



**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT**

ITEM: 5.2

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
Site Plan Review 17-04	Applicant: Tony Faryniarz, Nor-Cal Roofing & Construction Property Owner: Ernest Harrison
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
September 5, 2017	692-696 Main Street, Placerville APN: 004-031-20

BRIEF SUMMARY OF REQUEST	
<p>Request for Site Plan Review to, where indicated on the application, remove windows and doors, add windows, re-side the north, east and a portion of the south facing building elevations with like-kind materials, and add a new fabric awning on an existing roof of an existing commercial building, the Samuel L. Turner House, a City historic resource.</p> <p>The request is categorically exempt from environmental review pursuant to Section 15301(a), Existing Facilities, of the California Environmental Quality Act Guidelines.</p>	

MAP SOURCE:
UGOTNET

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	PROPERTY SIZE
Commercial (C)	Vacant restaurant and bar	North: C, offices, services and retail East: C, professional office, police station South: C, car wash West: C, vacant lot	Existing two story structure with raised basement	0.3 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

GENERAL PLAN COMPATIBILITY	PROPERTY HISTORY
The project is consistent with Goal B of the General Plan Community Design Section, in that the visual quality of proposed exterior changes, involving windows, doors, siding and awning promote an enhancement of an existing commercial building listed on the City's Historic Resource Inventory.	<p>Subject site contains a two-story structure with raised basement on a parcel of approximately one-third acre in area. Based on the 1984 Historic Resources Inventory survey of the site, the structure was originally built before 1888 as a residence for Samuel L. Turner.</p> <p>City records indicate the structure had three addresses, 692, 694 and 696 Main Street, and contained several types of commercial and service uses during the 60's, 70's and early 80's, including a barber/beauty salon, real estate office and custom stained glass business in the raised basement. See Image 1.</p> <p>In 1984, the residence (696 Main) was converted into a restaurant. In 1985, the basement stores (692 and 694 Main) were converted into a lounge/bar for the upstairs restaurant.</p>
ZONING ORDINANCE COMPATIBILITY	
The request activities would serve to protect the integrity of the Samuel L. Turner building, a City historic resource, therefore meeting the purpose, intent and criteria of Zoning Ordinance Sections 10-4-9: Site Plan Review, and 10-4-10: Historical Buildings in the City.	

ATTACHMENTS

A. APPLICANT SUBMITTAL PACKAGE

B. RECOMMENDED SPR17-04 CONDITIONS OF APPROVAL

Description of Request: A complete description of the project in narrative form and plan documents is provided by the applicant as

Attachment A: Applicant Submittal Package. Exterior changes are summarized as follows:

- Removal of an existing commercial glass door and two aluminum slider windows on the east elevation at the southeast corner of the structure. Replace the glass door with a two-panel door. Slider window area to be filled in with siding as existing lap siding on east, north and portion of south elevation would be replaced with like-kind material;
- Removal of an aluminum slider window on the south elevation at the southeast corner and replace with single-hung vinyl window;
- Lower level (north elevation):
 - Removal of two existing octagon windows and install three windows in their former locations (See Image 1); and, install a smaller window where a door once existed.
 - Installation of a new fabric awning (color black) over the existing mansard roof.

Background: The structure is not located within City Historic District. It is not listed on the State Register of Historic Resources, or the National Register of Historic Places. The structure is listed in the City's Historic Resources Inventory as a locally significant resource.

The Historic Resources Inventory survey of the site was conducted in 1984 by a City consultant, with the assistance of the Placerville Historic Advisory Committee. This survey states that the structures architectural style is Victorian Farmhouse with southern influence. Characteristic features of the structure are its cross axial with cross gable roof construction, and its covered porch/veranda that wraps three-fourths of the first floor (non-basement) level.

Image 1. Circa 1980



Image 2. Circa 2016-2017



Historic Resource Regulations: Exterior alterations of a building designated as historic by the City that are visible from the street require Planning Commission review and approval prior to undertaking such activity under building permit, per Section 10-4-9(H)1, (H)2 and (H)4 . Criteria used by the Commission in reviewing a Site Plan Review request is provided in Sections 10-4-9 and 10-4-10(B) (Historical Buildings In The City) of the Zoning Ordinance, the *Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

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

General Plan Consistency: Placerville General Plan Community Design Element Goal B states, "To protect and upgrade the visual quality and historical character of downtown." This goal is achieved under Policies 2 and 6 which state:

Policy 2. "The City shall promote the enhancement of commercial buildings and properties."

Policy 6. "The City shall encourage the visual improvements of buildings as seen from Highway 50"

The requested window, siding and awning scope of work appears to be consistent with the above goal and policies, in that by approving the request the Commission would be promoting and encouraging a property owner's enhancement and improvement of an existing commercial building that can be seen from Highway 50. In addition, the deteriorated condition of the siding and mansard roof (See Images 3, 4 and 5) would benefit from requested work using new materials

Zoning Ordinance Consistency: Criteria 8. *Community Design*, of the Site Plan Review Ordinance (Section 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 project was evaluated and found to be consistent with Goal B and Policies 2 and 6 of the Community Design Element of the General Plan. Therefore, the project is consistent with the Site Plan Review Ordinance.

Existing Exterior Conditions (Staff Images)

Image 3.



Image 4.



Image 5.



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 commercial building is being offered for lease. New uses will be evaluated by staff for compliance with the Commercial zone and their occupancy under the California Building Code. Any future changes to the building will be evaluated for consistency with this 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.

The primary character defining features of its cross axial with cross gable roof construction, and its covered porch/veranda will remain. The installation of new windows in their former locations, the replacement of existing deteriorated siding and door is more in keeping with the architectural character of the site than what presently exists. This Standard would be met

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 subject building is a commercial building. Energy-efficient windows and new siding will be of benefit to the tenants in terms of noise attenuation and energy efficiency. This Standard would be met.

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. This Standard would be met.

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

Based on the applicant's submittal, the overall character-defining features of the commercial building will be maintained. This Standard would be met.

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.

