

“Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission
AGENDA

MEETING DATE: January 19, 2016
APPLICATION & NO: 2845 Pleasant Street - Site Plan Review 2015-10
PREPARED BY: Andrew Painter, City Planner

PROJECT DESCRIPTION: Request for Site Plan Review (Historic District Review) to replace existing windows along the west, north and east elevations of an existing secondary residence with garage. The site is within the Bedford Street – Clay Street Residential Historic District.

PROJECT DATA:

Property Owner: Derek Kenzy Revocable Trust
Project Location: 2845 Pleasant Street, Placerville
Assessor Parcel No.: 002-011-35
Parcel Area: 0.40 acres
General Plan Land Use: Medium Density Residential
Zoning: R-1,6/H (R-1, 6,000 Single-Family Residential Zone / Historic District)

Adjacent Zoning & Land Use: Parcels located west, north, east and south of the site are zoned R-1,6/H and contain residential structures and uses. Adjoining the site to the east is Duffey Park, a City municipal park. The site is located within the Bedford Avenue - Clay Street Residential Historic District. See **Figures 1 and 2.**

PROJECT SITE CHARACTERISTICS AND BACKGROUND: Improvements onsite include two residential structures. The primary residence is two-story gabled structure with a bay window along the west elevation and a covered entry porch facing Pleasant Street. The subject structure, a secondary residence, is detached from the primary residence. It sits approximately fifty feet from Pleasant Street. This residence has approximately 800 square feet of floor area. It is comprised of two stories, with the living quarters on the second level and a garage on the ground level. This residence has a gable roof facing Pleasant Street and clad with wood siding. Wood stairs provide access to the front door. Six single hung wood frame windows face the street.

The El Dorado County Assessor estimates the year built of the primary residence as 1906. Assessor’s records do not provide an estimate of the age of the secondary residence and garage. Staff estimates it was constructed in the 1930s or 1940s. The home and garage structures on the site are located within the Bedford Avenue - Clay Street Residential Historic District but are not

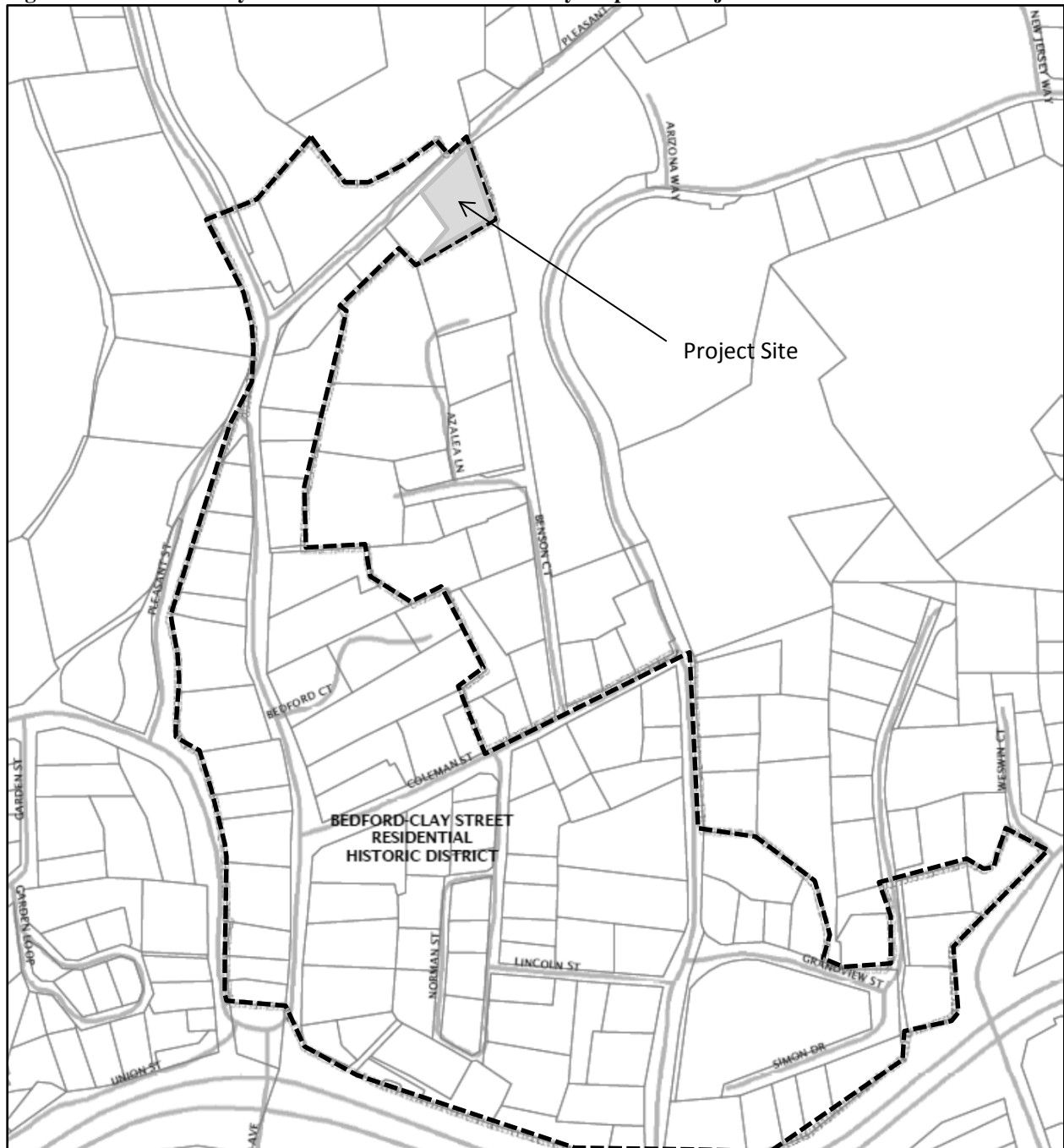
listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

