



# City of Nevada City

---

**PLANNING COMMISSION AGENDA**  
**THURSDAY, April 21, 2016 1:30 PM**  
Council Chambers – City Hall  
317 Broad Street - Nevada City, CA 95959

---

**•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA:** After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

---

**Mission Statement**

*The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.*

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chair Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

**APPROVAL OF MINUTES**

March 17, 2016 Regular Meeting;

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

**TREE REMOVAL APPLICATION**

1. **235 Commercial Street (Coopers) – Phil Graham, owner** – Removal of patio tree (within Historical District)

**SIGN REVIEW**

1. **236 Broad Street (Nevada City Chocolate Shop) — Replace existing sign with new logo** (within Historical District)

**ARCHITECTURAL REVIEW**

1. **426 Broad Street (Broad Street Bistro) – Donald & Theresa Vojtech, Owners** – Proposed window replacement and paint color change (within Historical District)
2. **107 Sacramento Street (Stonehouse) – Jonathan Rowe, Owner** – Proposed 3rd story deck addition, landscaping between parking and patio area, window and door replacement on 3<sup>rd</sup> story, and demolish existing door on third floor (within Historical District).

**RECOMMENDATION TO STAFF**

1. Mobile Food Vending

**PLANNING COMMISSION LIAISON REPORTS** –Previously approved projects – **informational only**

None

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

89 Mine Rock Road – Foundation Repair  
204 Clay Street – Tree Removal  
509 Dean Alley – Re-roof  
819 Zion Street – Re-roof  
518 State Hwy 49 (Elks Lodge) – Re-stripe/add accessible parking  
107 Sacramento Street (Stonehouse) – Interior remodel  
422 Jordan Street – Rooftop solar

**CORRESPONDENCE:**

**ANNOUNCEMENTS: Next Regular Meeting – May 19, 2016**

**ADJOURNMENT:**



# City of Nevada City

---

TO: Planning Commission

FROM: Amy Wolfson, City Planner

HEARING DATE: April 21, 2016

RE: Tree Removal Application – 235 Commercial Street (Coopers)

ATTACHMENT: 1) Application for Tree Removal  
2) Tree Approval, March 14, 1997  
3) Photos of Tree  
4) Proposed Container Sketch  
5) Insurance Statement  
6) Common Cultivars of Japanese Maples

## **APPLICATION:**

The owner of Coopers Ale Works, Phil Graham, located at 235 Commercial Street has submitted an application to remove the tree located within the establishment's patio. The patio faces Commercial Street and is highly visible to public views. While generally the staff is authorized to approve removal of up to two trees from a property, this particular tree was approved by the Planning Commission in 1997. The existing Maple tree was approved as a replacement to a multi-trunked Cherry tree whose roots had buckled the decking below. The approval was originally for a container tree. However, at that time, the owner had trouble finding a suitable container tree that could meet the size required and meet the timing deadline imposed by the Commission. It is unclear what determination was made that resulted in the in-ground planting of the current tree.

The Maple tree is now posing similar problems as the previous Cherry tree, causing buckling of the brick patio. The insurance company for the establishment, EverGuard has provided a statement that requires the owners to repair and level the damaged brick surface. The applicant's preferred remedy is to remove the tree altogether without any replacement (Option 1). He has provided an alternative option that includes a redwood planter box that would be planted with a Japanese maple (Option 2). Japanese maples vary greatly in size and form. For this reason, if the Commission prefers this alternate option, consideration for the specific variety should be taken in to account with a condition of approval that specifies the variety.

## **DECISION CRITERIA**

Pursuant to Section 18.01.035 of the Zoning Ordinance, when considering whether or not tree removal is necessary for reasonable use of the property the Planning Commission may consider the following:

- A. Whether or not the preservation of the tree(s) would unreasonably compromise the owner's development of the land under current zoning and development regulations;
- B. The condition of the tree(s) with respect to disease or danger of falling;
- C. The age of the tree(s), the relative scarcity or rarity of the species within the city limits, and the number of trees remaining in the immediate area;
- D. The number of healthy trees that the given parcel of land can reasonably support;
- E. The effect of tree removal on soil stability and erosion, and on increased runoff;
- F. The potential for the tree to be a public nuisance or to interfere with utility service, and its proximity to existing structures;
- G. Present and future potential for the tree(s) to shade and provide natural cooling and warming;

- H. Whether or not any alternatives have been presented that would allow for the preservation of the tree, such as paving with a permeable substance, relocating proposed structures, driveways or sidewalks, the use of standard tree care practices, landscaping with the existing native vegetation, etc.

### **MITIGATION CONSIDERATION**

Pursuant to Section 18.01.070 of the City Municipal Code, the Planning Commission may impose mitigation on the loss of any protected tree(s). The total replacement requirement shall be based on the number of tree(s) removed.

### **ENVIRONMENTAL REVIEW**

This project has been deemed exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (CEQA) Section 15304 (Minor Alterations to Lands).

Staff requests that the Planning Commission consider each of the seven trees for removal, listed below in the order provided on the applicant's application, and labeled in attachment 4.

### **RECOMMENDED MOTION**

1. In approving/denying the Tree Removal application, as conditioned, located at 235 Commercial Street, Nevada City, CA, the Planning Commission (acting as Architectural Review Committee) finds:
  - a. That the removal of the 12-inch Maple tree within the Cooper's patio is/is not necessary for reasonable use of the property; and

### **CONDITIONS OF APPROVAL**

1. The approval for the tree removal shall expire 180-days from the issuance of the permit, unless an extension of time is timely filed prior to the initial expiration date.
2. Any firm or person removing the trees shall obtain a business license from City Hall.

Optional:

3. Mitigate the loss of the tree with a replacement container tree that will reach a size and form that will approximate that of the existing Maple when it reaches maturity.



Filing Fees	100.-
Chk	5172 cash
Bus. Lic.	

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

34133

### TREE REMOVAL APPLICATION

A City permit is required for removal of any tree with a cumulative diameter at breast height (cbdh) of 4" or greater (Mandrone, Manzanita, Oak); or 6" or greater (all other trees). An arborist's report may also be required. See Ordinance 2004-09 (City Code, Ch 18) for criteria.

**NOTE: A \$100 administrative fee must be paid when the application is submitted. All applications must include photographs of the tree(s) to be removed and a site plan showing the location of all trees to be removed and approximate locations of any roads and structures.**

Street Address/Location: 235 Commercial St Nevada City APN #: \_\_\_\_\_  
 Owner/Representative: Stacy Graham / Josiah Snodgrass Phone #: 530-559-265-0116

Mailing Address: same → (530) 559-2234

Identify and describe tree(s) to be removed and state reason(s). Use additional pages if necessary.

Number	Diameter	Species	Reason for removal (See § 18.01.035)
1	12 inch's	Maple	Damage to Foundation and Patio

Property Owner's Signature: [Signature] Date: 8/28/15

----- OFFICE USE ONLY -----

Permit Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Remarks (Mitigation/Protection Measures): \_\_\_\_\_

Approved by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

233



# CITY OF NEVADA CITY

## CALIFORNIA

Nevada City  
A Bicentennial  
Community

March 14, 1997

Tim Smith  
235 Commercial Street  
Nevada City, CA 95959

RE: Application for Tree Removal  
235 Commercial Street

Dear Mr. Smith:

The Nevada City Planning Commission, at their regular meeting of March 13, 1997, reviewed your tree removal application. The tree is a Cherry tree with three trunks, 8", 10" and 12".

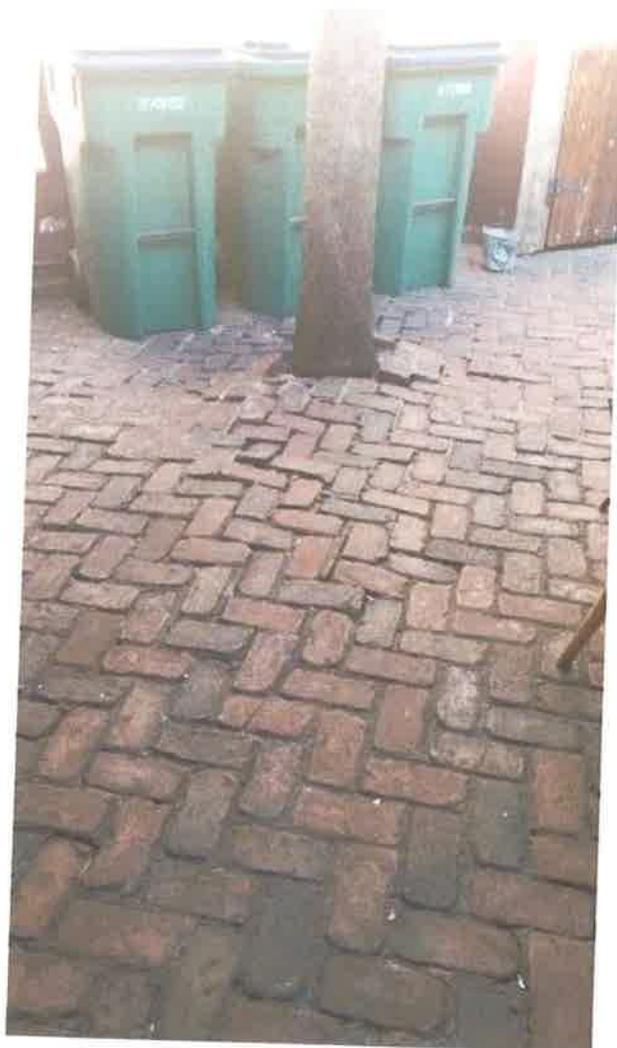
After discussion, the Commissioners voted to approve your application on the basis that the tree is a hazard to patrons, with the condition that this tree be replaced with a 24" box Red Maple, to be planted by a landscape contractor to ensure successful growth.

