



# City of Nevada City

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TO: Planning Commission

FROM: Cindy Siegfried, City Planner *CS*

DATE: November 22, 2010

RE: **ARCHITECTURAL REVIEW AND SIGN APPLICATION**  
**436 Broad Street – Network Real Estate, Applicant (Lee Griep,**  
**Representative)**

**PROJECT:**

The existing business, “*Executive Choice Realty*” is reorganizing and will become “*Network Real Estate.*” The current owners, Bob and Konnie Warburton, have owned the property since 1993 and will be part of the newly reorganized real estate company. The use of a ground floor office would be permitted to continue and would not require the filing of a use permit. The property is within the GB–HD General Business Historical District.

**Architectural Review:** The application proposes a change in the trim color of the building from the existing green to “Hale Navy”, also known as HC-154 from the Benjamin Moore historical palette.

**Sign Application:** A sign application to replace the existing signage is submitted. The sign size will be approximately 2’ by 4”, for a total of 8 square feet, well below the permitted 24 square feet. The sign will be one sided, and will hang from the existing chains in front of the business.

The colors chosen will be:

- Body: Hale Navy (HC-154)
- Lettering: White (HC-27)
- Business Symbol of Pillar (representing homes) Buff (HC-9)
- Graphic (Bar within sign body): New London Burgundy (HC-61)

**HISTORY**

A review of the planning base files indicates this building has been used for several different ventures, including:

1. 1983 – Nevada City Florist and Solarium Gift Shop
2. 1992 - Hill Top Mining Sign and Gold Mining Demonstration Trough
3. 1995 – Stray Cuts hair salon
4. 1999 – Prudential California Realty
5. 2002 – Coldwell Banker Grass Roots Realty
6. 2005 – Realty Executives

Included are photographs of the latest real estate signage, approved by the Planning Commission.

A review of the National Register application indicates this property is not included in the National Registry area. The building was originally built as a gas station in the 1930's. The building has undergone several different architectural review applications.

Attached is the application and supporting information for your consideration.

/cs





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

Table with 2 columns: Filing Fees, Chk, Cash, Bus. Lic.

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

NETWORK REAL ESTATE

Name 436 BROAD STREET

Address NEVADA CITY, CA 95959

City, State (530) 272-8885

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

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):

436 BROAD STREET
Street Address

Assessor's Parcel Number

Nearest cross street COMMERCIAL

New floor area proposed S.F.

Briefly describe proposed project:

EXECUTIVE CHOICE REALTY IS MERGING WITH NETWORK REAL ESTATE UNDER THE NETWORK LOGO.

Number of dwelling units on property 1

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:

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.

Signature of William Papalaf and another person

Date 11/22/2010

FOR OFFICE USE ONLY

Approved by:

Signature line

Date line

Signature line

Date line

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

**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: CHANGE TRIM COLOR TO BLUE (FROM GREEN)

Foundation/Pony walls: \_\_\_\_\_

Decks, porches, railings: \_\_\_\_\_

**COLORS** (Please provide ten color chips per color)

Color brand, name, number

Roof: \_\_\_\_\_

Trim: Hale Navy HC-154 Benj Moore

Accents: \_\_\_\_\_

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**

Please complete the attached location key, Use the space below to provide any additional information for the Planning Commission.

BOB + KONNIE WARBURTON OF EXECUTIVE CHOICE  
REALTY ARE JOINING NETWORK REAL ESTATE  
UNDER THE NETWORK LOGO + BRANDING  
WHILE REMAINING AT THEIR CURRENT  
LOCATION AT 436 BROAD STREET IN  
NEVADA CITY.



# CITY OF NEVADA CITY

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

Filing Fees	
Chk	Cash
Bus. Lic.	

## APPLICATION FOR HISTORICAL DISTRICT SIGN

Applicant

NETWORK REAL ESTATE  
 Name  
436 BROAD STREET  
 Address  
NEVADA CITY, CA 95959  
 City, State  
(530) 272-8885  
 Phone  
WILLIAM PAPOLA  
 Owner's name if different from above

Check all that apply:

- Erect a new sign
- Alter an existing sign
- Relocate a sign

Supporting data must be attached for new signs & alterations:

- Colored rendering of proposed sign
- Color chips
- Material specs

Address and Assessor's parcel number of property where sign is proposed:

436 BROAD STREET 05 -  
 Street Address Assessor's Parcel Number

Description of sign: PLEASE ATTACH A COLORED RENDERING OF SIGN & BRACKET & PHOTO OF BUILDING.

