



**HISTORICAL COMMISSION
STAFF REPORT
DECEMBER 12, 2022**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 22BLD-409
Subject: Historical Commission Recommendation to Replace Windows and a door on a Priority 2 Rated Building in the City's 1872 Historic Townsite.
Location/APN: 150 South Auburn Street/008-372-005
Applicant/Owners: Tobin Daugherty/Ken Cutler & Mai Nguyen
Zoning/General Plan: Town Core/Commercial
Entitlement: Building Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

The Historical Commission recommends that the Development Review Committee approve the proposed window replacement, as may be modified at the public meeting, and 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 window replacement 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:

In July 2022, the Development Review Committee approved a re-roof of this Spanish Revival building at 150 South Auburn Street, to replace the clay tiles with a composition roof material. The building was built in 1930 and is characterized as a Priority 2 building per the city's historic rating system. 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.

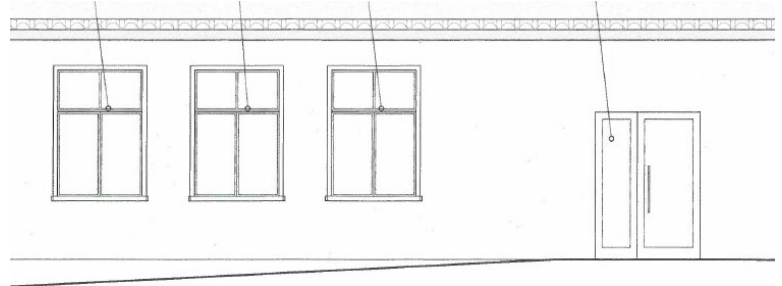
PROJECT DESCRIPTION:

The applicant is requesting to replace the existing aluminum arched windows located on the north side of the building, with larger rectangular aluminum windows. The windows will each feature two over two window lites, and are manufactured by Milgard. The existing aluminum door with two sidelites is proposed to be replaced with an aluminum door with

one sidelite. In accordance with Chapter 17.28.040 of the City's Development Code, the issuance of a building permit within the historic district for any new construction, demolition, or exterior alterations, additions, or modifications of a structure or part of a structure requires historic review.



Existing windows/door



Proposed windows/door

DESIGN REVIEW GUIDELINES FOR THE 1972 HISTORIC TOWNSITE:

The Grass Valley Historic Design Guidelines offer that “Spanish Revival, Mediterranean, Spanish Colonial Revival, and Mission Revival Architecture were extremely popular forms of architecture built throughout California from the early 1900s through the 1940s. 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, exterior wall ornamentation, and interior fireplace surrounds.” While arched windows are indicative of the style, the windows are not listed as a “character defining feature as listed in the historic rating profile. The Historic Design Guidelines makes the following recommendations for new window openings on historic buildings:

- Preserve the functional and decorative features of original windows and doors. 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.
- 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.
- 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.

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 under renovation. Character defining features of the building include a single-story front gable end 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.

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 Building Permit 22BLD-409.
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 <TBD>.
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 and the Design Review Guidelines for the 1972 Historic Townsite.

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 <TBD>. The Development Review Permit is approved for a period of 1 year and shall expire on <TBD>, 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 22BLD-409 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

