



MARKLEEVILLE DESIGN REVIEW HISTORIC COMMITTEE

COUNTY OF ALPINE, STATE OF CALIFORNIA
Administration Building, Board Chambers
99 Water Street, Markleeville, CA 96120

AGENDA

Wednesday, January 3, 2018
4:30 P.M.

A regular meeting of the Markleeville Design Review Historic Committee will be held on Wednesday, January 3 at 4:30 p.m. in the Alpine County Administration Building, Board Chambers, 99 Water Street, Markleeville, California. The public is encouraged to attend committee meetings.

Public comment periods: Matters under the jurisdiction of the Committee, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda under Oral Communication – General Public Comment. However, California law prohibits the Committee from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Committee.

Any member of the audience desiring to address the Committee on a matter on the agenda: Please request to speak at the time the item is announced by the Committee Chair.

1. CALL TO ORDER

2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT

3. MINUTES

3.1. Request approval of regular meeting minutes of August 14, 2017

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

5.1. **222 Montgomery St siding and windows** - Discussion and possible determination of consistency with County Code 18.56 for installation of new siding materials and windows for a residence located at 222 Montgomery St. Case # 2017-45

Applicant: Aaron Schumacher. APN: 002-300-002. Zoning: Residential Neighborhood – Design Historic (RN-DH). Request: Building Permit

5.2. **Possible revision of County Code 18.56 and the Markleeville Design Guidelines** - Discussion and possible direction to staff to prepare revisions to

the ordinance and design guidelines. Discussion of a possible joint meeting with the Alpine County Planning Commission to consider revision to County Code 18.56 and the Markleeville Design Guidelines.

Applicant: Community Development Department.

6. OTHER BUSINESS

7. ADJOURNMENT

The Committee will adjourn to the next regular meeting with the meeting date, time and location to be determined.

All decisions made by the Markleeville Design Review Historic Committee may be appealed to the Alpine County Planning Commission in accordance with Alpine County Code Sections 18.56 and 18.88.



**MARKLEEVILLE DESIGN REVIEW HISTORIC
COMMITTEE**

**COUNTY OF ALPINE, STATE OF CALIFORNIA
Administration Building, Board Chambers
99 Water Street, Markleeville, CA 96120**

MINUTES

Monday, August 14, 2017

1. CALL TO ORDER

Chair Tom Sweeney called the meeting to order at 5:30 p.m. with Members Richard Harvey, and John Cressaty present.

A quorum was established.

2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT

None

3. MINUTES

3.1. Request approval of regular meeting minutes of May 31, 2017.

MOTION: Harvey / SECOND: Cressaty approving the regular meeting minutes of May 31, 2017 as presented.

AYES: Sweeney, Harvey, Cressaty

MOTION CARRIED

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

5.1. Robinson re-roof - Discussion and possible determination of consistency with County Code 18.56 for installation of new roofing materials on a residence located at 184 Barrett . Case # 2017-29

Applicant: Steve Robinson. APN: 002-300-002. Zoning: Residential Neighborhood – Design Historic (RN-DH). Request: Building Permit

Zach Wood introduced the item and noted that there aren't specific guidelines for roofing materials in the residential treatment area.

Rich Harvey asked about applicability of the guidelines for newer construction residential from 1980's to current.

MOTION: Cressaty / SECOND: Harvey determining that the re-roof project meets County Code 18.56 and is consistent with the Markleeville Design Guidelines.

AYES: Sweeney, Harvey, Cressaty
MOTION CARRIED

5.2 Goss new windows - Discussion and possible determination of consistency with County Code 18.56 for replacement of existing windows with new larger windows new roofing materials on a residence located at 291 Montgomery St Barrett . Case # 2017-30

Applicant: Steve Robinson. APN: 002-300-029. Zoning: Residential Neighborhood – Design Historic (RN-DH). Request: Building Permit

Zach Wood noted that the project review was for Goss not Robinson. Wood noted the great detail in the application with isometric drawings which aren't typically provided. Harvey described the significant views from the residence. Harvey noted that window improvements make sense to enhance the views to the south and increase solar gain.

The Committee reviewed the language related to Creekside treatment areas which encourage enhanced views of the creek.

MOTION: Harvey / SECOND: Cressaty determining that the re-roof project meets County Code 18.56 and is consistent with the Markleeville Design Guidelines.

AYES: Sweeney, Harvey, Cressaty
MOTION CARRIED

6. OTHER BUSINESS

7. ADJOURNMENT

The Commission adjourned at 5:55 pm to the next regular meeting with the meeting date, time and location to be determined.

Tom Sweeney, Chair

Attest:

Zach Wood, Planner III
Alpine County Community Development



COUNTY OF ALPINE
Community Development

Brian Peters, Director

Memo

To: Markleeville Design Review Committee

From: Zach Wood, Planner III *ZW*

Date: December 21, 2017

Re: 222 Montgomery St. new siding and windows

Aaron Schumacher has applied for a building permit to replace siding and windows on an existing residence at 222 Montgomery St. The building permit requires review per Alpine County Code and determination of consistency with Code 18.56 and the Markleeville Design Guidelines.

