



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: March 16, 2021

Prepared By: Andrew Painter, City Planner

PROJECT INFORMATION

Case File: Site Plan Review (SPR) 21-01 – Historic District Review

Consideration of the request by property owner/applicant Matt Barber for Site Plan Review involving completed board and batten siding and garage door modifications to the existing single-storied single family residence located at 822 Spring Street, within the Coloma – Spring Streets Historic Residential District.

Location: 822 Spring Street (SR 49), Placerville CA.

Assessor's Parcel Number (APN): 001-161-007

Historic District: Coloma – Spring Streets Historic Residential District

Zoning: R-1-6,000-H (Single-Family Residential – Historic District)

General Plan: Medium Density Residential

Existing Land Use: Residential

Surrounding Land Use: Residential

Applicable Regulations: Placerville Zoning Code (PZC)

PZC 10-3-1(C): Act upon all applications for site plan; and

PZC 10-4-9: Site Plan Review: (C) Site Plan Review Required: 6; and

PZC 10-4-10: Historical Building in the City: (B) Historical Criteria, (C) Historical District, (F) Construction and Repairs and (H) Construction and Repairs: Permit Issuance

Figure 1. Project Vicinity

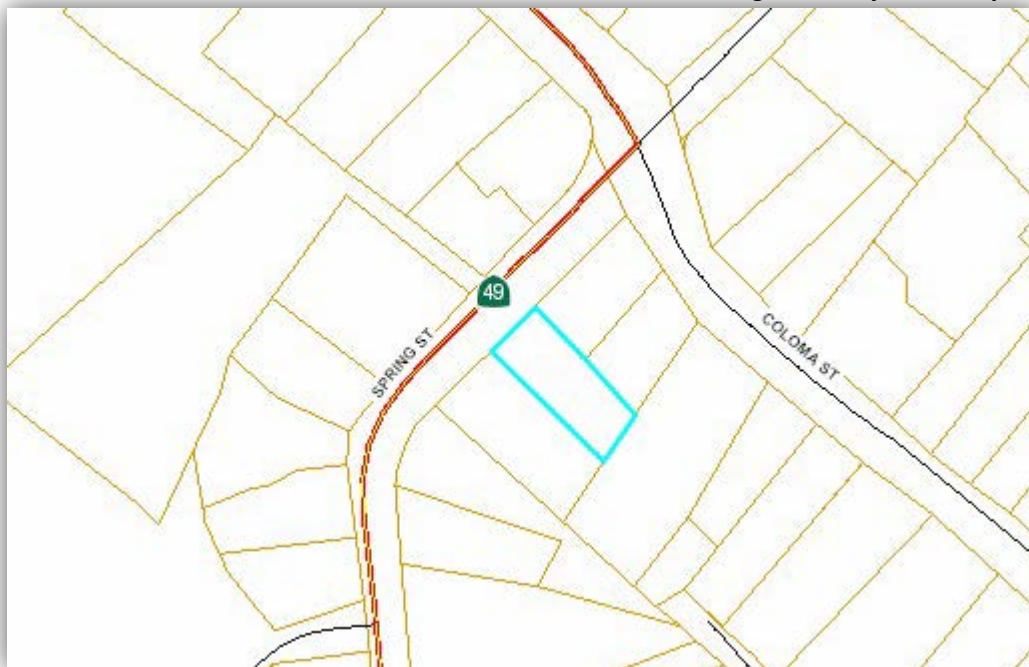


Figure 2. Google Street View – April 2018



PROJECT DESCRIPTION

Attachment A contains the Applicant Submittal Package consisting of the request application, photos of the completed siding, garage door and roof modifications, a letter and exhibits of other structures (residential and commercial) with board and batten siding within the City to support the request.

Specific Applicant completed modifications include:

- The installation of board and batten siding along the entire front elevation. The exception is the front gable where shingle-like siding was placed above the eaves to the roof ridge;
- The installation of board and batten up to the eaves along the south elevation of home and the north elevation of the attached garage, excepting that the horizontal lap siding remains above the eaves to the roof ridge along both of these elevations.
- The home has been re-roofed with composition roofing material, replacing like materials.
- Four panel overhead garage door with recessed finish and square windows replaced existing garage door.

BACKGROUND

Site Description: Subject site is a 0.12-acre parcel in area located approximately 100 feet southwesterly of the intersection of Spring Street and Coloma Street. The site is within the City's Coloma – Spring Streets Historic Residential District. There are two homes on the site.