City building permit history for the addressed structure is limited to a 1980 permit for a new electrical sub-panel, and most recently a 2011 permit for miscellaneous electric, plumbing, heater and wood siding (like-for-like). The applicant submitted photos of the home showing the existing condition and location of subject windows and openings. These are provided as **Attachment A**.

Figure 1. Project Site and Vicinity



Figure 2. Bedford – Clay Street Historic District Boundary Map with Project Site



PROPOSED CHANGES: The applicant proposes to install six (6) single-hung vinyl windows into existing openings. The window model is listed as Milgard “Style Line” low-e, vinyl, dual pane, single-hung windows. Existing windows are early (likely original) wood single-hung. The application states the windows have not been maintained and have deteriorated. Photos illustrate their current state. They no longer function as intended. The applicant has chosen vinyl replacement primarily due to cost. Estimates provided indicate the cost to replace the single-hung

windows with wood frames and sashes at \$3,100.00, with the requested vinyl replacement cost provided at \$1,045.00.

HISTORIC RESOURCE REGULATIONS

General Plan Goals and Policies

The following goals and policies of the Placerville General Plan Community Design Section appear applicable to the request.

Goal C states as follows:

To protect and enhance the visual quality and neighborhood integrity of residential areas.

Policy 2 of Goal C states as follows:

New construction shall be architecturally compatible with the surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated historic neighborhoods.

Policy 6 of Goal C states as follows:

The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.

City Regulations and Standards

Exterior alterations to a building that are visible from a public street and located in a City designated historic district require Planning Commission review and approval prior to building permit issuance. Criteria used by the Commission in reviewing a Site Plan Review request is provided in §10-4-9 and §10-4-10(B) (Historical Buildings in the City) of the Zoning Ordinance. The criteria used when involving modifications to buildings within a City historic district per Zoning Ordinance §10-4-10 (B) are the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the *City of Placerville Development Guide*.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Section 10-4-9: Site Plan Review Criteria

Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9) states as follows, “All site plans shall be compatible with the goals and policies established in the Community Design Element of the General Plan.”

City of Placerville Development Guide

The City’s Development Guide was adopted by City Council in 1993 to implement the Community Design Element of the General Plan. Its intent is to incorporate the goals and objectives of the General Plan as they relate to community design into the development process.

Section V. Site Specific Improvements

3. Architectural elements of new construction should demonstrate continuity with existing structures. Height limits are dictated by the city's Zoning Ordinance, however new buildings should be of generally the same proportions as the neighboring structures and should not vary in height more than one story taller or shorter than the surrounding buildings.
4. The architectural guidelines set forth in this document with respect to design factors such as scale, proportion, materials and color selection apply to residential development. Additionally, residential construction in areas of high and extreme fire hazard should incorporate measures such as Class A roofs, enclosed decks, vents, eaves, slant roofs, and deflectors.
7. All property owners within three hundred feet (300’) of the subject site are to be informed of the proposed development as part of the application process.

Section IV. Architectural Design Guidelines

B. Design Factors

4. Colors and Finishes
 - b. Materials and finishes should be compatible with those used in surrounding architecture of historical value. Renovations or rehabilitations of historic buildings that introduce new materials most often destroy the integrity of their historical character, and this approach is discouraged.

- c. Acceptable materials and finishes are dictated by each individual project based on history, surroundings and whether the building is new or existing. Use materials that are suited to the area and reflect the quality of Placerville's historic buildings, such as indigenous rock or cobble, brick, appropriately finished exterior plaster, or high quality wood.
- d. Some materials are inappropriate for both old and new buildings and are discouraged, such as imitation masonry, corrugated fiberglass, simulated wood siding or reflective glass.