Staff recommendation

The activity complies with the requirements of Alpine County Code 18.56.

The application is consistent with the following guidelines for the Residential Treatment Area:

Purpose of Residential Treatment area

Section F of the Guidelines describes:

The guidelines are intended to provide direction on how to protect and enhance Markleeville's neighborhoods. They are not intended to restrict what an individual may legally do with property development, but to provide guidance as to what the community values.

The proposed project is an enhancement to the residence by replacing older siding and windows with contemporary materials. The proposed cement fiberboard siding is consistent with materials used for projects which have been found consistent with the Guidelines including the Alpine County archive building remodel and Grandma's house remodel.

Photos



Fiber Cement Collection



SIDING - EARTH TONE
SAGE GREEN
GRAY

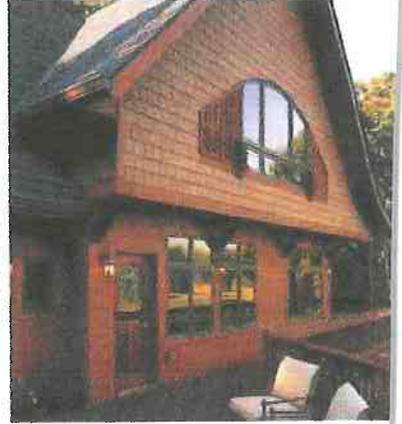
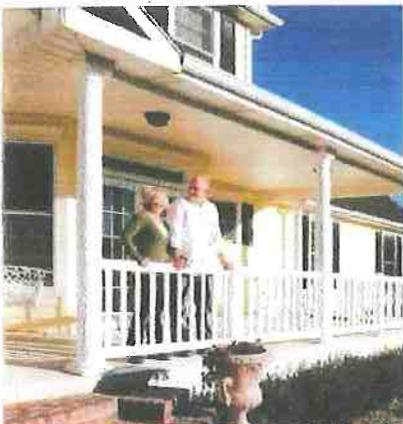
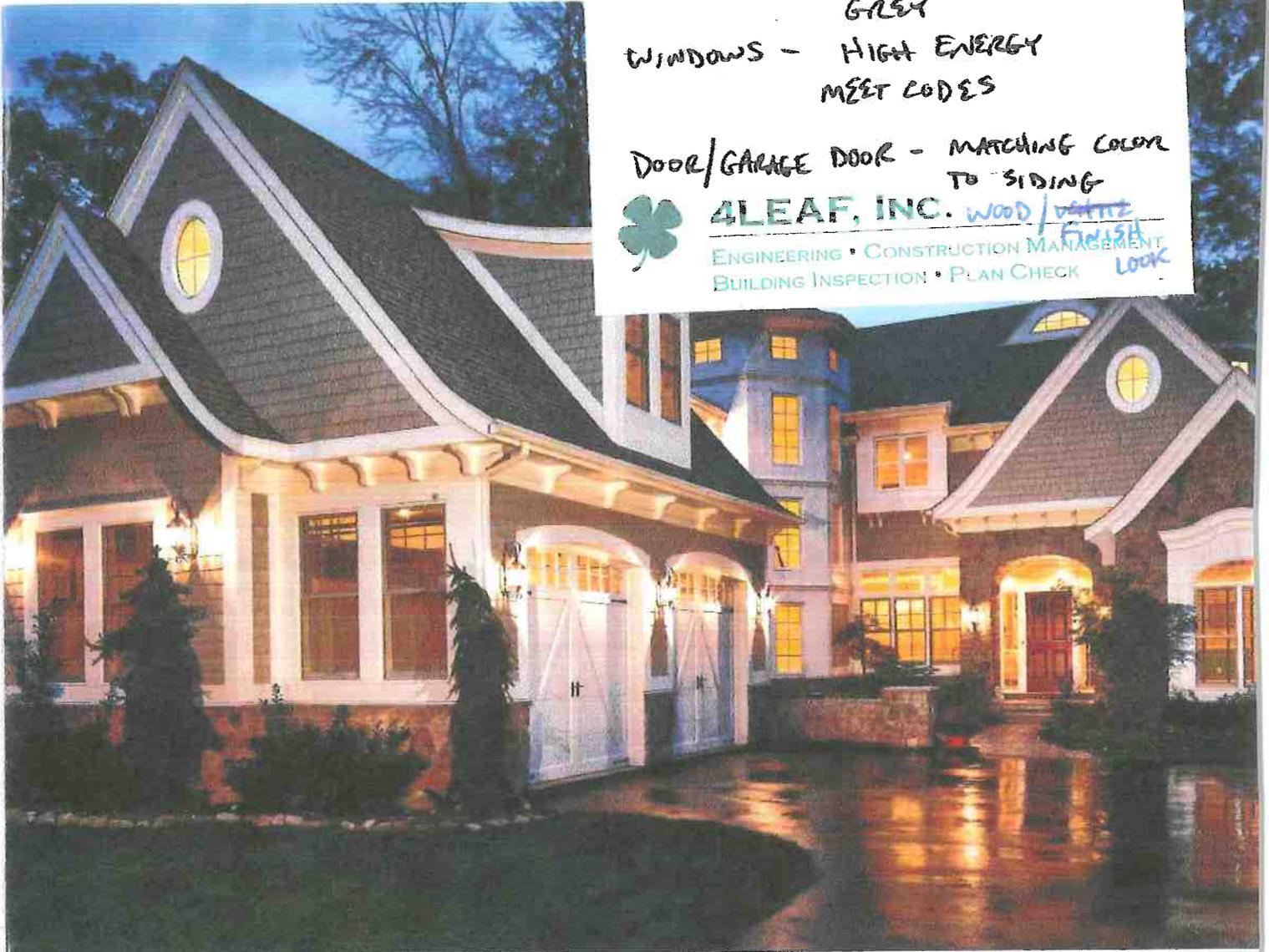
WINDOWS - HIGH ENERGY
MEET CODES

