

January 15, 2020

**SITE PLAN REVIEW – HISTORIC DISTRICT REVIEW APPLICATION NARRATIVE**

**Reference: 3148 Sacramento Street, year built: 1936**

**Objective 1:**

Replace existing deteriorated/failing lap siding with board and batten siding consisting of 2" bats and 5/8" smooth plywood board siding. Add faux rock veneer at the base of the foundation at both the front of the home facing the driveway, and the side of the home facing Sacramento Street. The height will vary according to changes in elevation of the home but should not exceed 4 ft.

Since, the exterior of my home is currently very plain and nondescript; I feel that a change in siding style will give the exterior much more character and also give it a much warmer, beautiful look. It should also add more character to the neighborhood, giving neighbors and passer-by's something nicer to look at.

I chose board in batten siding because I feel that a vertical style finish is a much more suitable finish for the home. And, since batten board was a common application in the early "1900's" (See attached article, "A Little Board and Batten History.") You will see that it should qualify for "Historic Preserve."

See diagrams and visual sample, attached.

**Objective 2:**

Replace the failing 7' x 7' single pane glass window at the front elevation of my home facing the driveway and the 8' x 7' single pane glass window at the side elevation of my home facing Sacramento Street that are deteriorating. Both windows are consistently leaking when it rains, and have caused damage to the window frames, walls and hardwood flooring.

After consulting with 2 carpenters and 3 window companies, which was a 14 month process, it was a unanimous conclusion that the windows are beyond

restoration. And, all 5 professionals have concluded that duplicating them is not feasible or possible because of the size of the windows, which do not make current engineering calculations, the lack of energy efficiency, and the exuberant cost of doing so for a substandard product.

In short, it is a long expensive process for a non-energy efficient, substandard product. This is devastating to me because I literally purchased the home for the windows. I LOVE THEM!

At this point, I am sure that I have painfully exhausted all of my options. There is no alternative to my proposal.

That being the case, Jeff Mae Construction and Mike at Gold Hill Glass have agreed to re-build the windows with three equal sized framed windows as it pertains to the different sized windows and a full width size transom at the top with 12" x 12?" foe panes.

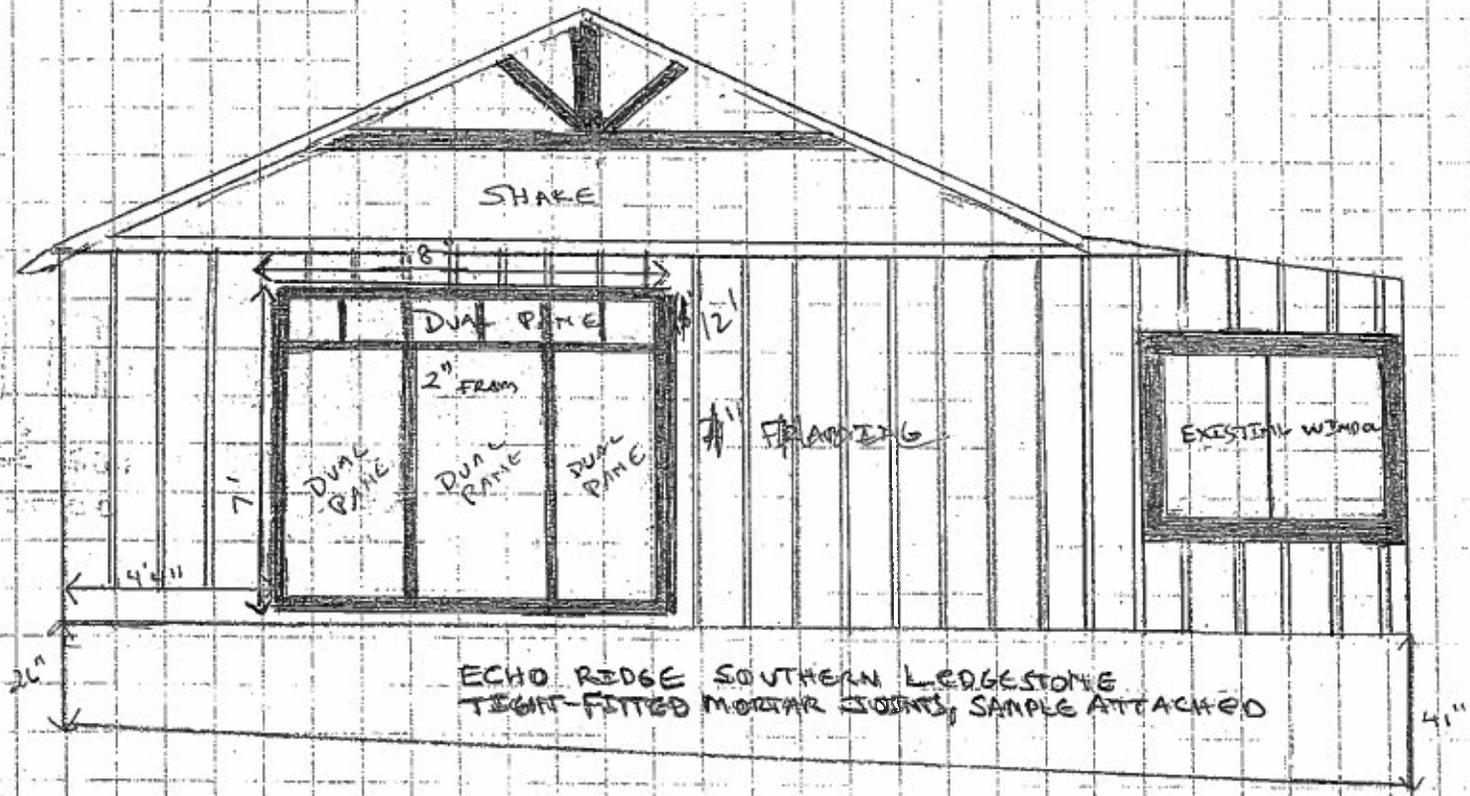
I sincerely hope that you consider my request. I promise that the home will be beautiful when all is completed.