Deteriorated siding is evidenced along the west, north and east elevations. Proposed replacement siding will match the visual appearance of the old in terms of like-kind materials. Windows to be added where they once were (original openings) are evidenced by the 1980 image (Image 1). This Standard would be met.

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 painting the reconstructed porch.

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 above and attached hereto as Attachment A are expected to complement the building, the surrounding area, including its visual appearance from Highway 50. This Standard would be met.

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.

No building additions are proposed or should be proposed. Modifications described herein do not negatively affect the property or the surrounding property, further noting that the property is not listed on historic resources inventory. This Standard would be met.

Environmental Assessment: Staff has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to Section 15301(a), existing structure, of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure where no expansion of use is proposed.

Conclusion and Recommendation: The subject dwelling is listed on the City's Historic Resource Inventory. Any exterior work on a City historic resource that is visible from a publicly maintained street is evaluated for its overall consistency with City Code design criteria. Staff finds that the proposed work will not diminish the historic integrity of the structure, and in fact will complement the site and surrounding area.

Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following Findings of Fact:
 - A. The project is exempt from environmental review pursuant to Section 15301(a) of the California Environmental Quality Act. This exemption includes minor alterations to existing structures involving no expansion of use.
 - B. The project is consistent with Placerville General Plan Community Design Element Goal B and Policies 2 and 6 of Goal B, in that the visual quality of proposed exterior changes, involving windows, doors, siding and awning promote an enhancement of an existing commercial building listed on the City's Historic Resource Inventory.
 - C. The project is consistent with Criteria 8. *Community Design*, of the Site Plan Review Ordinance (Section 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.
 - D. The project was reviewed and is consistent with the purpose, intent and criteria of Zoning Ordinance Sections 10-4-9: *Site Plan Review*, and 10-4-10: *Historical Buildings in the City*, in that the request activities would serve to protect the integrity of the Samuel L. Turner building, a City historic resource.
- III. Approve Site Plan Review 17-04, a request to modify the existing commercial structure located at 692-696 Main Street, APN 004-031-20, as described in the Staff Report and Attachment A of September 5, 2017, and subject to the Conditions of Approval provided as Attachment B.

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

ATTACHMENT A

SPR 17-04 APPLICANT SUBMITTAL PACKAGE



Project Narrative for 692-696 Main Street

The new Owner of the property, Ernest Harrison, is interested in returning the building to an era correct look as much as possible. From what we can gather, it appears that the wrap around patio that encompasses the west, north and half of the east facing sides of the building originally continued for the entire east facing side and approximately half of the south side. The commercial ground floor addition was probably completed in the 60's or early 70's judging by the construction and windows that were installed. It appears that they framed in the patio wall on the south and half of the east facing walls in order to build a staircase that would lead from the 2nd floor down to the commercial unit. At this time they installed a commercial glass door and 3 windows. Mr. Harrison would like to remove this door and install a new metal 2 panel door for privacy and energy efficiency and make it more era correct. He would also like to remove the windows that were installed that consist of one (1) each 4'X8' and one (1) 4'X5' single pane aluminum sliders on the east facing side of the southeast corner and one (1) 4'X8' single pane aluminum slider on the south facing side of the southeast corner. He would like to remove these windows and add a 3'X3' window on the south facing side. This window will be a vinyl dual pane single hung window in white color to match the balance of the existing windows on the home.

On the lower commercial part of the building he would like to remove the two 3'X3' octagon windows that were installed at some point between the initial construction of the addition and now. When this was done they removed a 36" door and 4- 3'9"X3'9" windows. He would like to install 3- 3'9"X3'9" windows back in the original locations and install a 3'X3'9" window where the original door was located. This will allow more light into the commercial store front and make it more appealing from both, the street and inside the building. All windows will be triple paned, picture windows with tan vinyl frames. The entire front, east and corner of the south facing sides are to be re-sided with like kind materials (1"x8" lap siding) at the same time. He would also like to install a new fabric awning on the mansard roof that faces Main street (North facing elevation).



Google

Imagery ©2017 Google, Map data ©2017 Google United States 10 ft

North

Remove 2 octagon windows + install 4 new windows and re-side to match existing. See pages 1 + 4

Re-side entire East wall to match existing.

Remove glass door and install new steel 2 panel door See pages 2 + 5. East

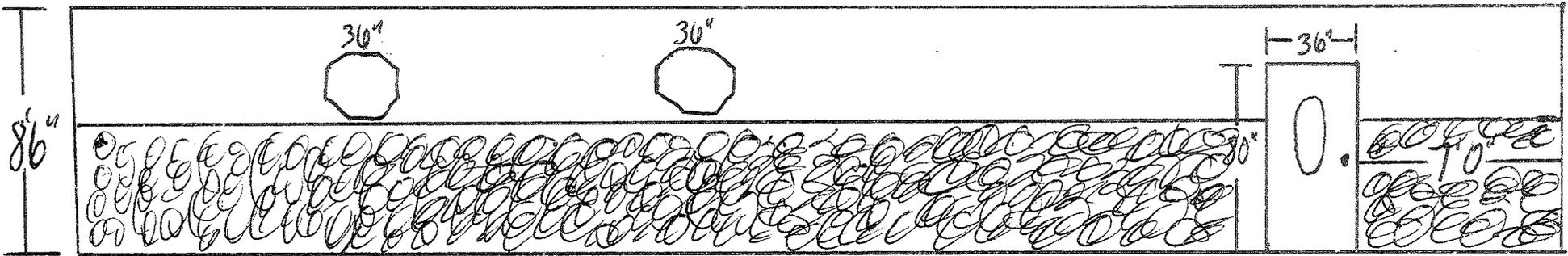
Remove 4x8 window and install new 3x3 window and re-side to match existing. See pages 3 + 6

South

Remove 4x8 and 4x5 windows and re-side to match existing siding See pages 2 + 5

Existing North wall
Scale 3/16" = 1'

