

**Storefront Entry Tile Development Review, 126 Mill Street
26PLN-0001**

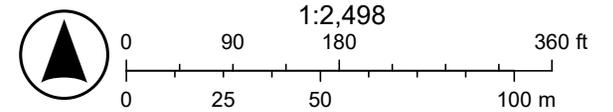
Attachment List

1. Aerial Map
2. Vicinity Map
3. Universal /Development Review Application
4. Applicant Pictures
5. Section 6.3 – Commercial Storefronts

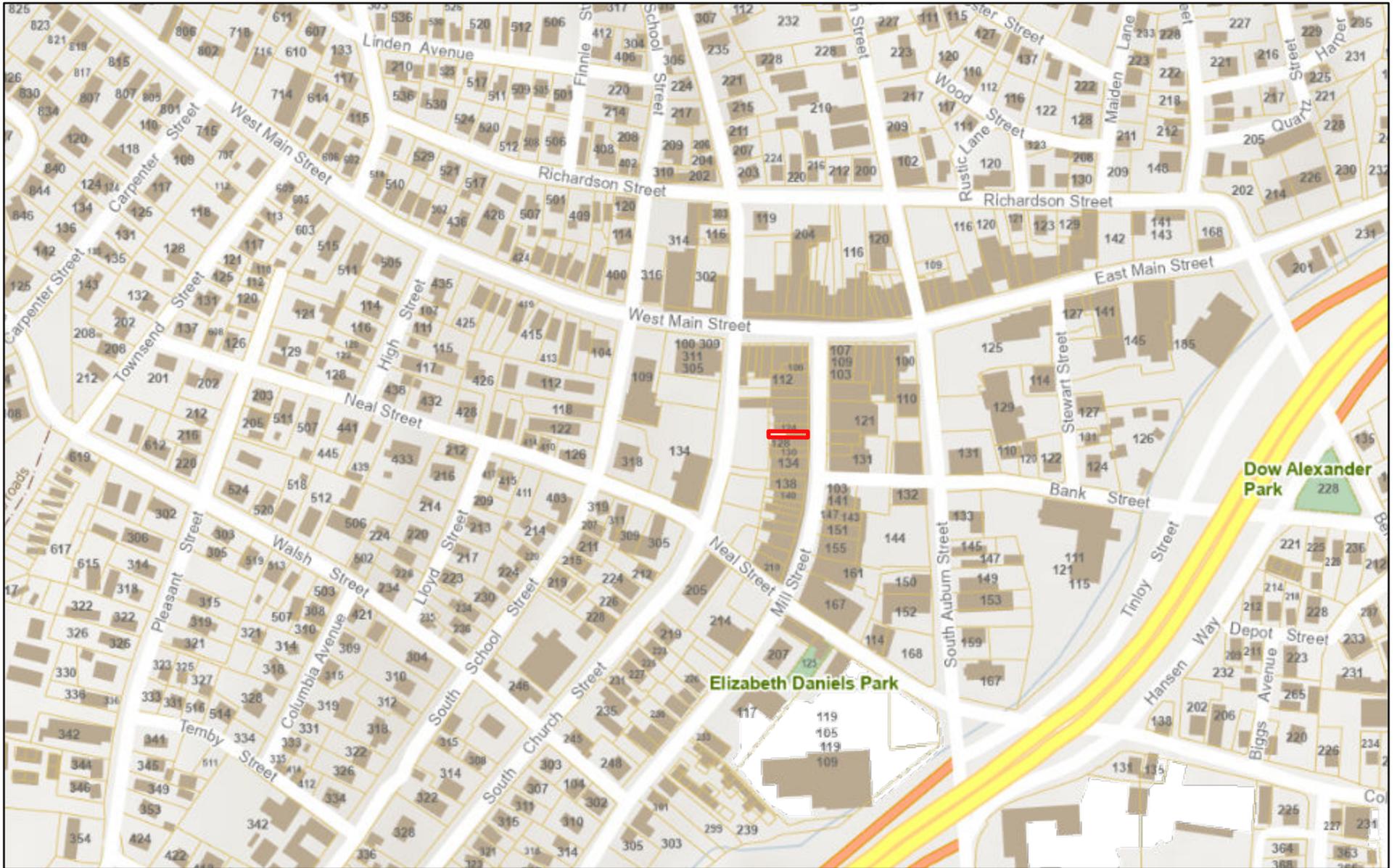
126 Mill St. Aerial



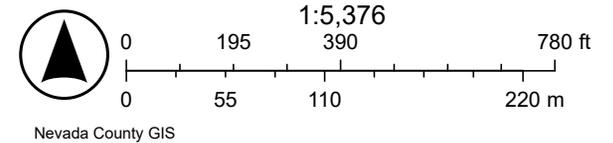
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126 Mill St. Vicinity



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DEVELOPMENT REVIEW



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
 USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: 126 Mill Street is a historic building with brick walls and wood floors. It is our intent to restore its historical heritage by replacing the representation of our area with classic vintage penny tile in the approximate 3ft x 4ft

B. Describe surrounding land uses:

North: n/a
 South: n/a
 East: n/a
 West: n/a

C. Describe existing public or private utilities on the property: _____
n/a

D. Proposed building size (if multiple stories, list the square footage for each floor): _____
n/a

E. Proposed building height (measured from average finished grade to highest point): _____
n/a

F. Proposed building site plan:

(1)	Building coverage	_____	Sq. Ft.	_____	% of site
(2)	Surfaced area	<u>7</u>	Sq. Ft.	_____	% of site
(3)	Landscaped area	_____	Sq. Ft.	_____	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	<u>7</u>	Sq. Ft.	_____	100 %

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. n/a

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. n/a

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. n/a

I. Total number of parking spaces required (per Development Code): n/a

J. Total number of parking spaces provided: n/a

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. No

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. There may be some dust when replacing the small section of tile.

II. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales Retail Wine Shop Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: n/a

SITE PLAN REQUIREMENTS DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

B. Site Plan

- One electronic copy of Plan Sets which includes the following information:
 - Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
 - Project Site Plan drawn to scale and indicating:
 - Dimensioned property lines, north arrow, and any easements on the site
 - Points of access, vehicular circulation, location and dimension of parking areas and spaces
 - Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
