



**MARKLEEVILLE DESIGN REVIEW HISTORIC
COMMITTEE
COUNTY OF ALPINE, STATE OF CALIFORNIA
Administration Building, Board Chambers
99 Water Street, Markleeville, CA 96120**

AGENDA

Wednesday, February 19 2019
3:00 P.M.

A regular meeting of the Markleeville Design Review Historic Committee will be held on Wednesday, February 19 at 3:00 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 June 7 and August 13, 2019

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

5.1.7 and 32 Montgomery Street Lodging Cottages– Discussion and possible determination of consistency with County Code 18.56 for a project to construct 7 lodging cottages of between 460 and 750 square feet. The project includes off-street parking, landscaped areas, and an uncovered deck. (APNs 002-270-005, 002-290-019). Planning Case # 2019-2. Applicant: Greg Hanson, Jeremy Davidson.

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

Tuesday, August 13, 2019

1. CALL TO ORDER

Chair Tom Sweeney called the meeting to order at 3:00 p.m. with Members Richard Harvey, John Cressaty and Annie Dean present.

A quorum was established.

2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT

None

3. MINUTES

3.1. Request approval of regular meeting minutes of June 7, 2019.

Minutes are still in draft form and will be continued to next meeting.

4. UNFINISHED BUSINESS

4.1. Possible revision of County Code 18.56 and the Markleeville Design Guidelines -

Zach Wood introduced alternative ordinance language and the draft appendices.

In terms of color selections the Committee wanted to include a statement that would refer to compatible colors and include the color pallet that matched with elements of color already existing in Markleeville.

Committee direction: include in the visual appendices, include representation to the preferred designs, add photos of the design elements that are not appropriate in the guidelines.

The Committee directs staff to prepare draft ordinance and Guideline appendices

5. NEW BUSINESS

**5.18 Cole Ct – Deck and carport addition – Applicant: David Brown, Case File: 2019-12
APN:002-300-022**

Zach Wood introduced the item and explained that the deck and carport elements are new construction that were not permitted with the original project and the original permit is still under construction.

The staff recommendation would be to make findings that the building permit application is consistent with the design guidelines and meets the criterion for county code 18:56.

Richard Harvey asked about that decking matching the rest of the stain that is on the front of the house. David noted that he does plan on using the same Doug fir post with Doug fir railing and consistent stain color all the way around.

Harvey pointed out that the original application had no elevation showing the façade on the first floor or basement level, what are you planning on doing there? Mr. Brown replied that in time there will be river rock will be going up the side but for the present time we are going to put fire proof boarding around there and within 1-2 years we are going to do the river rock around the bottom area.

MOTION: Harvey / SECOND: Cressaty to determine that the deck and carport addition complies with Alpine County code 18.56 and is consistent with the Markleeville Historic Design Guidelines.

AYES: Harvey, Cressaty, Sweeney, Dean
MOTION CARRIED

OTHER BUSINESS

None

6. ADJOURNMENT

The Commission adjourned at 4:49 pm to the next regular meeting with the meeting date, time and location to be determined.

Tom Sweeney, Chair

Attest:

Carey Acuña, Administrative Assistant II
Alpine County Community Development

STAFF REPORT

February 19, 2020

TO: Markleeville Design Review Committee

FROM: Zach Wood, Planner III

DATE: February 13, 2020

SUBJECT: **7 and 32 Montgomery Street Lodging Cottages**– Discussion and possible determination of consistency with County Code 18.56 for a project to construct 7 lodging cottages of between 460 and 750 square feet. The project includes off-street parking, landscaped areas, and an uncovered deck. (APNs 002-270-005, 002-290-019). Planning Case # 2020-05. Applicant: Greg Hanson, Jeremy Davidson.

RECOMMENDATION

Finding that the project is consistent with County Code 18.56 and Markleeville Historic Design Guidelines

SITUATION

A. Applicant

Greg Hanson
Jeremy Davidson, Building Concepts Inc

B. Background

Location: 7 and 32 Montgomery Street
Markleeville, CA, 96120
General Plan Designation: Commercial (C)
Zoning: Commercial- DH (Commercial)

C. Project description

The project is new construction of seven lodging cabins of between 461 and 750 square feet located on separate lots at 7 and 32 Montgomery Street. The components of the project include a total floor area of new commercial lodging of 4,172 square feet and 7 off street parking spaces. The project description and plans are Attachment 1 of the staff report.

D. Committee Determination

Section 18.56.090 E of the Alpine County Code requires the Design Review Committee to determine if projects comply with the zoning code and the Design Guidelines:

Upon the completion of its review, the committee shall determine whether or not the proposed activity complies with the requirements of this chapter and is consistent with the Markleeville design guidelines approved by the board of supervisors. The determination may include conditions of approval necessary to make the activity comply with the requirements of this chapter and the Markleeville design guidelines. If the determination is that the activity does not comply with the requirements of this chapter and/or the Markleeville design guidelines, the committee shall state the specific reasons and provide the same in writing to the applicant within three working days of the determination.

E. Staff findings

These staff determinations with references support the finding that the project is consistent with the Markleeville Design Guidelines

Findings in support of project consistency with Guidelines

#	Finding	Guideline Section	Guideline
Architecture			
1	Does not overwhelm the scale of, and maintains Fisk Hotel as tallest structure.	E3a	<i>Because of its central location and historic status, this building should be protected from being overwhelmed by the scale of nearby structures.</i>
2	All structures with the exception of Cottages #2 and #3 have simple, gabled roof facing the street. 7 Montgomery includes cottages with gables facing Highway 89 and Montgomery St respectively.	E3a, E3b, E3bi	<i>Historically, most roofs in Markleeville were steep and gabled, with the gable end usually facing the street</i>
3	The open space between structures at the street edge of 32 Montgomery and the below ground Cottage #3 allows for views to Markleeville Creek from the street. With cottages, seating areas, and decks arranged to Markleeville Creek the orientation of the project is overall greater to the creek than the street front.	E2, E2b	<i>In addition to attention to the street front, focus should also be placed on Markleeville Creek, Some of these spaces should be maintained and the enhancement of focus on the creek encouraged. Development of rear yard business with views of the creek should be encouraged.</i>

4	Windows are overall tall profile, simple, with divided lights	E 5 a iii	<i>Typically windows were tall, especially on upper stories. A general rule is that the height of a window should be twice the dimensions of the width.</i>
5	Porches are similar to historic buildings/residences on Montgomery Street, specifically the Chronicle Building	E 5 b iv	<i>Their design should complement the historic nature of the building and the block.</i>
Materials			
6	Wood siding is board and batten, painted white. Roofing is black composition asphalt shingle.	E4	<i>Wood siding was the typical building material used throughout Markleeville during the mining period</i>

In design it is not possible to meet all standards or to avoid conflicts. The following findings describe design elements or guidance which are conflicting. These elements are not specifically consistent or inconsistent with the Guidelines. Often the guidelines do conflict internally within the document.

Conflicting designs or guidance

Finding	Guideline Section	Guideline
Architecture		
Cottages are more similar to small residences than traditional store front commercial. Lodging is an allowed commercial use. Ground floor setbacks, porches, and front doors with small windows create privacy for lodging and residential uses. The design objective of providing privacy are opposite when comparing retail store fronts to residential uses.	2a	<i>New construction should reinforce the retail-oriented function of the street and enhance its pedestrian character.</i> <i>Commercial buildings should include display windows</i> <i>Residential Treatment guidelines</i>
Porch elements provide quasi-public space for cottage guests. Porches are not consistent with a strong store front pattern.	E 5 b iv	<i>Porches and ground floor decks will be considered on a case by case basis on commercial buildings. They must not disrupt the store-front pattern of the street unless they provide a public gathering place or outdoor dining area.</i>
Porches are encouraged in the Residential Treatment area. Porches add dimension, quasi public space to the proposed cottages which is consistent with adding character which complements residences in the Commercial Core		<i>Residential Treatment guidelines</i>

Findings of design inconsistency with Guidelines

Finding	Guideline Section	Guideline
Architecture		
<p>Placement of structures lacks a strong street edge. Structures do not span the width of the front lot line.</p> <p>Onsite parking is placed between street edge and the front of buildings.</p>	E2b	<p><i>Traditional Sierra towns typically have the commercial district built out the full width of the front lot line. Markleeville’s commercial district is characteristically not built out to the full width of the parcels and traditional side yard setbacks should be considered on a case by case basis.</i></p> <p><i>On site parking between the street edge and front of the building is inappropriate.</i></p>
<p>Identical structures are placed at the front of 32 Montgomery (Cottage #1). Their mass, scale, and rooflines do not vary internal to the lot.</p>	E3a,	<p><i>New construction along both Main and Montgomery Streets should create a pattern of varying rooflines</i></p>

PUBLIC NOTIFICATION

Notice of the meeting was mailed to the owners of adjacent property located within 300 feet. No comments have been received as of the date of this report.

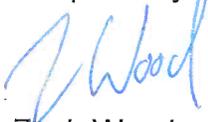
ALTERNATE ACTIONS

1. Find that the project is not consistent with either the ordinance or Design Guidelines with specific findings.
2. Continue the meeting pending consideration of additional information necessary to make a decision.

RECOMMENDATION

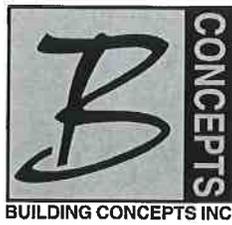
Find that the project is consistent with County Code 18.56 and the Markleeville Design Guidelines, adopting the staff findings of consistency 1 through 6 on pages 2,3 in support of the action.

Respectfully submitted,



Zach Wood
Planner III

Attachments: 1. Applicant's Materials



CONSULTING ENGINEERING & DESIGN

January 2020

Markleeville Historic Design Committee
50 Diamond Valley Road
Markleeville, CA 96120

Re: Ambrosia Hour Retreat
7 & 32 Montgomery St.
Markleeville, CA.
APN: #002-270-005 & #002-290-019
BCI Job #19056

To Whom It May Concern:

Ambrosia Hour Retreat represents a unique and significant project in the heart of Markleeville, California. While designing the project, we wanted to design something that enhances the overall design character of the town. To support and enhance the small-town atmosphere of Markleeville including the Residential and Commercial Core. Due to the location of the two properties, we strive to develop something with a coordinated sense of community that establishes visual continuity. We made sure to develop and enhance a pedestrian-oriented environment. Taking the protection and enhancement of the view to Markleeville Creek into consideration for the design.

This project is significant as it encompasses different Treatment Areas in The Markleeville Historic Design Guideline. We feel that primarily it falls into the Commercial Core but also takes on some of the characteristics of the Residential Treatment Area. Furthermore, due to the location of the project, it falls into Other Special Treatment Areas, specifically the Markleeville Creek and The Gateway area.

Under the guidelines for the Commercial Core, a great deal of respect was given to the design character of nearby structures, and to the traditional mining era architecture with contemporary interpretations. The buildings will be constructed with new building materials, compatible with the historic area. The buildings are simple in design as to appear residential in style while still being used for commercial purposes.



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We are presenting a project with a pattern of repetition in its similar-sized buildings. We also took into consideration the characteristic nature of the Commercial Core and did not build out the proposed project to the full width of the parcels. We also presented side yards throughout the project to enhance the street edge.

There was also a great deal of attention given to the design by incorporating spaces between the buildings on the south side of Montgomery. In addition, the rear yard parallels Markleeville Creek which provides a place to gather and overlook.

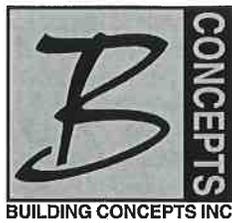
In regards to on-site parking on 7 Montgomery, we provided the parking in between and off to the side of the different cottages. On 32 Montgomery, due to the width of the site, we were not able to incorporate parking in any other area but the front of the property. We did take this into consideration and tried to soften the parking element with landscaping islands in-between the parking spots.

We gave a lot of thought and consideration when it came to the mass and scale of the project. Because of its central location, none of the buildings will encroach on the 40-foot height limitation. The roof style for the project will incorporate steep roof pitches throughout the different cottages. They will also be gabled; with the gable end facing the street and containing a window or two in what appears to be an attic.

Building materials for the project will be wood siding which was a typical building material used throughout Markleeville during the mining period. There will be a mix of lap siding and board and batten wood siding. The rock to be used on one of the cottages will be locally sourced and stay exposed. The roof materials will be a composition shingle that is widely used. The secondary roofs over the porches will be metal, consistent with historic character and muted and earth-toned.

One architectural feature that is a strong element to our design is the front covered porches. Porches offer visual interest to a building, protect entrances and pedestrians from the weather, and provide a gathering place. The porches will be at the ground level and not enclosed. This will allow a place to sit, view the street and chat with neighbors and passersby.

Windows are another architectural feature that we gave a great deal of thought to when designing the cottages. We considered the sizes, shape, and placement of windows. The trim will have the same historic design as one of the neighboring structures. We have provided a good balance of wall to window ratio. We also show and propose divided lights in windows through the different cottages.