STAFF EVALUATION: The following section evaluates project consistency with applicable City goals, policies and regulations.

Character Defining Features

The following building features give the subject dwelling its visual character:

- *Gabled design,*
- *Two level mass,*
- *Single hung windows and openings, and*
- *Lap siding*

Consistency with General Plan

The proposed single hung one-over-one vinyl frame and sash windows appear to be consistent with City General Plan Community Design Section goal and policies, in that the property owner is taking steps to maintain an existing residential use from deterioration. The appearance of proposed materials would match those replaced (e.g. windows: single hung, divided lights within their existing opening, therefore architecturally compatible with homes within the Bedford-Clay Street Residential Historic District.

Consistency with City Adopted Regulations and Guidelines

The proposal to replace wood single-hung windows with white vinyl windows is not of the character and quality that maintains the distinguishing features of the building and the environment. Windows are a character defining architectural feature of the home. Secretary of Interior Standard No. 6 states, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials." The new single-hung windows duplicate the existing one-over-one window style but not the material. Wood single-hung windows are appropriate models and the proposed windows do not match original sash material, thus they do not comply with the Secretary of Interior Standards or the Development Guide guidelines.

In 2011, Section 10-4-10: *Historical Buildings in the City*, was amended by City Council stipulating that the *Secretary of Interior Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* was to be used as a basis for evaluating alterations to buildings within the City's historic districts. Since 2011 the Planning Commission has evaluated six separate SPR applications for window change outs within historic districts. These requests were subject to the Secretary of Interior Standards criteria. Four of the six involved replacing wood frame and sash windows with vinyl product.

The six sites are located at the following addresses:

- 794 Chamberlain (wood windows);
- 773 Spring Street (vinyl windows);
- 2916 Coloma Street (vinyl windows)
- 3136 Sacramento Street (vinyl windows)
- 2875 Pleasant Street (wood windows)
- 3177 Cedar Ravine Road (vinyl windows)

Applicants cited that cost was a factor in their request for vinyl over like-for-like wood windows. The Commission approved the four requests for vinyl windows making findings to support their decision. Examples of Commission findings made included the following:

- The request would rehabilitate an existing residential uses within the City’s historic districts, consistent with Goal E of the Housing Element;
- That request is consistent with Placerville General Plan Community Design Element Goal C, in that it would help protect and maintain the visual attributes of a structure within the Historical District;
- That the visual quality of proposed exterior changes, involving windows, are compatible with the visual attributes of neighboring structures within the Historical District, therefore is consistent with Placerville General Plan Community Design Element Goal C;
- The request is consistent with Goal G and Policies 1 and 6 of Goal E of the Natural, Cultural, and Scenic Resources Element, in that proposed improvements serve to renovate an architectural resource within the City, by preserving its appearance as seen from the street;
- The request would promote of energy efficiency, that by approving the request the City would advance Goal G and Policy 3 of Goal G the Housing Element that calls for the City to promote energy efficiency;
- The request was reviewed and found consistent with the Zoning Ordinance Sections 10-4-9: Site Plan Review, and 10-4-10: Historical Buildings in the City;

Staff recommends denial of the request in that the requested vinyl replacement windows do not match original sash material, thus they do not comply with the Secretary of Interior Standards or the Development Guide guidelines. Staff has provided findings and action the Commission is recommended to take should it agree with Staff’s analysis.

As mentioned, the Planning Commission has made findings and taken action since 2011 to approve vinyl window installation. Based on these recent actions by the Planning Commission, along with the similarity of these projects to the request by the owner of 2845 Pleasant Street, staff has provided an alternative action, complete with findings and conditions should it support approval of the request.

ENVIRONMENTAL ASSESSMENT: The City has reviewed this request and has determined that should it be approved it is categorically exempt from environmental review pursuant to §15301(a) (existing structure) of the California Environmental Quality Act Guidelines, which permits the restoration and maintenance of an existing residence.

Should the project be denied the request would be statutorily exempt from environmental review per Section 15270 of the CEQA Guidelines, in that projects that are disapproved by the lead agency (city) are not subject to CEQA.

PUBLIC NOTICE & COMMENT: Public Notice was provided through direct mail to property owners within 500' of the project site, posted on the City's website and published in the Mountain Democrat on January 8, 2016. As of the distribution of this staff report, no public comments were received.

STAFF RECOMMENDED ACTION – DENY REQUEST:

- I. The Commission makes the following findings:
 - A. Windows are a character defining architectural feature of the home.
 - B. Secretary of Interior Standard No. 6 of the *Secretary of Interior Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* states, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials."
 - C. Proposed new single-hung windows duplicate the existing one-over-one window style but do not match original sash material, therefore they do not comply with the Secretary of Interior Standard No. 6 or the Guidelines under Section IV B 4b. 4c. and 4d of the City of Placerville Development Guide.
 - D. The request is Statutorily Exempt from environmental review per Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), in that projects that are disapproved by the City are not subject to CEQA.
- II. The Planning Commission denies 2845 Pleasant Street - Site Plan Review 2015-10, the request by the Derek Kenzy Revocable Trust to replace existing windows along the west, north and east elevations of an existing secondary residence with garage located within the Bedford Street – Clay Street Residential Historic District.

