



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

Planning Commission Staff Report

Meeting Date: March 1, 2022

Prepared By: Pierre Rivas, Development Services Director

PROJECT INFORMATION

Case File: Site Plan Review (SPR) 21-05 – Historic District Review

Request: Consideration of the request by property owner/applicant Scott and Karen Bramhall for Site Plan Review for: (1) Existing shed: install of new board and batten siding over old siding, replace existing door, window, and exterior light; (2) Existing two car garage: install new board and batten siding over existing siding, install exterior door on the back (east elevation) side in place of existing window and repurpose/install window on the west side (facing house) and install exterior lighting over automatic garage door; and (3) Existing house: replace original front door with similar styled door and replace seven original single hung wood windows with new vinyl white single hung windows to the existing single-storied single-family residence located at 939 Lincoln Street, within the Bedford Avenue – Clay Street Historic Residential District. See Attachment E for application submitted.

Summary Recommendation: Staff recommends approval of the request as modified/conditioned.

Location: 939 Lincoln Street, Placerville CA.
Assessor's Parcel Number (APN): 002-121-001

Historic District: Bedford Avenue – Clay Street Historic Residential District

Zoning: R-2-H (Low Density Multi-Family Residential – Historic District)

General Plan: High Density Residential

Existing Land Use: Single-Family Residential

Surrounding Land Use: Parcels located west, south and east of the site are zoned R-2-H and contain residential structures and uses. Parcels to the north are within the R-1, 6 Zone, also containing residential uses. The site is located within the Bedford Avenue - Clay Street Residential Historic District.

PROJECT DESCRIPTION

Attachment C contains the Applicant Submittal Package consisting of the request application, photos of the existing shed, garage, and house; and exhibits of proposed door, windows, and board and batten siding.

Specific Applicant completed modifications include:

Existing Shed: Note – shed is not visible from any street.

1. Install of new verticle board and batten siding over existing horzonal wood siding. The proposed board is composite engineered wood with a natural appearance 3/8 inch thick. The batten is 1x3 exterior siding trim.
2. Replace existing door.
3. Replace existing window.
4. Install exterior light. Light fixture to be black goose neck barn style fixture.

Existing Two-Car Garage:

1. Install new board and batten siding over existing siding. The proposed board is composite engineered wood with a natural appearance 3/8 inch thick. The batten is 1x3 exterior siding trim.
2. Install exterior door on the back (east elevation) side in place of existing window and repurpose/install window on the west side (facing house)
3. Install exterior lighting over automatic garage door. Light fixture to be black goose neck barn style fixture.

Single-Family Home:

1. Replace the original front door with similar styled door
2. Replace seven original single hung wood windows with new vinyl white single hung windows. Windows are Anderson double pane glass vinyl windows. The replacements are of the same size as the existing windows.

BACKGROUND

Site Description: Subject site is a 0.15-acre parcel in area located at the southeast corner of Lincoln Street and Coleman Street (Exhibit A). The site is within the City's Bedford Avenue – Clay Street Historic Residential District (Exhibit B). The property is developed with a 1,069 square foot single-story single-family home, a 360 square foot detached garage, and 168 square foot storage shed.

The front of the house (west elevation) is oriented towards and visible from Lincoln Street with limited visibility from Coleman Street (north elevation) being obscured by fencing and hedge. The home has single-story massing with centered cross-gable over bay windows. The Lincoln elevation includes wood stairs, covered entry porch with square support posts, porch railing with pickets, a double hung one-over-one window, a bay with a center one-over-one double hung window flanked by one-over-one double hung windows on the sides of the bay. The north elevation contains an end gable with a double hung window along with an addition with shed roof and slider window. Along the east elevation, is a covered rear door access and slider windows. The home is clad with wood lap siding.

The home's front door is offset to the left side of the front elevation (north) under covered porch. Four double hung windows, three within the three sided bay window, would be replaced within the front elevation. Similar size and characteristic windows exist along the south and east elevations not visible from the street are to be replaced. A street view image of the home is provided by the applicant as part of the Applicant Submittal Package (Attachment E). The garage is prominently located on the southeast corner of the lot and is visible from both Lincoln Street and Coleman Street. The applicant proposes to place vertical board and batten over the existing horizontal wood siding. There are other board and batten sided garages in the vicinity. In the rear of the site is a detached 168 square foot storage shed that is not visible from either Lincoln Street or Coleman Street and would not be subject to site plan review approval.

The home is estimated to have been constructed in 1881 (El Dorado County Assessor's Office). The home was probably constructed as a bungalow style home with major modifications made over time giving the home a Victorian appearance. The time periods of these modifications are not known. This home and those along Lincoln Street and Coleman Street 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.

The subject property was in a deteriorating and blighted condition for many years. Following purchase by new owners (James and Erlinda Vindler), a site plan review application was received (SPR 2015-08) and approved by the Planning Commission on July 21, 2015 to replace the existing kitchen window along the north elevation of the existing residence from the existing slider style to a bay window supported by an angled framework. A new bay window would have divided lights of three over one. In addition, the request included the construction of a bathroom addition along the east elevation, adding new roof gable and double-hung window. New wood siding, wood frame window sashes and window trim for the new additions would match those on the existing house. Exterior Improvements total 30 square feet.