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The last architectural feature we want to incorporate into the design, that ties it into the residential theme, are wood fences. We are proposing a simple, low-height, white painted-wood picket fence.

Lastly, with this project being in one of the gateway areas, we wanted to make sure that is was compatible with the historic character of the community. At the corner of HWY 89 and Montgomery, we wanted to make it feel like a real gateway with a community area with benches, directional signage, and a possible town statute. This will be a great place where people can gather as they visit downtown Markleeville.

If you have any questions, please feel free to contact us at 1-775-782-8886.

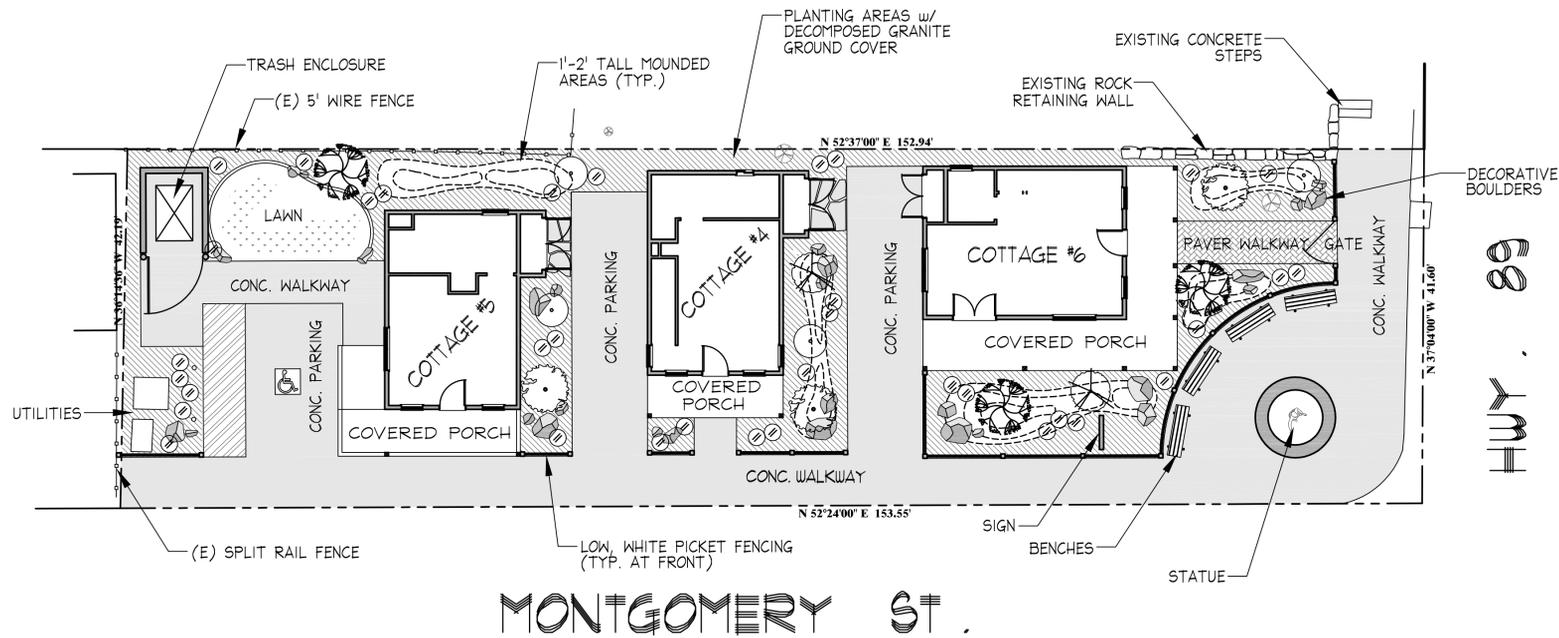
Sincerely,

Jeremy Davidson R.D.

AMBROSIA HOUR RETREAT

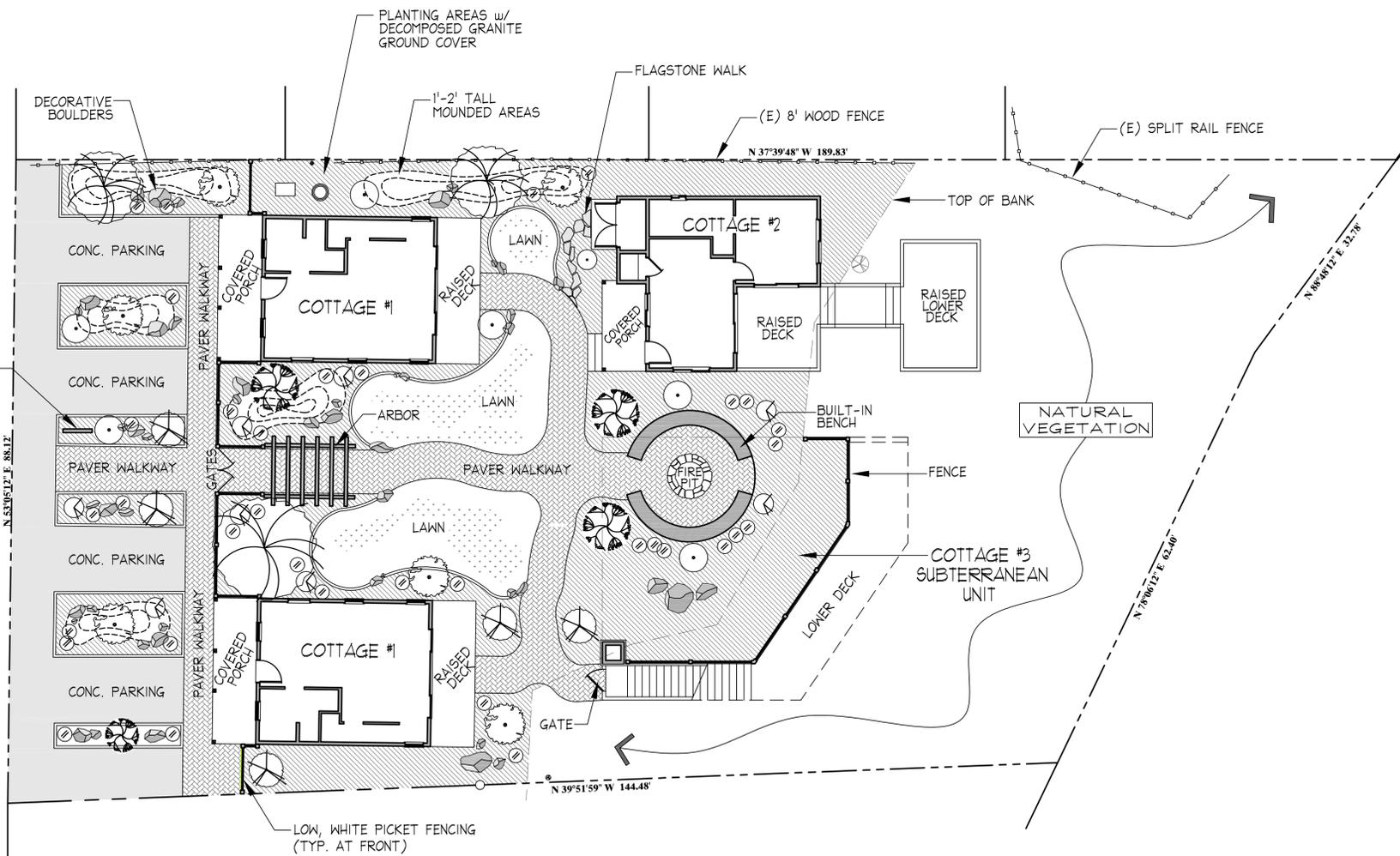
7 & 32 MONTGOMERY STREET MARKLEEVILLE, CA.





MONTGOMERY ST.

HUY . 89



MONTGOMERY ST.



FIRE PIT w/ SEATING
(EXAMPLE)



DECORATIVE BOULDERS
(EXAMPLE)



STATUE
(EXAMPLE)



SIGN
(EXAMPLE)



ARBOR
(EXAMPLE)



RAISED / LOWER DECK AREAS
(EXAMPLE)



THREE CASTLES ENGINEERING, LLC
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CANDY E. THURM, P.E., D.E. #16505
1228 FPD CL
Carderville, NY 89410
Phone: (773) 783-1058
e-mail: threecastlesengineering@charter.net

ORIGIN DATE: 01/29/20

REVISION DATE

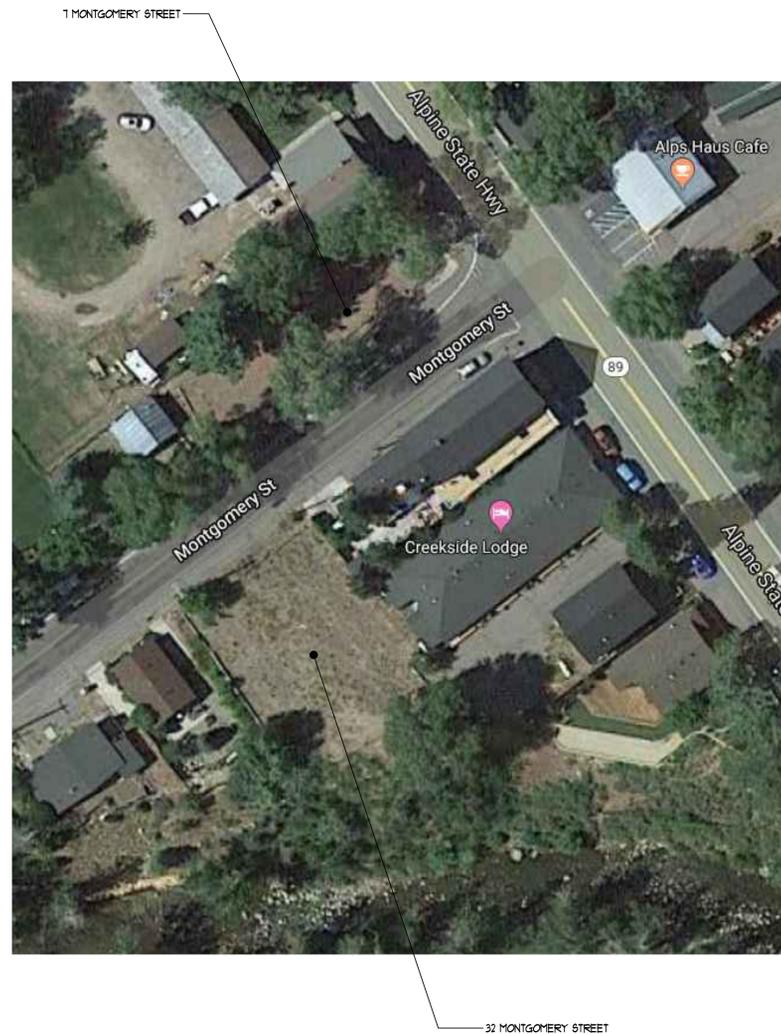
**AMBROSIA HOUR RETREAT
LANDSCAPE PLAN**
7 & 23 MONTGOMERY STREET
MARKLEVILLE, CA.

PROJECT

CONTRACTOR

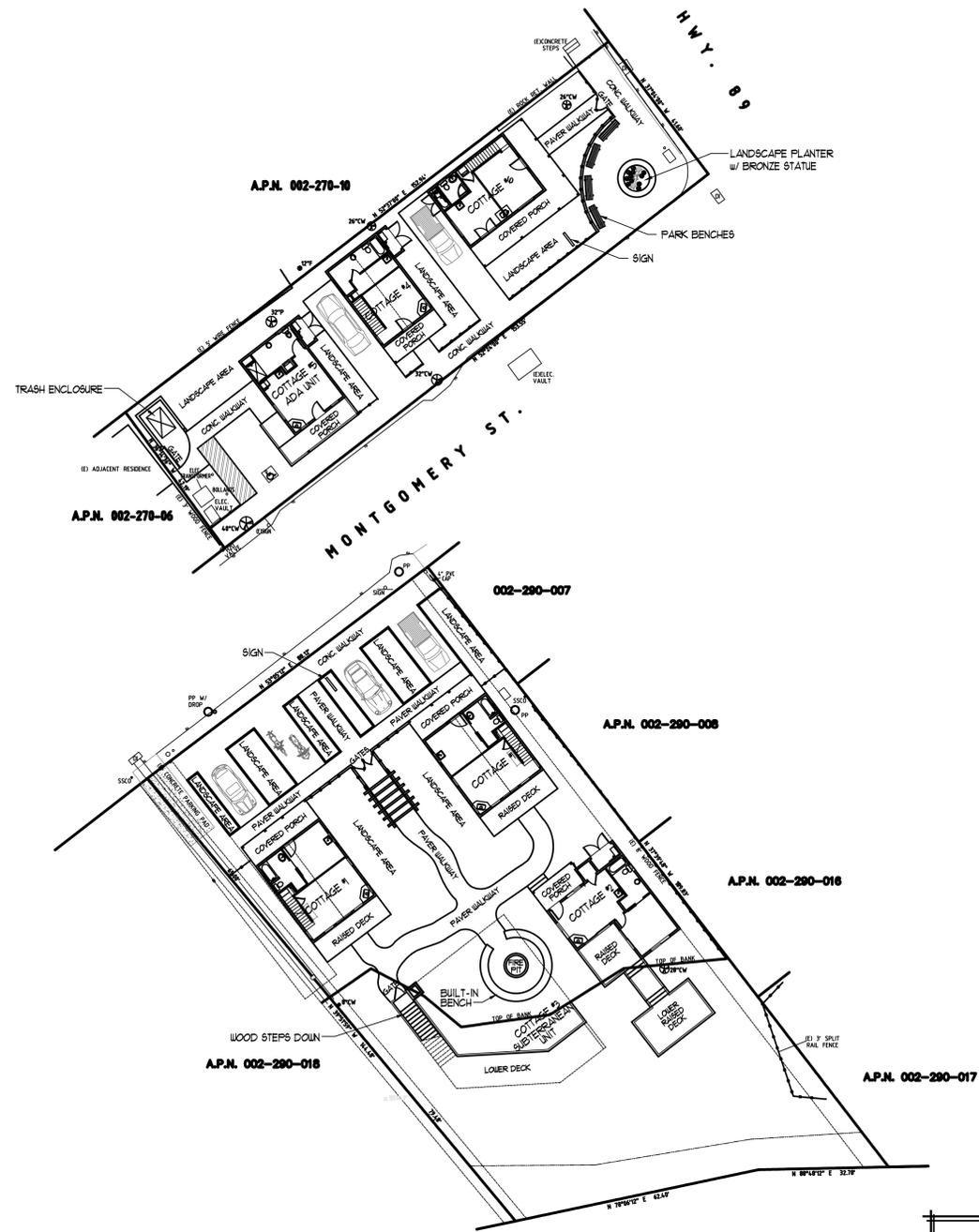
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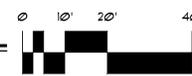
VICINITY MAP