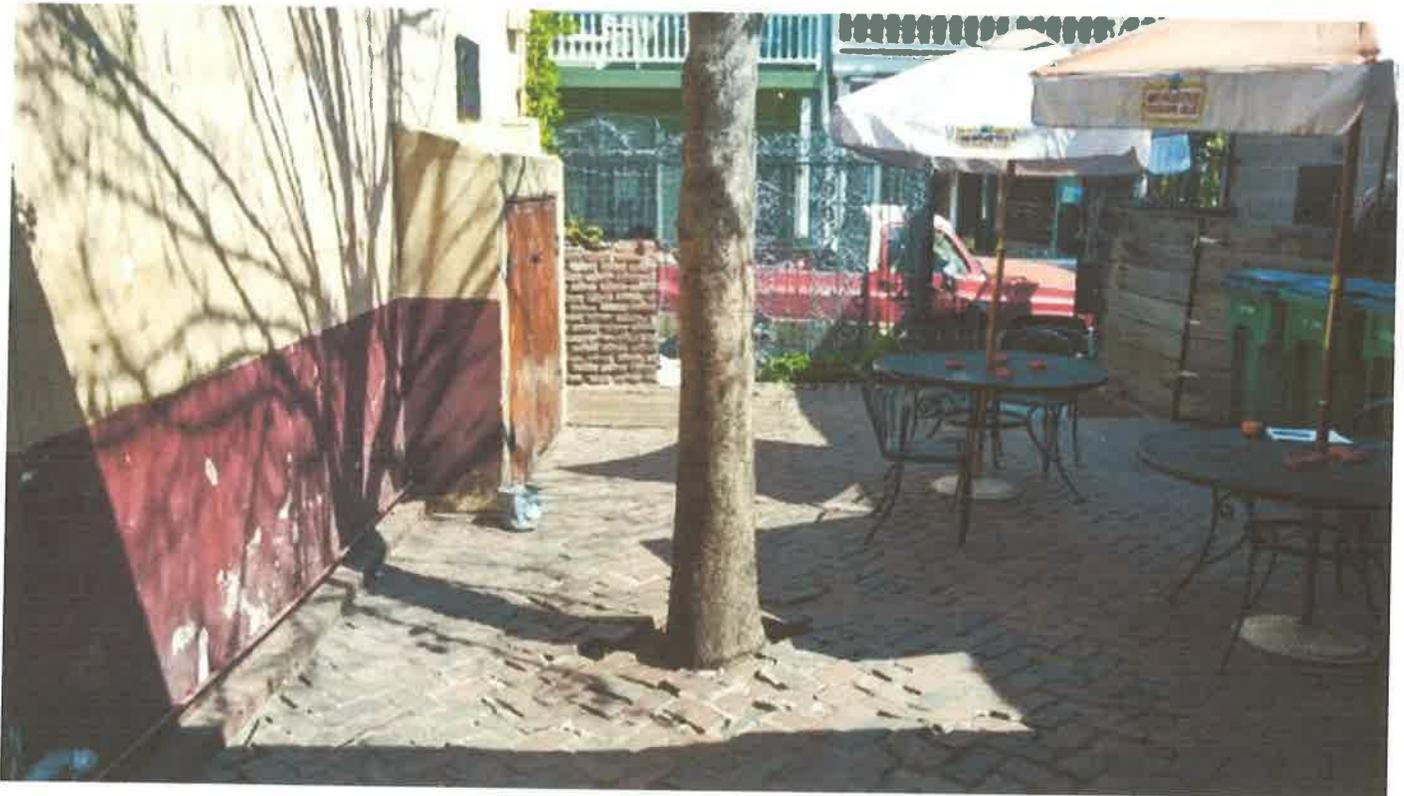
You are advised that there is a 15-day appeal period in which time anyone dissatisfied with the action of the Commission may appeal it to the City Council. Any work done during this time is at the applicant's risk. To file an appeal one would file the appropriate form at City Hall no later than March 29, 1997.

NEVADA CITY PLANNING COMMISSION

Denis P. Kutch, Chairman

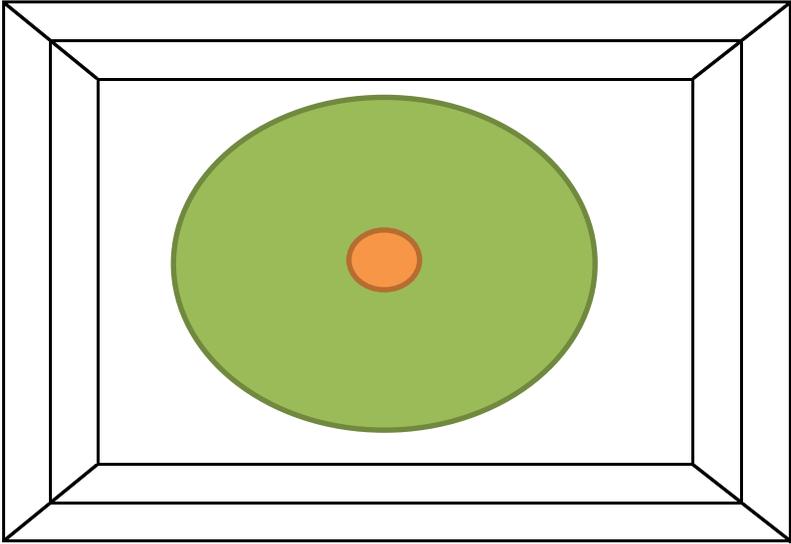
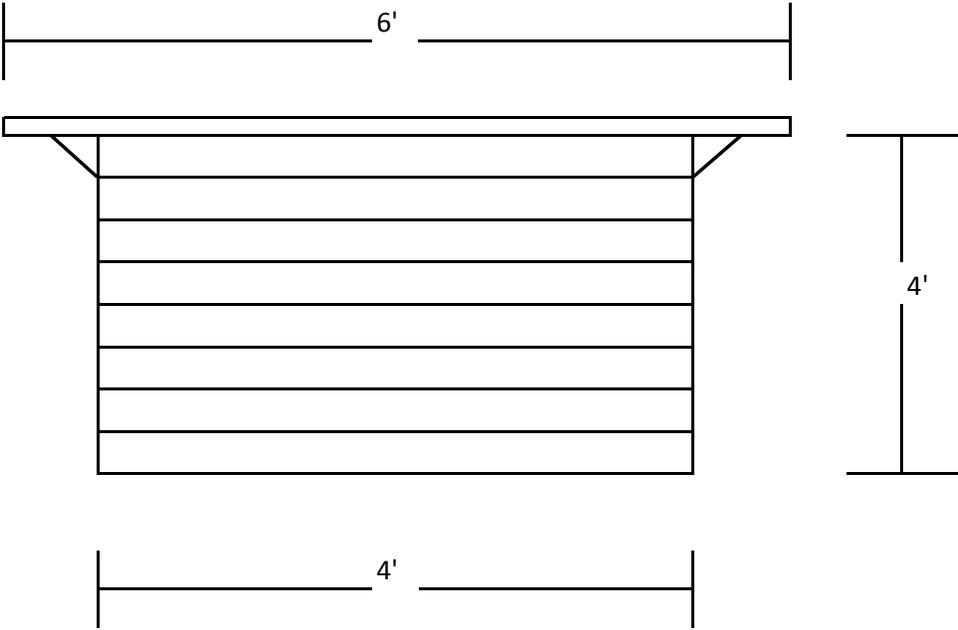
DK/mr







COOPERS PATIO TREE BOX



made from Redwood 2" x 6".

LRL.PDF | Download ▾

1 of 1



*September 29, 2014*

*Coopers Ale Works  
235 Commercial St  
Nevada City CA 95959*

*Policy # PGP0801269*

1. Please rope off the stage when not in use to prevent unauthorized access.
2. Please repair and level the damaged brick around the tree on the patio.

### Common Japanese Maple Cultivars

Bloodgood: Red leaves that retain color well in summer.



Burgundy Lace: Red foliage displayed against green stems.



Dissectum: Weeping lacy purple foliage.



Osakazuki, Tana and Tsuma beni: Green leaves.



Senkaki or Sango-kaku: Coral-colored bark with green leaf





# City of Nevada City

---

TO: Planning Commission

FROM: Amy Wolfson, City Planner

**HEARING DATE:** April 21, 2016

RE: Historic District Sign Application for 236 Broad Street – “Nevada City Chocolate Shoppe”

**ATTACHMENTS:**

- 1) Application for Historic District Sign
- 2) Detailed exhibit of signage
- 3) Rendering of new sign/Photo of existing sign

**MULTIPLE ACTIONS REQUESTED:**

- 1) Approve new exterior signage for “Nevada City Chocolate Shoppe”

**APPLICATIONS:**

The tenant of the building, Linda Hansen is requesting approval for a sign for her existing candy retail business called the “Nevada City Chocolate Shoppe.” The business is located at 236 Broad Street and is owned by Gary Tintle. The new sign will hang in the same location as the current sign and will use a similar hanging chain system, though the new chain will be a darker coated metal. The purpose of the new sign is to update with the new logo the store has adopted. The details of the sign are as follows:

- 1. Medium Density Overlay (MDO), an engineered wood panel, painted in a matte finish enamel
- 2. Two sided and irregular in shape
- 3. 48” x 32.5” for a total of 21.66 square feet (includes both sides)
- 4. The sign will hang from dark coated chains affixed to the overhang at the entrance.
- 5. The Lettering style is **URWWOODTYPD**
  - a. The sign will be painted in colors as provided on the exhibits:

<b>Feature</b>	<b>Color</b>
Lettering	Clinton Brown (HC-67)
Background 1	Southfield Green (HC-129)
Background 2	Montgomery Red (HC-49)
Border	Southfield Green (HC-129)
Ice Cream/Candy Graphic	Montgomery Red, Clinton Brown, Hathaway Peach (HC-53)

**RECOMMENDED MOTION:**

- 1. After discussion and hearing from the public, the Commission can make a motion to approve/deny the sign application, as conditioned, making the following findings:
  - a. That the exterior sign is/is not compatible with the Mother Lode type of architecture (17.68.080).

**CONDITIONS OF APPROVAL**

- i. No neon is permitted.
- ii. No banners are permitted.
- iii. The sign shall be located at least 8 feet from the sidewalk to the bottom of the sign.

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
Bus. Lic.	



# CITY OF NEVADA CITY

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

## APPLICATION FOR HISTORICAL DISTRICT SIGN

### Applicant

Nevada City Chocolate Shoppe

Name  
236 Broad St

Address  
Nevada City Ca 95959

City, State  
530-265-3448

Phone  
Bill Hansen

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 of property where sign is proposed:

236 Broad St

NAME OF BUSINESS

Nc Chocolate Shoppe

SIZE: DIMENSIONS OF SIGN: 48" w x 32.5" tall

Total Square Footage: 10.83sf

Double Sided?  (Yes)  (No)

(Both sides are counted)

If irregular in shape, providing sketch indicating the area of the smallest rectangle which can wholly contain the sign and provide dimensions. See example provided on Sign Application Checklist.

LOCATION Please indicate proposed location on building: (Also provide photograph indicating location)

at front enter - hanging where existing sign is

Materials of sign MDO sign grade plywood + matte finish enamel paint

Colors (list name and number if taken from Benjamin Moore Historical Palette) List colors for letters, background, graphics, accents, etc.)

Montgomery Red HC-49  
Southfield Green HC-129  
Clinton Brown HC-67

Hathaway Peach HC53

Lettering Style, Name: URWoodTypeD

Provide description of chosen lettering style and how it complies with the Mother Lode Era style of architecture

on list of styles used during Mother Lode Era

How many business entrances are there on the building? X 1 How many businesses now occupy the building? 1

### CODE COMPLIANCE:

APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING: (Please check the following boxes to indicate the applicant understands and acknowledges the Historical District Sign Standards) By signing the following, the applicant agrees to adhere to these standards and any deviation will result in code enforcement procedures from the City, which could result in a fine and/or revocation of the sign approval.