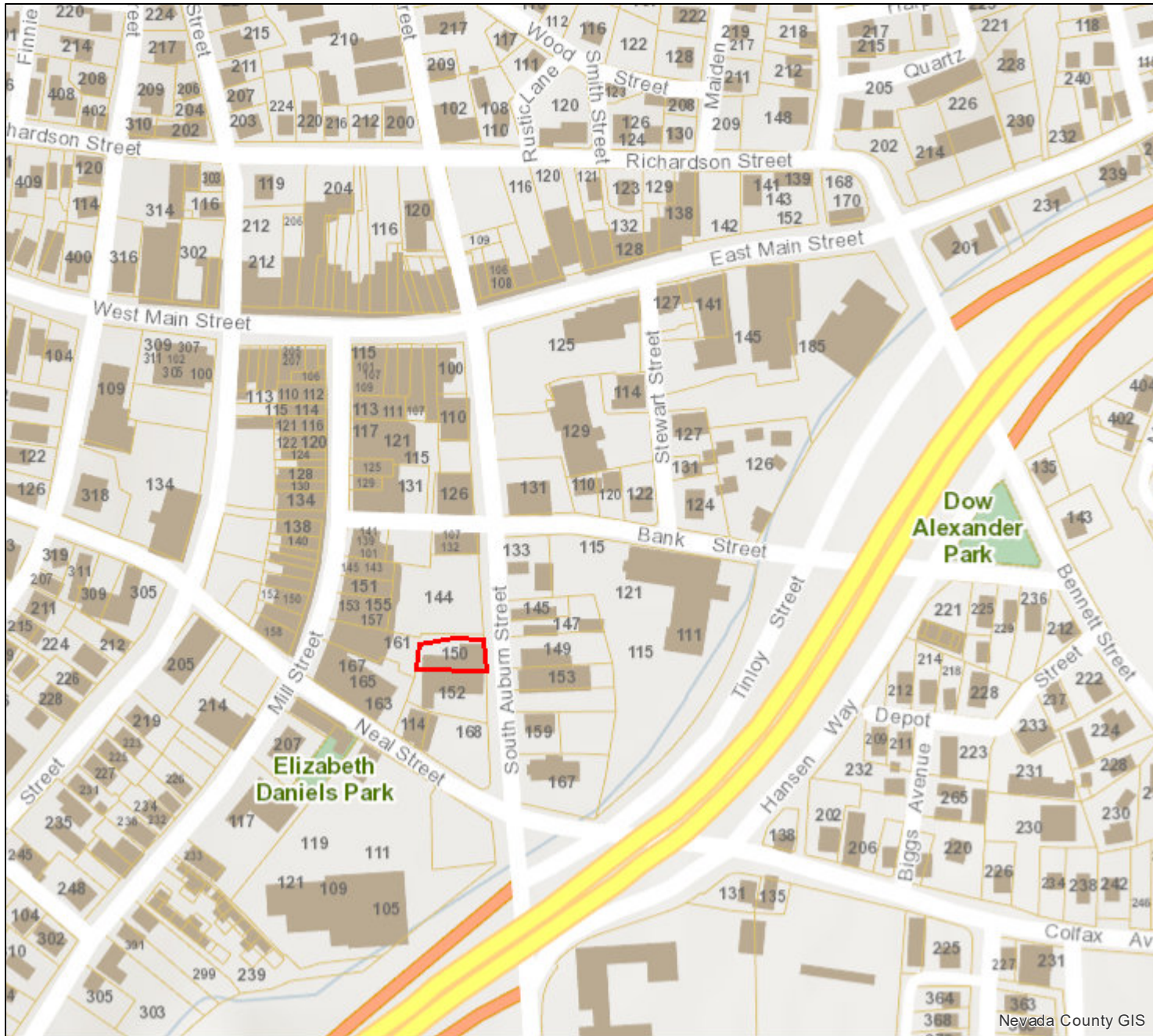
Attachment 2 – Aerial Photograph

Attachment 3 – Site Photographs

Attachment 4 – Historical Resources Survey prepared in 2009

Attachment 5 – Window Plans

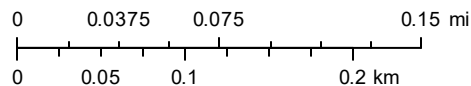
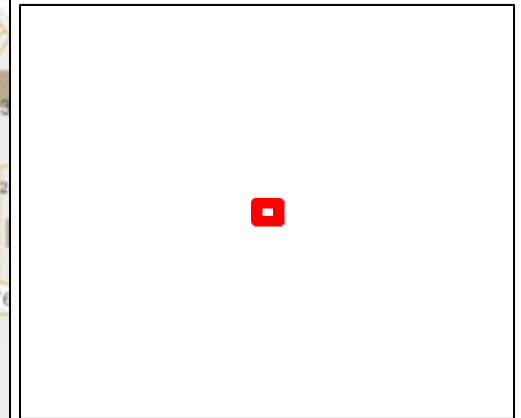
Vicinity 150 S. Auburn