SCALE: N.T.S.



OVERALL SITE PLAN

SCALE: 1" = 20'-0"

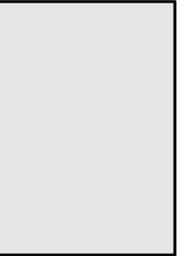


SCALE: 1" = 20'

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DATE:
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SCALE:
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AMBROSIA HOUR RETREAT
7 & 32 MONTGOMERY STREET
MARKLEEVILLE, CA.
APN: # 002-270-005 / A.P.N. #002-290-019

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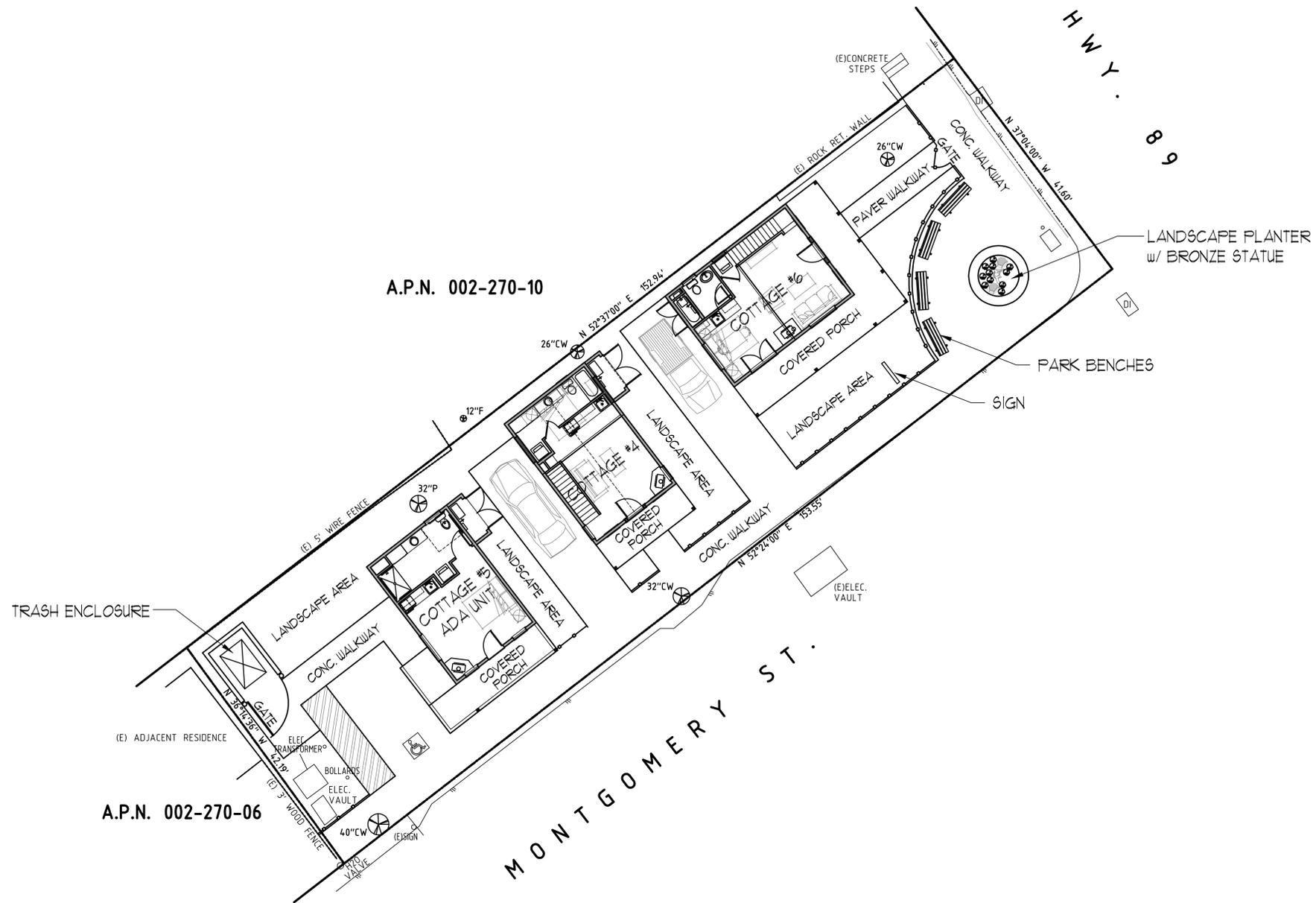
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DATE:
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AMBROSIA HOUR RETREAT
 7 & 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-270-005 / A.P.N. #002-290-019

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7 MONTGOMERY SITE PLAN
 SCALE: 1" = 10'-0"





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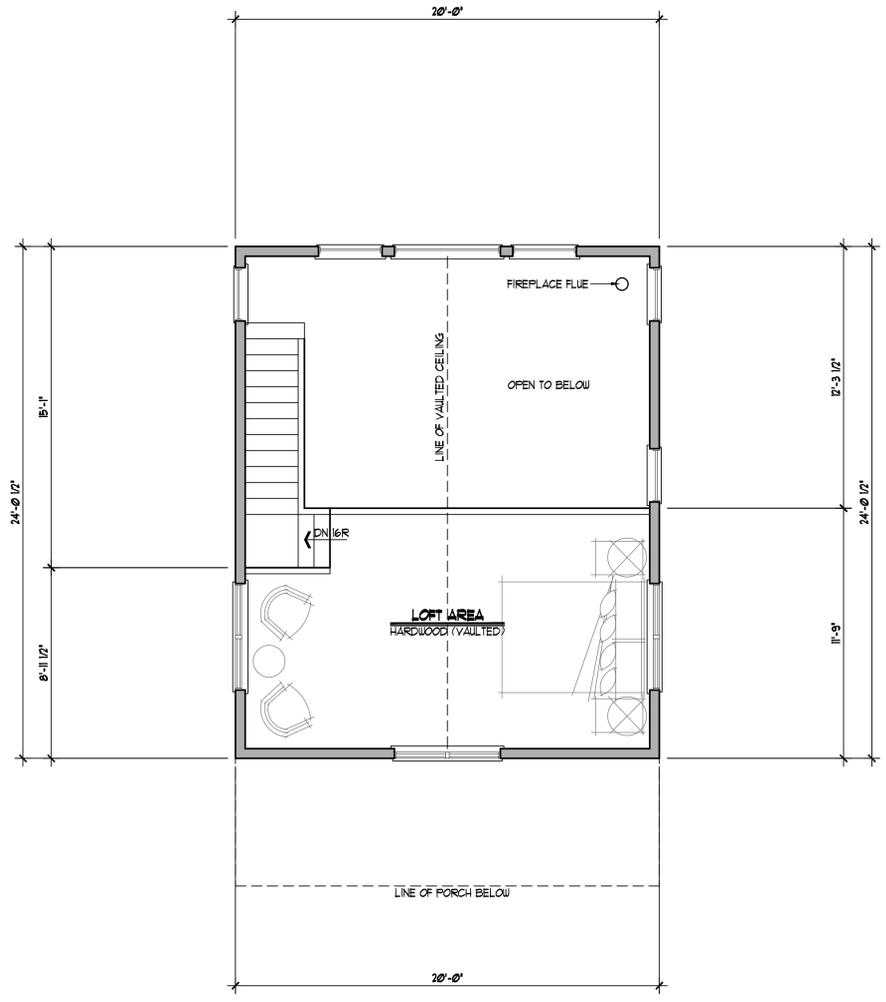
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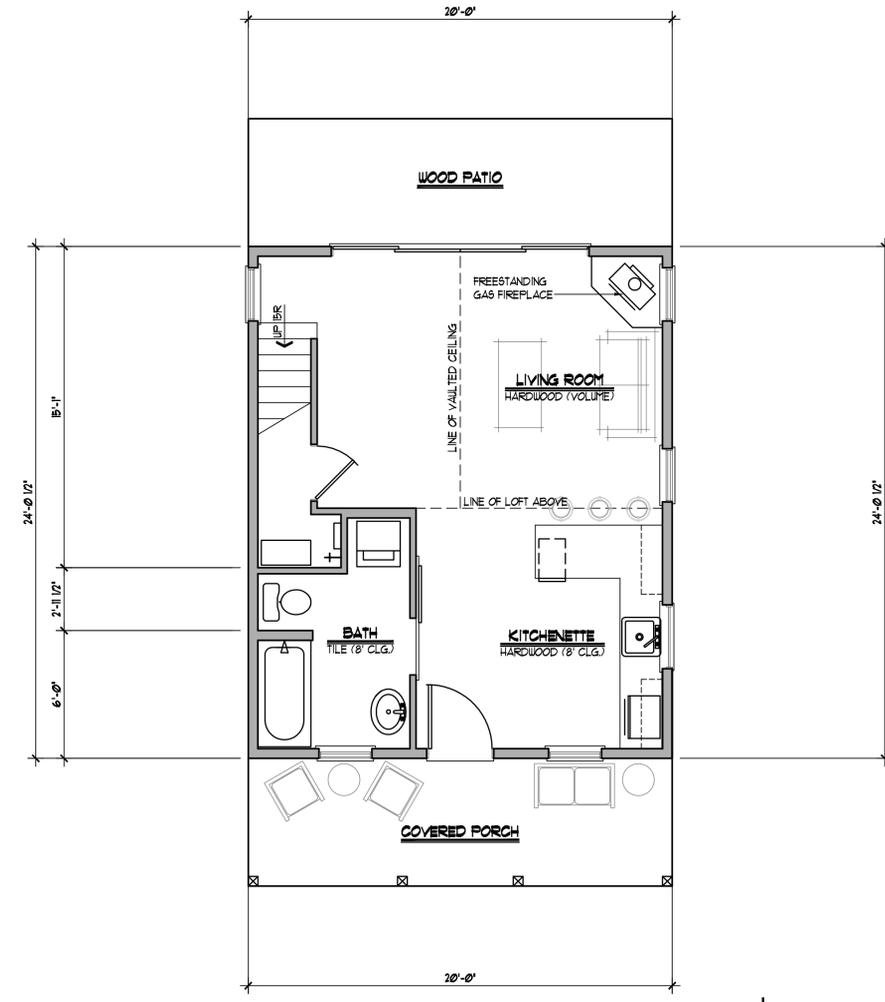
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**AMBROSIA HOUR RETREAT
 COTTAGE #1**
 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-290-019

SHEET



UPPER FLOOR PLAN
 223 SQ. FT. - UPPER FLOOR LIVING AREA
 SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
 481 SQ. FT. - MAIN FLOOR LIVING AREA
 223 SQ. FT. - UPPER FLOOR LIVING AREA
 104 SQ. FT. - TOTAL LIVING AREA
 SCALE: 1/4" = 1'-0"

