

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



City of Placerville Planning Commission
STAFF REPORT

MEETING DATE: February 7, 2017
APPLICATION & NO: 2946 Coloma Street – Site Plan Review (SPR) 17-01
PREPARED BY: Andrew Painter, City Planner **DATE:** January 24, 2017

PROJECT DESCRIPTION: The property owners request Site Plan Review to replace nine existing wood frame and sash windows along the west, north and east elevations of an existing single-family residence with white vinyl window inserts, within their existing openings. In addition, the request includes the approval of an existing double window located along the west elevation that was installed without a permit.

Project Data:

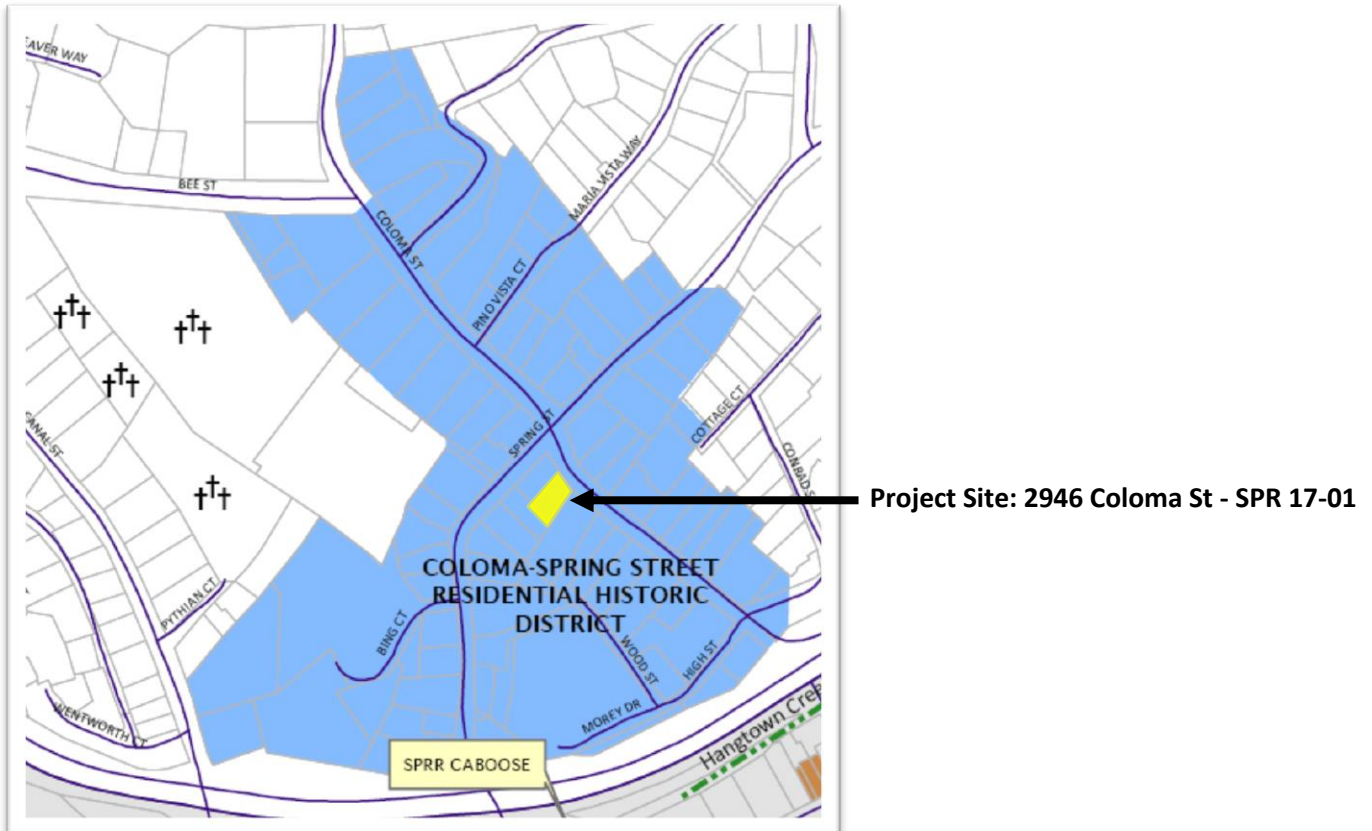
Applicant: Craig Beckley, Permit Services
Owners: Roger Fiddler and Sharon Moorhead
Project Location: 2946 Coloma Street, Placerville; approximately 50 feet southeast of the intersection of Spring Street and Coloma Street
Assessor Parcel No.: 001-161-09
Parcel Area: 0.1 acres (4,504 square feet)
General Plan Designation: Medium Density Residential
Zoning Classification: R-1, 6-H (Single-Family Residential, 6,000 Square Feet Minimum Residential Zone - Historic District)
Adjacent Zoning & Land Use: Parcels located west, north, east and south of the site are zoned R-1,6-H and contain single and some multi-family residential structures and uses.

