RESOLUTION OF THE BOARD OF SUPERVISORS)
COUNTY OF ALPINE, STATE OF CALIFORNIA,) RESOLUTION NO. R2008-37
ADOPTING MARKLEEVILLE HISTORIC DESIGN)
GUIDELINES)
)

WHEREAS, on July 15, 2008 the Board of Supervisors adopted an ordinance to revise Alpine County Code Section 18.56 to establish a new Markleeville Historic Design Combined Zone; and,

WHEREAS, Section 18.56.070 of the new Markleeville Historic Design Combined Zone provides that the Board of Supervisors shall, by resolution, adopt the Markleeville Historic Design Guidelines; and,

WHEREAS, an Initial Study and proposed Negative Declaration evaluating the proposed amendments to Alpine County Code Section 18.56 and the Markleeville Historic Design Guidelines was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, the Board of Supervisors finds that the Initial Study and Negative Declaration satisfies all requirements for environmental review and analysis and therefore meets all the applicable requirements of CEQA, and that no significant impacts will occur as a result of adoption of the Markleeville Historic Design Guidelines; and,

WHEREAS, on July 15, 2008 in accordance with the requirements of the California Environmental Quality Act, the Board of Supervisors approved the Initial Study and adopted a Negative Declaration as referenced above; and,

WHEREAS, following duly noticed public hearings held on January 31, 2008, March 6, 2008 and April 10, 2008, the Alpine County Planning Commission recommended adopting the revisions to Alpine County Code Section 18.56 to establish a new Markleeville Historic Design Combined Zone and the Markleeville Historic Design Guidelines; and,

WHEREAS, on July 1, 2008 the Alpine County Board of Supervisors held a duly noticed public hearing pursuant to applicable law.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors, County of Alpine, State of California, adopts the Markleeville Historic Design Guidelines as specifically described in Exhibit A attached hereto.

PASSED AND ADOPTED this 15th day of July 2008 by the following vote:

AYES: Supervisors Jardine, Veatch, Bennett, Woodrow, Kaiser.

NOES: None

ABSENT: None

Terry Woodrow, Chair, Board of Supervisors
County of Alpine, State of California

ATTEST:

Barbara Howard, County Clerk
and ex-officio Clerk of the
Board of Supervisors
By: Sarah Simis, Assistant County Clerk

APPROVED AS TO FORM:

Martin Fine, County Counsel

Markleeville Historic Design Guidelines

Markleeville Historic Design Combined Zone
Townsite of Markleeville, California

Board of Supervisors
Public Hearing
July 1, 2008

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Draft Historic Design Guidelines Townsite of Markleeville

A. Historic Context:

The history of Markleeville is analogous to the history of many towns in the Sierra Nevada. The mid-19th century discoveries of gold and silver brought booming populations and prosperity to many areas of the mountains, where settlement occurred in high alpine valleys along winding rivers surrounded by hilly terrain, snow covered peaks and abundant forests. Founded in the quest for gold and silver, these towns provided miners and settlers with stores and houses, restaurants and saloons, churches, schools and civic centers. The towns were built compactly along narrow winding streets that accommodated pedestrians and the horse and wagon. These were the days before the automobile. Sidewalks or boardwalks covered with canopies or balconies provided protection to pedestrians. Residential property was close to the downtown, often mixed within the commercial buildings. Buildings were close to one another, usually built up to the sidewalk or road. Early structures were made of wood or canvas and were susceptible to fire. By the late 1800's many buildings were constructed of locally made brick or native stone. Most of these historic mining towns have survived into the 21st-century. Some have struggled to stay alive, physically and economically. Many have been surrounded by modern, automobile dominated development: strip malls, suburbs, highways and traffic congestion. Some of these towns are now trying to plan their way out of the sprawl that has overwhelmed them and they are looking to the development patterns of the past, to the concept of mixed-use, walkable communities, to the models presented by their very own historic cores.

Markleeville's 19th-century history is similar to many of these mining towns. But during the 20th-century, historic Markleeville was not overwhelmed by development. Markleeville does not have to plan itself out of sprawl. However, 21st-Century growth pressures, now dominant throughout the entire Sierra Nevada range, are apparent in Markleeville. Markleeville has the opportunity to protect its historic core and to model its future on the very assets that attract people to it: small-town appeal, historic character and a beautiful natural landscape.

