



City of Nevada City

TO: Planning Commission
FROM: Cindy Siegfried, City Planner
DATE: December 22, 2010

RE: **Architectural Review Application – 550 North Pine Street**
Owners Evans Phelps and Dieter King are proposing repair of a portion of their existing home due to fire damage. Work includes addition of two dormers and two windows.

APPLICATION: The owners recently experienced a fire in their home at 550 North Pine Street, and have submitted an Architectural Review Application seeking approval to repair the fire damage. The work includes removal of burnt siding and replacement of burned windows. The application includes remodeling to the affected area by adding two dormers to increase headroom, and to add two windows to the upstairs bedroom area. The owners will repair dry rot to the upstairs porch.

The materials will match those of the existing home, including colors and wood windows. Information is attached to the application, as well as elevations for the proposed work.

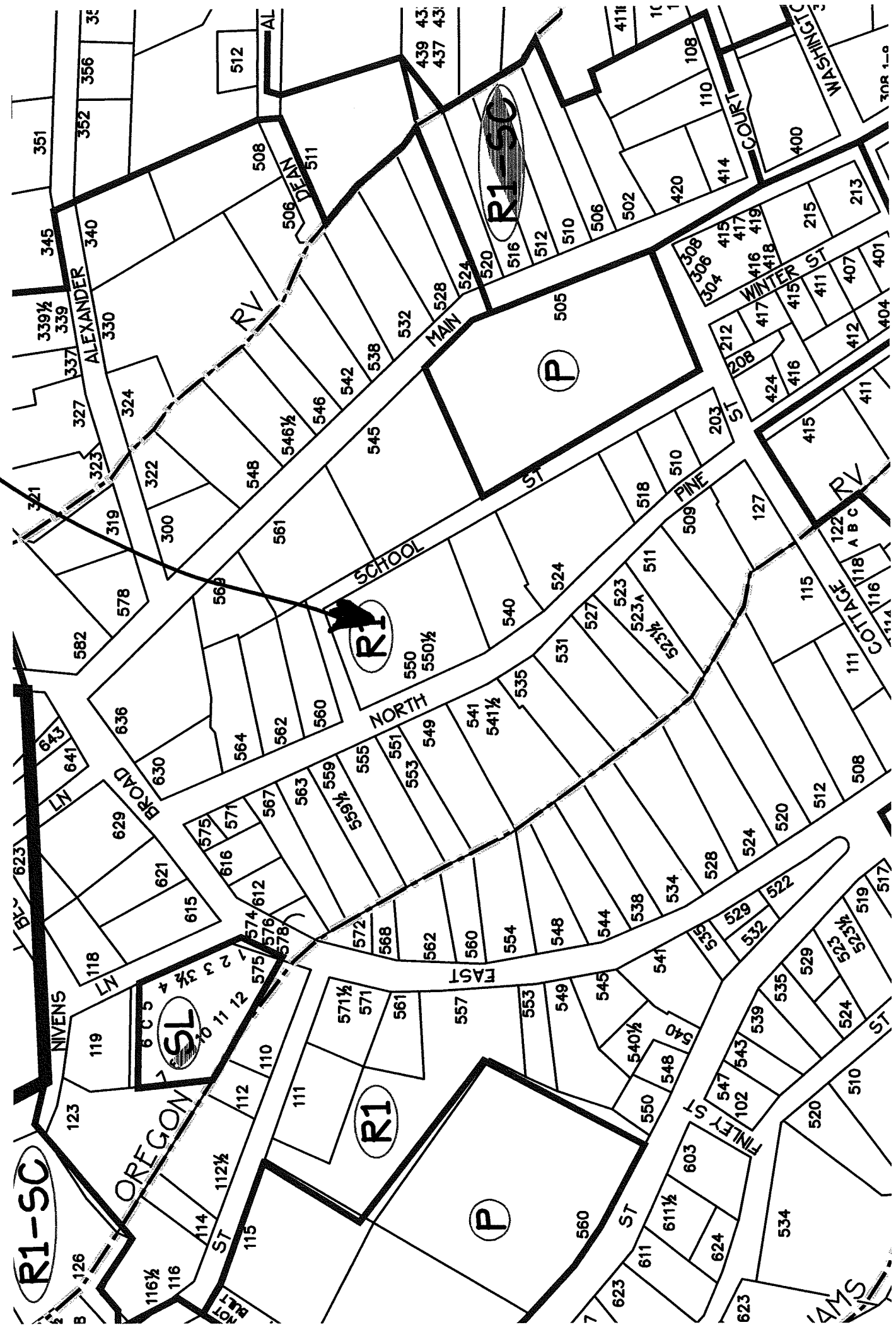
Environmental Review

The property is exempt from environmental review pursuant to Section 15303(a) of the CEQA Guidelines, being a Class 1 exemption for existing facilities.