- No sign shall contain any flashing, blinking or moving letters. (Municipal Code Section 17.68.080H)
- Sandwich board signs or A-board signs shall not be allowed. (Section 17.68.080J)
- Neon signs designed to be seen from the outside of the building are prohibited. (Section 17.68.080K)
- Signs shall be lighted only at such times as the premises are open for business, and after business hours, all illumination shall be indirect. (Section 17.80.190G)
- Banners and Flags are not permitted to hang from buildings (Municipal Code Section 8.04.020D)

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

Mary M. Lutz owner

Juda M Hansen, Tenant

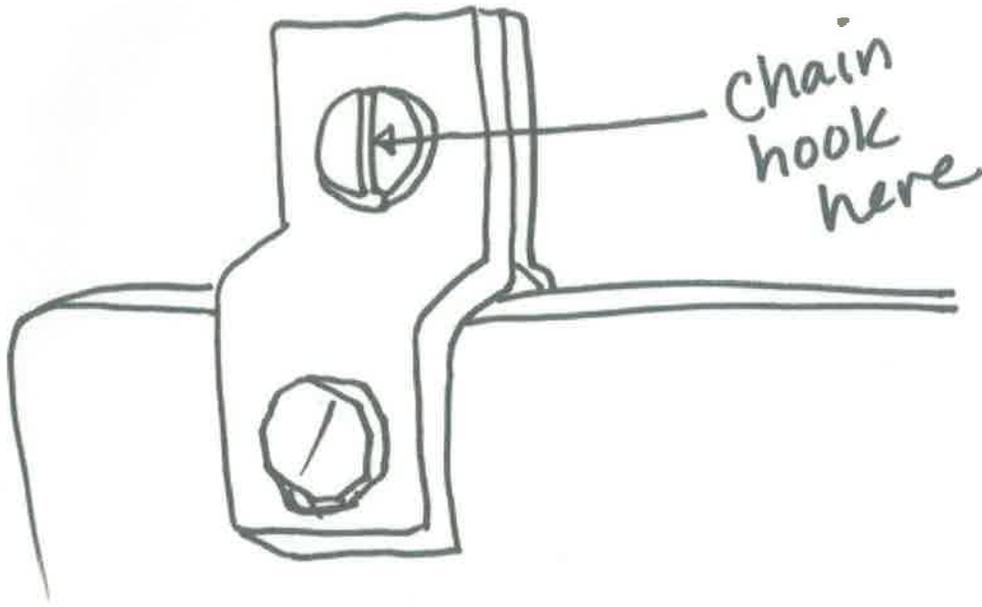
4/9/2016  
Date

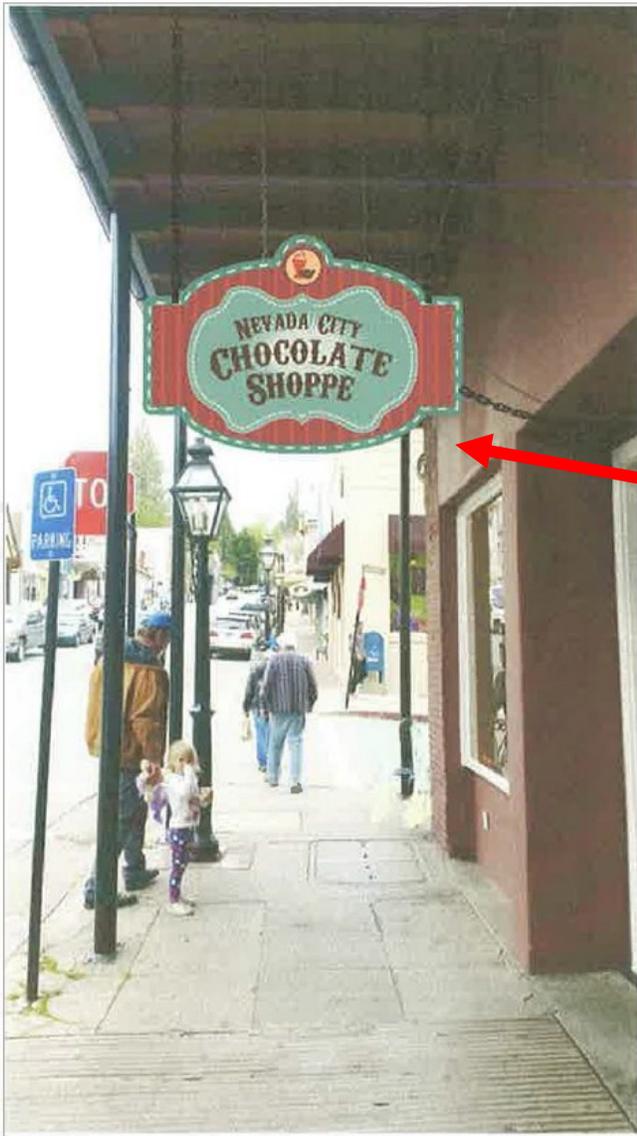


← 48 →

↑  
32.5  
↓

NEVADA CITY  
CHOCOLATE  
SHOPPE





Proposed Sign

Existing Sign to  
be Replaced





# City of Nevada City

---

TO: Planning Commission

FROM: Amy Wolfson, City Planner

**HEARING DATE:** April 21, 2016

RE: Architectural Review Application for Exterior Paint Alteration and Window Replacement; 426 Broad Street – “Broad Street Bistro”– restaurant

**ATTACHMENTS:**

- 1) Application for Architectural Review
- 2) Replacement Window Spec Sheet
- 3) Sample color scheme
- 4) Photos of Existing Building

**MULTIPLE ACTIONS REQUESTED:**

- 1) Approve new colors palette for 426 Broad Street
- 2) Approve replacement of front window

**APPLICATIONS:**

The owner of the building, Don Vojtech is requesting approval to repaint the exterior of the building in hues of sage and brick. Mr. Vojtech is also requesting approval to replace the front window. The business is located at 426 Broad Street.

**PAINT ALTERATION**

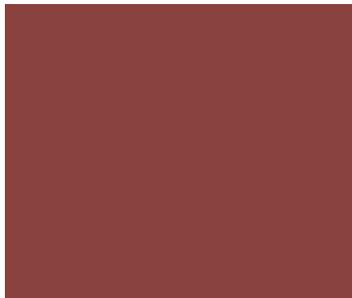
Paint colors for the exterior re-painting have been selected from the Pittsburg Paints “Classic Historic” color palette. Paint details are as follows:

1. The body of the building, and most prominent color, will be Whispering Pine (410-3)
2. The door trim will be in Ash Essence (508-1)
3. Corbel Details will be in Brick Dust (432-7)

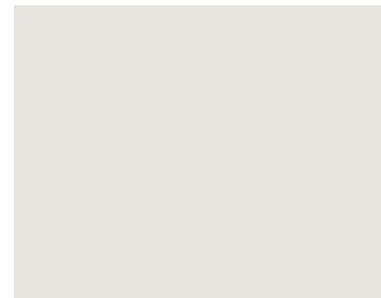
The applicant has provided pictures of a structure with a similar color scheme (Attachment 3).



*Whispering Pine*



*Brick Dust*



*Ash Essence*



# City of Nevada City

TO: Planning Commission  
FROM: Amy Wolfson, City Planner

HEARING DATE: April 21, 2016

RE: Architectural Review Application for Exterior Paint Alteration, Deck Addition, Door and Window Replacement, Landscaping; and Lighting 107 Sacramento Street – “Stonehouse”– Restaurant and Event Venue

**ATTACHMENTS:**

- |   |  |
|---|--|
| 1) Application for Architectural Review     | 6) Deck Addition Sketch and Color        |
| 2) Applicant’s Project Description          | 7) Designer Color Board                  |
| 3) Photos of Historic Remodeling Efforts    | 8) Patio Entrance Landscape Renderings   |
| 4) Photos of Existing Structure/Patio       | 9) Elevation Sheets                      |
| 5) Samples of Proposed Landscaping Elements | 10) Existing Site Plan                   |
|   | 11) Lighting Replacement Location Photos |

**ACTION REQUESTED:**

- 1) Approve the Architectural Review application for the following:
  - o 3<sup>rd</sup> story deck addition
  - o Door/window replacement and door elimination
  - o New color palette for the wood siding
  - o Proposed landscaping wall
  - o New and Replacement Lighting

**3<sup>rd</sup> STORY EXTERIOR RENNOVATIONS:**

On behalf of the owner of the building, Jonathan Rowe, his designer Noam Halpert, is requesting approval for an exterior remodel that will primarily involve the 3<sup>rd</sup> level apartment deck space, located along the south side of the building. The existing 5-foot wide deck is proposed to be enlarged by expanding southerly another 10-feet, for a total width of 15-feet. The existing deck and proposed expansion will be constructed with a thermo-treated ash wood. The expanded deck will be 7-feet from the closest point along the southern property line. Because the property does not abut residentially zoned property no setback is required pursuant to Section 17.040.060 of the Zoning Ordinance.

Other alterations to the 3<sup>rd</sup> story include replacing an existing apartment entry door with a French door that features divided lites. The applicant is also proposing to remove two existing windows along the deck and replace them with a sliding French door, also featuring divided lites.

**WOOD SIDING PAINT ALTERATION**

Halpert is proposing so paint all of the existing wood siding. She has provided historic photos of past remodeling efforts in order to substantiate that the wood-sided component of the building is a more modern addition (Attachment 3). She has selected two paint colors from the Benjamin Moore Color Preview palette in gray hues. Both colors, Wrought Iron (2124-10) and Kendall Charcoal (HC-166) are intended to compliment the stone exterior of the primary building material.



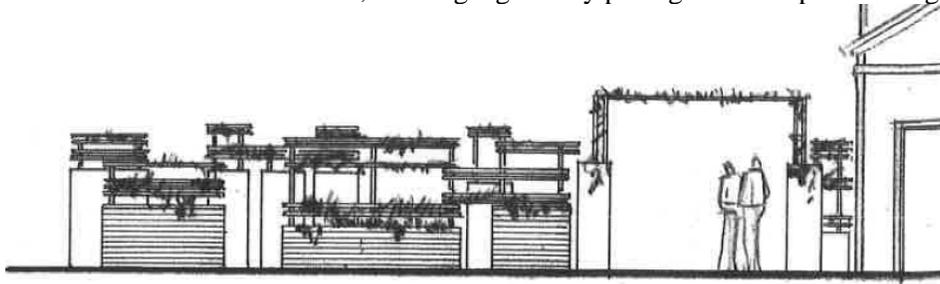
*Proposed Apartment Entry door*



*Proposed French Slider to Serve Apartment off the deck*

**LANDSCAPING WALL**

Halpert is also requesting to erect a landscaping wall between the parking lot and the patio that consist of planters, arbors, and trellis features. The landscape wall will replace an existing iron fence in the same location. Planters will be made of wood and corten metal which will form a rust patina over time. The entrance will include an overhead steel arbor, creating a greenery passage into the patio dining area.



*Landscape Planter Wall*

**LIGHTING**

The lights to be replaced include the following: four existing lights in the patio area, four existing lights on the building front along Sacramento Street, and two existing lights on the second floor. Three new lights are proposed on the side of the building along the parking lot, and three new lights are proposed on the 3<sup>rd</sup> floor deck. The applicant is proposing string lighting to be hung along the patio. However, the patio use will be subject to Use Permit approval. Staff is recommending that the Planning Commission review the string lights as a component of the Use Permit application so that appropriate mitigation can be evaluated for required shielding pursuant to section 17.80.215 of the Zoning Ordinance. The Planning Commission may presently take action on the wall-mounted lighting as they appear to be in compliance with the code.

