



PROJECT SUMMARY

Application Number: 26PLN-0017
Entitlement: Minor Development Review
Subject: Request to replace ground level store front windows, entrance doors, and (3) upper story windows with metal, dark bronze finished, window/door frames, repaint the building face using multiple paint selections, and replace (2) fabric awnings with black fire-safe metal awnings. The building is designated as a Priority 2 structure.

Location/APN: 129 Mill Street / APN: 008-346-010
Applicant: Mike Shipley (Contractor), Arthur Cook (Property Owner), and Sarah Johnson (Business Operator/Tenant)

Zoning/General Plan: Town Core (TC) and Historic Combining District (H)
Environmental Status: Categorical Exemption, Section 15301, Class 1
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Historical Commission recommend that the Development Review Committee approve the Minor Development Review as recommended by Planning staff, or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Recommend approval of the Minor Development Review Application, requesting to replace ground level store front windows, entrance doors, and (3) upper story windows with metal, dark bronze finished, window/door frames, and repaint the building face and architectural trim to use the selected paint colors (Benjamin Moore – “Pale Oak, Grege Avenue, and Black”) as indicated in elevations, and in accordance with the Conditions of Approval, attached to this Staff Report.

GENERAL PLAN AND ZONING

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The Town Core (TC) zoning designation is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing downtown. The TC zone allows for a full range of retail, restaurant, and housing uses. The Historical combining zone (H) is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

BACKGROUND

The historic downtown is an eclectic blend of architecture, dating from the 1850's through the 1940's. The subject building is an interior lot; to the right of the building is the historic bank (neo-classical architecture) and to the left is a two-story masonry storefront (19th century architecture). The project property is made of a single two-story building, constructed of masonry and stucco, and was constructed after 1872 with an estimated construction date of circa 1910; according to the City of Grass Valley Historical Resources Inventory (Attachment 4). The building is not completely original to its first construction – non-original store front windows, doors; currently existing as aluminum framed.

- A “Priority 2” rating is applied to “properties that retain good integrity with some loss of historic fabric [and] continue to display their period significance and architectural style”, per City of Grass Valley Historic Design Review Guidelines.
- The property has been inventoried onto the City of Grass Valley [“Historical Resources Inventory”](#), see Attachment 4.

Notable Building Features:

- 19th century architecture
- Masonry and stucco construction
- Commercial storefront windows (non-original)
- Angled parapet roof
- Intricate capped molding on top of parapet (top of building)
- Large frieze (flat horizontal area) – Below roof and above second story windows
- Vertical copper drainpipe

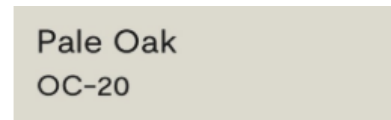
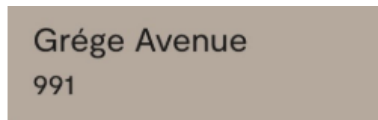
The project location was previously occupied by a retail business, “Heart and Home”, selling home décor and similar items.

PROJECT PROPOSAL

A total of four exterior modifications to the subject building make up the applicant’s work scope and request. Only three proposed modifications require a recommendation by the Historical Commission and one modification is considered exempt.

1. Replace ground level store front doors, display window, and (3) windows on second story. Replace these non-historic aluminum framed windows/doors with bronze anodized finished window and door framing;

- Style of second story windows is “Single Hung” and style of door is “Hinge” (swinging). Both typically approved styles of windows/doors in the general area.
 - Remove existing single pane aluminum framed windows.
 - Replacement windows will be insulated glass and tempered.
 - Ground level store front windows will remain as a “display window” style.
 - Replacement doors will be ADA compliant.
 - Original/existing window and door proportions are to remain.
2. Repaint store front/ “building face” and architectural trim to a palette of “Pale Oak (OC-20), Grege Avenue (991), and Black (HC-190)”, as indicated in proposed elevations (Attachment 5).
- Benjamin Moore is paint manufacturer.
 - “Pale Oak and Grege Avenue” are not historic colors.



3. Remove existing fabric awnings and replace with fire-safe black metal awnings.
- Awnings will be 16” with minor ribs, painted “Black HC-190”.
4. Replace old sign with new sign for the business.
- Per tenant, proposed future sign dimensions are proposed to be in conformance with outlined Sign Ordinance (Table 3 – 11) and [Section 17.28.040 – Historical Combining Zone](#).
 - Per Section 17.28.040.C.2.b (Exempt Activities), “Signs that comply with the [listed] criteria... ”are exempt from provisions of this section”.

REGULATORY AUTHORITY – HISTORICAL COMMISSION

Design guidelines express community preferences for preservation, enhancement, and development. The question: “What shall we do [to conserve] and enhance the older structures of our downtown historic district?” should be kept in mind (Downtown Historic Area Design Manual). Design standards are to aid in decision making on enhancement of existing buildings.