CONDITIONS OF APPROVAL

1. The applicant is advised that the project is subject to the provisions of the Municipal Code, including the following:
 - a. As a condition of project occupancy and operation, project development must comply with all zoning standards unless otherwise noted by the conditions of approval.
 - b. Development of the site must be in strict compliance with approved plans. The approval will expire in two years, unless extended by the Planning Commission in one-year increments, up to a total of five years. In order to obtain an extension, the applicant must apply in writing prior to the expiration date of the approval.
2. A Planning Commissioner may be appointed to serve as Liaison to assist in approving any minor changes to the approval and to provide the entire Commission with periodic project status update reports.

Phelps, Owner 550 N. Pine St. SUBJECT SITE





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

EVANS PHELPS
 Name
550 N PINE ST.
 Address
NEVADA CITY CA
 City, State
478-9839
 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):

550 N PINE ST.
 Street Address

05-075-12
 Assessor's Parcel Number

Nearest cross street SCHOOL ST.

New floor area proposed _____ S.F.

Briefly describe proposed project:

Repair FIRE DAMAGE, add two dormers to increase headroom, replace burned windows with marvin windows, add 2 windows to bedroom, repair dry rot to upstairs porch

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: remove burnt siding & windows

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.

Evans Phelps
 Signature

12/18/10
 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 and 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

If no, please explain _____

VOLUME AND MASSING

Lot Size 43,000 SF

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| Will the proposed building or changes 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion, if needed:

No increase in square footage, increase head room upstairs from 7 1/2 ft with steep sloping roof only
Balance out house by matching dormers
Increase sunlight to bedroom by increasing windows and changing porch roof and railings.

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: Same - composition shingles Pitch: 12:12

Siding: like for like cedar & hardiplank

Windows: Marvin wooden windows with aluminum clad

Trim: wood

Foundation/Pony walls: _____

Decks, porches, railings: wood

COLORS (Please provide ten color chips per color)

all like for like
Color brand, name, number

Roof: slate grey

Trim: white

Accents: powder blue & magenta

Railings/Decks: navy blue

DETAILS

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

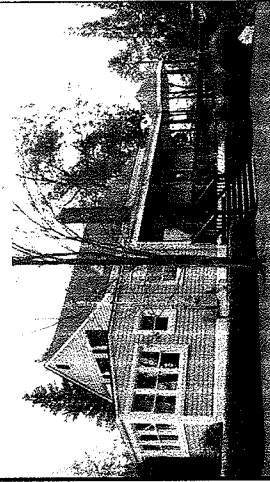
- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

