



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, JULY 21, 2016 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•**AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA:** After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. •**If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. •**Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

APPROVAL OF ACTION MINUTES

June 16, 2016

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

ARCHITECTURAL REVIEW APPLICATION

1. **216 South Pine Street - Justin Pfaffinger, owner**– Roof-mounted solar installation (within Historical District)
2. **422 Spring Street** – Juliet Gobert, owner – Exterior Alterations (within Historical District)
3. **205 York Street (Tinnery) – Rebecca Coffman, owner** – Exterior Alteration (within Historical District)

DEMOLITION, ARCHITECTURAL REVIEW, and VARIANCE APPLICATION

4. **214 Mill Street – Laurie Beacock, owner** – Demolish fire-damaged residence and rebuild an expanded residence in the same location.

DESIGN RECOMMENDATION

5. **Utah Philips Peace Bench – Lorraine Reich, project representative** - Design and location recommendation to City Council

USE PERMIT

6. 109 North Pine Street – Mark Lobaugh, Epic Wireless, project representative – cellular antenna installation
**The applicant has requested a continuance to the next scheduled meeting date* (no staff report provided)

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**
None

STAFF APPROVALS AND DETERMINATIONS – (for information only):

123 Boulder Street – Removal of one dead locust tree
421 Nevada Street – Residential roof-mounted solar
314 Gethsemene – Like for like roof replacement

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – August 18, 2016

ADJOURNMENT:



City of Nevada City

**PLANNING COMMISSION ACTION MINUTES
THURSDAY, JUNE 16, 2016 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959**

For a full record of this meeting please refer to the video record of this meeting located on the Nevada City Website

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, Stuart Lauters, John Parent (absent)

APPROVAL OF MINUTES

May 19, 2016

Motion by D. Thiem to approve minutes of May 19, 2016

Second by P. Meek

Vote: 4/0/1absent, motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

Public Speakers: Stuart Lauters

ARCHITECTURAL REVIEW APPLICATION

1. **215 Prospect Street – Patricia Hamilton & Michael Collins, owners –** Chimney alteration (bordering Historical District)

Public: None

Motion by D. Thiem to approve the chimney enclosure with a wooden chase as provided in the application exhibits

Second by S. Lauters

Vote: 4/0/1 absent, motion carries

USE PERMIT

1. **109 North Pine Street –** Mark Lobaugh, applicant representative – Application to the Planning Commission for a Conditional Use Permit to install eight (8) cellular antennas mounted on four (4) pipe mounts, affixed to various points of the rooftop (within Historical District)

Public Comment: Please refer to the video record of this meeting located on the Nevada City Website

Motion by D. Thiem to continue this item to the next regular meeting

Second by P. Meek

Vote: 4/0/1 absent, motion carries

RECOMMENDATION TO STAFF

1. Vape Lounge Zoning Regulations

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

STAFF APPROVALS AND DETERMINATIONS – (for information only):

540 West Broad Street – Removal of two trees (Liquid Amber, Redwood)

429 Washington Street – Removal of one dead Elm tree

222/224 Broad Street - Like-for-like roof replacement

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – July 21, 2016

ADJOURNMENT:



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: July 21, 2016

APPLICANT: Justin Pfaffinger, D.D.S (property owner), Ian Isbell, Byers Enterprises (representative)

RE: Applications for Architectural Review for Roof Mounted Solar Installation, 216 South Pine Street

ATTACHMENTS:

1. Architectural Review Application

ACTION REQUESTED

1. Approve roof-mounted solar system at 216 South Pine Street.

SITE SPECIFICATIONS

Lot Size: 0.23 acres

Zoning: GB-HD: General Business-Historical District

Setbacks: Front yard: none, Rear Yard: none, Interior side yards: none

Lot Coverage: 100%

Building Height: 40-feet

Historical District: Within

BACKGROUND

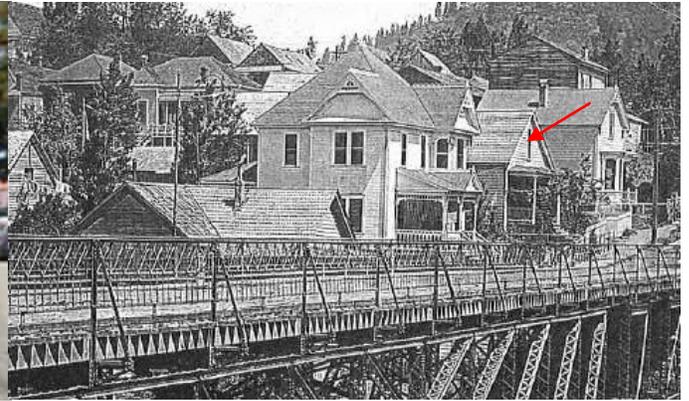
The subject building is currently used as a dentistry business. The 1898 Sanborn Map shows this structure historic use as a residence. It is located in the same footprint and appears to have been converted to office use in 2001 based on building permit records. The Assessor does not have an estimated construction date. An early photograph of the building shows that the exterior appearance is largely unchanged since the early 1900s.



1898 Sanborn Excerpt



Current View



Early 1900s

PROPOSED PROJECT: Property owner, Justin Pfaffinger has authorized Byers Enterprises, Inc to permit and install 36 solar modules to the south facing roof plane. The applicant is proposing to place the modules toward the western side of the south-facing roof with an intention of minimizing any view from South Pine Street. The grid tied inverters will be located in the basement of the building and will not be visible by the public.



Approximate location of solar panels

ENVIRONMENTAL REVIEW

The project would be exempt from environmental review pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines. Exemption applies to minor alterations of structures involving no or negligible expansion of an existing use.

RECOMMENDED CONIDITIONS OF APPROVAL:

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures.
2. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.



CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW



Applicant/Property Owner

Justin Pfaffinger
 Name
12757 Leaf Lane
 Address
Grass Valley, CA, 95945
 City, State
530 913 5259
 Phone

Check all that apply:

- A New Building
 - Changes to Existing
 - In the Historic District
 - Other (Describe) _____
- Number of existing units _____
 Year of original construction _____

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans – 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

216 S. Pine Street
Street Address

05-140-18
Assessor's Parcel Number

Nearest cross street Cabin St

New floor area proposed N/A S.F.

Briefly describe proposed project:

Installation of 36 solar modules flush to the south facing roof plane.
Modules are NOT visible from street views. Grid tied inverters
are to be located in the basement, NOT visible to the public.

Number of dwelling units on property N/A

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: _____

N/A

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Sam Isbell
Signature

7/11/16
Date

-----FOR OFFICE USE ONLY-----

Approved by:

Signature

Date

Signature

Date

**PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION
WILL BE CONTINUED TO THE NEXT MEETING**

**CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No

Please explain how it is compatible Roof top flush mount solar will not obstruct any views although it may be visible from a neighbor window

VOLUME AND MASSING

Lot Size N/A SF

- | | | |
|--|--------------------------|-------------------------------------|
| Will the proposed building or changes | Yes | No |
| Have a larger floor plan than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Be taller than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block views or sunshine from existing buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the site plan provide a private yard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion, if needed:

N/A

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: _____ Pitch: _____

Siding: _____

Windows: _____

Trim: _____

Foundation/Pony walls: _____

Decks, porches, railings: _____

N/A

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____

Trim: _____

Accents: _____

Railings/Decks: _____

N/A

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

N/A



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: July 21, 2016

APPLICANT: Juliet Gobert, property owner

RE: Applications for Architectural Review for Exterior Alterations at 422 Spring Street

ATTACHMENTS:

1. Architectural Review Application
2. Elevation and Site Plan Exhibit
3. Window Exhibit
4. Photographs of existing house

ACTION REQUESTED

1. Approve exterior improvements to the private residential structure:
 - o Replace siding with Hardie Plank siding
 - o New siding and roof color selections outlined below
 - o Replace assorted window styles with Jeld-wen double hung windows
 - o Replace assorted roofing material with corrugated metal

SITE SPECIFICATIONS

Lot Size: 0.17 acres

Zoning: GB-HD: General Business-Historical District

Setbacks: Front yard: none, Rear Yard: none, Interior side yards: none

Lot Coverage: 100%

Building Height: 40-feet

Historical District: Within

BACKGROUND

The subject residence is shown on both the 1898 and 1912 Sanborn Maps in substantially the same location as the current residence. Both historic maps indicate that the parcel was substantially smaller than the current configuration and that sometime later it was merged with the easterly adjacent parcel. Both maps also indicate that a separate residence was located on this adjacent lot, though it has been long demolished and serves as a yard for the existing residence with a shed. The Assessor does not have an estimated construction date. Other than a deck replacement for a 64 square foot deck, building records do not indicate any remodeling having occurred to this residence. However, prior to 1962 no building permits were required so improvements may have been made prior to that time without a record.



1912 Sanborn Excerpt



Current Aerial View

PROJECT PROPOSAL

PROPOSED EXTERIOR ALTERATIONS: Property owner, Juliet Gobert intends to keep the basic structural form of the existing residence in-tact. The house will remain the same size and configuration. The finish materials are in severe disrepair and Gobert is proposing to repair siding when possible and replace with Hardie Plank siding where needed. She is proposing an optional decorative shingle design within the front gable to add architectural interest. The existing roof is primarily corrugated metal, though a portion of the roof appears to have composite shingles. Govert is proposing to use corrugated metal pursuant to the color scheme below. The assorted window styles will all be replaced with double-hung windows featuring simulated true-divided lites, in white (Frost).

Feature	Roofing	Siding*	Optional gable shingles	Trim
Material	Metal Sales, corrugated steel	Hardie Plank lap siding, grain surface	Hardie Plank	Hardie Plank
Color				
	<i>Galvenize Steel</i>	<i>Boothbay Blue</i>	<i>Evening Blue</i>	<i>Arctic White</i>

*applicant is open to an alternate siding color and surface if either is preferred by the Commission, see Attachment

ENVIRONMENTAL REVIEW

Because residential use of a structure is an allowed use in the GB base zoning designation, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

RECOMMENDED CONIDITIONS OF APPROVAL:

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2. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.



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Filing Fees	
Chk	Cash
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Gobert, Juliet

Name
10858 Footwall Dr

Address
Grass Valley Ca

City, State
530 388-8618

Phone

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe)

Number of existing units 1
Year of original construction 1880

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans – 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

422 Spring St, Nevada City

Street Address

05 120 43600

Assessor's Parcel Number

Nearest cross street Mill St

New floor area proposed Ø S.F.

Briefly describe proposed project:

① Reframe roof matching existing roof. ② Replace siding where needed, with fire safe (C.W.U.I) siding retaining the original appearance of Building ③ Replace Misc. windows with new

Number of dwelling units on property One

uniformed windows replicating the original appearance of Building

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ % 100
- Roof replacement
- Use of metal framed windows some
- Removal of old materials. Describe: Windows have previously been replaced-put in uniformed windows old roofing tar paper (exposed) old composit shingles

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature Juliet Gobert

Date 7-6-16

Approved by:

FOR OFFICE USE ONLY

Signature

Date

Signature

Date

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

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The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No

Please explain how it is compatible I am not changing Square footage or changing the Footprint/floorplan of the Building. It will remain situated in the location in which it was built.

VOLUME AND MASSING

Lot Size 7,405 SF

- | | | |
|--|--------------------------|-------------------------------------|
| Will the proposed building or changes | Yes | No |
| Have a larger floor plan than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Be taller than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block views or sunshine from existing buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the site plan provide a private yard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion, if needed:

No other exterior changes to home.

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: Like for Like Galvanized Corrugated Metal Pitch: 7:12
 Siding: Hardie Plank 1st Choice Select Mill Cedar 2nd choice Smooth
 Windows: Jeldwen double hung
 Trim: Hardie Plank
 Foundation/Pony walls: _____
 Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: <u>Gray M.S. Manufacturing</u>	<u>Gray</u>
Trim: <u>Hardie Plank</u>	<u>Arctic White</u>
Siding: <u>Hardie Plank</u>	<u>Evening Blue + Booth bay Blue</u>
Windows: <u>Jeldwen</u>	<u>White white</u>
Railings/Decks: _____	_____

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

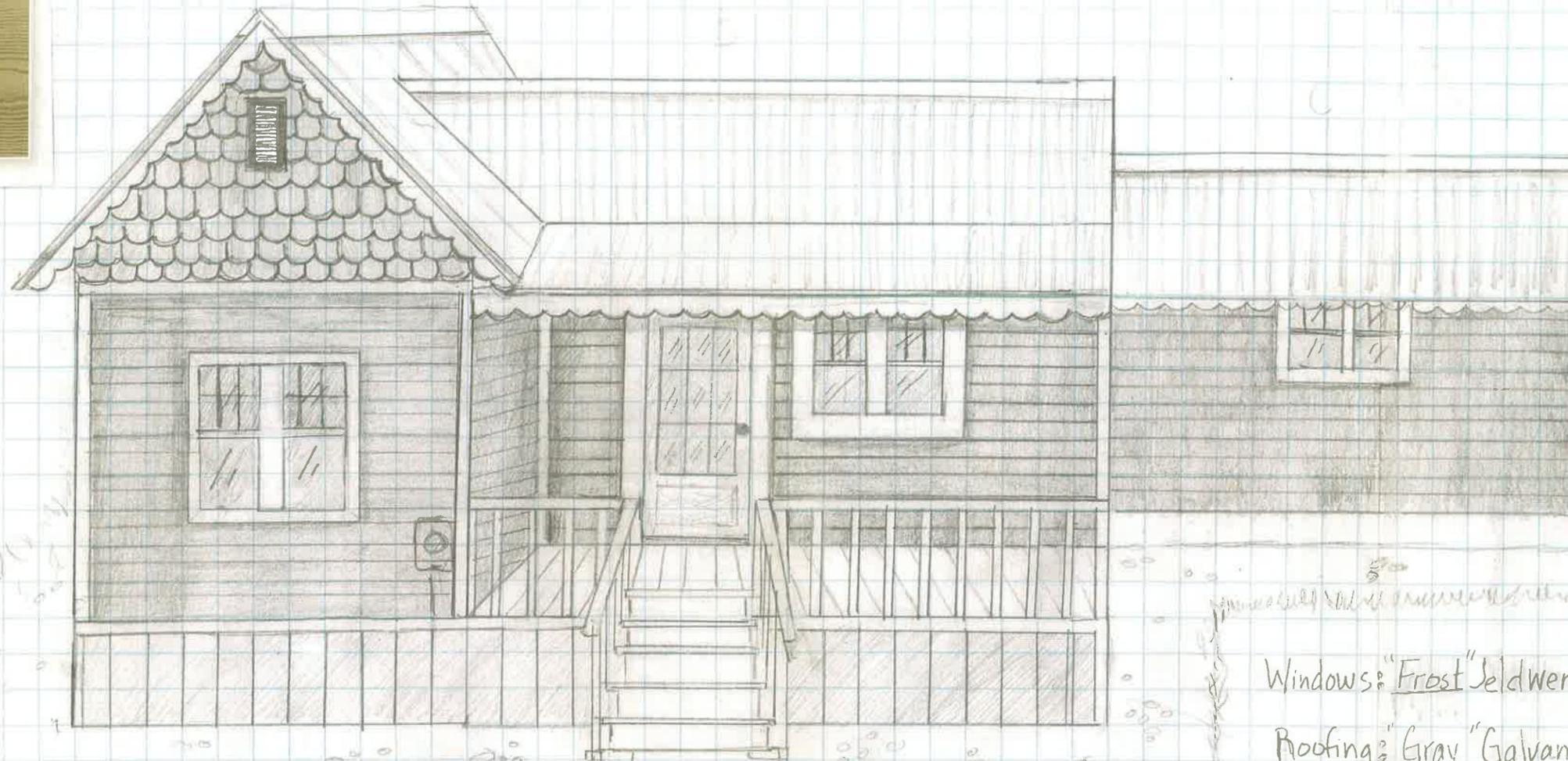
Use the space below to provide any additional information for the Planning Commission.