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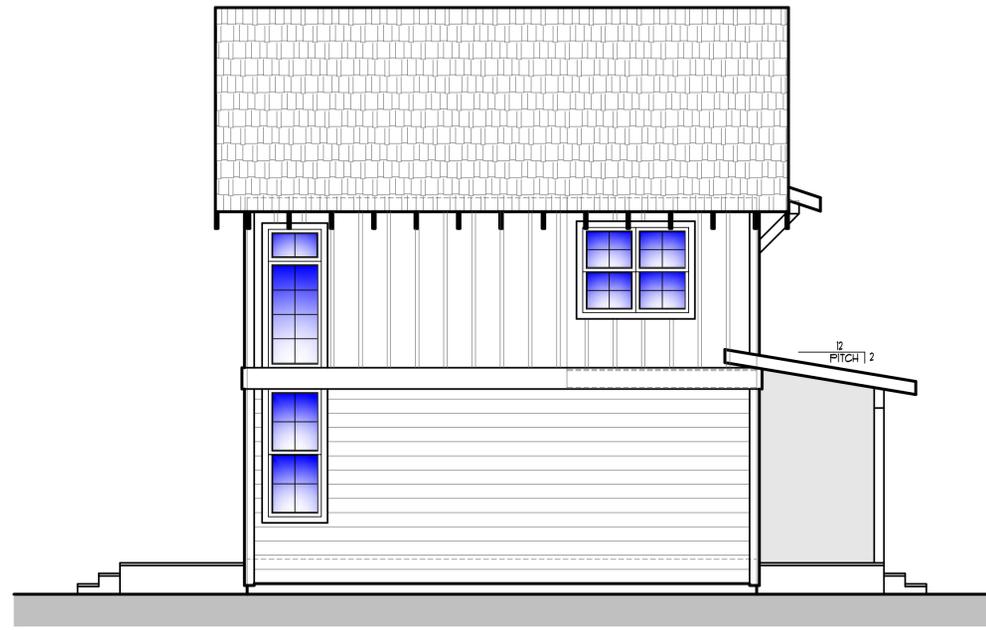
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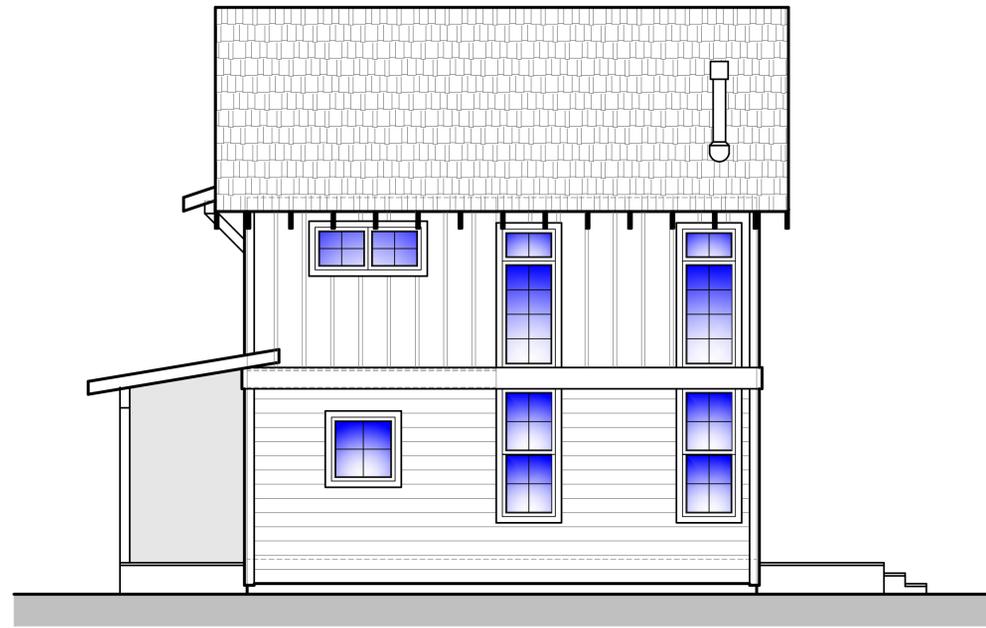
**AMBROSIA HOUR RETREAT
 COTTAGE #1**
 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-290-019

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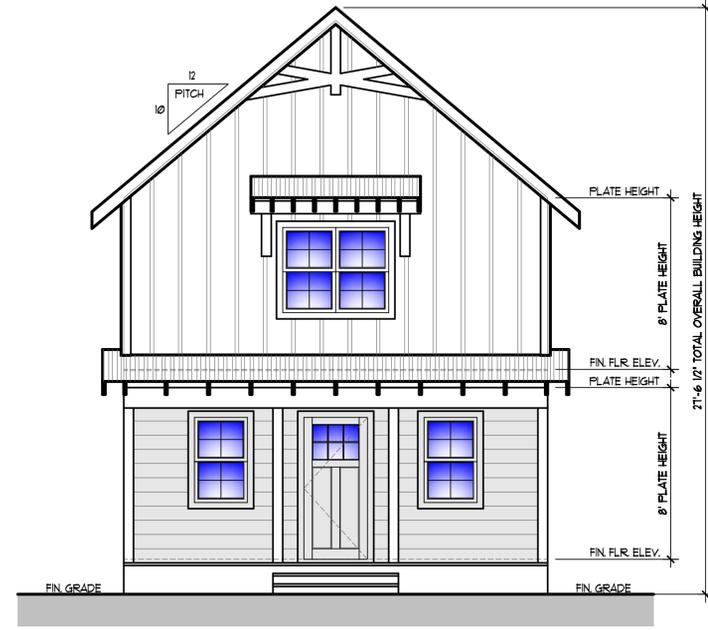
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LEFT SIDE VIEW
 SCALE: 1/4" = 1'-0"



RIGHT SIDE VIEW
 SCALE: 1/4" = 1'-0"



FRONT VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

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1:29:20 10/09/20 AM Jeremy



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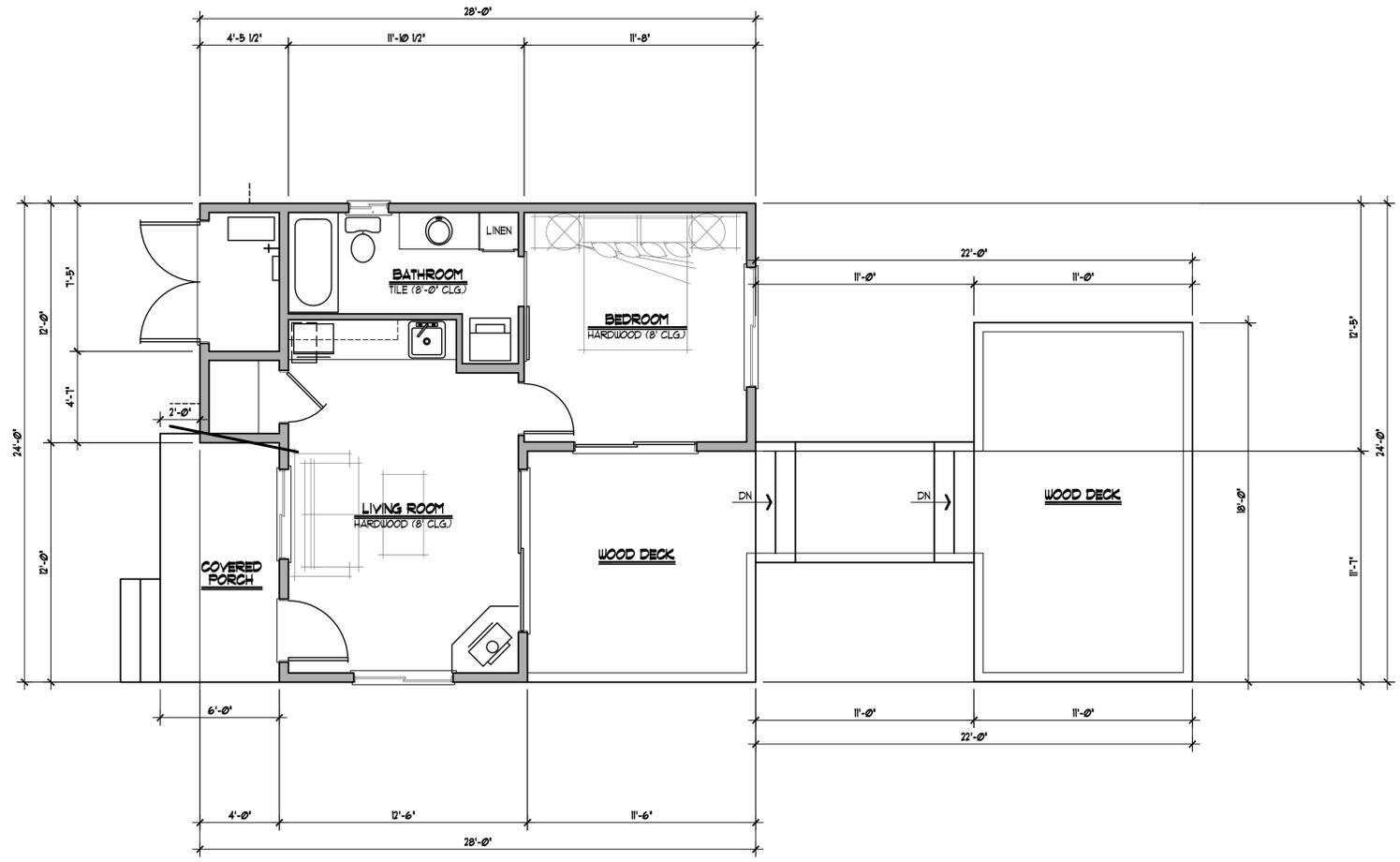
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DATE: 12/25/11
 JOB#:
 FILE: 13056.A11
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**AMBROSIA HOUR RETREAT
 COTTAGE #2**
 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-290-019

SHEET



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MAIN FLOOR PLAN
 461 SQ. FT. - MAIN FLOOR LIVING AREA SCALE: 1/4" = 1'-0"





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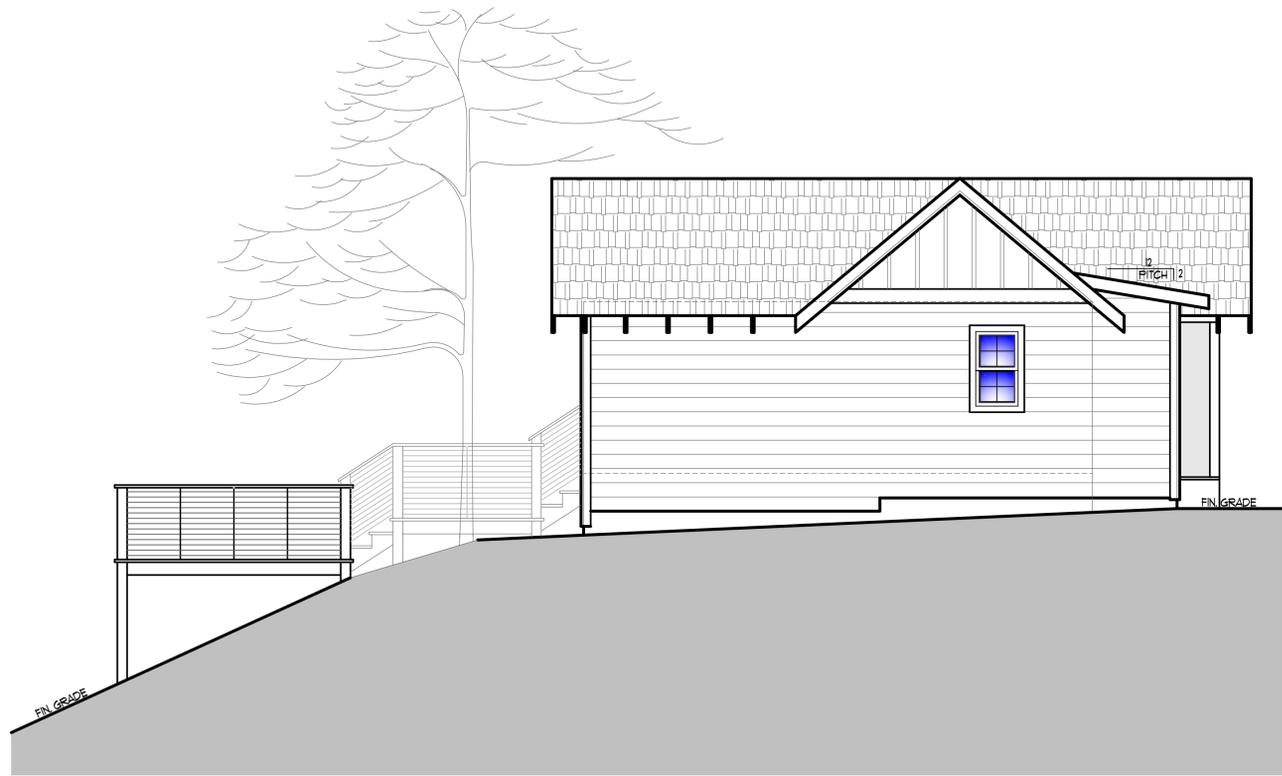
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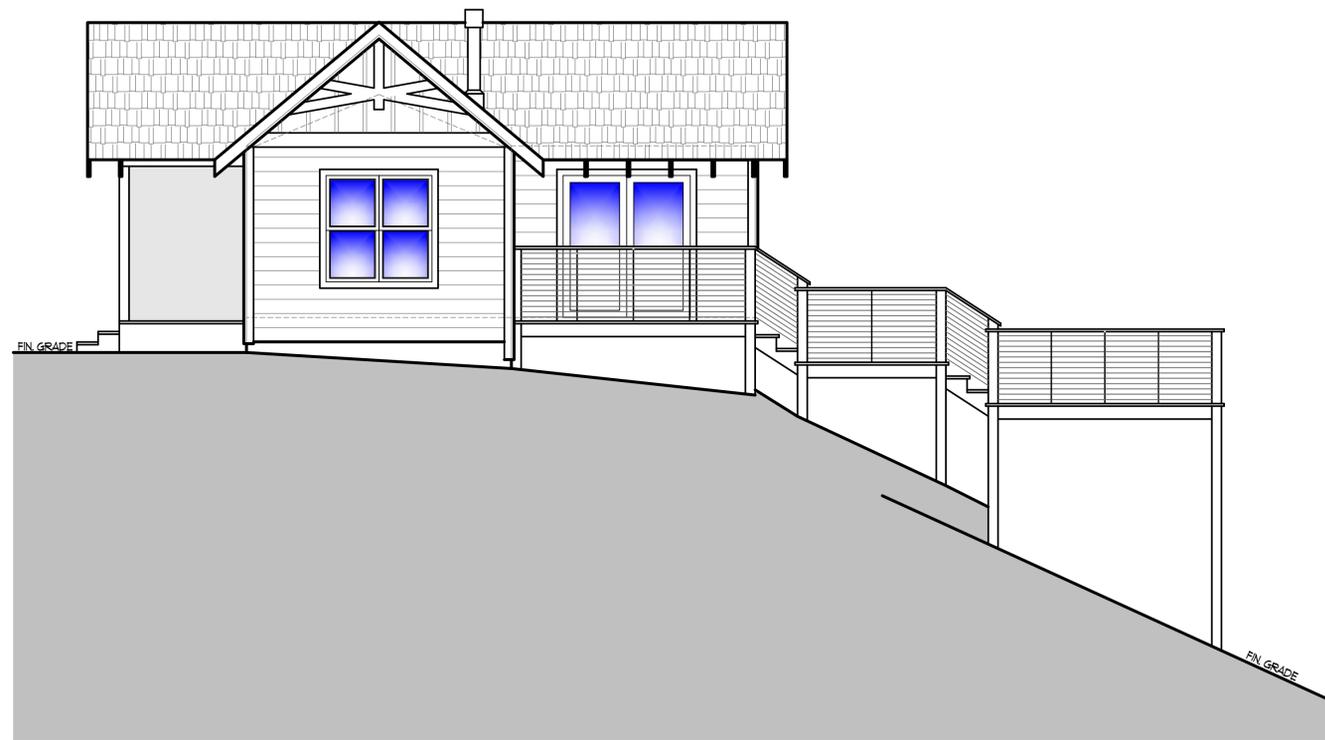
**AMBROSIA HOUR RETREAT
 COTTAGE #2**
 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-290-019