Within the front portion of the parcel and visible from Spring Street is a two bedroom, one bath home with address of 822 Spring Street (State Route 49). The home has single-story massing with cross-gable design. The home's front door is offset to the front elevation (west), slightly recessed at the northwest corner. Three single or double hung sash, one over one windows adorn the front elevation. Similar size and characteristic windows exist along the south and east elevations. A street view image of the home provided by the applicant as part of the Applicant Submittal Package (Attachment A), similar to the Figure 2 image provided by staff, taken prior to the applicant modifications to the home, reveal that horizontal lap siding, likely original, wrapped the building's exterior. The garage door appeared to have been multi-paneled, with vertical wood finish and diamond windows (lights). In the rear of the site is a detached one bedroom, one bath home with address of 820 Spring Street. Per El Dorado County Assessor's records the onsite residences appear to be originally constructed in the early 1930s. These homes were not surveyed as part of the City's Historic Resources Survey in 1984. They are not listed on the State Register of Historic Resources or the National Register of Historic Places.

Code Compliance Action: This project is before the Planning Commission because of City code compliance actions taken due to work completed without the required building permits on both residences (820 and 822 Spring Street), and because this work involved modifications of the exterior of a structure (822 Spring Street) visible from the street on a parcel within the Coloma – Spring Streets Historic Residential District, a violation of PZC sections 10-4-9 and 10-4-10; the work was performed without the required approval of a site plan review application by the Planning Commission.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

The following goals and policies within the Community Design Element of the General Plan address residential architectural integrity and visual quality within the City, and are applicable to the request.

Community Design Element Goal C: To protect and enhance to the visual quality and neighborhood integrity of residential areas.

This goal is achieved under Policy 6:

Policy 6: The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.

Community Design Element Goal I: *To promote architectural quality throughout Placerville.*

This goal is achieved under Policy 3:

Policy 3: The City shall encourage the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.

APPLICABLE CITY ZONING CODE (PZC) AND CITY HISTORIC RESOURCE REGULATIONS

PZC 10-4-9: Site Plan Review: Under subsections (C)6 and (H), exterior alterations of a building located in a historic district and visible from the street require Planning Commission review and approval prior to undertaking such activity. Minor repair and maintenance to buildings using the same material and color are an exempt activity per subsection (H)1.

Replacing an existing roof material with like-kind materials such as composition shingles to composition shingles has been determined by staff to be exempt from Site Plan Review. This type of work is not exempt from obtaining a construction permit from the City.

PZC 10-4-10: Historical Buildings in the City: Under subsection (B) Historical Criteria, the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Standards and Guidelines) is the criteria to be used by the Commission in reviewing a Site Plan Review within a City historic district. Per subsection (F) Construction and Repairs, alterations to the exterior appearance of buildings within historic districts, where the alteration architecture is visible from the street, must conform to the historical criteria under subsection (B). Per subsection (H), no construction permit may be issued for an alteration to a building within a historic district until the plans have been approved the Planning Commission.

SOI Standards and Guidelines

The SOI Standards and Guidelines contain ten standards and numerous guidelines of "recommended" and "not recommended" treatments for a rehabilitation process/activity.

The Guidelines state, "Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows..."

Applicable SOI Standards

The following SOI Standards are germane to this request.

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.*

- 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.*
- 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.*
- 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.*

Applicable SOI Guidelines for Building Exterior, Wood

Recommended Actions

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.

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited placement in kind - or with compatible substitute material – of those extensively deteriorated or missing parts or features...

Replacing in kind the 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...

Not Recommended Actions

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.

APPLICABLE CITY OF PLACERVILLE DEVELOPMENT GUIDE GUIDELINE

Section C.3b of the Development Guide's Chapter IV - Architecture Design Guidelines states:

Historic elements and details of existing buildings should be retained whenever possible, rather than removing or replacing them. If it is impossible to retain such a feature, it should be duplicated in terms of location, size, material and method of construction.

PUBLIC NOTICE

Notice of Public Hearing for this project was published in accordance with legal requirements and mailed to the owners of record of properties within the project site vicinity, and those who have requested to be notified of public hearings. Notice was also posted on the City's website and in the window at City Hall. No comments have been received as of the deadline of March 10, 2021, to be included in the Agenda packet.

STAFF ANALYSIS

Existing Character Defining Features

The Planning Commission has the authority to make the determination regarding a building's visual character and consistency of proposed, or in this instance, completed work with the City goals, policies, criteria and regulations; based on its findings supported by substantial evidence in the record.

