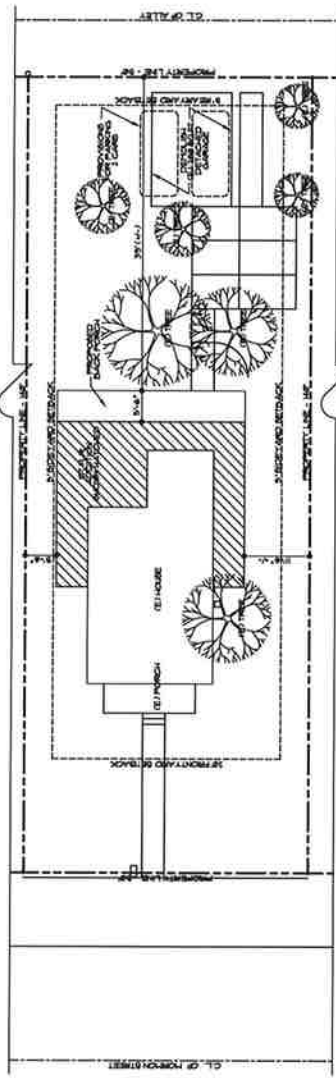
**CONSTRUCTION NOTES**

**GENERAL NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM.

**MARK N. ROBERTS**  
 ARCHITECT  
 805 Sutter Street, Suite 240  
 Folsom, CA 95630  
 Tel: Fax: 916 688 0833



DAMBLY HOUSE RENOVATION, ADDITION & GARAGE DEMO  
 605 MORMON STREET,  
 FOLSOM, CA 95630



SITE PLAN - 1" = 10'

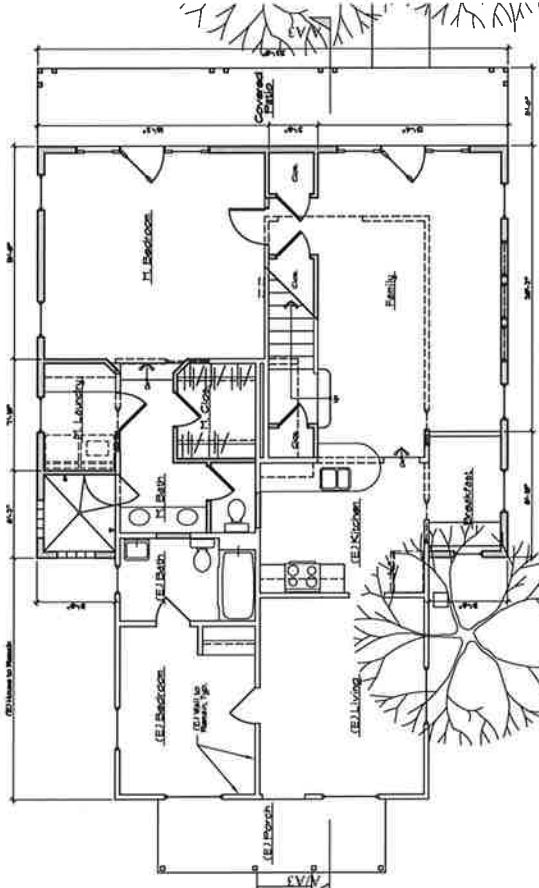


MARK A. ROBERTS  
ARCHITECTS  
802 State Street, Suite 240  
Folsom, CA 95630  
Tel/Fax 916 688 0833

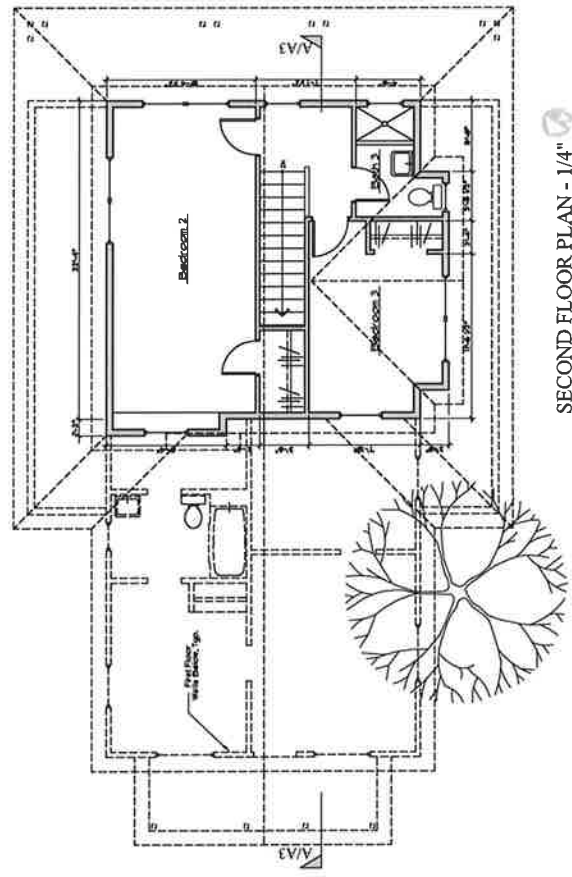


DAMBLY HOUSE RENOVATION, ADDITON & GARAGE DEMO  
605 MORMON STREET  
FOLSOM, CA 95630

Sheet    of     
**A2**



FIRST FLOOR PLAN - 1/4"



SECOND FLOOR PLAN - 1/4"