DOOR/GARAGE DOOR - MATCHING COLOR
TO SIDING



4LEAF, INC. WOOD/VINYL
FINISH
LOOK

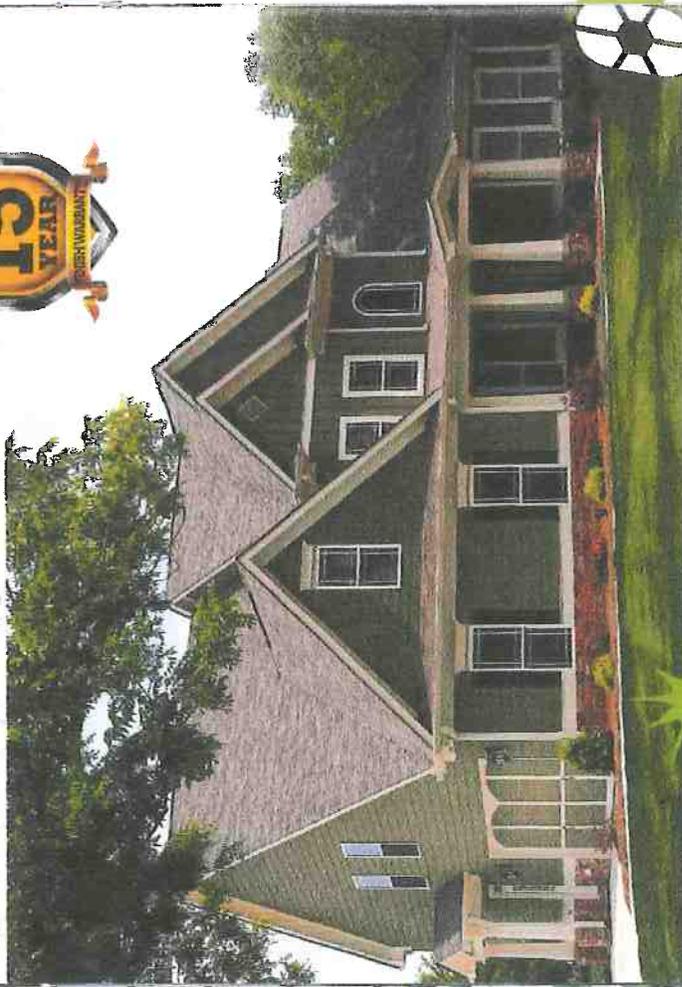
ENGINEERING • CONSTRUCTION MANAGEMENT
BUILDING INSPECTION • PLAN CHECK





armorshell
BY NORTHWEST FACTORY FINISHES

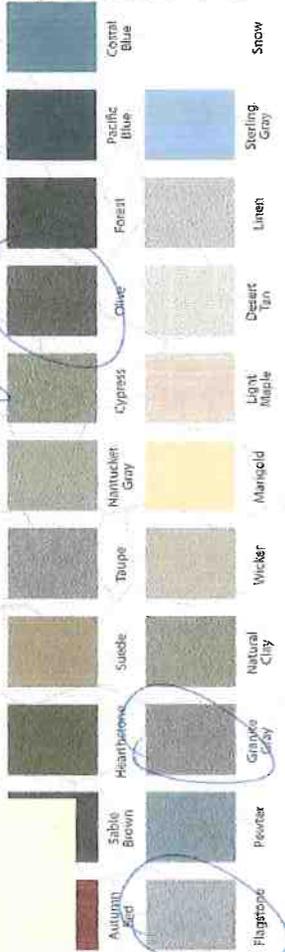
Instant Curb Appeal with Armorshell
Pre-finished Allura fiber cement