**Paint Colors**



*Wrought Iron*



*Kendall Charcoal*

**Lighting**



*Interior Patio &  
Deck Lighting*



*Side Lighting*

**RECOMMENDED MOTION:**

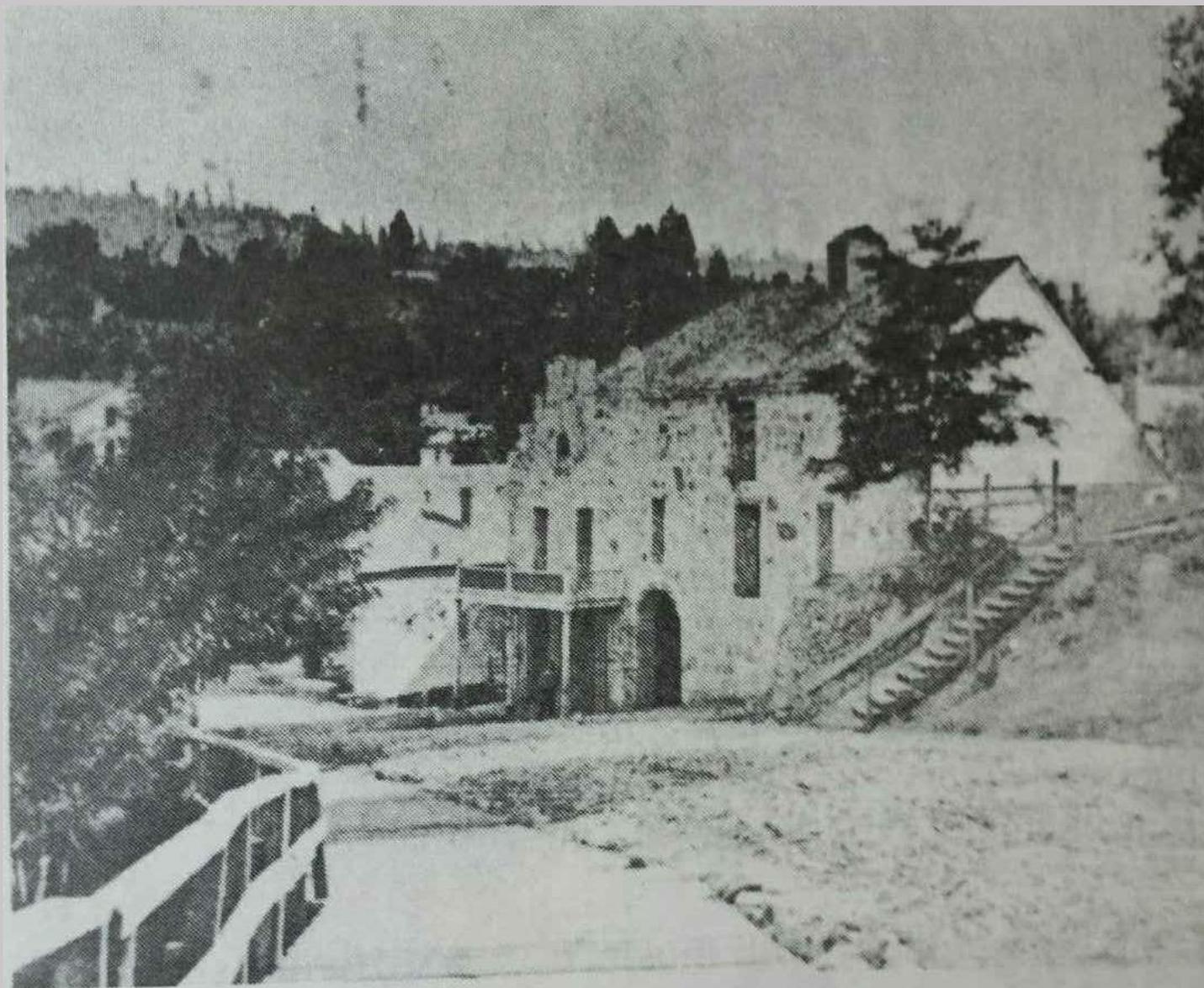
After discussion and hearing from the public, the Commission can make a motion to approve/deny the architectural review application, as conditioned, for the 3<sup>rd</sup> story deck addition, door/window replacement and door elimination, new color palette for the wood siding, the landscaping planter wall, and new and replacement lighting, making the following finding:

- a. That the exterior appearance of the proposed alterations are/are not consistent with the Mother Lode type of architecture (17.68.080).

**CONDITIONS OF APPROVAL**

- i. All building plans shall substantially comply with the exhibits provided to the Planning Commission
- ii. Lighting shall utilize energy efficient fixtures/lamps
- iii. Lighting

# The Stone House



The old Brewery, as it was in the early days.

**107 Sacramento Street  
Nevada City CA 95959**



SYN DESIGN LAB  
2036 Nevada City Hwy #188  
Grass Valley CA 95945  
818.943.0077  
noamhalpert@gmail.com  
www.syndesignlab.com

# The Stone House

## Project Description:

- Beautiful landscaped new entrance and separation between parking lot and patio area.
- Patio design.
- Addition to existing deck on the 3rd floor apartment in back of the building.
- Replacement of to windows into a wood slider on 3rd floor apartments in the back of the building.
- New front door to 3rd floor apartment in back of the building.
- Demo existing door and matching wall to existing siding.



# The Stone House Remodeling

18 The Independent April 10, 1978

## Brewing



Middle to late summer has been habituated Old Brewery by Gust by an amphitheater for music or beer garden. Ultimate plans call and classic techniques, dedicated McCabe, restoration specialist, throughout the project.

Stucco is being stripped from the massive stone walls which will be remortared and sealed to restore the more than 100 year old exterior to its original appearance.



Sands with one of the massive hand fabricated ash doors to be used in the entrance way.



Partitions have been removed in the old dining room area on the main floor. Owner Sands, in background, gives scale to the large space available. Intentions will be finished in a variety of hand rubbed woods. A massive oak and walnut bar, backed by carved granite will be featured. A large stained glass window will border the bar entrance door.



Hugh Glasco, project manager, admires curved rock wall which was uncovered during the project.

April 18, 1978 The Independent 18

## At The Plaza



The old brewery, as it was in the early days.




The upper floor will house the dining area. Hoppers used to feed raw material to the brewing vats will be retained as part of the decorative theme.

—BLATT PHOTOS



1857  
OLD NEVADA BREWERY & RESTAURANT

(photograph by Dill Hertz)

dream of owner Brent Crawford, a California Maritime Academy graduate who began to dabble in homebrewing while working as a mechanic on an oil tanker. As he branched around the world visiting bars, pubs, restaurants and breweries, his interest evolved into a serious study with the goal of one day opening his own microbrewery/restaurant. After searching around his old sleeping grounds in the Santa Rosa vicinity, he got wind of the empty stone brewery in Nevada City and it was love at first sight. "You couldn't ask for a better location," Brent says.

Brent has transformed the neglected building which had been vacant for 20 years into 10,000 square feet of dining space with a capacity of 300 people. The brewery is centrally located and the tall, narrow copper tanks — which he had custom designed for the site — can be seen through glass windows from both the first and second story dining rooms. This arrangement keeps the brewery as the focus for the whole establishment.

NEVADA HERITAGE • SEPTEMBER/OCTOBER 1998 • 38



SYN DESIGN LAB  
2036 Nevada City Hwy #188  
Grass Valley CA 95945  
818.943.0077  
noamhalpert@gmail.com  
www.syndesignlab.com

# The Stone House

## Existing



# The Stone House

## Patio



Existing Patio

### EXISTING PATIO FLOOR PLAN



Existing Patio



Existing Entrance from Parking

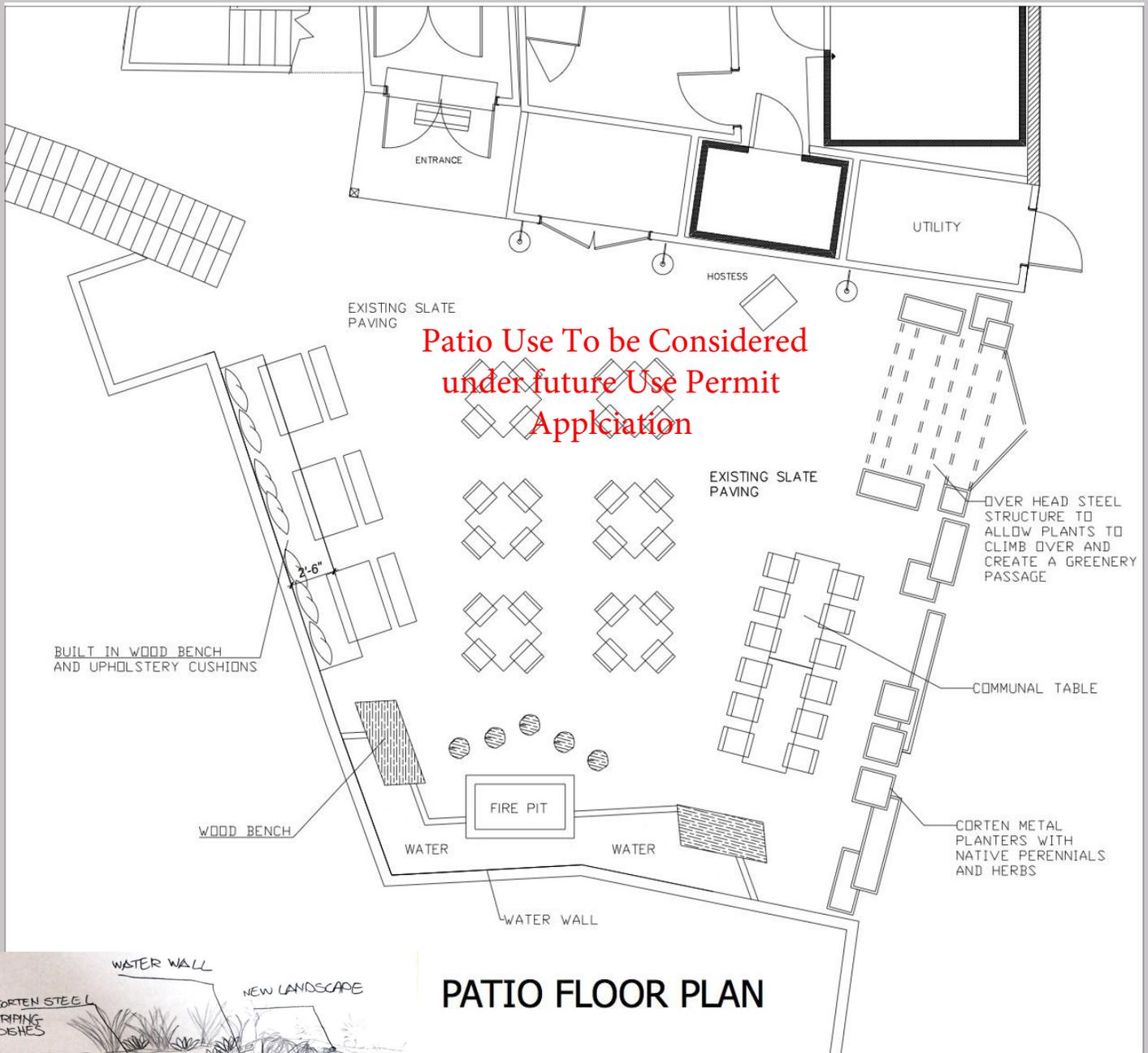


Existing Patio

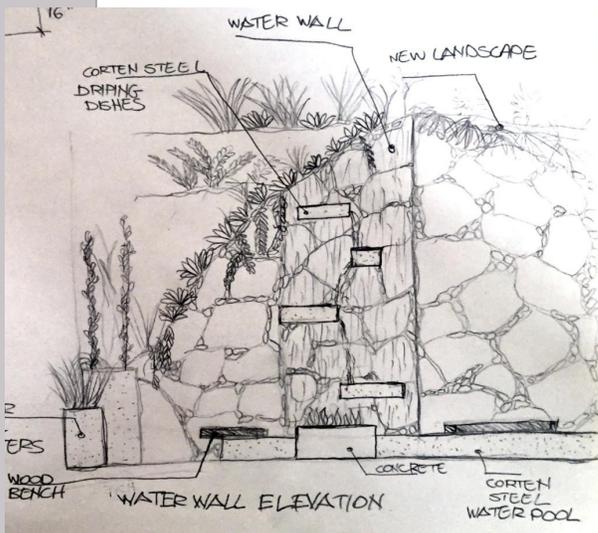


SYN DESIGN LAB  
2036 Nevada City Hwy #188  
Grass Valley CA 95945  
818.943.0077  
noamhalpert@gmail.com  
www.syndesignlab.com