Parcel APN: 008-372-005
150 SOUTH AUBURN STREET

Land Value: \$218,727.00
Improvement Value: \$355,434.00
Acreage: Unknown
Zoning: TC GVCity
General Plan: C GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist:
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,398 feet

Overview



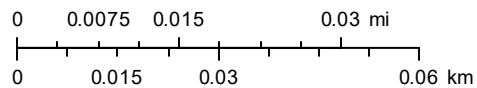
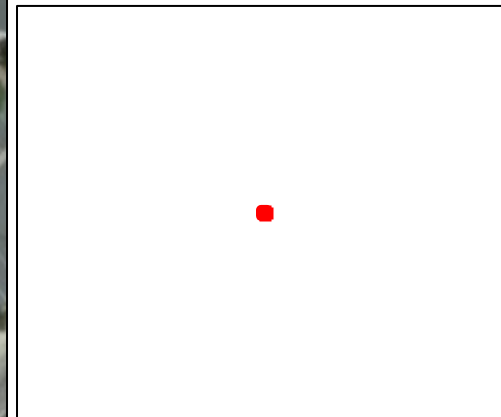
Aerial 150 S. Auburn



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Overview





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 _____ Historic Rating: 2

Page 1 of 2

*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, Carmelien 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

*Required information



THERMALLY IMPROVED ALUMINUM A250
THERMALLY IMPROVED WINDOWS & PATIO DOORS



Energy Efficiency

Tested and Built for Your Climate

At Milgard, we help homeowners like you make an impact on their energy consumption by offering energy efficient windows and patio doors designed for your homes comfort. Our thermally improved windows and doors include a polyurethane channel to reduce thermal transfer and improve energy efficiency.

We make it easy to meet local energy codes and green building efficiency standards with a selection of energy packages you can tailor to your specific climate. We conduct thermal simulations to improve energy performance and we adhere to ENERGY STAR® v6 requirements that meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria in the areas we serve.



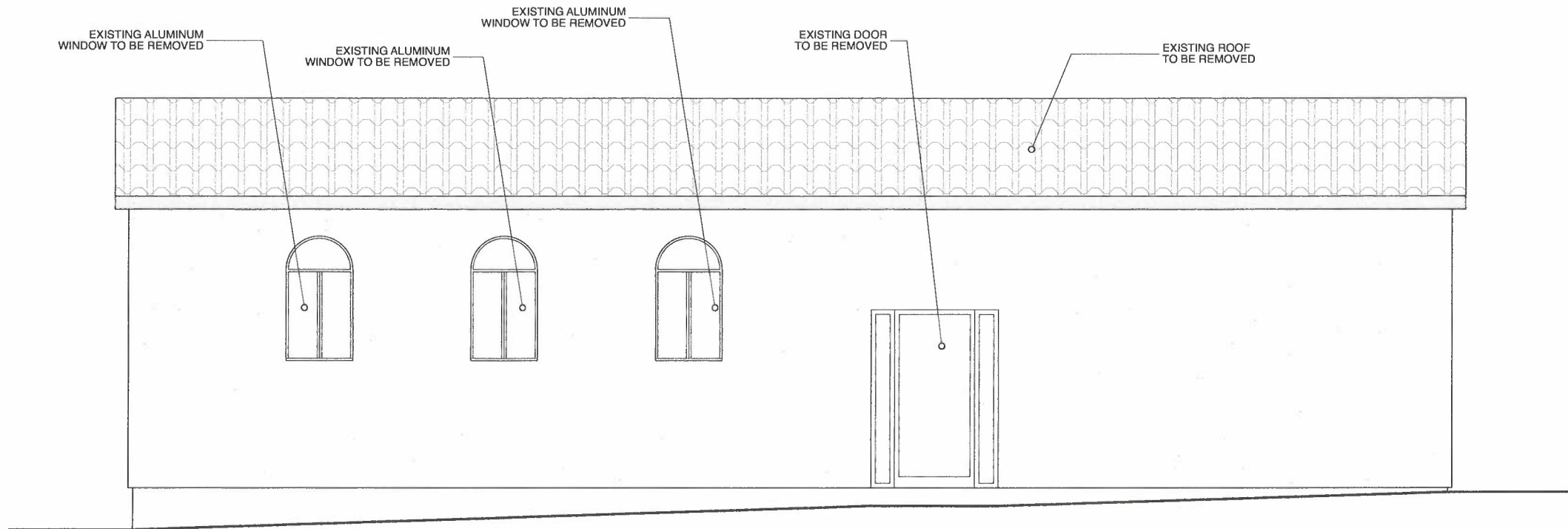
ZONE	U Factor	SHGC
ENERGY STAR v6 Northern	0.27	-
ENERGY STAR v6 North-Central	0.30	0.40
ENERGY STAR v6 South-Central	0.30	0.25
ENERGY STAR v6 Southern	0.40	0.25

