



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

## Planning Commission Staff Report

**Meeting Date:** March 15, 2022

**Prepared By:** Pierre Rivas, Development Services Director

### PROJECT INFORMATION

**Case File:** Site Plan Review (SPR) 22-01 – Historic District Review

**Request:** Consideration of the request by property owners/applicants Teresa and Alan Heine for Site Plan Review-Historic Design Review for: (1) Layover existing horizontal wood siding (above grade) and vertical board and batten below grade (garage/basement) and install of new vertical board and batten siding over the entire home, all elevations; (2) Replace six original single-hung wood windows with new vinyl white single-hung windows; (3) Replace rain gutters; and (4) Paint entire home and gutters to the existing single-family residence located at 3084 Sacramento Street located within the Sacramento Street – Chamberlain Street Historic District. See Attachment E for application submitted.

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

**Location:** 3084 Sacramento Street, Placerville, CA. (Attachment A)  
Assessor's Parcel Number (APN): 003-072-007, comprising 0.23 acres

**Historic District:** Sacramento Street – Chamberlain Street Historic Residential District (Attachment B)

**Zoning:** Business Professional – Historic District (BP-H)

**General Plan:** Business Professional

**Existing Land Use:** Single-Family Residential (two detached single-family units)

**Surrounding Land Use:** Parcels located to the west and northwest are zoned R1-6-H and BP respectively and are developed with single-family uses. Parcels to the north of the site are zoned BP and developed with single-family homes. Properties to the northwest are zoned Central Business District (CBD) and are developed with single-family homes. The adjoining parcel to south is zoned BP, is developed with a commercial office building and is not located within the Historic District. To the east is St. Patrick's Catholic Church and is zoned R2.

## PROJECT DESCRIPTION

Attachment E contains the Applicant Submittal Package consisting of the request application, site plan, building elevations, photos of the existing house; and exhibits of the proposed paint colors.

The proposed modifications include:

1. Install shear wall, moisture barrier, insulation, and new verticle board and batten siding over existing horizontal wood siding; and over existing board and batten siding located below grade (garage/basement).
2. Replace six existing single-hung windows with viynal dual pane single-hung windows (window specifications not provided).
3. Replacement of gutters.
4. Painting: Entire house to be painted “cottage” white with door and gutters painted “Dynasty Marquee” black

## BACKGROUND

*Site Description:* Subject site is a 0.23-acre parcel in area located at the southwest corner of Sacramento Street (Hwy 49) and Chamberlain and bounded on the west side by Chapel Street (Exhibit A). The site is within the City’s Sacramento Street – Chamberlain Street Historic Residential District (Exhibit B). The property is developed with two single-family homes and 80 square foot storage shed. The subject structure is a 1,022 square foot single-family home with a 600 square foot detached garage/basement. (The other adjoin home to the north is approximately 703 square feet and is not subject to this historic review application.)

The front of the house (east elevation) is oriented towards and visible from Sacramento Street with the rear (west elevation) being visible from Chapel Street. The south elevation is visible from Chamberlain Street. The north elevation is partially visible due to its proximity to the home on the north side. Access to the property is from Chapel Street. The home has single-story massing as viewed from Sacramento Street and two story massing as view from Chapel Street with the garage situated below the house. The front of the home comprises a Dutch gable with covered and enclosed porch.

The home’s front door is centered with single-hung windows (replaced) on either side symmetrically balanced elevation (east) under covered porch. Three double hung windows have been replaced on the south elevation. Images are provided of the home by the applicant as part of the Applicant Submittal Package (Attachment E). The garage, below the house, is prominently located on the west elevation visible from Chapel Street. The applicant proposes to place vertical board and batten over the existing horizontal wood siding. There are currently four styles of wood lap siding on the house (top level). The lower level (garage/ basement) comprises horizontal board and batten siding.

The subject home is estimated to have been constructed in 1880 (El Dorado County Assessor's Office). The adjoining home (3082 Sacramento Street) was built in 1934 (County Assessor's Office). Both homes on this parcel 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 commenced without a building permit. The project appeared to encompass removal and replacement of six windows (two on the front or east elevation and three on the south elevation and one on the north elevation) and covering of horizontal wood lap siding with shear wall, moisture barrier, and insulation on the south elevation. Since 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 Zoning Code Sections 10-4-9 and 10-4-10 occurred. The work was performed without the required approval of a historic review application by the Planning Commission. The applicant was contacted by City staff to stop work until historic review approval is obtained by the Commission. A building permit can be issued following Planning Commission approval. The applicant therefore has the opportunity to seek full review of the work requested for the home (replacement of the six windows, residing of the entire home with board and batten siding, replacement of rain gutters, and painting of the house).