ALTERNATIVE PLANNING COMMISSION ACTION – APPROVE REQUEST:

- I. The Commission makes the following findings:
 - A. The request is exempt from environmental review pursuant to §15301(a) of the California Environmental Quality Act, which permits the restoration and maintenance of an existing residence.
 - B. The project site, located at 2845 Pleasant Street, with APN 002-011-35, contains two structures that are located within the Bedford – Clay Street Residential Historic District, but these structures are not listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.
 - C. The increased cost to restore or replace with like materials is excessive;
 - D. The use of vinyl windows as proposed will not be differentiated from the current wood by the casual observer.
 - E. The request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed exterior changes, involving windows, are compatible with the visual attributes of neighboring structures within the Historical District.
 - F. The request is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the request is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.
 - G. The request was reviewed and is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, and §10-4-10: Historical Buildings in the City, that are intended to protect the integrity of the Residential Historic District and individual structures located therein.
- II. Conditionally approve 2845 Pleasant Street - Site Plan Review 2015-10, the request by the Derek Kenzy Revocable Trust to replace existing windows of an existing secondary residence with garage located within the Bedford Street – Clay Street Residential Historic District, subject to the following conditions of approval:
 1. Approval. To install along the west, north and east elevations, six (6) single-hung low-e, vinyl, dual pane windows into existing openings. The window model is Milgard “Style Line”. The project is approved as shown in Attachment A of staff’s January 19, 2016 staff report, and as conditioned or modified below.
 2. Project Location. The project site is located at 2845 Pleasant Street, Placerville. APN: 002-011-35. SPR 2015-10 shall apply only to the project location and cannot be transferred to another parcel.

Item 4.2

3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.
5. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
6. Permit. The applicant shall obtain a building permit for the Commission approved window replacements from the Development Services Department.

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.

ATTACHMENT

A. Application and Supplemental Documents

ATTACHMENT A

Application and Supplemental Documents

CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 12/23/15
Zoning: R1-6/H GP: _____
File No: SPR 15-1D
Filing Fee (PZ) \$400.00
Filing Fee (EN) _____
Receipt No: 11066

REQUEST FOR:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> CC&R Review |
| <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 checked="" 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: Replace 6 windows (wood) w/ dual pane vinyl of similar style

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

NAME Derek Kenzy
MAILING ADDRESS po box 44, Rescue, CA
95672
PHONE 530 313-0514
EMAIL kenzyderek@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Derek Kenzy PHONE _____
MAILING ADDRESS Same
EMAIL ADDRESS _____

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

NAME NA PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2845 Pleasant Street, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 002-011-35-100
Above described property was acquired by owner on Oct. 21 2011
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.

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.

[Signature]
Applicant's Signature

Derek Kenyon
Printed Name of Applicant(s)

12/23/15
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]
Signature of Property Owner

Derek Kenyon
Printed Name of Property Owner

12/23/15
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.



City of Placerville
Planning Department

Historical District Review
Application Checklist

Application No: SPR-15-10

Date: 12-23-15

Filing Fee: \$900.00

Received By: Lynne Hunter

Legal Owner: Derek Kenzy

Address: Po box 44, Rescue, CA 95672 CA

Applicant: Derek Kenzy

Address: Same

Telephone Number: 530 313-0514

Email: kenzyderek@gmail.com

Location Of Site: 2845 Pleasant Street, Placerville Ca 95667

Land Use Zone: R-1

Proposed Development Summary (A Complete Project Narrative On Separate Sheet(S) Is Recommended):

Replacement of six existing wood framed windows with dual pane vinyl of similar style. The windows are street facing approximately installed on exterior of structure fifty or more feet from the Pleasant Street curb side.

INTRODUCTION:

Historical District Review: In addition to the policies and regulations for the protection, enhancement and perpetuation of the old and historical buildings in the designated Historic Districts of the City, applications for a building permit in the following categories shall require review and approval of the Planning Commission:

1. **Building Removal:** All reasonable effort shall be made to repair and restore any building of historic value or interest within the Historic District. Any structure determined to be of historic merit shall require approval of the Planning Commission prior to permit issuance.
2. **Construction and Repairs:** No permit for construction or alteration of any building within the Historic District shall be issued until the plans for construction or alteration have been approved by the Planning Commission.

