


**CITY OF GRASS VALLEY DEVELOPMENT REVIEW COMMITTEE
STAFF MEMORANDUM**

AUGUST 23, 2022, Meeting

Date: August 17, 2022
To: Development Review Committee
From: Lance E. Lowe, AICP, Principal Planner 
Subject: Continuance of Development Review Permit (22PLN-30) for 150 South Auburn Street Reroof.

On July 12, 2022, the DRC recommended that composition roofing may be appropriate for the reroof at 150 South Auburn Street provided the roofing material reflected the existing tile roofing color. The DRC continued the review to allow the applicant to provide actual color samples for DRC consideration.

Accordingly, color samples will be provided at the August 23, 2022, DRC meeting.



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
July 12, 2022**

Prepared by: Lance E. Lowe, AICP, Principal Planner *LEL*
Reviewed by: Thomas Last, Community Development Director *TJL*

DATA SUMMARY:

Application Number: 22PLN-30
Subject: Historical Commission Recommendation to Reroof a Priority 2 Rated Building in the City's 1872 Historic Townsite.
Location/APN: 150 South Auburn Street/008-372-005
Applicant/Owners: Ken Cutler & Mai Nguyen
Zoning/General Plan: Town Core/Commercial
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

The Development Review Committee consider the reroofing options and approve a preferred roofing replacement material, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the reroof as presented in the Staff Report; and,
3. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

The building at 150 South Auburn Street is in the Spanish Revival Architectural Style. While not a common architectural form in Grass Valley, Spanish Revival Architecture were extremely popular forms of architecture built throughout California from the early 1900's through the 1940's. Character defining features of these building types include Spanish clay tile roofs, arched windows and doors, stucco exterior cladding, and the use of Spanish or Mediterranean style glazed tiles for entries.

The building has been occupied by Subsational Sub-shop for several years. Presently, most the building is cordoned off due to structural deficiencies with the roof trusses resulting in bowed exterior walls. The exterior walls have since been repaired; however,

the roof trusses are braced on the interior of the building until a roofing material can be selected and the trusses repaired.

The contractor has acknowledged that repair of the existing tile roof is not an option given its age and brittleness. Additionally, the engineer of record notes that the existing trusses are required to be replaced to accommodate the weight of the tile roof, which further adds to the repair cost. Lastly, the owner acknowledges that replacement of the exiting tile roof with in like kind material is cost prohibitive and will not occur (**Attachment 5 – Applicant’s Correspondence dated May 4, 2022**).

On June 14, 2022, the Historical Commission considered the roofing alternatives in-lieu of replacing the original tile roof. Ultimately, the Historical Commission recommended that a color appropriate dimensional composition roof may be acceptable; however, the Historical Commission also noted that several roofing alternatives should considered by the DRC to ensure the best tile roof replacement material is approved.

PROJECT DESCRIPTION:

The applicant is requesting a Development Review Permit for the replacement of the existing tile roof of a Priority 2 rated building in the City’s 1872 Historic Townsite. The roof replacement includes the small gable ends of the Subsational Sub-shop as well as the two-story hipped roof building. As a Priority 2 building, the building is considered a contributor to the City’s Historic 1872 Historic District. A Priority 2 rating is applied to properties that retain good integrity with some loss of historic fabric but continue to convey their period of significance and architectural style or sub-style. The Spanish clay roof tile is considered a Character defining feature of the building’s architecture according to the Historical Resources Survey (**Attachment 4 – Historical Resources Survey**).

In accordance with Chapter 17.52.070 of the City’s Development Code, replacement of a character defining feature constitutes a Major Project requiring approval of a Development Review Permit by the DRC. Major Projects include exterior modifications of contributing historical resources (i.e. Priority Rated 1 or 2 buildings) that alter the character defining features, such as shape, elevation, massing, and scale and do not comply with the City’s Historical Design Guidelines. Altering character defining features is not consistent with the City’s Historical Design Guidelines. For Major Projects, the City encourages a property owner to first meet with the Grass Valley Historical Commission for recommendation prior to DRC consideration.

As illustrated in Attachments 6 and 7, options for DRC consideration include a dimension composition and metal roof option, with the owner preferring the dimensional composition due to cost.

