



City of Nevada City

TO: Planning Commission

FROM: Cindy Siegfried, City Planner

DATE: June 28, 2010

RE: **CONTINUED ITEM 541 North Pine Street - Proposed Architectural Review Application of Todd Wells, Owner to renovate the front of the 1890's home by replacing windows and creating a new entry area**

This matter was continued from the Commission meeting of July 15, 2010 to allow the applicant to provide more detailed information on the project. Attached is a revised project description explaining the window and door treatment. Specifically:

1. The side porch will be enclosed to create an entry area and the existing front door will be installed along with 12-inch clear glass side lights. The custom door frame and side lights will be milled at Hills Flat door shop).
2. The wood windows will have true divided lites.
3. Floor plans have been provided showing the remodeled entry area.
4. Window specs are attached.

The owner will be out of town but is expected to have a representative present at the meeting. Please contact me with any specific questions and I can obtain the answers from the owner.

Staff recommends approval subject to the following conditions:

CONDITIONS OF APPROVAL

1. The Commission approval is for a renovation of the front of the home at 541 North Pine Street, to include only that work described in the application. Any future work to the exterior of the home may warrant submittal of another application.
2. The Commission appoints Commissioner John Parent as liaison to assist the applicant in reviewing and approving minor changes to the approval, and to provide status reports of the project to the Commission.
3. 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. After the City's review you can obtain issuance of the permit from the Building Department located at the Government Center, 950 Maidu Avenue, Nevada City.

Project Description

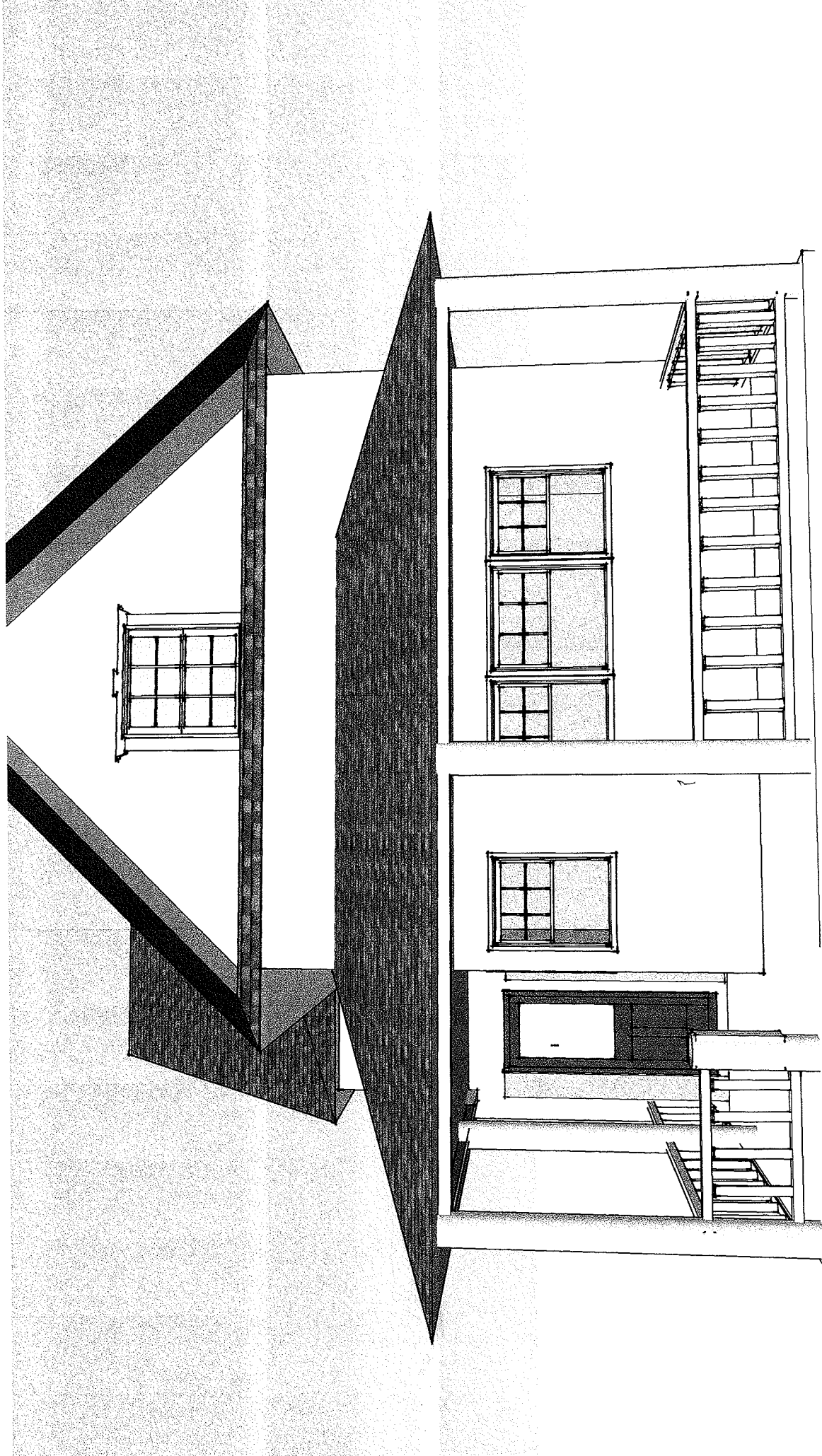
Project is a renovation of the front of the house, a remodel of the kitchen and energy saving upgrades. The exterior changes will provide architectural enhancement to the front and street visible side of the house and will help restore the "Mother Lode Era" look to this vintage 1890's home.