Because the City request that the look of the home remain as close to historically accurate as possible I have chosen Hardie Plank (w.u.i) Cedar Mill to show wood grain like the original siding shows.
I have chosen Jeldwen windows for energy efficiency + Warranty/workmanship. The windows are wood clad making them durable + gives them exterior fire safety. They do not need to be repainted every year so they stay looking clean + neat.

Optional House Color



AUTUMN TAN



Windows: Frost Seldwen Double Hung

Roofing: Gray Galvanized Corrugated Metal

Siding: Booth Bay Blue or Autumn Tan Hardie Plank

Trim: Arctic White Hardie Plank

optional
Decorative Shingles: Evening Blue Hardie Plank

Hardie Plank House Colors



EVENING BLUE



ARCTIC WHITE



BOOTHBAY BLUE

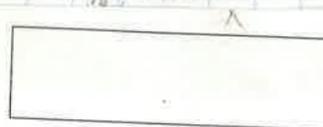
M.S. Corp.
Roofing Material



Galvalume® (41)'

SR = 0.67 TE = 0.14 SRI = 56

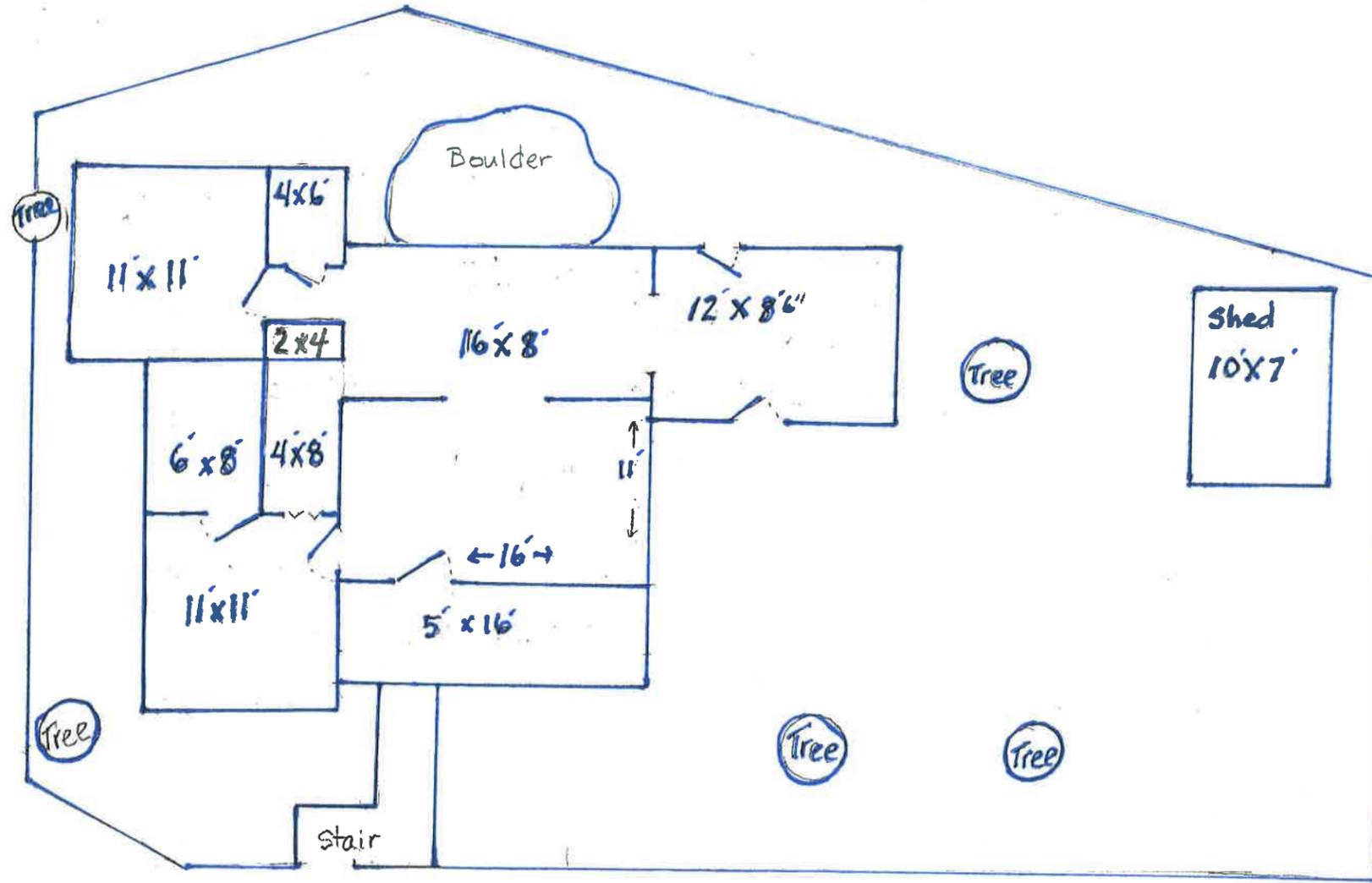
Milgard Window Color



Frost

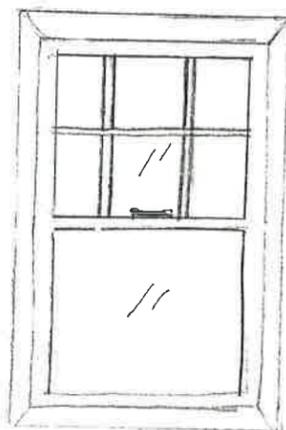
Site Plan

.170 Acre
7,405 Sqr. ft.



422 Spring St. Nevada City, Ca.

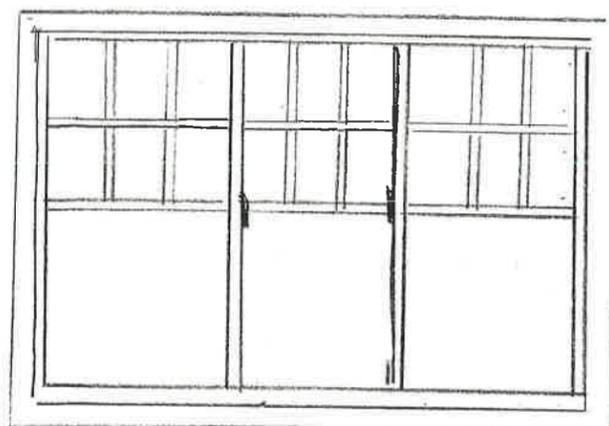
WINDOW STYLE



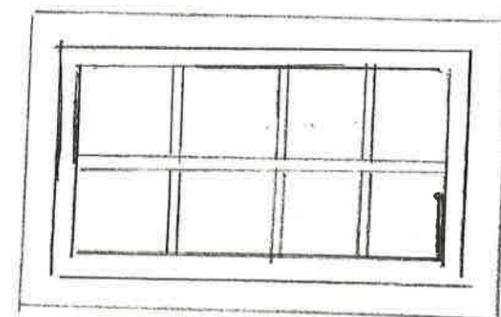
DOUBLE HUNG
6 LIGHT
JELDWEN
MATCHS ORIGINAL WINDOWS

FOR BEDRMS

LIVING RM
DINING RM



GLIDER IN KITCHEN



AWNING FOR
BATH RM

Wood Clad

Cladding looks like paint - no fading
Low maintenance
No chipping, peeling or bubbling
Wood is treated so low percent
for dryrot. Guards against dings
on exterior - Always look beautiful

Energy efficient + 20 yr Warranty

Energy Star



Siteline Wood Double-Hung Window

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites



DIVIDED LITES

Full-Surround Removable Wood Grilles | Grille Designs | Grilles Between the Glasses | **Simulated Divided Lites**

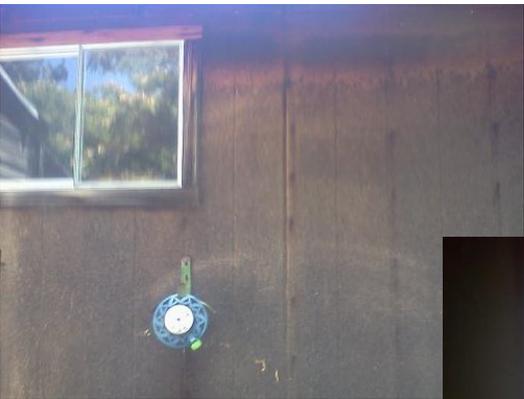
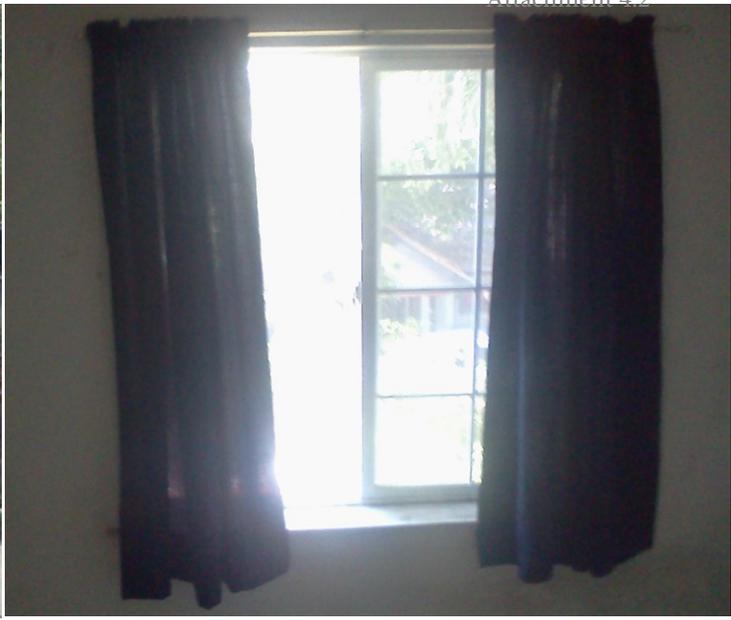


Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), clear wood grilles adhered to the interior glass and optional light brown or silver shadow bars that are placed between the two panes of insulating glass to provide design detail.

Grilles are available in 7/8", 1-1/8", 1-3/8" and 2-5/16" widths in several grille patterns and two profiles: bead and putty (putty available in 5/8", 7/8" and 1-1/8"). These grilles are available in the color that matches the exterior color of the window you choose.







City of Nevada City

TO: Planning Commission
FROM: Amy Wolfson, City Planner
HEARING DATE: July 21, 2016
APPLICANT: Rebecca Coffman, owner

RE: Application for Architectural Review for Exterior alterations at 205 York St. (the Tinnery)

ATTACHMENTS:

1. Architectural Review Application
2. Proposal Exhibit with “Before” Photographs/ “After” Renderings Exhibit
3. Selected Window Treatment Options Exhibit

ACTION REQUESTED

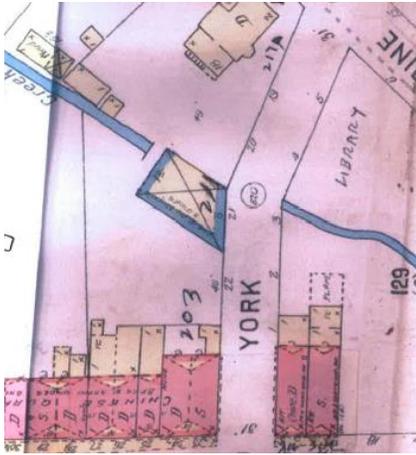
1. Approve exterior improvements to the Tinnery:
 - Two new dormers with windows and corrugated metal siding
 - New Front Entry door
 - Replacement windows and doorways
 - Exterior hardware and lights

SITE DEVELOPMENT STANDARDS

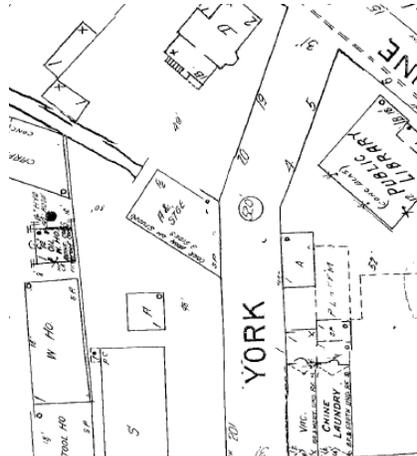
Lot Size: 0.11 acres	Lot Coverage: 100%
Zoning: GB-HD: General Business-Historical District	Building Height: 40-feet
Setbacks: Front yard: none, Rear Yard: none, Interior side yards: none	Historical District: Within

BACKGROUND

Staff is estimating that the Tinnery was constructed sometime between 1891 and 1898 based on Sanborn Maps. It was constructed over a creek, known as the Oregon Ravine, that runs through town (see Sanborn map and photo exhibits below). The 1898 Sanborn Map indicates the building to be in the same footprint and indicates corrugated metal siding on 3-sides of the building with wood siding on the northern side just as exists today. The 1912 map indicates a use “A & Stge,” likely signifying storage and agricultural usage for the building, ancillary to the then adjacent dwelling and shop on the same property. The structure is not considered a contributing building to the Historical District’s inclusion on the National Register of Historic Places. However, the structure is symbolic of the City’s mining town past and demonstrates an iconic architecture beloved by both residents and tourists. The structure has previously been used to accommodate office space, retail, and restaurant use. It has been vacant for over a year, in part because the structural integrity is severely compromised, further discussed in the next section of this report.