The following provides citations of adopted City ordinance regulations that apply to the proposed work scope. Regulations stem from the [“Design Review Guidelines for the 1872 Historic Townsite”](#) (2010) manual, the [“Downtown Historic Area Design Manual”](#) (1981), and the [“Historical Combining Zone” Ordinance – Section 17.28.040](#) (2022).

1. Replace ground level store front doors, display window, and (3) windows on second story. Replace these non-historic aluminum framed windows/doors with metal, bronze anodized finished window and door framing; style of second story windows is “Single Hung” and style of door is “Hinge” (swinging).

- Due to the project property being located within the Historic Combining Zone and the building being listed within the 1872 Historic Inventory, the proposed exterior modifications are subject to the [“Design Review Guidelines for the 1872 Historic Townsite”](#) manual, Section 6.3.4 – Windows and Doors (Document page 76).
 - The aforementioned Section calls out “double-hung” windows as appropriate.
 - Proposed “single-hung” windows are a typical window type that has been approved.
 - Recommendation detail to keep original/existing window and door proportions to remain.
 - New door will have a middle section of tempered glass.
2. Repaint store front/ “building face” to “Pale Oak (OC-20)”, Grege Avenue (991), and “Black (HC-190)”.
- The owner has selected a pre-approved historic color for the building accents; Benjamin Moore – “Black” (HC-190), and non-historic colors; “Pale Oak” is the selected as the primary building face color, “Grege Avenue” for a secondary color, Black for an accent color (Attachment 5).
 - Per [Historical Combining Zone Ordinance – Section 17.28.040.2.a](#), “Repainting of a building or sign with a color listed on a paint company’s historic color palette and consistent with color patterns established by other buildings in the Historic Combining Zone.”
 - *Planning staff is requesting that the Historical Commission determine the proposed paint as exempt or not;*
 - *Should the Commission consider the paint exempt, the Commission is making the determination that proposed paint is compatible with existing color patterns/buildings in the Historic District, or;*
 - *Determine the paint “not exempt” and provide recommendation on paint color and paint color of trim.*
 - Chapter 3 – Downtown Commercial District Character Area, [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGTC”) covers standards and recommendations for commercial downtown buildings.
3. Remove existing fabric awnings and replace with fire-safe black metal awnings.
- Awnings will be 16-inches with minor ribs, painted “Black HC-190”.
 - A 6-inch “drip-edge” is proposed along edge of canopy.
 - Section 17.28.040.D (Standards for Awnings, Canopies, Unroofed Porches and Similar Structures) standards have been applied to the project as Conditions of Approval.
 - Design compliance will be ensured at time of building permit review.
4. Replace old sign with new sign for the business.
- Per tenant, proposed future sign dimensions are proposed to be in conformance with outlined Sign Ordinance (Table 3 – 11) and Section 17.28.040 – Historical Combining Zone.

- Per [Section 17.28.040.C.2.b \(Exempt Activities\)](#), “Signs that comply with the [listed] criteria... *are exempt from provisions of this section*”.
- Per [Section 17.38.080.E.1 – Signs within the Historic \(H\) Zone](#), “All signs within the historic (H) zone shall require review and approval by the director in compliance with Section 17.28.040.C.2.
- Simple signage and “use of individual letters incorporated into the design of a structure s encouraged, rather than signs with background and framing other than the structure wall.”, per [Section 17.38.060.F.3.d – General Requirements for all Signs](#).
- *Compliance will be ensured at time of building permit review.*
- *Proposed sign is determined exempt from review.*

Utilization of Regulations

Utilization of the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGHT”) state to start the assessment of a historic building by defining the features of the building that are specific and unique to the characteristics and related architectural style. Character defining features of the City’s commercial buildings include large display or store front windows with vertical orientation. In regard to paint, Chapter 3 – Downtown Commercial District Character Area, of the “DRGHT” covers standards for commercial downtown buildings. There are no recommendations for paint in this chapter.

Recommendations

The design recommendations for windows and doors are outlined in the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGHT”), Section 6.3.4 – Windows and Doors (Attachment 7) and Section 6.3.2 – Verandas and Awnings, for detailed guidance on the proposed awnings; other applicable recommendations are detailed below. The “DRGHT” has no clear guidelines for paint within “Chapter 3 - Downtown Commercial District”. However, the [“Downtown Historic Design Manual”](#) does outline a goal for paint; outlined below.

Downtown Historic Design Manual

- *“General compatibility among building facades in terms of height, scale, design details and color is encouraged.”*

Design Review Guidelines for the 1872 Historic Townsite (“DRGHT”):

- “Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights” (Recommendation 4).
 - The existing windows are non-historic.
 - Replacement of non-historic windows with the proposed dark bronzed framed windows will retain the existing large display window perimeter (size); a design goal of Section 3.4 – Downtown Commercial Design Goals and Policies (Document Page 48).