①

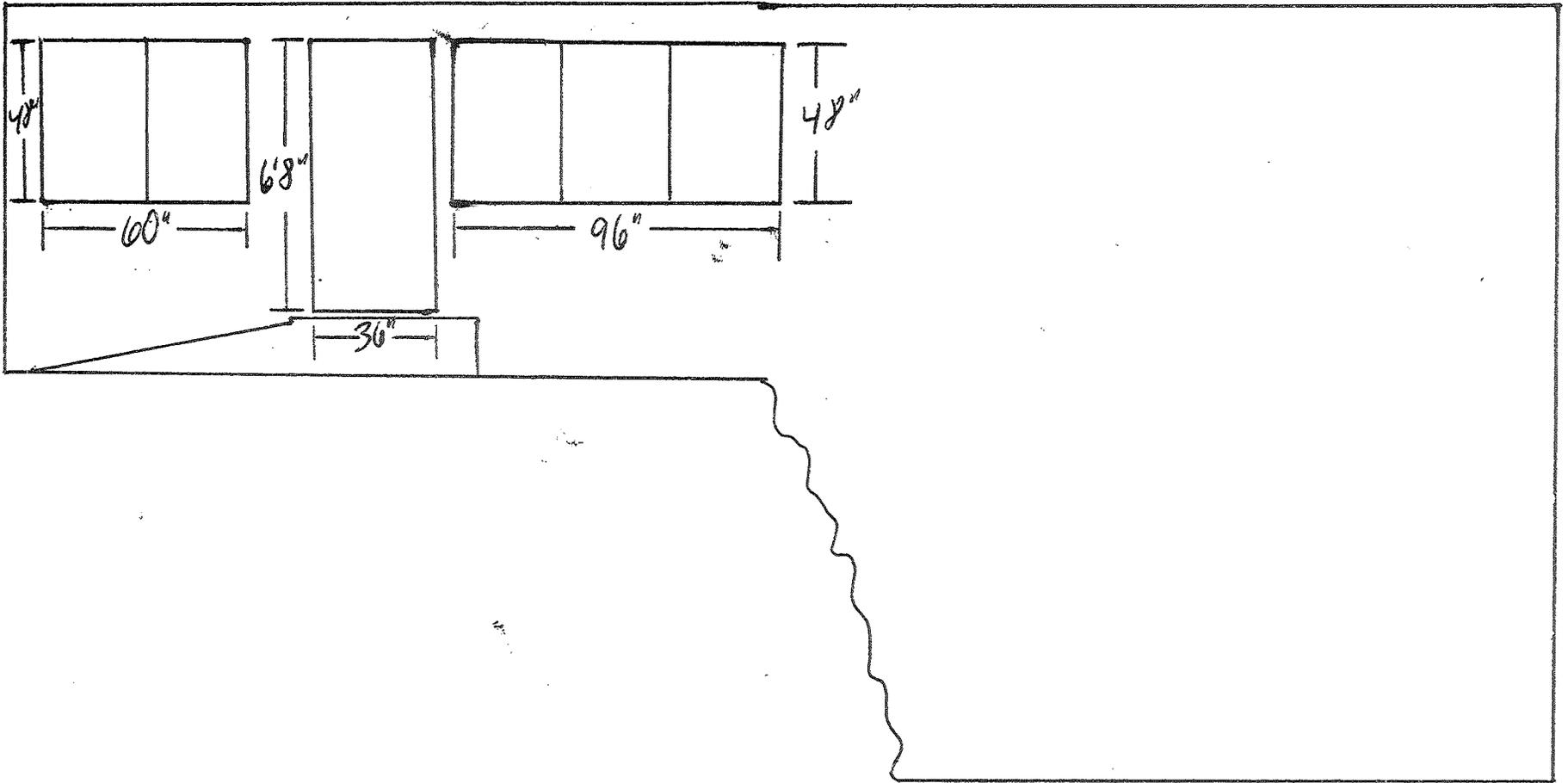


Cobble rock

51'6"

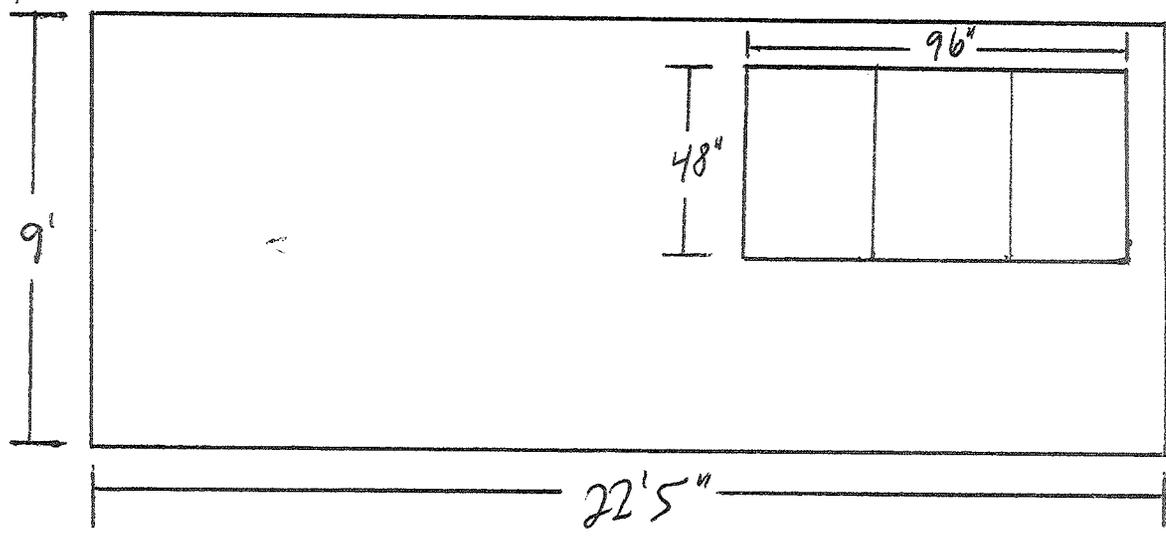
Existing East Wall
Scale 1/4" = 1'