The owner will also be presenting color materials boards at the July 12, 2022, DRC meeting for further DRC consideration.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The property consists of a one to two-story Spanish Revival commercial building that faces South Auburn Street. The building is currently occupied by Substantial Subs and Styles beauty salon. Character defining features of the building include a single-story front gable end (Substantial Subs) that faces South Auburn Street and features a Spanish clay tile roof, textured, stucco exterior wall surface, a clipped-roof front gable porch with an arcaded entrance featuring two roped twisted Spanish Revival influenced columns with Corinthian capitals, and a replaced aluminum framed entry door.

ENVIRONMENTAL DETERMINATION:

The project qualifies for a Class 1 Categorical Exemption. A Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include but are not limited to: (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning: The property is within the Town Core (TC) Zone District. The TC Zone strengthens the mixed-use pedestrian-oriented nature of the existing historic downtown. The secondary intent is to establish secondary mixed-use, pedestrian-oriented centers within large, regional districts that are likely to redevelop in the mid and long term.

HISTORIC DESIGN REVIEW GUIDELINES AND SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

The City's Historical Review Guidelines are based upon the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Altering the original roof and roofing materials, which are important in defining the overall historic character of the building is contrary to the recommendations of the City's Historical Design Review Guidelines. Specifically, the following are not recommended:

- Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Replacing historic roofing material instead of repairing or replacing only the deteriorated material.
- Changing the type and color of roofing materials.
- Failing to stabilize a deteriorated or damaged roof until additional work is undertaken, thus allowing further damage to occur to the historic building.

ANALYSIS:

Without question, repair and/or replacement of the tile roof with in like kind materials is the preferred recommendation. However, the owner has indicated that replacement of the tile roof with similar materials is cost prohibitive and will not occur. Accordingly, other suitable options need to be considered by the DRC to salvage the architectural character of the building to the extent feasible. Additionally, receiving a timely approval by the DRC is important to allow the renovation to be completed as Subsational Sub-shop is limited in the conduct of their business while the building is in disrepair (**Attachment 3 – Site Photographs**).

According to the contractor, the existing tile roof is too brittle to salvage and reuse. When the roofing materials are beyond repair as is the case, replacement of in-kind or using compatible materials is the secondary option. Given that in-like kind material is not a feasible option, it is important to select a material and color that best replicates the original tile roofing. Although the Historic Commission recommended that a dimensional composition roof may be acceptable, the Historic Commission also noted that the DRC should consider other alternatives as well to ensure that the best replacement option is considered. To this end, the metal roofing appears to better resemble the original tile roof. Further discussion by the DRC should occur, with material samples being provided at the July 12, 2022, DRC meeting.

FINDINGS:

In accordance with Section 17.81.060 of the Development Code, the Development Review Committee is required to make specific findings before it approves a Development Review Permit.

1. The City received a complete application for Development Review Application 22PLN-30.
2. The Community Development Department determined the project is Categorically Exempt as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
3. The Grass Valley Development Review Committee reviewed the application at its regularly scheduled meeting on July 12, 2022.
4. The project is consistent with the applicable sections and development standards in the Development Code.
5. The project, as conditioned and to the extent feasible, complies with the City of Grass Valley Community Design Guidelines.
6. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.

7. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

A. GENERAL CONDITIONS:

1. The approval date for this project is July 12, 2022. The Development Review Permit is approved for a period of 1 year and shall expire on July 12, 2023, unless the project has been effectuated (i.e., building permit has been obtained) or the applicant requests a time extension that is approved by the Grass Valley Development Review Committee pursuant to the Development Code.
2. The project shall be constructed in accordance with the plans approved by the Development Review Committee for Development Review Permit 22PLN-30 unless changes are approved by the Development Review Committee prior to commencing such changes. Minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director. Major changes, as determined by the Community Development Director, shall be approved by the Development Review Committee.
3. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the building division, in compliance with the California Codes.
4. 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.