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 for the siding work commenced on the garage and shed, and because this work involved modifications of the exterior of a structure visible from the street on a parcel within the 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. The applicant had begun work on the siding of the shed and was subsequently contacted by City staff to stop work and obtain site plan review approval and a building permit. The unpermitted work only involved the shed (which is not subject to site plan review). The applicant therefore has the opportunity to seek full review of the work requested for the home (windows and door replacement) and garage (board and batten siding).

HISTORIC RESOURCE REGULATIONS: 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.

GENERAL PLAN CONSISTENCY

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.*

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.

Goal C is achieved under Policies 2 and 6. Although the proposed siding for the garage changes the horizontal wood lap siding with board and batten, the use of this type of siding is common for accessory structures and is also used on accessory buildings in the vicinity.

The change of seven wood windows (three located on the front elevation facing Lincoln Street are proposed to be swapped out with matching vinyl windows. It is staff's opinion that the proposed window replacement do not meet the Secretary of Interior Standards and a condition of approval has been added to require a "like for like" window replacement subject to approval by staff with the review and submittal of the building permit. With the added condition of approval, a finding of consistency with the General Plan can be made.

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.

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...”

Section 10-4-10(B) Historical Criteria: Secretary of Interior Standards for Rehabilitation

The City Code referenced above requires that buildings that are altered as to their exterior appearance visible from the street shall conform to the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The relevant sections of the guidelines are germane in this regard. Staff response is provided in italics.

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.

The existing residential use will remain.

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.

The primary character defining features of the property (e.g. cross-gabled design, front stairs and covered porch, front elevation bay, double hung, one-over-one front elevation windows) would not be altered.

The replacement of the seven wood windows with vinyl although similar in appearance would not meet this standard and an alternative wood frame like-for-like replacement should be sought.

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.

The proposed siding of the garage does not involve adding conjectural features or elements of other properties. The proposal to replace the windows with vinyl detracts from the historical integrity of the home.

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

The project does not involve the removal of alterations that have acquired historic significance.

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

The overall character-defining features will be maintained. There are no distinctive examples of craftsmanship that characterize the dwelling.

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.

Proposed additions would result in removal of existing wood lap siding, a character-defining feature, with board and batten on the garage is common on accessory structures. The home would retain the horizontal wood lap siding.

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.

No chemical or physical treatment to the building's exterior is proposed other than the painting of the new siding and windows.

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

There are no known archaeological resources associated with the site.

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 proposed modifications described herein (Attachment E) are expected to complement the building and the surrounding area, with the modification that the window replacements are like-for-like using historic material (wood).

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.

With the exception of the proposed vinyl windows, the modifications described herein do not negatively affect the property or the surrounding property, further noting that the property is not listed on City of Placerville Historic Resource Inventory.

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.

Guidelines of the 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.
8. Areas of high and extreme fire hazards shall be the subject of special review, and building and higher intensity uses shall be limited unless the hazards are mitigated to a point which is acceptable to the city's Fire Department.
9. All new development in areas of high and extreme fire hazards as illustrated in Figure VIII-3 in the Background Report for the city's General Plan shall be constructed with fire retardant roof coverings.

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.
- e. Color selections which are subtle and emphasize earth tones are the most compatible with the existing visual character of Placerville. Bolder colors should be used with discretion and should be limited to one or two accent shades at doors, windows, and cornices.

The applicant shall take note of the color guideline of the Development Guide should the exterior be painted in the future. Overall the proposed development meets relevant design criteria within City Code and the Development Guide if the window replacements are like-for-like of wood 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 300 feet 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 February 24, 2022, to be included in the Agenda packet.

ENVIRONMENTAL ASSESSMENT

The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to §15301 (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure that is not listed on City, State or Federal historic resources inventories, and that no expansion of use is proposed.

RECOMMENDATION

The subject dwelling is not listed as a historic resource. However, any exterior work visible from a publicly maintained street is evaluated for its overall consistency with the Historic District. Staff finds that the proposed work, with the exception of the replacement windows proposed, will not diminish the historic integrity of the District, and would complement the site and surrounding area through the use of materials.