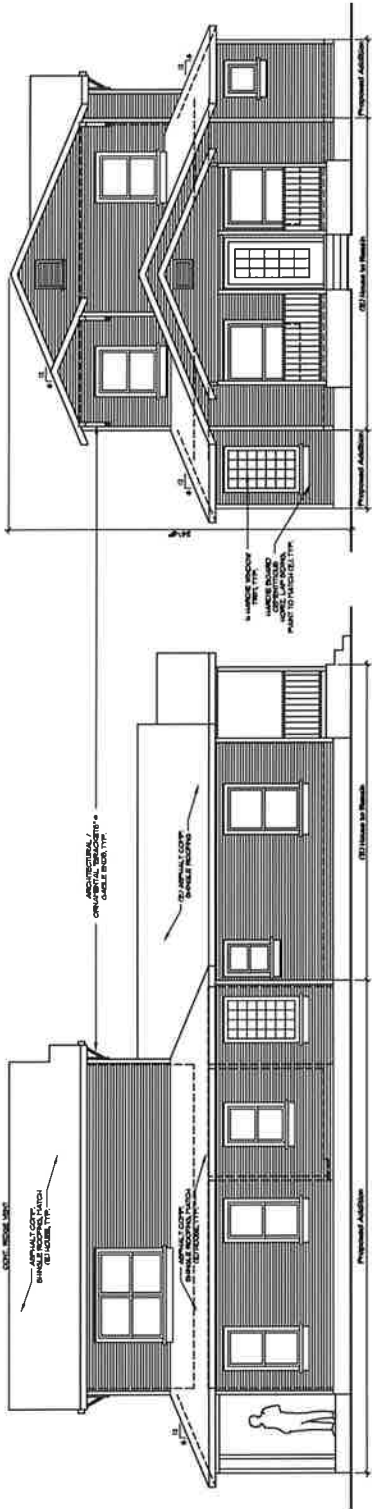
SEE PLAN MARKED AND NUMBERED FOR EXISTING CONDITIONS. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



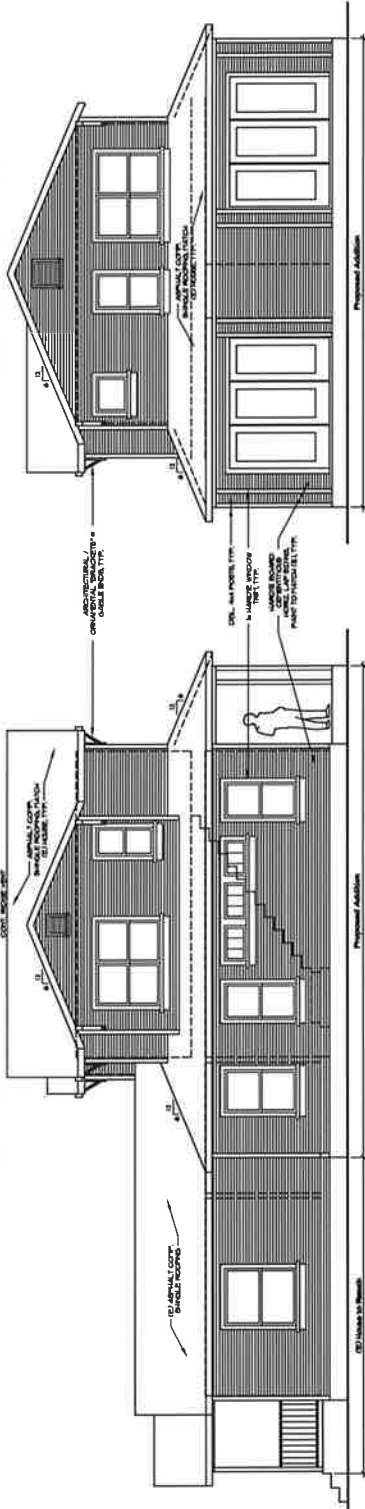
MARK N. ROBERTS  
ARCHITECT  
885 Sutter Street, Suite 240  
Folsom, CA 95630  
Tel/Fax 916.686.9833



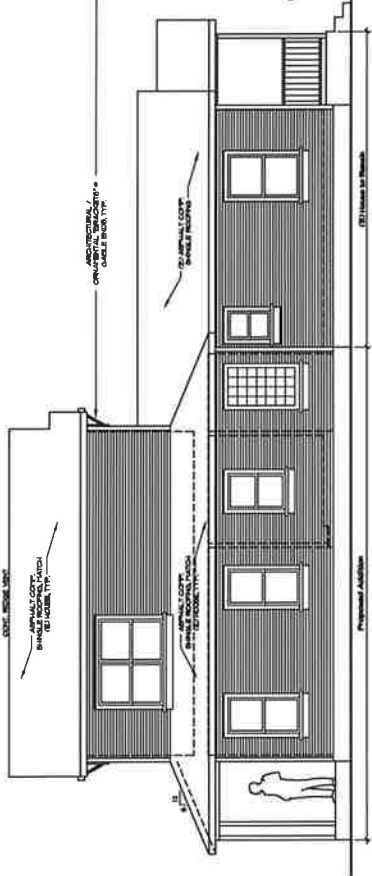
DAMBLY HOUSE RENOVATION, ADDITION & GARAGE DEMO  
605 MORMON STREET  
FOLSOM, CA 95630



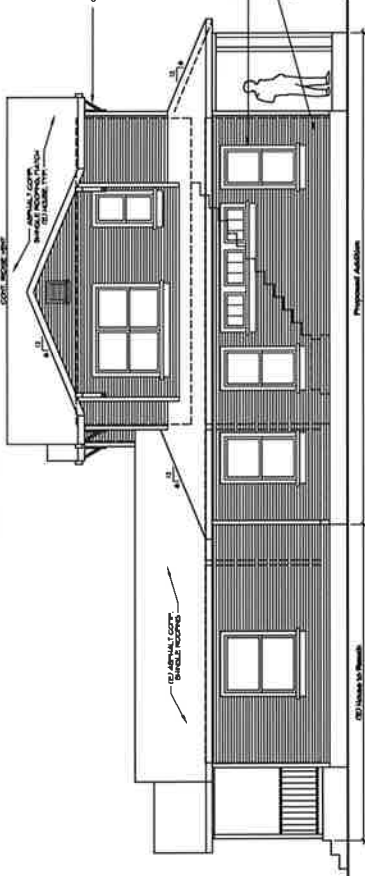
NORTH (front) ELEV - 1/4"