②



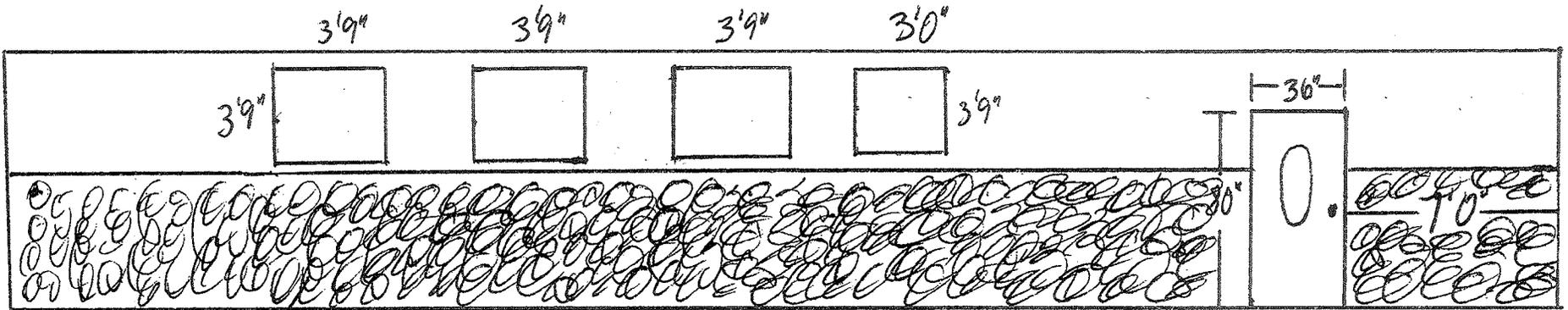
Existing South wall
Scale 1/4" = 1'

3



Proposed North wall
Scale 3/16" = 1'

4

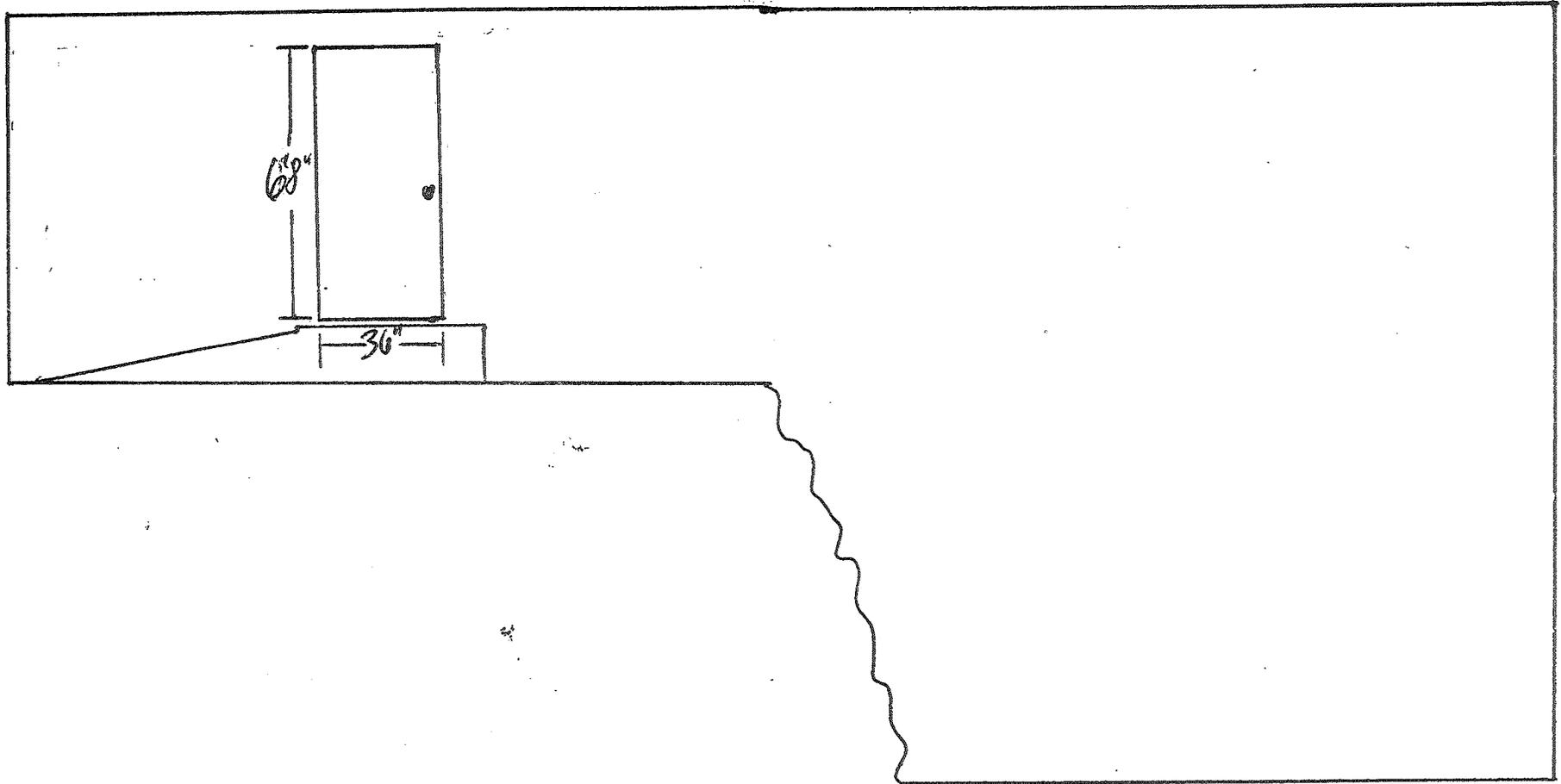


Cobble rock

516"