Respectfully,



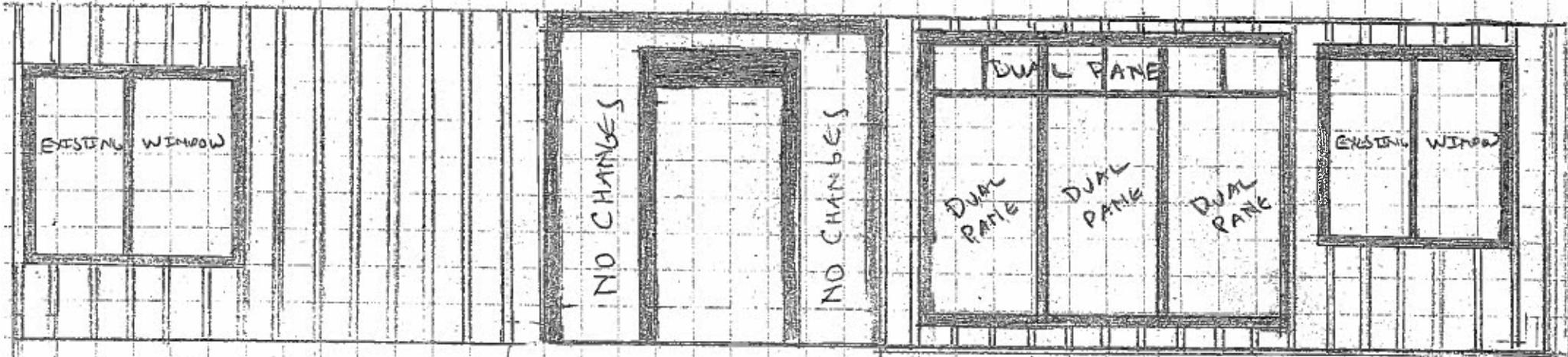
Lori Voelker

3148 SACRAMENTO STREET FRONT ELEVATION



BATTEN BOARD SIDING  
2" BATS WITH 1" B  
5/8" SMOOTH PLYWOOD BOARDS

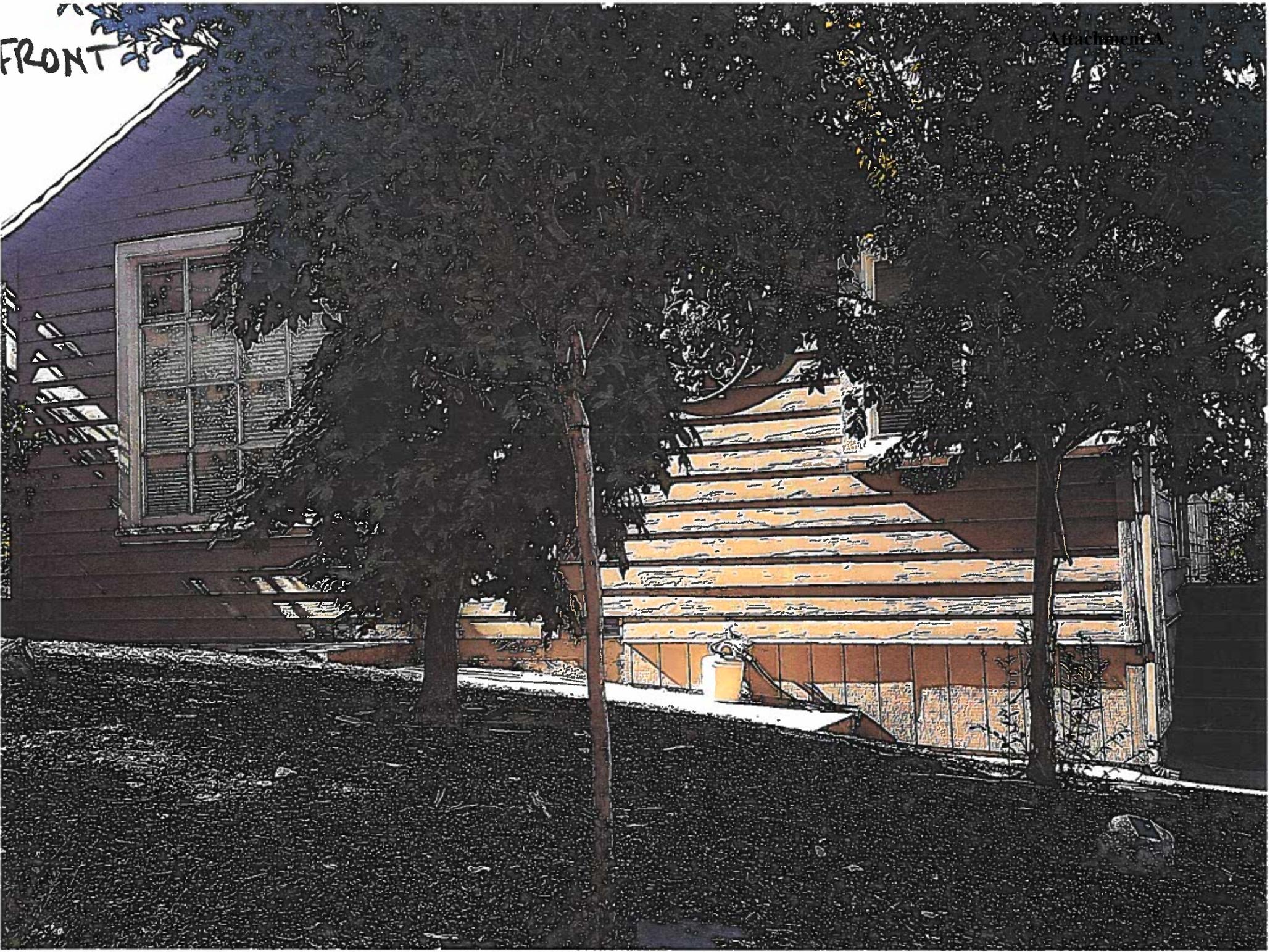
3148 SACRAMENTO STREET SIDE ELEVATION



ECO RIDGE SOUTHERN LEDGESTONE  
TIGHT FITTED MORTAR JOINT

BATTEN BOARD SIDING  
2" BATS 1' SPACE BETWEEN  
5/8 SMOOTH PLYWOOD BOARDS

FRONT



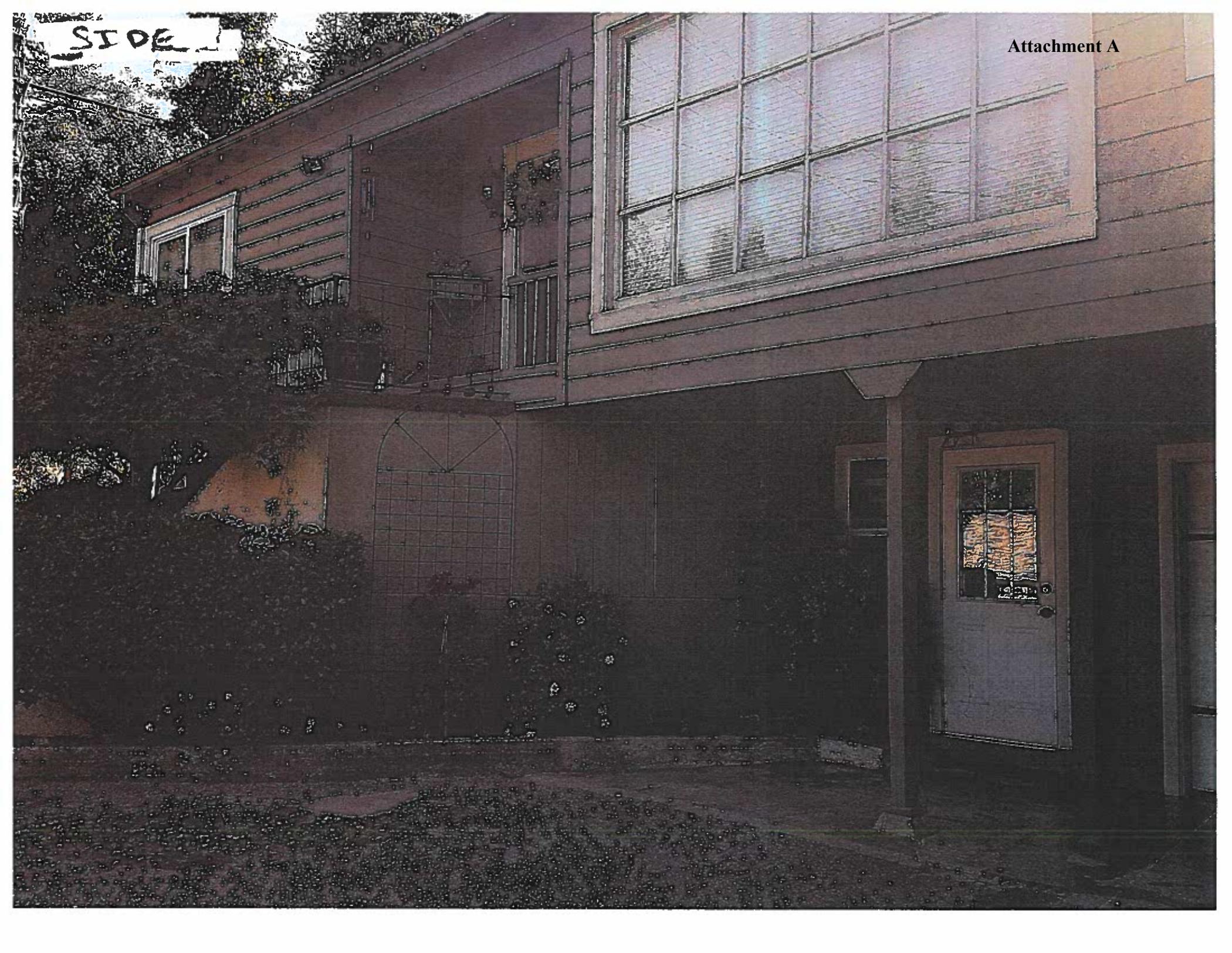
FRONT

Attachment



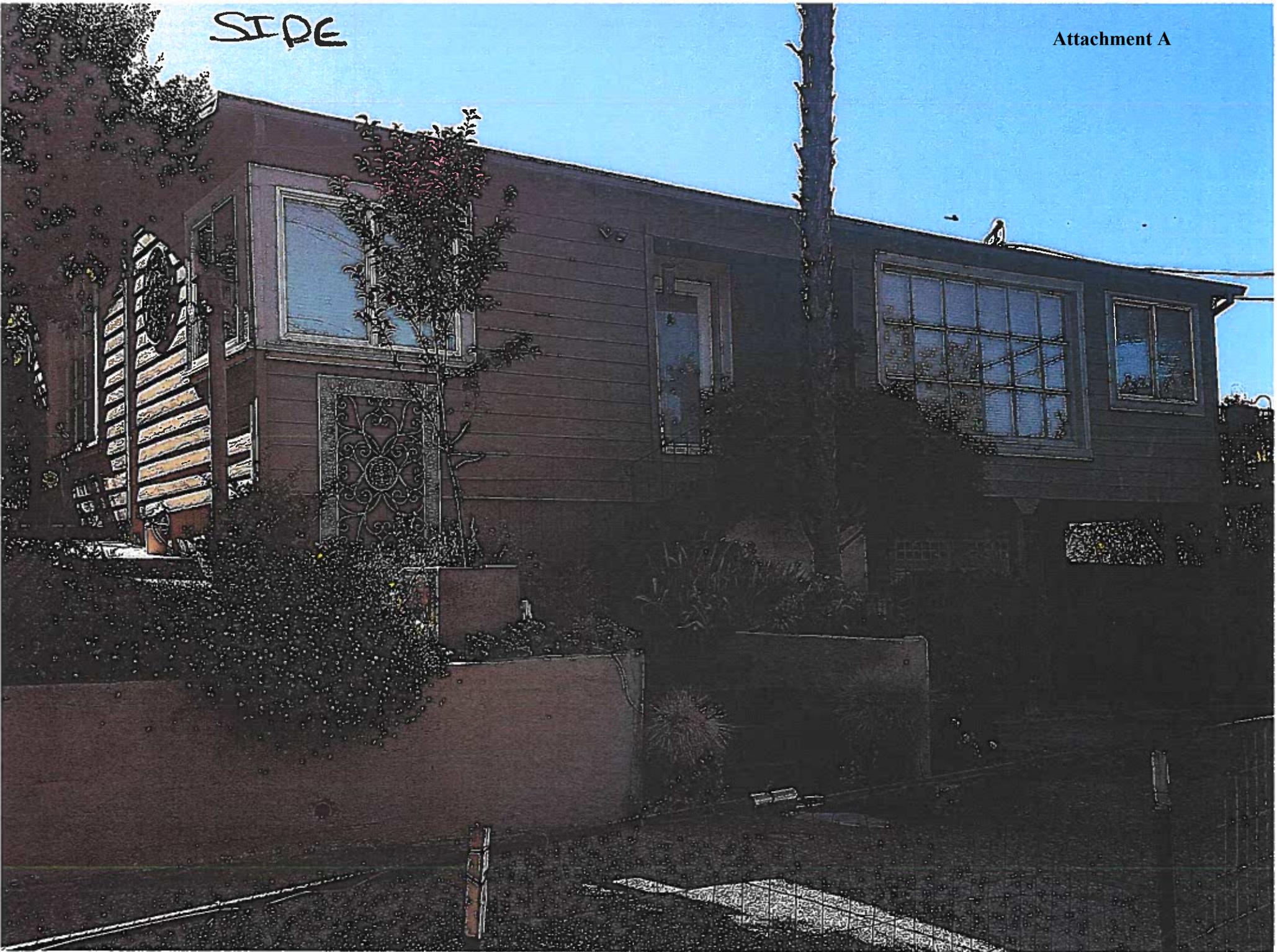
SIDE

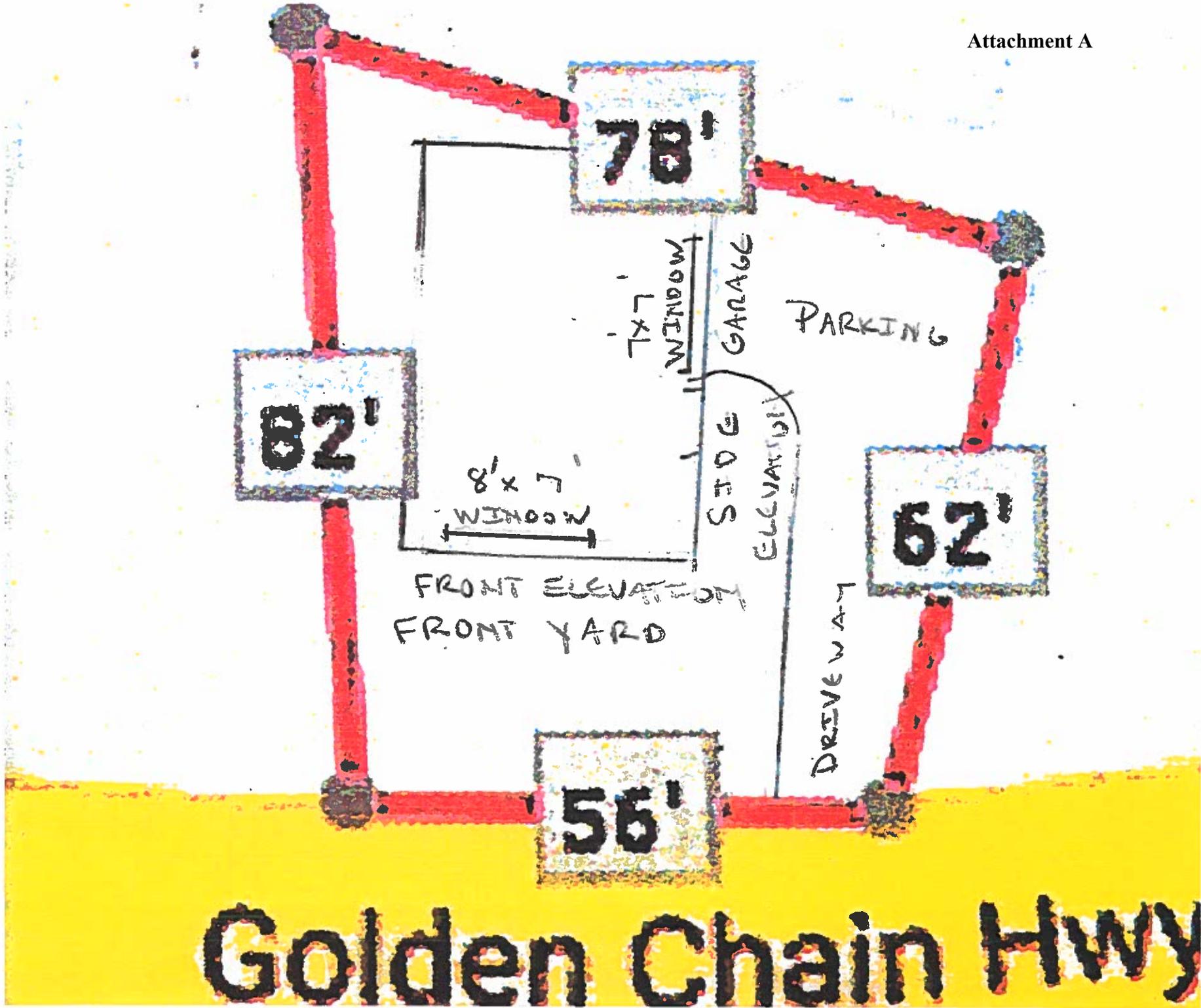
Attachment A



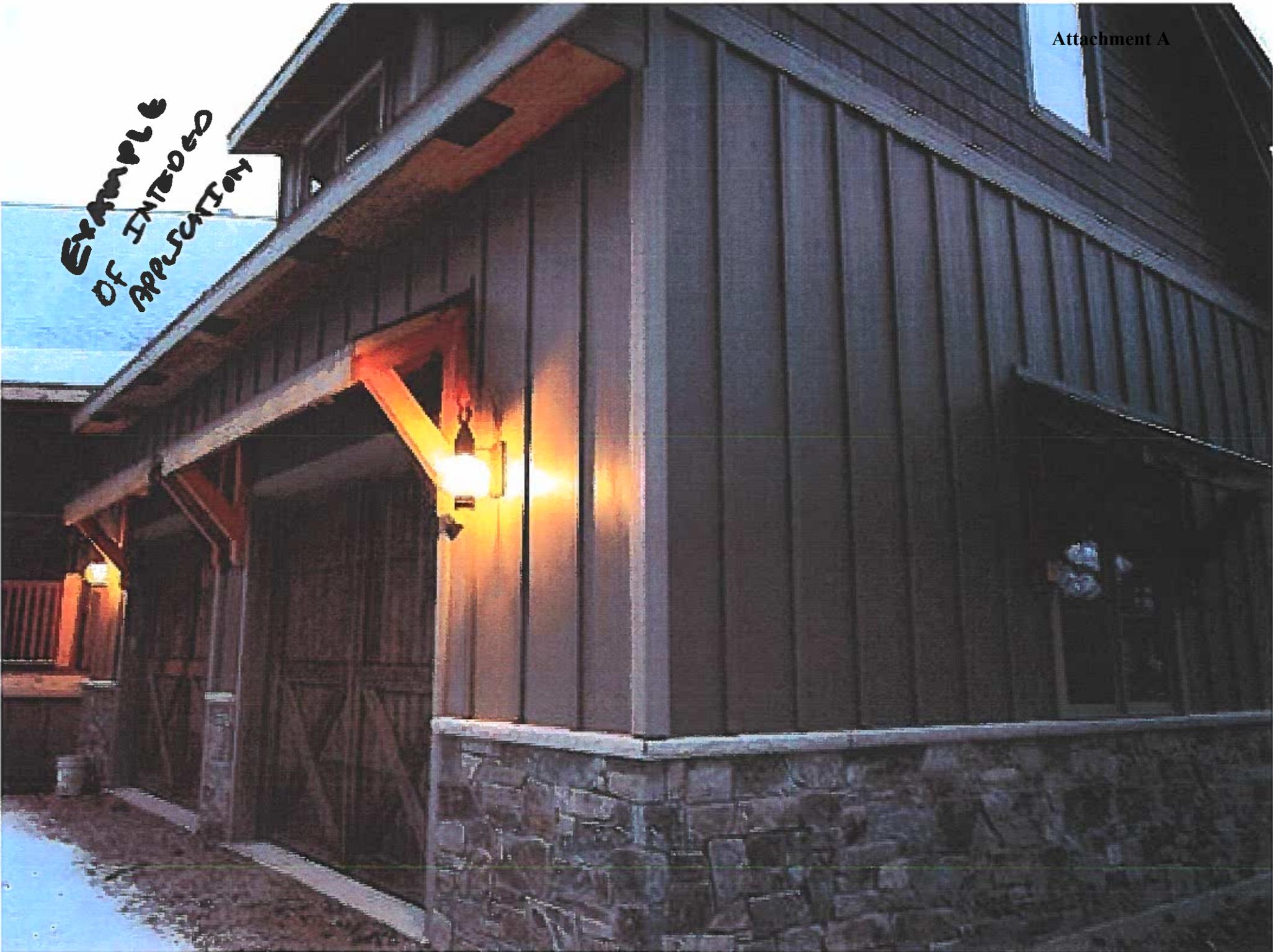
SIDE

Attachment A





EXAMPLE  
OF INTERIOR  
APPLICATION



## 3148 Sacramento St, Placerville, CA 95667-5533, El Dorado County



<b>2</b>	<b>920</b>	<b>4,138</b>	<b>\$179,000</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>1</b>	<b>1936</b>	<b>SFR</b>	<b>06/04/2008</b>
<b>MLS Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

### Owner Information

Owner Name:	<b>Voelker Lori Lee Suc &amp; LI</b>	Tax Billing Zip:	<b>95667</b>
Owner Name 2:	<b>Voelker Je</b>	Tax Billing ZIP + 4 Code:	<b>5533</b>
Tax Billing Address:	<b>3148 Sacramento St</b>	Owner Occupied:	<b>Yes</b>