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



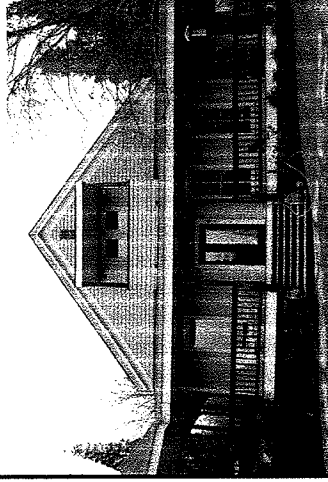
PICTURE OF NORTH FACADE



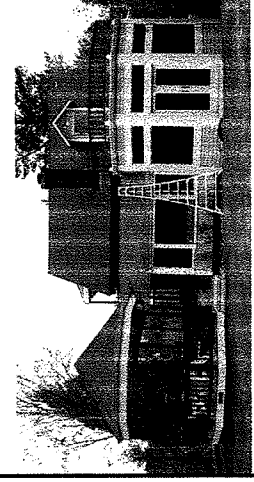
PICTURE OF NORTH-WEST CORNER



PICTURE OF SOUTHWEST CORNER OF BUILDING

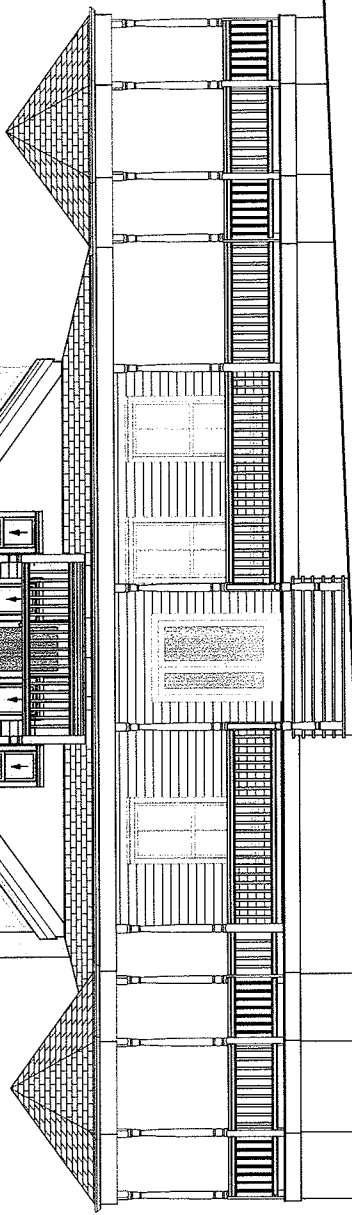


PICTURE OF SOUTH FACADE OF BUILDING



PICTURE OF EAST FACADE OF BUILDING

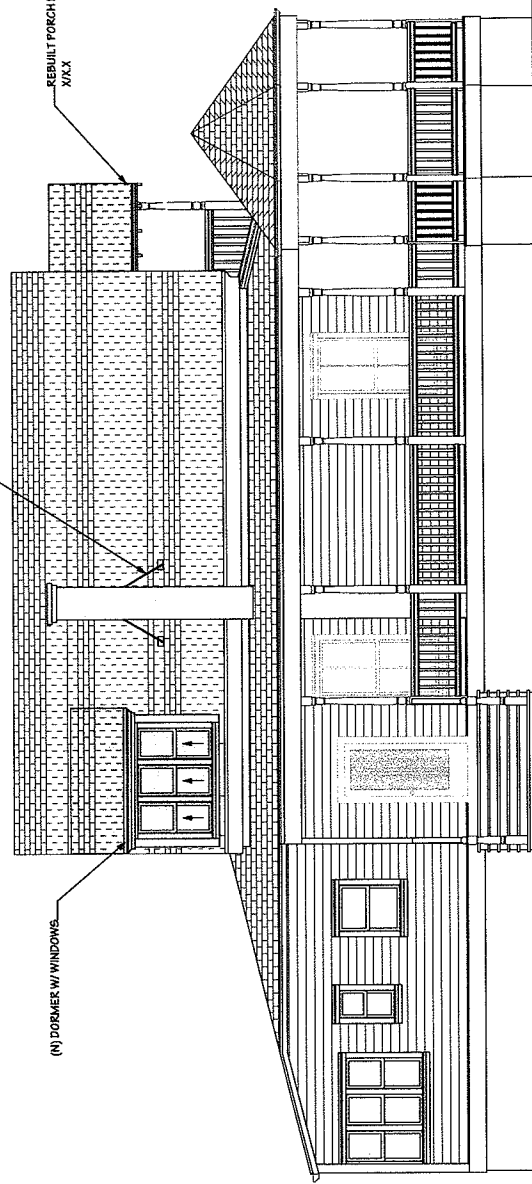
- (N) WINDOW PER PLAN
- (N) DORMER BEYOND
- (N) CHIMNEY BRACE
- (N) VENT LOUVER
- (N) DOOR, SIDE WINDOWS AND TRANSOM WINDOW PER PLAN
- REBUILT PORCH PER DETAIL XXX
- (N) WINDOW PER PLAN
- (N) DORMER BEYOND