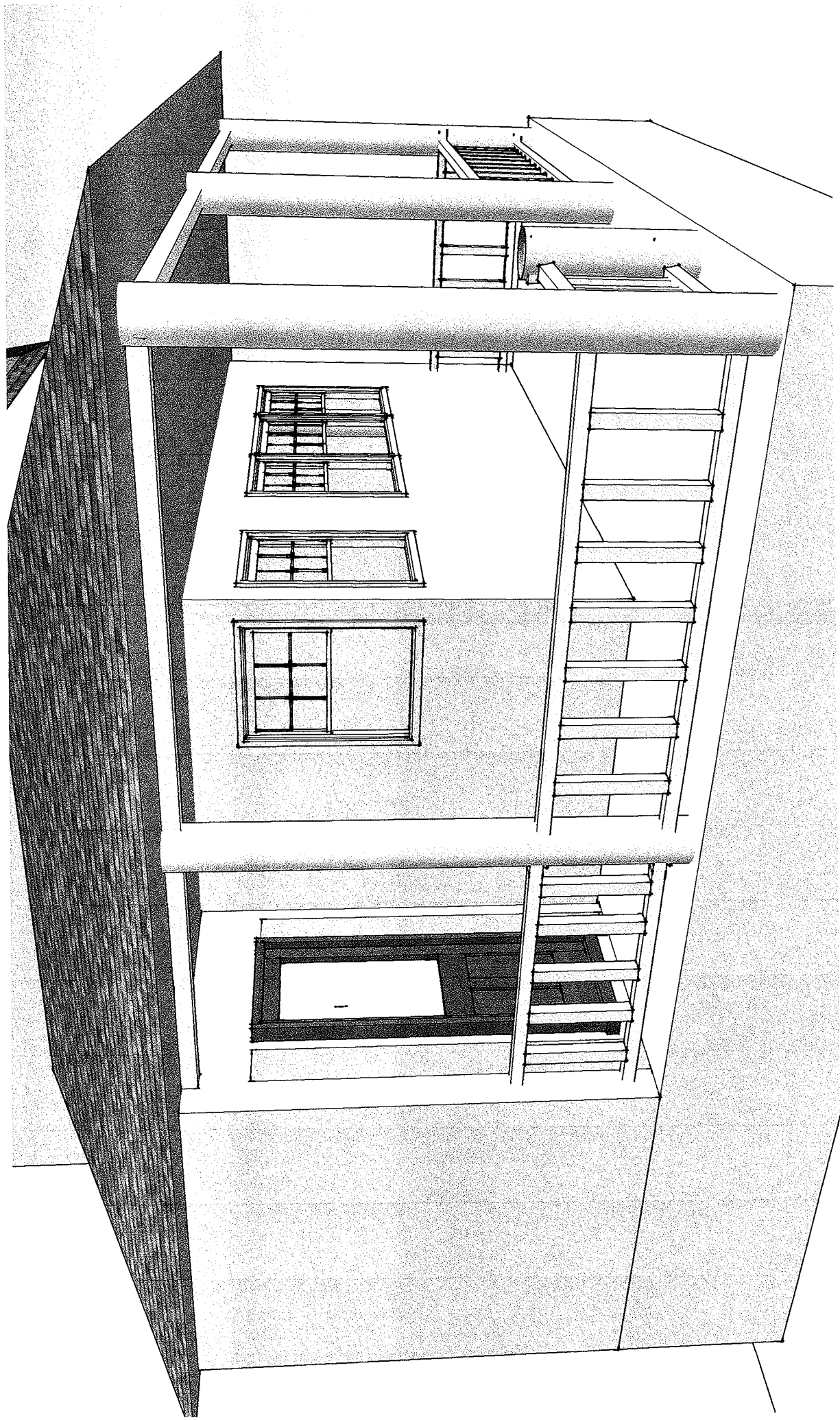
The exterior changes:

- Replace existing single pane metal window on front porch with TM Cobb wood casement windows.
- Replace front door with wood casement window. Install new matching casement window on adjacent wall (windows symmetric on corner)
- Enclose a small portion of the side porch to create an entry area. Install existing front door with 12" clear glass side lights (custom door frame & sidelights will be milled at Hills Flat door shop)
- Replace existing single pane metal window on front gable with wood double hung window.
- Replace window on street visible side wall with wood casement window
- Replace window on rear of house with Mercer Vinyl window to match adjacent vinyl window.
- Siding repair will include re-use of existing materials and some new siding milled to match existing wood horizontal siding.
- Window and siding will be painted the existing white.
- Front door and window trim will be painted Stratton Blue from Benjamin Moore Historical Color Collection (sample attached)
- Porch ceiling and existing window trim will be repainted to Stratton Blue.

Notes

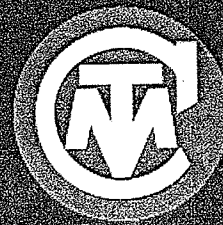
- Existing turned square posts will not be changed.



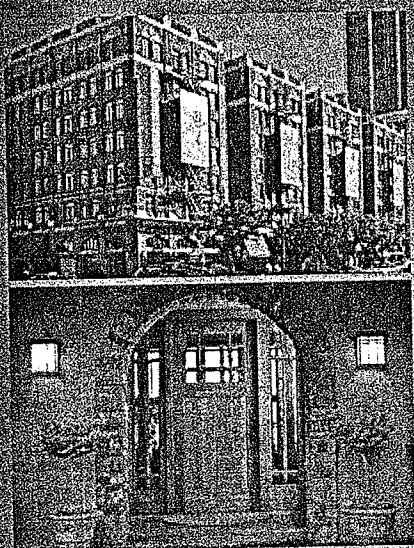
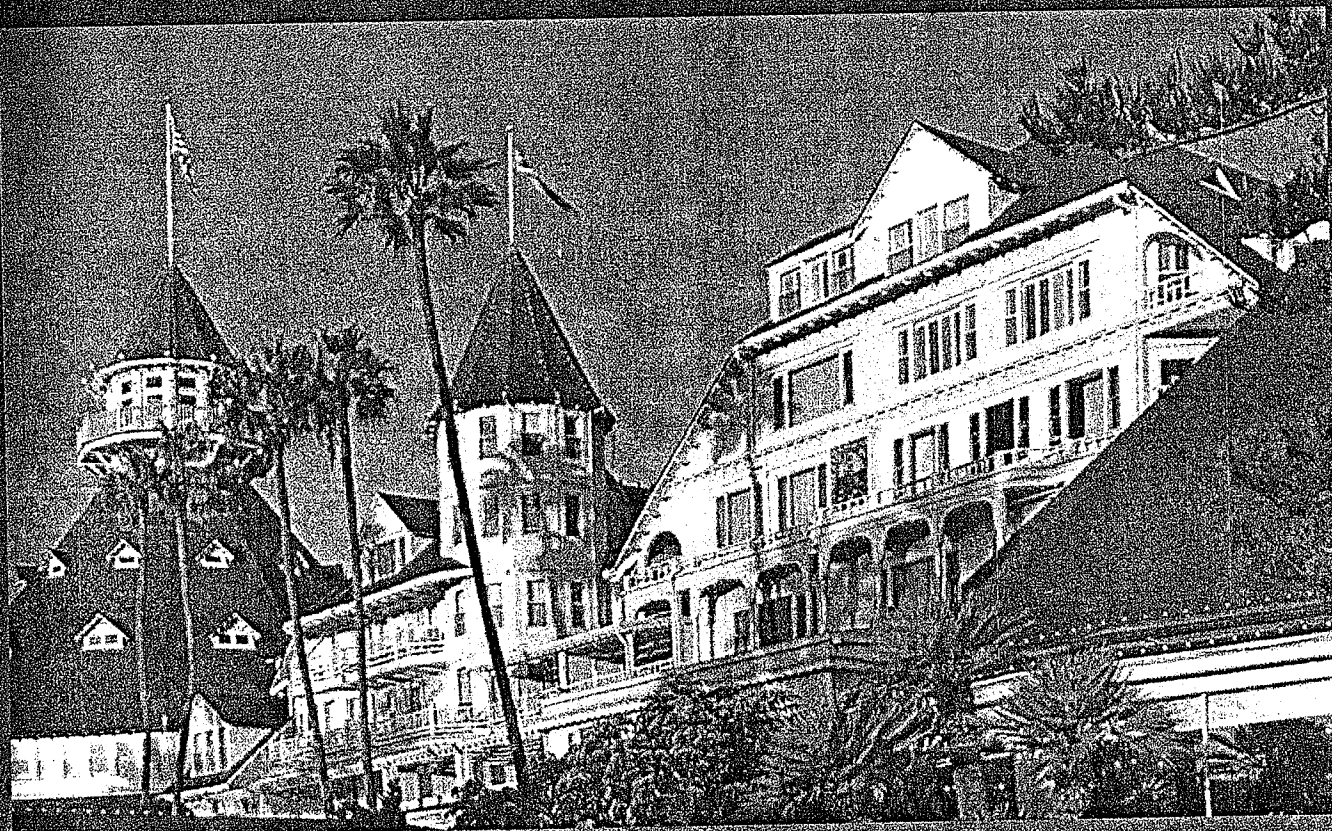


T.M. COBB COMPANY

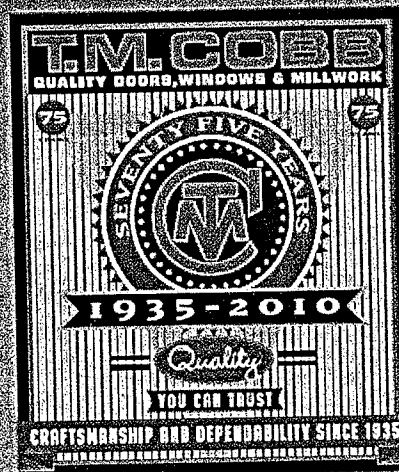
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