SUPERIOR WOOD GRAIN

With 100% focus on cement technology, Allura's proprietary fiber cement formula has been refined through years of experience around the world, and creates a natural looking woodgrain that is unmatched in both looks and performance.

solid color



Timber SERIES



*The color swatches shown above are to illustrate an example of possible finishes only. Please always use an actual color sample. Noting the color swatches by adding a physical sample piece, such as your own lumber, paint, or wall paper, to illustrate the desired look.

colors to complement any style

EXQUISITE FINISH

ARMORSHHELL WARRANTY

Northwest Factory Finishes proprietary armorshell color finishing process creates a beautiful look for your home that will stand out for years to come. PPG Machine Applied Coatings, the industry leader in building material coatings, provides NWFF one of the broadest color spectrums for pre-finish design in the market. With 22 vivid solid colors and 8 Timber Series colors to choose from, there's an option for everyone and every style.

Armorshell warranty. Backed by the strength of a 50 year substrate warranty and a 15 year finish warranty, armorshell provides the armor for your home against nature's worst.

200 SINGLE HUNG



FEATURES

1. Inequal lead for the easy and accurate installation
2. Low-E, triple glazing, argon gas, and weatherstripping for energy efficiency
3. Removable air handling panels for easy maintenance
4. Composite weatherstripping and dual weatherstripping for extra weather protection and energy efficiency
5. Energy-efficient glass, including triple glazing, reduces air conditioning and heating bills by up to 30% and helps reduce your carbon footprint
6. Composite frame, composite sash, and composite weatherstripping for long life and low maintenance
7. Removable air handling panels for easy maintenance and energy efficiency
8. Removable air handling panels for easy maintenance and energy efficiency
9. Removable air handling panels for easy maintenance and energy efficiency
10. Removable air handling panels for easy maintenance and energy efficiency



200 single hung windows are available with optional storm and argon gas between the glass (ARG) and insulated double glazing (IDG) to enhance your home's curb appeal. Upgrade to our AUTOMATIC - self-closing lock - and be sure your windows are properly installed by a trained expert.



200 SINGLE HUNG

200 SINGLE HUNG WINDOWS. Bring your rooms to life with our attractive single hung windows, which blend the charm of yesteryear with the high-tech innovation of today. Don't be fooled by the timeless look of these classic windows because each one sports the latest in energy-efficient features.



222 Montgomery

Current colors:

SIDING - Pink

Trim - White

SIDING under - Brown

GABLE

Garage Door - Pink

Front Door -

Proposed colors

Cypress, Olive, Forest

Flagstone, Granite Gray

White, Almond

Same as SIDING possible shake type install

Match siding or wood finish

Wood finish



COUNTY OF ALPINE
Community Development

Brian Peters, Director

Memo

To: Markleeville Design Review Committee

From: Zach Wood, Planner III

Date: December 21, 2017 *ZW*

Re: Possible revision to County Code 18.56 and Markleeville Design Guidelines

Since the amendment of Markleeville Historic District zoning ordinance and adoption of the Markleeville Historic Design Guidelines in 2008 the Design Review Committee has noted potential changes to the ordinance or Guidelines. In 2015 the Alpine County Planning Commission began to review and amend the zoning ordinance with goal of a comprehensive update to the zoning ordinance. During the November Planning Commission meeting a staff memo introduced the topic of possible revision to CC 18.56 (Attachment 1). The memo to the Planning Commission primarily addresses compliance with the ordinance and issues related to the process of review for projects under the purview of the zoning ordinance. The Guidelines are referenced in CC 18.56 and adopted by resolution by the Board of Supervisors.

The purpose of this memo is to describe issues which have been identified within the Markleeville Historic Design Guidelines as adopted and highlight possible solutions. The Guidelines are meant to:

- *to detail the community's standards for design of the built environment*
- *to enhance the overall design character of the town*
- *to inform property owners about the design policies of the town and acceptable approaches to design*
- *provide information that property owners may use in making decisions about their buildings and land*

- *give a basis to the County through its Design/Review Historic Committee for making informed, consistent decisions about proposed new construction and alterations to buildings*

The Guidelines include few prescriptive standards which are:

- Height limit for Commercial district properties is reduced to 40 feet from 45 feet
- Height limit for Institutional district is reduced to 40 feet from 50 feet
- Windows in the Commercial treatment area shall have the exterior appearance of wood

The Guidelines describe “inappropriate” designs including:

- On site parking between the street edge and front of the building is **inappropriate**
- Visible skylights are **inappropriate**
- Shed roofs are **inappropriate** on single story primary structures
- Vinyl siding and fencing is an **inappropriate** material
- Exposed concrete foundations are **inappropriate** unless they are textured and colored similar to rock

The overwhelming active language of the Guidelines is “should”:

- The street level **should** generally be taller than the upper floors
- Roofs **should** be predominately gable ended facing the street with some parapet roof treatments
- Wood siding **should** be horizontal with dimensions similar to those found in mining period buildings, typically 4 to 5 inches of lap exposure
- Indirect lighting **should** be used and the light source unexposed
- A garage **should** not dominate the street front of homes

The effect of design prescription and guidelines is ultimately determined by enabling language and the details of the required or recommended design forms. The enabling language of the Guidelines imposes few absolute requirements which allows applicants discretion and flexibility in their decisions. The Guidelines are designed to provide a greater requirements for existing historic structures within the Commercial treatment area. The overall requirements for design are reduced for non-historic structures or property in residential districts. Despite variability in the strength of the requirements some types of project which require review for consistency do not have sufficient support in the Guidelines.

The Design Review Committee and staff have recognized the complete or partial lack of guideline detail for the following types of projects:

- Colors for projects from new construction to painting as a maintenance activity
- Guidance for change of colors within the Commercial treatment area

- Outdoor lighting fixture type and design (Commercial treatment area)
- Fencing, walls, sheds, and parking

The Guidelines could be revised to specifically describe colors or color palletes ranges to provide a foundation for findings of consistency. However, it is difficult to define historically compatible colors for Markleeville. The staff has observed a piece of trim removed from the Markleeville General Store which included red, yellow, green, and white. More appropriate for Markleeville may be colors and palletes which are generally recognized as compatible with the surrounding natural environment. To provide examples of color guidelines Attachment 2 includes a specific color palate guideline from the City of Centerville, OH and less detailed language from City of Jackson, CA.

The application of design guidelines for lighting fixtures is difficult due to the lack of a predominant historic mining era fixtures. Other historic mining districts in the Sierra have used photo examples of fixture types to visually identify appropriate fixtures. Attachment 3 shows photo examples of lighting fixtures from the Nevada City Design Guidelines.

Staff recommendation

The Committee should discuss the provisions of Alpine County 18.56 and the Markleeville Historic Design Guidelines and accept public comments. The Committee may direct staff to prepare additional information or revisions to the zoning ordinance or the guidelines. The Committee may decide to meet jointly with the Planning Commission to consider possible revision to the ordinance and guidelines which could streamline the process of review and possible revision.



COUNTY OF ALPINE
Community Development

Brian Peters, Director

Memo

To: Alpine County Planning Commission

From: Zach Wood *ZW*

Date: 11/20/2017

Re: County Code 18.56 – Markleeville Historic District Combined Zone

Background

The Markleeville Historic District Combined zone and Markleeville Historic Design Guidelines were last updated in 2008. The prior version of the ordinance did not have explicit standards or guidelines. The original ordinance simply referenced the architectural style of existing historic structures as the standard for compatibility. Since the adoption of the current ordinance the Department has processed a variety of projects for consistency with CC 18.56 and the guidelines. Staff has identified issues which could be addressed in the ordinance to improve the design review process and the resulting projects.

Per Alpine County Code 18.56.020 B the following types of projects require review:

1. Exterior modification of any structure that requires a building permit.
2. Removal or demolition of any structure (or portion thereof) built or put in place prior to 1940.
3. Construction of any new structure, including additions to existing structures.
4. Placement of any sign that requires a permit pursuant to Chapter 18.74 (Sign Regulations).
5. Installation of any outdoor lighting fixture.
6. Change in exterior colors of any building or structure located within the commercial core area as defined in the Markleeville historic design guidelines adopted by the board of supervisors.
7. Any site work that involves grading or terracing of land.
8. Installation of any fence or wall, including modification of an existing fence or wall.
9. Creation of any vehicle parking area and/or driveway.

10. The construction, erection or installation of any structure or storage shed containing more than thirty square feet of floor area within the commercial core area.

Permits are mandatory for the orange highlighted projects (1-4) which require a building permit or a sign permit. Projects highlighted blue (5-10) are typically exempt from the requirements to obtain a building permit or zoning permit prior to construction. Since 2008 compliance with County Code 18.56 has been high for projects with mandatory permit requirements and low for projects which are typically do not require a permit. Property owners must have knowledge of the ordinance requirements or make contact with the Department prior to initiation of a "blue" project in order for a review per the ordinance to be triggered. Often projects such as painting, fence repair, or light fixture installation may be completed by the property owner in a few hours or over a weekend.

Review process

The notification requirements of County Code 18.56 are unique to the code section and not consistent with other zoning review processes. 18.56.090 D 2 requires a 15 business days prior to the meeting property owner notice. This is a much longer notice period compared to that of Tentative Subdivision Maps, use permits, and variances which require 10 calendar days prior to the meeting. A minimum lead time to schedule a meeting and meet the notice requirement is four weeks. For projects which require a building permit with plan review the lead time for a design review may not be significant. The review process can create a delay for projects which only require over the counter permits or no County permit.