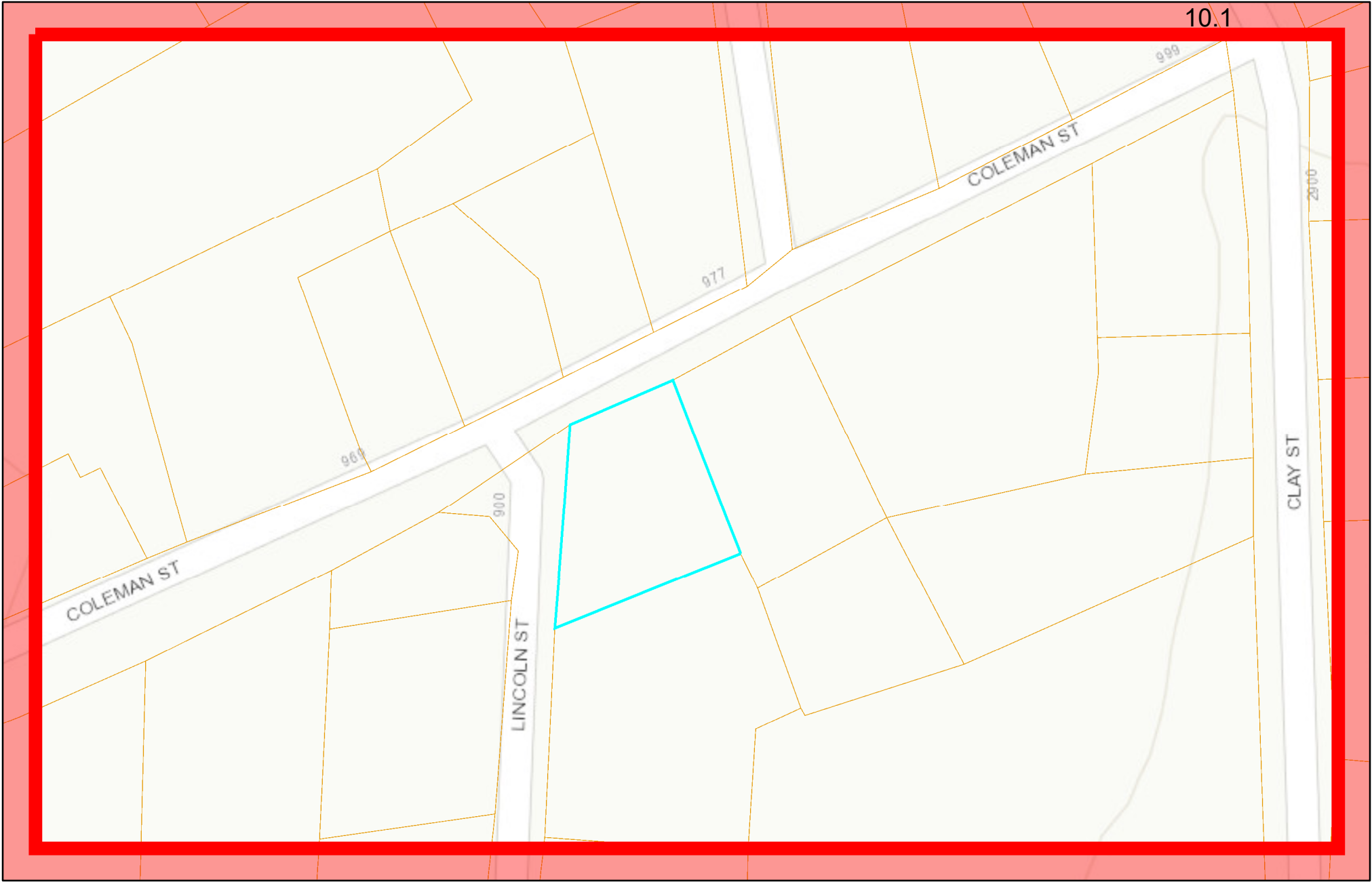
Staff recommends that the Planning Commission take the following action:

1. Make the findings contained within Attachment C.
2. Conditionally approve SPR 2021-05 subject to the Conditions of Approval provided herein as Attachment D.

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

Attachments

- A. Location Map
- B. Historic District Map
- C. Findings
- D. Conditions of Approval
- E. Applicant Submittal Package



February 24, 2022

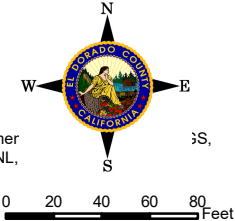
SPR 21-05 Historic Review 939 Lincoln Street