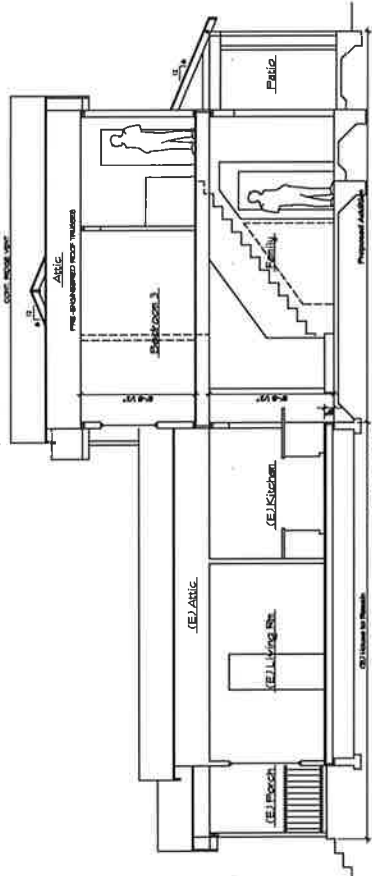
SOUTH (back) ELEV - 1/4"



EAST (sideyard) ELEV - 1/4"



WEST (sideyard) ELEV - 1/4"



A-A BUILDING SECTION - 1/4"