1898 Sanborn Excerpt



1912 Sanborn Excerpt



Photograph (estimated 1940s)

PROJECT PROPOSAL

PROPOSED EXTERIOR IMPROVEMNTS: The owner of the building, Rebecca Coffman is proposing to repair/replace the foundation. The building has a foundation composed of piled granite stones. There has been a minimal amount of additional support added over the years in the form of several small concrete piers and a hydraulic jack holding up the northeast corner where the building is sinking. The structure also has substandard shear bracing. Coffman is proposing to add shed dormers in the roof and skylights in order to bring in light and create a more usable space for the upper floor area. All doors and windows will be replaced with metal clad doors and single-hung windows in a dark bronze, in the same style as the KVMR Building (Spring Street) and the Griggs Building (Union Street). The selected window style is outlined in Attachment 3. Shed-style awnings will add functionality and a more welcoming entrance. Entry doors will be added to the eastern, street-side of the building along with an upper story window. Coffman is working with the Public Works Department to provide a walkway along York Street and improve drainage along the street. The features on the street-side will be off-set from center of structure which will preserve the current asymmetrical aesthetic along this elevation. Coffman has chosen light fixtures and hardware to match the window and door color, that are consistent in style with the rustic nature of the building. She has prepared an exhibit, Attachment 2, that illustrates the proposed changes with “before” photographs and “after” renderings. The owner is taking special care to preserve the overall appearance of the structure in its basic form, albeit with some added features that are intended to add architectural interest and functionality. Although, there are no tenants lined up for the building, Coffman plans to provide a mixed-use space that will accommodate residential, office, and commercial retail space after the extensive exterior and interior improvements are completed.

ENVIRONMENTAL REVIEW

The project would be exempt from environmental review pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines. Exemption applies to minor alterations of structures involving no or negligible expansion of an existing use.

RECOMMENDED CONIDITIONS OF APPROVAL:

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures.
2. Applicant shall work with the Public Works Department to improve street drainage and provide a street-side sidewalk.
3. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.



CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

OFFICE USE ONLY	
Filing Fees	
Chk <input type="checkbox"/>	Cash <input type="checkbox"/>
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Rebecca Coffman

Name
19215 B-4 Ranch Road

Address
Nevada City, CA

City, State
530.265.3355

Phone
rcoffman@rebeccacoffman.com

email address

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):
205 York Street, NC

Street Address

05-096-25-000

Assessor's Parcel Number

Nearest cross street Commercial

New floor area proposed +60 sq. ft. S.F.

Briefly describe proposed project:

repair foundation, reposition and replace glass windows & doors, repair and add metal awnings at doc
add shed dormers in roof (3), add skylights (4), add entry foyer at rear (+30 sq.ft. each floor)
upgrade lighting & signage

Number of dwelling units on property N/A

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: plate glass, single pane windows, rotten doors

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature

7/1/16
Date

-----FOR OFFICE USE ONLY-----

Approved by:

Signature

Date

Signature

Date

**PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION
WILL BE CONTINUED TO THE NEXT MEETING**

**CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City’s goal in requiring architectural review is to implement the goals of the City’s General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City’s Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No

Please explain how it is compatible _____

The Tinnery is a mixed use building with a restaurant on one side and a residence on the other.

The project is performing repairs and upgrades while maintaining the character.

VOLUME AND MASSING

Lot Size 6,018 sq.ft. SF

- Will the proposed building or changes
- Have a larger floor plan than surrounding buildings?
- Be taller than surrounding buildings?
- Block views or sunshine from existing buildings?
- Does the site plan provide a private yard area?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, if needed:

The building will not change in lot coverage except for an enclosed foyer in the rear, +30 sq. ft.

The building will remain as-is except for the add of shed dormers in the roof (below ridgeline)

The replacement and new doors and windows will be dark metal in keeping with the tin barn

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: add 3-shed dormers, add 4-skylights 2'x4' Pitch: ext.bldg. 11:12
 Siding: no change, replace with similar as-needed
 Windows: replace plate glass w/metal clad Loewen Windows - sng. hung, awning, fixed typ.
 Trim: minimal metal trim at doors and windows for flashing - to match metal siding
 Foundation/Pony walls: new foundation - concrete w/ dk. grey slurry coat if/where exposed
 Decks, porches, railings: railing, knee braces, awning tension anchors to be custom fabricated in steel

COLORS (Please provide ten color chips per color)

	Color brand, name, number
Roof: <u>as-is - corrugated steel</u>	<u>N/A</u>
Trim: <u>as-is - steel</u>	<u>N/A</u>
Accents: <u>custom forged steel</u>	<u>dark bronze/steel black</u>
Railings/Decks: <u>custom forged steel</u>	<u>dark bronze/steel black</u>

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

I am working to restore the Tinnery to be a contributing building to the Nevada City downtown.

It is in dire need of a significant amount of work if it is to remain standing.

It is imparitive to me that I am able to bring light into the upper floor so that it can be utilized.

I am happy to be working with the City of NC Public Works on repairing/upgrading York St. drainage.

The Tinnery is a much loved building and I plan to keep it's character intact.

Thank you for considering my application.



CITY OF NEVADA CITY

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CHECKLIST FOR ARCHITECTURAL REVIEW APPLICATIONS

Digital Submittal

This packet contains filing forms and instructions for completing a digital architectural review application. Architectural review applications apply to:

1. New Construction – inside or outside of the Historical District
2. Alterations to buildings within Historical District
3. An addition of new floor area that is greater than 25% of the existing, conditioned living area of the residence.

The Planning Commission acts as the Architectural Review Committee for all applications for architectural changes to any buildings and structures, or the removal or demolition of any structures.

Please review the following ordinances which will provide the City's goals in preserving the character of Nevada City architecture in terms of historical value, site coverage and planning, as well as volume and massing, materials, color, general design and details. These ordinances also discuss the standards of architectural review within the Historical District and the definition of "Mother Lode Era" architecture. Even though a property is outside of the Historical District, City Ordinances provide standards for architectural review "in keeping within the context of the neighborhood."

- | | |
|---|---|
| 1. <i>Ordinance 90-01</i> | 2. <i>Ordinance 92-06</i> |
| 2. <i>Historical District Ordinance 338</i> | 3. <i>Nevada City Design Guidelines</i> |

PROCESS: Once a complete application has been submitted, it will be scheduled for Planning Commission review. Some applications, such as new construction or major renovations, will require distribution by the City Planner to staff such as the City Engineer, Director of Public Works, Police Chief and the Fire Chief. This can take up to two or three weeks for their review and to provide comments and any conditions. **The City Planner will then schedule the application before the Planning Commission, who meets on 3rd Thursday of each month at 1:30 p.m. at City Hall.** The applicant or their representative **MUST** be present to discuss the application at this meeting. The applicant will receive a copy of the agenda and staff report prior to the meeting. Once approval has been obtained, a building permit can be obtained from the Nevada County Building Department. The Building Department will require 2 sets of plans that include two City staff signatures (usually City Planner and City Engineer).

Checklist for application submittal: Please include the following items as applicable:

1. Architectural Review application, signed by owner. If signed by a representative, include a letter of authorization from the property owner(s).
2. Project Description – please submit a written description of the work proposed.
3. Filing fee of **\$200** if the construction is less than 25% of the original area of the existing home OR **\$800** for new construction, or if the construction is greater than 25%
4. One digital copy of plans (additional hard copies may be requested at Planner's discretion) sent to the City Planner at amy.wolfson@nevadacityca.gov
5. Five color chips, to be distributed with Commissioner's packets (All commercial projects and residential projects in the Historical District)
6. Photograph(s) of structure or property or of property if vacant
7. All Material specifications, such as for windows, roofing, and siding

NOTE: SEE FOLLOWING PAGE REGARDING BACKFLOW PREVENTION DEVICE REQUIREMENT

- 8. Backflow Prevention Device:** The City requires that with the issuance of ANY building permit, a backflow prevention device shall be installed on the sewer lateral from the City sewer main to the property. Attached is information on how to comply with the ordinance. If a backflow device is not installed on the property, one will be required PRIOR to the final issuance of any building permit.

HOW TO COMPLY WITH CITY ORDINANCE REQUIRING BACKFLOW PREVENTION DEVICE

The City of Nevada City adopted Resolution 2005-12 on March 14, 2005 which requires that with the issuance of any building permit, a back-flow prevention device shall be installed on the sewer lateral from the City sewer main to the property. A back-flow prevention device is also required upon the sale of any parcel within the City (prior to the close of escrow or transfer).

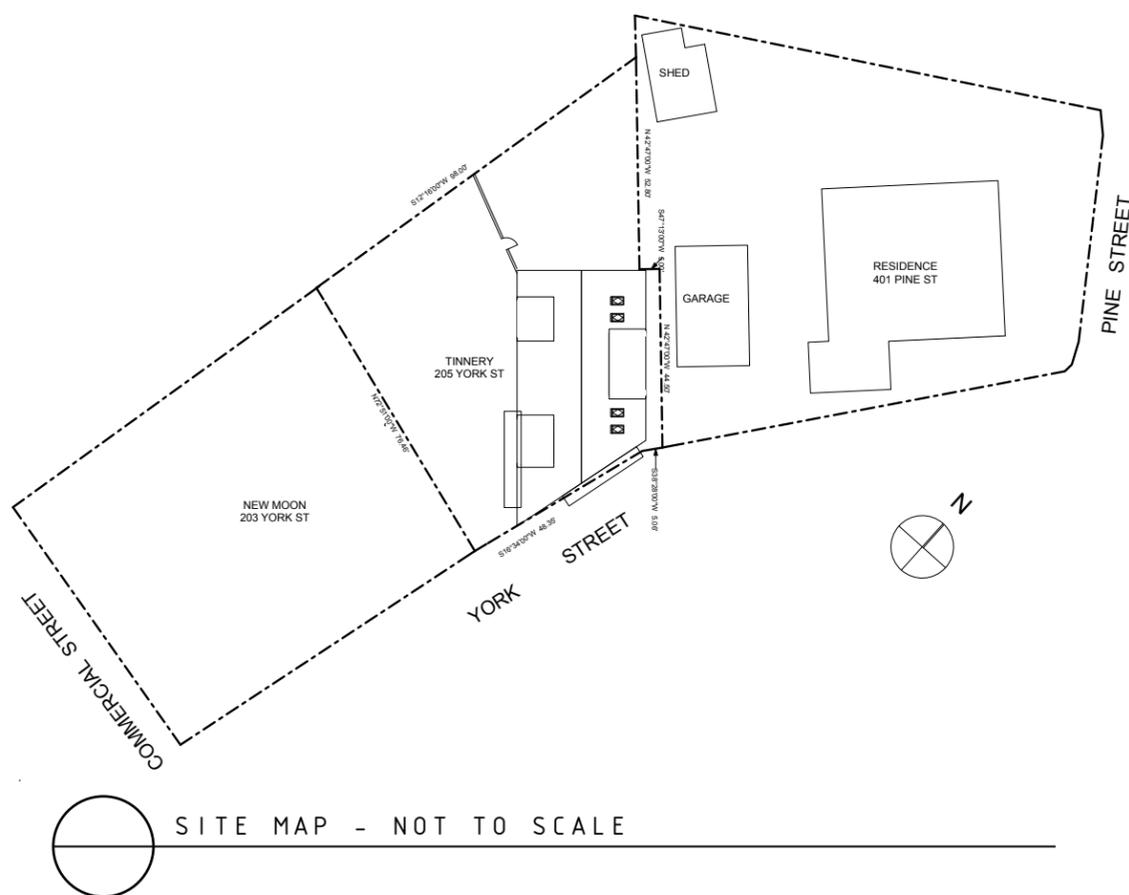
The City contracts with the Nevada County Building Department for issuance of all building permits (construction, roofing, plumbing, etc.). At the time of building permit application, the building staff will ask if a backflow prevention device has been installed. If not known, the Inspector will check when inspecting the property. If one is not installed, the following process needs to be undertaken:

1. Contact City Hall Planning Department (530-265-2496 x130) to determine to if a back flow prevention permit is one file. If one is on file, a copy will be provided to applicant to give to County Building Department. If not please take the following steps:
2. Contact plumber or contractor to install a backflow device.
3. Call Nevada City Hall (530-265-2496). Ask for extension 148 (Public Works) and request an inspection, leaving the name, address and phone number to contact. An inspection will be scheduled.
4. After inspection, Public Works will complete a form for applicant to take back to the County Building Department. A copy will be retained in the City address files.

Building Permit can be issued by the County

THE TINNERY

205 york street nevada city, ca



PROJECT PHILOSOPHY

- Create a functional and vibrant building for the community that will add to the prosperity of downtown Nevada City.
- Be a good neighbor and contribute to the beauty and success of York Street while working with the city to improve on drainage issues.
- Protect and enhance the existing character of the building by retaining the old tin while adding hand forged steel architectural elements.
- Make necessary repairs to keep the building from dilapidating any further so the Tinnery can once again play an active role in the community.