SUBMITTAL REQUIREMENTS:

1. Planning Application form and Application Fee Set by Ordinance
2. Environmental Information Form
3. Site Plan - Ten (10) prints drawn at not less than 1"= 50' with the criteria to be shown as follows:
 - a. lot lines and dimensions;
 - b. location and size of all existing and proposed buildings (include building or structures that are proposed for demolition or relocation);

- c. location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways);
- 4. Elevation Plan - Ten (10) prints drawn at not less than 1/8"=1' scale with the criteria to be shown as follows:
 - a. exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
 - b. exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
 - c. photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.
- 5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.

a. Building/Classification - Uniform Building Code

Example

Type Residential
 Group(s) _____
 No. Stories _____
 Basement Floor Area _____
 1st Floor Area 440sq.ft. garage
 2nd Floor Area 900sq.ft. living area
 3rd Floor Area _____
 Total Floor Area 900sq.ft.

Type _____ V-1 Hr.
 Group(s) _____ B-2
 No. Stories _____ 2
 1st Floor Area _____ 5,000 sq. ft.
 2nd Floor Area _____ 2,500 sq. ft.
 Total Floor Area _____ 7,500 sq. ft.

b. Existing and Proposed Exterior Walls

Structure

Wood Framed
 Steel Framed
 Masonry
 Concrete
 Brick
 Concrete
 Poured
 Tilt-up

Covering

Wood
 Plywood Siding
 7" lap Wood Siding
 Shingles
 Stucco
 Veneer
 Brick (Thin)
 Tile
 Other _____
 Metal
 Other _____

c. Existing and Proposed Roof

Structure

Wood Framed
 Steel Framed
 Concrete

Covering

Asphalt Shingles
 Built-Up
 Metal
 Tile
 Wood
 Shingles
 Shakes
 Class B
 Other _____

6. Historic District Review Criteria - Per Sections 10-4-10(B) and 10-4-10(F) of the Placerville Zoning Ordinance (see attachment), all new buildings and alterations to existing buildings that are visible from the street shall conform to the *Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. If you would like to see the full document please visit <http://www.cityofplacerville.org/civica/filebank/blobdload.asp?BlobID=5129>. Please state fully how your request conforms to the following Secretary of Interior Standards for Rehabilitation. If needed, use separate pages.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

no change in use proposed

Standard 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.

Replacement of wood sashed windows with white vinyl will be a minimal visual change from existing visual character. The historic character will be retained and preserved with the new windows.

Standard 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.

Window trim and opening size will be retained to preserve historical look to the structure.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No noticeable changes will be made to the structure to alter its historic significance.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

This proposed application will no change the defining feature of the structure.

Standard 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 to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

I am asking to replace the non performing wood framed windows with similar Vinyl framed window units.
View changes from the street will be minimally noticeable as shown in pictures of structure.

Standard 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.

NA

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

YES

Standard 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.

The widow trim and sill will remain or be replaced by the same material, size and shape to not alter look and historic features.

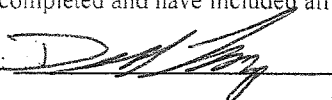
Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Yes, this will not adversely change the building for future replacement of windows.

The applicant shall provide the following information for Historic District Review.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature:



Date:

12/23/15

Date:

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, CITY OF PLACERVILLE, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 22, BLOCK 12, OF THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22, BLOCK 12 OF THE CITY OF PLACERVILLE; THENCE SOUTH 19 DEG 36' 22" EAST 111.69 FEET; THENCE SOUTH 11 DEG 21' 07" EAST 50.00 FEET; THENCE SOUTH 60 DEG 31' 15" WEST 175.75 FEET; THENCE NORTH 39 DEG 27' 25" WEST 93.66 FEET; THENCE NORTH 36 DEG 37' 16" WEST 92.86 FEET; THENCE NORTH 47 DEG 14' 46" EAST 138.26 FEET TO THE POINT OF BEGINNING.

A.P.N. 002-011-35-100

Project residence: at 2845 Pleasant St.

Scope of work is the replacement of six single hung wood framed windows with Migard "Style Line" low-e vinyl dual pane windows of like design. These are visible from the street at a distance of 50' or more. The windows have not been maintained properly over the years, making conditions that are drafty and not functioning as intended. Cost of replacement to Vinyl is estimated at \$1,044.62, wood framed window estimated at \$3,100.00. Structure is a two car garage with living space above to the right of the main residence.

Both residences are in view from the street and gives a prospective to the distance from Pleasant Street.