- “Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure” (Recommendation 6).
 - Existing large display window and existing door framing is to remain unchanged.
- “Vinyl clad and aluminum windows are generally inappropriate” (Recommendation 8).
 - Existing windows and entrance doors are aluminum framed and aluminum material is exposed. The replacement to a metal, dark bronze finished, window and door framing will remove the inappropriate material and replace with a visibly higher-end and more appropriate product.
- “Original verandas should be preserved intact. Both a metal-roof or cloth awning is appropriate[.]” (Recommendation 1), per Section 6.3.2.
- “An alternative veranda or awning design should continue to convey the characteristics of typical verandas or awnings seen on buildings in the area. The veranda should reflect the scale and dimensions of the façade width.”, (Recommendation 2), per Section 6.3.2.

Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes and sign permits within the Historic District, may be approved by the Development Review Committee (DRC). A recommendation by the Historical Commission is requested to aid the DRC determination. The primary structure is a “Priority 2” structure in the Historic District, Historical Commission review is required prior to proceeding to the Development Review Committee. The project request requires review from the Historical Commission to make a *recommendation* on the proposed exterior modifications.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The replacement of awning roof material is considered a repair and/or general maintenance.

FINDINGS

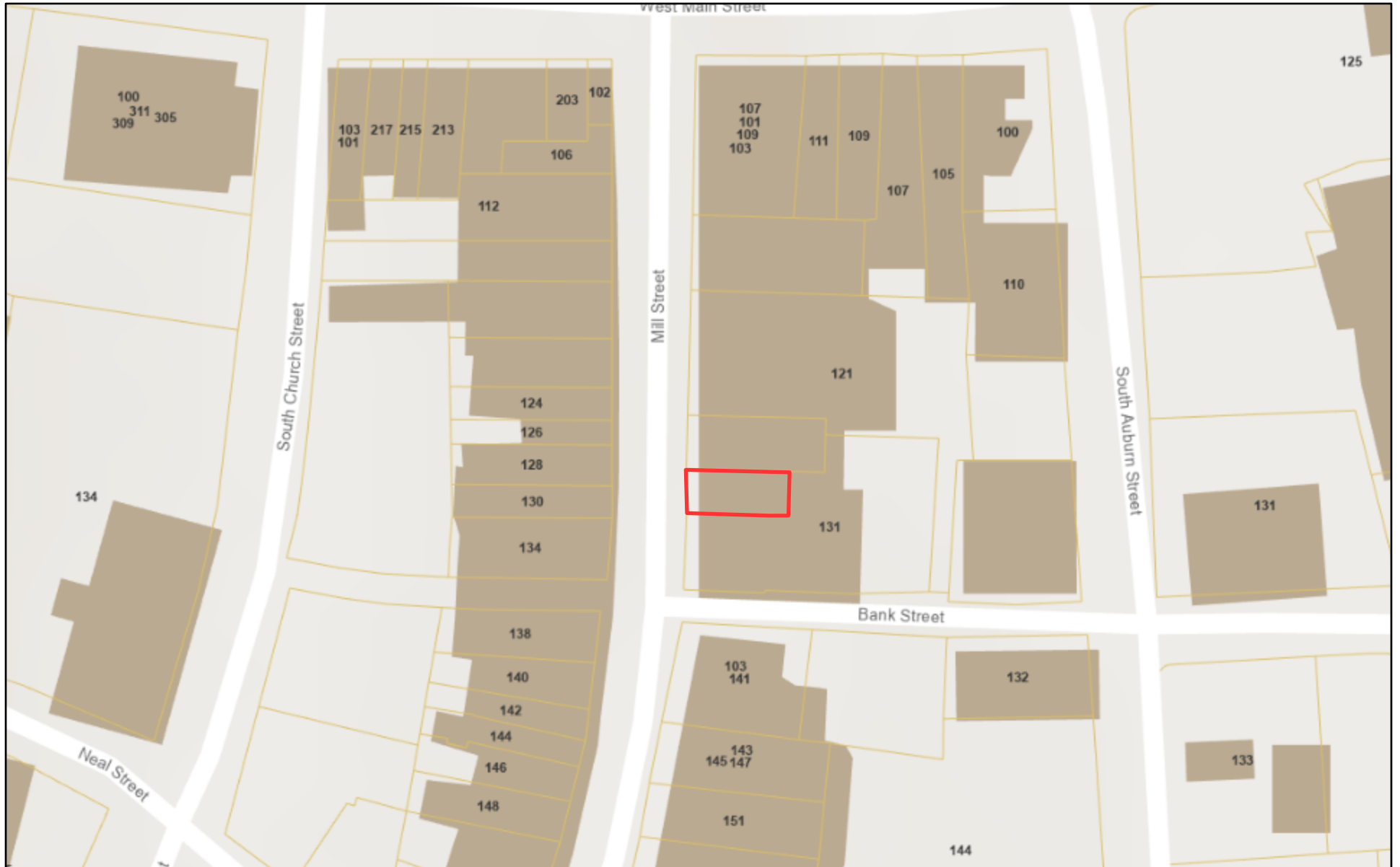
1. The City received a complete application for Plan Revision 26PLN-0017.
2. The Historical Commission reviewed the Minor Development Review Application (26PLN-0017) at their regular meeting on May 12, 2026.

