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## Planning Commission Staff Report

**Meeting Date:** March 19, 2024

**Prepared By:** Kristen Hunter, Associate Planner

### PROJECT INFORMATION SUMMARY

**Case File:** Site Plan Review (SPR) 24-01 – Historic Review  
2968 Coloma Street / APN 001-161-014

**Request:** Consideration of a Site Plan Review application within the Single-Family Residential / Historic District Zone to modify an existing single-family residence to: (1) Replace three aluminum windows and one wood window with Milgard Tuscan V400 vinyl casement windows with simulated divided lite; and (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 and Section 15331.

**Summary Recommendation:** Staff recommends conditional approval of the requests as proposed.

<u>Property Owner/Applicant:</u>	Alan Ming and Chris Kalsbeek
<u>Address:</u>	2968 Coloma Street
<u>APN:</u>	001-161-014
<u>Lot Area:</u>	0.34 acres
<u>General Plan:</u>	Medium Density Residential, MDR
<u>Zoning:</u>	R-1, 6,000 Single-Family Residential / Historic (R1-6/H)
<u>Existing Use:</u>	Single-family residential
<u>Environmental Document:</u>	Categorically Exempt per §15301 and §15331 of the CEQA Guidelines

**Decision Making Authority:** The Planning Commission is authorized under Zoning Ordinance Sections 10-4-9 (Site Plan Review) and 10-4-10 (Historical Buildings in the City) to review and approve, approve with conditions, or disapprove applications for projects located in any of the City's historical districts.

