



CITY OF NEVADA CITY

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

CHECKLIST FOR ARCHITECTURAL REVIEW APPLICATIONS

This packet contains filing forms and instructions for completing an 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. *Ordinance 90-01*
2. *Ordinance 92-06*
3. *Historical District Ordinance 338*
4. *Nevada City Design Guidelines*

PROCESS: Once a complete application has been submitted, it will be distributed 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 the 2nd and 4th Thursdays of each month at 6:30 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, and a signed set of plans from the City Fire Department will also be required (Phone 530-265-2351 and **obtain a copy of their plan submittal requirements**).

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. Filing fee of **\$100** if the construction is less than 25% of the original area of the existing home OR **\$500** for new construction, or if the construction is greater than 25%
- () 3. Ten folded copies of Site Plan and Elevations – see attached "**Guidelines for Submitting Site Plans and Elevations**"
- () 4. Ten color chips, to be distributed with Commissioner's packets
- () 5. Photograph(s) of structure or property or of property if vacant (Using a digital camera and printing pictures on 8-1/2" x 11" paper is acceptable.)
- () 6. Any other material specifications for windows, roofing materials.



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Table with 2 columns: Description, Amount. Rows: OFFICE USE ONLY, Filing Fees, Chk Cash, Bus. Lic.

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Name
Address
City, State
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):

Street Address

Assessor's Parcel Number

Nearest cross street

New floor area proposed S.F.

Briefly describe proposed project:

Blank lines for project description

Number of dwelling units on property

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

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 _____ SF

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

Discussion, if needed:

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: _____

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: _____

Trim: _____

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.