PROJECT SCOPE

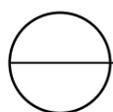
- Repair/replace the foundation
- Adjust window location and add shear wall
- Replace glass with dual pane metal clad doors and windows. Window color: Dark Bronze, (style as per new KVMR Building & Griggs Building; manufacturer to be determined)
- Add shed dormers in roof (3): 1 @ north, 2 @ south
- Add skylights in roof (4): 4 @ north
- Add/replace shed awnings above doors on south and east facades



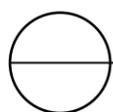
NORTHWEST ELEVATION - PROPOSED

THE TINNERY

205 york street nevada city, ca



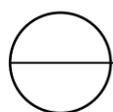
SOUTHEAST ELEVATION - EXISTING



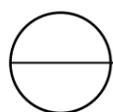
SOUTHEAST ELEVATION - PROPOSED

THE TINNERY

205 york street nevada city, ca



NORTHEAST ELEVATION - EXISTING

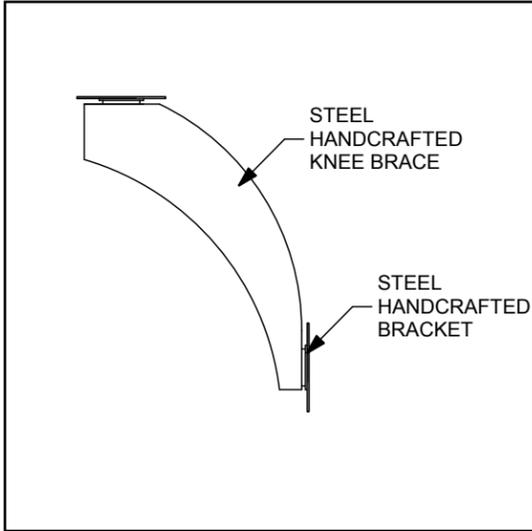


NORTHEAST ELEVATION - PROPOSED

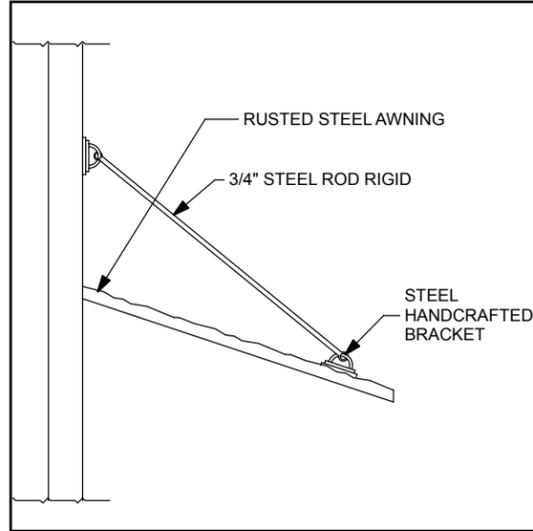
THE TINNERY

205 york street nevada city, ca

hardware



HAND FORGED KNEE BRACE



HAND FORGED AWNING TENSION ANCHORS



REPURPOSED DOOR SLIDER - FOUND AT
TINNERY

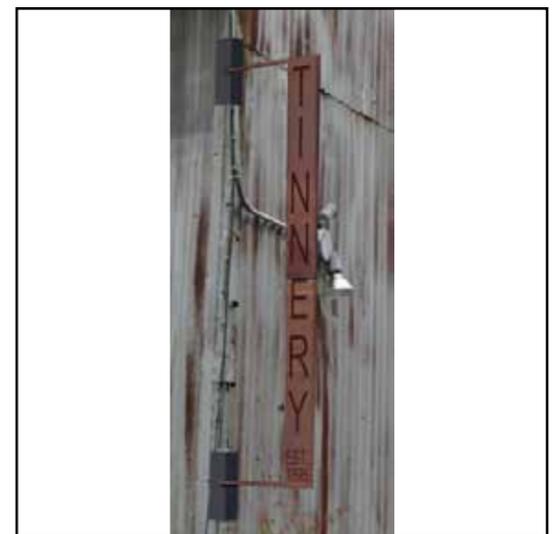
lighting & signage



SURFACE MOUNTED SCONCE



BRACED EXTERIOR LAMP

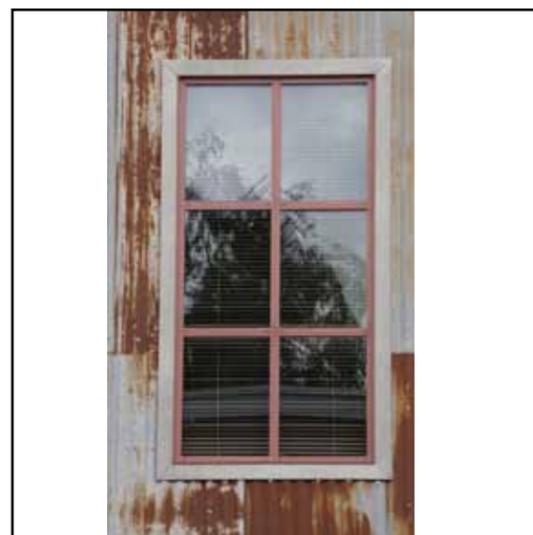


BRACED METAL SIGNAGE

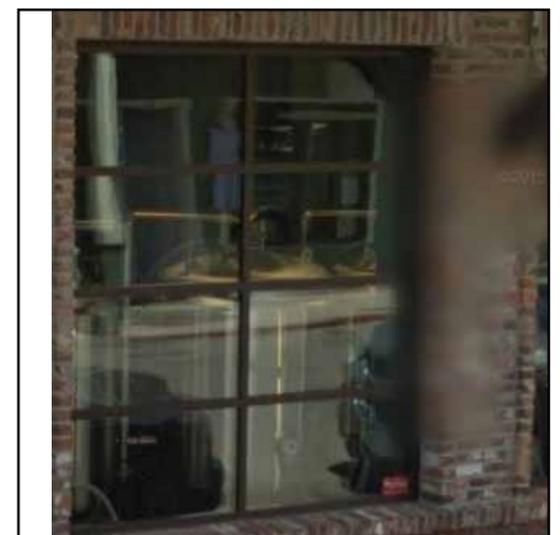
doors & windows



DOOR WITH METAL CLADDING - SHOWN FOR
COLOR



KVMR METAL WINDOW - SHOWN FOR CONTEXT
AND DIVIDED LITES



3 FORKS METAL WINDOW - SHOWN FOR COLOR
AND DIVIDED LITES

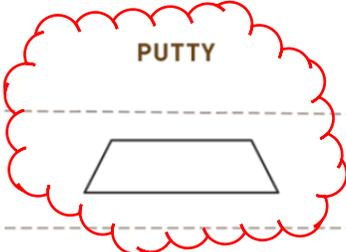


SIMULATED DIVIDED LITES & GRILLES

SDL BARS ADD A DISTINCTIVE DESIGN FEATURE to full-size panes of glass. Wood or metal bars securely bonded to the outer surfaces of the sealed glass unit simulate the appearance of traditional true divided lites. Available with straight or radius bars.

EXTERIOR BAR OPTIONS

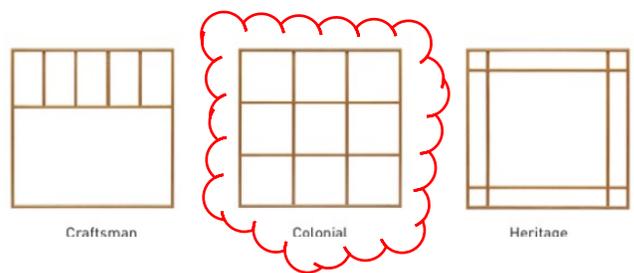
CROSS SECTION*	OGEE	PUTTY
5/8" [16]		
3/4" [19]		
7/8" [22]		
1 1/8" [30]		
2" [51]		



INTERIOR BAR OPTIONS

	OGEE	PUTTY	SQUARE	DOUBLE HUNG OGEE
CROSS SECTION				
5/8" [16]				
3/4" [19]				
7/8" [22]				
1 1/8" [30]				
2" [51]				

SIMULATED DIVIDED LITE (SDL) STANDARD PATTERNS



CASING

The trim surrounding your windows and doors adds a final (and profound) design element. Loewen offers a variety of attractive brickmould options that allow you to maintain a common stylenote on all exterior elevations.

Factory-applied brickmould adds a matching signature to your home's windows and doors.

2" Pre-finished extruded aluminum (classic profile) complete with heavier sill nosing

3 1/2" Pre-finished extruded aluminum (flat) complete with heavier sill nosing



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: July 21, 2016

APPLICANT: Laurie Beacock, property owner; Bruce Boyd, project architect

RE: **Applications for Architectural Review and Demolition for the Reconstruction of and Existing Home at 114 Mill Street**

ATTACHMENTS:

1. Demolition Application and Narrative prepared by Bruce Boyd
2. Topographic Survey Map showing existing footprint
3. Statement of Fire Chief Sam Goodspeed, dated June 7, 2016
4. Architectural Review Application and Narrative prepared by Bruce Boyd
5. Proposed Architectural Plans with color elevation sheets

MULTIPLE ACTIONS REQUESTED

1. Approve the demolition of the existing fire-damaged residence.
2. Approve the new residence as shown in the submitted exhibits.
3. Approve a Variance Request to allow the proposed residence to encroach into the front yard

SITE DEVELOPMENT STANDARDS

Lot Size:	0.25 acres	Lot Coverage:	50%
Zoning:	R1-HD: Single-Family Residential-Historical District	Building Height:	35-feet
Setbacks:	Front yard: 30-ft, Rear Yard: 25-ft, Interior side yards: 5-ft	Historical District:	Within

BACKGROUND

On December 22, 2015 the subject residence was substantially damaged by fire, further discussed in the applicant's narrative entitled "Application for Structure Demolition" (Attachment 1) and in the "Demolition" section of this report. The Assessor does not have an estimated construction date for the original residence, but the 1898 Sanborn Map notes a residence in substantially the same footprint as the current residence. Other than a re-roof in 1995, building records do not indicate any remodeling having occurred to this residence. However, prior to 1962 no building permits were required.

Bruce Boyd, Project Architect makes an educated assumption that the front two rooms are original based on the size and location of the structure shown on the Sanborn Map. He suspects the rear portion of the residence was added sometime later at two different times. The first addition occurred prior to 1950 and resulted in a shallower roof pitch than the front portion of the house. Boyd also suspects that a porch and stairway existed at this portion because a doorway now exists 8-feet above grade. Finally, a second addition appears to have been completed which expanded the residence to the current size of 752 square feet. This last addition is sided in T-1-11 and sits on precast concrete, characteristic of 1960's era construction.

PROJECT PROPOSAL

DEMOLITION: The proposed demolition will entail the entire 752 square foot structure as shown in the “Topographic Survey Map” provided as Attachment 2. According to Boyd the structure lacks a foundation and was constructed with substandard framing and bracing. Boyd also believes that the existing finish materials are not original to the residence. Boyd’s opinion is that the substandard nature of the structure, coupled with the recent fire damage has rendered it a safety hazard and un-restorable. The purpose of the complete demolition is to re-build in a manner that meets current California Building Code standards. The Fire Department has also prepared a statement in support of demolition.

In order for the Planning Commission to approve a demolition, they must make one of the following findings pursuant to Section 17.88.040 of the City Municipal Code:

- 1) That the subject building *is not* of special historical or architectural interest or value, or an example of the Mother Lode type of architecture

OR

- 2) That while the building does have historical or architectural interest or value, or is an example of the Mother Lode type of architecture, the subject building has become so damaged or dilapidated, whether from damage by fire or other elements or from natural deterioration that it is unusable and cannot reasonably be repaired or restored

Whenever the building or structure to be removed or demolished has some special historical or architectural interest or value, or is an example of Mother Lode architecture, the planning commission, as a condition of granting the demolition, may require the replacement building to reflect the style or character of the building being demolished. Additionally, when considering a request for demolition, the planning commission may consider the effect of the demolition on the low- and moderate-income housing stock and may require that replacement structures address this loss of housing.

A Topographic Survey Map prepared by California Survey Company (Attachment 2) reveals the existing front porch of the structure to be approximately 8-feet from the front property line at its closest point. Under current site development standards outlined in the Municipal Code, the front-yard setback for R1 properties is 30-feet measured from the front property line. The original structure is therefore considered to be a legal, non-conforming structure. Pursuant to Section 17.76.030 of the Zoning Ordinance, a legal non-conforming residence may be restored to its original size and use with no time limit.

PROPOSED RESIDENCE: The proposed residence will be sited over the location of the original footprint in a manner that maintains the view from Mill Street in terms of form and massing. The structure will sit further back from the front property line at 20-feet. While this setback is more compliant with the standard 30-foot setback, it will still be inconsistent in terms of the front yard setback standard. The expanded footprint will take place in the rear and will not be readily visible from public view sheds. The applicant proposes to enlarge the residence to a total of 1,072 square feet, with a 494 square foot lower level that can accommodate a combination of storage and future second dwelling.

Proposed Finish Materials

Feature	Roofing	First Floor/Gable End Siding*	Lower Level Siding	Trim
Material	Metal Sales, corrugated steel	Hardie lap siding, smooth surface	Hardie Panel siding with red cedar battens, spaced 12-inches on center	Cedar and Hardie Trim
Color	 Taupe	 Green Umber		

*applicant is open to an alternate material if the Commission prefers real wood as discussed in the Architectural Review Narrative, Attachment 3

VARIANCE REQUEST: The enlarged square footage, from 752 sq. ft. to 1,072 sq. ft., amounts to an approximate 42% increase, not including the lower level area. While more conforming than the existing residence, the new residence will still encroach into the standard front-yard setback by 10-feet. Therefore, the Planning Commission must approve a Variance in order to also approve the residence as proposed. A Variance request can only be approved when the Commission can make a finding that there are “special circumstances applicable to the property, including size, shape, topography, location, or surroundings, [that] the strict application of [site development standards] deprives the property of privileges enjoyed by other properties in the vicinity and under identical classification. Staff recommends that the Planning Commission consider the “location” of the structure to be the criteria used to support the Variance request, in so much that the property is located within the area designated as the Historical District, where “preservation of such places and building, and of the architectural appearance of the surrounding properties within the district, is essential to the economic and cultural life of the city.” Further, several of the surrounding residences are clearly encroaching within the front yard setback. The architect has provided a design that endeavors to preserve the primary view of the structure in terms of form and massing. While enlarging the structure along the north/south axis as opposed to the east/west axis could achieve setback compliance, the form and massing would appear considerably larger than the neighboring residences and would be inconsistent with neighboring residences with limited frontages also within the Historical District. Staff therefore supports the Variance request in this particular case.

Noticing Note: *The necessity of the Variance application was not identified by staff with enough time to adequately provide public notice in accordance with Section 17.88.030 of the City Municipal Code. To date, the Variance Application has not been received. Staff is therefore recommending that if the Planning Commission wishes to approve the Variance and the Architectural Review applications, that the Commission do so with a “Motion of Intent” so that staff may provide proper noticing prior to the next meeting date at which time the Planning Commission may take final action.*

ENVIRONMENTAL REVIEW:

Because residential use of a structure is an allowed use in the R1 zoning designation, local authority can only be ministerial in nature. Sections 21080 of the Public Resource Code, of the California Environmental Quality Act (CEQA), exempts ministerial projects from environmental review.

RECOMMENDED CONIDITIONS OF APPROVAL:

1. Nevada City contracts with the Nevada County Building Department for issuance of permits. The County will not issue permits unless the plans have been stamped and approved by Nevada City. Therefore, prior to issuance of a building permit, submit three sets of plans to Nevada City Planning Department, along with a filing fee of \$80 (made payable to the City of Nevada City). The plans will be reviewed by the City Planner and City Engineer for consistency with the approval and will require their signatures.
2. The applicant shall apply for a second dwelling application at such time that a second dwelling unit is proposed.
3. All future structures shall conform to site development standards including setbacks unless another Variance is approved by the Planning Commission.
4. A Planning Commission member shall be appointed as a Liaison to assist the applicant with any minor modifications to the permit, if needed.