Tax Billing City & State:	<b>Placerville, CA</b>		

### Location Information

Census Tract :	<b>312.00</b>	School District :	<b>El Dorado Un</b>
Mailing Carrier Route:	<b>C009</b>	Comm College District Code:	<b>Los Rios</b>
Subdivision:	<b>Placer Village</b>	Elementary School District:	<b>Placerville Un</b>
Zoning:	<b>R106</b>	Flood Zone Code:	<b>X</b>
Topography:	<b>Rolling/Hilly</b>	Flood Zone Panel:	<b>06017C0756E</b>
Traffic:	<b>County/Cit</b>	Flood Zone Date:	<b>09/26/2008</b>

### Tax Information

APN:	<b>003-091-12-100</b>	Block ID:	<b>54</b>
Tax Area :	<b>001043</b>	Lot # :	<b>12</b>
Water Tax Dist:	<b>El Dorado Co</b>	% Improved:	<b>58%</b>
Fire Dept Tax Dist:	<b>El Dorado Co</b>		
Legal Description:	<b>POR L 12 BLK 54</b>		

### Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$202,575	\$198,604	\$195,622
Assessed Value - Land	\$84,877	\$83,213	\$81,964
Assessed Value - Improved	\$117,698	\$115,391	\$113,658
YOY Assessed Change (\$)	\$3,971	\$2,982	
YOY Assessed Change (%)	2%	1.52%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$2,109		
2016	\$2,170	\$61	2.91%
2017	\$2,202	\$32	1.47%

### Characteristics

Lot Acres:	<b>0.095</b>	Full Baths:	<b>1</b>