 - Location of any existing or proposed utilities such as water, wastewater and storm drainage
 - Location of any proposed structures and uses (including building setbacks)
 - Open space and buffer areas
 - Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
 - Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
 - Mailbox locations and trash enclosures
 - Other site features such as outdoor seating areas
 - Preliminary Grading and Drainage Plan showing:
 - Existing and proposed contours using City datum (cut and fill slopes)

- Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc).
- Creek flow lines and flow directions
- Retaining wall locations, materials, and heights.
- Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
- Rock outcroppings and other major natural site features
- Location and construction of temporary and permanent erosion and sedimentation control measures

- Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

- Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

- Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

- Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

- Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

- Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
 - Dimensions and square footage of all signs.
 - Dimensions and square footage of building walls on which signs are located.
 - Means of lighting.
 - Heights of all signs.
 - Message that will appear on each sign.
 - Description of materials and colors for letters and background.
 - A scaled drawing of each sign showing typeface and design details.

- Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.

- Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

- Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- Photo Articulation of proposed physical improvements overlaid onto photos of site.
- Scaled Model upon request of the Development Review Committee or Planning Commission.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
PUBLIC NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES
APPLICANT: **NEW WEST WINE COMPANY, LLC**
TYPE OF LICENSE: **42-ON-SALE BEER AND WINE - PUBLIC PREMISE**
BUSINESS NAME: **NEW WEST WINE CO**
ADDRESS OF PREMISES: **126 MILL ST, GRASS VALLEY, CA 95945**
APPLICANT HAS FILED FOR: **[REDACTED]**
IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 2007 LEHMAN BLVD, SUITE 100, SACRAMENTO, CALIF. WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT:
SACRAMENTO O&B C. OFFICE: 2000 DEL PASO RD, STE 105, SACRAMENTO, CA 95833, TEL: 916-419-9109
WAKING: [REDACTED]
PREMISES ARE **NOT NOW** LICENSED TO SELL ALCOHOLIC BEVERAGES.