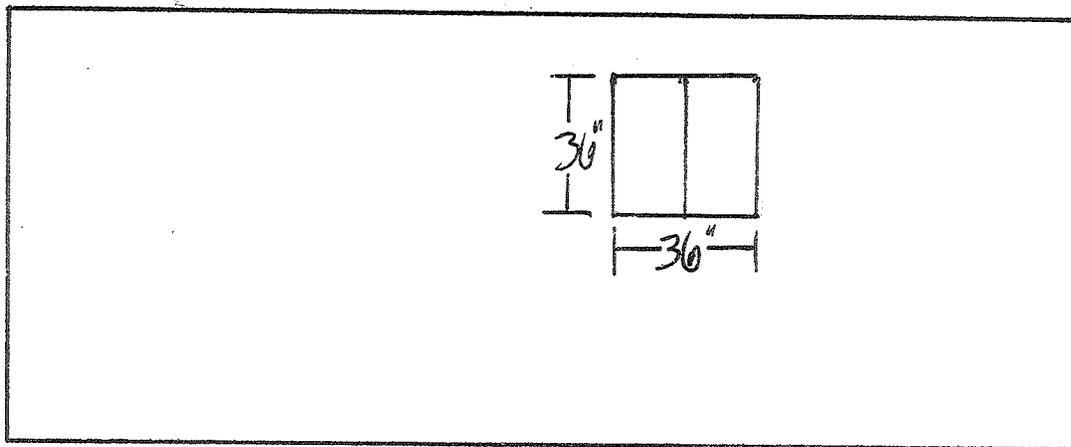
Proposed East wall
1/4" = 1'

5



Proposed South wall
1/4" = 1'

6



7

COMMERCIAL PROPERTY
FOR LEASE
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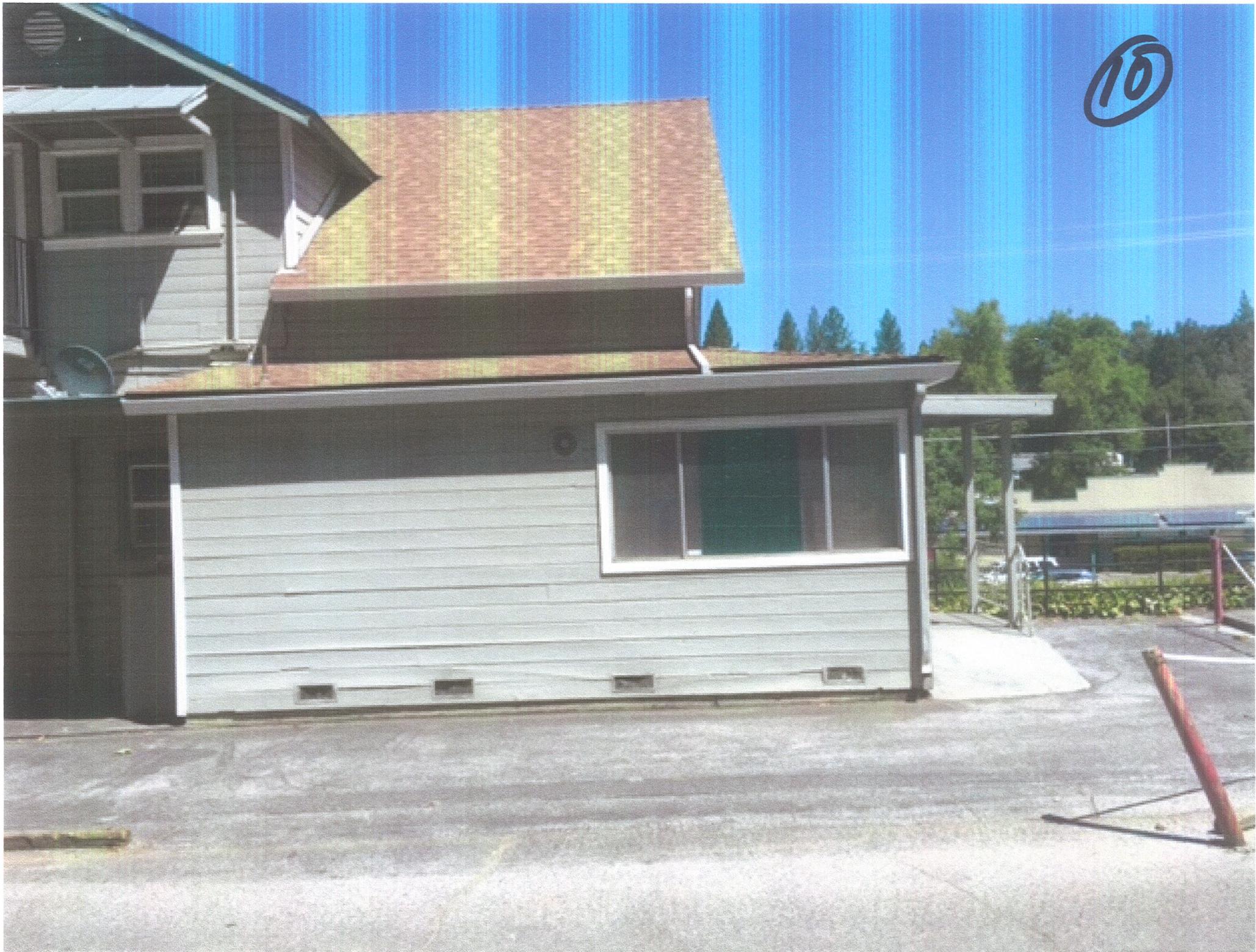
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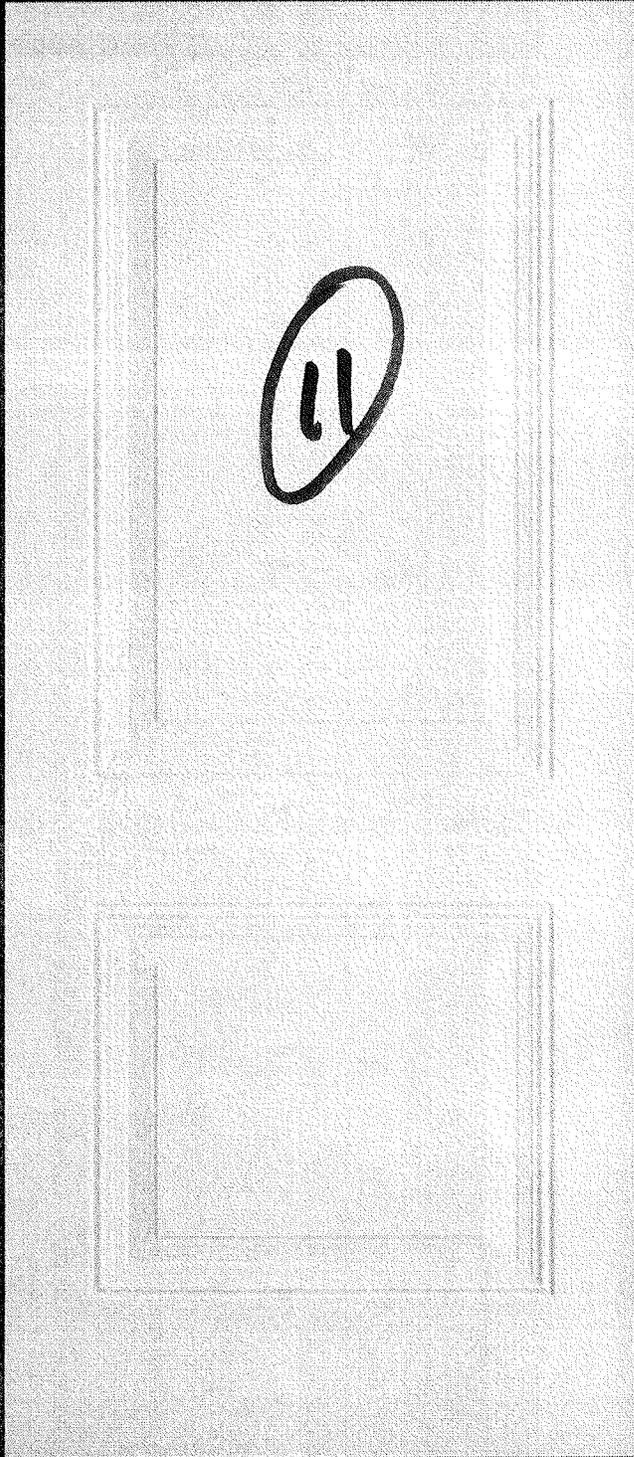