# The Stone House Patio



### PATIO FLOOR PLAN



SYN DESIGN LAB  
 2036 Nevada City Hwy #188  
 Grass Valley CA 95945  
 818.943.0077  
 noamhalpert@gmail.com  
 www.syndesignlab.com

# The Stone House Patio



Water Wall



Consider Review  
with future Use  
Permit Proposal

Hanging Lights Over Patio  
Sitting



Wood Bench Along  
Water



Fire Pit

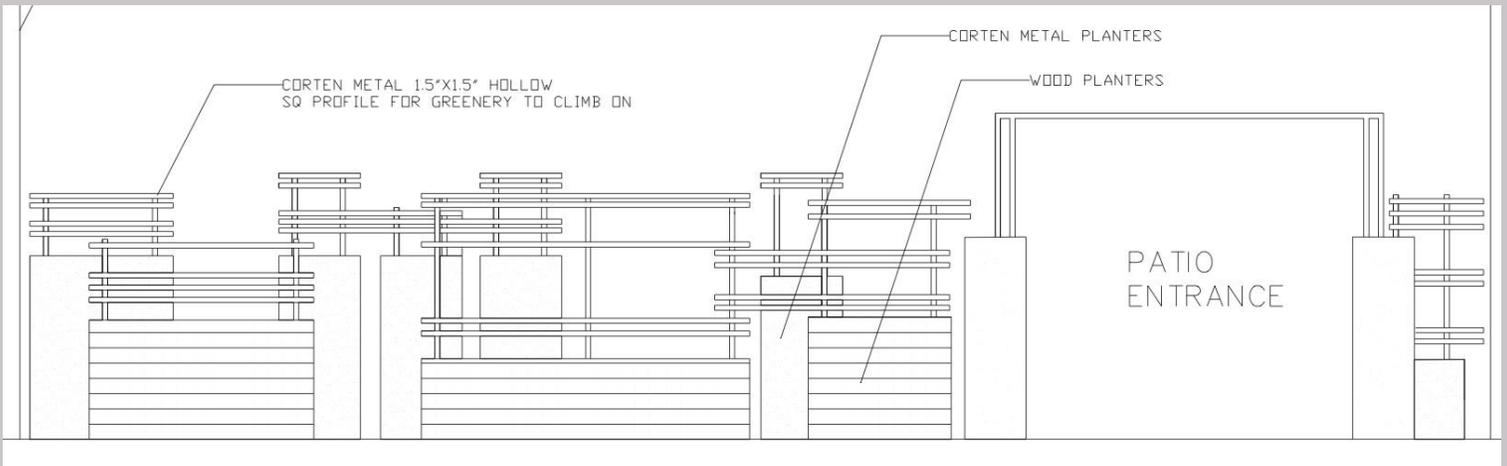


Benjamin Moore  
Wrought Iron 2124-10



# The Stone House

## Entrance



# The Stone House

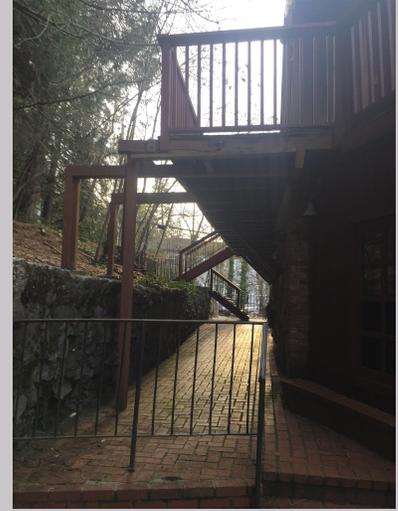
## 3rd Floor Deck



**Existing Windows  
To be a Slider**



**Existing Deck**



**Existing Deck**



**Area of New Deck**



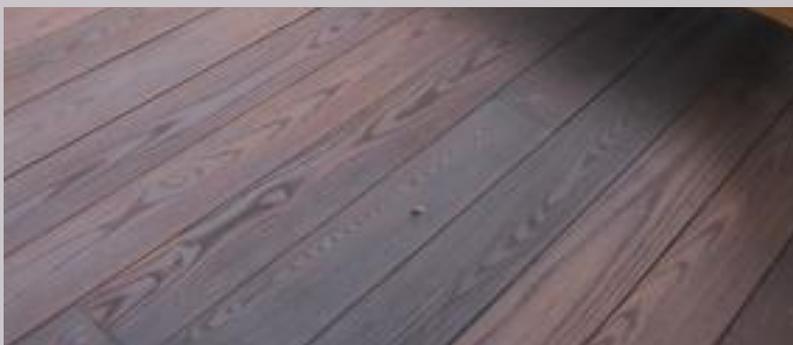
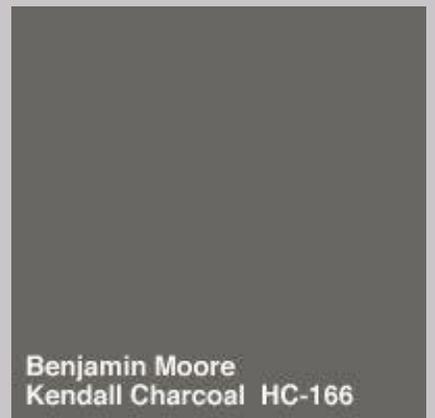
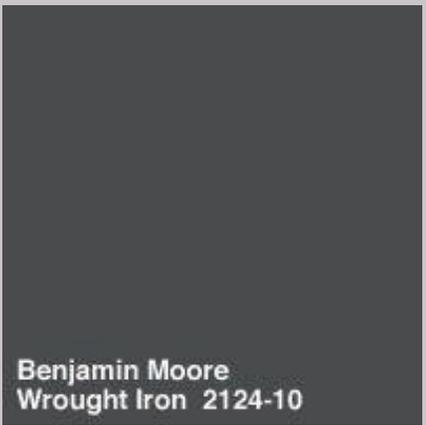
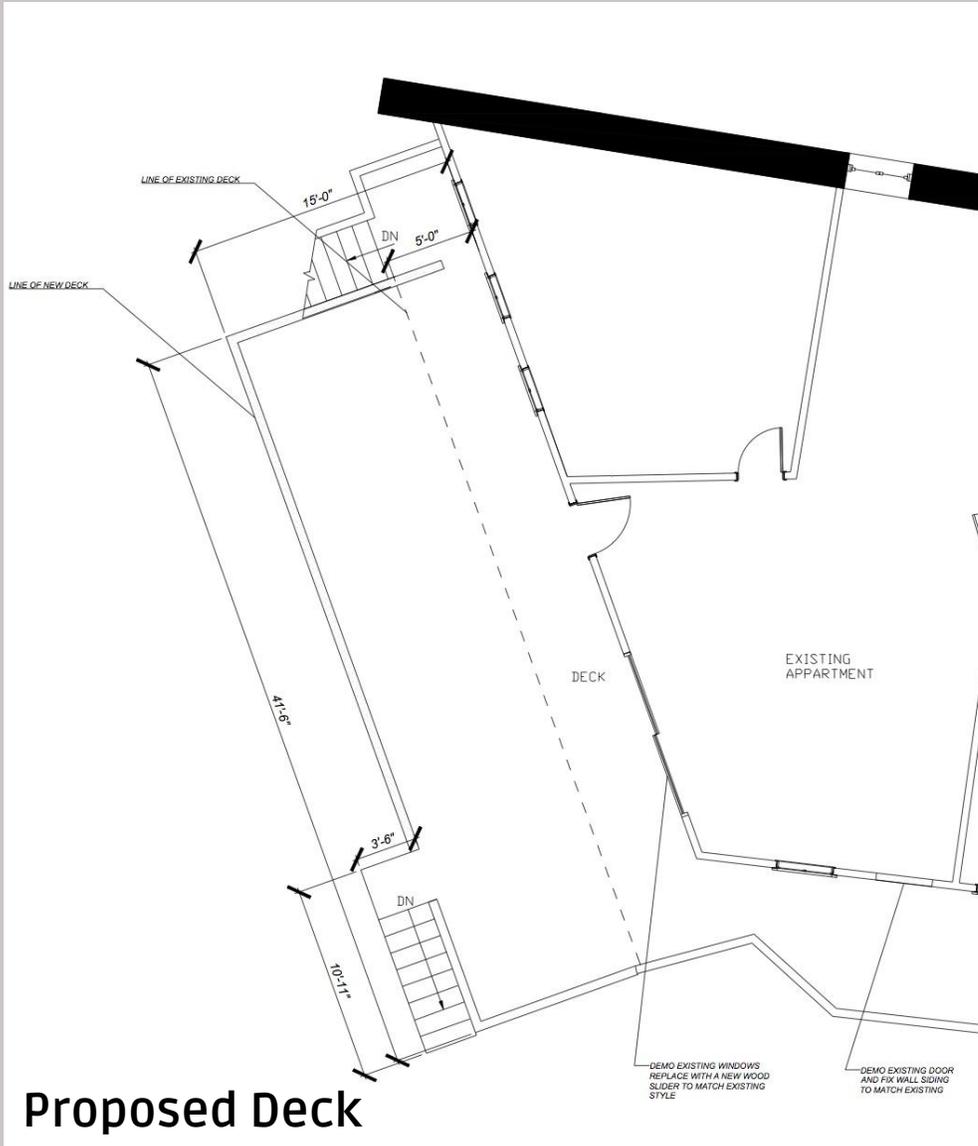
**Existing Entrance  
Door to be Replaced**