THIS PLAN, SPECIFICATION AND OTHER INFORMATION IS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

# Attachment 3

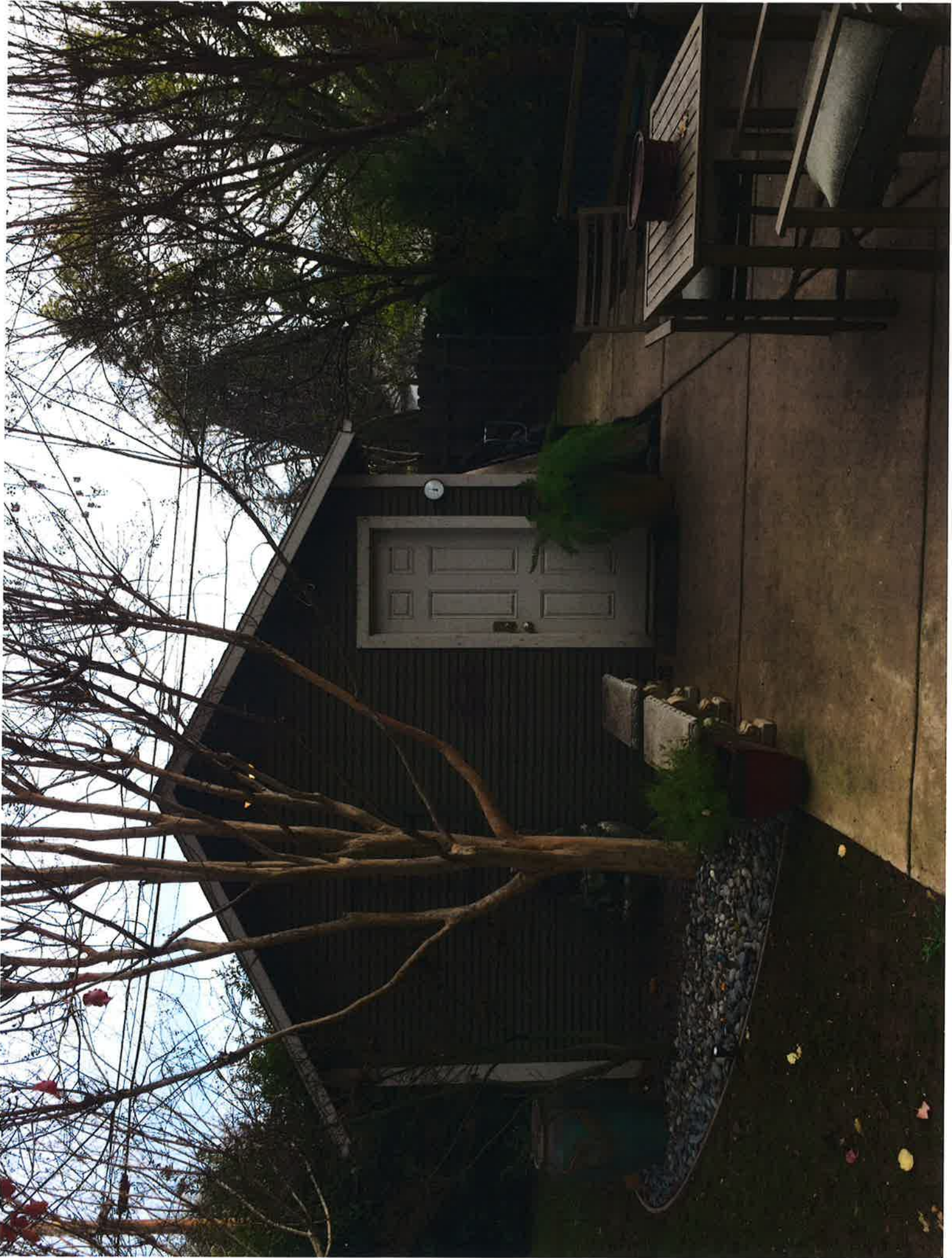
## Site Photographs











**HISTORIC DISTRICT COMMISSION STAFF REPORT**

<b>PROJECT TITLE</b>	507 Coloma Street Residential Remodel
<b>PROPOSAL</b>	Request for approval of a Residential Design Review application for a remodel of an existing 786-square-foot residence located at 507 Coloma Street and determination that the project is exempt from CEQA.
<b>APPLICANT/OWNER</b>	AMR Construction/Tom & Maureen Picarella
<b>LOCATION</b>	507 Coloma Street
<b>ASSESSOR'S PARCEL NUMBER</b>	070-0171-016-0000
<b>ZONING</b>	NRB/C-1 (Natoma-Riley-Bidwell Commercial Primary Area of the Historic District/Neighborhood Business District Underlying Zoning)
<b>GENERAL PLAN DESIGNATION</b>	CC (Community Commercial)
<b>PREVIOUS ACTION</b>	None
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>APPLICABLE CODES</b>	<u>FMC Section 17.52.300, Design Review</u> FMC Section 17.52.330, Plan Evaluation FMC Section 17.52.340, Approval Process FMC Section 17.52.480, Accessory Structures FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards FMC Section 17.52.660, Demolition FMC Section 17.52.690, Nonconforming Structures Historic District Design and Development Guidelines
<b>ENVIRONMENTAL DOCUMENTATION</b>	This project is categorically exempt from environmental review under Section 15303

**ATTACHED REFERENCE MATERIAL:**

1. Vicinity Map
2. Site Plan, Elevations Floor Plan, Dated 1-13-17
3. Proposed Colors and Materials
4. Site Photographs

**PROJECT PLANNER**

Josh Kinkade, Assistant Planner

**BACKGROUND**

The project site is located in the Natoma-Riley-Bidwell Commercial Primary Area. This area represents a mixture of residences and commercial development coordinated through residential design in the 1850 to 1950 timeframe. The Sacramento County Assessor's Office records indicate that the existing single-family residence was built in 1935. The property consists of a 786-square-foot 19-foot-tall single-story residence and a 408-square-foot detached garage in the side yard. Exterior materials of the residence include horizontal aluminum lap siding painted white, wood window trim painted white, and asphalt composition roofing shingles colored grey. The residence reflects no particular architectural style but has some elements resembling the California Bungalow style. The residence originally included a covered front porch, but the porch has since been enclosed to be used as additional living space. Photographs of the existing residence are included as Attachment 2.

**PROJECT DESCRIPTION**

The applicant is requesting approval of a Residential Design Review application for the residence at 507 Coloma Street to remove the walls from the enclosed front porch, replace all existing windows with energy-efficient windows, put white wood trim around the windows and paint the house dark blue. The proposed site plan and elevations are included in Attachment 3.

**PROJECT ANALYSIS**

**General Plan and Zoning Consistency**

The General Plan land use designation for the project site is CC (Community Commercial). The zoning designation for the project site is C-1 (Neighborhood Business District) and is located within the overlay zone of Natoma-Riley-Bidwell Commercial Primary Area. The zoning district corresponds with the General Plan land use designation. Pursuant to the Folsom Municipal Code (FMC) Section 17.52.530.A.4, residences are permitted uses in the Primary Area. As a result, the proposed project is consistent with the General Plan and overlay zoning uses.

The existing lot and residence does not meet lot size, lot width, front setback and rear setback standards, as shown in the table below. FMC Section 17.52.690, states that a structure or part thereof is determined to be legally nonconforming if it was legally in place prior to the effective date of the ordinance. In this case, the house was built legally in 1934, and the ordinance came into effect in 1998. Therefore, the placement of the structure 16.5 from the front property line and 6.7 feet from the rear property line is considered a legal nonconformity. FMC further states that any structure with legal nonconforming status may continue as long as it is maintained in good repair and that the nonconformity is not increased (including increasing the footprint of the structure within a setback or intensifies the use of such area). The conversion of an enclosed porch area within the front setback (which was originally unenclosed) back to an unenclosed porch, as well as replacing the windows and trim and painting the house would not increase the footprint or intensify the use of the nonconforming area. Therefore, staff concludes that the

proposed project is allowed under the FMC.

	<b><u>REQUIRED</u></b>	<b><u>EXISTING</u></b>
<b>Minimum Lot Size</b>	7,000 SF	3,000 SF
<b>Minimum Lot Width</b>	50 Feet	60 Feet
<b>Front Setback</b>	20 Feet	16.5 Feet
<b>Rear Setback</b>	20 Feet	6.7 Feet
<b>Side Setback</b>	5 Feet, 5 Feet	5.5 Feet, 31 Feet
<b>Maximum Building Height</b>	35 Feet	19 Feet
<b>Minimum Pervious Surface</b>	25%	59%
<b>Setback To Other Structures</b>	10 Feet	>10 Feet

**Architecture/Design**

Pursuant to the FMC Section 17.52.530.B, the Natoma-Riley-Bidwell Commercial Primary Area is intended to include a mixture of residential and commercial development and utilize “residential architectural design,” which should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses or other uses of a residential area. The design, color, and scale of the proposed remodel is consistent with the architectural styles prevalent during the 1850-1950 timeframe in the area.

The applicant proposes to paint the residence dark blue, replace all windows with energy-efficient windows, add wood window trim painted white to all windows, remove the existing walls from the enclosed front porch of the residence and add a railing and posts to the porch. Staff has conditioned that the porch railing and posts shall be painted to match the proposed color scheme of the house. Staff has determined that these proposed materials and colors can be successfully incorporated into quality residential design and are compatible with the existing character in the project vicinity.