9



10





**STEEL
DOORS**

STANLEY

**BUILT
STRONG**

STANLEYDOORPRODUCTS.COM

DELIVER FAX OR EMAIL TO:
Ernest

FROM:
Greg

Purchase
Order No.

Buyer Ernest

Invoice Number

QUOTE

Date
Promised 8-10 Weeks

JS CANVAS Janak & Scurfield Inc.



Salesman Greg

Call When Done Customer Pickup/Install Deliver Freight ~~JS~~ Install

Date Ordered 7/24/2017

Installation or Shipping Street Address

696 Main Street

Sold To Ernest Harrison

Placerville CA

E-mail

Address 696 Main Street

ernestclassics@gmail.com

City Placerville State CA Zip

Janak & Scurfield dba JS CANVAS

Home Phone Work Phone

330 20th St. Sacramento, CA 95811

FAX Mobile 707 688-8029

(916) 444-7001 1 (800) 852-7166

Terms Cash ~~X~~ Check Account Visa/MasterCard

Fax (916) 444-0323

www.jscanvas.com Ca Lic # 441967

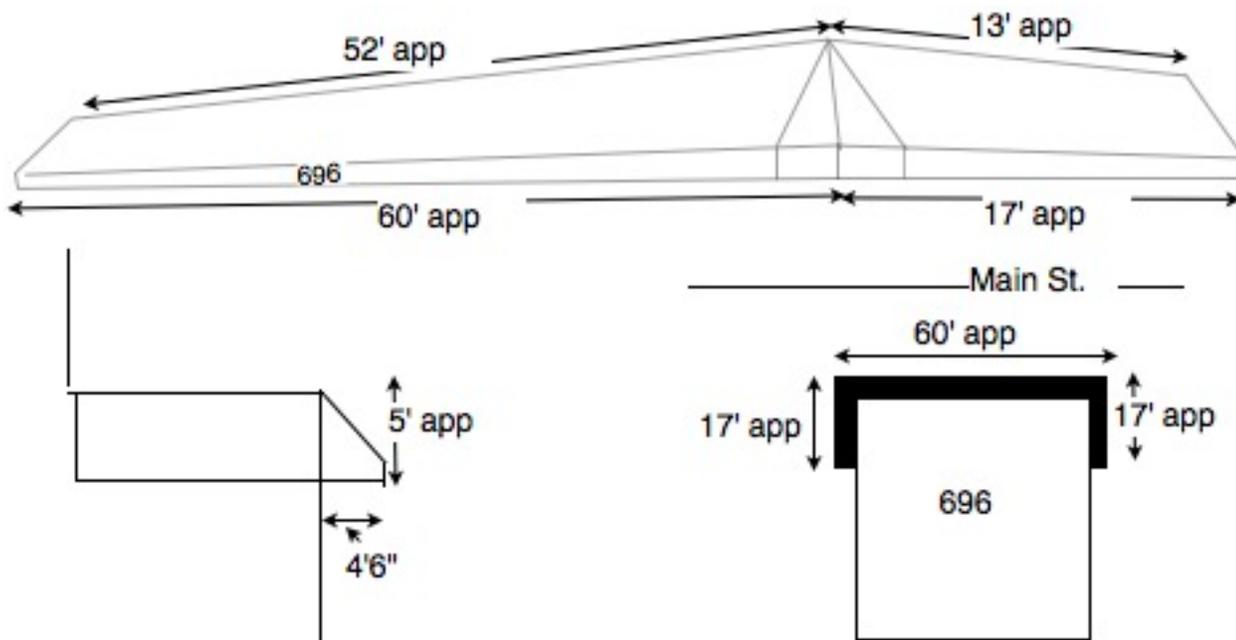
Qty Firesist Fabric Color Black Thread SAME Braid None Scallop WRAPPED Frame Color Steel Tube painted Black

e mail jscanvas@pacbell.net

1	EACH MITERED CORNER AWNING MOUNTING OVER MANSARD ROOF APP 60'/17'/17' WIDE X 4'6" PROJECTION X 5' HIGH WITH ADDRESS TOTAL WIDTH OF AWNING app. 94' feet PRICE INCLUDES TAX	\$15,250.00	\$15,250.00
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CUSTOMER RESPONSIBLE FOR PROCESSING PERMITS, PERMITS FEE , DRAWINGS, ENGINEERING AND ANY FEES ASSOCIATED WITH PERMITS