Your energy efficient windows could include one or more of the following features based on your climate:
SunCoat® or SunCoatMAX®
EdgeGuardMAX™
Argon
4th Surface Low-e

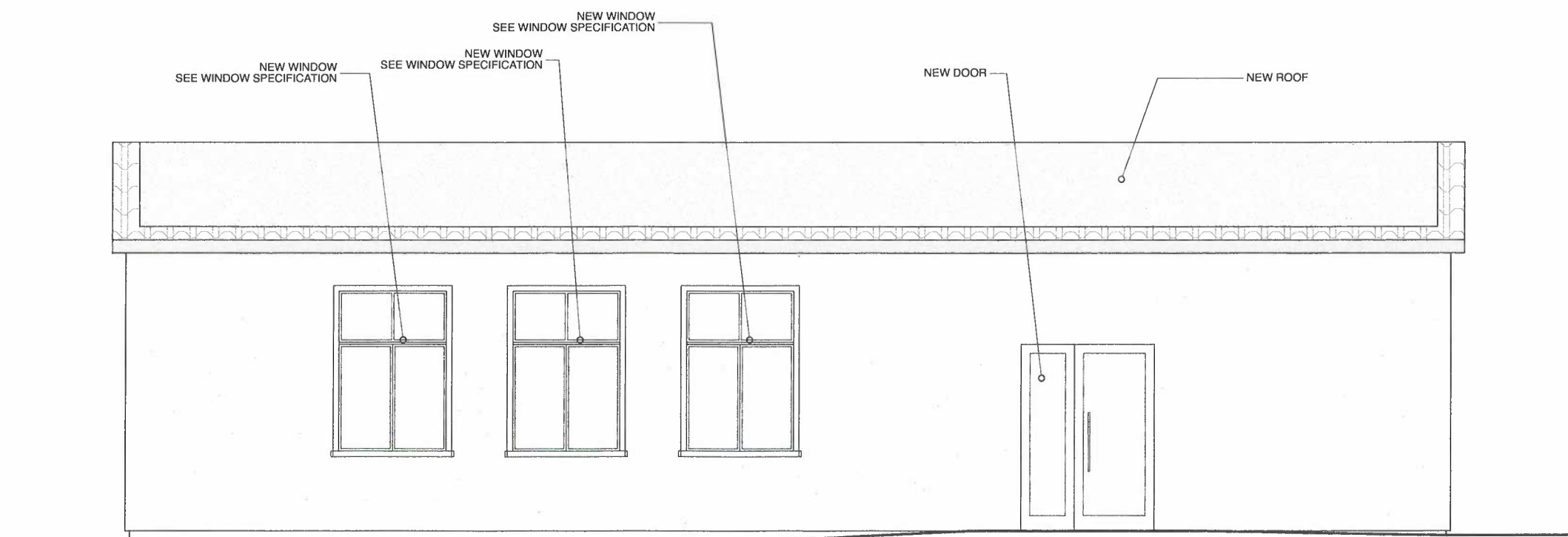


THERMALLY IMPROVED ALUMINUM FEATURES A POLYURETHANE CHANNEL TO REDUCE THERMAL TRANSFER AND IMPROVE ENERGY EFFICIENCY.