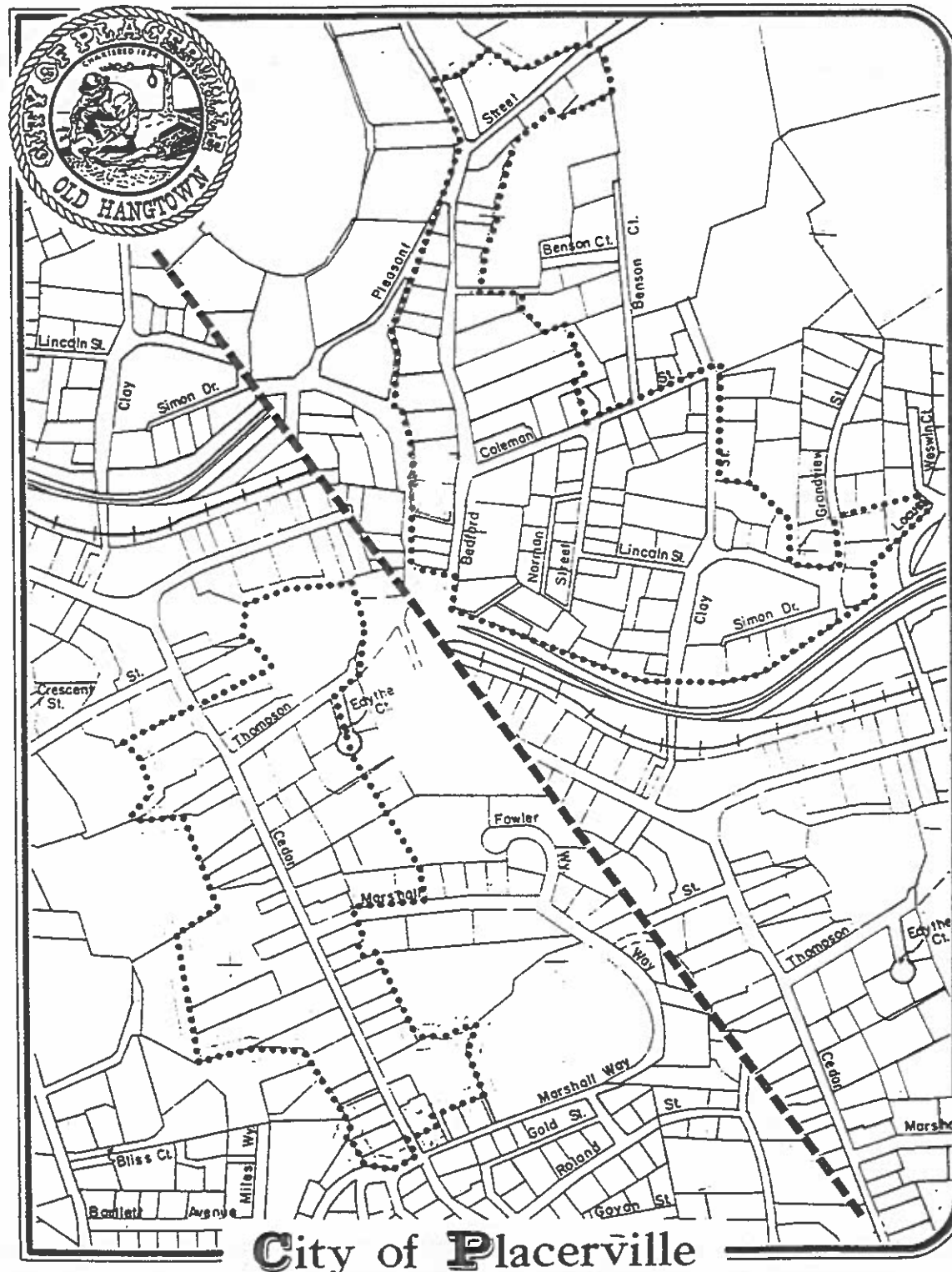
Search Results: Parcels

- Override 1
- Parcels

ATTACHMENT A

Sources: Esri, HERE, Garmin, Intermap, incremer
FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,





ATTACHMENT C**FINDINGS****939 Lincoln Street – SPR 2021-05**

- A. The project request, as described, conditioned, and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.
- B. The project site, APN 002-121-01, 939 Lincoln Street, contains a single-family dwelling with 1,069 square feet of floor area, a detached 18' x 20' garage, and a 12' x 14" storage shed that are located within the Bedford Avenue- 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 project request, as conditioned, and as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed exterior additions, involving windows and siding, are compatible with the visual attributes of neighboring structures within the Historical District.
- D. The project request, as conditioned, and as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.
- E. The project request, as conditioned, and as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.

ATTACHMENT D**CONDITIONS OF APPROVAL
939 Lincoln Street – SPR 2021-05**

1. **Approval.** Approval of the request to (1) Existing shed: install of new board and batten siding over old siding, replace existing door, window, and exterior light; (2) Existing two car garage: install new board and batten siding over existing siding, install exterior door on the back (east elevation) side in place of existing window and repurpose/install window on the west side (facing house) and install exterior lighting over automatic garage door; and (3) Existing house: replace original front door with similar styled door and replace seven original single-hung wood windows with like-for-like wood single hung windows to the existing single-storied single-family residence located at 939 Lincoln Street, within the Bedford Avenue – Clay Street Historic Residential District. The project is approved as shown in Attachment E of staff's March 1, 2020 staff report, and as conditioned or modified herein.
2. **Project Location.** The Project site is located at 939 Lincoln Street, Placerville. APN: 002-121-001. SPR 2021-05 shall apply only to the project location and cannot be transferred to another parcel.
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. **Other Applicable Requirements.** The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
6. **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.

7. Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.
8. All construction shall be limited to Monday through Friday only between the hours of 8:00am to 5:00pm, with no construction permitted on weekends or City or state recognized holidays.
9. Permits. The applicant shall obtain a building permit for the Commission approved improvements. Three complete copies of the proposed building projects shall be submitted to the Development Services Department for processing.



City of Placerville
Planning Department

Historical District Review
Application **RECEIVED**
DEC 30 2021

Application No: SPR 21-05
Filing Fee: \$ 400-

Date: 12/2/2021

Received By: P. Rivas

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

Legal Owner: Scott and Karen Bramhall
Address: 939 Lincoln Street, Placerville, CA 95667
Applicant: Scott and Karen Bramhall
Address: 939 Lincoln Street, Placerville, CA 95667
Telephone Number: 925-899-8939 Email: scottybramhall@gmail.com

Location Of Site: 939 Lincoln Street, Placerville, CA 95667

Land Use Zone: High Density Res. / Low Density Multi-family

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

From a high level, install new board and batten siding over old siding on shed in the back of the property and replace existing door, window and exterior light (Not visible from the street). Install new board and batten siding over existing siding on two car garage (visible from the street). Install exterior door on the back side of the garage where existing window is and move same window to the side of the garage facing the house and install exterior lighting over automatic two garage door. Replace original front door with similar styled door (see pictures) and replace original single hung windows with new title 25 approved white single hung windows.