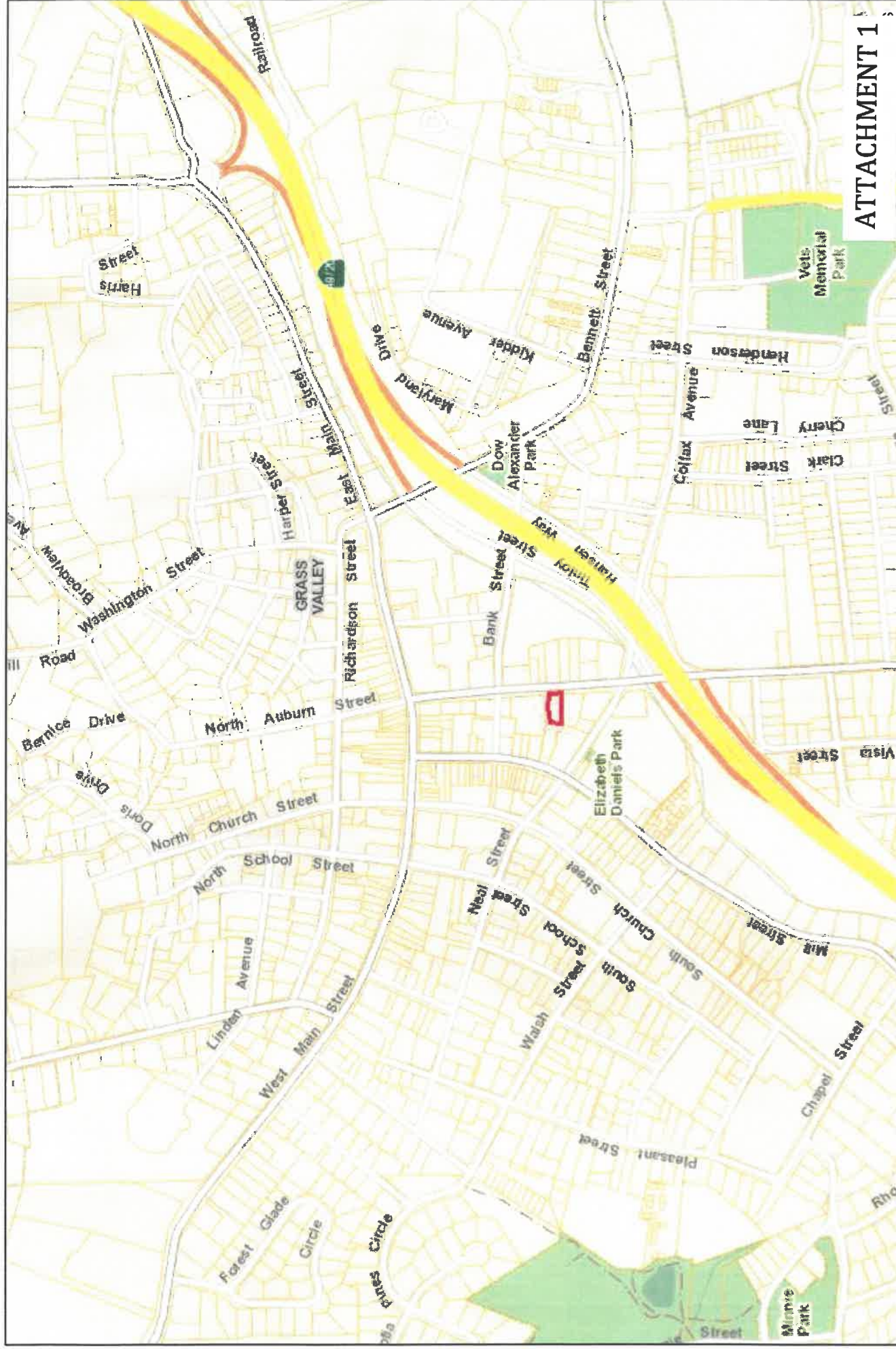
ATTACHMENTS:

- Attachment 1** – Vicinity Map
Attachment 2 – Aerial Photograph
Attachment 3 – Site Photographs
Attachment 4 – Historical Resources Survey prepared in 2009
Attachment 5 – Applicant's Correspondence dated May 4, 2022
Attachment 6 – Composition Roofing Mockup
Attachment 7 – Metal Roofing Mockup



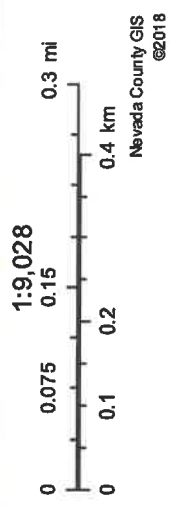
ATTACHMENTS

150 South Auburn Street



ATTACHMENT 1

July 7, 2022



150 South Auburn Street



ATTACHMENT 2

July 7, 2022

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Nevada County GIS
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: 150 South Auburn Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-372-05
- *P2. **Location:** ☐ Not for Publication ☒ Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 150 South Auburn 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 west side of South Auburn Street.
- *P3a. **Description:**