PROJECT SITE CHARACTERISTICS AND BACKGROUND: Site improvements include one approximately 1,000 square foot, single- level single-family home on a 0.1 acre (4,504 square feet) site. The El Dorado County Assessor's records estimate the home was built in 1900. The home has cross-gabled architecture. Windows are a combination of original, one over one, single-hung, with wood sash and trim, along with a one vinyl insert installed without permit. Exterior siding consists of wood shiplap. Rehabilitation of the home began in 2016 when the home was re-roofed using a composition shingle, like for like, with a building permit.

The site is located within the Coloma - Spring Street Residential Historic District. See **Figure 1**, but is not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

ENVIRONMENTAL REVIEW: Categorical Exemption: The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to §15301 (a) (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.

Figure 1. Project Site and Vicinity



PROJECT DESCRIPTION: The applicant requests the replacement where indicated of nine one over one wood windows with vinyl clad one over one retrofit windows in existing wood frames and window openings. The request also includes approval of an existing vinyl window along the west building elevation where indicated that was installed without permits or approval by the City. Per staff's discussion with the applicant, energy efficiency was mentioned as the primary reason for the window retrofits.

Building elevations, photos, manufacturers' brochure information and completed application are provided as **Attachment A**.

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 (SOI Standards), and the *City of Placerville Development Guide* (Development Guide). Do the proposed alterations meet the intent of, and be consistent with the SOI Standards and the Development Guide?

STAFF EVALUATION: The proposed work would be consistent with the design criteria within Section 10-4-10 of the Zoning Ordinance, including the Secretary of Interior Standards & Guidelines.

The following section evaluates project consistency with applicable City goals, policies and regulations. Staff's analysis is shown in italics.

Existing Character Defining Features

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

- *Front gable*
- *Covered entry porch*
- *Two paired single-hung windows along front elevation*

General Plan Consistency

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

Goal C states, "To protect and enhance the visual quality and neighborhood integrity of residential areas."

Policy 6 of Goal C states, "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 Policy 6. The proposed work would appear to be consistent with the above goal and policy, in that the property owner is taking steps to maintain an existing residential use from deterioration. The appearance of proposed materials would replace the deteriorated condition of the existing windows, thus enhancing the visual quality of the site. Also, as shown in the photo images submitted by the applicant of adjacent homes, the vinyl windows proposed would be consistent with those permitted on neighboring windows within the Residential Historic District.

Zoning Ordinance Consistency

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.

Item 5.1

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 would not be eliminated. Proposed project activities would replace but not preserve the existing wood frame and wood sash single-hung windows in their existing openings. Vinyl, dual pane, single hung windows would be their replacements. Window trim would remain.

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.

No new conjectural features or elements from other historic properties are proposed.

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.

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.

See response to Standard 2.

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.

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.

Additions to the home are not proposed.

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.

Additions to the home are not proposed.

Section 10-4-9: Site Plan Review Criteria

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

As stated above, the proposed maintenance of an existing residence was evaluated and appears to be consistent with Goal C and Policy 6 of the Community Design Element of the General Plan. Therefore, the project appears consistent with the Site Plan Review Ordinance.

Guidelines of the City of Placerville Development Guide

The City’s Development Guide was adopted by City Council in 1993 and updated in 2016 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.

The request is consistent with the Development Guide, in that the window insert material proposed is compatible in appearance with those replaced. In addition, vinyl windows are compatible with those approved by the Planning Commission previously within this residential historic district.

PUBLIC NOTICE & COMMENT: Public Notice was provided through direct mail to property owners within 500’ of the project site, posted on the City’s website and published in the Mountain Democrat on January 13, 2017. As of the distribution of this staff report, no public comments were received.

CONCLUSION AND RECOMMENDATION: The subject home 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 will not diminish the historic integrity of the District, and in fact will complement the site and surrounding area through the use of materials that match the appearance of those existing.

Staff recommends that the Planning Commission take the following action:

I. Make the following findings:

- A. The project request, as described 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(a) 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, 2946 Coloma Street, APN 001-161-09, contains a single-family dwelling with approximately 1,000 square feet of floor area located within the Coloma – Spring Street Residential Historic District, but this structure is 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 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 alterations are compatible with the visual attributes of neighboring structures within the Historical District.
- D. The project request, 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 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.