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 - California Building Code**

Example

Type _____
 Group(s) _____
 No. Stories One
 Basement Floor Area _____
 1st Floor Area 1069 sf
 2nd Floor Area _____
 3rd Floor Area _____
 Total Floor Area 1069

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
☒ Wood Siding
☐ Shingles
☐ Stucco
☐ Veneer
☐ Brick (Thin)
☐ Tile
☐ Other _____
☐ Metal
☒ Other Board and batten

c. **Existing and Proposed Roof**

Structure

☐ Wood Framed
☐ Steel Framed
☐ Concrete

Covering

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

ATTACHMENT

10-4-10: HISTORICAL BUILDINGS IN THE CITY:

- (A) Purpose: The purpose of this Section is to provide conditions and regulations for the protection, enhancement and perpetuation of the old and historical buildings in historical districts of the City and the perpetuation of historic-type architecture within historical districts, which has special historical and aesthetic interest and value.
- (B) Historical Criteria: Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. (Ord. 1640, 11 Jan 2011)
- (C) Historical District: Said Historical District shall include all of the territory bounded as shown in Exhibit A, which is on file in the office of the City Clerk. An historical district shall predominantly comply with this Historical Ordinance.
- (D) Existing Historical Buildings Preserved: No presently existing building of special historical or aesthetic value or of the historic-type of architecture situated within that portion of an historical district described in subsection (C) of this Section, shall be torn down, demolished or otherwise destroyed without conforming to this Section.
- (E) Building Removal; Permit Required: In the event that any building of historical value or interest is damaged by fire, act of God, or in any other manner, or becomes unsafe as defined in the adopted City building codes, or in such state of disrepair or dilapidation as to be untenable by reason of any cause that it cannot with reasonable diligence be repaired and restored, the same may be removed upon issuance of a permit for removal as hereinafter provided.
- (F) Construction and Repairs; Conformity Required: All buildings which shall be hereinafter constructed or altered as to their exterior appearance (within the historical districts described in subsection 10-4-10(C)) shall, as to their exterior architecture visible from the street, conform to the historical criteria described in subsection 10-4-10(B).
- (G) Removal or Permit Issuance: No permit for demolition or removal of any building of historical architecture or special historical or aesthetic interest situated within the area set forth in subsection (C) hereof shall be issued without the approval of the Planning Commission.

It is the intent of this Section not to require new construction to duplicate historic-type construction and/or historical architecture. However, it is a requirement that new construction be compatible with historical architecture.
- (H) Construction and Repairs; Permit Issuance: No permit for construction or alteration of any building within the area set forth in subsection (C) hereof shall be issued until the plans for construction or alteration have been approved by the Planning Commission. Notwithstanding anything contained in this Section to the contrary, in cases requiring any repair to prevent substantial loss or damage to property, emergency repairs to adequately provide for health and safety, may be made prior to the obtaining of a permit as required by this Section.
- (I) Notice: The Planning Commission secretary shall notify the Historical Advisory Committee of any application which is related to this Section.
- (J) Appeal to City Council: Appeals of Planning Commission decisions shall be in such manner as provided in Section 10-3-7 of the City Code.
- (K) Minor and Major Changes: Any minor changes to an approved plan shall follow the procedure established in Section 10-4-9(P) of the City Code.
- (L) Violation of Permit: It shall be unlawful for any person to proceed under any permit in a manner which

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.

The major change to the garage and shed is board and batten, but we believe we are keeping with the historical look and character of the home, the property history, style and time period and not removing anything, only replacing/updating.
See supporting pictures.

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.

No treatments chemical or physical are being done per the requested work.

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

This is not applicable based on the requested work.

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.

We believe we are keeping with the historical look and character of the home, the property history, style and time period and not removing anything, only replacing/updating.
See supporting pictures.

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.

We believe the requested changes exceed this criteria.

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: _____
Date: _____

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.

None of the requested updates are structural, they are all needed cosmetic and energy efficient changes. The shed in the backyard which is not visible from the front will be updated with board and batten siding. Based on the attached picture showing an outbuilding with board and batten no longer existing on the property which was behind the garage visible from the street, we believe we're staying within historical parameters. Regarding the garage which is viewable from the street there are several homes in the area, both very old and new utilizing the board and batten. Plus, based on hold picture, we believe we're keeping within the historical requirements. Our selection of doors, replacement windows are light fixtures all meet the required criteria.

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.

We believe we are keeping with the historical look and character of the home, style, the property history and time period and not removing anything, only replacing/updating.

See supporting pictures.

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.

We believe we are keeping with the historical look and character of the home, style, the property history and time period and not removing anything, only replacing/updating.

See supporting pictures.

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

We believe we are keeping with the historical look and character of the home, the property history, style and time period and not removing anything, only replacing/updating.

See supporting pictures.

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

We believe we are keeping with the historical look and character of the home, the property history, style and time period and not removing anything, only replacing/updating.

See supporting pictures.

constitutes a material variance from the terms of the permit or the representations on which it was issued, and in the event of such a violation, the permit may be canceled forthwith by action of the Planning Commission.