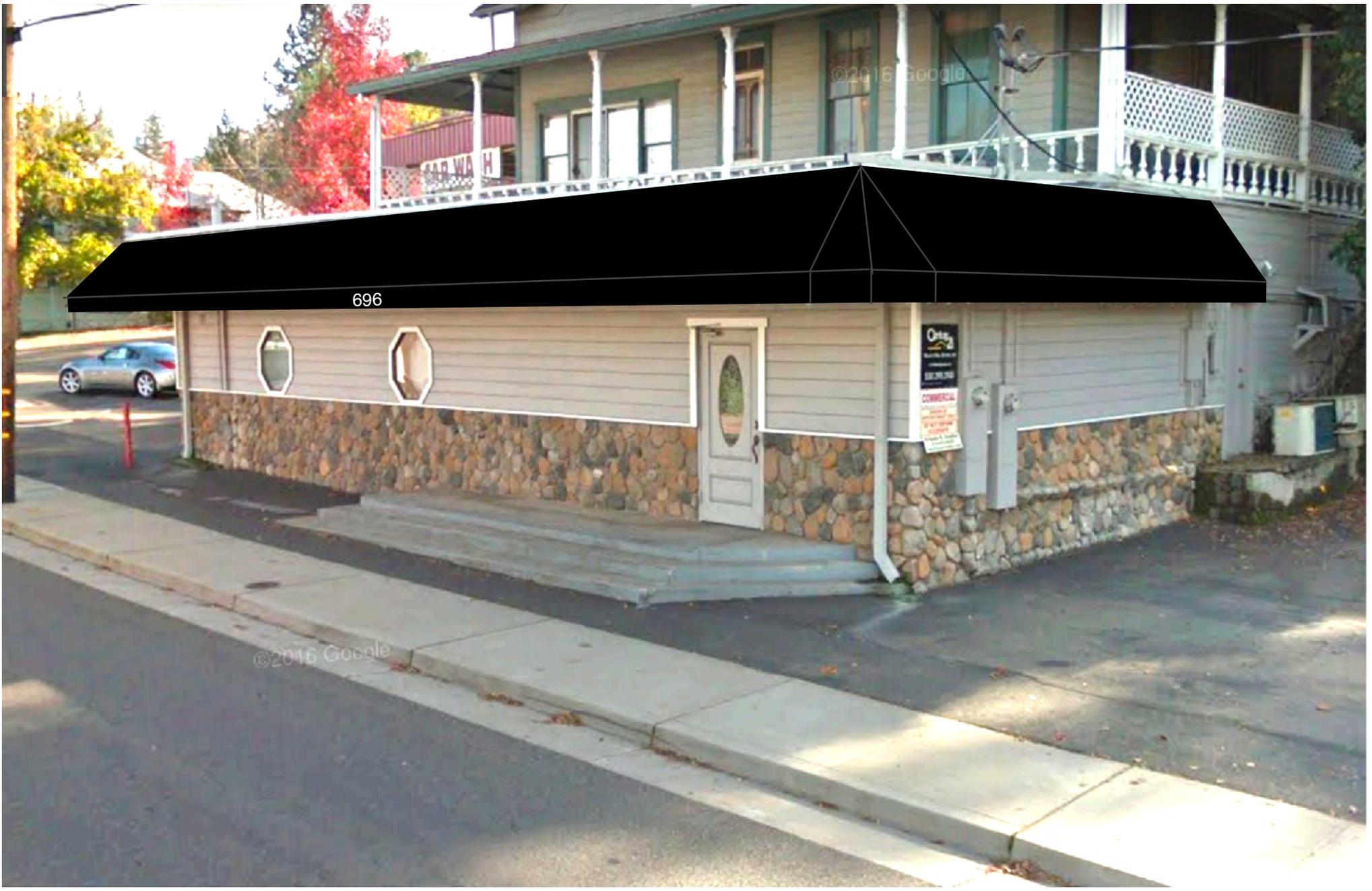
Subtotal
\$15,250.00
TAX



TOTAL
\$15,250.00
Deposit / Credit

Balance
\$15,250.00

Customer responsible for permits, engineering and any FEES if needed.



696

COMMERCIAL
Call for more info
888.390.7858

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

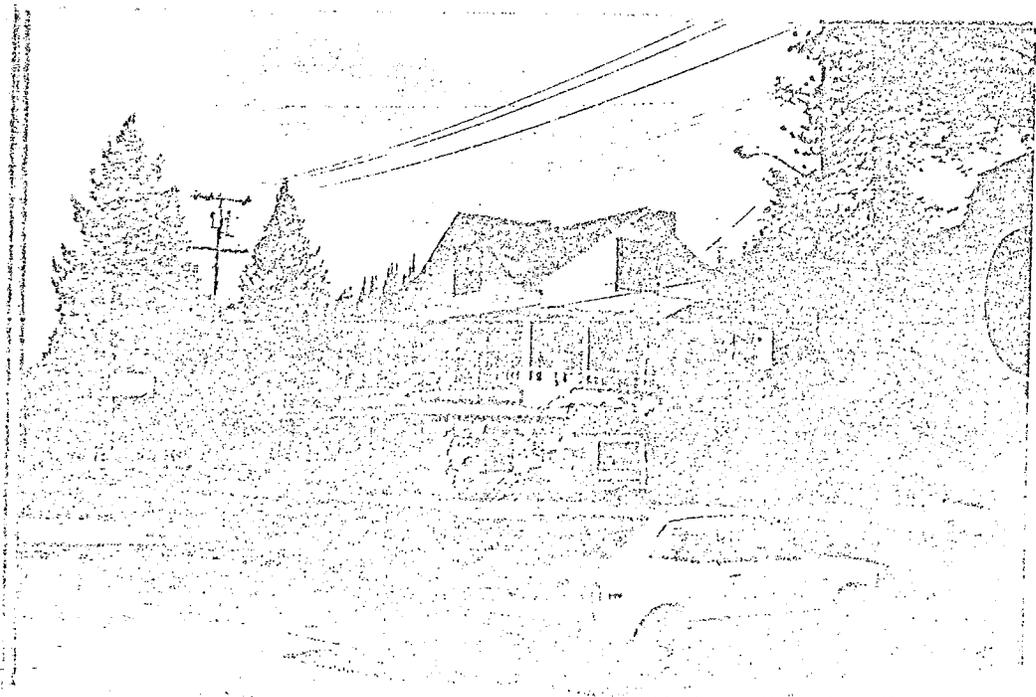
1. Common name: Old Turner House
2. Historic name: Samuel L. Turner Residence, Upper Placerville
3. Street or rural address: 692-696 Main Street
City: Placerville, California Zip: 95667 County:
4. Parcel Number: 04-031-26 (Portion Lots 1, 2, 3, Block 20)
5. Present Owner: Laurence A. Berger, etal Address: Post Office Box 1411
City: Placerville, California Zip: 95667 Ownership is: Private
6. Present Use: Commercial Original Use: Samuel L. Turner Residence