II. Conditionally approve SPR 17-01 subject to the Conditions of Approval provided as follows:

**CONDITIONS OF APPROVAL
2946 COLOMA STREET – SPR 17-01**

- 1. Approval. The project is approved as shown in Attachment A of staff’s February 7, 2017 staff report, and as conditioned or modified below.

Item 5.1

2. **Project Location.** The Project site is located at 2946 Coloma Street, Placerville. APN: 001-161-09. SPR 17-01 approval 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. **Construction Hours.** All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.
9. **Permits.** The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of the proposed deck and stairs to meet all the 2016 California Building Codes shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a floor plan of the home along with the California Energy Code energy analysis report (Title 24).

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



Andrew Painter, City Planner

Attachment - A. Application, Supplemental Package

Attachment A

Application, Supplemental Package

CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 1-10-17
Zoning: R1-6-H GP: LDR
File No: SPR 17-01
Filing Fee (PZ) \$400.00
Filing Fee (EN) _____
Receipt No: 12217

REQUEST FOR:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Final Subdivision Map | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> General Plan Consistency |
| <input checked="" type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review | <input type="checkbox"/> Minor Deviation |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review | <input type="checkbox"/> Sign Package Review / Amendment |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: WINDOW REPLACEMENT (10 TOTAL) FOR RESIDENCE LOCATED WITHIN THE SPRINGST - COLOMA ST RESIDENTIAL HISTORIC DISTRICT.

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 ROGER FISLER
MAILING ADDRESS 2946 COLOMA ST.
PLACERVILLE CA 95667
PHONE 530-313-0597
EMAIL _____

APPLICANT'S REPRESENTATIVE (if different)

NAME CRAIG BERKLEY w/ PERMIT SERVICES
MAILING ADDRESS 980 HOOPER AVE
SANTA ROSA CA 95403
PHONE 707-527-7727
EMAIL TRINALLYNN@PERMITSERVICES.COM

PROPERTY OWNER(S)

NAME ROGER FISLER PHONE SAME
MAILING ADDRESS SAME
EMAIL ADDRESS _____

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

NAME _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2946 COLOMA ST PLACERVILLE CA 95667
ASSESSOR'S PARCEL NO.(S) 001-161-091
Above described property was acquired by owner on _____
Month Day Year

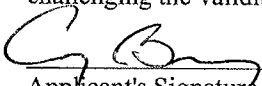
List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

| | | |
|---|--|-------------------------|
|  Applicant's Signature | <u>Craig Beckley</u> Printed Name of Applicant(s) | <u>1/9/2017</u> 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.

| | | |
|--|--|------------------------|
| <u>Roger D. Fiddler</u> Signature of Property Owner | <u>Roger Fiddler</u> Printed Name of Property Owner | <u>12-6-16</u> Date |
| <u>Sharon Moorhead</u> Signature of Property Owner | <u>Sharon Moorhead</u> Printed Name of Property Owner | <u>12-6-14</u> Date |

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.



City of Placerville
Planning Department

Historical District Review
Application Checklist

Application No: _____

Date: _____

Filing Fee: _____

Received By: _____

Legal Owner: ROGER FIDLER

Address: 2946 COLOMA ST. PLACERVILLE CA 95667

Applicant: CRAIG BECKLEY w/ PERMIT SERVICES

Address: 980 HOPPER AVE SANTA ROSA CA 95403

Telephone Number: 707-527-7727 Email: TRINALYN@PERMITSERVICES.COM

Location Of Site: 2946 COLOMA ST PLACERVILLE CA 95667

Land Use Zone: R-1

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

PLEASE SEE ATTACHED

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);

Proposed Development Summary

from page 1

2946 Coloma Street, Placerville CA

The replacement of nine (9) existing wood framed single pane windows with new dual pane white vinyl retrofit windows of similar style (single hung) that will be installed in the existing wood frames. The windows are mostly street facing, installed on the exterior of the house, approximately 18+ feet from the Coloma Street curb side. Because of the proximity to the floor, one window in each of the 2 bedrooms (2 windows total) will have tempered glass.

The front of the house sits approximately 18 feet south of the south side curb of Coloma Street. Facing the house from Coloma Street, the left side (east side) windows are partially obscured from the street by a 7 foot high rock wall, this wall being approximately 6 feet away from the east side of the house.

Photos #1, 2, 3, 4.

Numerous existing wood framed windows have moisture built up on the inside of the glass, and one window was found with a towel being used as insulation. Needless to say the existing windows are lacking in any form of energy efficiency.

Photos #5, 6, 7.

Although very close together, the windows on the front of the house will remain separate windows and will not be replaced by one large window. There will be no new construction, frames will not be disturbed. See attached floor plan.

Photo #1, 2.

There is one existing vinyl window located on the east side towards the rear of the house.

Photo #8, 9.