C

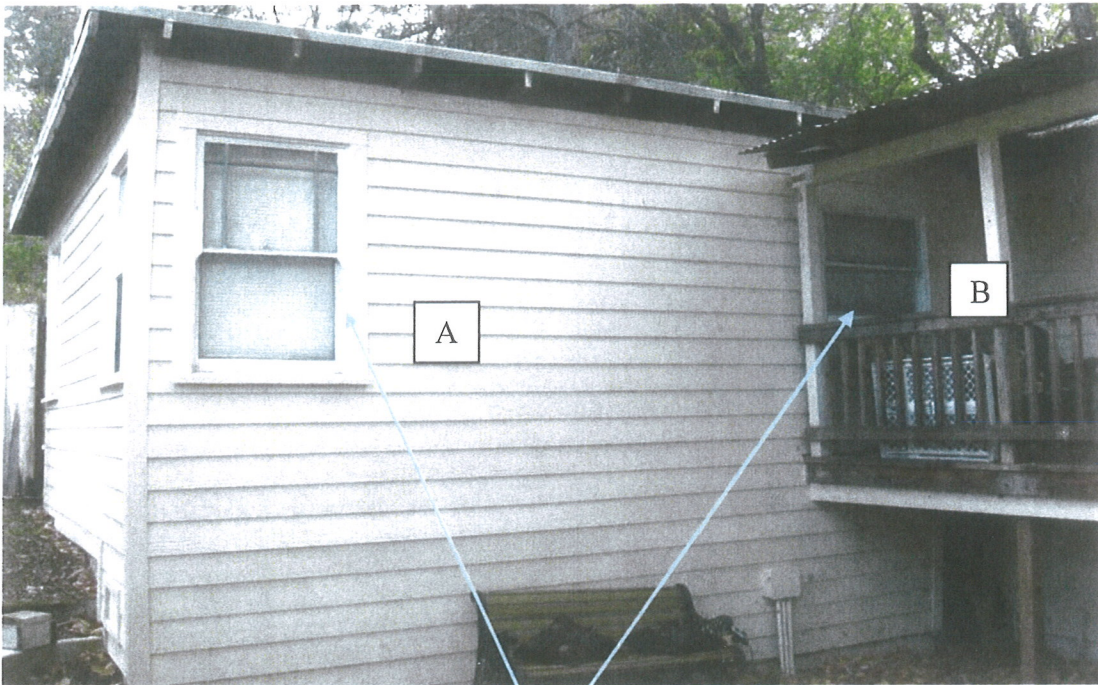
D



F

E

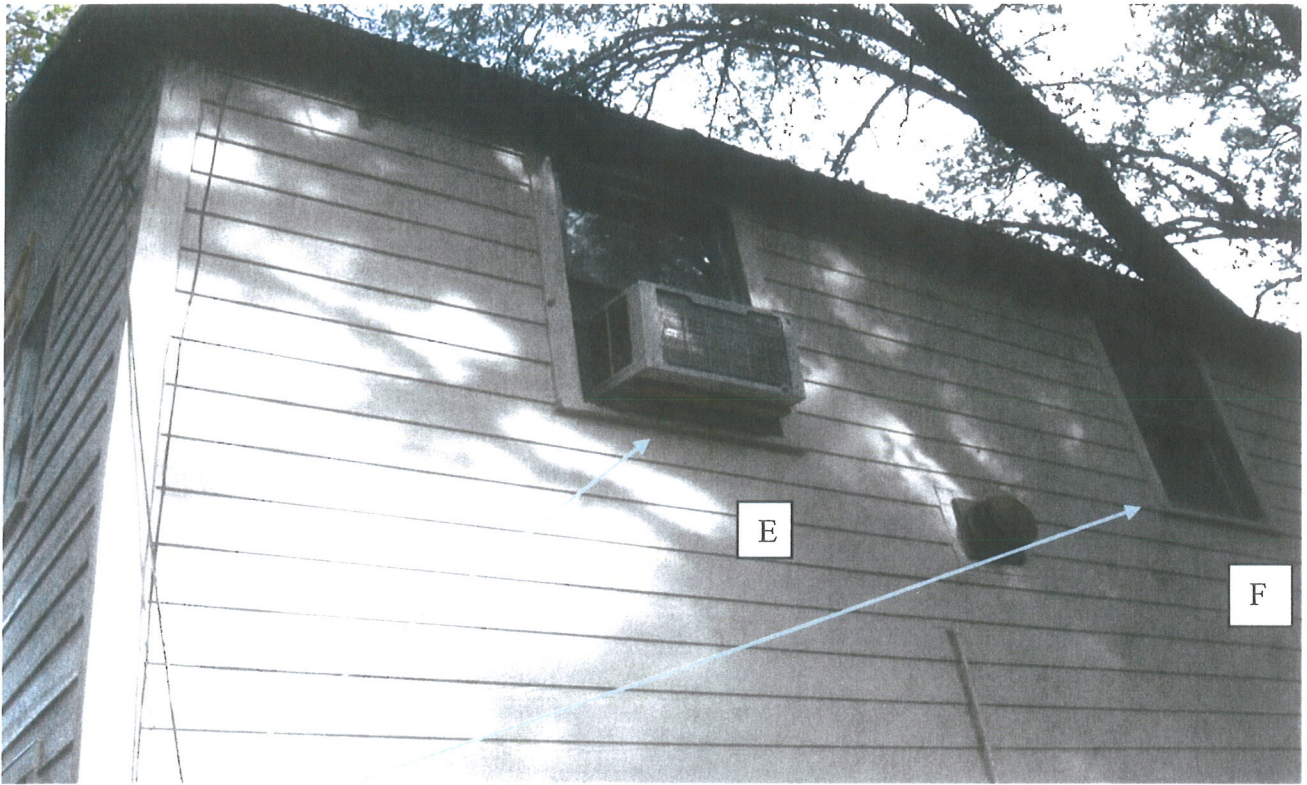
Picture shows residence from street and four of the windows to be replaced.