2 SOUTH ELEVATION

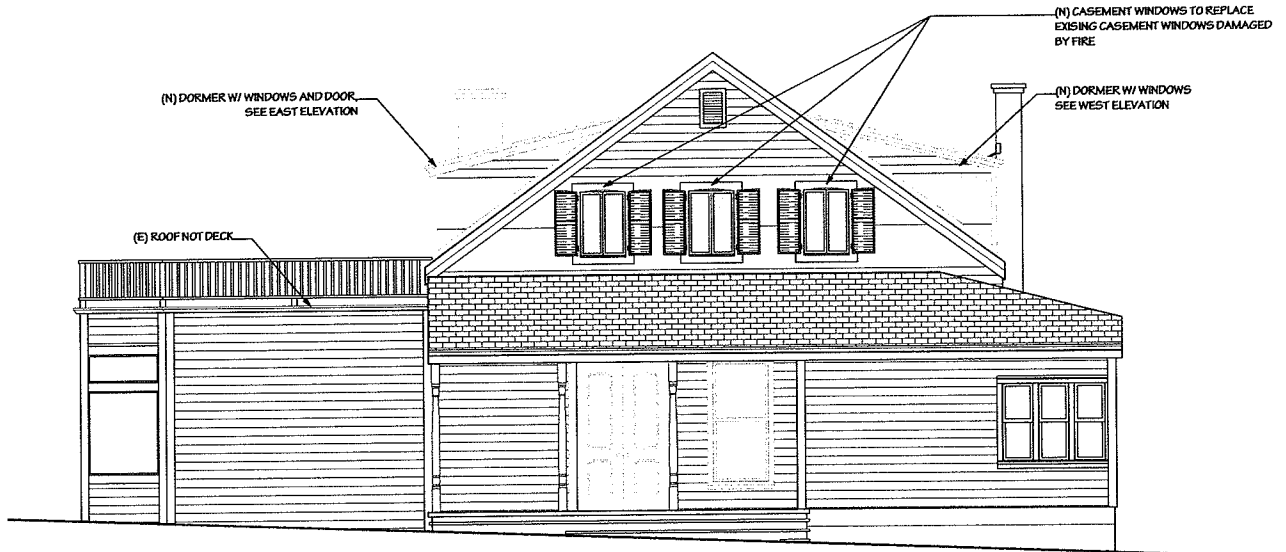
Scale: 1/4" = 1'-0"

- (N) DORMER W/ WINDOWS
- (N) CHIMNEY BRACE
- REBUILT PORCH PER DETAIL XXX



1 WEST ELEVATION

Scale: 1/4" = 1'-0"