- (M) Scope of Section: The regulations contained in this Section are additional to Title 10 of the City Code as amended, and other sections; provided, however, that in the event of any conflict, the provisions of this Section shall prevail.
- (N) Penalties: Every person violating any of the provisions of this Section shall be guilty of a misdemeanor, and, upon conviction thereof, shall be punishable by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment for a term not to exceed three (3) months, or by both such fine and imprisonment, and such person deemed guilty of a separate offense for each day, or portion thereof, during which any violation of this Section is committed or continued. (Ord. 1474, 8 Jan 1991)

File Number: _____

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: Scott & Karen Bramhall

City: Placerville

Name of Owner: Scott & Karen Bramhall

Telephone: 925-899-8939

Address: 939 Lincoln Avenue

Name of Architect, Engineer or Designer: None required, self

Address: _____

Telephone: _____

Project Location: 939 Lincoln Ave. Placerville

Assessor's Parcel Number(s): 002-121-001-000

General Plan Designation: _____

Zoning: R-2/H (Zone Map 2)

Property size Land is .15 acres, home 1069 square feet

Gross (sq. ft./acre): 6534 sq. ft. / .15 acres

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : _____

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

Cosmetic enhancements to existing structures - siding, doors, windows.

1. Type of project and description: lighting.

2. What is the number of units/parcels proposed? one

3. What is the gross number of units per acre? N/A

4. Site Size: 6534 sq. ft. / .15 acres

5. Square footage of each use: no changes to existing sq ft

6. Number of floors of construction: N/A

7. Amount of off-street parking provided: N/A

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: _____

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A

12. If industrial, indicate type, estimated employment per shift, and loading facilities

N/A

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: N/A

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. N/A

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. N/A

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. N/A

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)
100 0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35
32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No
 If yes, please explain: _____
33. Describe the amount of cut and fill necessary for the project: N/A

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. No
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: N/A
36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No
37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No
38. Does the project area contain any wet meadows, marshes or other perennially wet areas? N/A **If so, delineate this area on Site Plan.**

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)?
 Estimate percentage of each: Existing residential home with mature landscaping. Trees - 5% grass - 30%, shrubs, 30%, soil, cement and bricks - 35%
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? None

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes?
(Hydrant, pond, etc.):
Hydrant 30 feet from property
42. What is the distance to the nearest fire station? 1/2 mile
43. Will the project create any dead-end roads greater than 300 feet in length? N/A
44. Will the project involve the burning of any material, including brush, trees and construction materials? No

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? No
46. What types of noise would be created by the establishment of this land use, both during and after construction? hammering during, none after completion

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No

WATER QUALITY

48. What is the proposed water source: EID ☒ City of Placerville Well Other
49. What is the water use? (residential, agricultural, industrial or commercial): N/A

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No
- If yes, what is the regulatory identification number: _____
- Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): None

SEWAGE

53. What is the proposed method of sewage disposal? N/A
Septic System ☒ City Sewer Other: _____
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No
56. Will the project reduce or restrict access to public lands, parks or any public facilities? No
57. Will the project change the L.O.S. on any existing roads? No

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? No
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
60. Will the project require the extension of existing public utility lines? No If So, identify and give distances: _____

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No
64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

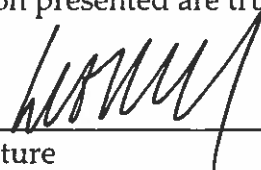
Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: N/A

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

12/02/2021

Date


Signature

CD-021-P
3/15

For Scott Bramhall



CITY OF PLACERVILLE
PLANNING APPLICATION

Date: _____
Zoning: _____ GP: _____
File No: _____
Filing Fee (PZ) _____
Filing Fee (EN) _____
Receipt No: _____

REQUEST FOR:

- ☐ Annexation ☐ Boundary Line Adjustment ☐ Certificate of Compliance ☐ Conditional Use Permit
☐ Environmental Assessment ☐ Environmental Impact Report ☐ Final Subdivision Map ☐ General Plan Amendment
☐ General Plan Consistency ☐ Historic District Review ☐ Landscape Plan Review ☐ Map Amendment ☐ Merger
☐ Minor Deviation ☐ Planned Development ☐ Preliminary Plan Review ☐ Sign Package Review / Amendment
☐ Site Plan Review ☐ Temporary Commercial Coach ☐ Temporary Use Permit ☐ Tentative Parcel Map
☐ Tentative Subdivision Map ☐ Variance ☐ Zone Change

DESCRIPTION:

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 Scott Brumhall
MAILING ADDRESS 939 Lincoln St
Placerville, CA 95667
PHONE 925-899-8939
EMAIL Scott.Brumhall@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME Same
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Scott Brumhall PHONE 925-899-8939
MAILING ADDRESS 939 Lincoln St Placerville, CA 95667
EMAIL ADDRESS Scott.Brumhall@gmail.com

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) Owner residence -

STREET ADDRESS 939 Lincoln St Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 002-121-001-000

Above described property was acquired by owner on

07
Month

06
Day

2021
Year

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

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.


Applicant's Signature

Scott Bramhall
Printed Name of Applicant(s)

12/9/21
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

Scott Bramhall
Printed Name of Property Owner

12/9/21
Date


Signature of Property Owner

Karen Bramhall
Printed Name of Property Owner

12/10/21
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). 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.