3. The Development Review Committee reviewed the Minor Development Review Application (26PLN-0017) at their regular meeting on May 26, 2026 and provided a recommendation to approve the application, or as modified during the hearing.
4. This project is consistent with City's General Plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project complies with the City of Grass Valley Historic Design Review Guidelines.
7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

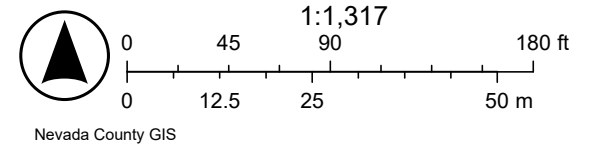
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Historic Resource Inventory Sheet (APN: 008-346-010)
5. Elevations – Paint Colors (Existing and Proposed)
6. Project Description
7. Section 6.3.4 – Windows and Doors
8. Draft Conditions of Approval

129 Mill Street - Vicinity Map



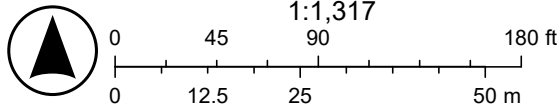
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129 Mill Street - Aerial Map



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UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit \$780.00
- Zoning Interpretation \$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft. \$2,030.00
- Major Development Review – over 10,000 sq. ft. \$3,685.00
- Conceptual Review - Minor \$500.00
- Conceptual Review – Major \$875.00
- Plan Revisions – Staff Review \$350.00
- Plan Revisions – DRC / PC Review \$930.00
- Extensions of Time – Staff Review \$315.00
- Extensions of Time – DRC / PC Review \$680.00

Entitlements

- Annexation \$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,260.00
- Planned Unit Development \$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,450.00
- Zoning Map Amendment \$5,600.00
- Easements (covenants & releases) \$1,850.00

Environmental

- Environmental Review – Initial Study \$1,900.00
- Environmental Review – EIR Preparation Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination \$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$350.00
- Major – Master Sign Programs \$1,450.00
- Exception to Sign Ordinance \$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots) \$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots) \$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots) \$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more) \$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff) \$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage \$850.00
- Tentative Map Extensions \$1,170.00
- Tentative Map - Lot Line Adjustments/Merger \$1,350.00

Use Permits

- Minor Use Permit - Staff Review \$580.00
- Major Use Permit - Planning Commission Review \$3,400.00

Variances

- Minor Variance - Staff Review \$562.00
- Major Variance - Planning Commission Review \$2,200.00

Application	Fee
Total*:	\$

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

<u>Applicant/Representative</u>	Contractor	<u>Property Owner</u>
Name: Mike Shipley		Name: ARTHUR COOK
Address: 21378 Dog Bar Rd Grass Valley, CA 95949		Address: 10765 BANNER MINE WAY NEVADA CITY, CA 95959
Phone: 530-263-0558		Phone: 805-701-0121
E-mail: backcountrybuilder@gmail.com		E-mail: ART.COOK@HOTMAIL.COM

<u>Architect</u>	<u>Engineer</u>
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Worn Wild
- b. Project Address 129 Mill St
- c. Assessor's Parcel No(s) 008-346-010-000
(include APN page(s))
- d. Lot Size 1,742 sq ft

2. Project Description

Retrofit new roof panels and fascia onto existing
awning frames. Replace glass store front with updated doors and
ADA closers. Replace glass with new tempered glass. New Aluminum,
dark bronze, glass channels. Repaint store front with approved colors.
Replace three windows with dark bronze Andersen 100 series windows.