RECOMMENDED FINDINGS:

A. Make a Motion to Approve the Demolition Application making one of the following findings pursuant to Section 17.88.040 of the City Municipal Code:

- 1) That the subject building *is not* of special historical or architectural interest or value, or an example of the Mother Lode type of architecture

OR

- 2) That while the building does have historical or architectural interest or value, or is an example of the Mother Lode type of architecture, the subject building has become so damaged or dilapidated, whether from damage by fire or other elements or from natural deterioration that it is unusable and cannot reasonably be repaired or restored

B. Make a Motion of Intent to Approve a Variance Request making the following findings pursuant to Section 17.88.030 of the City Municipal Code:

- 1) That there are special circumstances applicable to the property, including the property's location within the designated Historical District, that the strict application of standard 30-foot front yard setback deprives the property of privileges enjoyed by other residential properties in the vicinity that are also within the Historical District.
- 2) That the preservation of the architectural appearance of properties within the Historic District is essential to the economic and cultural life of the city.
- 3) That conditions have been applied to this project that will assure that the Variance to the front yard setback shall not constitute a special privilege s inconsistent with the limitations upon other properties in the vicinity and zone in which the such property is situated.

C. Make a Motion of Intent to Approve the Architectural Review Application making the following findings pursuant to Section 17.88.040 of the City Municipal Code:

- 1) That the proposed residential structure is generally compatible with Mother Lode style Architecture and with the Historical District
- 2) That the proposed residence is compatible with the context of the surrounding neighborhood.



CITY OF NEVADA CITY
317 Broad Street • Nevada City, California 95959 • (530) 265-2496

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APPLICATION FOR STRUCTURE DEMOLITION

Applicant/Property Owner

Representative:

LAURIE PEACOCK
Name

BRUCE E. BOYD
Name

POST OFFICE BOX 1727
Mailing Address

17994 TYLER FORTS ROAD
Mailing Address

NEVADA CITY CA 95959
City, State

NEVADA CITY CA 95959
City, State

Phone 530-277-3099

Phone 530-265-5280

214 MILL STREET
STREET ADDRESS

752 SF.
Size of Structure (Square feet)

BUILDING INFORMATION:

Original Date of Construction: 1890's

(if unknown, provide evidence as to estimation of construction date: i.e., contractor review, Assessor's Records, etc.).

Date of any additions to the home: ONE ADDITION / REBUILT IN 1950's & ONE ADDITION IN 1970's.

Inside Historical District (or adjacent to Historical District?) YES

DESCRIBE THE PROJECT

Provide brief summary of the project (a detailed Demolition Plan of the project is also to be attached; see below)

PLEASE SEE NARRATIVE ATTACHED TO THIS APPLICATION.

BRIEFLY DESCRIBE REASON FOR DEMOLITION OF BUILDING:

ATTACH A DETAILED DEMOLITION PLAN TO INCLUDE SPECIFIC DETAILS OF THE PROJECT AND ANSWERING THE FOLLOWING:

1. What materials are being removed?
2. Explain the need for removal of materials, providing evidence that the building has become so damaged or dilapidated that it is unusable and cannot reasonably be repaired or restored
3. Are any of these materials being re-used in the project? Clearly list what materials will be re-used and indicate where in the project they will be utilized.
4. If no materials are being re-used please indicate reasons.
5. What replacement materials are being used? Do they match those being removed? If not, explain why.
6. Explain how the exterior appearance and materials will be preserved, to the extent of the alteration.
7. Indicate how the replacement structure will reflect the style or character of the building being demolished.

ATTACHMENTS Include as attachments the following information:

- Elevations – Provide elevations clearly indicating the areas to be demolished. This information will be used with any approval as an exhibit clearly designating areas to be demolished. Include an 8-1/2 by 11 copy of these elevations. **NOTE:** Any additional requests for demolition beyond that approved will require returning to the Planning Commission for further approvals). *PHOTOS IN LIEU OF DRAWN ELEVATIONS*
- List percentages of walls, windows, and doors to be removed. *100%*
- Evidence as to the condition of the materials (include photographs)
- Evidence of the structural condition of the building (i.e., include structural analysis by professionals, contractor bids, etc.)

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature

Date

6/22/16

APPLICATION FOR STRUCTURE DEMOLITION
214 MILL STREET, NEVADA CITY CALIFORNIA

PROJECT DESCRIPTION:

The applicant is requesting that the small fire damaged house at 214 Mill Street be completely removed and replaced with a new small residence in the approximate same location on the parcel. An application for Architectural Review and approval for the replacement house accompanies this application for demolition. The applicant believes that the existing structure, because of many repairs, additions, and modifications no longer constitutes a structure consistent with historic district standards and that the current structural condition is unsafe. There is not enough original parts left to accurately rebuild or restore.



STRUCTURAL CONDITIONS

The existing 752 square foot structure recently suffered a fire that has left the interior completely gutted, penetrated through the roof, and burned out all the windows, doors, electrical systems and interior plumbing.

A thorough field examination of the structure leads to the conclusion that there is very little evidence of original structural and finish materials. The structure lacks a foundation. It is racked, leaning and slowly sinking into the ground and sliding down hill. As a single wall building with substandard foundation, framing, and bracing, it would be nearly impossible to repair or restore the original structure. Because almost all of the exterior finishes have been modified, it would be difficult to recreate the historic character of the remaining building.

Finally, there is a good chance due to fire damage, inadequate maintenance and substandard construction over the years that the structure could collapse in a heavy snow storm. It is my opinion that this building cannot be restored or rebuilt and needs to be taken down as a safety measure to the City.

BUILDING DESCRIPTION

A small structure is shown on the Sanborn Map of 1883 at 214 Mill Street in the approximate location of the current building. It is smaller in size than the current structure and may represent the front two rooms of the existing house.

In analyzing the remains of a rock footing and the existing roof lines the original building was about 16 feet deep and 24 feet wide with a narrow shed roofed porch facing Mill Street. There are two windows and the entry door facing Mill Street that may have once been in their original locations.

Sometime between the Sunburn Map and the 1950's a 10 foot by 24 foot addition was added in back of the original house. In order to get adequate headroom in this addition the rear sloping roof was raised so that the front pitch is now steeper than the rear pitch. Probably the shingle siding was put on the exterior walls at the same time. No vapor barrier underlays the shingle siding. This addition is supported by posts resting on loose rock piers. A back porch and stair may have existed at one time. Only a back door about 8 feet above grade remains.

In the 1960's, judging by the materials used, a further 128 square foot addition was added to the building. This addition is sided in T-1-11 grooved plywood and sits on precast concrete piers. No attempt was made to provide a continuous perimeter footing on any part of the structure.

A major "repair" to the front porch was also done sometime in the 60's or 70's. This consisted of new 4 x 4 posts sitting on the ground in perhaps the approximate location of the original posts with hardware post caps to marginal roof framing that was then sheathed and soffitted in plywood.

Because there is no foundation the house has moved down slope. It is leaning and the roof lines are warped. There are indications that part of the roof framing has failed. It is likely that the structure will continue its slow process of returning to organic matter.

Besides the structural issues, the plumbing and electrical work is minimal and substandard. The roofing failing, the siding falling off and the windows destroyed. All the exterior surfaces are covered in materials that do not conform to Historic District architectural elements. There are no redeeming design details or even consistency of design intent to mark this building as a significant historic structure.

BUILDING SUMMARY

LOT SIZE: 0.25 ACRES

SINGLE STORY

SINGLE WALL WOOD FRAMED

NO FOUNDATION

ORIGINAL STRUCTURE:	384 SF
FIRST ADDITION:	240 SF
SECOND ADDITION:	128 SF
TOTAL AREA:	752 SF

214 MILL STREET PHOTOJOURNAL



214 MILL STREET FRONTAGE



SOUTH SIDE WALL SHOWING SHINGLE SIDING AND DIFFERENT ROOF PITCH



ROCK FOUNDATION TRANSITION POINT



WEST WALL, THIRD ADDITION CIRCA 1970



FRONT PORCH ROOF FRAMING SHOWING PLYWOOD SOFFIT
4 X 4 POSTS AND HARDWARE POSTCAP
REAR ROOF SUPPORTS



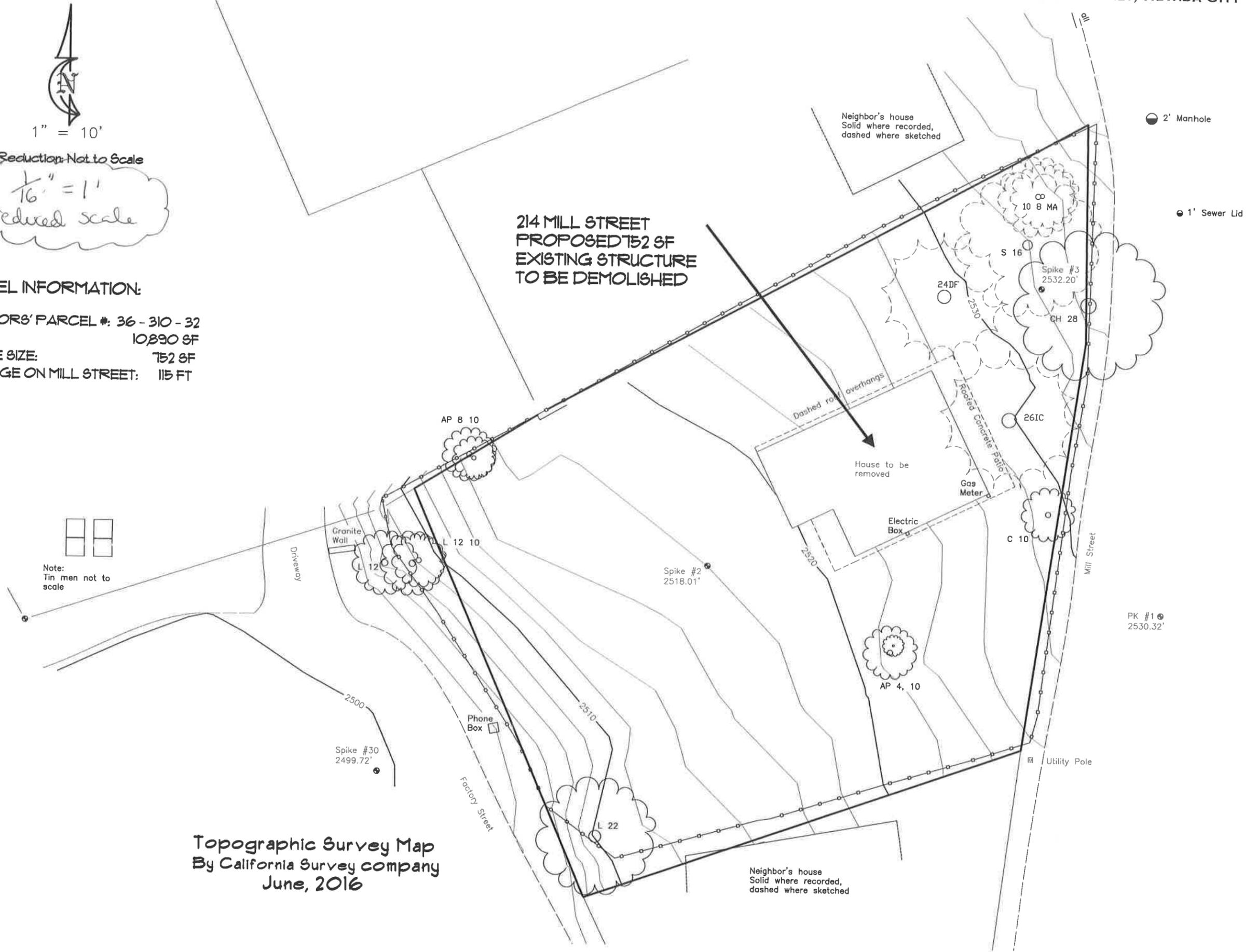
FRONT PORCH NORTH WALL AT GROUND LEVEL

1" = 10'
 Reduction: Not to Scale
 1/16" = 1'
 reduced scale

PARCEL INFORMATION:

ASSESSORS' PARCEL #: 36 - 310 - 32
 SIZE: 10,890 SF
 E. HOUSE SIZE: 752 SF
 FRONTAGE ON MILL STREET: 115 FT

214 MILL STREET
 PROPOSED 752 SF
 EXISTING STRUCTURE
 TO BE DEMOLISHED



Note:
 Tin men not to scale

Topographic Survey Map
 By California Survey company
 June, 2016

Neighbor's house
 Solid where recorded,
 dashed where sketched

NEVADA CITY FIRE DEPARTMENT

(530) 265-2351 • Fax (530) 265-8640
317 BROAD STREET
NEVADA CITY, CALIFORNIA 95959

June 7, 2016

To Whom It May Concern,

The Nevada City Fire Department recommends the complete demolition of the fire damaged structure at 214 Mill Street, Nevada City CA 95959. Extensive fire damage has left the building uninhabitable and beyond repair. Please feel free to contact me if you have any questions.

Sincerely,



Sam Goodspeed

Fire Chief

Nevada City Fire Department

(530) 265-2351 ext. 11

sam.goodspeed@nevadacityca.gov



CITY OF NEVADA CITY
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APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

LAURIE BEACOCK
 Name
POST OFFICE BOX 1787
 Address
NEVADA CITY CA 95959
 City, State
530-277-3699
 Phone

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe) _____
- Number of existing units _____
- Year of original construction _____

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans - 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

214 MILL STREET
 Street Address

30-30-32
 Assessor's Parcel Number

Nearest cross street FACTORY STREET

New floor area proposed 1,072 S.F.

Briefly describe proposed project:

THE APPLICANT PROPOSES TO REPLACE A DILAPIDATED AND PARTIALLY BURNED SMALL HOUSE (152 SF) WITH A NEW SMALL HOUSE (1,072 SF) ON THE APPROXIMATE FOOTPRINT OF THE EXISTING HOUSE IN AN APPROPRIATELY HISTORIC STYLE COMPATIBLE WITH THE DOWNTOWN HISTORIC DISTRICT.
 Number of dwelling units on property TWO PROPOSED

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: A DEMOLITION PERMIT IS REQUESTED AS PART OF THIS APPLICATION.