Markleeville's mining era history began in 1861 when Jacob J. Marklee placed a land claim on a 160 acre tract of land along the Middle Fork of the Carson River, not because he had discovered silver, but to set up a toll crossing of the river. This quarter section of land became the townsite of Markleeville, and the river is now called Markleeville Creek. The town is unincorporated and has served since 1875 as the Seat for Alpine County, which was created in 1864 from parts of adjacent counties. The County had grown to a population of over 11,000 people by 1864, but much of the population left as the nearby silver mines failed. By 1875 the county population had dropped to barely 1200. Markleeville developed as a government and trade center for the ranching and lumber businesses supplying the booming Comstock Lode mines. In 1885, much of the town was lost to fire and it was only partly rebuilt. Surviving the fire was the Webster School built by volunteers in 1883. A number of historic mining era structures built after the fire stand today along Main and Montgomery Streets. A few buildings were moved from nearby Silver Mountain City, including the Fisk Hotel and the log jail (now located at the museum next to the Old Webster School). Several shops and markets were rebuilt in

1885 and a few more by 1900. Due to its 19th -century history and buildings, Markleeville is known as a historic mining town.

In the several decades following the end of the mining era, a number of significant structures were built, including several residences in the 1920's and 1930's. Two civic buildings designed by architect F. J. DeLongchamps were built in 1928. Additions were made to several of the mining era buildings, some of which have become historic in their own right.

All these structures, built between 1860 and 1940, are the landmarks of Markleeville's historic character. The intent of these design guidelines is to enhance the overall design character of the town established in the mining era in the Sierra Nevada as well as to protect these later historic buildings constructed in Markleeville. The period of 1850 to 1940 is therefore designated as the period of architecture that establishes the historic design character of Markleeville.

B. Purpose of Design Guidelines:

The purpose of the design guidelines is to detail the community's standards for design of the built environment for the townsite of Markleeville; they are based on a commitment to preserve historic resources and to enhance the overall design character of the town. They serve to inform property owners about the design policies of the town and acceptable approaches to design that will sustain the traditional character of Markleeville. They provide information that property owners may use in making decisions about their buildings and land. They 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 and sites in the townsite during its formal permitting processes.

C. Goals and Objectives:

A. PRESERVE AND ENHANCE THE HISTORIC CHARACTER OF MARKLEEVILLE

Objectives:

1) Assure the preservation of individual historic structures.
2) Promote the preservation of all structures that contribute to the historic character of Markleeville.
3) Maintain the historic character of adjacent buildings which contribute to historic structures.

B. DEVELOP A COORDINATED SENSE OF COMMUNITY DESIGN THAT ESTABLISHES VISUAL CONTINUITY AND YET CELEBRATES SPECIAL FEATURES AND ASSETS.

Objectives:

1) Maintain the historic scale and character of Markleeville throughout the townsite, including newly developing areas that do not have an established historical context.
2) Maintain and enhance the small town atmosphere of Markleeville including the residential areas as well as the commercial core.
3) Develop and enhance a pedestrian oriented environment.
4) Protect and enhance views to special natural features and to architectural landmarks.
5) Protect and enhance views of and access to Markleeville Creek, both to the creek and from the creek, while protecting and restoring the riparian values of the corridor.

D. Boundaries and Treatment Areas:

1. Boundaries. The Markleeville Design Guidelines will apply to all properties within the townsite of Markleeville as depicted on the map dated May 6, 1910, entitled "Map Showing Markleeville Townsite, Alpine county, California, SE ¼ of Section 21, T10N, R20E."

2. Treatment Areas. Within the boundaries as described above, the Guidelines are divided into sections that address various treatment areas that are described below and shown on the Treatment Area Map (Exhibit A). More than one treatment area may apply to individual properties. The treatment areas are described below. A single property may be located within more than one treatment area. In such cases, the design guidelines of each treatment area shall apply to the property.
   a. The **"Commercial Core,"** which applies to commercially zoned properties on Main and Montgomery Streets, properties zoned PD on Montgomery Street and the area of relatively flat topography north of Montgomery Street and west of Highway 89. They also apply, as appropriate, to any newly developing commercial or mixed-use areas adjacent to the historic Commercial Core.
   b. The **"Residential Treatment Areas,"** which apply to all residentially zoned properties in the Townsite, including those on Laramie and Montgomery streets, and those in newer developing residential areas.
   c. The **"Hillside Treatment Areas,"** which apply to development on sloped hillsides. Included are sloped properties in newly developing areas as well as sloped lots in existing neighborhoods.
   d. **Other Special Treatment Areas:**
      - **Markleeville Creek,** which applies to properties along Markleeville Creek.
      - **The Alpine County Museum,** which applies to the property at the end of School Street where the Alpine County Museum is sited.
      - **The Gateway Areas,** which apply to the properties at the entrances to Markleeville on Highway 89 and on Hot Springs Road.