**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. The proposed board and batten siding for the lower level (garage/basement) replaces the existing board and baton siding. However, the use of board and baton on the upper level of the home changes the horizontal wood lap siding with board and batten. Although the use of board and baton siding is common for garages and accessory structures, it is not common for older homes. Although the horizontal siding has four different styles, it is staff's opinion that horizontal siding takes precedence over use of vertical board and batten.*

*The change of six wood windows that are proposed to be swapped out with matching vinyl windows has already been completed. It would be staff's opinion that although the proposed window replacements do not meet the Secretary of Interior Standards, the work is completed and the Planning Commission has consistently allowed for the replacement of similar window style in vinyl. The appearance remains the same; however, the material change affects the integrity of the historic home.*

#### **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. Dutch-gabled front elevation and covered porch, single-hung front elevation windows), and single-hung south elevation windows would not be altered.*

*The replacement of the six 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. Since the window replacements are already complete, and the Commission has allowed for replacement of similar style vinyl replacement windows, staff defers to the Planning Commission for a final determination.*

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 lower level of the home (garage/basement) does not involve adding conjectural features or elements of other properties and is consistent with the use of board and batten on the lower level of historic homes. The proposal to replace the horizontal wood siding with vertical board and batten siding would detract 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. This is a simple small home with no distinctive examples of craftsmanship that characterize the dwelling other than the Dutch gable front elevation. The metal roof will remain.*

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 addition of board and batten would result in the covering of existing wood lap siding, a character-defining feature. The board and batten on the lower level of the home (garage/basement) is common. The horizontal wood lap siding should remain and be replaced with similar 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 and improve the building and the surrounding area, with the modification that the board and batten vertical siding proposed for the upper level of the home be replaced with like-for-like using historic material (wood) horizontal wood lap siding, allowing for board and baton on the lower level of the home (garage/basement) and the stairwell and on the south elevation.*

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 installed vinyl windows, with the modifications to the proposed upper level siding 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 El Dorado County Fire District.
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 proposes painting the entire house "cottage" white with the front door and gutters to be painted "Dynasty Marquee" black. It is staff's opinion that the proposed colors meet the color guidelines of the Development Guide. Overall the proposed development meets relevant design criteria within City Code and the Development Guide if the upper level siding replacements is 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 March 10, 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 (all elevation for the subject house). Staff finds that the proposed work, with the exception of the replacement of the lower level of the home (garage/basement) with board and batten; the covering of the upper level horizontal wood lap siding with horizontal board and batten siding, and potentially the vinyl replacement windows, as proposed would diminish the historic integrity of the 1880 home and the District, and should be replaced with like-for-like wood siding, and potentially like-for-like wood windows.

Staff recommends that the Planning Commission take the following action:

1. Make the findings contained within Attachment C.
2. Conditionally approve SPR 2022-01 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](#) and [Site Plan & Elevations](#)

**ATTACHMENT C****FINDINGS****3084 Sacramento Street – SPR 2022-01**

- 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 003-072-007, 3084 and 3082 Sacramento Street, contains two single-family dwellings. The subject dwelling (3084) is approx. 1,022 square feet of floor area with an approx. 600 square foot attached garage/basement. The 2<sup>nd</sup> residence, not a part of this application, is approx. 703 square feet of floor area with an attached 156 square foot basement. An 80 square foot storage shed is located on the south portion of the property. 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 replacement, rain gutter replacement, and new exterior paint 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  
3084 Sacramento Street – SPR 2022-01**

1. Approval. Approval for: (1) Layover or replace existing horizontal wood lap siding (above grade) with uniform horizontal wood lap siding; and layover or replace existing board and batten below grade (garage/basement) with same; (2) Replace six original single-hung wood windows with new vinyl white single-hung windows; (3) Replace rain gutters; and (4) Paint entire home “cottage” white with door and gutters painted “Dynasty Marquee” black to the existing single-family residence located at 3084 Sacramento Street located within the Sacramento Street – Chamberlain Street Historic District. See Attachment E for application submitted.
2. The project is approved as shown in Attachment E of staff’s March 15, 2022 staff report, and as conditioned or modified herein.
2. Project Location. The Project site is located at 3084 Sacramento Street, Placerville. APN: 003-072-007 comprising 0.23 acres. SPR 2022-01 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.