Size 24" x 48" 3/4" wood Proposed location on building FRONT OF BUILDING, one sided

Materials WOOD

Colors (list name and number if taken from Benjamin Moore Historical Palette)

body = navy HC-154  
lettering = white HC-27 Trim = burgundy HC-61  
pillar = buff HC-9 (bar)

Aggregate sign inventory:

How many business entrances are there on the building? 1

How many businesses now occupy the building? 1

List existing signs that will remain on the building (use reverse side if needed)

Business Fine Homes Network Sign dimensions 24 x 48"  
Real Estate X

I am the owner or authorized agent for the subject property.

William Papola  
 Signature

11/22/2010  
 Date

FOR OFFICE USE ONLY

Approved by: [Signature]  
 Signature

11/22/10  
 Date

Signature

Date



① existing green to blue (carry)  
17C-154

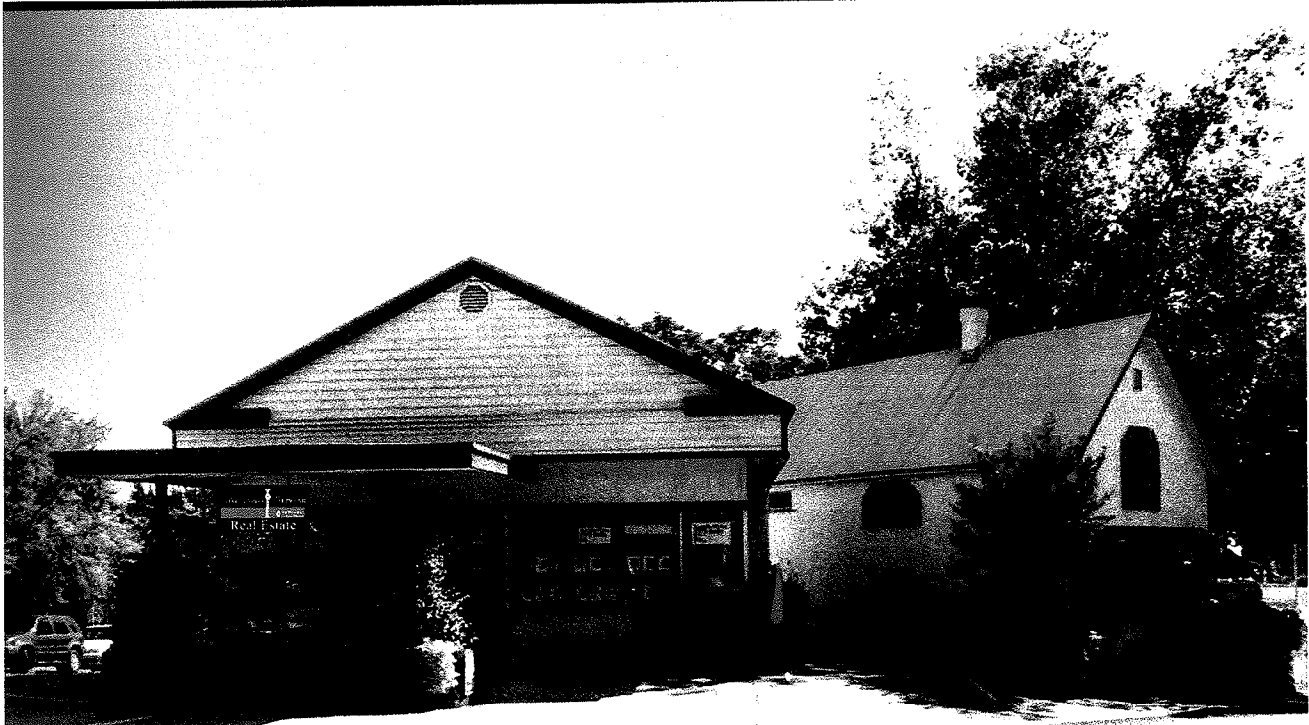
② sign to be in same location  
one sided, wood painted  
24 sf  
hung by existing chains.



