




City of Nevada City

TO: Planning Commission

FROM: Cindy Siegfried, City Planner 

DATE: June 28, 2010

RE: **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**

APPLICATION: 541 North Pine Street – Todd Wells, Owner – Architectural Review Application to renovate the front of the 1890's home. The owner proposes replacing the existing single-pane metal window on the front porch with wood casement windows. The existing front door will be replaced with a wood casement corner window and then a small portion of the side porch will be enclosed to create a new entry area. The project proposes other window treatment changes including a vinyl window on the rear of the home. Repair to the siding and re-use of materials are planned and the window trim and siding will be painted white.

Enclosed is a project description submitted by the owner along with photographs of the home and proposed elevations.

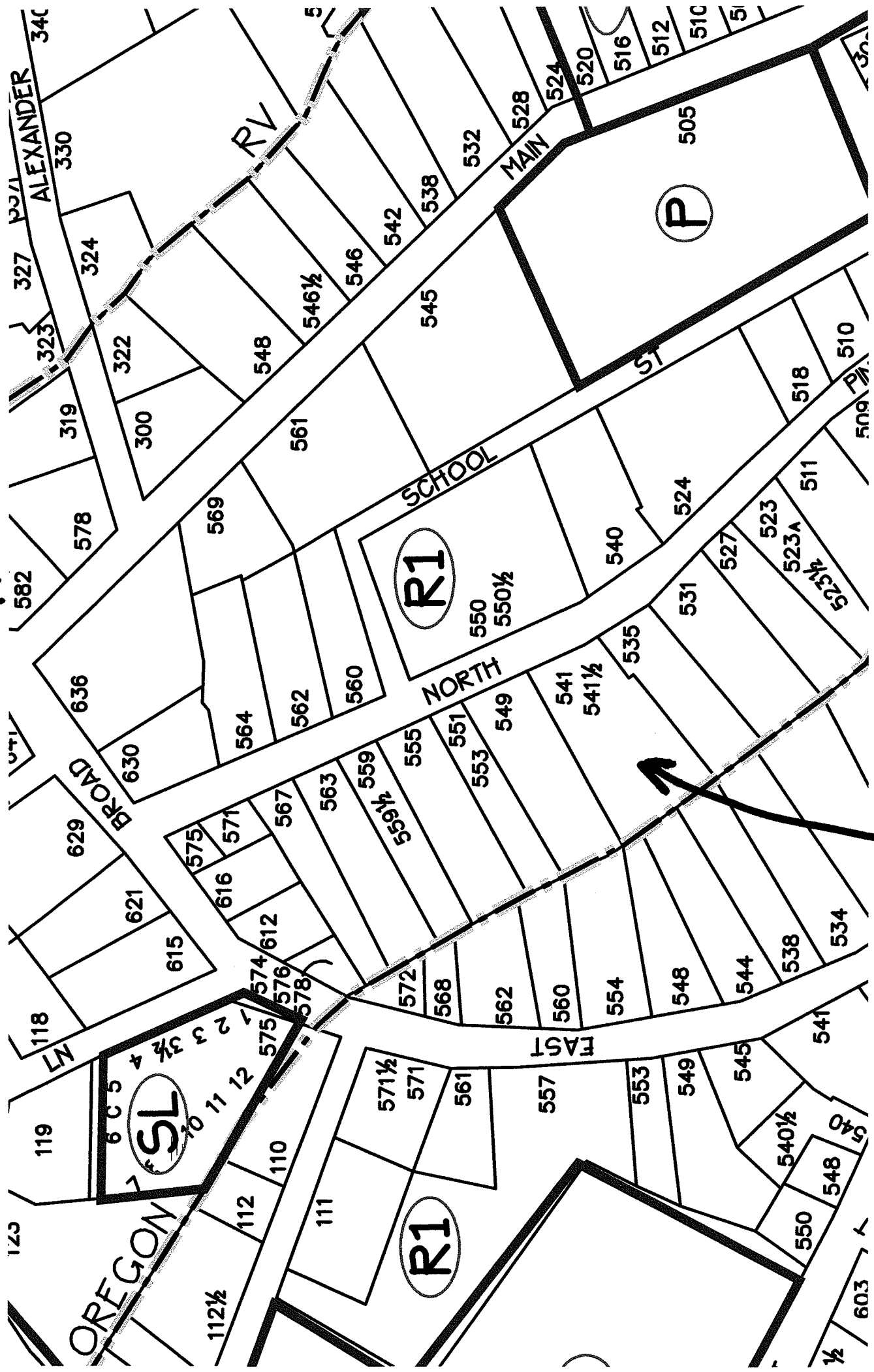
The planning base files indicate that the City recognizes the two units that exist. The property is zoned "R1" Single Family Residential and is outside the historical district.

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 a Planning Commissioner to act 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.

Architectural Review Application



Todd Wells, Owner (541 N Pine St



CITY OF NEVADA CITY

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

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Filing Fees	
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CITY OF NEVADA CITY	
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

JUN 24 2010

Applicant/Property Owner

Todd Wells

Name 541 N. Pine Street

Address Nevada City CA 95959

City, State 530 273-2986

Phone 530-575-2156 cell

Check all that apply:

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

Number of existing units 2
Year of original construction 1897

Supporting data must be attached:

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

RCPT. AMT. \$100.00
Clk #1557

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

541 N. Pine Street
Street Address

05-074-09
Assessor's Parcel Number

Nearest cross street E. Broad, School Street

New floor area proposed 40 S.F.

Briefly describe proposed project:

Renovate front of house to improve street appeal using period appropriate materials. Replace metal window with wood casement. Install corner windows. Bring side door forward to create entry area.

Number of dwelling units on property 2

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over 5 %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: metal single pane windows, door, siding

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.

Todd Wells
Signature

6/23/2010
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

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: match existing horizontal wood siding

Windows: wood casement windows

Trim: wood trim

Foundation/Pony walls: _____

Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____

Trim: use existing white color

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.

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 include:

- Replace existing single pane metal window on front porch with wood casement windows.
- Adding matching wood casement corner windows, replacing front door.
- Enclose a small portion of the side porch to create an entry area and install a new front door with sidelight windows.
- 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 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 trim and siding will be painted the existing white.

Supporting materials include current house pictures, house front visualizations with new windows/door, pictures of desired look for windows and door. Exact specifications for windows were not available in time for the submission deadline (working with Hills Flat Lumber to get the specs), but should be available by Planning Commission meeting.

EXISTING