GOURMET SALTS & SPICES

NATIVE WREN

Store Hours



ELEVATE
ATHLEISURE

Hours of Operation:
11 am-6pm

1
2
4

ELEVATE
ATHLEISURE

Hours of
Operation

Hours of Operation:
11 am-6pm

WELCOME



6.3 COMMERCIAL STOREFRONTS AND PUBLIC BUILDINGS

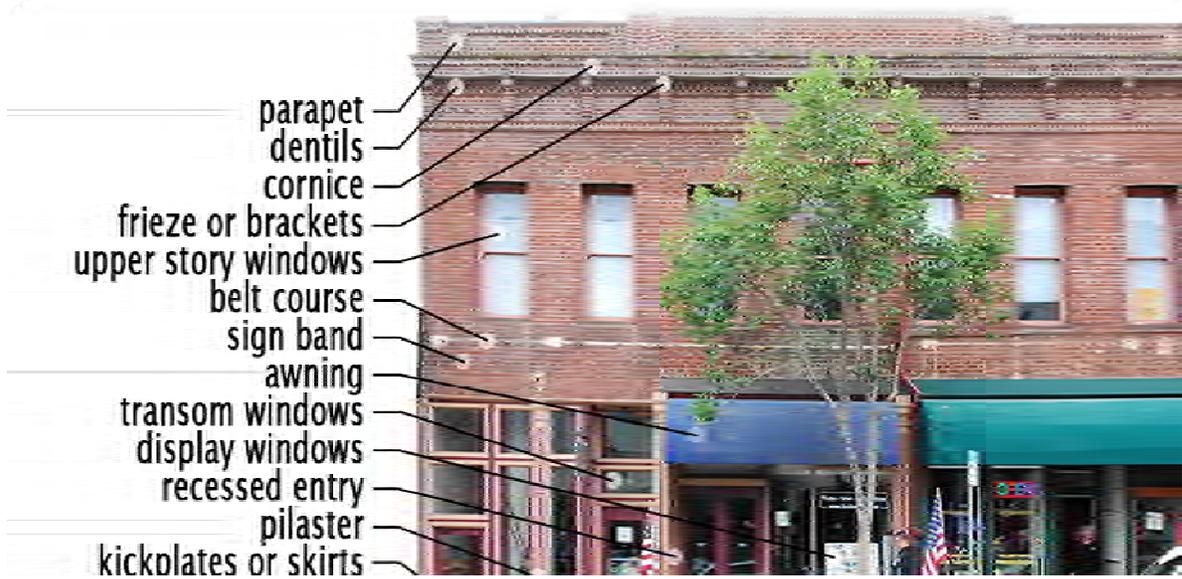
Commercial buildings typically have a clearly defined primary entrance and large display windows that visually portray the goods or services being offered by the merchant. The scale and symmetry of window arrangements found on commercial storefronts helps create visual continuity on the streetscape. Public buildings also share common features that are identifiable in form and function. A good example is the Carnegie Library (Royce Library) located on Mill Street in downtown Grass Valley.



Typical Architectural Details for a Public Building (Grass Valley Carnegie Library)

While Grass Valley's public buildings are much fewer in numbers, those that still exist convey some of the city's most important architectural designs, such as the Grass Valley Carnegie Library depicted in the photograph above.

The majority of Grass Valley's downtown commercial storefronts have undergone some degree of alteration since their original construction. Storefronts exhibit architectural details that reflect Gold Rush Era design elements through the 1940s, with alterations dating to the last two decades.



Architectural detail for a typical brick masonry commercial building



Row of circa 1850s-1860s storefronts with parapets or false fronts facing W. Main Street

All historic commercial storefront and public building architectural components should be maintained and preserved if practical. The main goal is to preserve the historic character of a storefront, when it is intact. If a storefront is altered, restoring it to its original design is encouraged.

Large plate glass display windows, set in wood or metal frames, are typically supported on a bulkhead, with a kick plate or skirt below. In many cases clerestory windows or transoms have been set above the primary display windows. The shape of the windows and the framing of the windows, as well as window dressing, are an essential part of the building's historic fabric.

Historic photographs are an important tool in discerning the original fabric and design of historic storefronts, such as those on Mill and Main Streets. Original fabric is often covered or concealed by later additions.