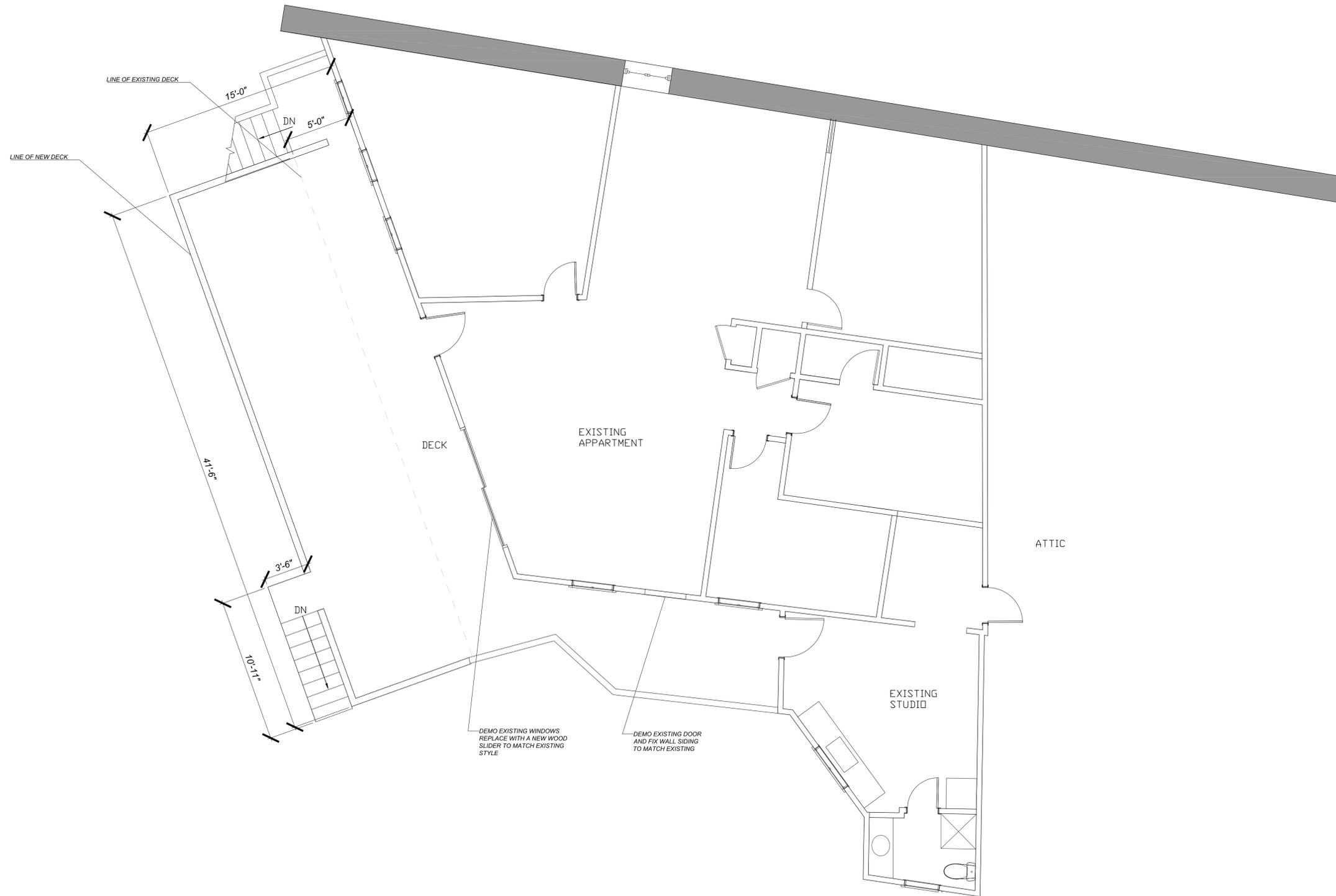
**Existing Deck  
Structure**

# The Stone House

## 3rd Floor Deck



SYN DESIGN LAB  
2036 Nevada City Hwy #188  
Grass Valley CA 95945  
818.943.0077  
noamhalpert@gmail.com  
www.syndesignlab.com



3RD FLOOR PROPOSED DECK EXTENSION

MARK	REVISION
△	

Syn Design Lab  
 Noam Halpert CID #6567  
 2036 Nevada City Hwy #188  
 Grass Valley, CA 95945  
 (t) 818.943.0077  
 noamhalpert@gmail.com  
 www.syn.designlab.com

**THE STONE HOUSE**  
 107 SACRAMENTO STREET  
 NEVADA CITY, CA 95959

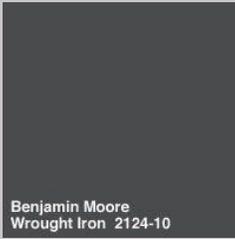
**3RD FLOOR  
 DECK  
 EXTENSION**

The contractor is to verify all dimensions on site before building and report any errors, omissions, or discrepancies to the designer. Drawings are instruments of service and remain property of the designer. Drawings are not for construction unless signed by the architect.

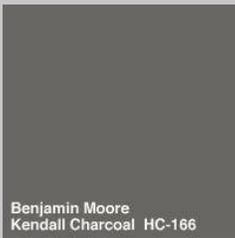
Copyright © 2018 by Syn Design Lab. All rights reserved. Where necessary, permission is granted by the copyright owner for other entities and individuals to photocopy the contents of these documents. To obtain the authorization, please contact the author of these works: Noam Halpert at noamhalpert@gmail.com

# The Stone House

## Color Board



**Wood Color: Benjamin Moore  
Wrought Iron  
2124-10**



**Wood Color: Benjamin Moore  
Kendall Charcoal  
Historical Collection - 166**



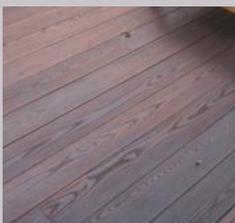
**Existing Stone Facade**



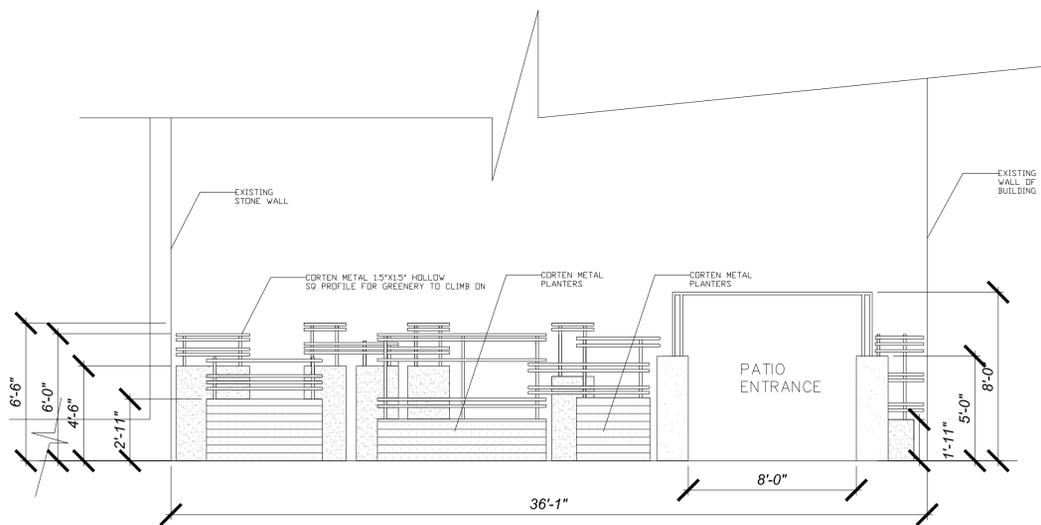
**Entrance and Patio Planters: Naturally Finished  
Corten Metal**