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Signature

Date

-----FOR OFFICE USE ONLY-----

Approved by:

Signature

Date

Signature

Date

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: PAINTED CORRUGATED METAL 2 1/2 x 7/8" w/ CEDAR ROOF FASTENERS Pitch: 8:12

Siding: HARDIE 'ARTISAN' LAP SIDING WITH 7/8" EDGES AND DEEP LAP AT FIRST FLOOR HARDIE PANEL WITH 1x4 CEDAR BATTIS. ALL SMOOTH FIBER POINT

Windows: MARVIN SCL CLAD WOOD DOUBLE HUNG & CASEMENT w/ UPPER PANE

Trim: 2x & 1x CEDAR MILLED TO SIZE, PAINTED

Foundation/Pony walls: HARDIE PANEL BOARD & BATTENS AND ROUGH CONCRETE

Decks, porches, railings: PAINTED RAILINGS, POSTS & BEAMS, 2x DECKING

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: METAL SAGES TAURE (74)

Trim: BLACK BW-680 BENJAMIN MOORE WILLIAMSBURG SERIES

Body: GREEN IMPER BW-460 BENJAMIN MOORE WILLIAMSBURG SERIES

Railings/Decks: SAME AS BODY WITH BLACK BW-680 TOP RAIL

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

SEE MATERIAL NOTES & ATTACHED DRAWINGS

**PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION
WILL BE CONTINUED TO THE NEXT MEETING**

**CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing any proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No

Please explain how it is compatible: THE NEW HOUSE FRONTAGE IS LOCATED ON THE FRONT FOUNDATION LINE OF THE EXISTING HOUSE. PARKING WILL BE PLACED WHERE PARKING IS CURRENTLY LOCATED. THE EXISTING FRONT YARD WILL BE RESTORED AND ACCESS TO THE STREET WILL REMAIN IN THE SAME LOCATION

VOLUME AND MASSING

Lot Size 10,1890 SF

- | | | |
|--|-------------------------------------|--|
| Will the proposed building or changes | Yes | No |
| Have a larger floor plan than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> <u>NOT SUBSTANTIALLY DIFFERENT</u> |
| Be taller than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block views or sunshine from existing buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the site plan provide a private yard area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion, if needed:

MILL STREET IS A SHORT STREET COMPOSED OF COTTAGE SIZED HOMES AND VERY MATURE LANDSCAPING. THE LAND SLOPES FROM MILL STREET TO FACTORY STREET. THIS QUIET & SECURED ATMOSPHERE WILL BE MAINTAINED

ARCHITECTURAL REVIEW NARRATIVE**PROJECT NARRATIVE**

The applicant, Laurie Beacock proposed to replace the existing dilapidated structure at 214 Mill Street in downtown Nevada City with a new small house that relates in size and massing to the other homes along this section of Mill Street. The house is a simple cottage on a single floor with the potential to include storage and a future second unit on a lower level.

Mill Street in this section is a sloping street. All the lots slope downhill from the street. Large trees and landscaping obscure clear views of most of the houses on Mill Street. The new house proposes to maintain this quiet, secluded atmosphere by maintaining a miners house exterior set back and lower than the street. Roof pitch is 8:12. Detailing is "Farmer Victorian" style with horizontal siding and painted corrugated roofing. The front face is reduced 4' in width relative to the existing house. There will be a 10 foot plate height throughout, double hung and casement windows with a 2:1 height to width ratio, and a traditional entry porch that connects to the street at the current location and to a platform parking deck by a short bridge for level access.

The new house will be sited over the footprint of the existing house. The front facade is in line with the existing front facade while the rear spreads to create a T shaped structure. Overall house size increase from the existing 752 SF to 1,072 SF – a relatively small house by modern standards.

The Applicant loves the neighborhood, has friends in the neighborhood and is excited to add a modest residence to the mix of houses on Mill Street that is consistent with the materials, styles, and colors of the historic district.

MATERIALS

ROOFING: Roofing will be corrugated steel roofing with a mat Kynar painted surface.
Color: Cool Roof, Taupe (74)

FIRST FLOOR AND GABLE END SIDING: James Hardie "Artisan" lap siding. Artisan Lap siding has a 7-1/4" face and a 5/8" depth. This is closer to traditional 3/4" thick cedar siding. It is a more authentic look. Surfaces are smooth. Material will come primed and final paint finish done in field. Trim will consist of 1x and 2x Hardie trim and Western Red Cedar as needed to match proposed details at Windows and doors.

LOWER LEVEL SIDING: James Hardie Panel siding with Western red cedar 1 x 4 vertical battens, 12" o.c.

ALTERNATE FIRST FLOOR SIDING: Our second choice for siding would be western red cedar 'drop siding' in an 8" board laid horizontally. This siding choice has the defects of poor weather performance and poor fire resistance. It will not last the hundred years that any new building in the Historic District should last.

If the City decides that real wood siding should be used, the applicant would like to limit it to the front and western facades that are visible from Mill Street. The applicant would then like to use a combination of James Hardie panel and battens and James Hardie channel siding on the South and East elevations to meet budget goals.

ARCHITECTURAL REVIEW NARRATIVE

WINDOWS: The Windows selected for this new house, located in the historic district, are traditional looking tall and narrow double hung and casement wood windows with a basic 2x height to width ratio. The Windows are Marvin Simulated divided lite Windows in a "cottage" style. We are asking to use these clad wood Windows because it is possible to get them with narrow muntins (5/8" or 7/8" wide) that match the muntin width of old single glazed true divided light Windows. New true divided lite wood window muntins, to handle the required double glazing, need to be 1-3/8" wide. Walking along Mill Street at over 20' from any window, one would be hard pressed to notice the difference between a new and old window.

TRIM: The house used 2x and 1x western red cedar and Hardie trim as shown on the typical detail drawings. All trim is painted.

FOUNDATION PONY WALLS: James Hardie Panels with solid western red or incense cedar 1 x 4 battens set vertically 12" o.c. Painted to match first floor siding. A minor amount of foundation concrete will be exposed and painted to match siding.

DECKS, PORCHES, RAILINGS: The front entry covered porch is of post and beam construction. The railings are a combination of square metal balusters with wood top and bottom rails. A secondary top rail, if necessary by code, will be set at 42" above the porch floor. This rail will be 1" metal painted black to disappear. The rear deck will have a similar railing. The entry porch will be decked in a weathered gray Epe wood decking. The rear deck will use Trex composite decking. All deck and entry porch framing and trim will be painted to match siding.

SELECTED COLOR CHOICES:

ROOF: Metal Sales, Taupe (74)

TRIM: Benjamin Moore Williamsburg Series: BW - 680 Black

BODY: Benjamin Moore Williamsburg Series: BW - 460 Green Umber

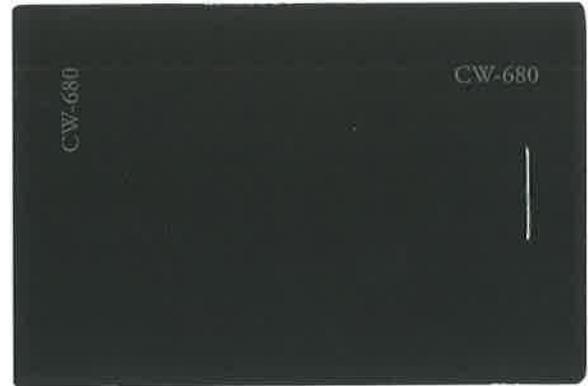
RAILINGS: Benjamin Moore Williamsburg Series: BW - 460 Green Umber

DECKS: Trex Weathered Gray

WINDOW SASH: Marvin Windows "Ebony" black

ARCHITECTURAL REVIEW NARRATIVE

COLOR SAMPLES



GABLE END RAKE & EAVES: Benjamin Moore Williamsburg Series: BW - 680 Black



BODY & RAILINGS: Benjamin Moore Williamsburg Series: BW - 460 Green Umber

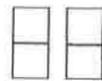


1" = 10'

Reduction: Not to Scale

PARCEL INFORMATION:

ASSESSORS' PARCEL #: 36 - 310 - 32
SIZE: 10,830 SF
E. HOUSE SIZE: 752 SF
FRONTAGE ON MILL STREET: 115 FT



Note:
Tin men not to scale

214 MILL STREET
PROPOSED 752 SF
EXISTING STRUCTURE
TO BE DEMOLISHED

Neighbor's house
Solid where recorded,
dashed where sketched

2' Manhole

1' Sewer Lid

House to be removed

Electric Box

Gas Meter

PK #1
2530.32'

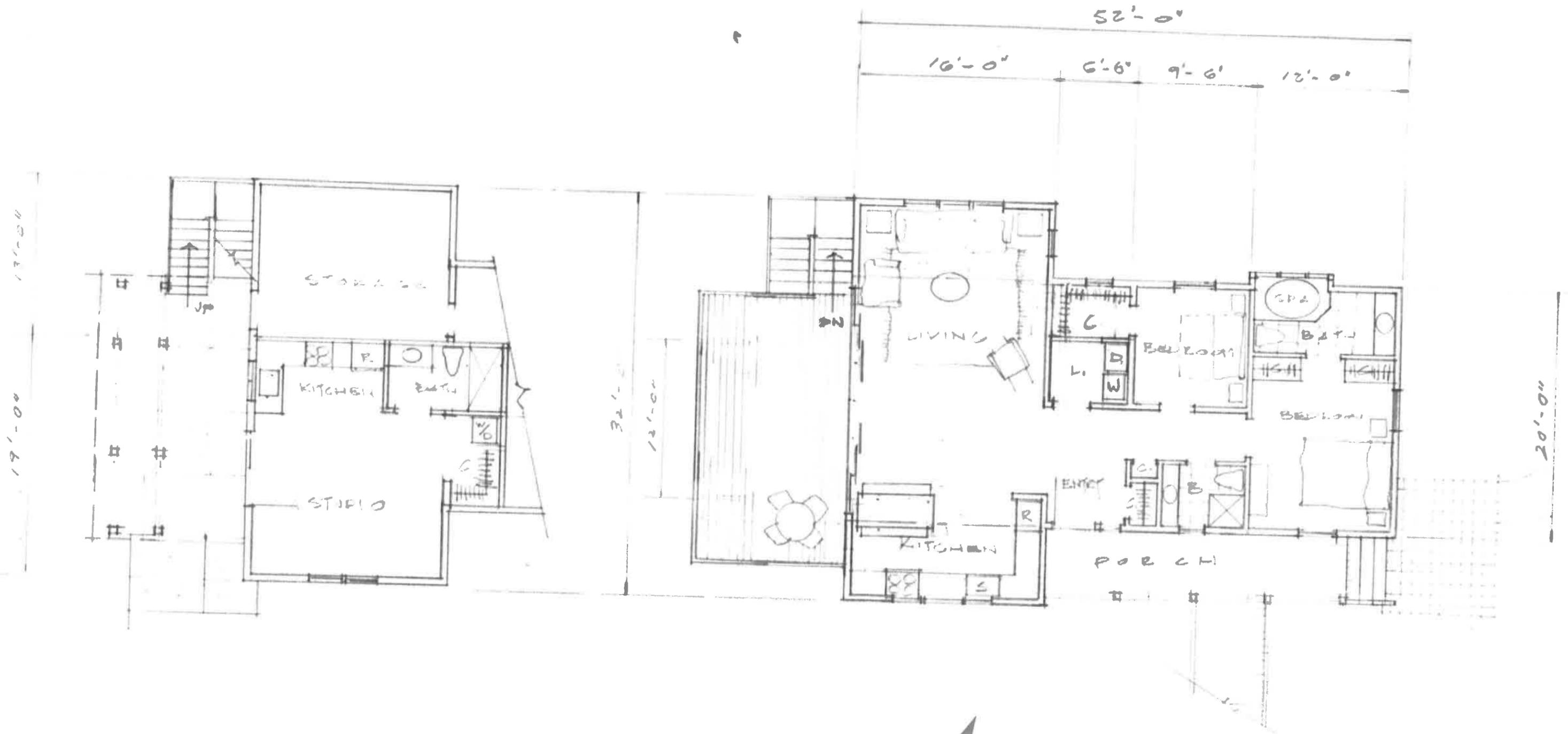
Spike #30
2499.72'

Spike #2
2518.01'

Utility Pole

Neighbor's house
Solid where recorded,
dashed where sketched

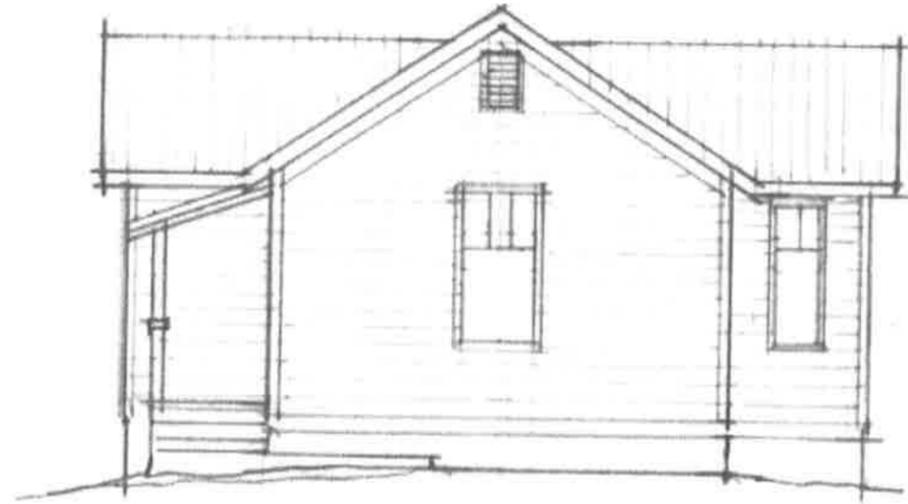
Topographic Survey Map
By California Survey company
June, 2016