SHEET

A20



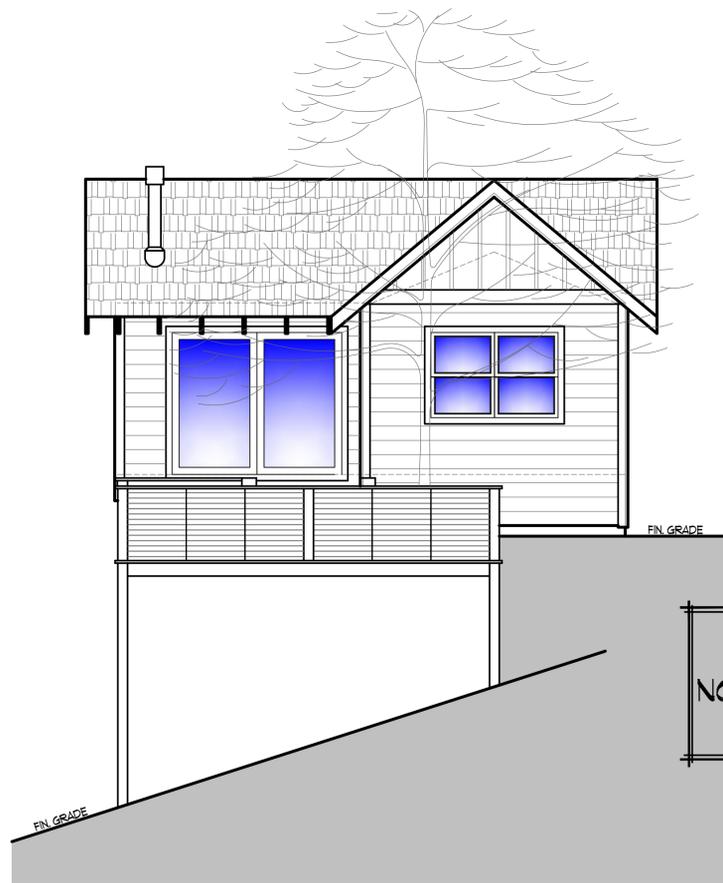
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RIGHT SIDE VIEW
 SCALE: 1/4" = 1'-0"



FRONT VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

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1:29:20 10:15:47 AM Jeremy



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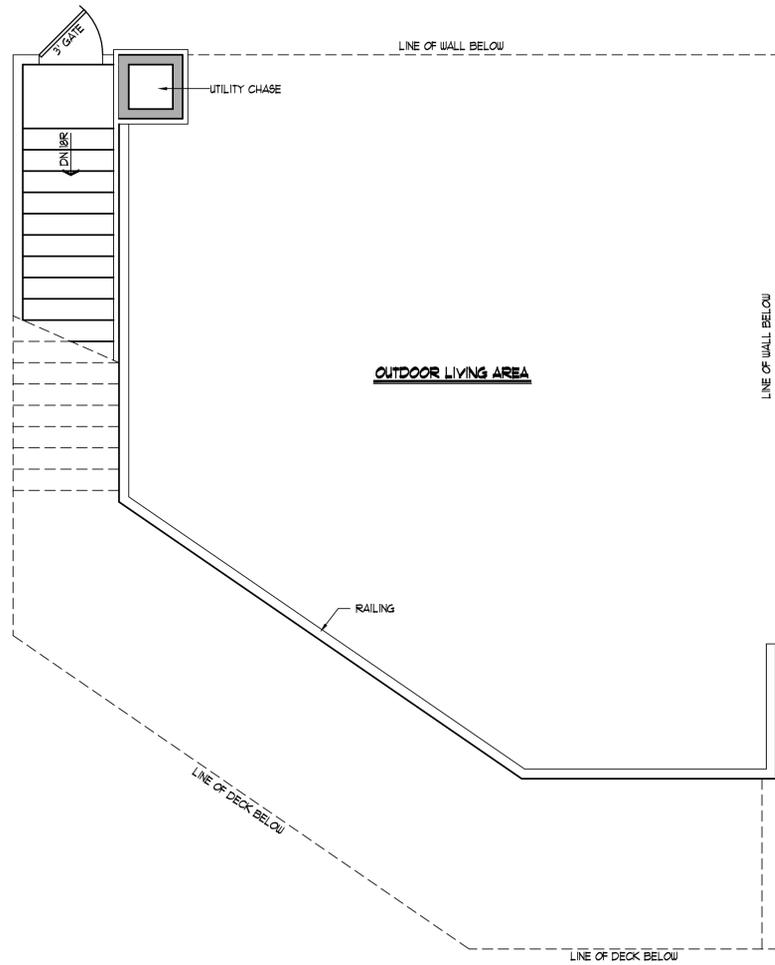
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DATE: 12/25/11
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 DRAWN BY: JDD

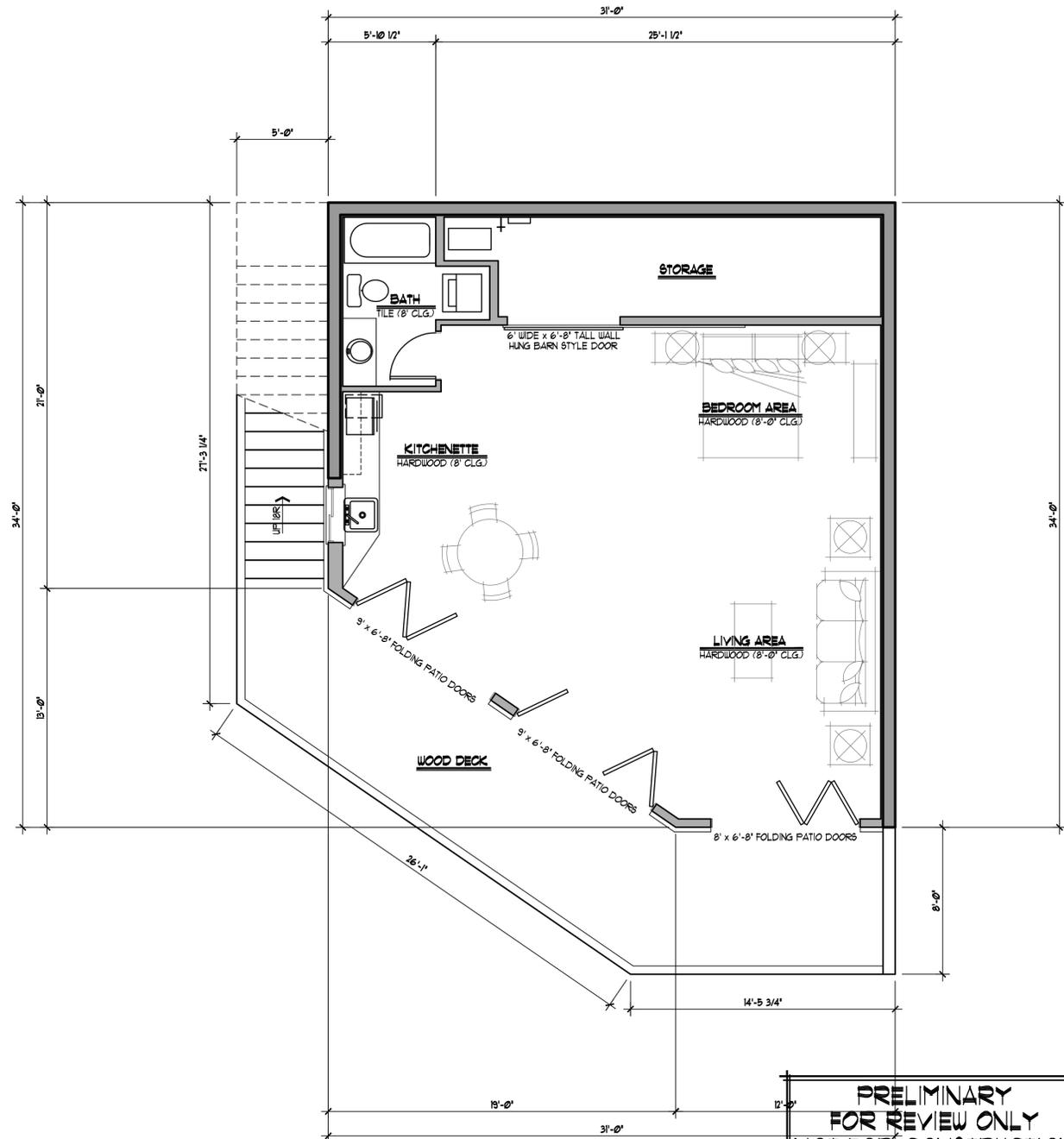
**AMBROSIA HOUR RETREAT
 COTTAGE #3**
 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-290-019

SHEET



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

120 SQ. FT. - MAIN FLOOR LIVING AREA
 124 SQ. FT. - STORAGE AREA
 SCALE: 1/4" = 1'-0"

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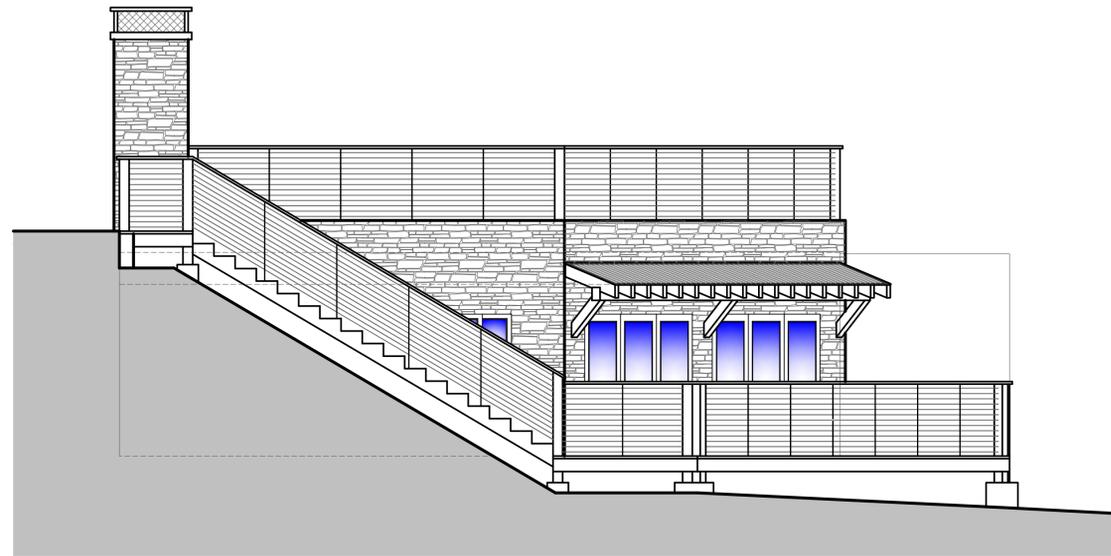
REVISIONS