Guidelines applicable to minor projects

The guidelines developed with the ordinance revision in 2008 were focused on the architectural compatibility of buildings within the Commercial zoning district encompassing State Route 89 and Montgomery Street. The guidelines may be vague or have no detail about aesthetic appearance for the following topics:

- Paint color, material color
- Lighting fixture design
- Grading or terracing
- Parking lots and driveways
- Sheds

The determination of project consistency with the guidelines required by the ordinance is difficult for the above projects. Without clearer guidelines the determinations made by the Committee are more subjective and less supported by the guidelines as adopted.

Next steps

If the Commission is interested in processing a revision of County Code 18.56 and the Markleeville Design Guidelines the commission could meet jointly with the Markleeville Design Review committee or in a public workshop format to consider possible changes. The ordinance revision of 2008 was preceeded by workshops which were led by Sierra Business Council to develop the current guidelines. Staff has informally discussed issues with the implementation of the ordinance with the Markleeville Design Review committee however more public involvement especially from property owners within the Markleeville Townsite is required.

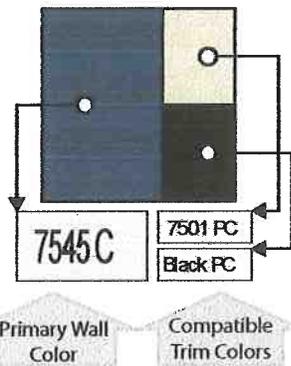
17. Color selections which are subtle and emphasize earth tones are the most compatible with the existing visual character of Jackson. Bolder colors should be used with discretion and should be limited to one or two accent shades at doors, windows, and cornices.



Architectural Preservation District

Section IV: Building Design

Exterior Building Color



How to Use the Chart...

This palette provides examples of acceptable building colors for the exterior of APD and Landmark buildings chosen from historic color collections. It is arranged with the primary base building wall color and compatible trim colors that establish a balanced, harmonious aesthetic when applied to exterior building walls and trim elements. This guide displays the Pantone color values for the primary base building wall color within the larger portion of the color box, with corresponding trim colors shown in the smaller boxes to the immediate right, as shown in the graphic to the left.

NOTE: Pantone color values are provided for color matching. The accurate replication of the colors within this palette is achieved through using the provided Pantone values and not by relying on the printed colors shown as printer color output varies.

617C	614C 627C	147C	White 724C

600C	Black 505C	614C	1817C 7532C

5807C	7546C 7504C	7503C	505C 7501C

728C	732C 727C	732C	7403C 7499C

7505C	1605C 7503C	411C	White 408C

4525C	476C 4545C	4495C	461C 476C

476C	491C 4685C	497C	471C 473C

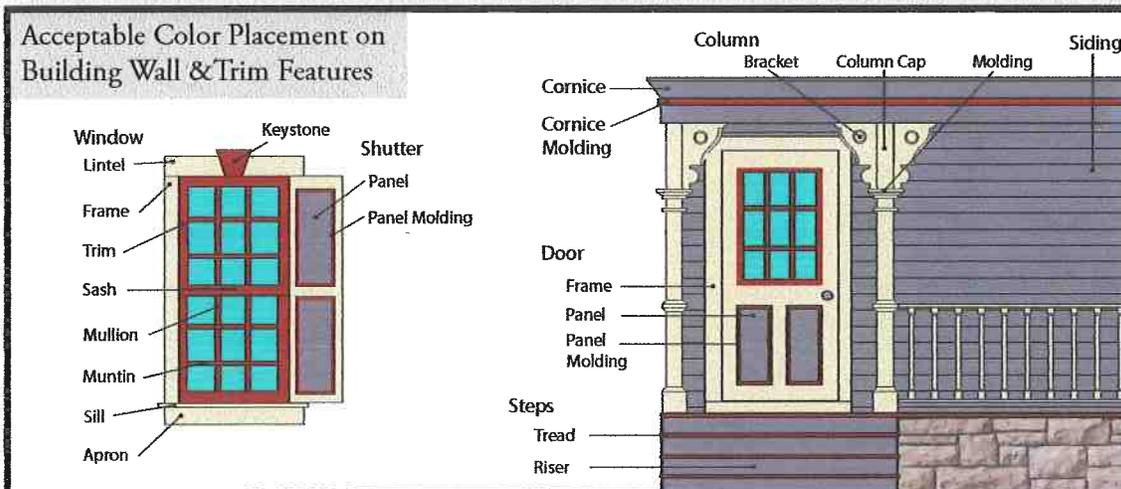
Design Review Criteria

Section IV: Building Design Exterior Building Color



The boxes bounding the various color sets within the chart identify a range of compatible values. Corresponding trim colors within these boxes may be interchangeable between the base values provided therein.

ALSO: The CMYK values equivalent to the above Pantone values are shown in Section XI. References of this document.