- **Institutional Properties,** which apply to the County government properties adjacent to and including the Courthouse, Library, and any additional property which the County acquires within the Townsite.

E. Design Guidelines for the Commercial Core:

1. Design Character

All buildings should respect the design character of nearby historic structures and of traditional mining era architecture. New buildings and alterations to non-historic structures should be contemporary interpretations of historic design and form, and they should draw upon the fundamental similarities among historic buildings of the mining period. Changes to historic buildings should maintain the historic character of the original building.

a. **Time and Place.** The historic character of the downtown should be apparent in all construction, but a new structure should not be an imitation of a particular building or a point in time. New buildings should be products of their own time yet compatible with the historic area.

b. **Simplicity.** Traditionally, buildings in Markleeville and in all Sierra Nevada mining towns were simple in design. Therefore, buildings should appear simple in form and design. Ornamental detail should be used with constraint and not confuse the historic style.

c. **Mixed-Use.** Residential development should be encouraged in Commercial Core buildings as a use secondary to commercial. Residential uses should be on the upper stories or in the rear of the buildings. Residential uses are inappropriate in store-front locations.

2. Building Orientation and Storefront Character

The Commercial Core constitutes the business district of the historic downtown, in which most buildings were constructed with storefronts close to the sidewalk edge. Street level floors were clearly distinguishable from the upper floors. Over time in Markleeville, there has been a loss of much of the street level commercial character apparent in the historic districts of other Sierra Nevada mining towns. In order to revitalize business in Markleeville, new buildings need to present a first floor storefront.

Sierra Nevada mining town streetscapes are distinguished with a recognizable pattern of repetition of similarly sized building elements and a strong alignment of horizontal elements unifying adjacent buildings. As redevelopment occurs in downtown Markleeville, consideration should be given to developing these traditional patterns. In addition to attention to the street front, focus should also be placed on Markleeville

Creek, which runs behind the buildings on the west side of Main Street and on the south side of Montgomery Street

a. **Storefront** New construction should reinforce the retail-oriented function of the street and enhance its pedestrian character. Storefront design should reference elements of Sierra mining towns without direct imitation. Commercial buildings should include display windows, recessed entries, transom windows, kickplates, and possibly canopies or balconies. Doorways should be set back from the front facade approximately four feet to establish a pedestrian entryway. The second floor should maintain the sidewalk edge above the recessed entry.

b. **Street Edge.** A strong edge to the street should be created with buildings aligned on the front lot line. 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. It would enhance the street edge to have side yard setbacks limited but fire safety issues may preclude this.

   The spaces between buildings on the south side of Montgomery Street and the West Side of Main Street offer views of the riparian area of 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.

   On site parking between the street edge and front of the building is inappropriate.

c. **Relationship of Floors** The street level should generally be taller than the upper floors. Storefronts of 12 to 14 feet were typical with upper stories of 10 to 12 feet. While street level should be predominately fixed plate glass, the upper stories should be primarily opaque materials with windows appearing as smaller, vertical openings. In addition to fenestrations, other detailing and materials should distinguish traditional floor heights.

d. **Horizontal Alignment** The rhythm of buildings along the street should be developed by the alignment of horizontal features on all floors. Kickplate height, moldings, and canopies above display windows are typically aligned in the street pattern on the first floor. Upper floor levels are horizontally aligned by cornices, parapets, window sills and headers. Intentional variations may be designed to create visual interest, but a horizontal pattern should be recognizable.

3. Mass and Scale

Street patterns are one of the most important historic characteristics of commercial areas in Sierra Nevada mining towns. A rhythm is created along blocks by uniform façade widths, rectangular building forms, roof forms, floor to floor ratios, and an established height range. In Markleeville, the historic Fisk Hotel, now Wolf Creek Restaurant and

Cutthroat Saloon, establishes the context for the building form and height with its central location and historic status. While it lacks some of the desired storefront commercial features, it should be referenced as the historic standard in mass and scale and no other structure should compete with it for height, mass and scale. The other mining period buildings along Main Street are one story buildings, but have high roofs created by gables or parapets.

a. **Horizontal and Vertical Patterns** New construction along both Main and Montgomery Streets should create a pattern of varying rooflines using horizontal features to create a rhythm of continuity along the blocks. Roofs should be predominately gable ended facing the street with some parapet roof treatments carefully designed to maintain a harmonious horizontal pattern with neighboring buildings. Dormers should be limited in size and number so that the primary roof form is dominant. Building forms should present a tall one to two-and-one-half story façade at the front lot line, respecting the historic proportions of height to width. Traditionally buildings ranged from 25 to 50 feet wide. Wider buildings should use a change in design features to suggest the traditional building widths, so as to appear as a collection of smaller building modules.

a. **Building Height** The tallest structure in Markleeville is the historic Fisk Hotel, approximately 40 feet in height. Because of its central location and historic status, this building should be protected from being overwhelmed by the scale of nearby structures.