3. General Plan Land Use: _____

4. Zoning District: _____

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

- P1. Other Identifier:** Downtown Grass Valley/APN 08-346-11
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 123 and 125 Mill Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. Description:**

The property consists of a two-story, painted or stucco masonry commercial storefront. Character defining features of the building include an angled parapet roof with molding capping the top of the parapet, followed by a large frieze that includes three horizontally oriented replaced windows with aluminum frames partially concealed by a cloth awning, below which is a second frieze of similar proportions and a similar, but much large cloth awning covering the ground floor storefront, that features two remodeled aluminum sash display windows and two aluminum framed lighted entry doors. A copper drain pipe runs vertically down the left side of the building. The building is flanked on the right and left by single-story commercial storefront sharing a common walls. In 1867 Theo. Knoderer operated the Sportsmens Emporium on this site. In the 1870s there was a harness (George Carson, saddler) and wagon-making (J. Perkins) business on the site, owned by Robert G. Roberts of Roberts & Fairhurst, blacksmiths. In the 1890s it was a gentlemen's furnishings store and in the early 1900s Pacific Gas & Electric located their district office there. In the 1930s it was home to Grass Valley Flower Shop and in the 1940s it was McCauley's Pastry Shop. In the 1950s it was a music store and in the 1970s a real estate office (John O'Dell Realty). It later became Genie's Candies and Hallmark Store (City of Grass Valley Historical Files).

- *P3b. Resource Attributes:** HP-6, two-story commercial building.

- P5. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



- *P4. Resources Present:** Building Structure
 Object Site District Element of District

- P5b. Description of Photo:** View looking east at the building.
- *P6. Date Constructed/Age and Sources:** Historic After 1872, Circa 1910; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Swenson's Outdoors, LLC, 105 West Main Street, Grass Valley, CA 95945.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** June 20, 2009
- *P10. Type of Survey:** Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

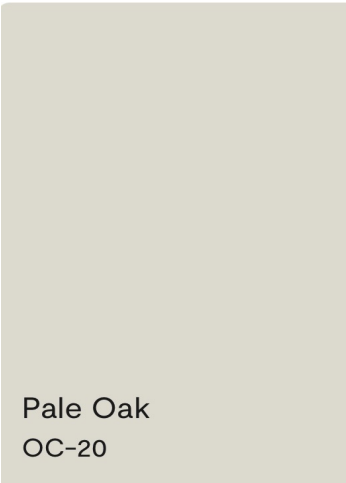
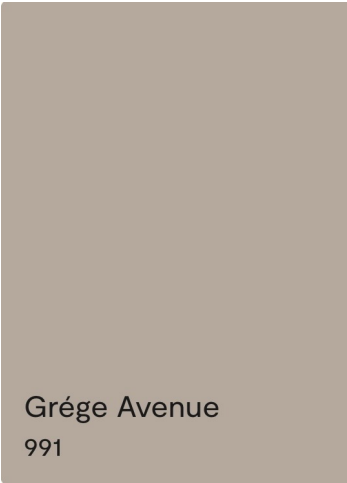
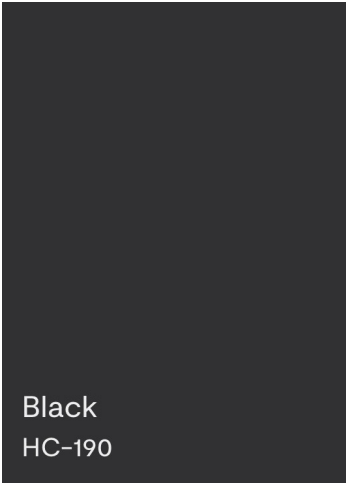
WORN WILD EXTERIOR COLOR & MATERIAL PROPOSAL

Proposed exterior finish schedule identifying each architectural element and corresponding paint/material specification.



AREA	BUILDING ELEMENT	PROPOSED FINISH
1	Upper roofline trim/cap	Benjamin Moore HC Black
2	Main exterior body wall	Benjamin Moore HC Black
3	Window awnings + trim	Benjamin Moore Greige Ave
4	Vertical window divider sections	Benjamin Moore Greige Ave
5	Existing molding/trim accents	Benjamin Moore Black
6	Downspout / gutter accent	Modern Masters Precious Metals ME579 Copper Penny
7	Upper inset feature panel	Benjamin Moore Pale Oak

Proposed Paint Palette



Architectural Plans

Project description:

Retrofit existing awning frames with metal roofing and new fascia. Replace glass storefront with new ADA accessible doors and tempered glass. All new aluminum channels will be dark bronze. Repaint the storefront with new color scheme as shown in the elevations. Replace the three windows on the second floor with new Anderson 100 series. Hang new sign as indicated and scaled in the elevations.

Proposed Work:

- Retrofit old awnings with metal roofing and fascia
- Replace storefront with new ADA doors and tempered glass
- Repaint store front
- Hang new sign
- Replace three windows on second floor with new ones

Removal

- Cloth awnings
- Three old aluminum windows
- Storefront doors and glass

Storefront colors will be

~~Revere Pewter HC-172~~

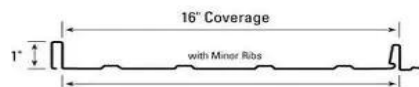
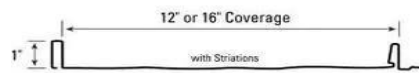
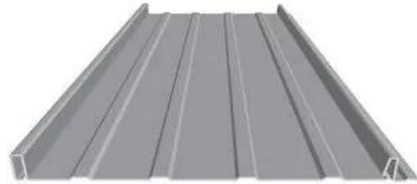
Modified by applicant, new proposed paint colors may be referred to in staff report.