939 Lincoln Street Material Selection List & Supporting Project Pictures

View of front of house on Lincoln Street



View of side of house on Coleman Street

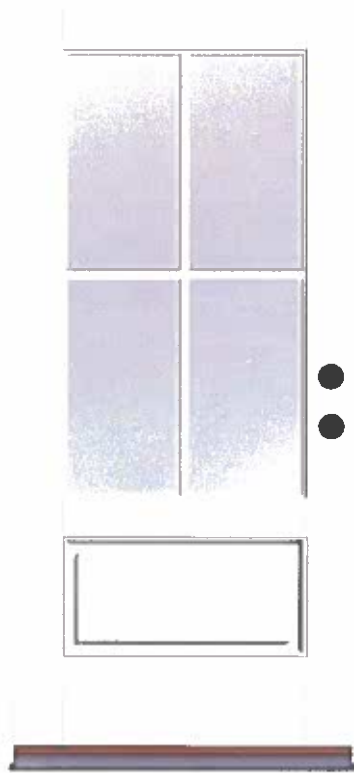


Rear of property, side view of from next door neighbor driveway – Notice white historical garage in background with board and batten exterior elevation



939 Lincoln Street Material Selection List & Supporting Project Pictures

Replacement Front Door selection Existing front door picture #1
Prehung fiberglass door with clear glass

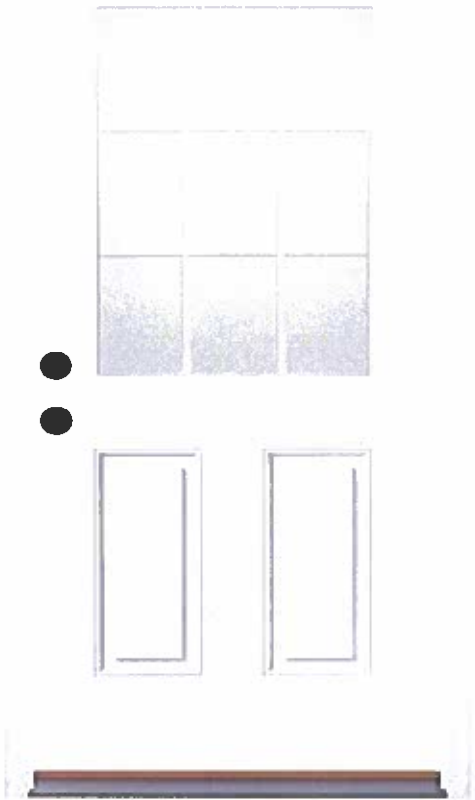


Second picture of existing front door



New exterior prehung fiberglass door for rear of garage with clear glass
Door needed for safety and access. Currently no way to access garage when power out.

New door to be installed where existing window resides



Reference picture: Existing door on back of the house for



Move existing garage window on the back of the garage. We would like to move the window to the side of the garage facing the main house. We would remove and install the window in the center of the exterior wall just left of the propane tanks.



Replace up to 7 original existing single hung, single pane glass windows with new energy efficient windows. We would like to replace with vinyl windows which would be installed in existing openings (same size and style). Quote and Specifications: Quote is for 5, but we hope would like to replace 7 windows total. All replacements are the same size and would replace existing windows.



SOLD BY:

Hall's Window Center, Inc. Rancho
Cordova
11297 White Rock Rd
Rancho Cordova, CA 95742-6607
Fax 916-273-5980

SOLD TO:

CREATED DATE
11/4/2021

LATEST UPDATE
11/4/2021M

Abbreviated Quote Report

QUOTE NAME
Scott Bramhall

PROJECT NAME
Scott Bramhall

QUOTE NUMBER
1518077

CUSTOMER POS

TRADE ID

ORDER NOTES:

DELIVERY NOTES:



Item Qty
100 5

Operation
Fixed/Active

Location
None Assigned

RO Size = 30 3/4" x 68 3/4"

Unit Size = 30 1/4" x 68 1/4"

100SHS 2' 6 1/4"X5' 8 1/4", Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun HeatLock Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 30.25 x 68.25 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.28	0.18	A1	26.7500	30.4140	5.64980	

CUSTOMER SIGNATURE _____

DATE _____

Sample Pictures of Windows to be replaced in the front of the house



Window on front porch to be replaced. Other windows on the side and rear of house.



Redoing the siding on the two-car garage in the front of the property and shed in the rear/far corner of the backyard.

Currently, the garage and shed have horizontal exterior wood siding. We would like to go over the existing siding with Board and Batten siding and replace the window and door on the 12X14 in the backyard. I had started installing the new board and batten over the existing siding of the shed and was then contacted by the city regarding the improvement. I stopped the work immediately as I did not realize a permit and historical review was required for the home.

Pics of work performed on the shed so far. This includes board and batten on two sides of the shed, new single hung window and dual front door and replacement exterior light. Boards are 8 inches thick and 3 inch batten boards would be installed every 8 inches where you see the gaps between each board. Tyvek wrap has been installed over existing siding,

Picture of the front of the shed in rear of the yard:



Side of Shed in rear of the yard



Board and batten material is composite engineered wood. It has the durability of engineered wood and natural appearance of wood. 3/8 inch thick and 8 inches wide.

Batten is 1x3 exterior siding trim



New light fixture: The black barn light fixture replaced an existing fixture that was already installed.



Pictures below are what the existing siding looks like on the garage and shed – Garage is visible from the street, shed is not visible as it's in the back corner of the lot: The board and batten style is prevalent in both old and new construction throughout the neighborhood.



Historical pictures of 939 Lincoln St home with a board and batten structure behind the garage in background. The structure is no longer exists.