Rehabilitated commercial storefront facing E. Main Street.



Storefront recessed entrances of various ages facing W. Main and Mill Street



Architectural detail of Grass Valley commercial storefronts: (Top left) Below grade entrance; (Top right) Below grade window detail (Middle left) Ornate tile entry IOOF Hall; (Middle center) Iron pilaster manufactured by Taylor Bros. Machine Works, Grass Valley (Middle right) Cast iron frieze made by Taylor Bros at the base of a pilaster; and (Bottom center) Restored Art Deco Del Oro theater entrance and ticket booth.

Recommendations:

- (1) If no evidence exists regarding the design and fabric applied to a particular commercial storefront, adopt a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.
- (2) Where an original storefront is missing, and no evidence of its character exists, an alternative design is appropriate. The design, however, should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building. An alternative storefront design should convey the characteristics of typical storefronts, including the transparent character of the display windows, recessed entries, cornices, friezes, dentils, and other architectural details.

6.3.1 Recessed Entries



Many primary entrances to commercial and public buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. The repetition of recessed entries also provides a rhythm of shadows along the streetscape, which helps establish a sense of scale and symmetry to the facades.

Deeply recessed entry on the Union Building on Mill Street. Note the curved glass display windows.

Entrance doors were also traditionally topped with transom or clerestory windows that provide light and extend the vertical emphasis of these openings.



Row of circa 1850s-1860s commercial storefronts with varying recessed entries facing E. Main Street.



Pair of circa 1850s commercial storefronts with altered door entrances.

Recommendations:

Maintain recessed entryways. Avoid adding a door or facade that is flush with the sidewalk, especially those that swing outward. Restore an historic recessed entry if it has been altered.

In some cases the historic door was not recessed. While retaining this position is preferred, it may be necessary to relocate the door to an inset position in order to comply with building codes.

6.3.2 Verandas and Awnings

Historically, verandas and awnings are character defining features in downtown Grass Valley. Originally, most verandas in Grass Valley were wood and later sheathed with corrugated metal roofs.



Today, Grass Valley has three predominant types of verandas or awnings: a free-hanging style that is flat or slightly sloped; a free-hanging but flat design; and a style supported by steel columns. Most of the existing verandas in Grass Valley have metal roofs, while those that have been replaced are often replaced with awnings of various shapes.

The original height of most Grass Valley verandas was just below the second-story row of windows, and above the first story clerestory or transom windows. Generally the clerestory or transom windows were visible from the street because of the elevation in which they were secured to the outer wall, mainly by "L-shaped" brackets or hooks.



Row of circa 1890s wood and metal roof, and steel column verandas along the west side of Mill Street.

Recommendations:

(1) Original verandas should be preserved intact. Both a metal-roof or cloth awning is appropriate in many historic style buildings in Grass Valley, supported by wood or steel columns. If an awning or veranda is altered, consider restoring it to the original design. Historic photographs of Grass Valley should be used when determining the original character of awning designs and placement. If evidence of the original design is missing, use a simplified interpretation of similar canopies.

(2) Where an original awning is missing, reconstruct it to match the original design. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's original design. Where an original awning or veranda is missing, and no evidence of its character exists, an alternative design may be appropriate. 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 or awning should reflect the scale and dimensions of the facade width.

6.3.3 Cornices

Cornices are projecting ornamental moldings at the upper portion of a building wall or storefront. They are most apparent on late 19th and early 20th century commercial structures in Grass Valley, such as the Union Building, displayed in the photograph to the right.



Mid-20th century commercial and public buildings were, as a rule, less ornamented. In either case, the character of the cornice is an important feature that should be preserved. Preserve the original cornice, otherwise, reconstruct a missing cornice when historic evidence is available.

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.