DESCRIPTION

- 7a. Architectural Style: Victorian Farmhouse with southern influence
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

The building at 696 Main street was the original residence of Samuel L. Turner. The building is a cross axial with a cross gable roof. Originally built as a two story house with a raised basement, the basement portion has been converted into commercial stores. The main portion of the building is flanked by porches on all sides. The basic structure of the house, with the exception of the commercial offices in the basement, is relatively unchanged. The entrance to the basement steps is from the Main Street side, while entrance to the upper or main portion of the building is from a stairway added on the westerly side of the building. The building has two brick chimneys. A line drawing of the building appears on the "Birds Eye View of Placerville, Cal," published by the Weekly Observer in 1858.

8. Construction date: Estimated: Before 1860
9. Architect:
10. Builder:
11. Approximate property size (in feet) Frontage: 217' Depth: 200'
12. Date(s) of enclosed photograph(s) 1983



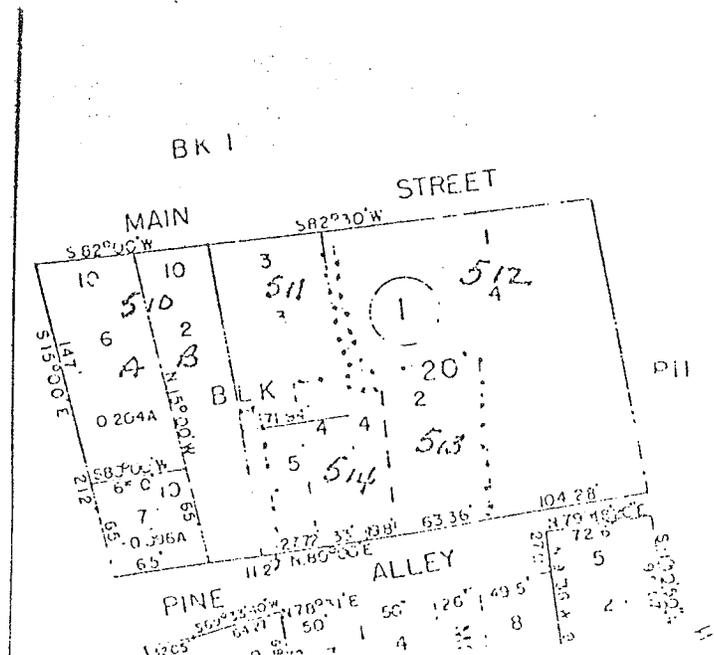
- 13. Condition: Good
- 14. Alterations: Commercial businesses in old basement; removal of stairs to easterly side of building, and commercial establishment upstairs (no longer used as residence).
- 15. Surroundings: (Check more than one if necessary) Commercial, scattered buildings
- 16. Threats to site: possibly planned renovation to restaurant otherwise none known
- 17. Is the structure: On its original site? Yes Moved? Unknown?
- 18. Related features: Large verandas or porches of type common to southern United States enhance the main structure.

SIGNIFICANCE

- 19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Originally built as a residence for Samuel Lucas Turner before 1838, this quaint Victorian farmhouse style is one of the few buildings remaining on the Main Street of Placerville which were originally used exclusively as a residence. Although the basement area of the building has been remodeled into shops, the upper or main portion of the residence retains its exterior integrity and enhances the streetscape of the surrounding area. This is the only multi-story cross axial building with cross gables left on Main Street.

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 - 1. Exploration/Settlement 2. Architecture 3. Economic/Industrial
- 21. Sources (List books, documents, surveys, personal interviews and their dates.)
 - 1. "Bird Eye View of Placerville, Cal." Published by the Weekly Observer (newspaper). Placerville, California, 1888.
 - 2. El Dorado County Recorder's Office. Placerville, California. Official Records.
- 22. Date form prepared: 32 May 1984
 By (name): Betty C. Laarveld
 Organization: City of Placerville Historic Advisory Committee
 Address: 487 Main Street
 City: Placerville, California Zip: 95667
 Phone: City Hall 622-9535; Laarveld 622-9434



ATTACHMENT B

Site Plan Review (SPR) 17-04 Conditions of Approval

1. Approval of SPR17-04, located at 692-696 Main Street, APN 004-031-20, involving the modification of the exterior of the existing Samuel L. Turner commercial building, is based upon and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the Conditions of Approval:
 - Planning Application received July 20, 2017
 - Project Narrative, & plan elevations, and photos dated July 19, 2017
 - Exterior Fascia Improvements, Raley's #422 by HMR Architects
 - JS Canvas Quote and photo simulation received July 27, 2017
 2. The permit shall expire and become null and void eighteen (18) months after the date of Planning Commission approval unless a building permit has been obtained for the modification prior to the date of expiration. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
 3. The permit shall apply only to the parcel specified, regardless of any change of ownership, but may not be transferred to another parcel.
 4. These conditions of approval shall be binding on the applicant and all successors in interest in the event the project site is sold to another party.
 5. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
 6. The request shall be subject to all necessary permits including building permit issued by the Building Division.
 7. Business signage for future tenant occupancy shall also require a building permit and comply with all applicable City regulations and guidelines of the *City of Placerville Development Guide*.
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