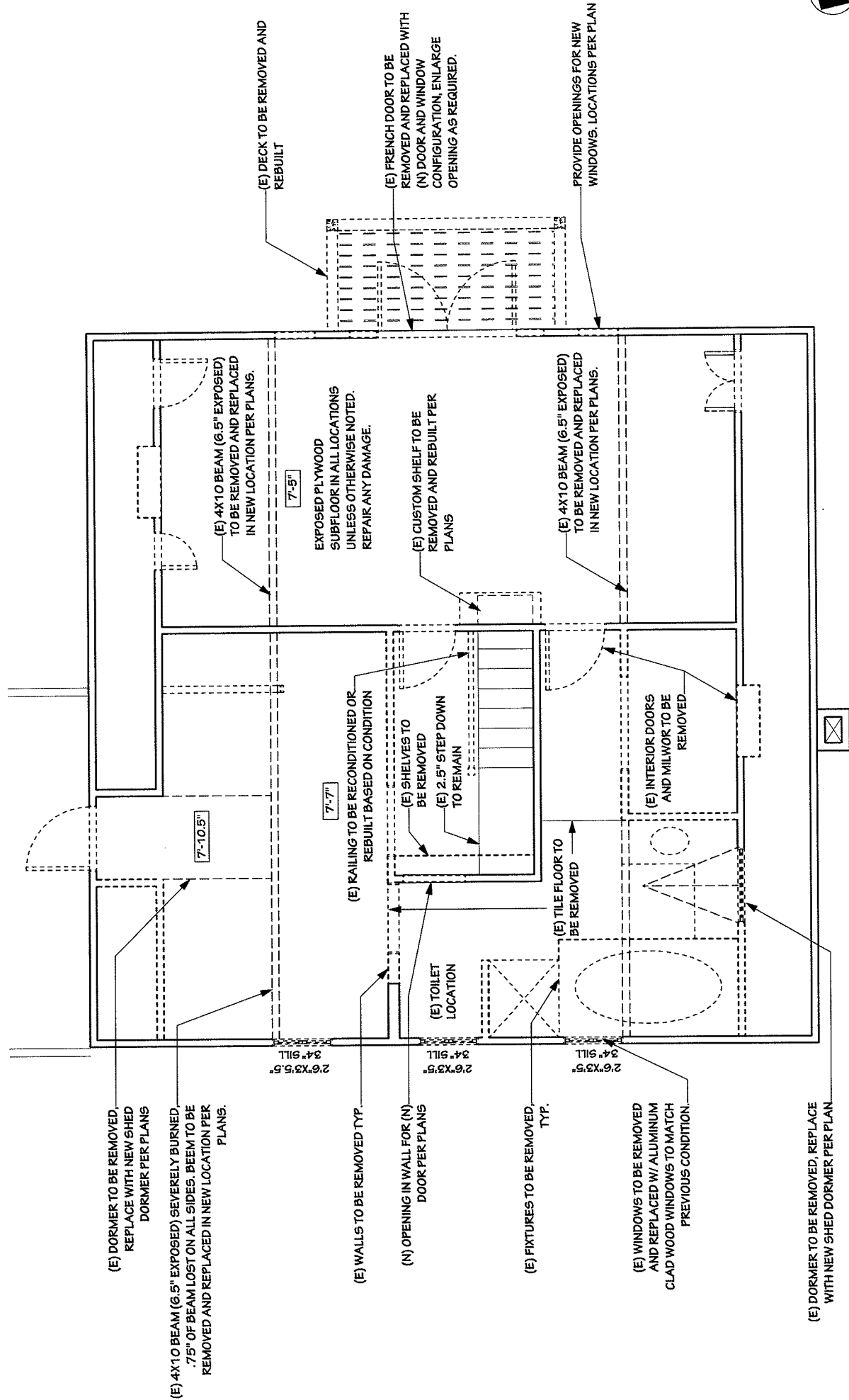


2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"

FLOOR PLAN

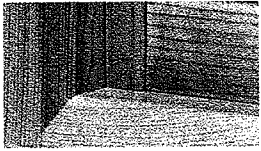


550 No Pine St Repair / Remodel

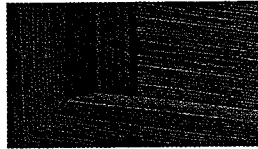
MARVIN WINDOWS - SPELS ON FILE.

OPTIONS

WOOD SPECIES SELECT



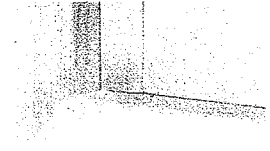
PINE



VERTICAL GRAIN
DOUGLAS FIR



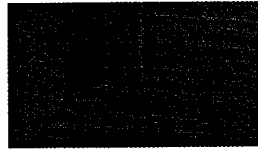
MAHOGANY



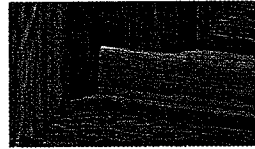
PRIMED WOOD



DOUGLAS FIR

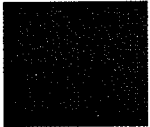


CHERRY



WHITE OAK

HARDWARE FINISHES



SATIN TAUPE



BRONZE

WHITE



SATIN NICKEL



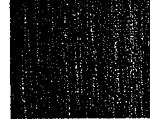
SATIN
CHROME



OIL-RUBBED
BRONZE



BRASS



ANTIQUE
BRASS

DIVIDED LITES

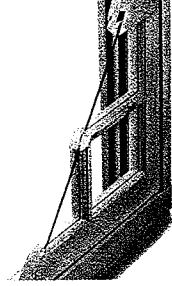
SIMULATED DIVIDED LITE (SDL) SIMULATED DIVIDED LITE WITH SPACER BAR AUTHENTIC DIVIDED LITE (ADL)



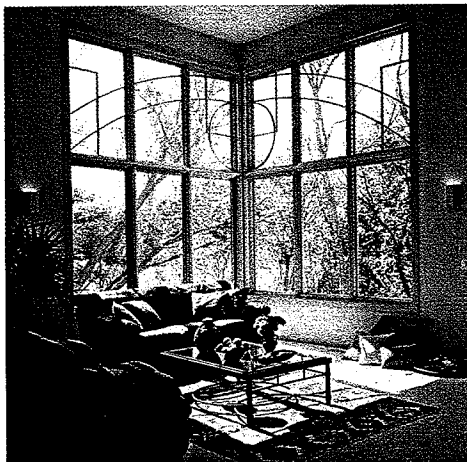
SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.



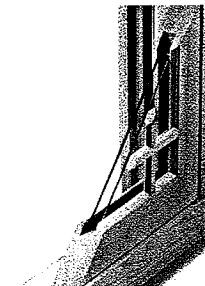
SDL bars are combined with spacer bars installed between the glass, creating the essence of Authentic Divided Lites.



Separate panes of glass are glazed between muntin bars—the way windows have been made since the beginning. Now, Marvin's state-of-the-art design adds traditional appeal. (Available for wood units only.)



GRILLES GRILLES-BETWEEN-THE-GLASS (GBG'S)



Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.



Grilles are permanently installed between the glass panes. This low-maintenance option creates the look of divided lites.