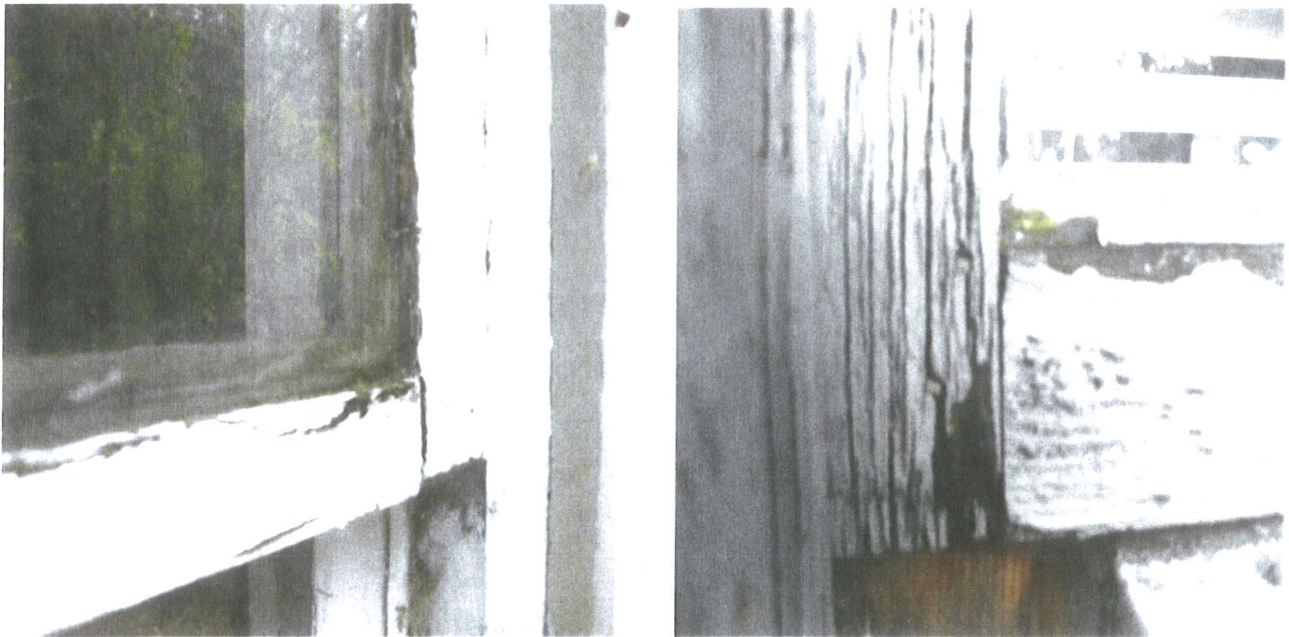
Picture Shows two windows: Window A... single hung, single pane wood sash, with border grid on upper pane, size: 29" x 53" Window B...single hung, single pane wood sash, size: 36" x 36", window is non-operable.



Windows C and D...single hung, single pane, wood sash, size 30" x 48", both windows are in poor non-operable condition.



Windows E and F ...single hung, single pane, wood sash, size 30" x 48", both windows are in poor condition.





Above: Three close-up pictures show the condition of existing deteriorating windows. They are in need of replacement to efficiently weatherize the interior space. I hope to install retrofit dual pane, low-e white vinyl window units in the openings. This will complete the replacement of the windows in the residence to a uniform style and function.

Below are pictures of white dual pane vinyl windows installed on residence not visible from the street.



**ARCHITECTURAL
SPECIALTY SALES CO.**

6051 Enterprise Dr. Suite #104
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Sacramento, CA 95828
Phone: (916) 387-4126

QUOTE BY: PHIL FRANZINO

QUOTE #: JABP53007

SOLD TO: ARCHITECTURAL SPECIALTY SALES -
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DIAMOND SPRINGS, CA 95619

SHIP TO:

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Fax: 530-626-3670

PROJECT NAME: BEDFORD ST.