Lot Sq Ft:	<b>4,138</b>	Water:	<b>Public</b>
Building Sq Ft:	<b>Tax: 1,096 MLS: 920</b>	Sewer:	<b>Public Service</b>
Stories:	<b>1</b>	Garage Type:	<b>Garage</b>
Condition:	<b>Average</b>	Year Built:	<b>1936</b>
Quality:	<b>Average</b>	Effective Year Built:	<b>1973</b>
Total Units:	<b>1</b>	Building Type:	<b>Single Family</b>
Total Rooms:	<b>4</b>	County Use Code :	<b>Residential Imprvd To 2.5 Ac</b>
Bedrooms :	<b>2</b>	Universal Land Use :	<b>SFR</b>
Total Baths:	<b>1</b>	# of Buildings:	<b>1</b>

Courtesy of Lori Voelker, MetroList Services, Inc

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**

Generated on 03/06/2019

Page 1 of 3

**Listing Information**

Listing Number:	<b>80013442</b>	Selling Date:	<b>06/04/2008</b>
Status:	<b>Closed</b>	Selling Price:	<b>\$179,000</b>
Status Change Date:	<b>06/06/2008</b>	Listing Agent Name:	<b>Linda Capone</b>
Listing Date:	<b>02/07/2008</b>	Listing Office Name:	<b>CENTURY 21 SELECT REAL ESTATE</b>
Listing Price:	<b>\$182,500</b>	Selling Broker Name:	<b>RE/MAX GOLD</b>
Original Listing Price:	<b>\$235,000</b>	Selling Agent Name:	<b>Lori L Voelker</b>
Pending Date:	<b>04/30/2008</b>		