~~Black HC-190~~

Roofing

The proposed roofing for the awnings will be 16” with minor ribs painted Black HC-190.

The Fascia that will be added to the awnings will be 6” tall as scaled in the elevations.



Storefront Doors

Here's the proposed store front door style

Arcadia AG451T Thermally Broken Center Glaze Series 2" x 4 1/2" Standard Dark Bronze Anodized.

2 Fixed Windows.

2 Hinge Left ADA Commercial Storefront Doors with Panic Exit Devices.

Surface Mount Closers (No Hold Open)

1" Insulated Glass

1/4" LowE 272 Tempered

1/2" TPS Spacer

1/4" Clear Tempered



Old 80's, single pane, aluminum windows, will be replace with

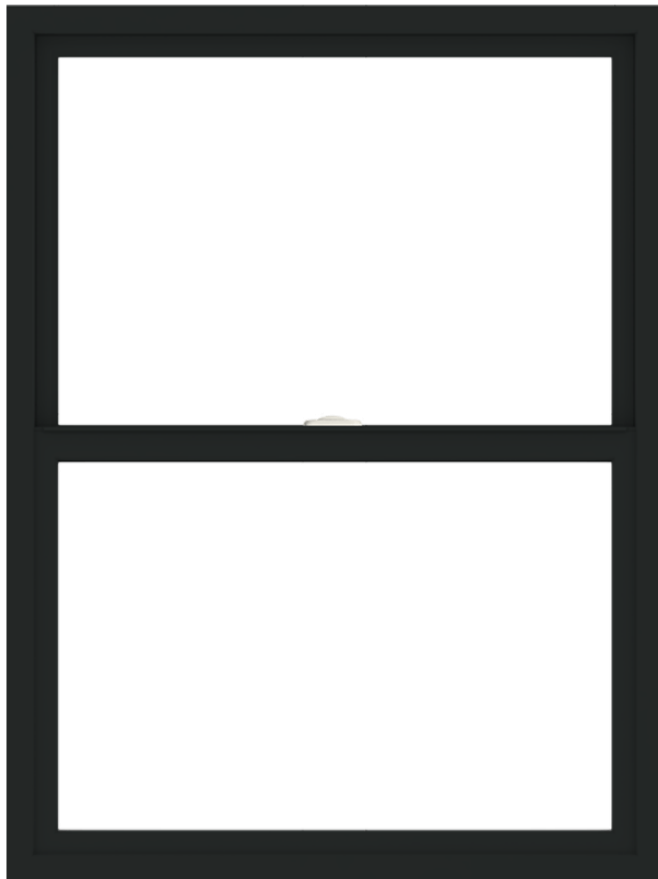
New Anderson 100 series windows

Style: Single Hung

Color: Black

Link to windows:

<https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/100-series-single-hung-window>



Below are current elevations of existing store front along with proposed elevation.

Current



~~Proposed~~

Modified by applicant, new proposed paint colors may be referred to in staff report.



New 6-inch "fascia" may also be referred to as "drip edge"



Modified by applicant, new proposed paint colors may be referred to in staff report.

~~Proposed Elevation with neighboring buildings~~



Recommendations:

(1) Replacement elements should match the original details, especially in overall size and profile. Use historic photographs to determine design details of the original cornice. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing. Appropriate materials include stone, brick and stamped metal and fiberglass.

(2) Reconstruct a missing cornice when historic evidence is available. When a building is missing its cornice, consider reconstruction or replacement with a new design. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing.

6.3.4 Windows and Doors

Windows and doors are some of the most important character-defining features of any property. They give scale to a building and provide visual interest to the composition of individual facades.



Window and door designs help define the commercial storefront or public building.



Windows and doors in downtown Grass Valley reflect styles that span nearly 100 years from the 1850s through the 1940s. Most windows are set vertically in deeply recessed openings and at one time many if not all of the downtown commercial brick buildings features iron shutters, as was the case with the Holbrooke Hotel shown in the photograph below.



Storefront windows were originally set in decorative wood frames, and later steel or aluminum frames by the 1930s. Angled and recessed entries with divided display windows defines the city's storefronts, together with transom and clerestory windows set individually or in rows.



Another important feature is the number of lights or panes into which a window is divided. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. The manner in which windows and doors are combined or arranged on a building face also may be distinctly associated with a specific

building style. All of these features are examples of elements in historic window and door designs that should be preserved.