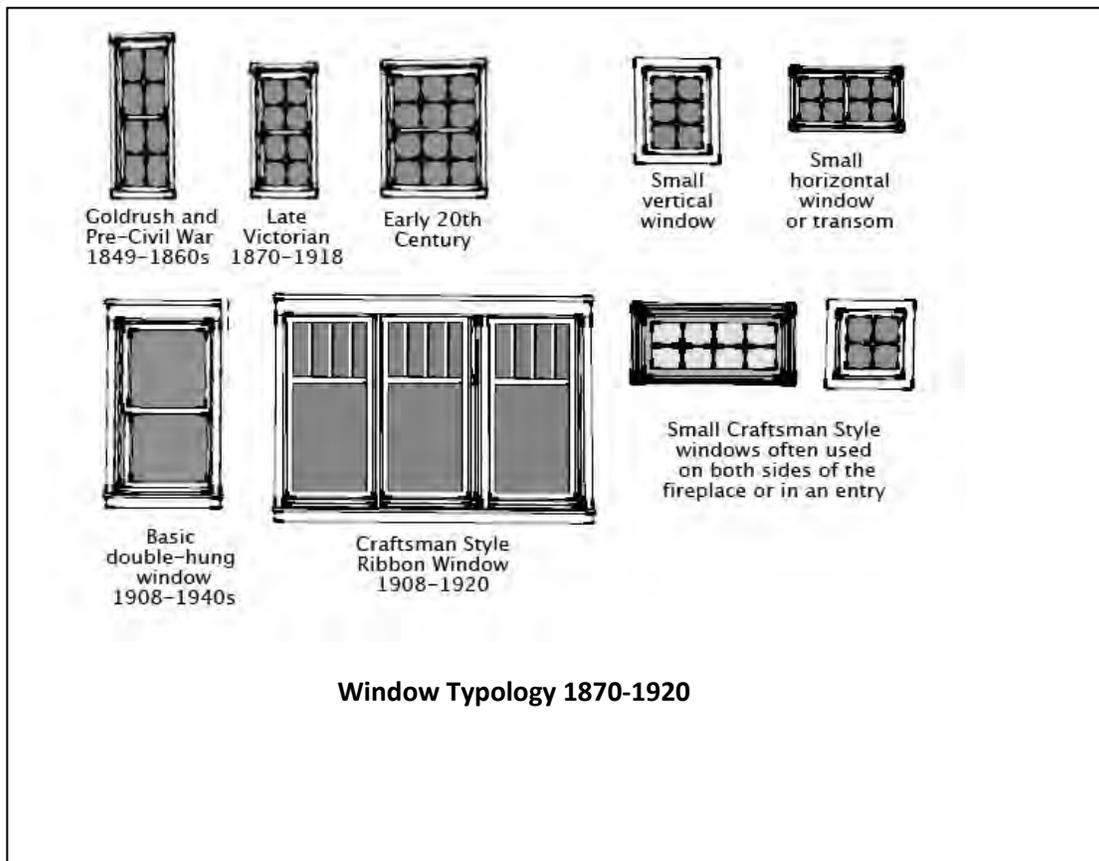
Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.



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)