<b>Listing Number</b>	70119895	60070970
<b>Status</b>	Canceled	Closed
<b>Listing Date</b>	11/19/2007	06/24/2006
<b>Listing Price</b>	\$299,000	\$235,000
<b>Original Listing Price</b>	\$252,000	\$270,000
<b>Selling Date</b>		01/17/2007
<b>Selling Price</b>	\$0	\$252,000
<b>Listing Cancellation Date</b>	01/30/2008	

**Last Market Sale & Sales History**

Recording Date:	<b>06/04/2008</b>	Deed Type:	<b>Grant Deed</b>
Settle Date :	<b>Tax: 05/15/2008 MLS: 06/04/2008</b>	Owner Name:	<b>Voelker Lori Lee Suc &amp; LI</b>
Sale Price:	<b>\$179,000</b>	Owner Name 2:	<b>Voelker Je</b>
Price Per Sq Ft :	<b>\$163.32</b>	Seller Name:	<b>Deutsche Bank Natl Trust Co</b>
Document Number:	<b>27126</b>	Title Company:	<b>Financial Title</b>
Sale Type:	<b>Full</b>		

<b>Recording Date</b>	11/14/2008	06/04/2008	02/19/2008	01/17/2007	04/09/1979
<b>Settle Date</b>	11/10/2008	05/15/2008	01/29/2008	01/10/2007	
<b>Sale Price</b>		\$179,000	\$245,438	\$252,000	\$40,000
<b>Nominal</b>	Y				
<b>Owner Name</b>	Voelker J E & L L 2006 Trust	Voelker James E & Lori L	Deutsche Bank Natl Trust Co	Osborne Elizabeth	Booootian Georgia L
<b>Seller Name</b>	Voelker James E & Lori L	Deutsche Bank Natl Trust Co	First American Loanstar Te Svc	Booootian Georgia L	
<b>Document Number</b>	54199	27126	7055	3024	1745-54
<b>Deed Type</b>	Grant Deed	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed	Deed (Reg)
<b>Title Company</b>		Financial Title	First American Title	Fidelity National Title Co	

<b>Recording Date</b>	
<b>Settle Date</b>	
<b>Sale Price</b>	
<b>Nominal</b>	
<b>Owner Name</b>	
<b>Seller Name</b>	
<b>Document Number</b>	1745051
<b>Deed Type</b>	Deed (Reg)
<b>Title Company</b>	

**Mortgage History**

<b>Mortgage Date</b>	06/04/2008	01/17/2007	01/17/2007
<b>Mortgage Amount</b>	\$161,100	\$226,800	\$25,200
<b>Mortgage Lender</b>	Sierra Pacific Mtg Co	Resmae Mtg Corp	
<b>Borrower Name</b>	Voelker James E	Osborne Elizabeth	Osborne Elizabeth
<b>Borrower Name 2</b>	Voelker Lori L		
<b>Mortgage Purpose</b>	Resale	Resale	Resale
<b>Mortgage Type</b>	Conventional	Conventional	Conventional
<b>Interest Rate Type</b>		Adjustable Int Rate Loan	
<b>Mortgage Int Rate</b>		9.03	

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**Property Detail**

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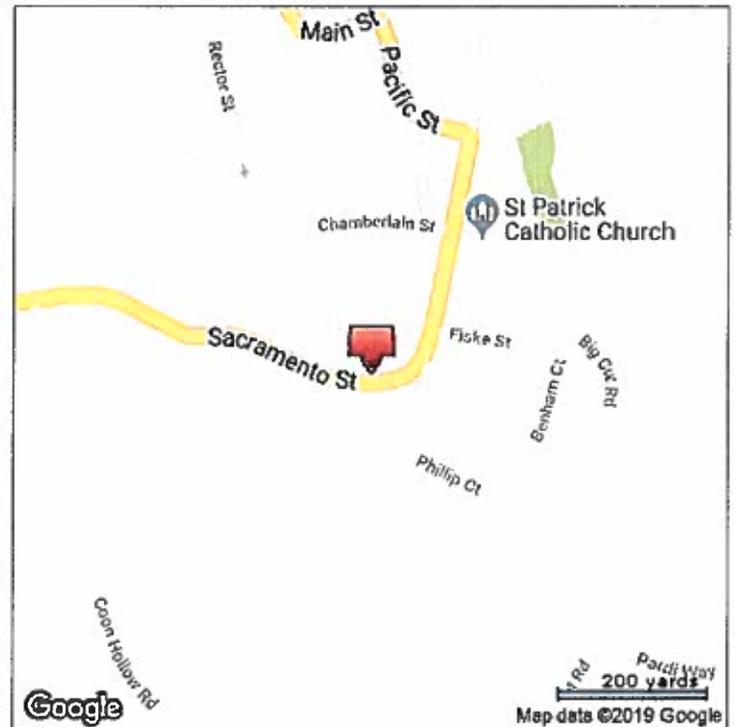
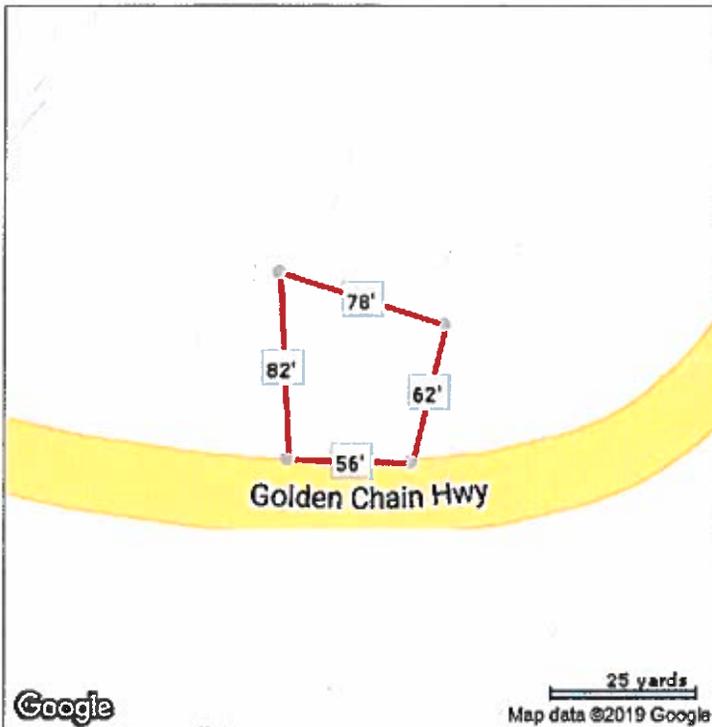
Page 2 of 3

Mortgage Term	30	30
Mortgage Term Code	Years	Years

**Foreclosure History**

Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		09/13/2007
Foreclosure Filing Date	12/17/2007	09/13/2007
Recording Date	12/19/2007	09/14/2007
Document Number	77602	59171
Default Amount		\$8,647
Final Judgment Amount	\$241,658	
Original Doc Date	01/17/2007	01/17/2007
Original Document Number	3025	3025

**Property Map**



\*Lot Dimensions are Estimated

PARSONT HESCHMANN

Attachment A



LEFT NICOLA SUN



# APPLICABLE BUILDING EXTERIOR RECOMMENDED STANDARDS ATTACHED

## Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

*Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*



### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Building Exterior

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

### X Recommended

*Identifying, retaining, and preserving* wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

*Protecting and maintaining* wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

### X Not Recommended

Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.

Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

*Recommended*

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

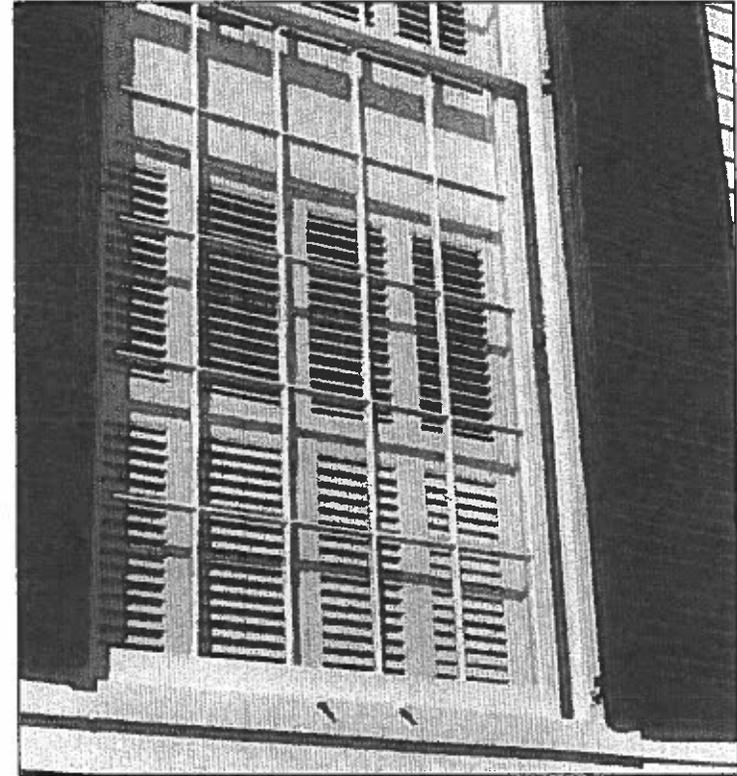
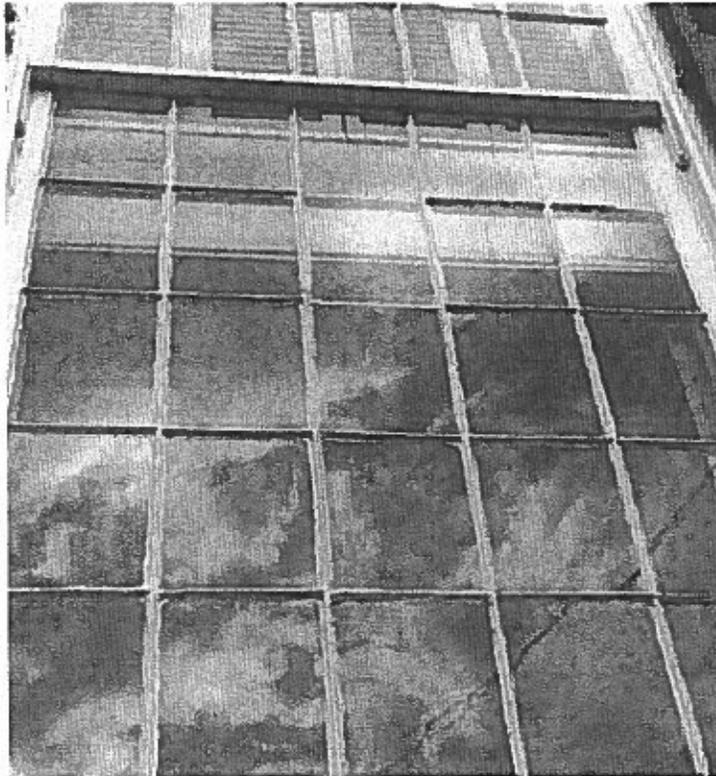
Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

*Not Recommended*

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Using thermal devices improperly so that the historic woodwork is scorched.



*According to the Standards for Rehabilitation, existing historic materials should be protected, maintained and repaired. In an exemplary project, the windows and shutters of this historic residence were carefully preserved.*

*Recommended*

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

*Repairing* wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

*Replacing* in kind an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

*Not Recommended*

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the protection of wood features.

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

*The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.*

*Recommended*

**Design for the Replacement of Missing Historic Features**

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

*Not Recommended*

Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material and color.

## Building Exterior

### Windows

#### *Recommended*

*Identifying, retaining, and preserving* windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

*Protecting and maintaining* the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

#### *Not Recommended*

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

*Recommended*

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

*Repairing* window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

*Replacing* in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

*Not Recommended*

Failing to undertake adequate measures to assure the protection of historic windows.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

*The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.*

*Recommended*

**Design for the Replacement of Missing Historic Features**

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

**Alterations/Additions for the New Use**

Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

*Not Recommended*

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

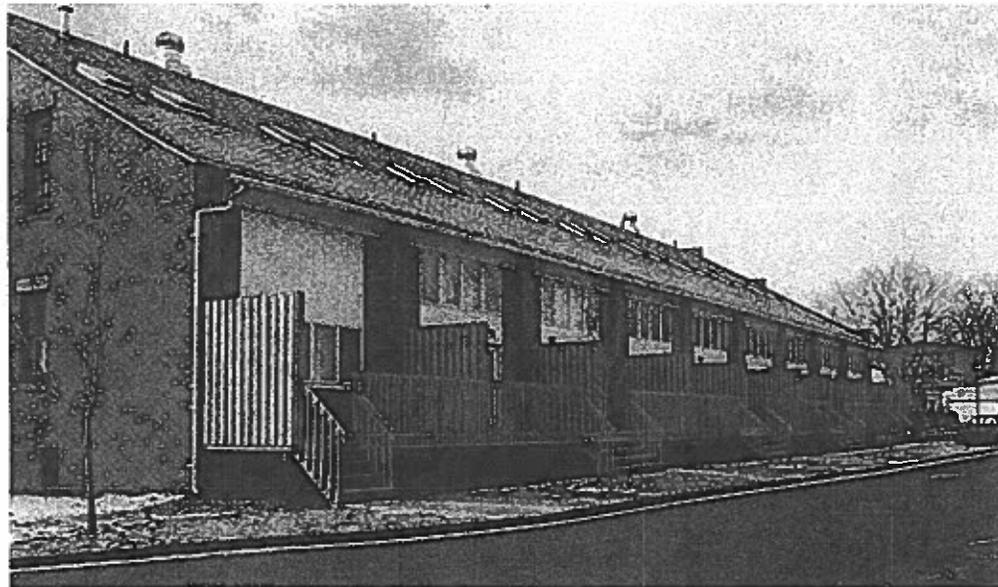
Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.



a



b



c

*(a) An armory complex was rehabilitated for rental housing. (b) This view of the rear elevation shows the paired, nine-over-nine wood sash windows and high sills that characterized the building. (c) After inappropriate rehabilitation work, the same rear elevation is shown with new skylights added to the roof, prefabricated panels filling the former brick areas, and new wood decks and privacy fences. Because the work changed the historic character, the project did not meet the Standards.*

# ALL ABOUT SIDING

## VINYL SIDING #1 SIDING IN THE US

- HOME
- COLORS
- PRICES
- ▼ VINYL SIDING TYPES
- ▼ VINYL SIDING STYLES:
- VINYL CEDAR SHAKE
- ▼ COMPARE: COST
- ▼ MANUFACTURERS: ALSIDE VINYL SIDING
- CERTAINTEED VINYL SIDING
- GENTEK SIDING
- NORANDEX VINYL SIDING
- ▼ OTHER SIDING TYPES: NON-VINYL
- ▼ PICTURES: PICTURES
- ▼ TRIM AND ACCESSORIES
- ▼ OTHER INFO:

## A Little Board and Batten History

Have you ever wondered why they call it board and batten. Want to impress your friends? Continue Read below.



When the colonist first came to America, trees grew everywhere and they were very plentiful, so



everyone just cut down a bunch of trees and built their house, or as they called them log cabins.

As more and more people came, they needed to build more and more houses. So they just cut down more and more trees.

Home

Colors

Prices

## Viny Siding Types

Types Of Siding

## Vinyl Siding Styles:

Siding Styles:

Board and Batten



It took a lot of trees to build a single cabin. It was not very efficient. Trees come in many different sizes, so when you cut them down and stack the logs on top of each other, they didn't fit together very tightly and would allow the cold winter winds to blow between the cracks.