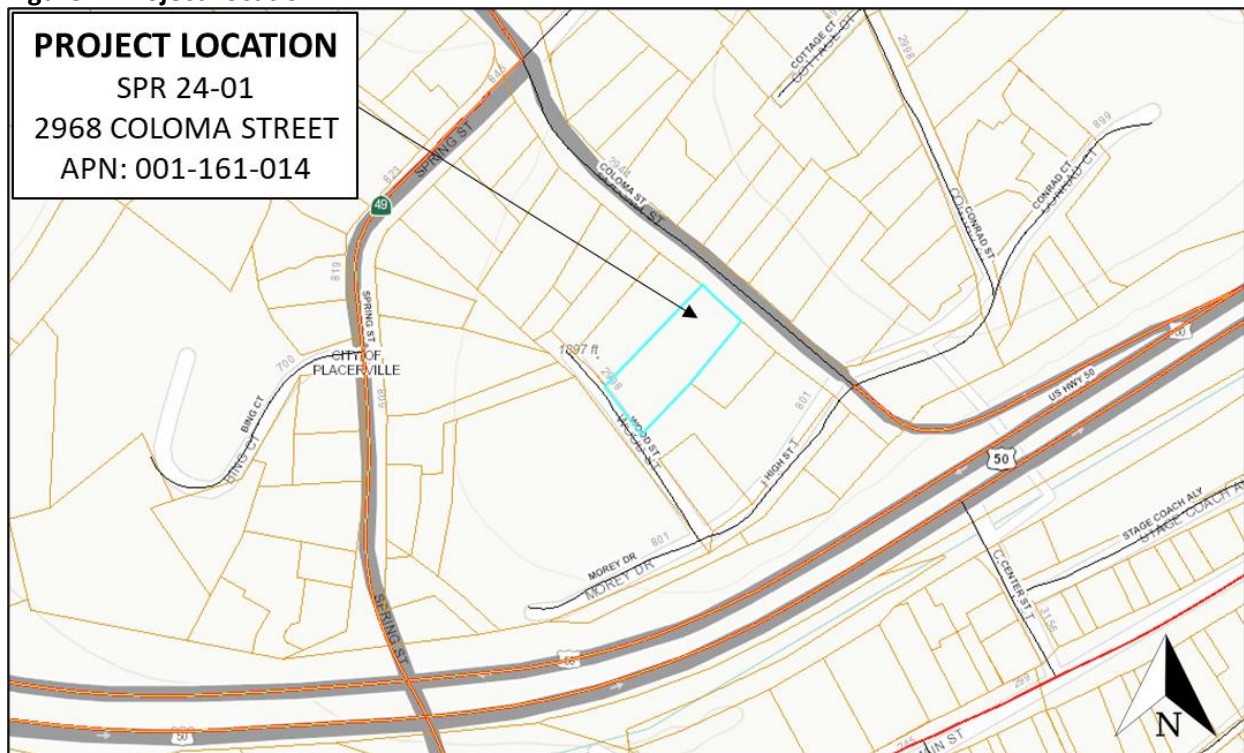
## SITE INFORMATION

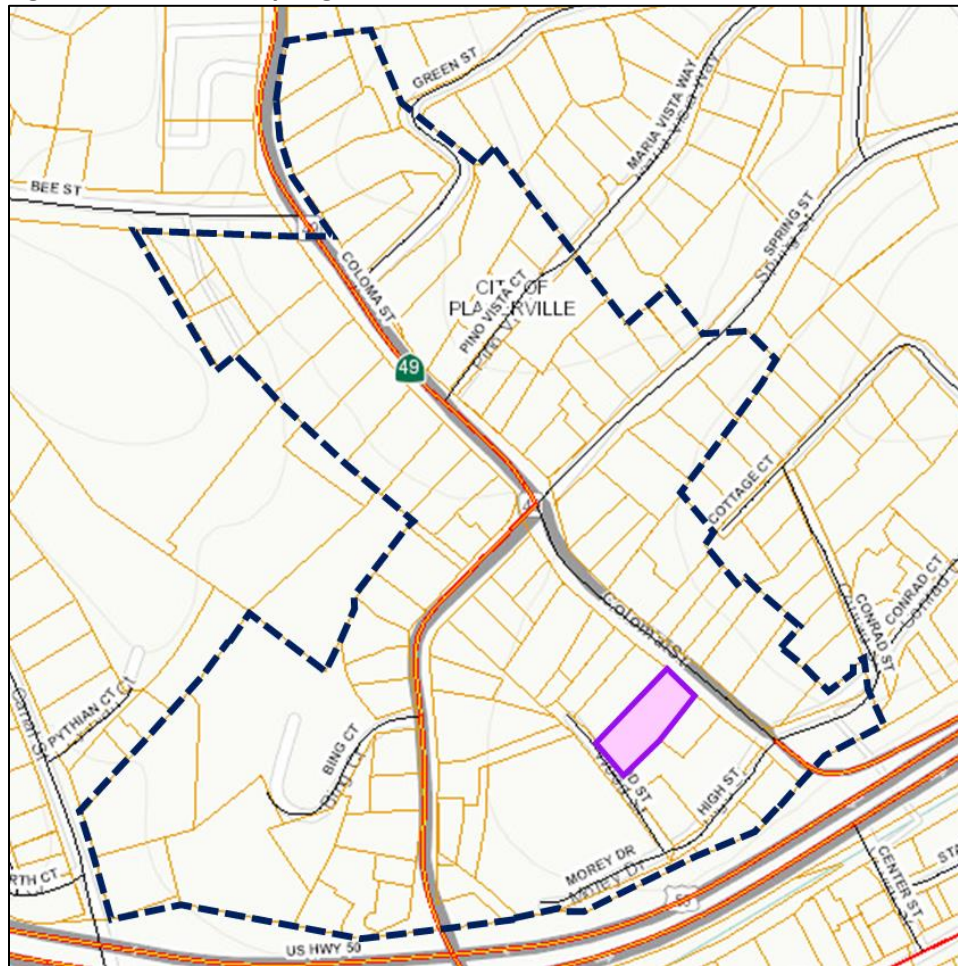
The site is a 0.34-acre parcel, located on the west side of Coloma Street north of Highway 50 and east of Spring Street (Figure 1). The property is developed with two (2) single-family homes: 2968 Coloma Street and 2925 Wood Street and is located within the Spring Street-Coloma Street Historic District (Figure 2). Neither structure on the subject parcel is listed in the State Register or the National Register of Historic Places. Additionally, neither structure is included in the City of Placerville Historic Resources Inventory.