Additional Information:

2946 Coloma Street will not be the first house in the Spring Street/Coloma Street Historic District to utilize retrofit single hung white vinyl windows. As a point of reference, 2946 Coloma Street is bordered on either side by homes that have single hung white vinyl windows of similar style to be installed. To the west is 2950 Coloma St, and to the east is The Albert Shafsky House at 2942 Coloma St.

Photos #3, 4, 10, 11.

- 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:
- exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
 - exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
 - photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.
5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

a. Building/Classification - Uniform Building Code

Example

Type RESIDENTIAL R-1
 Group(s) G-H
 No. Stories 1
 Basement Floor Area _____
 1st Floor Area _____
 2nd Floor Area _____
 3rd Floor Area _____
 Total Floor Area 1,050 sq. ft.

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

b. Existing and Proposed Exterior Walls

Structure

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

Covering

☒ Wood
☐ Plywood Siding
7" SHIP LATH ☐ Wood Siding
☐ Shingles
☐ Stucco
☐ Veneer
☐ Brick (Thin)
☐ Tile
☐ Other _____
☐ Metal
☐ Other _____

c. Existing and Proposed Roof

Structure

☒ Wood Framed
☐ Steel Framed
☐ Concrete

Covering

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

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

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

NO CHANGE IN PROPOSED USE.

PROPERTY WILL CONTINUE TO BE USED AS A SINGLE FAMILY RESIDENCE.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

REPLACEMENT OF WOOD SASHED WINDOWS WITH WHITE VINYL WILL BE A MINIMAL VISUAL CHANGE FROM EXISTING VISUAL CHARACTER. THE HISTORICAL CHARACTER WILL BE RETAINED AND PRESERVED WITH THE NEW WINDOWS. THE NEW VINYL WINDOWS TO HAVE SAME SINGLE-HUNG FUNCTION, BUT WILL BE FAR MORE ENERGY EFFICIENT.

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.

EXISTING WINDOW TRIM AND OPENING SIZE WILL BE RETAINED TO PRESERVE THE HISTORICAL LOOK OF THE STRUCTURE.

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

NO NOTICEABLE CHANGE WILL BE MADE TO THE STRUCTURE TO ALTER ITS HISTORICAL SIGNIFICANCE.

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

THIS PROPOSED APPLICATION WILL NOT CHANGE THE DEFINING FEATURES OF THE STRUCTURE. THE VINYL WINDOWS WILL HAVE A NEARLY IDENTICAL APPEARANCE AS THE EXISTING WOOD CLAD.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

I AM ASKING TO REPLACE THE NON PERFORMING WOOD WINDOWS WITH SIMILAR VINYL FRAMED WINDOWS. VIEW CHANGES FROM THE STREET WILL BE MINIMALLY NOTICEABLE AS SHOWN IN ATTACHED PICTURES OF THE HOUSE. ANY PART OF EXISTING WOOD FRAMES/TRIM THAT MAY CURRENTLY DAMAGED OR DETERIORATED WILL BE REPAIRED TO A CONDITION AS CLOSE TO ORIGINAL AS POSSIBLE.

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.

THERE ARE NO SUCH TREATMENTS PLANNED.

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

N/A

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

THE EXISTING WOOD TRIM AND SILL WILL REMAIN OR BE REPLACED BY THE SAME MATERIAL, SIZE AND SHAPE TO NOT ALTER THE LOOK AND HISTORICAL FEATURES. NEW WINDOWS WILL BLEND IN WITH EXISTING WOOD FRAMES AND LIKELY WILL NOT BE OBVIOUS TO THE NAKED EYE.

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.

THE NEW WINDOWS ARE RETROFIT AND WILL NOT ADVERSELY CHANGE THE STRUCTURE FOR FUTURE REPLACEMENT OF WINDOWS.

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

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

Applicant Signature: _____

Date: _____
Date: _____

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

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)