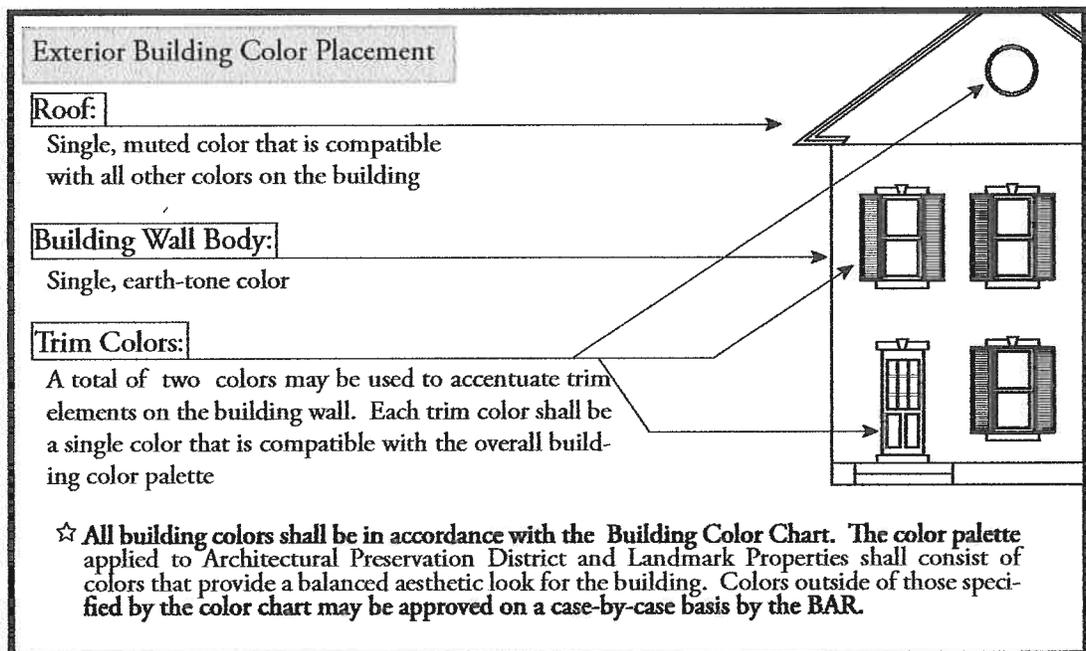


Architectural Preservation District

Section IV: Building Design

Exterior Building Color

The color scheme of a building is an essential aspect of its overall appearance. Care must be used when choosing building colors, particularly on historic structures. The Building Color Chart contains color schemes and standards for APD and Landmark buildings. The chart permits buildings to use a single, earth-toned color for the main body of building walls, plus two additional complimentary colors for use on trim and architectural details. The roof shall be a single, neutral color that is compatible with the overall color scheme of the building.



Items to take into consideration:

- The overall color scheme of a building shall be compatible with existing buildings or structures on a property and neighboring buildings
- Bright or vivid colors should be avoided.
- Finishes should be low gloss or matte. High gloss finishes should be avoided.
- Buildings with brick or stone wall portions shall utilize colors compatible with their respective surface color.
- The BAR encourages color usage which is compatible with the specific period of architectural style for historically significant structures and Landmark properties.

C. Exterior Lighting within Historical District

The dependence on gaslights as the primary downtown illumination, combined with indirect lighting for business signs, creates a look and feel that separates Nevada City from other communities. Good lighting uses only the amount of light needed for the intended task, whether illuminating a parking area, pedestrian walkway, signage, security or to highlight specific architectural features.



Gas lights installed in 1972

If lighting is desired in addition to that provided by the gaslights, the proposed lighting and fixtures should be included in the permit application for the building construction or exterior alteration or in the sign application, noting that the proposed fixtures and illumination level should be compatible with the Mother Lode era, complementing and not detracting from that appearance.

Exterior light fixtures should strengthen the character of the downtown and provide safety for the public. Fixtures should be compatible with the building's style, period and materials

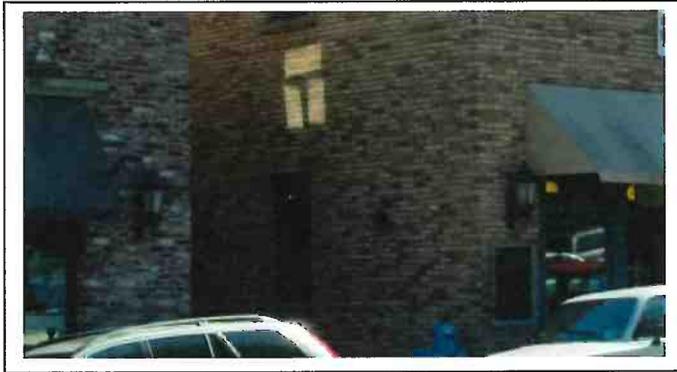
Neon lighting is not permitted (other than that located within a business and not designed to be visible from the exterior). Internal lighting that is visible from the street and would detract from the character of the Historical District is discouraged.