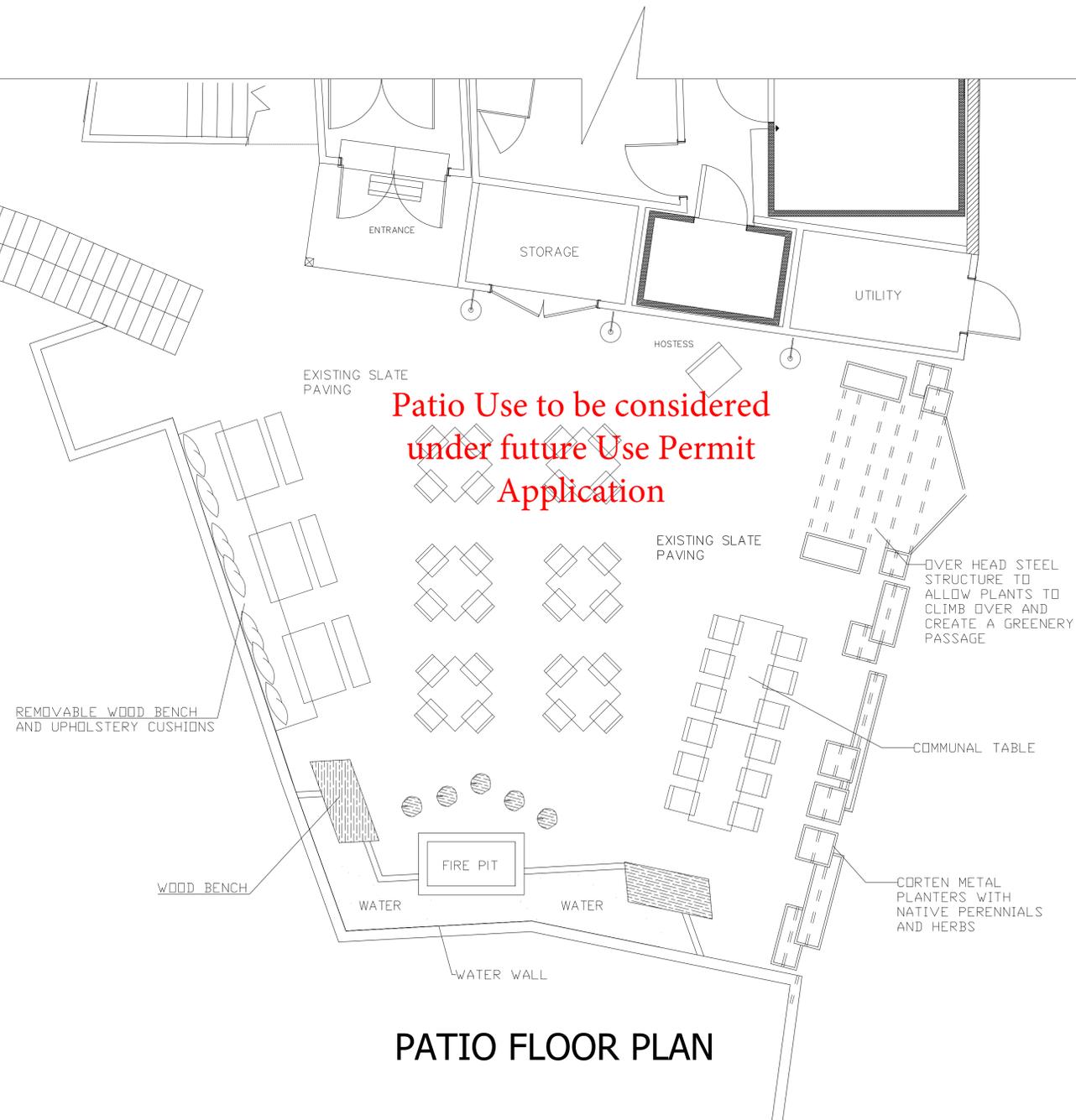
**Existing Slate Patio Paving**



**Deck material: Ash Thermowood**



PATIO ENTRANCE ELEVATION



PATIO FLOOR PLAN

PROPOSED PATIO AND ENTRANCE DESIGN

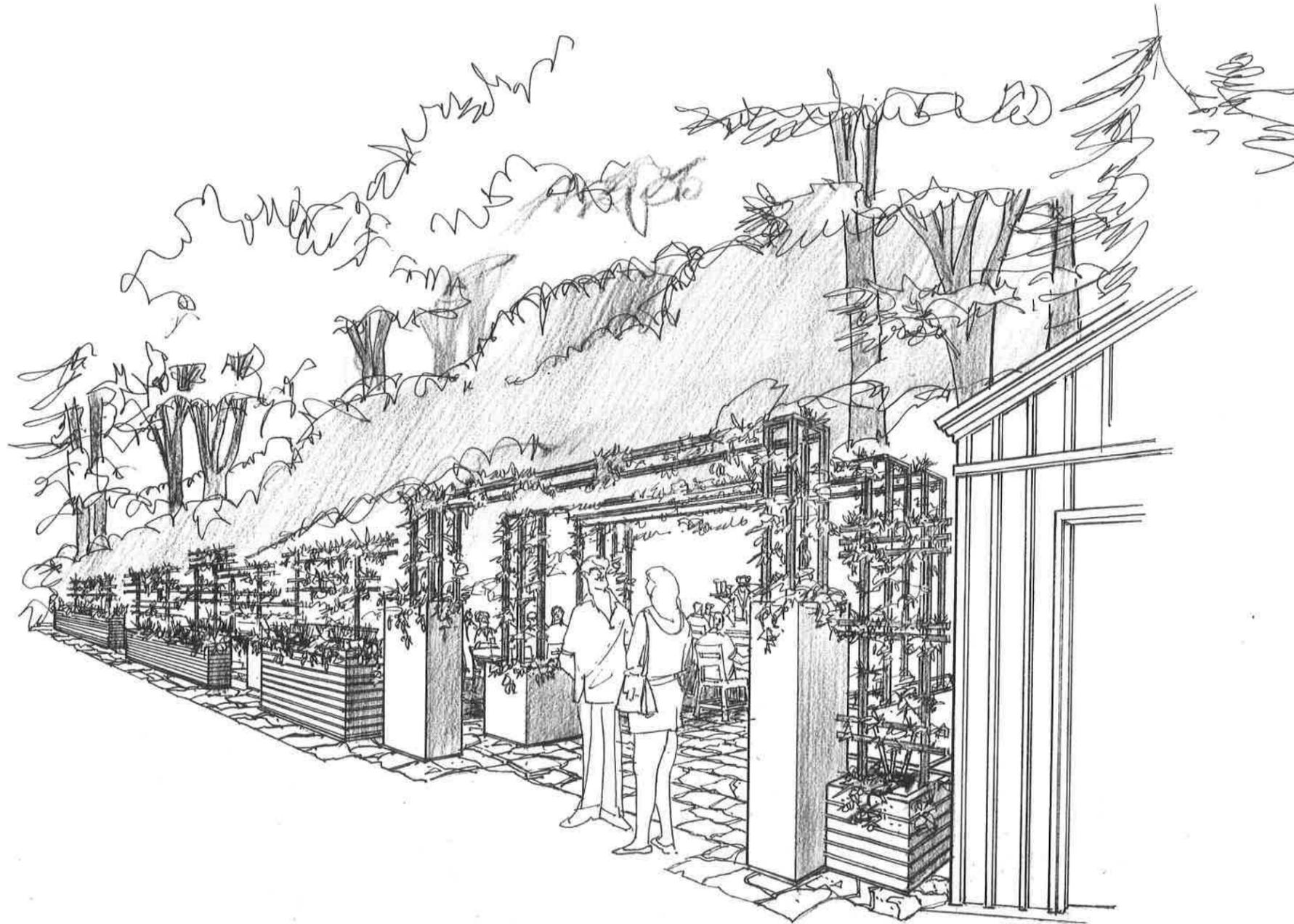
MARK	REVISION
△	

Syn Design Lab  
 Noam Halpert CID #6567  
 2036 Nevada City Hwy #188  
 Grass Valley, CA 95945  
 (t) 818.943.0077  
 noamhalpert@gmail.com  
 www.synesignlab.com

**THE STONE HOUSE**  
 107 SACRAMENTO STREET  
 NEVADA CITY, CA 95959

**PATIO AND ENTRANCE PLAN**

The contractor is to verify all dimensions on site before building and report any errors, omissions, or discrepancies to the designer. Drawings are instruments of service and remain property of the designer. Drawings are not for construction unless signed by the architect.



**LAUREN ANDERSON / DESIGN**  
 CONCEPT DESIGN PLANNING SINCE 1970  
 820 E. Main St. Suite D. Grass Valley, CA 95945  
 web: laadesign2.com email: lauren@laadesign2.com  
 Fax: 950 275 1424 Office: 950 275 2600



**Syn Design Lab**  
 Noam Halpert CID  
 2036 Nevada City Hwy #188  
 Grass Valley, CA 95945  
 (t) 818.943.0077  
 noamhalpert@gmail.com  
 www.synsignlab.com

# The Stonehouse

107 Sacramento St. Nevada City, CA 95959

SHEET TITLE:

DRAWN:	
CHECKED BY:	
REVISIONS	
1	
2	
3	
JOB #:	DATE:
PAGE #	



**LAUREN ANDERSON / DESIGN**  
 CONCEPT DESIGN PLANNING SINCE 1970  
 820 E. Main St. Suite D, Grass Valley, CA 95945  
 web: laandesign.com email: lauren@laandesign.com  
 fax: 950 275 1124 office: 950 275 2600



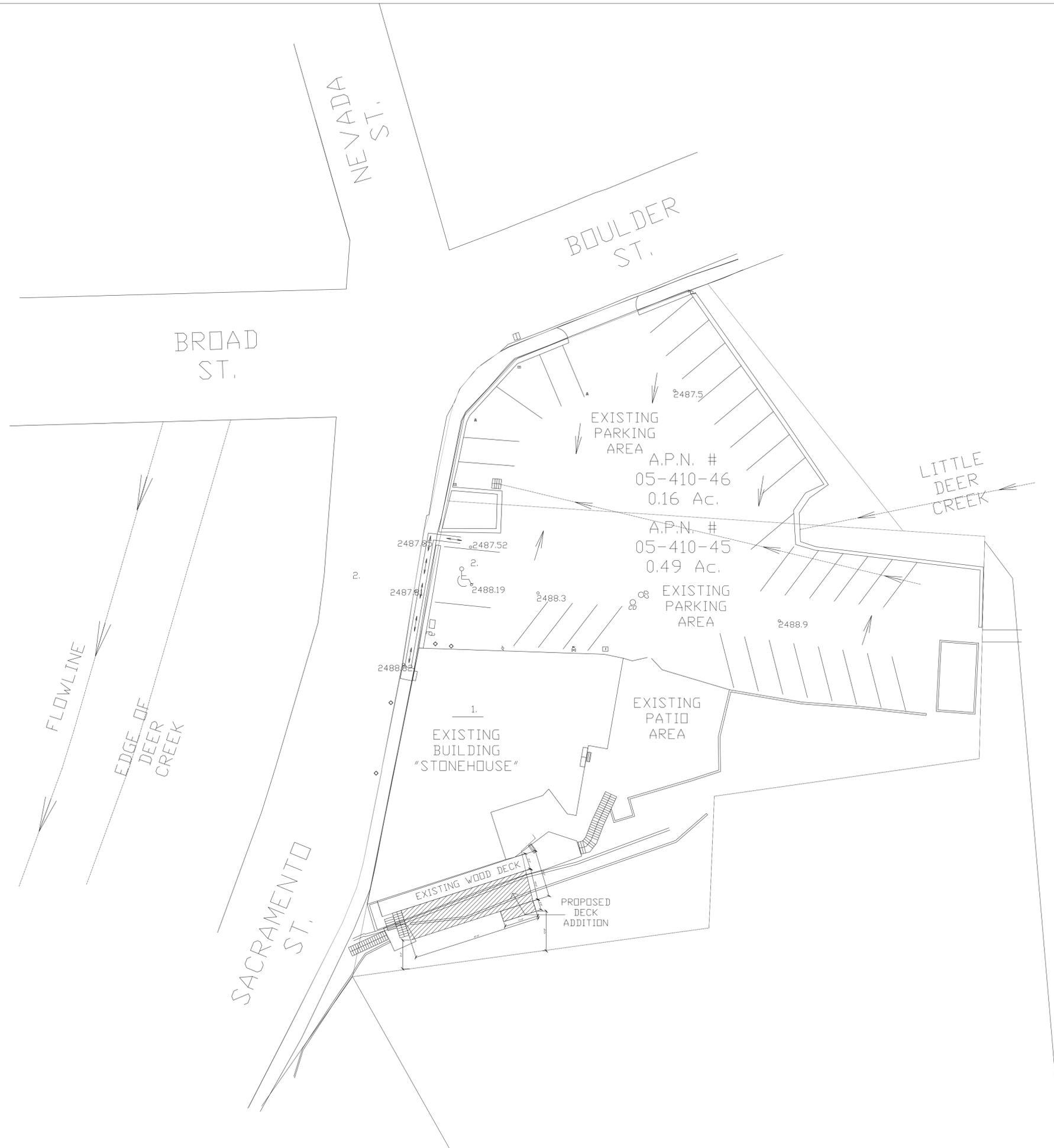
Syn Design Lab  
 Noam Halpert CID  
 2036 Nevada City Hwy #188  
 Grass Valley, CA 95945  
 (t) 818.943.0077  
 noamhalpert@gmail.com  
 www.syndesignlab.com

**The Stonehouse**

107 Sacramento St. Nevada City, CA 95959

SHEET TITLE:

DRAWN BY:	
CHECKED BY:	
REVISIONS	
1	
2	
3	
JOB #	DATE
16-028	
PAGE #	



MARK	REVISION
△	

Syn Design Lab  
 Noam Halpert CID #6567  
 2036 Nevada City Hwy #188  
 Grass Valley, CA 95945  
 (t) 818.943.0077  
 noamhalpert@gmail.com  
 www.syndesignlab.com

**THE STONE HOUSE**  
 107 SACRAMENTO STREET  
 NEVADA CITY, CA 95959

Site Plan

The contractor is to verify all dimensions on site before building and report any errors, omissions, or discrepancies to the designer. Drawings are instruments of service and remain property of the designer. Drawings are not for construction unless signed by the architect.