HISTORIC DISTRICTS

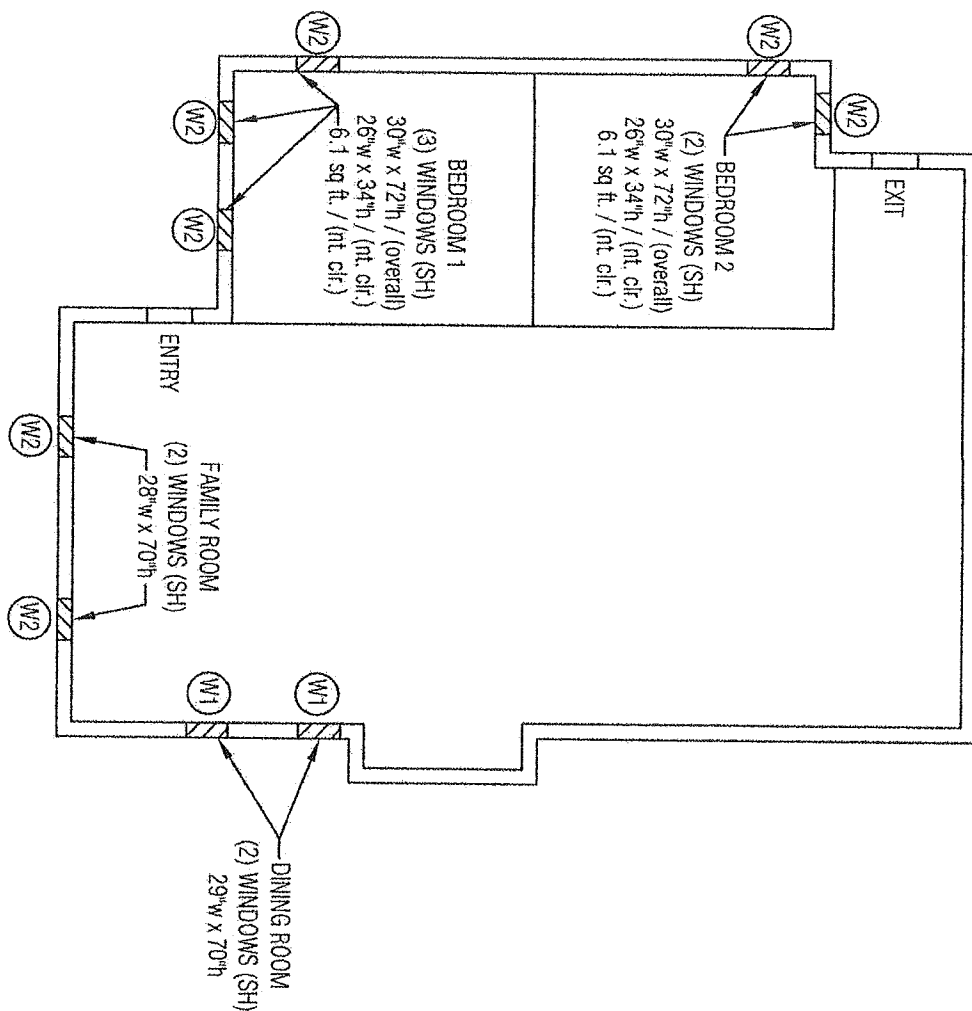
SPRING STREET /
COLOMA STREET

2946
COLOMA ST

SACRAMENTO STREET /
CHAMBERLAIN STREET

City of Placerville

- LEGEND:**
-  = RETROFIT WINDOW / PATIO DOOR LOCATION
 -  = TAG ID / FORM (CEC-CF1R-ALT-05-E)
 -  = SINGLE HUNG WINDOW



NOTE:

1). SMOKE DETECTORS: WHEN A BUILDING PERMIT IS REQUIRED, SMOKE DETECTORS SHALL BE INSTALLED, (a) IN EACH SLEEPING ROOM, (b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. (CIRC 314)

2). CARBON MONOXIDE ALARMS: WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000.00, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: (a) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), (b) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (CBC 420.4, CBC 8315).

(HOME OWNER TO PROVIDE BEFORE FINAL INSPECTION)

SCOPE OF WORK: INSTALL (9) RETROFIT VINYL, DUAL GLAZED, LOW E, WINDOWS, NO (N) CONSTRUCTION, FRAMES WILL NOT BE DISTURBED.

NOTE: WINDOWS / PATIO DOORS:

U-FACTOR = 0.30

SHGC = 0.25

ROGER FIDDLER
 2946 COLOMA STREET
 PLACERVILLE, CA. 95667

NORTH BAY PERMIT
 SERVICES FOR ALL YOUR PERMIT NEEDS
 980 HOPPER AVENUE, SANTA ROSA, CA. 95403
 (707) 527-7727 (PHONE), (707) 528-7683 (FAX)