PO#:

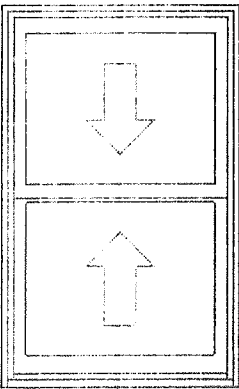
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1

Rough Opening: 30 3/4 X 48 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 30 X 48

(Outside Casing Size: 32 5/8 X 50 3/16),
Siteline Wood Double Hung, Auralast Pine,
Concealed Jambliner Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
4 9/16 Jamb,
Standard Double Hung, No Finger Plows, Tan Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
Spacer, Argon Filled, Traditional Glz Bd,
No Screen,
Custom-Width, GlassThick=0.698, Clear Opening:26.2w, 20.4h,
3.7 sf
PEV 2015.3.2.1339/PDV 6.277 (12/08/15) NW

\$540.86

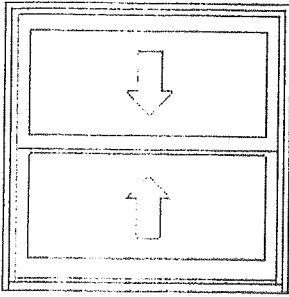
4

Your Cost = 465.00 EACH
4 Units = 1860.00

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-2

Rough Opening: 36 3/4 X 36 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 36 X 36

(Outside Casing Size: 38 5/8 X 38 3/16),
 Sitrine Wood Double Hung, Auralast Pine,
 Concealed Jambliner Primed Exterior,
 Natural Interior,
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
 4 9/16 Jamb,
 Standard Double Hung, No Finger Plows, Tan Jambliner,
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
 Spacer, Argon Filled, Traditional Glz Bd,
 No Screen,
 Custom-Width, GlassThick=0.698, Clear Opening:32.2w, 14.4h,
 3.2 sf

PEV 2015.3.2.1339/PDV 6.277 (12/08/15) NW

Your Cost =

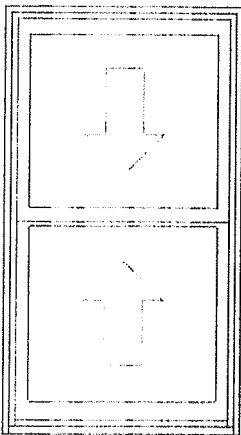
445.00

\$512.39

1

Line-3

Rough Opening: 30 1/2 X 54 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 29 3/4 X 53 1/2

(Outside Casing Size: 32 3/8 X 55 11/16),
 Sitrine Wood Double Hung, Auralast Pine,
 Concealed Jambliner Primed Exterior,
 Natural Interior,
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
 4 9/16 Jamb,
 Standard Double Hung, No Finger Plows, Tan Jambliner,
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard
 Spacer, Argon Filled, Traditional Glz Bd,
 No Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.698, Clear
 Opening:26w, 23.2h, 4.1 sf

PEV 2015.3.2.1339/PDV 6.277 (12/06/15) NW

Your Cost = 580.00

\$660.41

1

Sub Total = 2,885.00

List Total:

\$3,336.24

7.50% TAX = 216.38

TOTAL = 3,101.38



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

DEPOSIT = 1,550.69

Lead Time 8 weeks

BALANCE = 1,550.69

Thanks, Bruce Nielsen

EMailed 12/22



PLACERVILLE GLASS, INC.

3046 CHAPEL STREET
PLACERVILLE, CALIFORNIA 95667

License No. 347417

(530) 622-6417
FAX (530) 622-6823

HANGTOWN, U.S.A.

NAME: Derek Kandy

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: 530 313 0514 FAX: _____

DATE: 12/22/15

JOB NAME OR LOCATION: KANDYDEREK@SMALL

Bid Proposal/Contract for: MILGARD STYLELINE WHITE VINYL LOWE MAIL FIN

QUANTITY	SIZE	AMOUNT
		<u>NET FRAME</u>
<u>4</u>	<u>38 x 48 SH</u>	
<u>1</u>	<u>36 x 36 SH</u>	
<u>1</u>	<u>29 3/4 x 53 1/2 SH</u>	
		TOTAL ▶
		<u>1044⁶²</u>

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of (\$ 1044⁶²)

ANY CHANGES OR CANCELLATIONS MUST BE MADE WITHIN 24 HOURS AFTER ACCEPTANCE.

Payments to be made as follows: \$475⁰⁰ DEPOSIT BALANCE UPON DELIVERY

LESS DEPOSIT	<u>475⁰⁰</u>
BALANCE DUE	<u>569⁶²</u>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications invoking extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED SIGNATURE Paula Allen

NOTE: This proposal may be withdrawn, if not accepted by _____

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE _____

DATE OF ACCEPTANCE _____