Overall, staff has determined that the proposed materials, colors and design for the project are appropriate for use within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

**ENVIRONMENTAL REVIEW**

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

**STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**  
 MOVE TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A REMODEL OF AN EXISTING 786-SQUARE-FOOT RESIDENCE LOCATED AT 507 COLOMA STREET (PN17-119), WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-6):

**GENERAL FINDINGS**

- A. NOTICE 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 THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES

## **CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

## **DESIGN REVIEW FINDINGS**

- D. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES
- E. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES
- F. THE BUILDING MATERIALS, TEXTURES, AND COLORS USED IN THE PROPOSED PROJECT ARE CONSISTENT WITH SURROUNDING DEVELOPMENT AND THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD

Submitted,



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DAVID E. MILLER, AICP  
Community Development Director

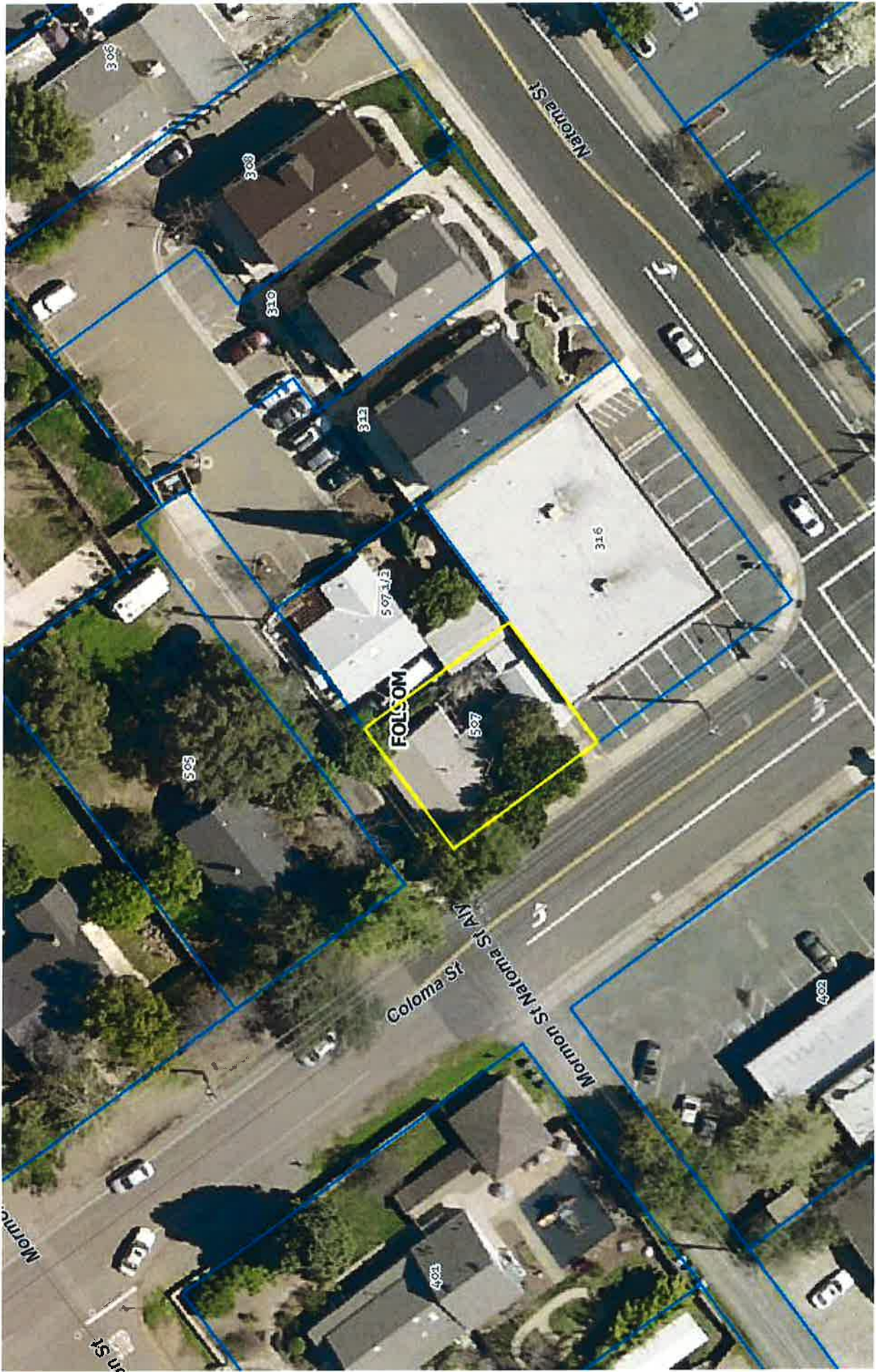
## **CONDITIONS OF APPROVAL**

1. Issuance of Demolition and Building Permits is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan and building elevations dated January 13, 2017. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
4. The new residence shall be painted dark blue and the new wood window trim, shall be painted white. The porch railing and posts shall be painted either white or blue to match the proposed house and window trim colors.
5. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
6. This Design Review approval is valid for one year and will expire on May 17, 2018. A Building Permit shall be applied for prior to expiration.