Below are pictures of the garage at 972 Coleman Street. This home was built in 1884 and falls under the historical district guidelines of Placerville as well. This home is next store to our home on 939 Lincoln street. The garage is board and batten and the main house has horizontal siding



Picture # 2 is a recent picture of the garage on 972 Coleman Street, the home next store to 939 Lincoln Street. The close-up picture was taken from the backyard of 939 Lincoln street and shows the board and batten with the main home in the background which has horizontal siding as well.



Picture of the existing garage we would like to install board and batten over the existing siding.

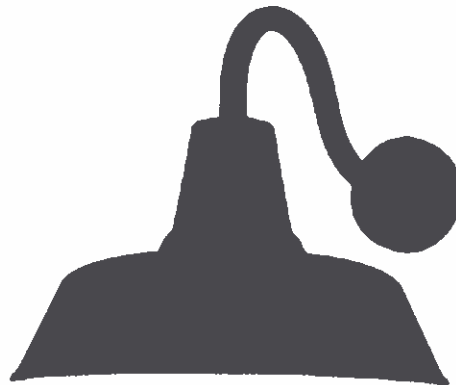
Front of garage from the street



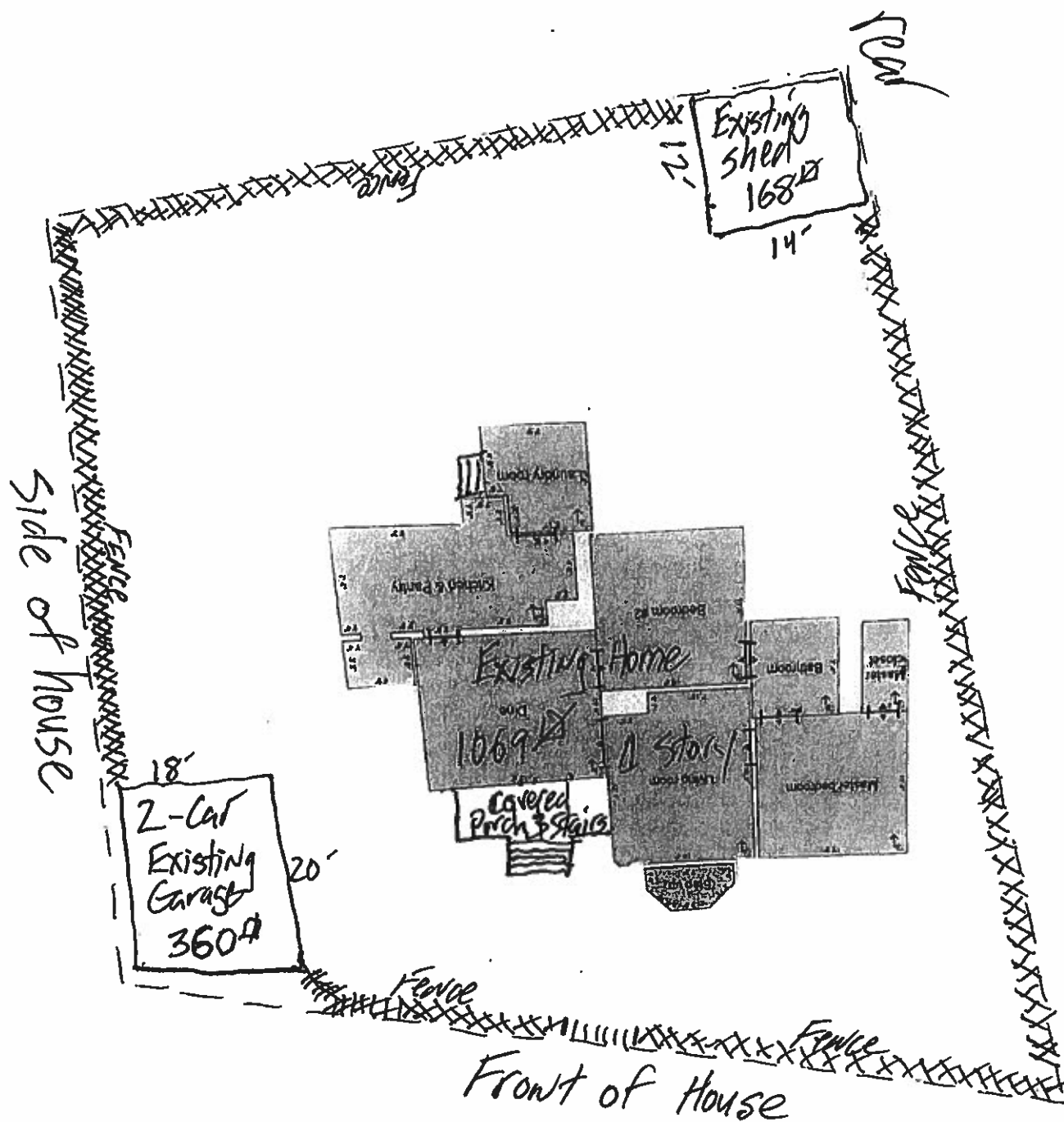
Side of garage closes to the house



We would like to install a large black barn light on the front of the garage for safety purposes and seeing better at night as there is no existing lighting. Picture represents light location.



939 Lincoln Street Site Plan



Coleman Street

Lincoln Street