15000 Valley Ave. Unit 2 Grass Valley, California 95945

530.477.7446 fax 530.477.7279

www.GrassValleySign.com SpecialEd@GrassValleySign.com



*FINE HOMES* NETWORK



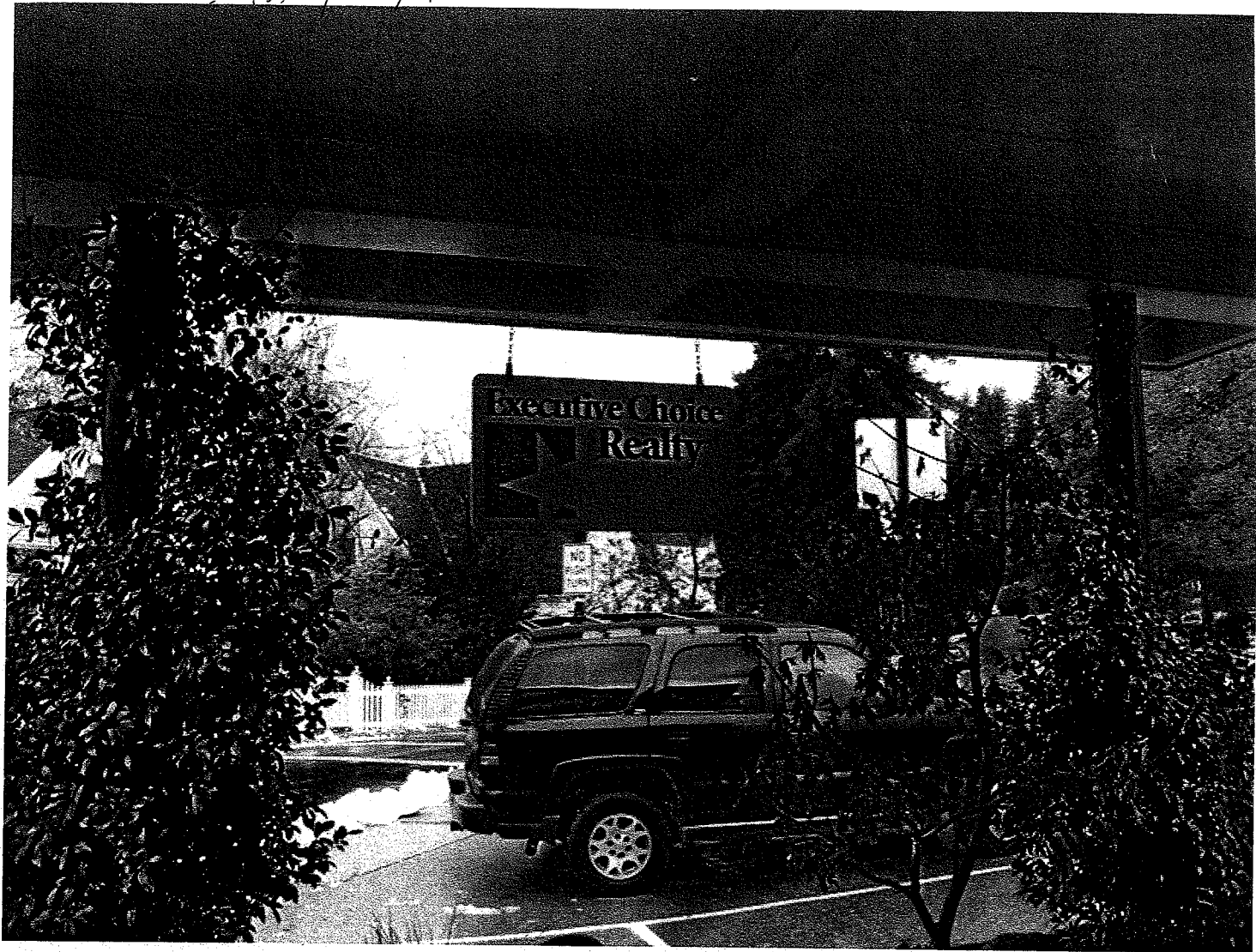
A DIVISION OF  
NETWORK  
Real Estate

Real Estate

24 x 48 3/4" Wood

Colors: Hale Blue New London Burgundy Monterey White Chestertown Buff

*PROPOSED*



436 Broad St  
Existing Sign