Using the photo images of the home taken prior to completed modifications (Applicant Submittal Package or Figure 2), it is staff's opinion that the following building form and detailing features give the building its visual character:

- Gable architecture
- Horizontal exterior lap siding
- Divided light windows and window trim
- Wood garage door panels

The completed board and batten siding, single-like siding, and garage door material alterations as analyzed in the staff report do not retain the visual appearance features and materials that make up the historic character of the home. These material changes are not replacements in kind of the existing exterior material features. Work completed is inconsistent with SOI Standards 2, 3, 6 and 9, and inconsistent with the SOI Guidelines for wood exterior materials that call for preserving and repairing character defining materials and features. The request is inconsistent as presented with the Historical Criteria under PZC 10-4-10(B).

The completed alteration work is not consistent with Community Design Element Goal C and Policy 6, and Goal I and Policy 3 of the General Plan, and Guideline IV.C3b of the Development Guide, as this work does not maintain or restore character defining features of the home that this home has had for approximately 80 years.

Repair of or replace with in-kind materials of the existing lap siding and garage doors, if they have deteriorated, is encouraged under the Guidelines. This would be exempt from Site Plan review per PZC 10-4-9(H)1, but would require obtaining a construction permit from the City's Development Services Department. The re-roofing of 822 Spring Street is exempt from Site Plan Review, but is subject to a construction permit from the City's Development Services Department. The re-roof work described in the Applicant Submittal Package for the second home on the property, 820 Spring Street, also will require a construction permit.

ENVIRONMENTAL ASSESSMENT

Typically, exterior alterations to an existing structure such as siding and doors that are consistent with the SOI Standards and Guidelines are categorically exempt from environmental review pursuant to Section 15301 (existing structure) and Section 15331 (historic resource restoration/rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines. In addition, per Section 15061(b)(4) of the CEQA Guidelines projects that are not approved are not subject to CEQA.

RECOMMENDATION

Staff is recommending denial of the request because the modifications made are not recommended under the SOI Standards and Guidelines, are inconsistent the goals and policies within the General Plan, and are inconsistent with the guidelines within the Development Guide. Staff recommends the Commission take the following action to disapprove the request for the completed siding and garage door alteration components as submitted:

- I. The Planning Commission finds as follows in accordance with its authority granted to it under Placerville Zoning Code (PZC) 10-3-1(C), 10-4-9(C) and 10-4-10(H):
 - A. An application has been received from Matt Barber (applicant and property owner) for consideration of Site Plan Review 21-01, requesting approval involving completed board and batten siding and garage door modifications to the existing single-storied single family residence located at 822 Spring Street (APN 001-161-007), in the R-1, 6,000 Single-Family Residential Zone (R-1-6), and within the Coloma – Spring Streets Historic Residential District; and
 - B. The notice of Public Hearing for the Planning Commission meeting was sent to adjoining and vicinity property owners and advertised in the manner required by law; and
 - C. A staff report for the Site Plan Review 21-01 request was prepared and considered by the Planning Commission prior to its decision regarding the request; and
 - D. Character defining building form and detailing features visible from the street of the subject residence located at 822 Spring Street are its wood horizontal lap siding, its gabled architecture, its divided light windows and window trim, and its vertical garage door wood panels; and

- E. The completed alteration changes to the residence, replacing or covering character-defining horizontal lap wood siding with new board and batten and shake style wood features, and new garage door, do not convey the same visual appearance of the siding and garage door that was replaced or covered. Completed changes are not replacements in kind of the existing exterior material features. The request is therefore inconsistent with the City's Historical Criteria, the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (PZO 10-4-10(B)). The request does not meet PZO 10-4-10-(F) that requires conformance with the Historical Criteria; and
 - F. The completed alteration work is inconsistent with Goal C, Policy C-6, Goal I and Policy I-3 of the Community Design Element of the General Plan, and Guideline IV.C3b of the Development Guide, as this work does not maintain or restore character defining features of the home; and
 - G. A project that is disapproved is exempt from environmental review pursuant to Section 15061(b)(4) of the California Environmental Quality Act.
- II. Based on the findings, and information in the public record (request application submittal package, staff report, and public comment received) the Planning Commission disapproves Site Plan Review 21-01, involving the completed alterations of the existing single-family dwelling (structure) located at 822 Spring Street, APN 001-161-007, within the Coloma – Spring Streets Historic Residential District.

Attachment

- A. Applicant Submittal Package

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

Applicant Submittal Package

- [Application](#)
- [Site and Elevation Plans](#)
 - [Photographs](#)