Based on a review of El Dorado County Assessor's records, the two-story, roughly 2,010 square foot single-family dwelling addressed 2968 Coloma Street was constructed in 1938. It is the opinion of Staff that the dwelling is mix of Craftsman and Bungalow style architecture, including casement feature windows with valence divided lite along the front elevation, a prominent stone chimney, covered front porch, and wood lap siding.

Along Wood Street, behind 2968 Coloma Street, a second dwelling exists on the subject parcel. This structure was constructed in 1926 and was one of two cottages. The second cottage, addressed 2927 Wood Street, was demolished in the late 1990s (under Building Permit No. 1187). The remaining cottage, 2925 Wood Street, is a 648 square foot single-story dwelling.

**Figure 1. Project Location**



**Figure 2. Location in Spring Street-Coloma Street Historic District****Background**

The parcel previously came before the Planning Commission in late 2023 for Site Plan Review (SPR) 23-11 and SPR 23-12.

SPR 23-11 was a request for the single-family residential dwelling addressed 2968 Coloma Street and included the following modifications to the dwelling: (1) Removal of the previously repaired siding, inconsistent with the original wood lap siding, and replacement with consistent wood lap siding; and (2) Removal and replacement and/or repair of the old wood lap siding with substantially consistent wood lap siding. The Planning Commission conditionally approved the request on October 17, 2023.

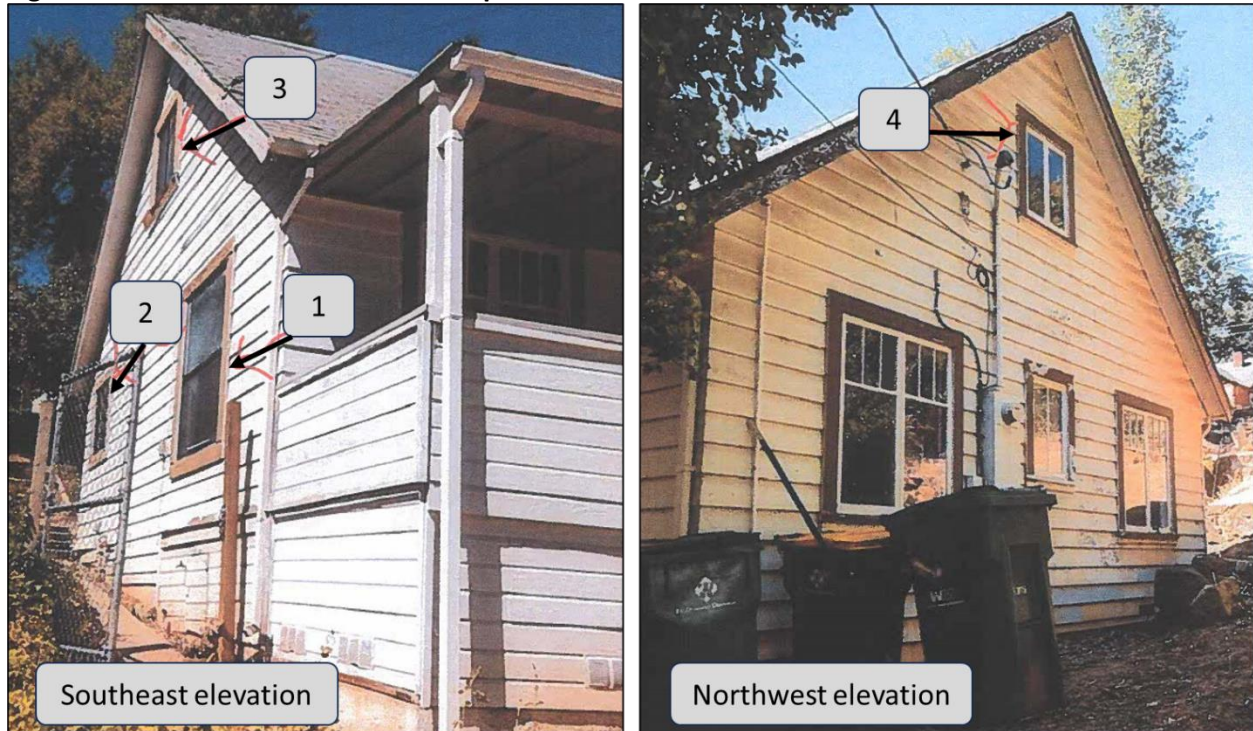
SPR 23-12 was a request for the single-family residential dwelling addressed 2925 Wood Street and included the following modifications to the dwelling: (1) Construction of a 279 square foot addition; (2) Removal existing shake, board and batten, and T1-11 and replacement with fiber cement shake and wood board and batten siding; (3) Removal of existing aluminum windows and replacement with vinyl windows; (3) Replacement of the front door; and (4) Modification of the existing color scheme. The Planning Commission approved SPR 23-12 on November 7, 2023.