THD - AT HOME SERVICES (NORTH)
 2456 VERNA COURT
 SAN LEANDRO, CA. 94577

DATE: 11.15.16
SCALE: NTS
DRAWN BY: DWW
DATE: 9/27/26
SHEET: A-1

Sheet: 1
Date: 11/8/16

WINDOW SPECIFICATION SHEET • Spec Sheet #: 873225
Customer: Rodger Fiddler Job #: 937728
Consultant: William (Bill) Dickerson

| Existing Window | | Measurements | | | | Grids | | | | Product Options | Labels Options | Hinge Location |
|-----------------|----------|--------------|------------|-------------|-------------|----------|----------|---------|-----------|-----------------|----------------|---|
| ITEM # | Location | Room | Style Code | Wraps (Y/N) | Series Code | Color | | Pattern | # of bars | | | Hinge Location |
| | | | | | | Interior | Exterior | | Location | Vertical | Horizontal | |
| | | | | | | | | | | | | |
| 1 | FRM | 1 | SH | N | CVSD | W | W | | | | | Left to Right |
| 2 | FRM | 1 | SH | N | CVSD | W | W | | | | | Bay, Bow, Central, 3 Pts, etc. - R or S |
| 3 | DM | 1 | SH | N | CVSD | W | W | | | | | For 6000 use "S" as suffix or "R" as suffix |
| 4 | DM | 1 | SH | N | CVSD | W | W | | | | | |
| 5 | BD1 | 1 | SH | N | CVSD | W | W | | | | | |
| 6 | BD1 | 1 | SH | N | CVSD | W | W | | | | | |
| 7 | BD2 | 1 | SH | N | CVSD | W | W | | | | | |
| 8 | BD2 | 1 | SH | N | CVSD | W | W | | | | | |
| 9 | BD2 | 1 | SH | N | CVSD | W | W | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |

SPECIAL CONSIDERATIONS

LINE 6 AND 7 - 1/2 TEMPERED BOTTOM HALF

1 Have reviewed and agree with all the job specifications above and the Special Terms and Conditions on the back of this yellow (Customer copy).

Sharon Moorhead
Customer Signature

Window Color: _____
Interior Coating Type: _____

Bay or Bow window:

Swanboard Material (only for Bay or Bow)

Bay Projection Angle: 90° or 45°

Bay Finishes Type: OK, Set or Custom

Top of window to be finished:

If need to suffix, color of suffix material:

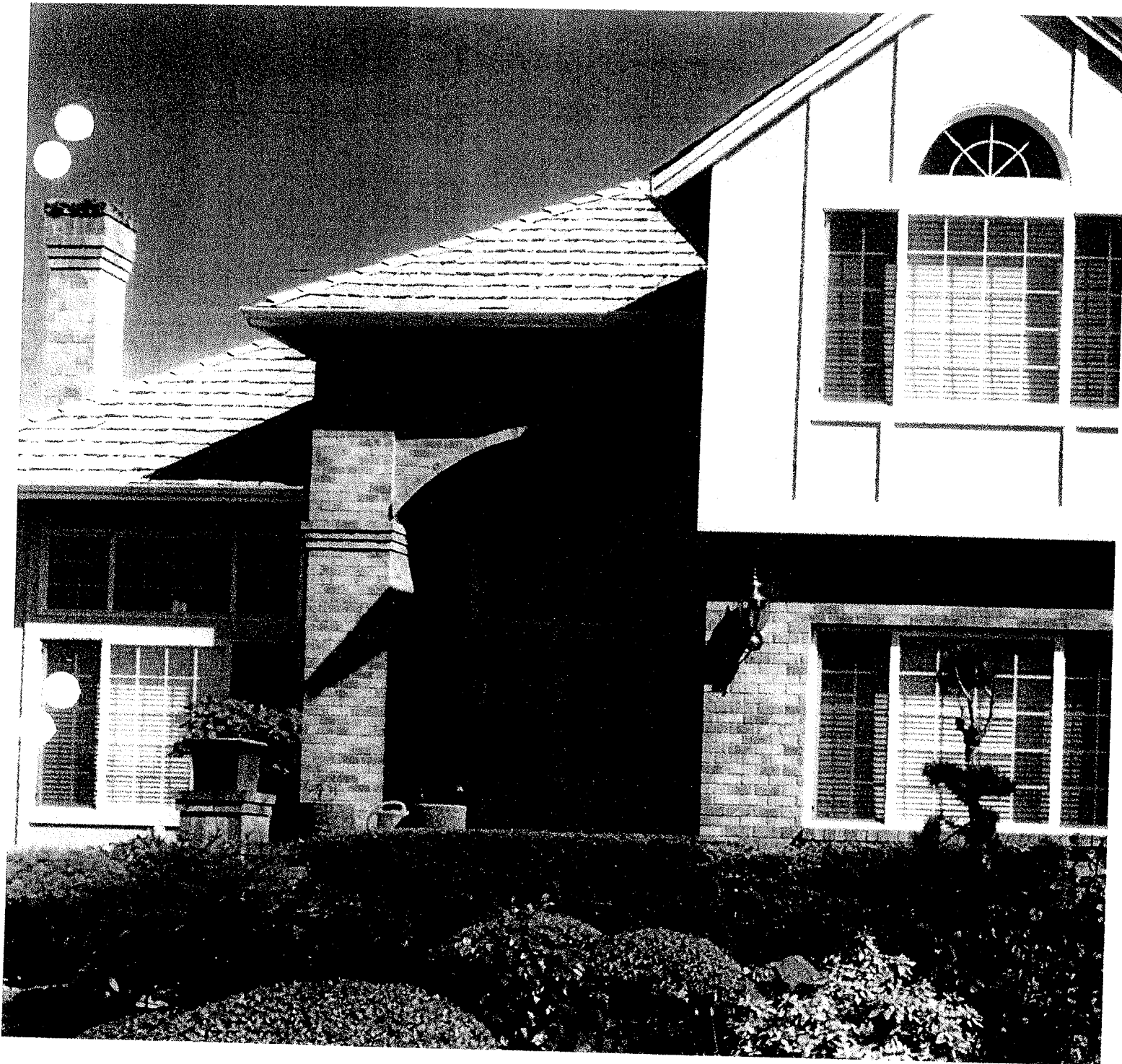
Construction Road (Yes or No): _____

Garden Window:

Swanboard Material (only for White, Bronze, Birch or Oak)

Net Thickness (inches): _____

Additional Suffix (Yes or No): _____



 **VantagePointe™**
Windows and Doors By  **SIMONTON®**

Great Windows. Great Value.

ClearValue™

**THE
HOMES
DEPT.**

ClearValue™

ClearValue™ windows offer a balance of quality, energy efficiency and desirable features, which make them the perfect choice for homeowners who want an affordable window with low maintenance and a lifetime warranty.*

■ Energy Efficiency

A 3/4" insulating glass unit, warm-edge spacer system, Argon gas and Low E glass provide superior thermal performance.

■ Clarity

Fiberglass mesh screen allows 50% more fresh air and sunlight in, while keeping out the small insects.

■ Quality

Manufactured to exacting standards, ClearValue™ windows are tested to the stringent AAMA Gold standard. Durable vinyl frames and sashes will not pit, warp or fade.

■ Dependability

The ClearValue™ windows feature a peace of mind Lifetime Limited Warranty*.

Cam Lock

Integral Pull Rail

Double Strength Glass

3/4" Insulating Glass Unit

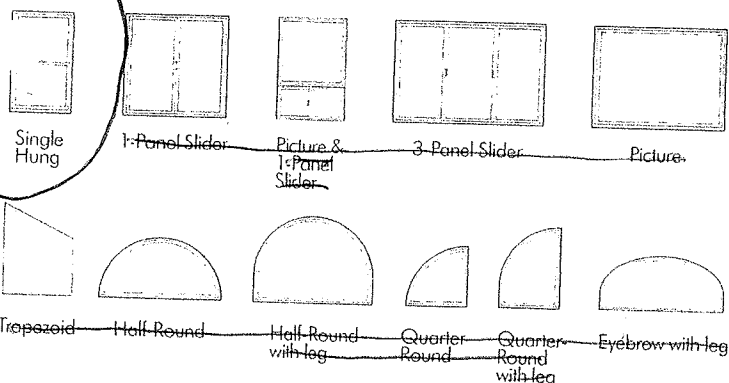
Camlocks secure a weathertight fit

The roller system ensures easy operation

Warm-edge spacer system provides energy savings year-round

Styles

Choose from a variety of custom-sized styles



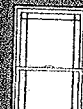
Colors



Grid Styles



Grid Patterns



Glass



Peace of Mind

For your peace of mind, The Home Depot® stands behind the entire installation with Limited Lifetime Product and Craftsmanship Warranties.* It's our commitment to provide a complete solution from start to finish with quality products and professional installation services.

Certified by the American Architectural Manufacturers Association, ClearValue™ windows meet stringent standards for air/water infiltration, structural integrity, forced entry and energy efficiency.



NFRC provides independent testing on energy performance of windows, doors & skylights. With the NFRC label, this product has been rated in accordance with NFRC programs/standards.

Limited Lifetime Warranty*

Guaranteed protection for you and your home.