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 JOB#:
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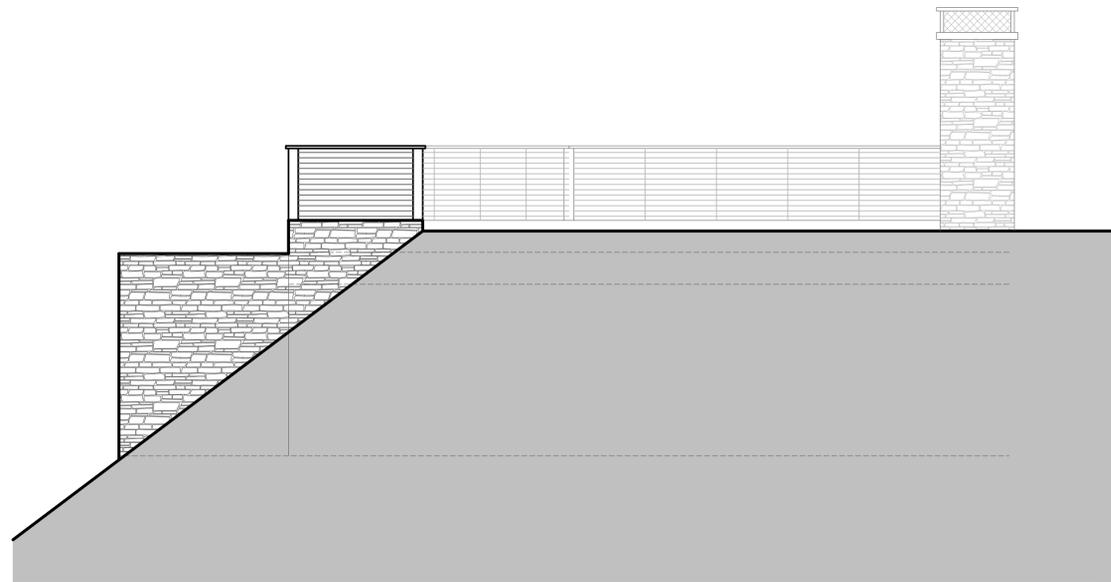
AMBROSIA HOUR RETREAT
COTTAGE #3
 32 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-290-019

SHEET

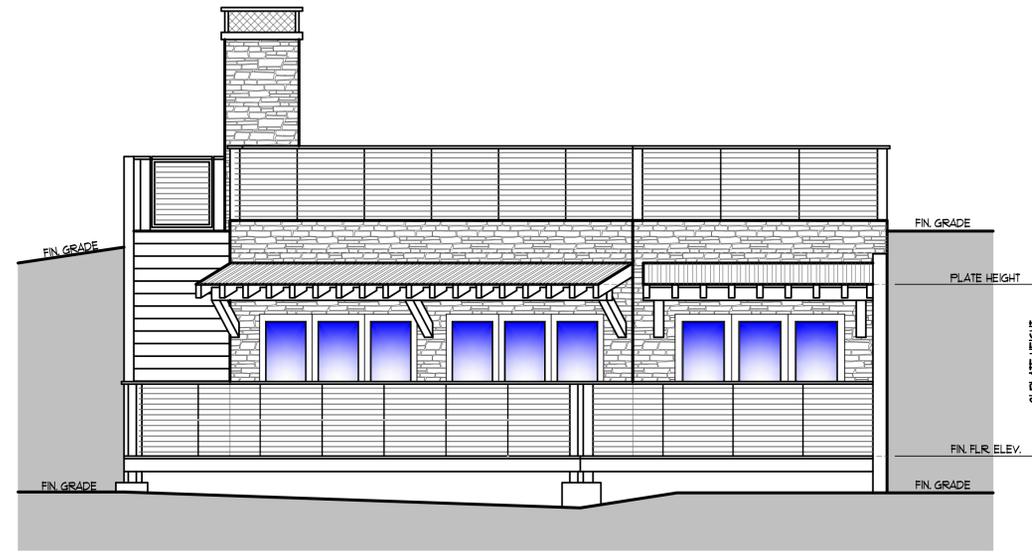
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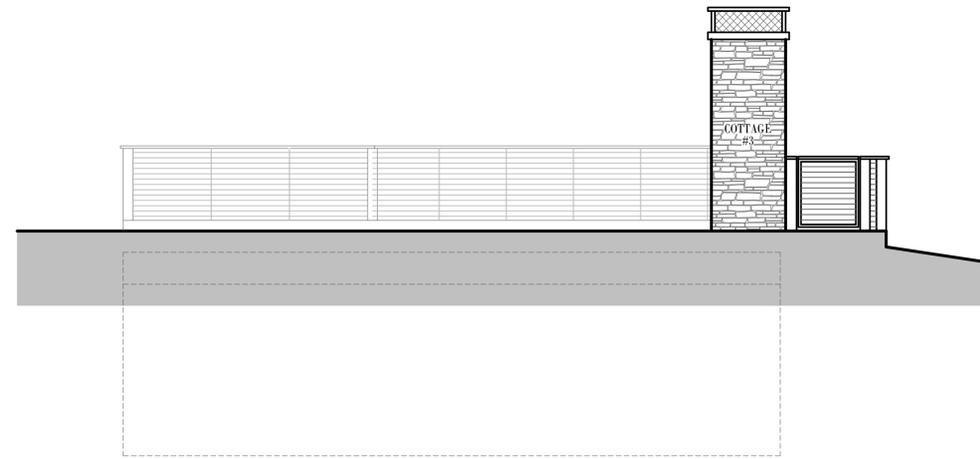
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RIGHT SIDE VIEW
 SCALE: 1/4" = 1'-0"



FRONT VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

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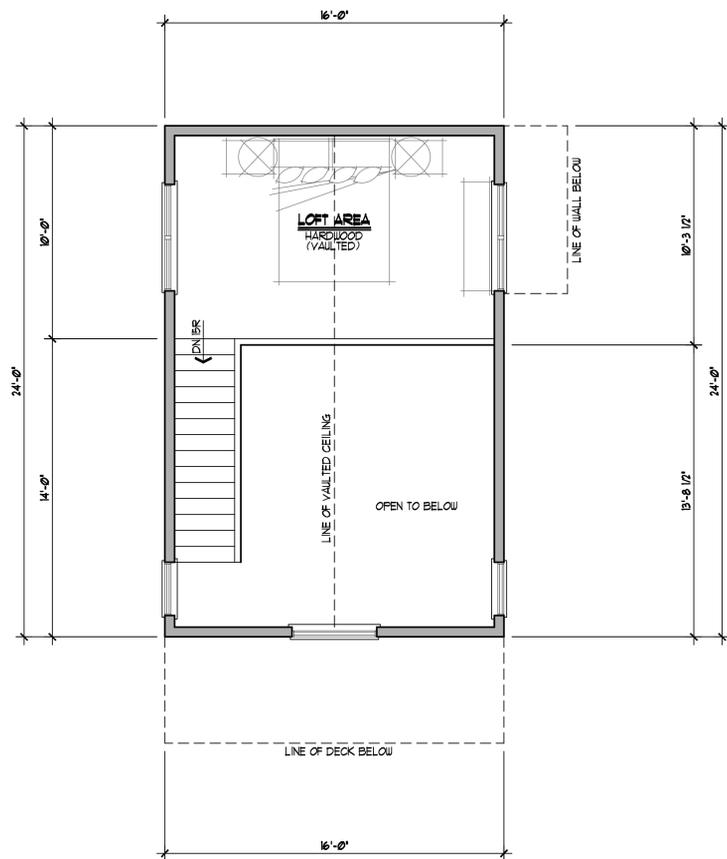
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DATE: 12/25/11
 JOB#:
 FILE: 130256-ALLI
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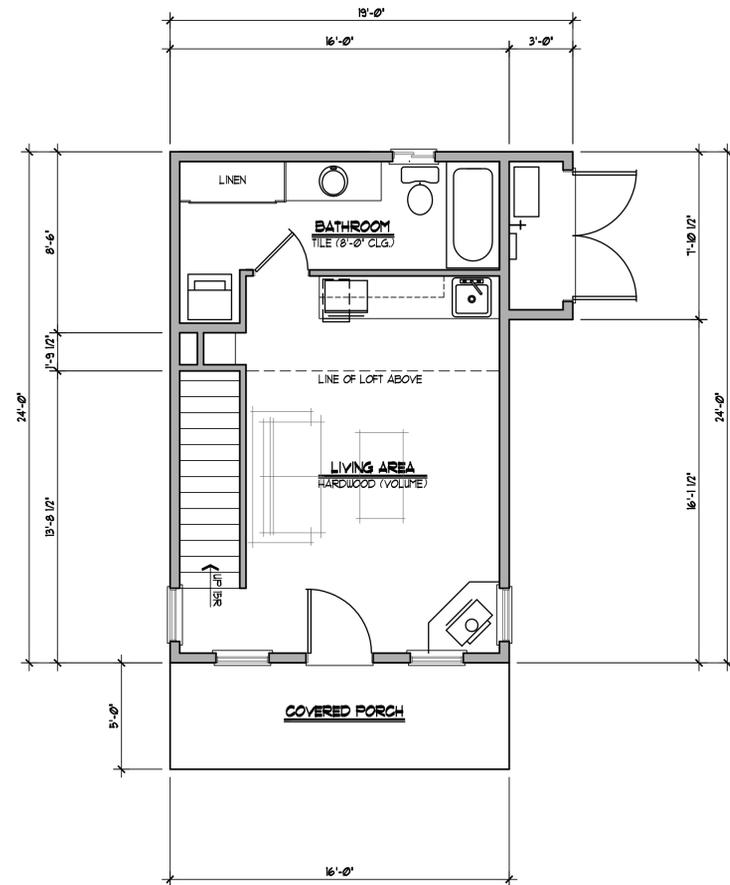
**AMBROSIA HOUR RETREAT
 COTTAGE #4**
 7 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: #002-270-005

SHEET



UPPER FLOOR PLAN

164 SQ. FT. - UPPER FLOOR LIVING AREA SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

384 SQ. FT. - MAIN FLOOR LIVING AREA SCALE: 1/4" = 1'-0"
 164 SQ. FT. - UPPER FLOOR LIVING AREA
 548 SQ. FT. - TOTAL LIVING AREA

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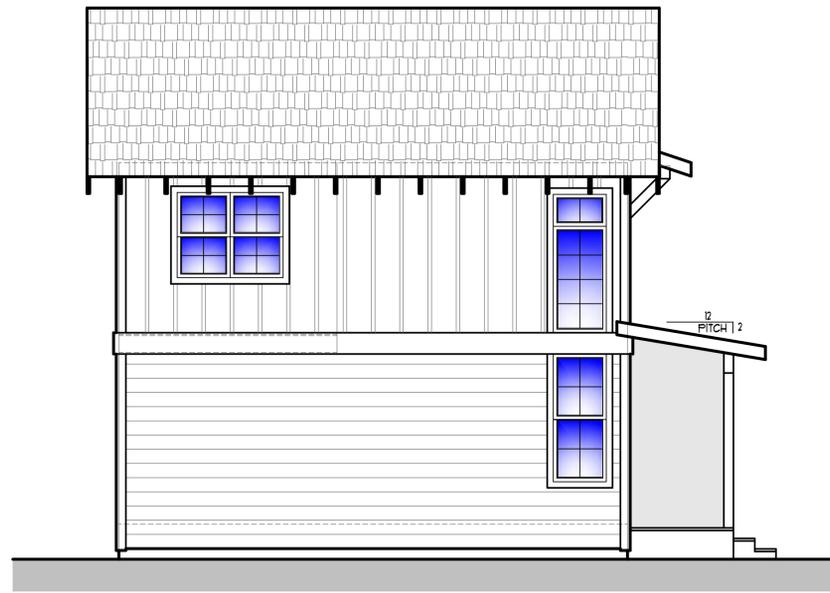
REVISIONS

DATE:
 JOB#:
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 SCALE:
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**AMBROSIA HOUR RETREAT
 COTTAGE #4**
 7 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: #002-270-005