Temporary holiday lighting on buildings is permitted from November 15 to January 15 (City Council Resolution 2014-44) which in part states: *"To enhance the architecture of the buildings, outlining of buildings shall be permitted in straight lines. The permitted exterior architectural features of a building to be outlined by lights shall be the roofline edge and any shed roof edges."*

17. Color selections which are subtle and emphasize earth tones are the most compatible with the existing visual character of Jackson. Bolder colors should be used with discretion and should be limited to one or two accent shades at doors, windows, and cornices.

Examples of lighting on commercial buildings in the downtown area are below:

EXAMPLES OF LIGHTING IN THE HISTORICAL DISTRICT



Union Street building lighting



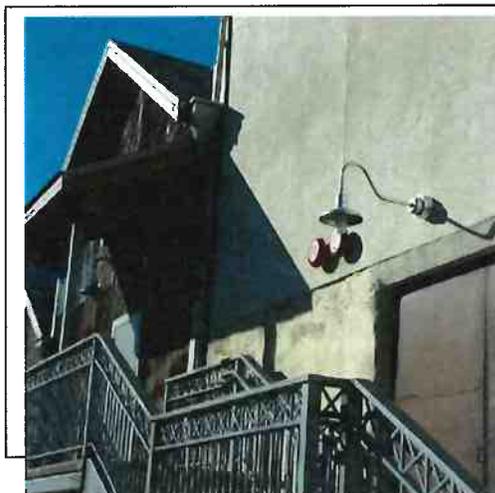
Union St. Enlargement



Commercial Street Building



Commercial St Enlargement



120 Bridge Street, KVMR/Theatre Bldg

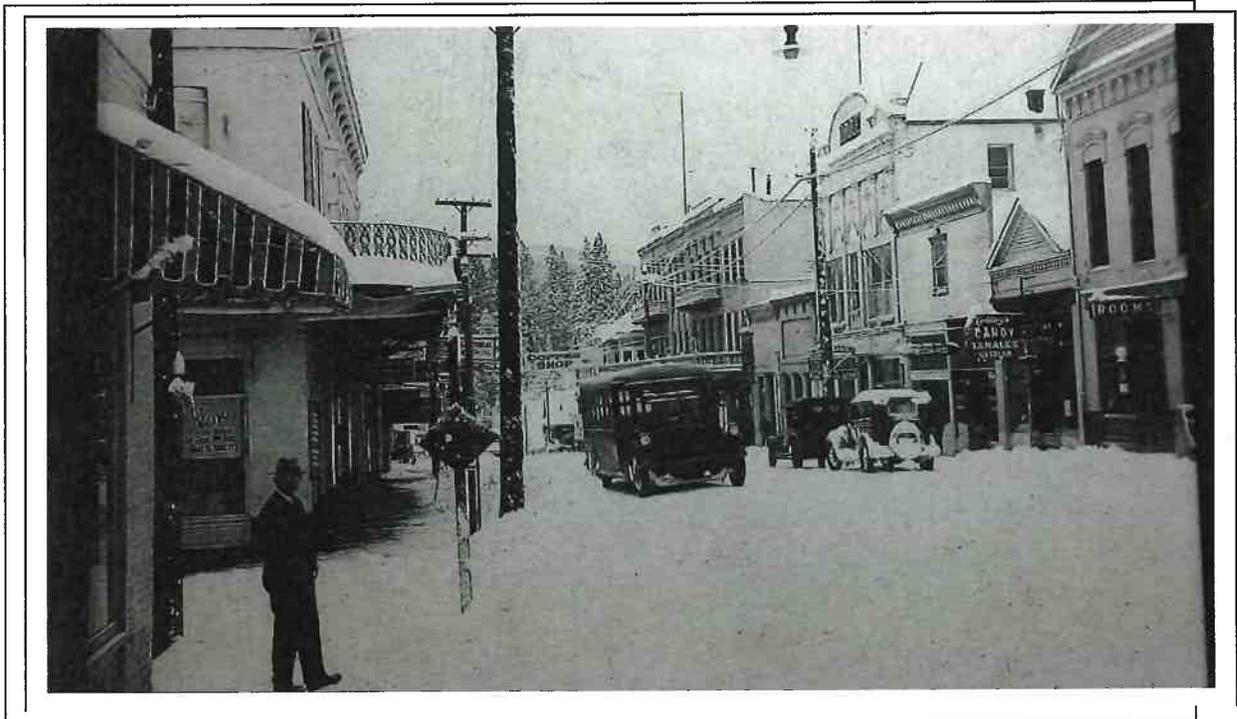


KVMR Lighting Enlargement



300 Broad Street

Broad St. Enlargement



Broad Street -1920