Attachment 1

Vicinity Map



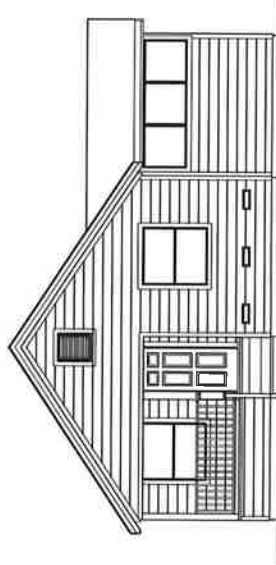
## Attachment 2

Site Plan, Elevations, Floor Plan,  
Dated 1-13-17

VICINITY MAP



# PICARELLA RESIDENCE REMODEL



NUMBER OF ORIGINALS IN SET **11**

BUILDING GENERAL NOTES

- A) ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTION DOCUMENTS. APPROVED CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE PERMITTING PROCESS. APPROVED CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE PERMITTING PROCESS.
- B) IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER OR THEIR SILENT AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OFFICIAL TO PROVIDE ACCESS TO THE WORK AREA FOR INSPECTION OF SUCH WORK THAT ARE REQUIRED BY THIS CODE.
- C) ANY WORK ON OR OVER SHALL BE SUBMITTED TO INSPECTION BY THE CITY OF FOLSOM. APPROVED CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE PERMITTING PROCESS. APPROVED CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE PERMITTING PROCESS.
- D) THE PERMITTING PROCESS SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER OR THEIR SILENT AGENT. APPROVED CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE PERMITTING PROCESS.
- E) ANY TOILET MANUFACTURED TO BE MORE THAN 18 GALLONS OF WATER PER FLUSH SHALL BE MANUFACTURED TO BE MORE THAN 18 GALLONS OF WATER PER FLUSH.
- F) ANY INTERIOR FINISH SHALL BE MORE THAN 22 GALLONS OF WATER PER FLUSH.

SHEET INDEX

- T-1 COVER SHEET
- A-1 MAIN FLOOR PLAN - EXISTING & REMODEL
- A-2 EXTERIOR ELEVATIONS & BUILDING SECTION
- D-1 ARCHITECTURAL DETAILS - WALL & ROOF
- D-2 ELECTRICAL / UTILITY PLAN
- B-1 GENERAL BUILDING NOTES
- G-1 CALIFORNIA ENERGY & GREEN CODE
- S-1 FOUNDATION PLAN - EXISTING REMAINS
- S-2 STRUCTURAL DETAILS

PH. - (916) 547-2594  
ORANGEVALE, CALIFORNIA, 95662  
**KEYSTONE DESIGN**

FOLSOM, CA. 95630  
**PICARELLA REMODEL**  
507 COLOMA WAY

REMODEL  
TITLE / COVER SHEET

T-1

AREA CALCULATIONS

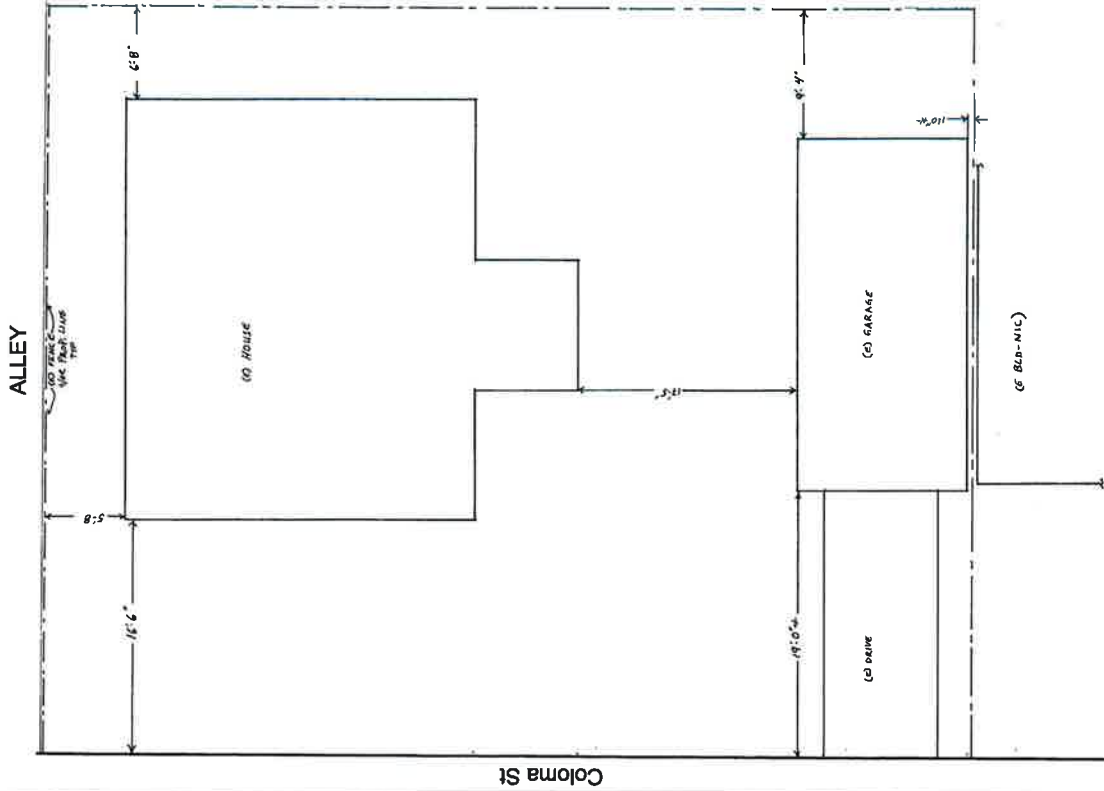
PROPOSED REMODEL (NEW)	442 50 FT.
PROPOSED PORCH (NEW)	50 50 FT.
TOTAL REMODEL AREA (NEW)	130 50 FT.
UNOCCUPIED UTILITY (EXISTING)	100 50 FT.
BUILDING TOTAL (NEW + EXISTING)	230 50 FT.

