

Development Summary

2896 Clay Street

Summary

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Meet 2896 Clay Street. Built in 1940 and located in the Bedford/Clay Street Historic District.



(She is a non-contributor as confirmed by the historic survey inventory)

The proposed project will quite literally save this home from degradation. It has and will continue to serve as a single family home, where we will live and raise our two young boys. My husband works locally and I homeschool the boys.

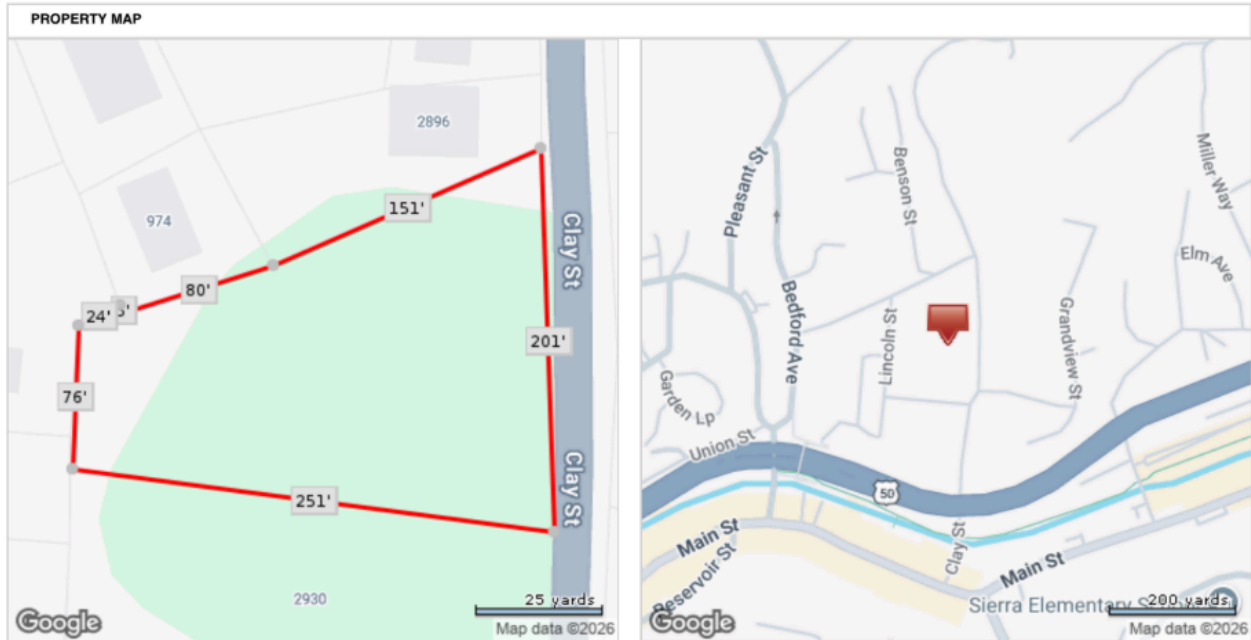
The home, unfortunately, has not retained any of the following historic features: Not a window, not a doorbell, not a doorhandle, not a porch light, not a gable vent, and certainly not the siding.

We propose options that are visually compatible with the area, that do not detract from the historic charm of the district overall, and that suit the 1940 craftsman style.

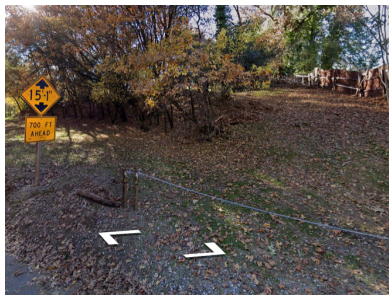
Replacement materials were selected to closely resemble the original materials in visual appeal while improving durability and energy performance. We also took setting into consideration; the north side of the home stays damp so building materials must be practical for such conditions.

Lot & Surroundings

Property size: 0.22 acres | Home Size: 1,318 sq. ft.



Neighboring Homes



Left (vacant lot)



2896 Clay



Right

Across the street (not within the historic district)



Windows

Existing	Proposed
<p data-bbox="203 478 787 546">Single pane aluminum 1-over-1 windows (with exception of front window: single-slider).</p>  <p data-bbox="203 1100 787 1203">Note: 19 broken and failing windows were replaced including 1 original (visible from inside) that was covered up by the vinyl siding</p> 	<p data-bbox="824 478 1409 546">Anlin glass, dual pane, vinyl framed 1-over-1 windows (front window: single-slider).</p> <p data-bbox="824 590 1409 724">Size, configuration, and window slide remain the same. Installed by a licensed professional. See Good News Home Improvement window description.</p>  

Siding

Existing	Proposed
<p>Horizontal vinyl siding (at end of life) over top of asbestos-cement board shingle, over top of original redwood clapboard siding (which cannot be restored as confirmed by Placerville building inspector). Some areas of exposed OSB.</p>	<p>Ascend: Horizontal plank composite siding with class A fire rating, in flagship brown with glacier white trim. Asbestos abatement and/or encapsulation to be completed according to code. Siding installation by a licensed professional with all proper permitting. See Ascend Homeowner Brochure.</p>
	
	<p>(rendering of proposed color scheme)</p>

Facia/ Gutters/ Soffit

Existing

Green & white aluminum fascia, white gutters, and white vinyl soffits. All items are failing.





Proposed

Replace fascia and gutters, same-for-same, with white aluminum fascia and white stainless steel, seamless gutters. Installation by a licensed professional with all proper permitting.

Remove soffit entirely to expose original rafter tails. Paint according to the color scheme.



Garage Door

Existing	Proposed
<p data-bbox="203 487 568 520">Engineered plywood (failing)</p>  <p data-bbox="207 562 800 1094">A photograph showing the current garage door. It is a light-colored, single-panel door made of engineered plywood, showing signs of wear and discoloration. The door is set in a white frame on a yellow building. To the right, there is a tree and a set of concrete steps leading up to a second level.</p>	<p data-bbox="823 487 1388 556">Replace with engineered plywood- premium grade with board and batten look</p>  <p data-bbox="828 596 1421 1127">A photograph showing the proposed garage door. It is a dark brown, double-panel door with a board and batten design. The door is set in a white frame on a dark brown building. The surrounding environment, including the tree and steps, is the same as in the existing image.</p>

Deck Repair

Existing

Common deck boards and fence slats. The deck framing requires some repair.



Proposed

Replace same-for-same, as needed. Structural repairs to be completed by licensed professional with all proper permitting.