## PROJECT DESCRIPTION

As proposed, the project includes the replacement of four (4) windows. The locations of each window are provided in Figure 3 below. Additionally, Figure 4 depicts the windows located along the front elevation.

**Figure 3. Location of Windows to be Replaced**



**Figure 4. Front Elevation Windows with Divided Lite**



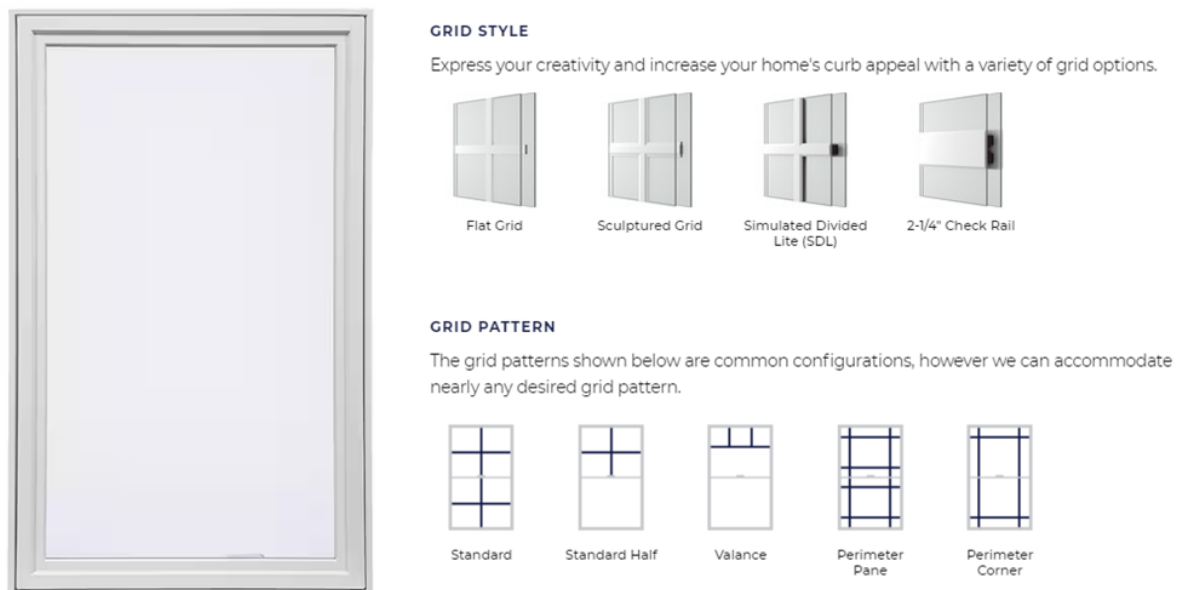
The proposed replacement windows are the vinyl Milgard Tuscan V400 Series casement windows. A comparison of the existing windows with the proposed replacement windows is provided in Table 1 below.