CODE ANALYSIS

CODE USED: 2016 CBC, CBC, CBC, & IBC  
CODE & SECTION BUILDING STANDARDS CODE  
OCCUPANCY: R-3 SINGLE FAMILY HOME  
CONSTRUCTION: TYPE V, NON RATED

PROJECT TEAM

OWNER REPRESENTATION 2016 CONSTRUCTION 6950 TUPALO DR, STE 4 CITY HEIGHTS, CA. 94621 (916) 802-2810	ARCHITECT/DESIGNER KEYSTONE DESIGN 7700 COLOMA WAY, STE 4 ORANGEVALE, CA. 95662 (916) 547-2594 FAX: 916-547-2594	INTERIOR DESIGNER INFINITY ENGINEERING JEFF HOPMANN 608 GREENBROOK LN, STE 106 ORANGEVALE, CA. 95662 (916) 857-0024 (916) 857-7697 FAX	STRUCTURAL DESIGN TRUSS MFG. OPTIMIZED DESIGN & FACILITIES CORPORATION 3754 LONE TREE BLVD. ROCKVILLE, CA. 95765 (916) 846-7822 (CELL)	SOILS ENGINEER CIVIL ENGINEER
---	---	--	--	----------------------------------



Coloma St

SITE PLAN  
1/4" = 10'

REV.	DATE

**KEYSTONE DESIGN**  
 6733 CHASTAIN ST.  
 ORANGEVALE, CALIFORNIA, 95662  
 PH. - (916) 547-2594

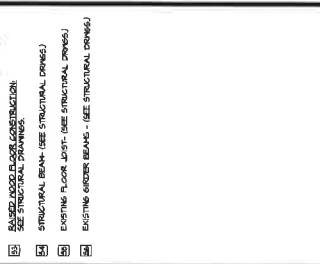
**PICARELLA REMODEL**  
 507 COLOMA WAY  
 FOLSOM, CA, 95630

**SECTION PLAN**  
**FRONT & SIDE**  
**ELEVATIONS**

**A-2.1**  
 SHEET

**SECTION KEYNOTES**

1. ROOFING: ROOFING SHALL BE AS NOTED ON STRUCTURAL DRAWINGS. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. CEILING: CEILING SHALL BE AS NOTED ON STRUCTURAL DRAWINGS. ALL CEILING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. FLOORING: FLOORING SHALL BE AS NOTED ON STRUCTURAL DRAWINGS. ALL FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. FINISHES: FINISHES SHALL BE AS NOTED ON STRUCTURAL DRAWINGS. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
5. PAINTS: PAINTS SHALL BE AS NOTED ON STRUCTURAL DRAWINGS. ALL PAINTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6. STRUCTURAL BEAMS: (SEE STRUCTURAL DRAWINGS)
7. EXISTING FLOOR JOIST: (SEE STRUCTURAL DRAWINGS)
8. EXISTING GROUND BEAMS: (SEE STRUCTURAL DRAWINGS)



**ELEVATION KEYNOTES**

1. ROOFING: ROOFING SHALL BE AS NOTED ON STRUCTURAL DRAWINGS. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
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6. STRUCTURAL BEAMS: (SEE STRUCTURAL DRAWINGS)
7. EXISTING FLOOR JOIST: (SEE STRUCTURAL DRAWINGS)
8. EXISTING GROUND BEAMS: (SEE STRUCTURAL DRAWINGS)



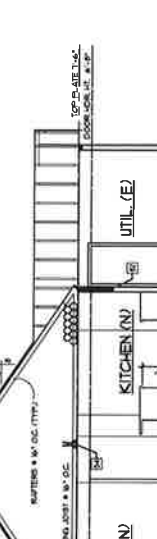
**SECTION**  
 1/4" = 1'-0"