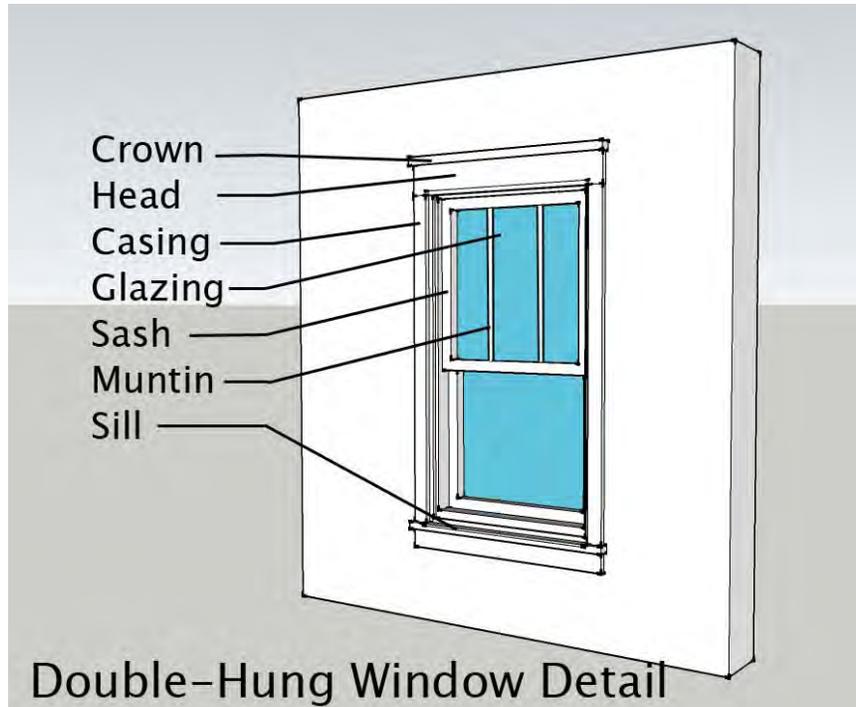




Use of a repeating ribbon type window in a Grass Valley school building.



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-

made to represent a specialized business, such as a clock for a watch sales and repair shop, a shoe for a cobbler, and a mortise and pestle for a drug store.

Historically signs were mounted on the exterior walls of commercial buildings using cleats or brackets made of metal. Signs were also adhered to buildings from chains or ropes. Some signs were affixed into the wall of the building itself in inset friezes identifying its owner or perhaps affiliation with a fraternal lodge. In other examples, signs were set into the sidewalk in tile mosaic, as was often the case with lodge buildings.

Today, the commercial signs of Grass Valley consist of pole mounted, exterior masonry or wood painted, applied metal, wood, or composite signs, hanging signs, and wall murals or artwork signs.



Decorative applied sign on the exterior facade of a commercial building.



Boldly lettered and attractive exterior wall sign for the "Old Post Office Building."



Another form of sign is the free-form design generally made of metal or a similar product and affixed to the exterior walls of buildings, generally by brackets set into the masonry wall itself, as is the case with the vintage sign for the "Everhart Hotel Apartments." While this Everhart Hotel sign likely dates from the 1920s, it is part of the city's historical context and an important visual feature in the historic downtown.

A common sign in the commercial downtown are those adhered to the display windows or doors of buildings, such as the "logo" style indiscreet window sign for "Mill Street Clothing Company." Note how the light lettering and black background blend with the historic glazed yellow and black tile along the skirt below the window.



Another form of sign is the hanging wood or composite material sign, as depicted in the photograph below, taken along Mill Street. Note the scale of each of the signs, consistency in height, and wide variety of designs and colors. Most of these veranda hung signs are easily viewed from both the street and along the sidewalks bordering the shops.



Signs can also be found in mix-use historic neighborhoods, as is the case with the elegant and well-proportioned hanging sign for the "A Victorian Rose" Bed & Breakfast.

Signs applied or free-standing in the interior of merchant's shops are also common. The signs should not overwhelm the window display and the colors and designs should be sympathetic to the other signs in the area, as is the case of the welcome sign for Grass Valley in the window display of a downtown merchant.



Murals, although not common in Grass Valley, if done correctly, can enhance a building's otherwise austere facade.



Recommendations:

- (1) Review Grass Valley's Historic Commercial Downtown Design Guidelines for consistency.
- (2) Wall murals and artwork of non-commercial nature shall be sympathetic to the historic context and character of Grass Valley. Murals should not become a predominating visual elements of the streetscape and should have limited use on primary facades of historic buildings.

6.4 RESIDENTIAL BUILDINGS AND STRUCTURES

Residential buildings and structures predominate most of the Historic 1872 Grass Valley Townsite. Unlike commercial and public buildings in Grass Valley, residential homes were generally constructed of wood, balloon or stick-framed, with a handful of residences built of brick, stone, and rammed-earth. The earliest residential homes had simple rectangular massing, some having modest additions that formed "L" shapes. By the late 19th century, residential homes became more complex with asymmetric fenestration, additional ornamentation.

The scale of residential homes is essential to their identification, as are the architectural details that make the home more interesting and costly to build. Unlike commercial storefronts, residential homes are almost always detached, sited further from the street, and fully landscaped. The majority of Grass Valley's residential homes and structures have undergone some degree of alteration since they were first constructed. If the alterations, such as additions, were carried out during the property's period of significance, the alteration may have become "historic" in its own right.



Architectural detail of a Craftsman residence