   The maximum building height within the Commercial Core treatment area shall be limited to 40 feet measured at the highest point of the ridgeline of the roof. Parapets and other architectural features shall not exceed the maximum height limit.

b. **Roof Style** Roof forms are one of the most significant character defining features of the simple mining era architecture. The roof pitch, materials, size and orientation contribute to the historic context. Historically, most roofs in Markleeville were steep and gabled, with the gable end usually facing the street and often containing a window or two in the attic. Some roofs had false fronts or parapets. Throughout the Sierra Nevada, many commercial buildings in historic downtowns have gently sloping, almost flat roofs, sometimes with a false front and often with a cornice. Later additions to one story buildings often used shed roofs.

   i. **Gabled Roofs:** Gabled roofs should be steep, preferably with an 8 in12 slope, and their end should face the street. A minimum of a 6 in12 slope will be considered. Dormers are discouraged but may be considered if limited in number and size. Visible skylights are inappropriate. Mechanical equipment may not be roof mounted unless screened. Care should be taken to prevent snow shedding onto pedestrian areas or adjacent buildings, but snow guard devices should not alter the form of the roof.

ii. **Parapets:** Parapets or false fronts may be applied to gabled or flat roofs. Their design should complement the horizontal components of adjacent buildings and they should create a false front on no more than ½ story. They should be high enough to screen mechanical equipment, skylights, and decks. A simple cornice may be applied.

iii. **Flat Roofs:** Flat roofs may be used on multi-storied buildings. They should have a defined top street edge complementary to the horizontal form of adjacent buildings. Mechanical equipment, skylights and roof decks must not be seen from the street level and equipment must be screened from views from hillsides.

iv. **Shed Roofs:** Shed roofs are inappropriate on single story primary structures. They may be considered on additions and secondary buildings on a case by case basis.

v. **Hipped Roofs:** Hipped roofs may be considered on a case-by-case basis on buildings near the southern edge of the Commercial Core in view of the Courthouse.

4. Building Materials and Color

Wood siding was the typical building material used throughout Markleeville during the mining period even though brick and stone were used historically in other Sierra Nevada mining towns. Metals were used for a variety of applications. Because of the maintenance, fire-safety and environmental issues inherent in wooden buildings, other historically appropriate materials may be used in new construction of primary buildings. Secondary buildings and additions should use the materials of the primary building, as fire codes allow. "Sample boards" of materials should be presented by the applicant for design review.

a. Exterior Walls and Siding

Wood, local rock, traditional brick and some synthetic materials are appropriate materials to be used in new construction.

i. **Wood:** A variety of lap profiles including clapboard and ship-lab were used traditionally. Wood siding should be horizontal with dimensions similar to those found in mining period buildings, typically 4 to 5 inches of lap exposure. Vertical wood siding may be used in small, secondary structures. Rough sawn or bare wood may be used.

ii. **Brick:** When used, brick should be of a similar dimension, color and texture to that used during the mining era of the Sierra Nevada. Brick veneer should have a complete edge. Brick should not be painted. Mortar should be consistent with historic applications.

Brick may be used on both the first and second floors of buildings but other design details should break up the mass of the building. On larger buildings, a combination of appropriate materials should be considered to reduce the apparent mass of the building. Brick or brick veneer should not be used above a wood wall.

iii. **Rock:** Natural rock will be considered on a case by case basis. It should remain exposed and not be covered by plaster or other materials. Synthetic or cultured rock that is comparable in appearance to natural rock may be allowed on a case by case basis.

iv. **Stucco:** The use of earth-toned stucco should be limited and considered on a case-by-case basis.

v. **Concrete:** Concrete block and cement are inappropriate materials unless textured or faced to appear as a traditional material.

vi. **Vinyl:** Vinyl siding and fencing is an inappropriate material

vii. **Metal:** Aluminum siding is an inappropriate material. Corrugated metal and cor-ten steel may be considered on a case-by-case basis. Only non-reflective materials will be considered Window frames, including mullions and muntins, made with aluminum shall have the exterior appearance of wood.