SHEET

A2.0



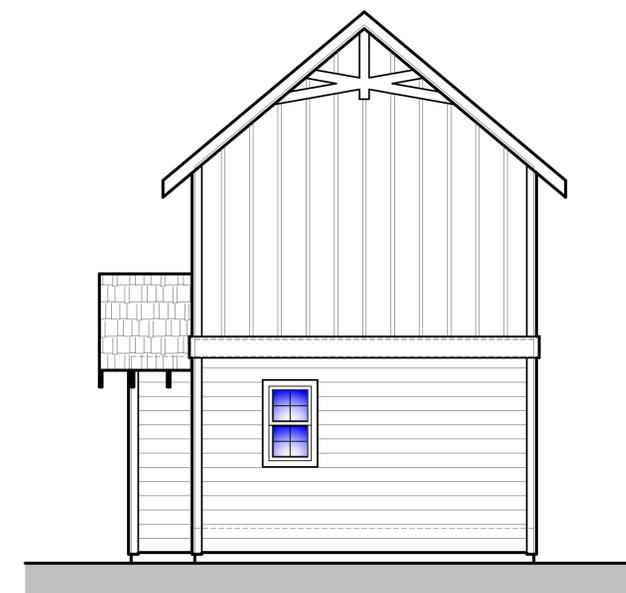
LEFT SIDE VIEW
 SCALE: 1/4" = 1'-0"



FRONT VIEW
 SCALE: 1/4" = 1'-0"



RIGHT SIDE VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

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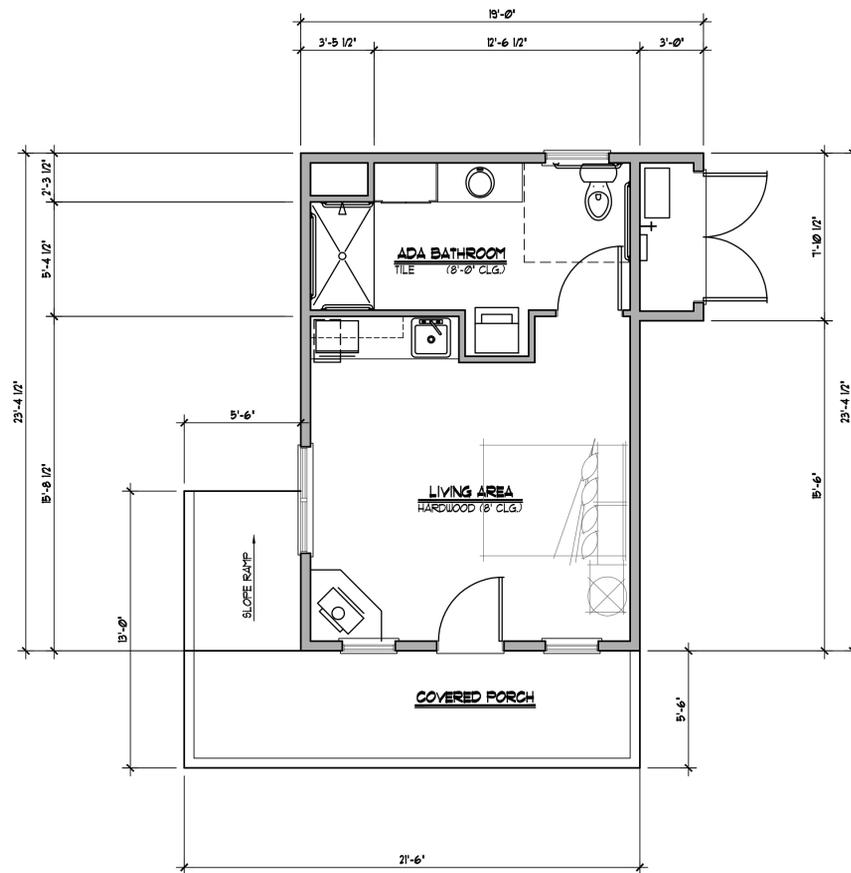
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DATE: 12/25/11
 JOB: 13056-ALI
 FILE: 1/4" = 1'-0"
 SCALE: JDD
 DRAWN BY: JDD

**AMBROSIA HOUR RETREAT
 COTTAGE #5**
 7 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: #002-270-005

SHEET



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MAIN FLOOR PLAN
 314 SQ. FT. - MAIN FLOOR LIVING AREA SCALE: 1/4"=1'-0"



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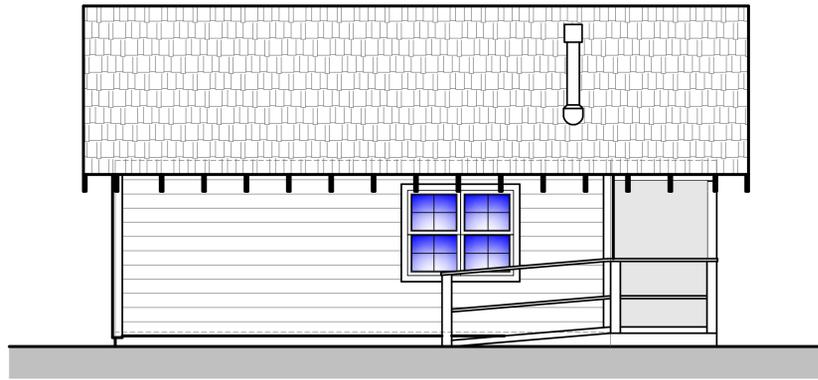
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AMBROSIA HOUR RETREAT
COTTAGE #5
 7 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: #002-270-005

SHEET

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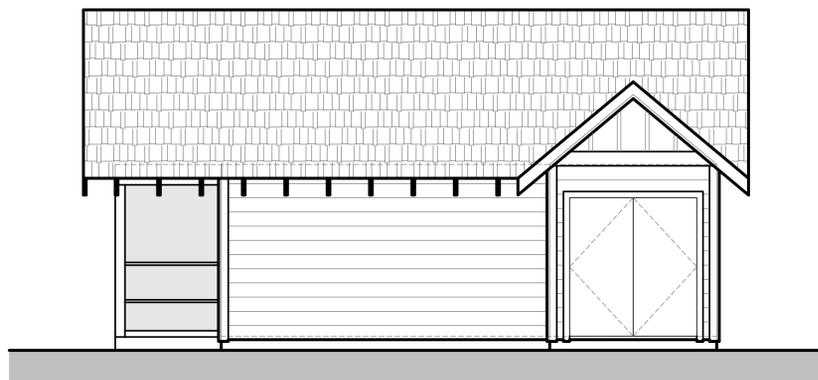
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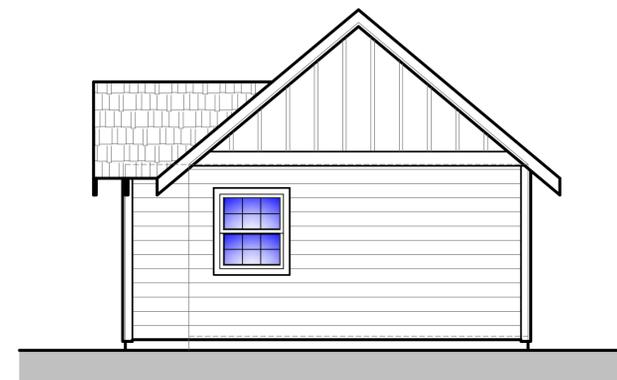
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 SCALE: 1/4" = 1'-0"



FRONT VIEW
 SCALE: 1/4" = 1'-0"



RIGHT SIDE VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

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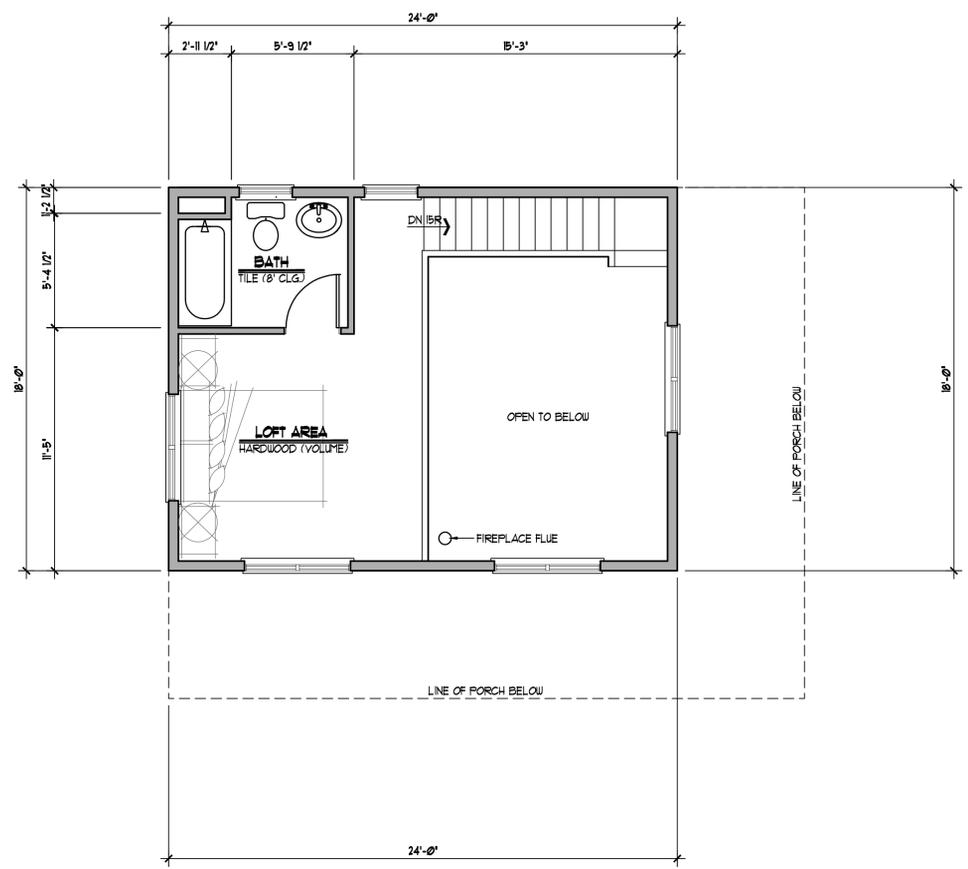
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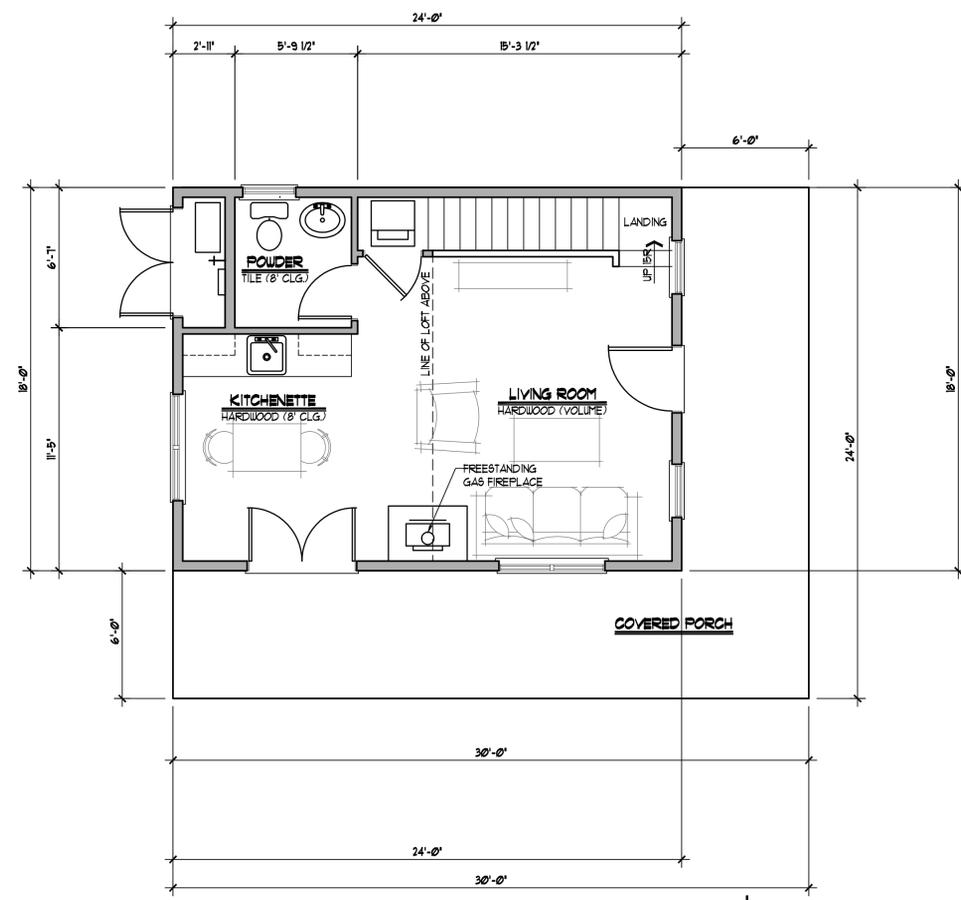
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 DRAWN BY: JDD