**Table 1. Proposed Project Replacement**

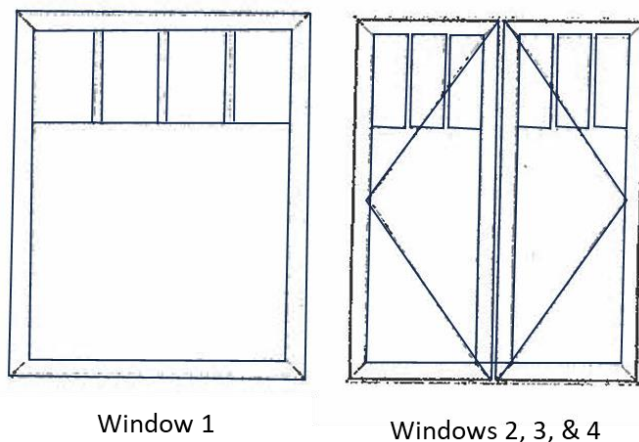
Window No.	Existing	Proposed
1	Single hung, black aluminum	Milgard Tuscan V400 Series, Vinyl Casement Picture Window, Simulated Divided Lite 7/8", White
2	Horizontal slider, black aluminum	Milgard Tuscan V400 Series, Vinyl Casement Two Wide, Simulated Divided Lite 7/8", White
3	Horizontal slider, black aluminum	
4	Casement window, white wood	

As shown in Figure 5, there are numerous styles of grid patterns possible. The applicant has proposed a valance grid pattern (Figure 6) to match the existing windows on the front and north elevations.

**Figure 5. Tuscan V400 Casement Style Windows & Grid Pattern Possibilities**



**Figure 6. Proposed Divided Lite Appearance**



## PROJECT ANALYSIS

The following section provides an overview of relevant City of Placerville General Plan Goals, Zoning Ordinance(s), and Development Guide. Staff responses are provided below each italicized Goal, Ordinance, and Guideline.

### General Plan Consistency:

#### Part II – Section II: Housing

*Goal F: To preserve the existing housing stock.*

4. *The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic buildings.*

The project is consistent with Goal F, Policy 4 in that the applicant, through the replacement of the four (4) windows as proposed, will continue the life and existing use of the subject dwelling while maintaining the characteristic façade of the structure and creating a more unified architectural appearance.

#### Part II – Section V: Natural, Cultural and Scenic Resources

*Goal G: To preserve and enhance Placerville's historical heritage.*

6. *The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where buildings cannot be preserved intact, the City shall seek to preserve the building facades.*

The proposed project includes the removal and replacement of existing degraded windows, believed to have been replaced in the 1990s. Three of the four windows are aluminum and the remainder a wood casement window.

Neither dwelling located on the parcel are included on local, state or federal listings for historic structures. As such, it is the opinion of Staff that the proposed vinyl windows are a compatible substitute material consistent with the Secretary of Interior Standards and Guidelines. Further, the inclusion of a divided lite grid pattern consistent with windows located along the front elevation of the building will enhance and increase the visual quality of the neighborhood.

#### Part II – Section VII: Community Design

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

2. *New construction shall be architecturally compatible with the surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated Historic Neighborhoods.*
6. *The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.*

The visual diversity of Placerville's residential areas, especially residential historic areas, is a unique resource within the City. Every change that is made to a structure, especially one within the historic district, can chip away at the integrity of the structure as a whole. Efforts to personalize and update a structure will result in a combination of miscellaneous parts that bear no relation to each other or to the original design. The proposed project will work to make all elevations of the structure consistent and improve the pedestrian orientation from Coloma Street.

### **Zoning Classification and Regulation Consistency:**

#### Section 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. Further analysis is provided below.

#### Section 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 by the Planning Commission.

Staff has evaluated this Site Plan Review request with respect to the compatibility with the SOI Standards and Guidelines per Section 10-4-10(B) and (F). This analysis is provided below.

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

The proposed project would not alter the historic use of the home, maintaining the existing single-family residential use.

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

As mentioned previously, while within Spring Street-Coloma Street Historic District, 2968 Coloma Street is not included on any historical resource inventory. Additionally, it is the opinion of Staff that the subject dwelling represents Craftsman-Bungalow style architecture, including the casement feature windows along the front elevation (Figure 4).

The proposed project includes the removal and replacement of two horizontal sliding aluminum windows, one single hung aluminum window, and one casement wood window

with vinyl casement style windows as described in Table 1. The proposed windows would include a similar divided lite valence grid pattern to the feature windows along the front elevation.

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 project would not add conjectural features or elements to the property.