**FRONT ELEVATION**  
 1/4" = 1'-0"



**REAR ELEVATION**  
 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
 1/4" = 1'-0"

DESCRIPTION	DATE
REV. 1	3/19/17

**KEYSTONE DESIGN**  
 6733 CHASTAIN ST.  
 ORANGEVALE, CALIFORNIA, 95662  
 PH. - (916) 547-2594

**PICARELLA REMODEL**  
 507 COLOMA WAY  
 FOLSOM, CA, 95630

**FLOOR PLAN**  
**DEMO PLAN**

DATE	SCALE	BY	DATE
3/19/17	AS SHOWN	PH	3/19/17
REV. 1	DATE	BY	DATE

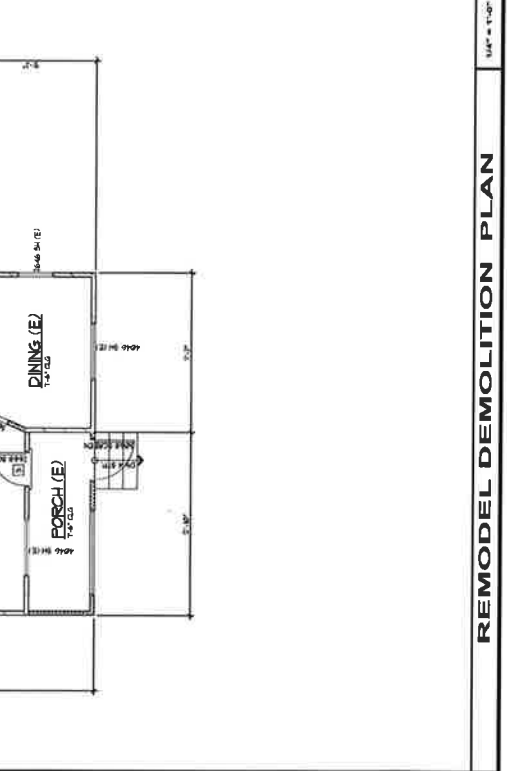
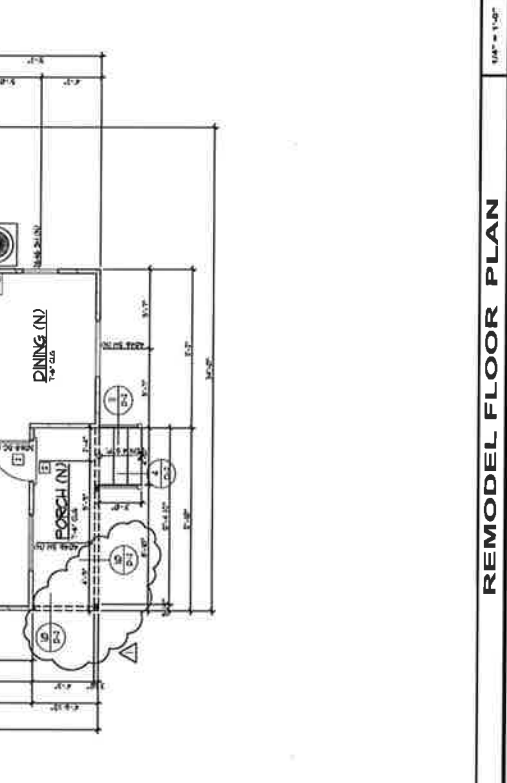
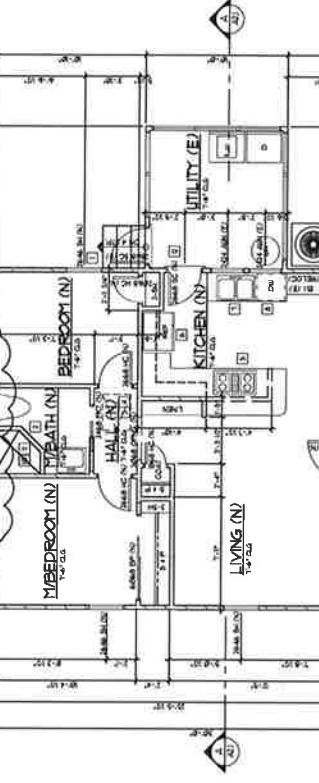
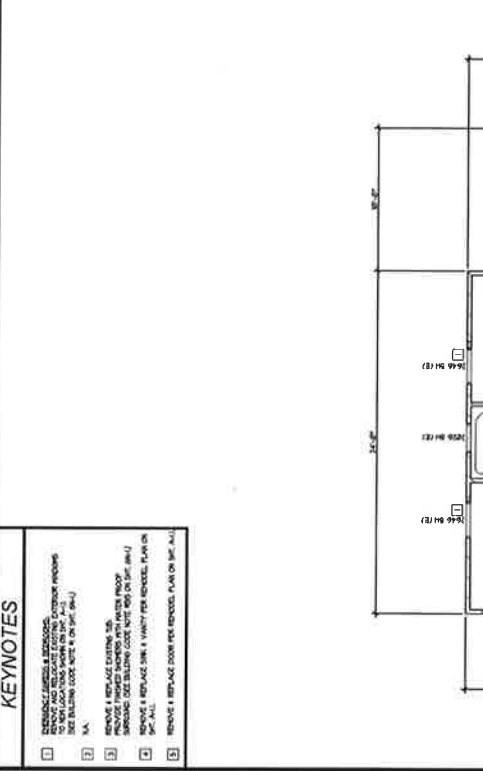
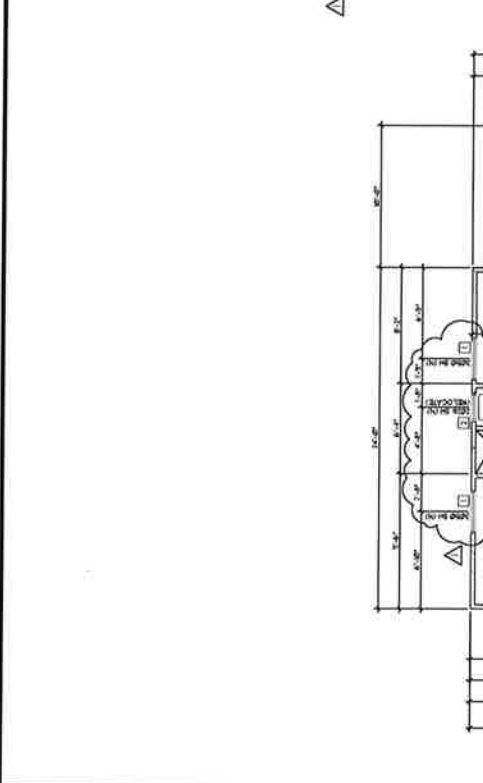
**A-1.1**  
 SHEET

**KEYNOTES**

- 1 DEMOLISH EXISTING BATH & BEDROOM
- 2 DEMOLISH EXISTING LIVING ROOM
- 3 DEMOLISH EXISTING KITCHEN
- 4 DEMOLISH EXISTING DINING ROOM
- 5 DEMOLISH EXISTING PORCH
- 6 DEMOLISH EXISTING HALL
- 7 DEMOLISH EXISTING UTILITY
- 8 DEMOLISH EXISTING BEDROOM
- 9 DEMOLISH EXISTING BEDROOM
- 10 DEMOLISH EXISTING BATH
- 11 DEMOLISH EXISTING HALL
- 12 DEMOLISH EXISTING UTILITY
- 13 DEMOLISH EXISTING PORCH
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- 100 DEMOLISH EXISTING PORCH

**WALL LEGEND**

- 1 EXISTING BATH WALL
- 2 EXISTING BEDROOM WALL
- 3 EXISTING HALL WALL
- 4 EXISTING UTILITY WALL
- 5 EXISTING PORCH WALL
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- 100 EXISTING UTILITY WALL



**REMODEL FLOOR PLAN**

**REMODEL DEMOLITION PLAN**

1/4" = 1'-0"

## Attachment 3

### Proposed Colors and Materials





## DOUBLE-HUNG POCKET REPLACEMENT WINDOWS\*

Replacing drafty, old windows with new, JELD-WEN pocket replacement double-hung windows is an easy way to make a big impact in your home. You'll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation project years of reliability and beauty.



Add style and efficiency to your home in no time with our easy-to-install pocket replacement windows.

*\* Featuring Tradition Plus profile, new Silestone profile coming soon*





Concealed Jamb Liner provides a clean uniform appearance

### TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.



Attachment 4

Site Photographs