Early homeowner's had to stuff 'mud' in the cracks between the logs to keep harsh winter winds from coming in.

Dutch Lap Siding

Clapboard Siding

Insulated Vinyl

Vinyl Cedar Shake

## Compare:

Cost

## Manufacturers:

Alside Vinyl Siding

CertainTeed Vinyl Siding

Gentek Siding

Norandex Vinyl Siding

## Other Siding Types: Non-vinyl

Hardie Board

Cement Board

Engineered Wood

## Pictures:

Pictures

## Trim and Accessories

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As more and more colonists came, people begin to build sawmills. Then they would cut down a tree and saw it into many long strips of wood about an inch thick, called boards or planks. These wooden planks or boards were about 12 inches or more wide and an inch or so thick and could be 25 feet or longer. Great stuff for building houses with.

Now, instead of using whole trees to build houses with they would first build a frame, and then they would nail the long narrow boards onto the frame, completely covering the outside of the house. The whole house was completely covered in long wooden boards. Nailing long strips of wood onto the frame of the house made the home very weather tight and would kept the cold winter winds and rains from blowing through the cracks.

When people would nail the long wooden boards up and down or vertically that was called 'board and batten'. Where the boards fit together, they would nail a small wooded strip of wood a couple inches wide, called a 'batten' over the cracks to make it air tight. Hence the name 'board and batten'. It was used by farmers all across the U.S. to build their barns for generations and is still sometimes called 'Barn Siding'.

Board and batten or vertical siding was already popular in Europe in places like England, Norway and Sweden. So the colonists were familiar with this type of building already readily adopted the style.

Vinyl Siding Trim gives your house that fresh new look.

## Other Info:

[Siding Blog](#)

[How To Tips](#)

This weather tight way of building houses that protected against the harsh winter winds became the most popular style of home siding. And they could build more houses using fewer trees! The colonists were the original 'Green' builders.

Clapboard is style of siding where the long boards are nailed horizontally, or from end to end. Clapboard was also very popular and was sometimes called 'ship-lap' because it looked like the side of an old sailing ship.

These two styles became the most popular methods of building homes for generations. If you built your house out of wood, this was what you used. So began the first house siding 'styles'

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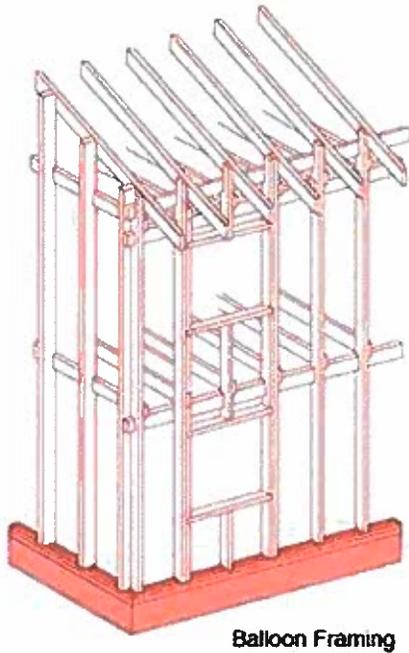
## Board and Batten History 101

Board and batten is one of the older types of siding used on houses, especially in Europe. When early settlers came from Europe to America and started to build houses, trees were plentiful so they cut down trees to make log cabins.

As more and more people came, they needed more and more houses built, so they would cut down trees and saw them into long planks. Each tree produced many long planks. They used these long wooden planks to cover their houses.

When they started to build two story buildings, it was convenient to cut big trees down and saw them into long, 20'-25' wooden planks. The long wooden planks were long enough to run from the bottom of the house to the top of the second story. And since these planks were 12" wide or wider, they covered a lot of wall space with a few planks. An efficient use of wood and it saved a lot of trees.

Since farmers are very good as being efficient, they would cut down the trees on their farms to clear the land for their crops. Then they would saw the trees or logs, into long planks and use them to build two and three story barns.



Balloon Framing

Note how the framing goes from top to bottom, one long framing board. This type of framing is called 'Balloon Framing'.

Once the frame was built, they used the long wooden planks, 10 to 12 inches wide, to cover the frame.

They could nail each wooden plank from the bottom of the house all the way up to the top of the house with one long board. When they had nailed all the long vertical planks onto the house, they would come back and nail a small two or three inch

strip of wood called a 'batten' where the planks came together.

This made the siding very weather proof. Keeping out the harsh winter winds and driving rains and made the barns and houses much warmer in the winter.

Farmers used this type of construction to make barns all over the county. They could cut out forest areas so they could plant the crops, and then use the cut trees to saw into long framing and siding planks. This was so common on farms that the style became known as 'Barn Siding'.



Then they would then use the long planks or boards to completely cover the outside of the house. Where the boards came together

there would be a small crack between the two boards. A small strip of wood about 2 or 3 inches wide called a 'batten' would then be nailed over the crack or seam to make it weather tight. Hence the name Board and Batten.

It was when early settlers started to build two and three story houses that this type of siding became so popular.

[Back to Board and Batten Siding.](#)

[To Home Page Vinyl Siding.](#)

To see more pictures of [homes using different vinyl siding styles](#) [click here](#).

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As more and more people needed homes, the settlers began to take the logs and saw them into long planks or boards. They could get many long boards out of each tree. They could cut down a 30-40 ft tree and saw it into many very long boards.

They would use the long wooden boards to build a frame, sometime two or more stories high. This is called Balloon Style Framing and was common up into the 1900's.

If you live in a two story home that was built in the early 1920's, it is most likely to have this type of construction.

Since trees were so plentiful when they cut down a tall tree, they cut very long planks. They used these long 25+ feet planks to build frames that were two and three stories high.

This method of construction was very common and used all over the U.S. for many years. Even though the framing method is different today, the board and batten siding style is still very popular and used on a wide variety of home styles.

## **Common Woods used for Board and Batten**

Cedar; Colonist used Cedar for their first choice because of the rich texture of the grain, and it's resistance to rot and water problems. Cedar is a strong wood that does not split easily, grows tall and

straight and each tree could be cut into many very long, very wide planks. Today Cedar wood is expensive and requires frequent maintenance, but still at the top in popularity.

**Redwood:** Redwood is an excellent choice for board and batten siding. It has a rich texture and beautiful color hues. Redwood resists warping, has little shrinkage and requires less maintenance than other woods. It is also insect resistant.

Redwood is expensive and hard to find outside western states.

**Pine:** Pine is the most common wood used today for board and batten siding. It is plentiful, fairly inexpensive and can be found throughout the U.S. Since Pine is a softwood it is prone to splitting, warping and must be painted often to protect it from harsh weather.

**Vinyl:** Vinyl board and batten recreates the board and batten style siding with strong vinyl panels that look exactly like real wood. Vinyl siding comes in every possible color, texture and style. It is affordable, covers most existing home exteriors, and can be installed very quickly.

Vinyl board and batten siding never needs painting, will never rot and termites won't eat it. Just wash it down a couple times a year and your house will look like brand new for decades.

Some homeowners try to do it themselves but we recommend that you always hire a quality licensed contractor. Someone that installs siding every day can do a much better job than someone who has never done siding before.

Vinyl Board and Batten siding is one of the most popular material used today.

There are other materials that deserve looking into. Concrete board or Hardie Board is a strong alternative to both wood and vinyl sidings.

Submitted by Joe Wright Tampa Fl.

Submitted by Old Contractor Dan, Pinellas Park Fl.