The property consists of a one to two-story Spanish Revival commercial building that faces South Auburn Street. The building is currently occupied by "Subsational Subs" and "Styles" beauty salon. Character defining features of the building include a single-story front gable wing (Subsational Subs) that faces South Auburn Street and features a Spanish clay tile roof, textured stucco exterior wall surfaces, a clipped-roof front gable porch with an arcaded entrance featuring two rope twisted Spanish Revival influenced columns with Corinthian capitals, and a replaced aluminum framed entry door. The north elevation windows have all been replaced as well as the entry door. To the left of the single-story front gable building is a two-story hipped roof wing that features a Spanish clay tile roof, stucco exterior surfaces, a iron balcony with two French doors, and below the balcony a similar arcaded inset front porch with two replaced windows to the left and right in original openings. A separate wing extends to the south from the side of the two-story wing. The front is landscaped with mature trees, shrubs, lawns, and a walkway.

- *P3b. **Resource Attributes:** HP-6, one and two-story commercial building
- *P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District

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



P5b. **Description of Photo:** View looking southwest at the building from S. Auburn Street.

*P6. **Date Constructed/Age and Sources:** ☒ Historic
Circa 1930; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.

*P7. **Owner and Address:** Darrel LeClair, POB 480, Carnelian Bay, CA 96140.

*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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or #: 150 South Auburn Street



View of the building looking west.

May 4, 2022

To: Members of the Grass Valley Historical Commission

From: Ken Cutler and Mai Nguyen, owners of the property 150 South Auburn Street

Dear Commissioners:

We purchased 150 South Auburn Street in 2017 and have been working to preserve and improve the building since. Previously, we extensively repaired the street facing front area which had water damage requiring work on the frame and refinishing the stucco. We also needed to repair the back stairs and installed new garage doors as the wood around the doors was sagging. Plus, the building recently needed a new roof over the garages.

This year it was noted that the tile roof over the Subsational Sandwich shop was sagging and upon further inspection it was found that the trusses have cracked under the weight of the roof and the wall facing the public parking has shifted necessitating expensive temporary bracing of the structure. This has significantly decreased the square footage of the restaurant while further repairs are being planned.

In reviewing options with our contractor and engineer, our current Spanish tile roof will need to come off and be replaced along with the roof over the main part of the building which has aged, has cracked tiles, and has suffered serial leaks. Unfortunately, the current tile cannot be preserved and re-used given its age and fragility. Replacing the tiles with new similar-appearing tiles while aesthetically desirable is unfortunately not tenable financially. The cost is multi-fold more than a composition roof. It would be such a prohibitive cost that we would need to raise the rent to above market rates for many years to recoup the difference (and that in turn would lead to some current tenants leaving, increased future vacancies, and lack of revenue which isn't good for anybody). Moreover, it is not just the roof that needs to be replaced but the supports for the roof, the exterior wall needs to be fully repaired, the HVAC vents re-done (damaged by the sagging trusses), and a new front door needs to be installed. Moreover, the exterior stucco will need to be removed and replaced on three sides of the building.

What we propose is to perform the necessary structural repairs, apply a new stucco exterior, but to replace the current heavy and fragile roof tiles with material that is lighter (thus easier on the frame/walls) and less likely to crack and have leaks that require considerable time and money to maintain and repair. We believe this can be done in a manner that allows the building to keep much of its current character, to blend in well with surrounding buildings, to be aesthetically pleasing but also financially workable.

We are sorry we cannot attend your meeting in person. We had long ago planned a trip abroad to see family and the trip is non-refundable. Please consider our challenging

position, be aware that multiple other buildings within sight from ours have removed their tile roofs and replaced them with composite shingle or metal roofs, and that we endured a high vacancy rate during the first two years of the pandemic and have just recently been able to get to full occupancy. Requiring us to replace our roof with the same materials as before will have financial consequences that we do not see overcoming.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "K. Cutler + Mai Nguyen". The signature is written in dark ink and is positioned above the printed names.

Ken Cutler and Mai Nguyen

Owners, 150 South Auburn Street