GROUND FLOOR PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

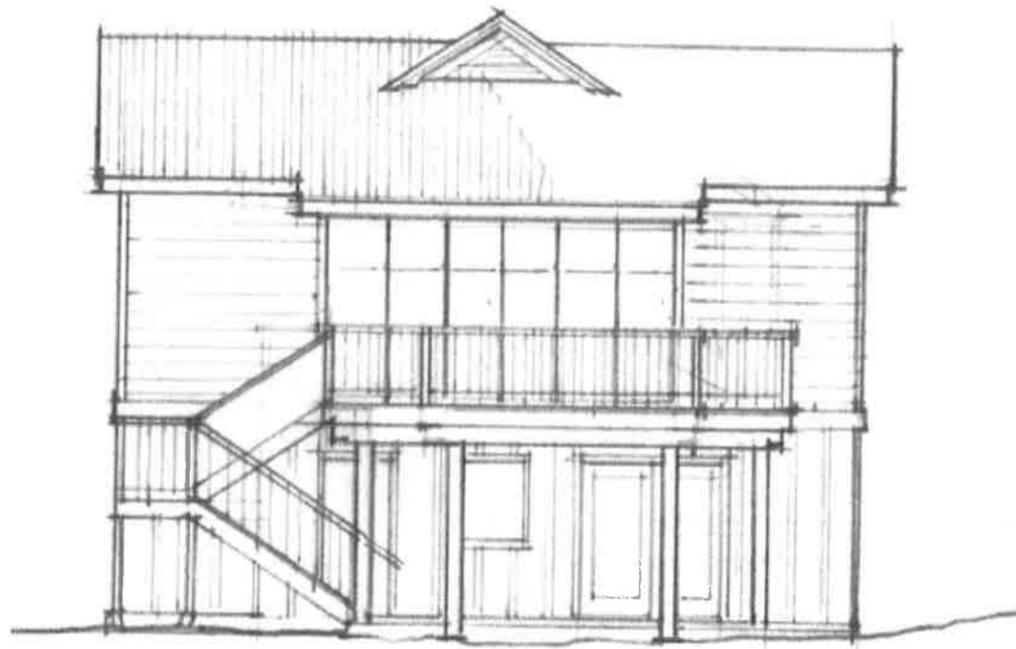




EAST ELEVATION



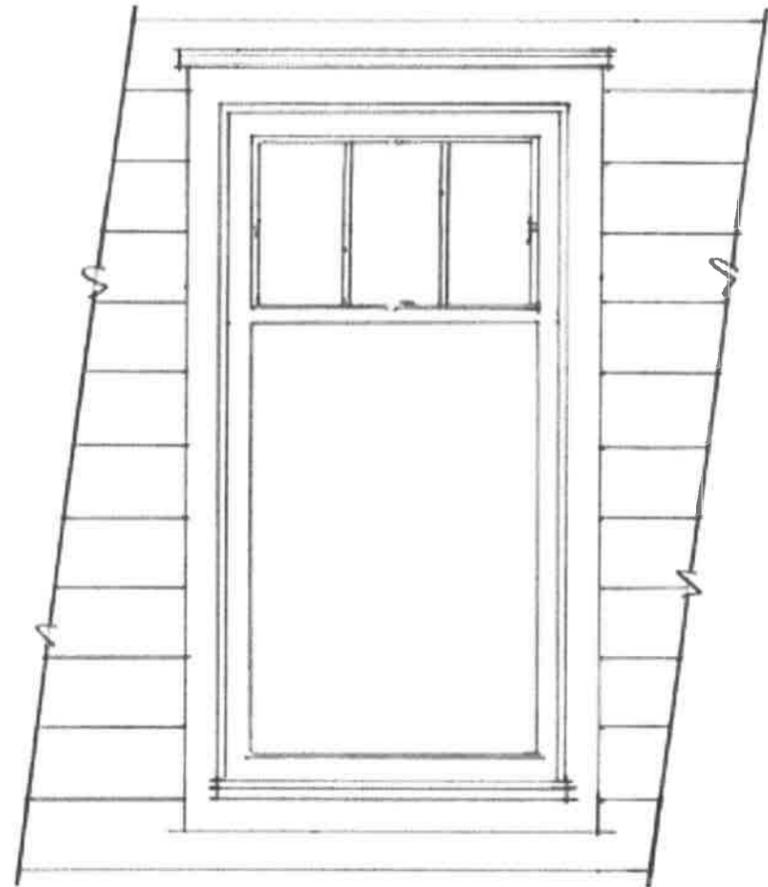
NORTH ELEVATION



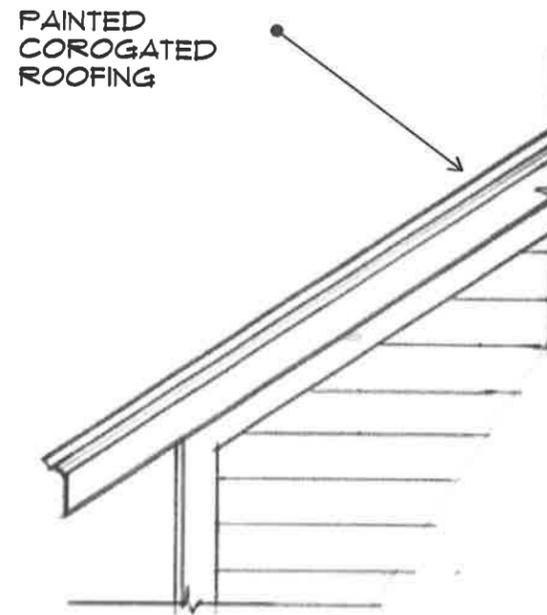
WEST ELEVATION



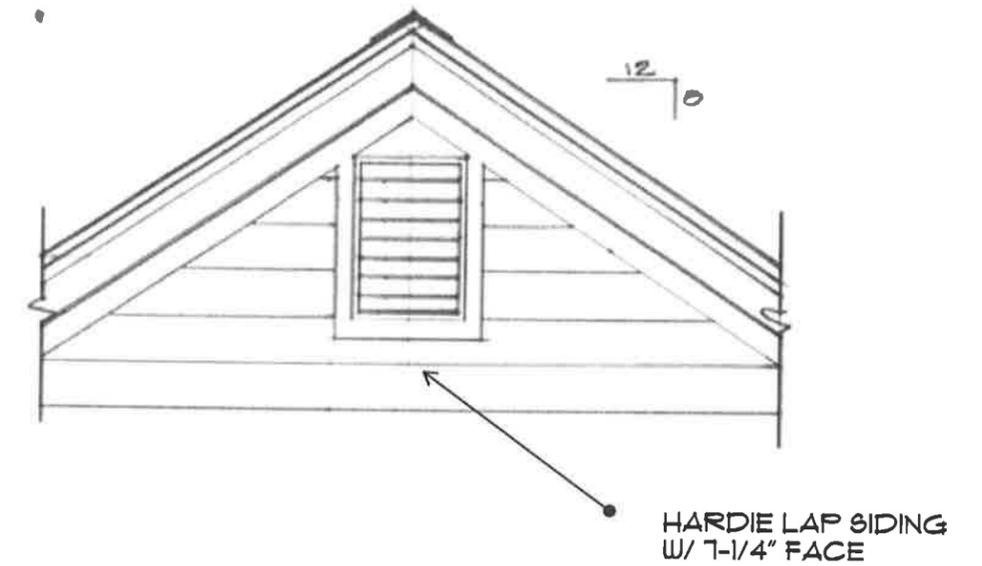
SOUTH ELEVATION



WINDOW TRIM DETAIL

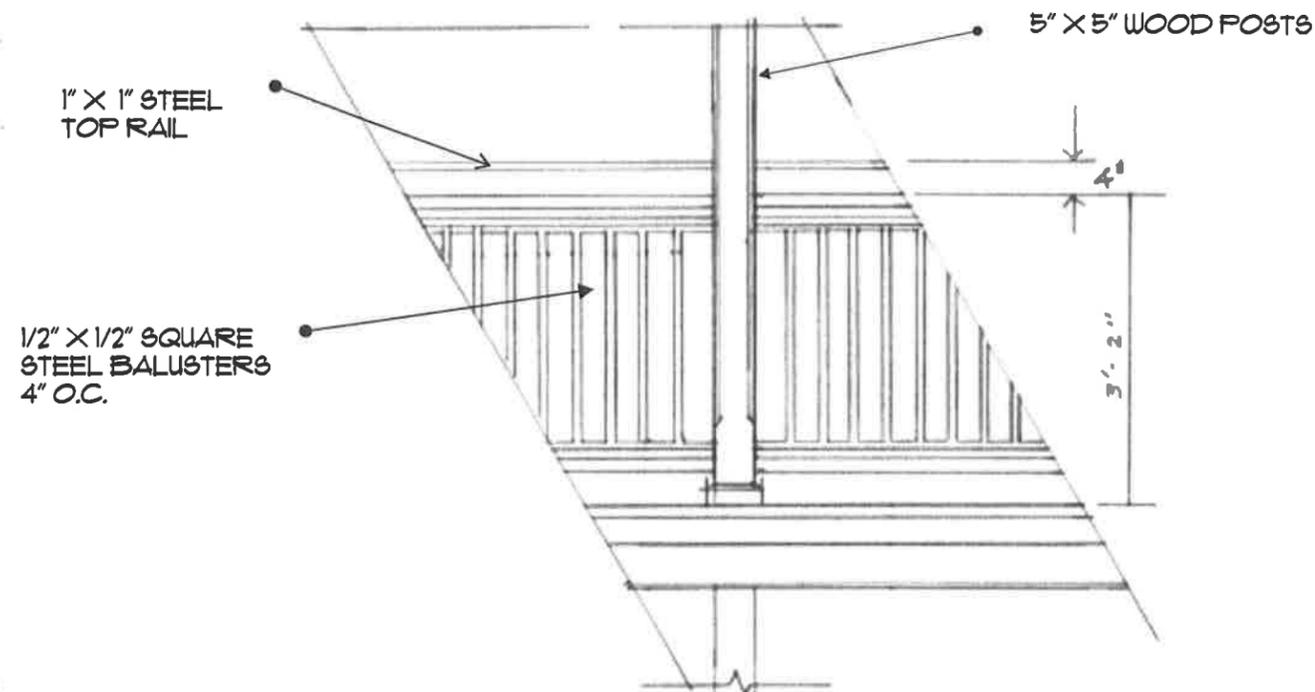


PAINTED
COROGATED
ROOFING



HARDIE LAP SIDING
W/ 7-1/4" FACE

GABLE END WALL SIDING AND TRIM DETAIL



PORCH RAILING AND POST DETAIL

EXTERIOR DETAIL NOTES

- 1 SIDING: HARDIE ARTISAN LAP PLANK SMOOTH 7-1/4" W. PAINTED.
- 2 TRIM: CLEAR WESTERN RED CEDAR, 1X AND 2X MILLED TO REQUIRED WIDTHS. PAINTED
- 3 WINDOWS: MARYIN WOOD WINDOWS W/ SIMULATED DIVIDED LITE COTTAGE STYLE DOUBLE HUNG, FIXED, AND CASEMENT WINDOWS. BLACK "EBONY" CLADDING.
- 4 WINDOW TRIM: 2X4 CLEAR WESTERN RED CEDAR FLAT WITH CROWN MOULDING AT TOP. PAINTED
- 5 COLUMNS AND POSTS: 5X5 MILLED POSTS W/ COLONIAL BASE AND CROWN MOULDINGS. PAINTED
- 6 PORCH RAILING: PAINTED RAILS AND 1/2" SQ. BALUSTERS. TOP RAIL 1" SQ. STEEL, PAINTED BLACK TO DISAPPEAR, TO MEET CBC.

SUMMARY OF EXTERIOR FEATURES

EXTERIOR COLORS:

WINDOW SASH:

EAVES, GABLE END RAKES, DECK AND PORCH TOP RAILING:

HOUSE BODY COLOR:

CORRUGATED STEEL ROOFING:

MARYIN EBONY BLACK CLADDING

BW 680 BLACK

BENJAMIN MOORE BW 460 GREEN UMBER

METAL SALES TAUPE (74)



Taupe (74)

SR = 0.44	TE = 0.87	SRI = 49
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Corrugated Roofing Color

FIRST FLOOR SIDING:

HARDIE ARTISAN THICK LAP SIDING

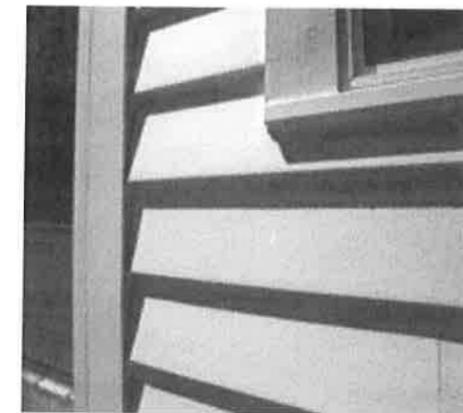
GROUND FLOOR AND PONY WALL SIDING:

HARDIE PANEL WITH CEDAR 1 X 4 VERTICAL BATTENS 12" O.C.

TRIM:

1 X AND 2X CEDAR AND HARDIE TRIM IN WIDTHS AS NEEDED.

LAP SIDING CORNERS AND BELLY BAND 2 X WESTERN RED CEDAR



Artisan Lap Siding

RAILINGS:

1/2 X 1/2 STEEL BALUSTERS WITH 3X RAILS.