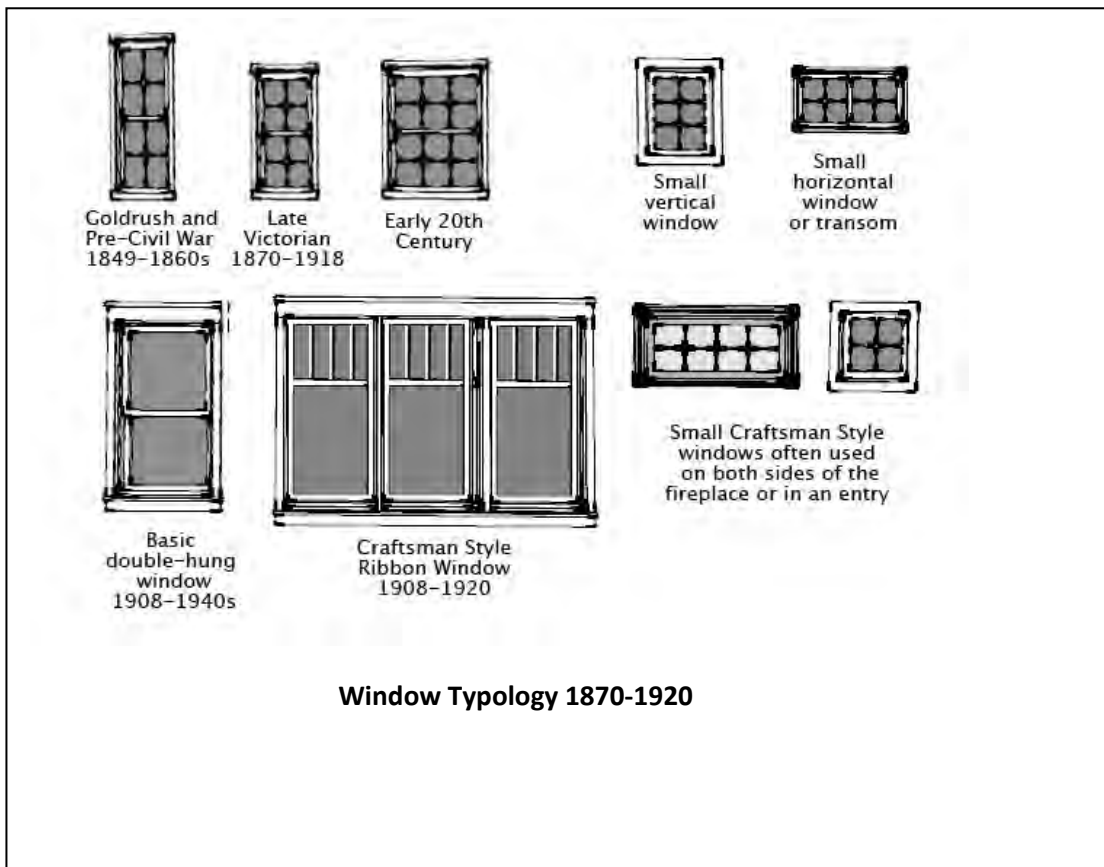
Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.



Commercial window detail Grass Valley

Typical wood-sash, double-hung window components:

- Wall Head (the framing for the window)
- Glazing (putty that holds the glass in)
- Sill (base of window usually made of wood)
- Muntin (bars between glass made of wood or steel)
- Stile (framing)
- Stops (stop molding to prevent glass from falling out)
- Casing (wood that surrounds the outside of the window)
- Sash (wood frame that runs vertically to secure the glass)
- Sash pulley (the rope rides on the pulley)
- Sash weights (counterbalance the window)
- Sash locks/lifts (to open and close windows)