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

The Spring Street-Coloma Street Historic District is one of the oldest residential areas within the City of Placerville. Architectural styles range from country cottage to Victorian modified Queen Anne. The subject dwelling was constructed in the late 1930's and, while the structure has been modified since its construction, there are remaining characteristics on the structure that are a representation of the period in which it was constructed, including the wood lap siding and feature windows. The project will maintain the Craftsman/Bungalow architectural features while improving the overall pedestrian orientation.

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

It is Staff's opinion that the proposed project would strive to maintain the distinctive materials and features of 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.*

It is the opinion of Staff that the proposed project does not include the removal of distinctive materials. The proposed replacement windows are comprised of vinyl, a compatible substitute material, and include a valence grid pattern consistent with the existing feature windows along the front elevation. The windows for replacement are deteriorated, with three of the four windows aluminum. The proposed project would strive to make all elevations of the structure consistent and improve the pedestrian orientation from Coloma Street.

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/physical treatments are 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.*

The proposed project does not include exterior additions to the existing structure.

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 proposed project does not include exterior additions to the existing structure.

## **Placerville Development Guide Consistency:**

### Section IV. Architectural Design Guidelines

#### *C. Design Factors*

##### *2. Pedestrian Orientation*

- a. *Recessed entries, framed windows and ledges and other elements of façade articulation such as reveals or corbels or cornices should be retained whenever possible or duplicated if necessary in buildings and incorporated into new construction as appropriate.*

The front and side elevations of the dwelling are visible from the right-of-way (Coloma Street). The project will maintain the characteristics of craftsman/bungalow architecture. The proposed replacement windows are comprised of vinyl, a compatible substitute material, and include a valence grid pattern consistent with the existing feature windows along the front elevation. Completion of the project would improve the overall pedestrian orientation.

##### *3. Façade Treatments and Exterior Elements*

- a. *Building facades adjacent to the right-of-way must demonstrate a pedestrian orientation, with a well-defined entry, windows, decorative elements, and appropriate ornamentation regardless of zoning classifications.*
- b. *Historic elements and details of existing buildings should be retained wherever possible, rather than removing or replacing them. If it is impossible to retain such a feature, it should be duplicated in terms of location, size, materials and method of construction.*
- f. *All sides of buildings which are visible from any public right-of-way will incorporate façade treatments, finishes and features which reflect the quality of the overall design.*

Based on the above analysis, it is Staff's opinion that the proposed project would repair currently damaged / degraded windows while maintaining characteristics of the era in which it was constructed.

4. *Materials and Finishes*

- b. Materials and finishes should be compatible with those used in surrounding architecture of historic value. Renovations or rehabilitations of historic buildings that introduce new materials most often destroy the integrity of their historic character, and this approach is discouraged.*

The project includes materials that are compatible with surrounding architecture of historic value.

**Environmental Review:** The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation), in that it involves the repair to an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.

## **RECOMMENDED PLANNING COMMISSION ACTION**

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 in support of the SPR 24-01 request:
  1. The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301 and Section 15331, as the project includes the repair to an existing structure that will result in no expansion of the existing use and that the project would complete the maintenance and reconstruction in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring, and Reconstructing Historic Buildings.
  2. The project site, APN 001-161-014, 2968 Coloma Street, contains a single-family residential dwelling that is located within the Spring Street-Coloma Street Historic District.
  3. The project request is consistent with Placerville General Plan Community Design Element Goal C, in that the visual qualities of the proposed exterior alterations are

compatible with the visual attributes of neighboring structures within the Historic District. Further, the project shall not alter distinctive materials, features, finishes, construction techniques, and/or examples of craftsmanship that characterize the subject property.

4. The project request is consistent with Placerville General Plan Housing Element Goal F Policy 4 and Natural, Cultural and Scenic Resources Element Goal G Policy 6 in that the project preserves existing housing stock and would restore and maintain an existing older structure within the Spring Street-Coloma Street Historic District.
  5. The project request 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.
  6. The project request is consistent with City of Placerville Development Guide design guidelines for structures within a historic district.
- III. Conditionally approve SPR 24-01 located at 2968 Coloma Street, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval included in Attachment 1 of the Staff Report dated March 19, 2024.

#### **ATTACHMENT**

1. [Recommended Conditions of Approval](#)
2. [Applicant Submittal Package](#)