WINDOW SPECIFICATION



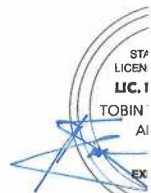
BUILDING ELEVATION - EXISTING



BUILDING ELEVATION - NEW

TOBIN ARCHITECTS OFFICE - GRASS VALLEY STUDIO

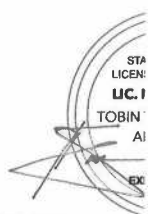
SCALE: 3/8" = 1'-0"



STAMP:
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Tobin T. Dougherty

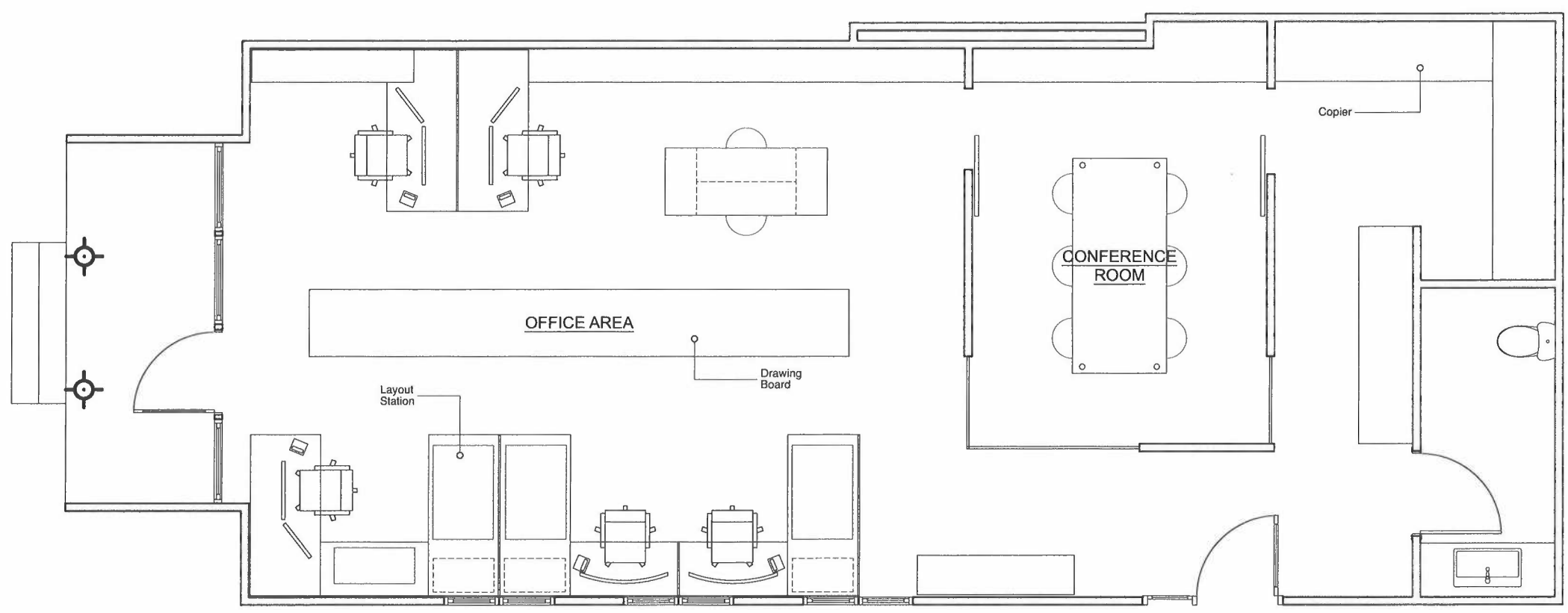
PROJECT:
TDA
G.
PROJECT LOC

PROJECT LOG



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Tobin T. Doughert

PROJECT:
TDA
PROJECT LOCATION:
G.



FLOOR PLAN - NEW

TOBIN ARCHITECTS OFFICE - GRASS VALLEY STUDIO

SCALE: 3/8" = 1'-0"

PROJECT LOG