viii. **Reflective Material:** Reflective materials, including polished metals and reflective glass are inappropriate.

ix. **Synthetic Materials:** Newer, synthetic materials such as fiber-cement, may be considered on a case-by-case basis if they appear similar in character, dimension and detailing as traditional building materials. Trim must be historically detailed.

b. Roof Materials. A variety of roof materials exist in Markleeville and in other Sierra Nevada towns. Composition shingle is widely used. Historically, wood shingles and standing seam metal roofs were used. Contributing to both the street scene and the character of the individual building, roof materials are a major element in the character of the area. Roofing should resemble the historic applications, even though the material may differ.

i. **Composition shingles** in muted colors with a simple profile are appropriate.
ii. **Wood shingles and shakes** are not allowed due to fire safety issues. .
iii. **Metal roofs** may be considered if they are consistent with historic character. They should be muted, earth tones with a matte, non-reflective finish. They should have the proportions appropriate to the historic character and not be typical modern metal roofs with inappropriate dimensions. Seams should have a low profile.

iv. **Solar roof panels** may be used on a case-by-case basis where their design, location and installation does not significantly detract from the historical character of the building and its surroundings.

c. Foundations Many historic buildings were built on rock foundations, and rock faced foundations are encouraged. The foundation should be designed to be compatible with similar historic buildings in the area. Exposed concrete foundations are inappropriate unless they are textured and colored similar to rock to meet historic compatibility.

5. Architectural Features

Windows and doors are character defining features of a building. Canopies, awnings, balconies and porches provide visual interest to a building and can influence its perceived scale. These elements also protect entrances and pedestrians from the weather and provide gathering places for people.

a. Windows and Doors. Windows and doors give scale to buildings and provide visual interest to the façade and significantly affect the character of a structure.

i. **Replacement Windows and Doors:** The size, shape and placement of windows and doors on a historic structure should be preserved. Whenever possible original windows and doors should be repaired rather than replaced.
   - Replacement windows and doors should match the original design as closely as possible in both the appearance of materials and trim and in the number and size of divided lights and panels and in the dimensions of the threshold, sill, header and vertical trim. Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are discouraged but they may be considered on a case-by-case basis. They should convey the scale and finish of true muntins and mullions seen historically and should be used on both the inside and outside of the window.
   - Window frames, including mullions and muntins, made with aluminum or other synthetic materials shall have the exterior appearance of wood.
   - Tinted or reflective glass is inappropriate.
   - New openings or the removal of existing ones should not be allowed on historic structures, particularly on facades that are visible from the street.
   - When repairing or replacing a window or door, energy conservation strategies should be optimized as long as the historic integrity of the window is maintained. The use of interior storm windows should be considered. Exterior storm windows and doors are inappropriate.

ii. **Windows and doors on additions to historic structures:** The design, dimensions, and placement of windows and doors should be compatible with those on the original structure. The relationship of solid wall to opening should be maintained.

iii. **Windows and doors in new construction:** The number, size, shape, color and placement of windows and doors plus their sills, thresholds, headers, casings, sash and trim should be consistent with historic design of the mining era.

- 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. Windows in gabled fronts may be slightly smaller, as seen on the historic Fisk Hotel.
- The historic ratio of window opening to solid wall should be maintained.
- Street level store front windows should sit above a historic style kick plate. Transom lights are encouraged for larger windows. Entry doors should be recessed to about 4 feet.
- Simple, paneled doors with windows are encouraged. Ornate doors are discouraged. Wood appearing doors are encouraged.
- Windows and doors should be simple in shape, arrangement and detail. The trim should have dimensions similar to that used historically.
- Divided lights in windows are encouraged. Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are discouraged but they may be considered on a case-by-case basis. They should convey the scale and finish of true muntins and mullions seen historically and should be used on both the inside and outside of the window.
- Non-rectangular windows, such as trapezoids, may be considered as accents only.
- Window frames, including mullions and muntins, made with aluminum or other synthetic materials shall have the exterior appearance of wood.
- Tinted or reflective glass is inappropriate.

b. Canopies, Awnings, Balconies and Porches

i. **Canopies** are encouraged because of their historic precedent and because of their benefits to the pedestrian, offering protection from rain, snow and sun. Several styles of canopies are seen in historic mining towns. The design of the canopy should compliment the historic feel of the building, should be simple in design and should add to the horizontal pattern of the block.

ii. **Awnings** can add character and protection to a building. They will be considered on a case-by-case basis and should have a historic context.

iii. **Balconies,** like canopies, are encouraged because of the protection they offer to the street level. They serve an additional function of providing gathering places on the upper story. They should not cause the upper story to be set back so far as to disrupt the street front pattern of the block, but may add dimension to the building.

iv. **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. Their design should complement the historic nature of the building and the block. Porches should not be enclosed; but if enclosure is required, it should be done with windows so as to maintain openness. Opaque enclosures are inappropriate.