THE WARBURTON COMPANY

P.O.B. 1889

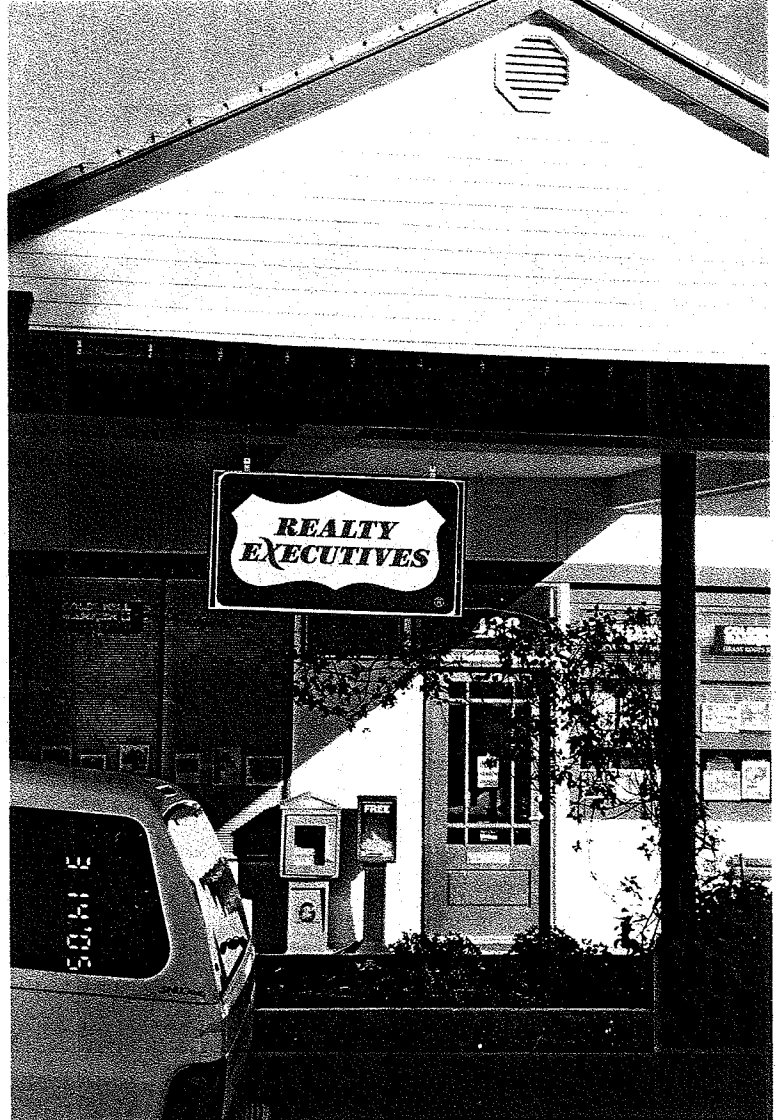
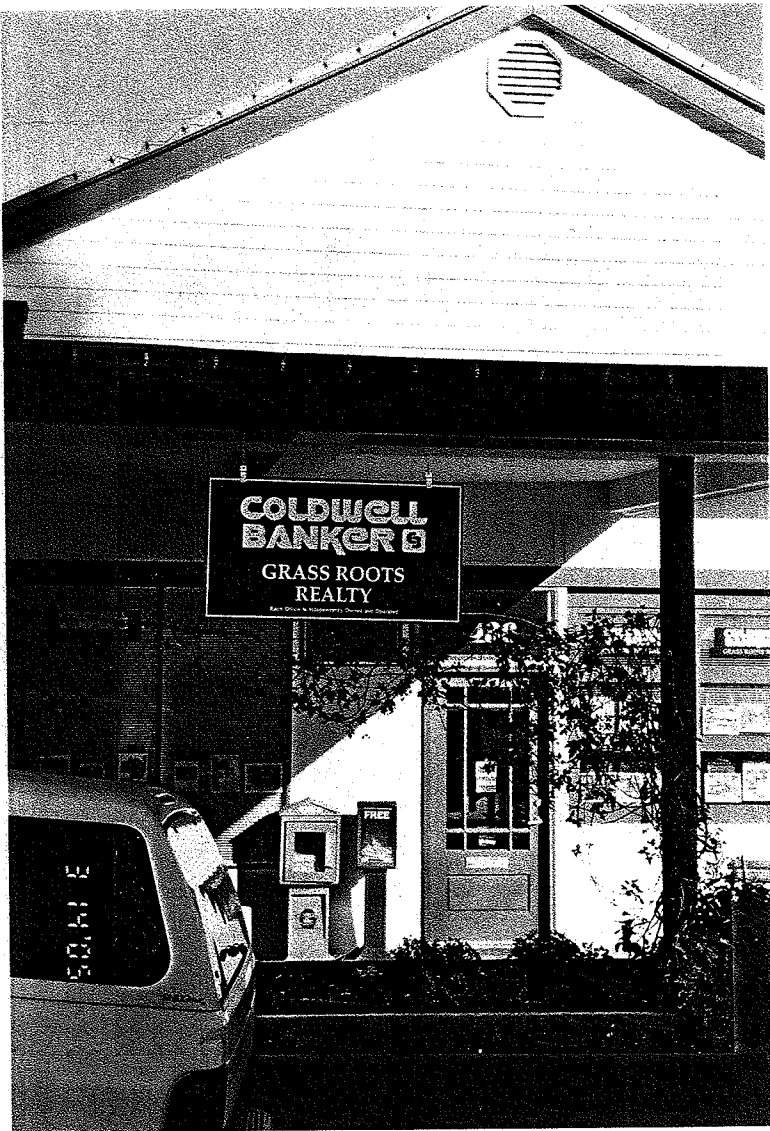
NEVADA CITY, CA 95959

TELEPHONE: (530) 265-4973

MOBILE: (530) 913-1799

EMAIL: warburton@warburtoncompany.com

436 BROAD ST., NEVADA CITY

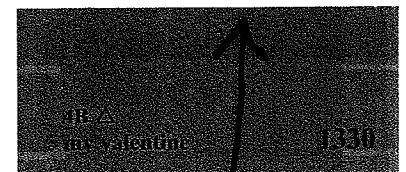


BEFORE/NOW

2-SIDED

AFTER PROPOSED

PC APPROVED  
OCT 2002



PREVIOUS APPROVALS

2005