Product

Lifetime Warranty on vinyl parts covers peeling, flaking, chipping, blistering & corrosion

Lifetime Warranty on hardware & parts (locks, fasteners, rollers, balances, etc.) covers rusting & corrosion

Lifetime Screen Warranty covers the aluminum frame & the fiberglass mesh against tears, punctures & insect damage

Craftsmanship

Lifetime Craftsmanship Warranty ensures the installation was done right for as long as you own your home

*See actual warranties for details. All installation services performed through The Home Depot performed by independent contractors. License numbers held by or on behalf of THD At-Home Services, Inc.: AZ: ROC218039, ROC223472, ROC193323; CA: 836021; ID: RCE-18527; NM: 351405; OR: 158651; WA: HOMED**972RQ. Other license numbers available upon request. Features/options/services may not be available in all areas. Colors shown are reproduced by lithographic process and may vary from actual colors. Changes to product(s) may have occurred since time of printing. Consult your THD At-Home Services representative prior to purchasing. "ClearValue" is a trademark of Simonson Building Products, Inc. "AAMA" and the AAMA logo is a registered trademark of the American Architectural Manufacturers Association. "NFRC" and the NFRC logo are registered trademarks of the National Fenestration Rating Council. "The Home Depot" is a registered trademark of Home TLC, Inc. ©2000-2012 Home TLC, Inc. All rights reserved.

#1



#2



#3



#4



#5



#6



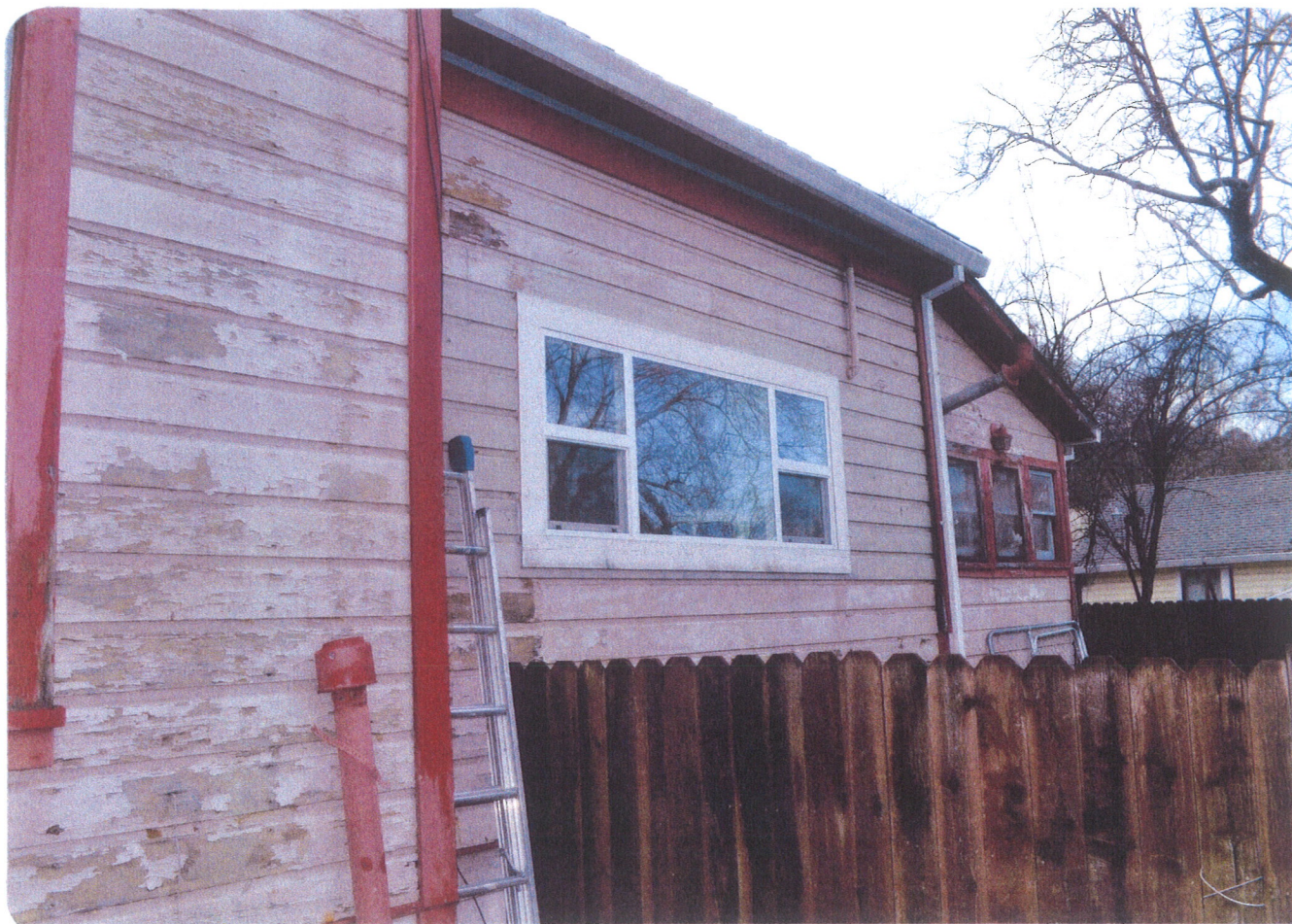
#7



#8



#9



#10



#11