F. Design Guidelines for Residential Treatment Areas

These guidelines apply to all residentially zoned properties in the Townsite, including those on Laramie and Montgomery Streets, and those in newer developing residential areas. Due to the nature of residential development, the guidelines are not detailed to the extent of the Commercial Core guidelines. While alterations to historic residences (built before 1940) should be more restricted, most of the guidelines relate to Markleeville's traditional, small town atmosphere rather than historic architecture. The guidelines are intended to provide direction to property owners 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 guidelines focus on garages, parking, outdoor lighting, fences,walls, and front porches. They give some suggestions regarding mass and scale.

1. Parking and Garages

Although the automobile was not part of the historic street scene, contemporary life requires it be accommodated. In order to maintain the traditional, small-town feel of Markleeville, the visual impacts of the automobile should not dominate residential streets. Suburban style design is not appropriate within the Townsite of Markleeville. Streets should be narrow, designed to slow traffic, restrict parking and provide easy access to the pedestrian. Garage doors and parking pads should not dominate the street front of residences. Parking should be sub-ordinate to other uses and the front yards should not serve as a parking area.

a. Parking Avoid parking in the front yard. Traditionally the front yard was not paved and provided views to the facade of the home and landscaping. Parking pads in the front yard are inappropriate When outdoor parking is necessary, it should be located to the rear or side of the house, well off the street.

b. Garages A garage should not dominate the street front of homes. Garages should be subordinate to the primary structure of the home. A detached garage set to the rear of the home is preferred, when feasible. A garage on the side of the home, below street level is preferred, when the site will accommodate it.

When the site will only accommodate a garage on the street front of the house, the following options should be considered:

i. Face the garage door perpendicular to the house and detail the street side of the garage with residential style windows and trim.
ii. Place a granny unit over the garage with a balcony facing the street.
iii. Recess the garage.
iv. Design the garage door to minimize the apparent width of the opening.
v. Use materials and colors for the garage door that are similar to the wall surface of the house. Wood clad doors are preferred. White, suburban-style metal roll up doors are inappropriate. Roll up doors that appear to swing open are preferred.

c. Driveways. Minimize the impact the driveway will have on the street scene as follows:

i. Minimize the width of the driveway
ii. Consider materials other than black top and asphalt
iii. Consider providing ribbon strips of paving.
iv. Materials that are not impervious and reduce run off are preferred.

2. Porches

Porches are characteristic of residences in Markleeville and are one of the valued amenities of small towns throughout America. They serve the basic function as an entry element to the home. They provide a place where residents can sit, view the street and chat with neighbors and passers-by. They provide interest to pedestrians on the street and encourage walking and strolling, adding vitality to the neighborhood.

Porches come in a variety of sizes, shapes, designs, elevations and articulation. They should correspond to the architectural style of the house. Porches should be open and transparent in character. When a porch is located behind a fence, the fence should be low and provide easily visibility of the porch. When a porch must be enclosed, glass should be used so as to retain the sense of openness. Enclosing a porch with opaque materials is inappropriate.

3. Outdoor Lighting

Outdoor lighting should be used with restraint. Care should be taken to minimize glare into the night sky and light spill onto adjacent properties and the public right-of-way as follows:

a. Indirect lighting should be used and the light source unexposed.
b. High intensity lights are inappropriate.

c. Flood lights should be turned on only when in use and should not spill into adjacent properties or glare into the street.
d. Less intense, shielded lights should be installed to provide options to the use of flood lights.
e. Automatic on-switches should activate only when someone has entered the property and should not trigger with movement in the public right-of-way or in neighboring properties.

4. Walls and Fences

Traditionally, front fences are simple, wood picket. They are low in height and have a transparent feel. They allowed views out of and into yards. Rock walls are popular and some have historic significance. They use natural stone and have a hand built appearance. They are fairly low to the ground, providing views over them.

a. Front yard fences and walls should be low to the ground, not exceeding 4 feet.
b. Fences should be transparent in character.
c. Solid fences which do not allow views into the front yard are inappropriate.
d. Chain link, plywood, un-faced concrete block, concrete, plastic and vinyl are inappropriate materials for walls and fences.
e. Walls should be made of natural rock.
f. Wood fences should be painted or stained.