RAILING COLOR: BENJAMIN MOORE BW 460 GREEN UMBER

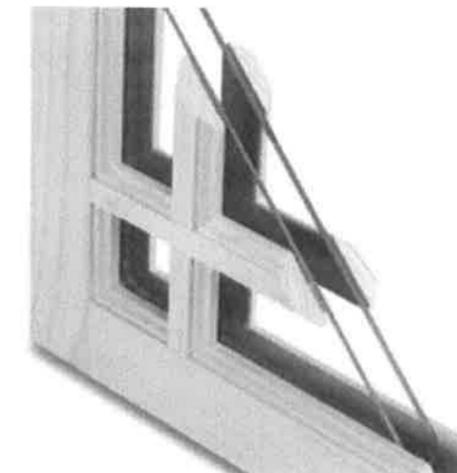
DECKING

TREX WEATHERED GRAY 2 X 6 COMPOSITE DECKING WITH COMPOSITE TRIM

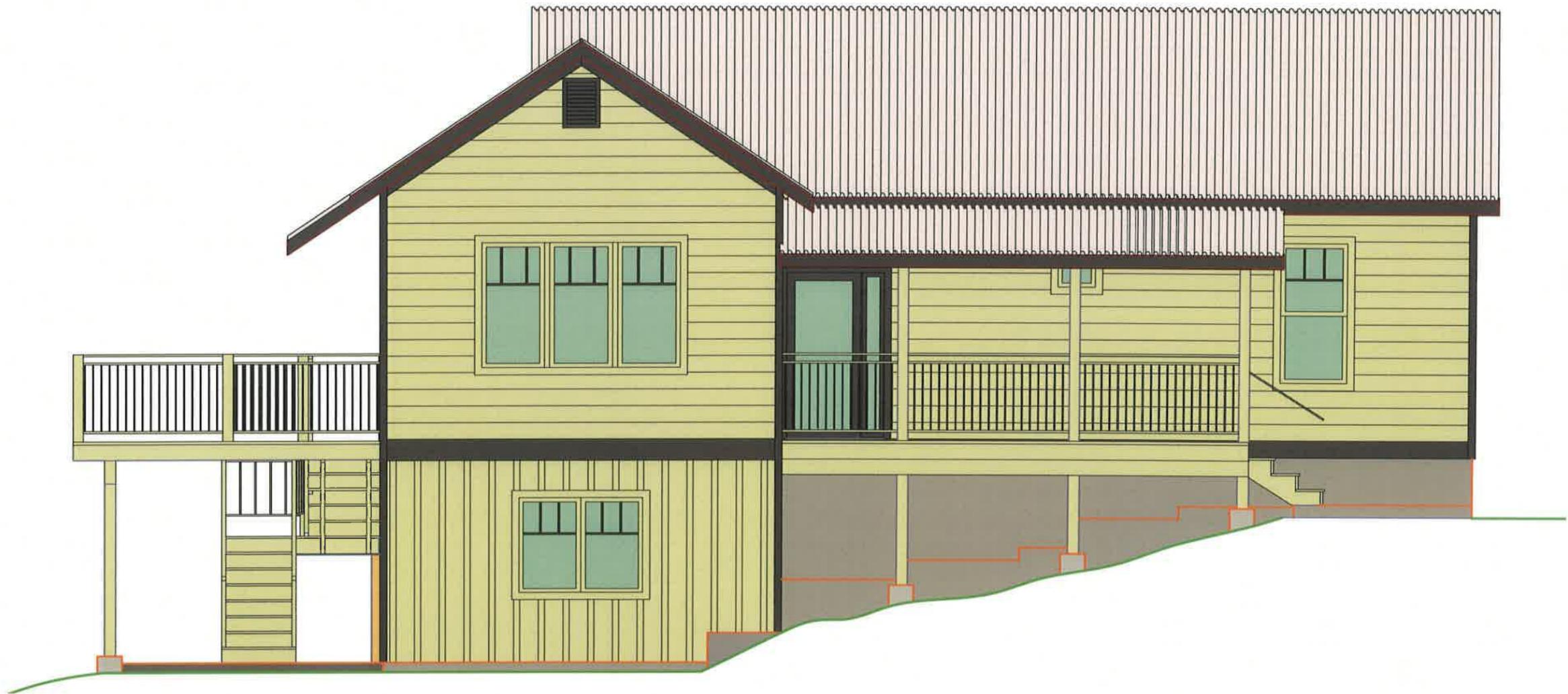
OFF-STREET PARKING DECK;

PRESSURE TREATED 3 X 10 PLANKS

RAILING TO MATCH RESIDENCE



Simulated Divided Lites



South Elevation Color Scheme



Entry Porch

East Elevation Color Scheme



City of Nevada City

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: July 21, 2016

APPLICANT: Lorraine Reich, Peace and Justice Center

RE: **Recommendation to City Council on Location of a Utah Phillips Peace Bench:**

ATTACHMENTS:

1. Letter from Lorraine Reich, May 31, 2016
2. Email Correspondence from site owners
3. Proposal Statement, Peace and Justice Center
4. Mockup of Proposed Sculpture

ACTIONS REQUESTED

1. Provide design and placement recommendation to the City Council for placement of the Utah Phillips Peace Bench

BACKGROUND

At the September 9, 2015 City Council Meeting, representatives of the Peace and Justice Center presented an initial proposal to place a bench commemorating the late singer, Utah Phillips at an as-yet-determined location in the downtown area. At that time, Mayor Ray and Councilmember Anderson indicated concern about the scale and felt it would be more appropriate in a park setting. Councilmembers Bergman and Vice-Mayor Phelps, however, were supportive of the proposal in the downtown area. The applicants argued that the downtown area is necessary in order to promote tourism and in order to appropriately honor Mr. Phillips who frequented each of the proposed locations. The Council ultimately referred the matter to the Planning Commission to refine the proposal and recommend a preferred location.

PROJECT PROPOSAL:

The applicant is proposing to erect a life-size, bronze sculpture of Utah Phillips sitting on a bench. Their preferred location for the bench would be in a tourist-heavy downtown space. The applicant has provided three site options that will meet their criteria. Those sites, in order of preference, are as follows:

1st Preference



Asylum Down (Pine St. Side)

2nd Preference



Sprithouse (Broad St. Side)

3rd Preference



Java Johns (Broad Street)

The three owners have all provided consent to having the sculpture placed at their respective business locations. The applicant has indicated that they are not interested in siting the sculpture at Pioneer Park, nor on Spring Street at the KVMR building because these locations are not public enough to attract tourists. The intention of the Utah Philips Peace Bench is to promote the late singer's message for peace and promote public art in the downtown area and therefore they are requesting the Planning Commission consider downtown locations.

NATIONAL REGISTER STATUS

While no formal comment has been requested from the office of the National Register of Historic Places for this particular proposal, staff expects this project to be similar to that of the Commercial Street boardwalk project. Comments received by the National Register office for that project indicated that the City's National Register status is based on the architecture of the contributing buildings. Since the bench will be placed on the sidewalk and is not physically altering a contributing building, much like the boardwalk, no impact to the City's National Register status is anticipated.

ENVIRONMENTAL REVIEW

The project would be exempt from environmental review pursuant to Sections 15311 of the California Environmental Quality Act (CEQA) Guidelines. Exemption applies to the construction of minor structures accessory to existing commercial facilities. Placement of a Utah Philips Peace Bench in the downtown area will be accessory to the General Business district

PLANNING COMMISSION RECOMMENDATION:

Staff recommends that the Planning Commission, after hearing from the public and consideration, recommend the draft ordinance for adoption to the City Council, with any modifications.

LORRAINE A. REICH

Attorney and Mediator

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Civil Litigation

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May 31, 2016

Nevada City Planning Department
City Hall
Nevada City

Re: The Utah Phillips Peace Bench

Dear Planning Commission:

I am writing on behalf of the Peace & Justice Center of Nevada County, a local non-profit whose mission is to promote programs and events of peace and justice. We are very excited to present to you our proposal for the first true public art project for the City of Nevada City. You will find enclosed an overview of the project with complete description. In brief, we are proposing to fund a lifesize bronze sculpture of Utah Phillips who will be sitting on a steel bench - hence the name, "Utah Phillips Peace Bench" as he was a well known celebrity figure who espoused peace and humanity where ever he spoke. Nevada City has a very personal relationship with Utah as he was a local resident. Of course he and his wife, Joanna Robinson, founded the Hospitality House which is our area's premier local shelter for the homeless.

We have approached only three business and property owners in Nevada City to see if they would be amendable to the placement of the Peace Bench outside their businesses, and in all three cases the answer was "Yes!" I have attached emails of two: Spirithouse and Asylum Down. I personally believe the most appropriate location for the placement of the bench is on the Pine Street side of the Asylum Down building where there is a very wide sidewalk and no windows or doorways that could create obstruction. Owner Peggy Peterson agrees. The third "yes" was from the own of JavaJohns Coffee, but I personally feel there is not sufficient sidewalk space at that location. It is important to us at the Peace Center that the Peace Bench be installed at a very public location (not down on Spring Street near KVMR), in order to bring attention to Utah's message for peace, and in order to be a good-great tourist attraction. (As an aside, when I visited Europe last year I was impressed with so many pieces of public art just about everywhere we visited, and the tourists loved them as could be easily witnessed by all the photos that were being taken!)

We will see you on July 21st at the Planning Meeting. Thank you for your consideration of this wonderful project that will undoubtedly become a worthwhile project bringing fame (and fortune) to our grand little City!

Very truly yours,

LORRAINE A. REICH

Subject: Re: Utah Peace Bench Project
From: Lorraine (lawyerforpeace@yahoo.com)
To: peggypasylumdown@yahoo.com;
Date: Monday, May 23, 2016 2:03 PM

Asylum Down - on Pine St.
Where existing bench is located.

Yes, I thought so. Thank you Peggy. The number 1 spot in my mind is next to your building facing Pine Street!

I will submit you approval with other information to the City Planners.

On behalf of the Peace and Justice Center, thank you again!!

Lorraine Reich

On Monday, May 23, 2016 12:21 PM, Yahoo Email <peggypasylumdown@yahoo.com> wrote:

Hi Lorraine
Believe it or not....., I am the new owner of the property and I would love to give my approval.
Peggy Peterson

Sent from my iPod

On May 23, 2016, at 11:18 AM, Lorraine <lawyerforpeace@yahoo.com> wrote:

Hi Peggy, sorry to keep asking, this will be the last time. Would the property owner of your building at Asylum Down approve the placement of the Utah Phillips Peace Bench next to your building in the vicinity of the current bench, or replace the current bench on the side facing Pine Street?

We return to the City Planning Commission in July, but they have asked for approvals in writing from property owners on the location sites being considered.
Thank you so much Peggy!!

Dear Nevada City Business Owner:

You have been approached by us before, as we are the Peace & Justice Center of Nevada County and we have a wonderful project going. We have contracted with a wonderful sculpture artist and she is creating the "Utah Phillips Peace Bench" full size life sculpture of Utah sitting on a bench. You will see a picture attached with this email.

We are in the process of getting the City of Nevada City's approval (it has already been approved once, now going to the Planning Department).

Subject: Re: Fwd: Utah Phillips Peace Bench
From: janah campbell (janahcamp@gmail.com)
To: lawyerforpeace@yahoo.com;
Date: Sunday, May 22, 2016 12:57 PM

Spirithouse, Broad Street

We can't open this attachment. My landlord, Kathleen, would love to have the bench, so would it!
Janah

On May 17, 2016 8:09 AM, "janah campbell" <janahcamp@gmail.com> wrote:

hi Kathleen,

Please, take a moment to look at this email. I would love to have the peace bench in front of 320 Broad St! It is not up to me, rather to you, the property owner.

I hope that you approve.

Thank you so much,

Janah

----- Forwarded message -----

From: Lorraine <lawyerforpeace@yahoo.com>

Date: Mon, May 16, 2016 at 2:11 PM

Subject: Utah Phillips Peace Bench

To: Campbell Janah <janahcamp@gmail.com>, Campbell Janah <spirithouseimports@hotmail.com>

Dear Nevada City Business Owner:

You have been approached by us before, as we are the Peace & Justice Center of Nevada County and we have a wonderful project going. We have contracted with a wonderful sculpture artist and she is creating the "Utah Phillips Peace Bench" full size life sculpture of Utah sitting on a bench. You will see a picture attached with this email.

We are in the process of getting the City of Nevada City's approval (it has already been approved once, now going to the Planning Department).

The City wants to know where we would like the bench installed, and you have expressed your interest in having the bench installed in the front of your premises.

This email is to ask that you kindly provide your approval to this proposal by return email so that we can present your interest to the City. If you are not the actual property owner, please forward this email to the property owner and request his/or approval to be presented to the City of Nevada City.

Thank you for your cooperation on this wonderful community project!

Lorraine Reich
Peace & Justice Center
274-1077

Utah Phillips Peace Bench

June

2016

The Peace and Justice Center Proposes Community Sculpture for Nevada City



Mockup of Proposed Sculpture in Bronze

Public and Outdoor Commemorative Sculpture of Utah Phillips *Proposed for Nevada City*

The Peace and Justice Center aspires to bring a life-size sculpture in bronze of Utah Phillips to Nevada City's outdoor scene. This public artwork sculpture will not only be a featured likeness of Utah Phillips, but will also serve as a positive visual that embodies the unique community of Nevada City. The Peace Center believes that, as a symbol, Utah Phillips is a reminder of the people, past and present, who make up the rich character and humanity of Nevada City.

Size and Foundation

The sculpture will be a life-size representation of Utah Phillips sitting on a steel bench. The bench will be attached to a cement base. It is desirable that people are able to walk around the sculpture, as well as being able to sit on the bench to relax and have their photo taken. Due to the size of the sculpture (a seated 6ft. man) and the weight (350 lbs.), the sculpture will rest on a steel bench. The sculptor will provide advice and consultation regarding installation and/or other related matters pertaining to the design and final presentation of the commemorative sculpture.

Safety

The safety and well-being of our town's people and visitors is a fundamental priority when designing a piece on this scale. To ensure the highest levels of safety, all construction and installation will conform to the appropriate local codes and regulations.

Community Benefit

The World Tourism Organization defines tourists as people "traveling to and staying in places outside their usual environment, in order to learn about people and cultures that make up the history unique to that land."

The educational component of this commemorative sculpture will offer viewers - people from all walks of life, including local residents and children - not only an insight into Utah Philipps, who was an integral figure in our community, but into the Nevada community itself.

Peace Center Bench (PCB) in Nevada City

1. The Utah Phillipps Peace Bench will strengthen Nevada City's economy, as public art draws in tourism. Art travelers are ideal tourists, staying longer and spending more than other tourists when visiting a town.
2. Tourist and locals alike seek out authentic cultural experiences.
3. The Utah Phillipps Peace Bench commemorative sculpture will attract national media attention.
4. The PCB will have a social impact on Nevada City because outdoor sculpture acts as an educational experience, which often results in dialogue and discussions about what the sculpture means to individuals. This kind of dialogue enriches conversations, understanding and goodwill.
5. Due to its originality, the PCB will support local businesses economically in bringing to Nevada City a unique outdoor sculpture that will be of interest not only to local media, but to all sources of media that report on the arts.

Lorraine Reich, Executive Director

Lorraine Reich is a local attorney and mediator serving the Nevada county community for over 25 years. She has been a board member of the Peace & Justice Center since its inception in 2001. Lorraine was one of many locals who worked closely with Utah Phillipps in the early days of formation and development of the Peace Center which promotes events, programs, and nonviolent direct action in building peace, equality, justice, and dignity in individuals, the community and the country. Peace and Justice Center of Nevada County ncpeace.org.

Jan-Michelle Sawyer, Sculptor

Jan-Michelle Sawyer is a retired professor, as well as a professional sculptor, whose numerous commemorative sculptures merge art with education. Many of her public art sculptures are permanently installed in Honolulu, Hawaii. Jan-Michelle has lived in Nevada City since 2002. Her sculptures of "real people" honor individuals whose inspiring stories have touched people's lives. A few of her commemorative sculptures can be viewed at:

www.Jan-MichelleSculptures.com UtahPhillipsPeaceBench@gmail.com