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[Go to Home Page](#)

CITY OF PLACERVILLE  
PLANNING APPLICATION

Date: 1-24-2020  
Zoning: R1-20-HGP: LDR  
File No: SPR 20-01  
Filing Fee (PZ) \$8400.00  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 13101

**REQUEST FOR:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Certificate of Compliance                     |
| <input type="checkbox"/> Conditional Use Permit              | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map               | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input checked="" type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay         | <input type="checkbox"/> Preliminary Plan Review    | <input type="checkbox"/> Sign Package Review / Amendment               |
| <input type="checkbox"/> Site Plan Review                    | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map                | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: REPLACING SIDING AND WINDOWS FOR RESIDENCE WITHIN HISTORIC DISTRICT.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

\*\*\*\*\*  
\*\*\*

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

**PROJECT APPLICANT**

**APPLICANT'S REPRESENTATIVE (if different)**

NAME LORI VOELKER  
MAILING ADDRESS 3025 SACRAMENTO ST.  
PLACERVILLE, CA 95667  
PHONE (530) 306-5877  
EMAIL lorivsold4u@directcon.net

NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**PROPERTY OWNER(S)**

NAME LORI VOELKER PHONE (530) 306-5877  
MAILING ADDRESS 3025 SACRAMENTO STREET  
EMAIL ADDRESS lorivsold4u@directcon.net

**SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)**

NAME N/A PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

I have notified the mortgage holder, which is: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Attach legal deed description)**

STREET ADDRESS 3148 SACRAMENTO STREET, PLACERVILLE, CA 95667  
ASSESSOR'S PARCEL NO.(S) 003-091-12-100  
Above described property was acquired by owner on 06 06 2008  
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

N/A

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

  
Applicant's Signature

LORI VOELKER  
Printed Name of Applicant(s)

11-19-19  
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

  
Signature of Property Owner

LORI VOELKER  
Printed Name of Property Owner

11-19-19  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

\*\*\*\*\*

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

\_\_\_\_\_  
\_\_\_\_\_  
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# ALL ABOUT SIDING

## VINYL SIDING #1 SIDING IN THE US

- HOME
- COLORS
- PRICES
- VINYL SIDING TYPES
- VINYL SIDING STYLES:
  - VINYL CEDAR SHAKE
  - COMPARE: COST
  - MANUFACTURERS: ALSIDE VINYL SIDING
  - CERTAINTED VINYL SIDING
  - GENTEK SIDING
  - NORANDEX VINYL SIDING
- OTHER SIDING TYPES: NON-VINYL
- PICTURES: PICTURES
- TRIM AND ACCESSORIES
- OTHER INFO:

## A Little Board and Batten History

Have you ever wondered why they call it board and batten. Want to impress your friends? Continue Read below.



When the colonist first came to America, trees grew everywhere and they were very plentiful, so



everyone just cut down a bunch of trees and built their house, or as they called them log cabins.

As more and more people came, they needed to build more and more houses. So they just cut down more and more trees.

Home

Colors

Prices

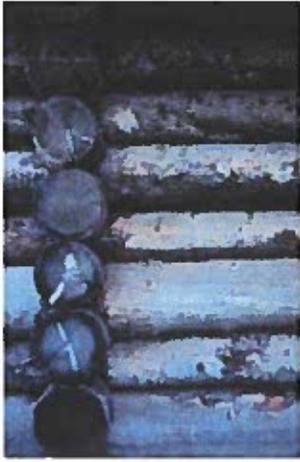
## Vinyl Siding Types

Types Of Siding

## Vinyl Siding Styles:

Siding Styles:

Board and Batten



It took a lot of trees to build a single cabin. It was not very efficient. Trees come in many different sizes, so when you cut them down and stack the logs on top of each other, they didn't fit together very tightly and would allow the cold winter winds to blow between the cracks.

Early homeowner's had to stuff 'mud' in the cracks between the logs to keep harsh winter winds from coming in.

Dutch Lap Siding

Clapboard Siding

Insulated Vinyl

Vinyl Cedar Shake

## Compare:

Cost

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## Other Siding Types: Non-vinyl

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Cement Board

Engineered Wood

## Pictures:

Pictures

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Now, instead of using whole trees to build houses with they would first build a frame, and then they would nail the long narrow boards onto the frame, completely covering the outside of the house. The whole house was completely covered in long wooden boards. Nailing long strips of wood onto the frame of the house made the home very weather tight and would kept the cold winter winds and rains from blowing through the cracks.

When people would nail the long wooden boards up and down or vertically that was called 'board and batten'. Where the boards fit together, they would nail a small wooded strip of wood a couple inches wide, called a 'batten' over the cracks to make it air tight. Hence the name 'board and batten'. It was used by farmers all across the U.S. to build their barns for generations and is still sometimes called 'Barn Siding'.

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[How To Tips](#)

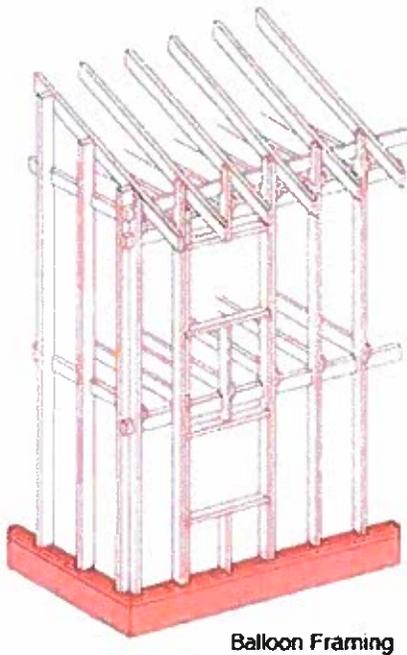
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As more and more people came, they needed more and more houses built, so they would cut down trees and saw them into long planks. Each tree produced many long planks. They used these long wooden planks to cover their houses.

When they started to build two story buildings, it was convenient to cut big trees down and saw them into long, 20'-25' wooden planks. The long wooden planks were long enough to run from the bottom of the house to the top of the second story. And since these planks were 12" wide or wider, they covered a lot of wall space with a few planks. An efficient use of wood and it saved a lot of trees.

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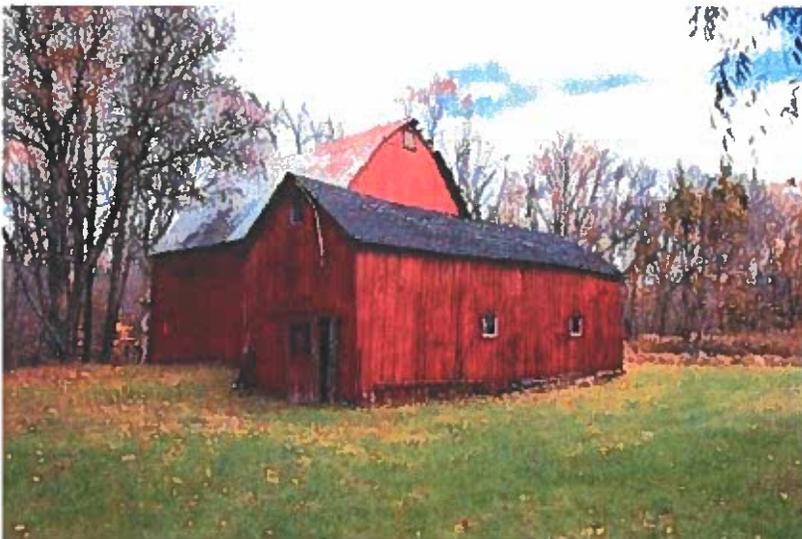
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It was when early settlers started to build two and three story houses that this type of siding became so popular.

[Back to Board and Batten Siding.](#)

[To Home Page Vinyl Siding.](#)

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As more and more people needed homes, the settlers began to take the logs and saw them into long planks or boards. They could get many long boards out of each tree. They could cut down a 30-40 ft tree and saw it into many very long boards.

They would use the long wooden boards to build a frame, sometime two or more stories high. This is called Balloon Style Framing and was common up into the 1900's.

If you live in a two story home that was built in the early 1920's, it is most likely to have this type of construction.

Since trees were so plentiful when they cut down a tall tree, they cut very long planks. They used these long 25+ feet planks to build frames that were two and three stories high.

This method of construction was very common and used all over the U.S. for many years. Even though the framing method is different today, the board and batten siding style is still very popular and used on a wide variety of home styles.

## **Common Woods used for Board and Batten**

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