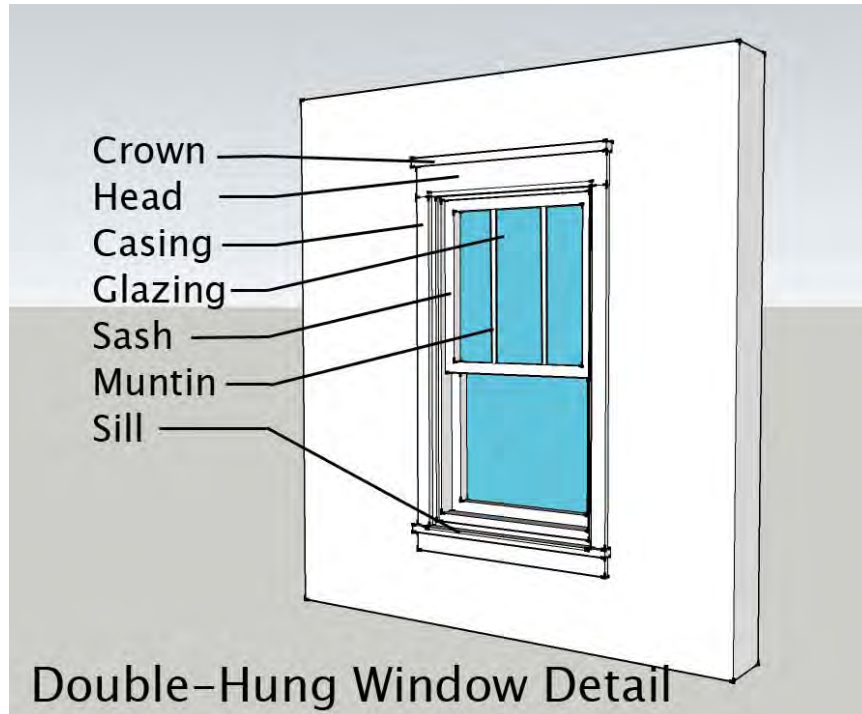




Use of a repeating ribbon type window in a Grass Valley school building.



Replacement windows in a circa 1850s historic brick commercial building.



Recommendations:

(1) It is essential to repair frames and sash by patching, splicing or reinforcing. Avoid the removal of historic windows and sash. If replacement is necessary, replace with a similar design, to match the original. Avoid changing the position of historic openings.

(2) Windows and doors on the fronts of ancillary buildings should be preserved as well. Avoid creating an additional opening or removing existing ones on facades that are visible from the street.

Maintain the historic subdivisions of window lights. Maintain original window and door proportions. Altering the original size and shape is inappropriate. Do not close down an original opening to accommodate a smaller window.

(3) Restoring an original opening which has been altered over time is encouraged. Consider reconstructing windows and doors that no longer exist in a primary facade. Such reconstruction should occur only if it can be substantiated by physical or pictorial evidence.

- (4) Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights.
- (5) Replacing multiple panes with single pane or operable window with a fixed one is inappropriate. Replacing true divided lights with snap-in muntins is also inappropriate. Maintain original window and door proportions.
- (6) Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- (7) When replacing a window or door is necessary on an historic structure, match the original design as closely as possible. Preserve the original casing, and use it with the replacement.
- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.
- (9) Match the number and size of divided lights and panels. Glass in a window or door should be clear. Any type of tinting is inappropriate.
- (10) A new window or door opening, if needed, should be placed on a secondary facade and not the primary facade. A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width. Windows should be simple in shape, arrangement and detail.
- (11) Windows and doors should be finished with trim elements similar to those used traditionally. This trim should have a dimension similar to that was used historically.
- (12) Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are inappropriate.

6.3.5 Signs

Grass Valley's historic commercial district has always been defined by its eclectic signs. From the 1850s through the 1880s, virtually all of Grass Valley signs were manufactured of wood and hand painted by skilled artisans. Often signs were hand-



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0017
Location/APN: 129 Mill Street / APN: 008-346-010
Applicant: Mike Shipley (Contractor), Arthur Cook (Property Owner), and Sarah Johnson (Business Operator/Tenant)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Development Review Committee review of the proposed application is 5/26/26, with an effective date of 6/10/26, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on 5/26/27, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, or as modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
2. A building permit is required for the proposed lettered signage.

PLANNING DIVISION:

1. Proposed painting on building face, drainpipe, and architectural trim elements shall coordinate with proposed elevations; or, as modified at time of hearing.

2. An inspection prior to building final inspection of the building permit (future awning and/or signage) is required. The inspection is to ensure compliance with Planning Division related criteria with approved plans, specifically paint. Paint shall be inspected with the future awning/signage permit, whichever allows for completed paint to be viewed. Building permit applicant is responsible for contacting Planning staff and scheduling the inspection as soon as relevant work (painting) is completed.
3. Proposed awnings are required to be designed to meet the *applicable criteria* of Section 17.28.040.D – Standards for Awnings, Canopies, Unroofed porches and Similar Structures. The following shall apply and have been determined as applicable:
 - Awnings, marquees, canopies and unroofed porches may extend over public property in zones where there are no setback requirements.
 - Awnings may extend over public property not more than seven feet from the face of a building not within two feet of the curb line measured horizontally. All portions of awnings shall have at least eight feet of clearance above public walkways.
 - Marquees, awnings, canopies, and unroofed porches shall have at least nine feet minimum clearance above the paved roadway or sidewalks surface whichever is higher. No structure shall extend beyond the curb line.

ENGINEERING DIVISION:

1. An encroachment permit will be required for all proposed work at front of building/work being done that creates closure or interruption of pedestrian traffic on sidewalk. The sidewalk is within the City's right of way.
 - <https://aca-prod.accela.com/grassvalley/default.aspx>