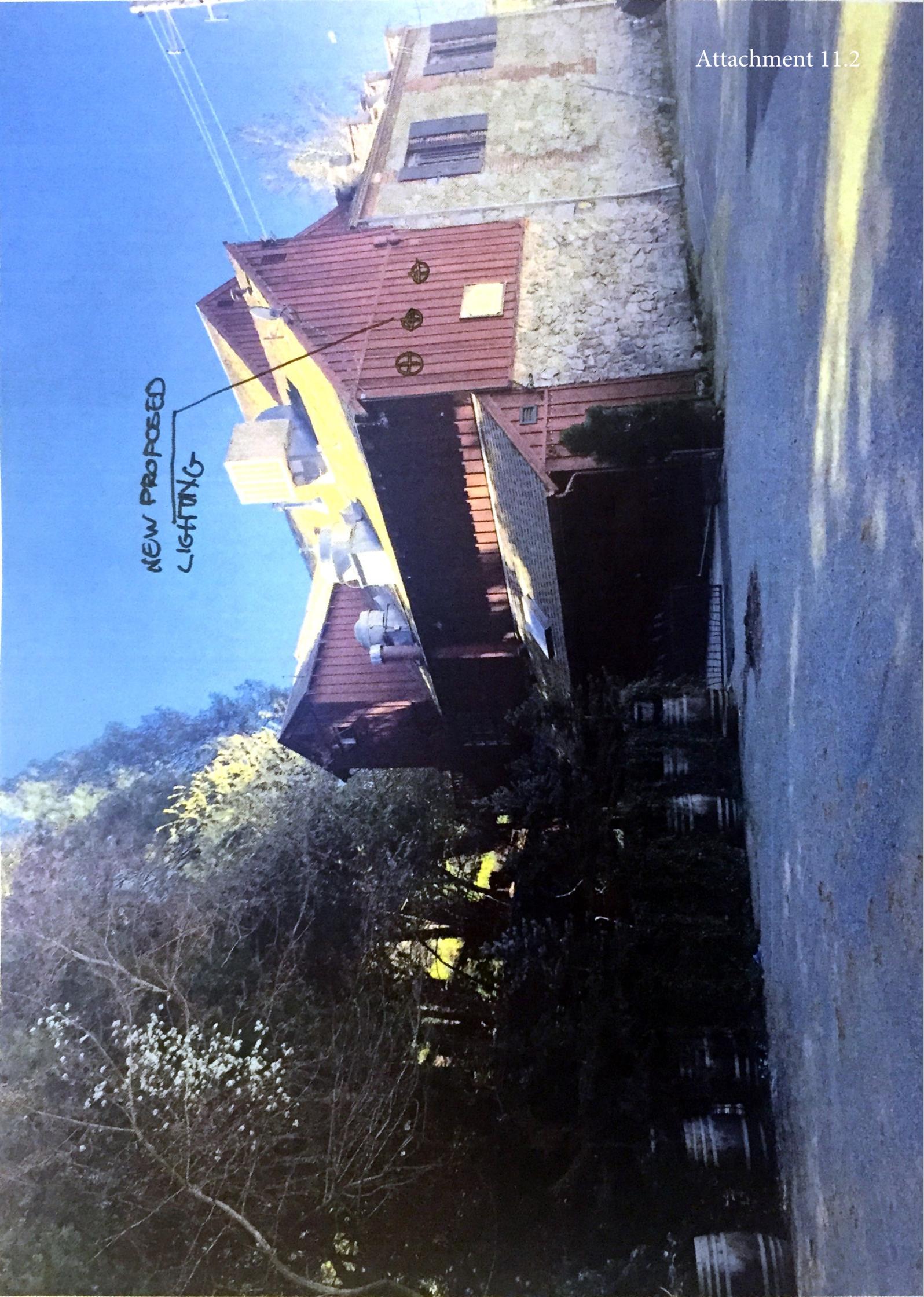
SP

Copyright © 2018 by Syn Design Lab. All rights reserved. Where necessary, permission is granted by the copyright owner for other entities and individuals to photocopy the contents of these documents. To obtain the authorization, please contact the author of these works: Noam Halpert at noamhalpert@gmail.com



REPLACE 4 EXISTING  
ON PATIO.

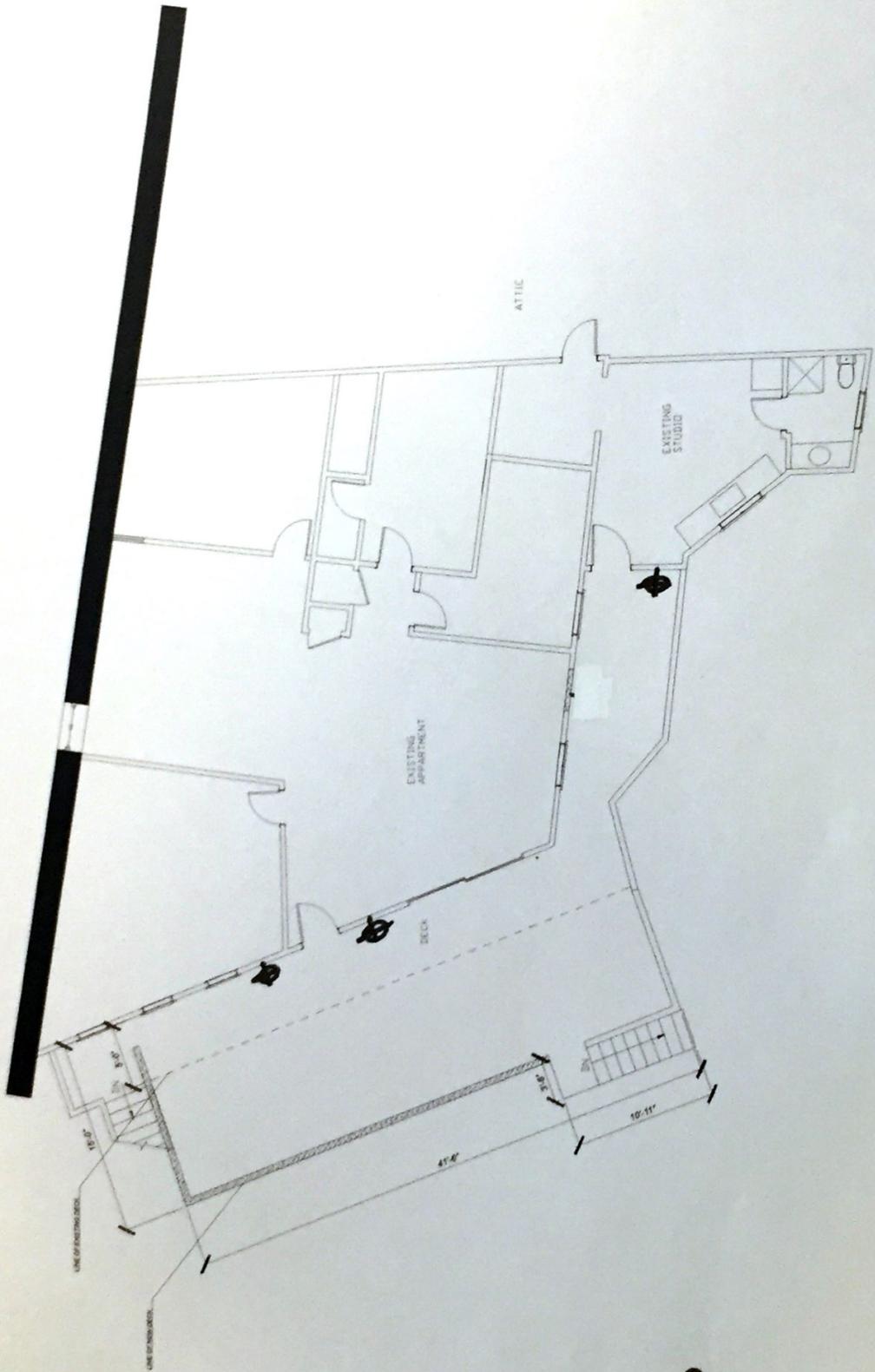
NEW PROPOSED  
LIGHTING





REPLACE EXISTING.





⊕ NEW DECK  
PROPOSED  
LIGHTING

3RD FLOOR PROPOSED DECK EXTENSION

## WINDOW REPLACEMENT

The existing window to be replaced is a metal casement window. The owner is proposing to replace it with a Jeld-Wen wooden window that features double hung windows on either side of the central window with colonial style lites.



*Existing window and Paint Color*

## RECOMMENDED MOTIONS:

1. After discussion and hearing from the public, the Commission can make a motion to approve/deny the architectural review application, as conditioned, to repaint the exterior face of the building at 426 Broad Street, making the following finding:

- a. That the exterior appearance of the repainted building is/is not consistent with the Mother Lode type of architecture (17.68.080).

### CONDITIONS OF APPROVAL

- i. Paint colors shall substantially comply with the exhibit provided to the Planning Commission

2. After discussion and hearing from the public, the Commission can make a motion to approve/deny the window replacement, as conditioned, making the following finding:

- a. That the exterior appearance of the replacement window is/is not consistent with the Mother Lode type of architecture (17.68.080).

### CONDITIONS OF APPROVAL

- i. The window replacement shall substantially comply with the exhibit provided to the Planning Commission



# CITY OF NEVADA CITY

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

## OFFICE USE ONLY

Filing Fees

Chk Cash

Bus. Lic.

## MINOR ARCHITECTURAL APPROVAL

Applicant/Property Owner

Donald Vojtech  
 Name 15888 Hovick Stone Wall  
 Address Rough & Ready CA  
 City, State 530-687-2202  
 Phone

Check all that apply:

- Roof Replacement  
 Like for Like Replacement *Paint exterior*  
 Minor Additions (less than 25% of existing home)  
**Supporting data must be attached:**
- Color chips, if requested
  - Material specs, i.e. roofing, windows, etc.
  - Photos of existing structure must be submitted
  - Site plan drawn to scale

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

426 Broad Street 4  
 Street Address

Assessor's Parcel Number

### Description of work:

- ~~① New Shingles~~ <sup>Window Replacement</sup>  
 ② New Exterior Paint

~~Standard light gray  
 Shingles 25 year.~~  
 Historical Paint Colors  
 as noted in attached brochure

Applicant's Signature

Alan Vojtech

Date

5-18-15

### NOTICE TO APPLICANT:

This architectural approval by the City Staff is authorized by Planning Commission resolution. **The approval is strictly limited to the above work.** Any other work may require Planning Commission approval. Please call City Hall if you have any questions regarding the extent of this approval.

**This approval does not exempt the work from a building permit.** Contact the Nevada County Building Department (265-1222) to check whether a building permit is required. This form may be presented as evidence of City architectural approval for the above work.

Contractors must have a current Business License on file with the City of Nevada City.

Approved by:

Date:

( ) If checked, staff recognizes this building is located within the City's Historical District; said Historical District is listed on the National Register, listed in September 1985 and as such can be excepted per Title 24 part 8.

Attention: Cindy Siegfried 5-18-15


**JELD-WEN**  
 WINDOWS & DOORS

 Moule Paint and Glass, Inc.  
 700 E. Main Street  
 Grass Valley, CA 95945  
 Phone: (530) 273-4643  
 Fax: (530) 273-5004

 Broad Street Bistro  
 Proposed new front window,

QUOTE BY: Jason Moule

QUOTE #: JMPG00068

SOLD TO: Cash  
Don

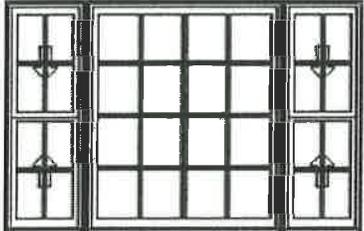
SHIP TO:

Phone: 687-2202

PROJECT NAME: Broad St Bistro

PO#:

REFERENCE: Broad St Bistro

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1		Main Line Item			
	Rough Opening: 96 1/4 X 63 1/4	Frame Size : 95 1/2 X 62 1/2			
		(Outside Casing Size: 98 1/8 X 64 11/16), Siteline EX Wood Double Hung, Auralast Pine, 3 Wide w/Center Picture Flanker= 21 3/8 , Primed Exterior, Primed Interior, Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap, 4 9/16 Jamb, White Jambliner, White Hardware, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) BetterVue Mesh Brilliant White Screen, PEV 2013.1.1.651/PDV 5.767 (02/12/13) NW			
	Viewed from Exterior. Scale: 1/4" = 1'		\$2,155.38	1	\$2,155.38
Line-2		Installation Labor (non-taxable)			
			\$400.00	1	\$400.00
		<b>Total:</b>			\$2,555.38
		<b>Nevada County(7.625%)</b>			\$164.35
		<b>NET TOTAL:</b>			\$2,719.73
		<b>Total Units:</b>		2	

Proposal  
Broad Street Bldg

4-4-16





Proposed  
Broad St  
Bistro  
4-4-16