5. Mass and Scale

Although the traditional size of single family homes is smaller than current tastes support, new buildings should, to the greatest extent possible, maintain the small town character traditionally found in Markleeville.

a. In established neighborhoods, new homes should maintain the relationship of lot size to house size ratios as seen on the block. The general size, shape and proportions of existing buildings should be maintained in new buildings.
b. In new neighborhoods, lot coverage ratios should be established to create a traditional neighborhood feel.
c. Larger homes should be designed so as to appear smaller, while still maintaining the simplicity of traditional design. Rooflines and accessory features should be minimized. Large spans of walls should be broken up so as to appear as smaller modules. Secondary buildings should be considered as an alternative to one large building.
d. Consideration of neighbor's views of significant natural or historical features should be incorporated into the design of new buildings and landscaping
e. New construction and new landscaping should not block solar access to neighboring properties.

G. Design Guidelines for Hillside Treatment Areas

The historic core of Markleeville is surrounded by hillsides, much of which is zoned for development. Views of the surrounding hillsides and the town are important elements in the Townsite. These hillsides are in a relative natural state, providing a backdrop to the historic district below, and consideration should be given to the disruption of this relationship in any development that occurs. As much as possible, new development should appear to blend in with the hillside. Development on slopes presents many technical problems and the visual impacts can be severe. The purpose of these guidelines is to address visual impacts with the intent of reducing them as development occurs. Additionally, new construction on the sloped south side of Laramie Street should follow the applicable guidelines.

1. Streets and Driveways

Development of circulation infrastructure on sloped and steep terrain may require deep cuts and will impact the natural character of the hillside as seen from below.

a. The placement and construction of new roads and driveways should minimize the disturbance of the natural topography.
b. The amount of paved area should be minimized, narrowing roads and driveways as much as possible.
c. Cut and fill should be kept to a minimum.
d. Retaining walls should blend in with the natural terrain and vegetation.
e. Streets should be aligned so as to maintain significant view corridors.
f. Scenic overlooks should be established where they minimize hillside disturbance.

2. Cut and Fill

As well as cuts for roads and driveways, the cuts for building pads, foundations and other site preparations can have major visual impacts. Whenever possible, cutting and filling of sloping areas should be avoided. Where it must occur, the visual impacts should be minimized.

a. Minimize the height of retaining walls and retaining devices. Retaining walls should be terraced with landscaping shelves. No retaining wall should be more than 8 feet high without terraces breaking the mass.
b. Retaining walls should be made of or faced with natural materials, such as rock, stone or earth. Exposed concrete retaining walls are unacceptable unless they are textured to appear as natural stone. The mass of rock walls should be minimized by limiting the size of individual rocks.
c. Walls should be screened with plant material.

3. Open Space

The perception of open space on the hillside should be maximized in project design. Consider clustering buildings to allow shared open space if the effect has a more positive visual impact from below. Consider sharing parking areas and driveways to reduce pavement.

4. Building Orientation

a. Buildings should be oriented to complement the natural topography.
b. Buildings should be placed where they will be less visible, rather than on high points.
c. In the placement of buildings, views from below to significant natural features should be considered.
d. Ridgelines should remain un-built.

5. Buildings Form, Features and Lighting

Building on hillsides will have significant visual impact on the surrounding hills and on the town below. Buildings should not be visually overpowering.

a. Building forms should blend in with the natural topography as much as possible.
b. Buildings should be set into the hillside.
c. Building foundations and walls should step down the hillside.
d. Grading of building pads should be minimized.
e. Buildings should be of a low profile.
f. Tall buildings should not be placed in high areas.
g. Roof slopes should follow the slope of the hill.
h. Roof and wall colors should blend in with the hillside and be non-reflective.
i. West facing metals and glass should be non-reflective.
j. Earth covered roofs and earth sheltered designs should be considered.
k. Type, position and amount of lighting should minimize visual impacts as seen from below and should minimize impacts on the night sky.
l. Street lighting should be limited.

H. Other Areas for Special Treatment:

1. Markleeville Creek:

Markleeville Creek runs through the middle of town and is a valued natural asset. Commercial, residential, and institutional properties abut it, as well as several historic buildings. The backs of buildings on the south side of Montgomery Street and the west side of Main Street are adjacent to the creek. The sides of buildings facing the creek should be developed to focus on the creek and, where appropriate, create views of the creek and gathering places overlooking the creek. Direct access to the creek is not appropriate in most locations due to the steep banks and private property along Laramie Street which extends to the center line of the creek. The side setbacks between these buildings offer views of the riparian corridor from the street and some of these views

should be retained. Special consideration should be given to the creek as an amenity in the redevelopment of those properties.