**AMBROSIA HOUR RETREAT
 COTTAGE #6**
 7 MONTGOMERY STREET
 MARKLEEVILLE, CA.
 APN: # 002-270-005

SHEET



UPPER FLOOR PLAN
 220 SQ. FT. - UPPER FLOOR LIVING AREA
 SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
 411 SQ. FT. - MAIN FLOOR LIVING AREA
 220 SQ. FT. - UPPER FLOOR LIVING AREA
 631 SQ. FT. - TOTAL LIVING AREA
 SCALE: 1/4" = 1'-0"

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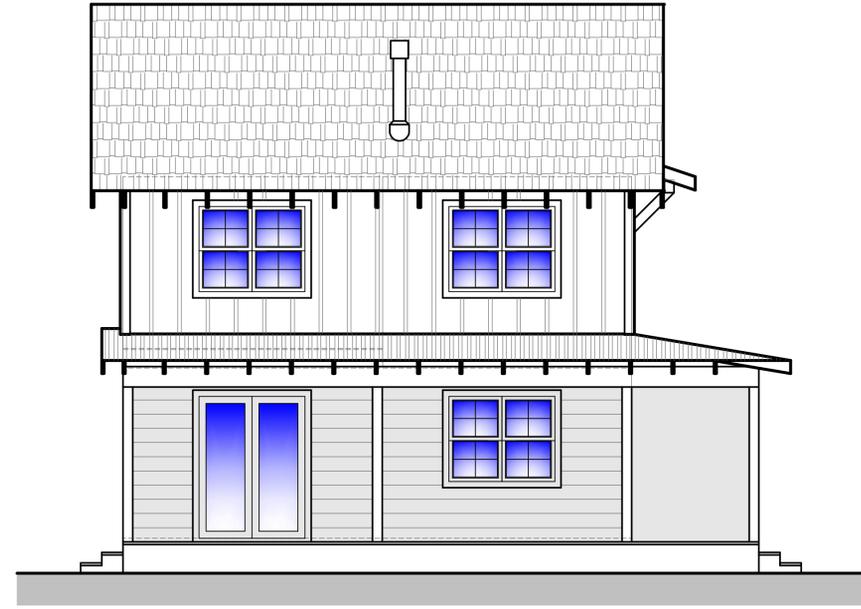
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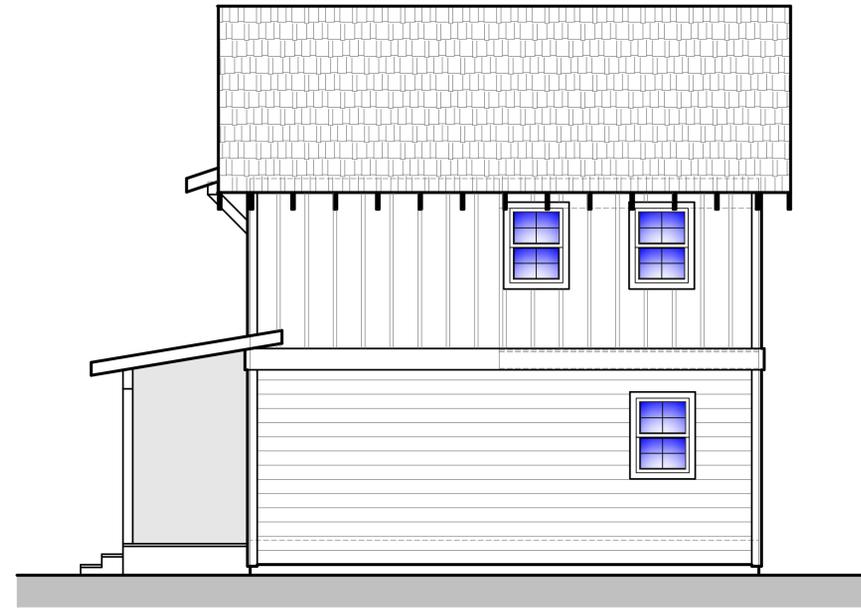
AMBROSIA HOUR RETREAT
COTTAGE #6
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 MARKLEEVILLE, CA.
 APN: # 002-270-005

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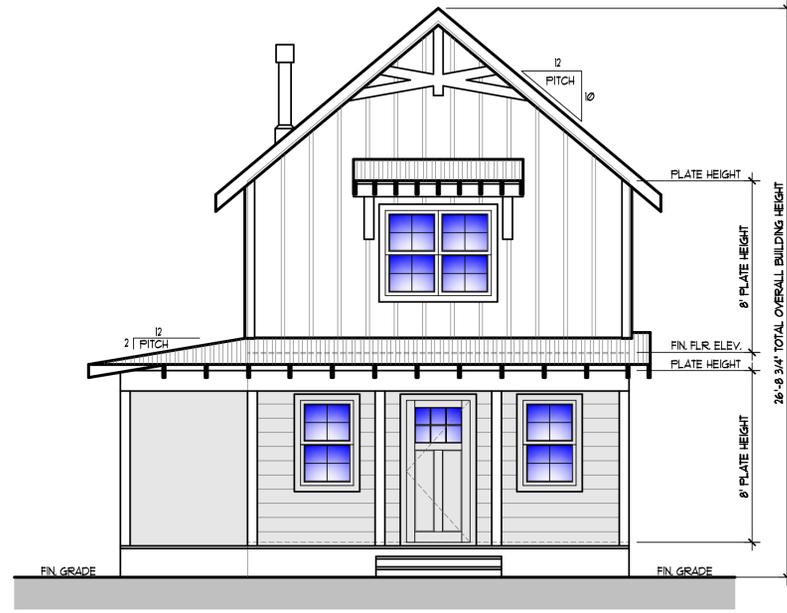
A20



LEFT SIDE VIEW
 SCALE: 1/4" = 1'-0"



RIGHT SIDE VIEW
 SCALE: 1/4" = 1'-0"



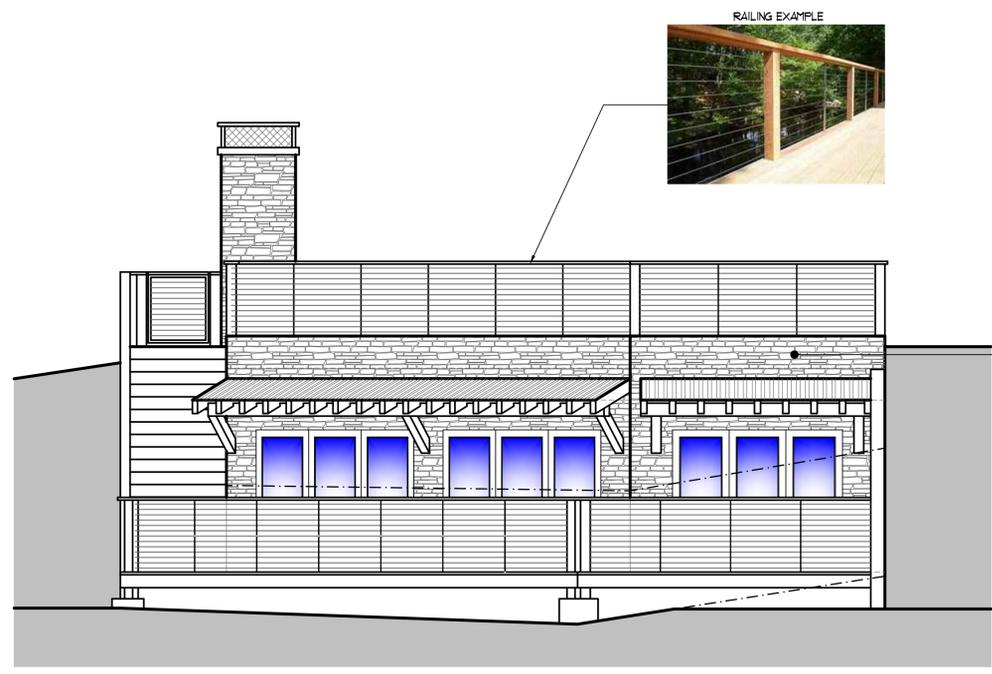
FRONT VIEW
 SCALE: 1/4" = 1'-0"



REAR VIEW
 SCALE: 1/4" = 1'-0"

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MATERIALS/ COLORS	
STONE	:NATIVE THIN SET STONE
SIDING #1	:PAINTED CEDAR BOARD & BATTEN SIDING
-COLOR-	: 'WHITE'
SIDING #2	:LP SMART LAP SIDING
-COLOR-	: 'CEDAR TEXTURE LAP'
WINDOWS	:VINYL WINDOWS
-COLOR-	: 'BLACK'
FASCIA	:2x8 WOOD FASCIA w/ 1x4 SHINGLE MOLD
-COLOR-	: 'WHITE'
ROOFING	: COMPOSITION ROOFING
-COLOR-	: 'BLACK'
EXPOSED WOOD & POSTS	:WOOD
-COLOR-	:PAINT TO MATCH STRUCTURE
CHIMNEY CAP	:METAL
-COLOR-	: 'BLACK'

AMBROSIA HOUR RETREAT

-OWNER INFORMATION-

GREG HANSON
744 DEWITT AVE.
ENCINITAS, CA. 92024
(949) 922-9128

-PROJECT INFORMATION-

7 & 32 MONTGOMERY STREET
MARKLEEVILLE, CA.
A.P.N. #002-290-019
&
A.P.N. #002-270-005



CONSULTING ENGINEERING & DESIGN

January 2020

Markleeville Historic Design Committee
50 Diamond Valley Road
Markleeville, CA 96120

Re: Ambrosia Hour Retreat
7 & 32 Montgomery St.
Markleeville, CA.
APN: #002-270-005 & #002-290-019
BCI Job #19056

To Whom It May Concern:

Ambrosia Hour Retreat represents a unique and significant project in the heart of Markleeville, California. While designing the project, we wanted to design something that enhances the overall design character of the town. To support and enhance the small-town atmosphere of Markleeville including the Residential and Commercial Core. Due to the location of the two properties, we strive to develop something with a coordinated sense of community that establishes visual continuity. We made sure to develop and enhance a pedestrian-oriented environment. Taking the protection and enhancement of the view to Markleeville Creek into consideration for the design.

This project is significant as it encompasses different Treatment Areas in The Markleeville Historic Design Guideline. We feel that primarily it falls into the Commercial Core but also takes on some of the characteristics of the Residential Treatment Area. Furthermore, due to the location of the project, it falls into Other Special Treatment Areas, specifically the Markleeville Creek and The Gateway area.

Under the guidelines for the Commercial Core, a great deal of respect was given to the design character of nearby structures, and to the traditional mining era architecture with contemporary interpretations. The buildings will be constructed with new building materials, compatible with the historic area. The buildings are simple in design as to appear residential in style while still being used for commercial purposes.



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We are presenting a project with a pattern of repetition in its similar-sized buildings. We also took into consideration the characteristic nature of the Commercial Core and did not build out the proposed project to the full width of the parcels. We also presented side yards throughout the project to enhance the street edge.

There was also a great deal of attention given to the design by incorporating spaces between the buildings on the south side of Montgomery. In addition, the rear yard parallels Markleeville Creek which provides a place to gather and overlook.

In regards to on-site parking on 7 Montgomery, we provided the parking in between and off to the side of the different cottages. On 32 Montgomery, due to the width of the site, we were not able to incorporate parking in any other area but the front of the property. We did take this into consideration and tried to soften the parking element with landscaping islands in-between the parking spots.

We gave a lot of thought and consideration when it came to the mass and scale of the project. Because of its central location, none of the buildings will encroach on the 40-foot height limitation. The roof style for the project will incorporate steep roof pitches throughout the different cottages. They will also be gabled; with the gable end facing the street and containing a window or two in what appears to be an attic.

Building materials for the project will be wood siding which was a typical building material used throughout Markleeville during the mining period. There will be a mix of lap siding and board and batten wood siding. The rock to be used on one of the cottages will be locally sourced and stay exposed. The roof materials will be a composition shingle that is widely used. The secondary roofs over the porches will be metal, consistent with historic character and muted and earth-toned.

One architectural feature that is a strong element to our design is the front covered porches. Porches offer visual interest to a building, protect entrances and pedestrians from the weather, and provide a gathering place. The porches will be at the ground level and not enclosed. This will allow a place to sit, view the street and chat with neighbors and passersby.

Windows are another architectural feature that we gave a great deal of thought to when designing the cottages. We considered the sizes, shape, and placement of windows. The trim will have the same historic design as one of the neighboring structures. We have provided a good balance of wall to window ratio. We also show and propose divided lights in windows through the different cottages.



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The last architectural feature we want to incorporate into the design, that ties it into the residential theme, are wood fences. We are proposing a simple, low-height, white painted-wood picket fence.

Lastly, with this project being in one of the gateway areas, we wanted to make sure that is was compatible with the historic character of the community. At the corner of HWY 89 and Montgomery, we wanted to make it feel like a real gateway with a community area with benches, directional signage, and a possible town statute. This will be a great place where people can gather as they visit downtown Markleeville.

If you have any questions, please feel free to contact us at 1-775-782-8886.

Sincerely,

Jeremy Davidson R.D.