2. The Alpine County Museum:

The Museum sits on a prominent hillside above the western end of the historic core and offers views of the historic Old Webster School from various aspects within the downtown. These views should be protected when new construction is planned in the townsite. Views from the Museum area to the downtown, the historic library, mountain peaks and scenic meadows are also important. These views should also be protected, especially from the perspective of the historic school house. Special consideration shall be given to development adjacent to the Museum in order to minimize the visual and noise impacts to the Museum. Further development in the Museum area itself should follow the applicable guidelines for historic character in new construction.

3. The Gateway Areas:

There are three gateway areas in Markleeville. Two are on Highway 89 at each end of town and one is the Hot Springs Road entrance. Special consideration shall be given to development at the gateways in order to achieve development that is compatible with the historic character of the community.

4. Institutional Properties:

The County properties around the Courthouse and the Library should have special design consideration that unifies the mining period architecture with the 1928 historic institutional architecture. Redevelopment or expansion of County offices should follow design which is based on the stylistic character of these two 1928 buildings along with reference to mining period architecture. Taller buildings would be appropriate if they are set back behind the Courthouse and are designed to be architecturally compatible with the Courthouse and with the Commercial Core from more distant perspectives. The County should set an example of high quality, compatible historic design whether adjacent to the Courthouse, Library or within the Commercial Core.

Building Height: The maximum building height within the Institutional treatment area shall be limited to 40 feet measured at the highest point of the ridgeline of the roof. Parapets and other architectural features shall not exceed the maximum height limit.

References

Design Guidelines and documents from the following communities were referenced in developing this draft of Historic Design Guidelines for Markleeville:

Nevada City, California
Truckee, California
El Dorado County, California
Sutter Creek, California, (General Plan Element)
June Lake, California
1998 Markleeville Downtown Revitalization Plan
Aspen, Colorado
Telluride, Colorado
Georgetown, Colorado
McCall, Idaho
Raleigh, North Carolina
Austin, Texas

The following Web Sites were referenced:

Alpine County Chamber of Commerce: Alpine County Museum Complex
http://www.alpinecounty.com/museum/

Alpine County General Plan Survey
http://www.alpinecountyca.gov/files/2005webresults.pdf

Alpine County GenWeb Site: The History of Alpine County
http://www.cagenweb.com/alpine/hist.htm

Alpine County, Museum
http://www.alpinecountyca.gov/departments/museum

Alpine County Superior Court: Courthouse History
http://www.alpine.courts.ca.gov/History/tabid/60/Default.aspx

Alpine County Web Page
http://www.alpinecountyca.gov/

Carson City Visitor' Bureau, Driving Tours: Markleeville
http://www.visitcarsoncity.com/history/tours/markleeville_drive.php

Caltrans: Highway Conditions
http://www.calacog.org/docs/final_cmp_chap_4_5.pdf

Ebbetts Pass Scenic Byway Association
http://www.scenic4.org/places/pl_11/pl_11_indx.asp

El Dorado County, Stories in El Dorado County History: Kirkwood Inn
http://www.co.el-dorado.ca.us/stories/kirkwood_inn.htm

Historical Society of Alpine County, Spring 2002 Issue of the Alpine Review:
"The Hanging of Ernst Reusch" by Dick Edwards, Museum Director
http://www.scenic4.org/places/pl_5/AHS_hangmans_bridge.pdf

J. Markleeville Toll Station Motel
http://www.tollstation.com/

Via, AAA Traveler's Companion: Hope Valley
http://www.viamagazine.com/top_stories/articles/hope_valley03.asp

Western Mining History
http://www.westernmininghistory.com/state/california.php

http://www.dedasys.com/photos/tahoe/markleeville_school2.html

The following books and documents were referenced:

Alpine County Historical Society: Images of America-Alpine County-Bear Valley, Kirkwood, and Markleeville, Arcadia Publishing, 2005.

Alpine County: Markleeville Township Zoning map

Alpine County Public Works Archives: Markleeville Townsite map

Alpine County Zoning Title 18, Alpine County Supp. No. 4, 4-05.

The Centennial Book Committee: One Hundred Years of History-Recreation-Lore in Alpine County, California 1864-1964, May 1987.

The following people were interviewed:

Joely Abdoo
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Leonard Turnbeaugh
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EXHIBIT A – TREATMENT AREA MAP