



City of Nevada City

November 5, 2010

TO: Planning Commission

FROM: Cindy Siegfried, City Planner

RE: **5 Kidder Court – Nevada County Narrow Gauge Railroad Museum and City of Nevada City, Applicants - Architectural Review Application for addition of 832 square feet**

APPLICATION: Architectural Review application proposing an 832 square foot addition to the building to accommodate area for displays, library area, and storage. The concept was approved by the Commission in 2008. The Commission review included a condition that the applicant return to the Commission with details on the materials and colors.

The applicant's representative, Denis Kutch, has provided information on the materials which will match those of the existing building. The City Engineer, Bill Falconi, will be present to review the application and answer any questions.

Attachments : Current application dated November 5, 2010
Excerpt from previous 2008 application



CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

| OFFICE USE ONLY | |
|-----------------|------|
| Filing Fees | |
| Chk | Cash |
| Bus. Lic. | |

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

NEVADA COUNTY NARROW GAUGE RAILROAD MUSEUM AND CITY OF NEVADA CITY

Name

#5 KIDDER COURT

Address

NEVADA CITY, CA 95959

City, State

CONTACT: DENIS KUTCH @ 265.6896

Phone

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe)

Number of existing units _____

Year of original construction _____

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans - 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

#5 KIDDER COURT

Street Address

37-050-37

Assessor's Parcel Number

Nearest cross street POST AVE.

New floor area proposed 832 S.F.

Briefly describe proposed project:

AN ADDITION TO THE EXISTING (E) MUSEUM TO ACCOMMODATE:
1. AUDIO/VISUAL DISPLAYS FOR THE PUBLIC; 2. LIBRARY STACKS;
3. ARCHIVES & RESEARCH; AND 4. ADDITIONAL MUSEUM STORAGE.

Number of dwelling units on property 0

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: MINOR REMOVALS TO ACCOMMODATE NEW (N).

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property.

[Signature] City Engineer

_____ Date

Approved by: _____

-----FOR OFFICE USE ONLY-----

Signature

_____ Date

Signature

_____ Date

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

**CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION**

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing and proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No NA

If no, please explain _____

VOLUME AND MASSING

Lot Size 1.6 A.C. SE

| | Yes | No |
|--|-------------------------------------|-------------------------------------|
| Will the proposed building or changes | | |
| Have a larger floor plan than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Be taller than surrounding buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block views or sunshine from existing buildings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the site plan provide a private yard area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion, if needed: _____

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: CORRUGATED GALV. STEEL TO MATCH (E) Pitch: MATCH (E)
 Siding: STAINED RESAWN FLY W/ 1x4 BATTENS TO MATCH (E)
 Windows: WHITE PAINTED WOOD (MULTI-PANE) TO MATCH (E)
 Trim: WOOD TO MATCH (E)
 Foundation/Pony walls: CONC. SLAB ON GRADE & LOW RETAINING WALL
 Decks, porches, railings: GALV. IRON RAILING SECTIONS @ RET. WALL TO MATCH (E)

COLORS (Please provide ten color chips per color)

Color brand, name, number

| | |
|------------------------------------|------------------|
| Roof: <u>GALV. TO MATCH (E)</u> | <u>MATCH (E)</u> |
| Trim: <u>MATCH (E)</u> | <u>"</u> |
| Accents: <u>NONE</u> | |
| Railings/Decks: <u>GALV. STEEL</u> | <u>"</u> |

DETAILS

Please provide sufficient information to allow review of the building's details, including:

- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

OTHER APPLICABLE INFORMATION

Please complete the attached location key, Use the space below to provide any additional information for the Planning Commission.

(E) PARKING LOT WILL HAVE SOME RE-STRIPING PLUS A
SMALL EXTENSION TO ACCOMMODATE RELOCATION OF (E)
HANDICAPPED PARKING TO MEET REQUIREMENTS OF A.D.A.
AND TITLE 24.



City of Nevada City

February 14, 2008

TO: Planning Commission

FROM: Cindy Siegfried, City Planner

RE: #5 Kidder Court, Nevada City, Nevada County Narrow Gauge Railroad Museum, Architectural Review

APPLICATION: Architectural Review application of the Nevada County Narrow Gauge Railroad Museum to expand the main building by approximately 1,080 square feet, and to add a shed-style addition of approximately 700 square feet to the north side of the museum.

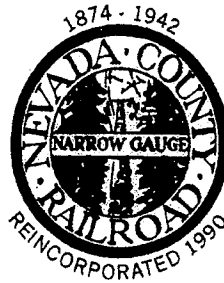
The applicant proposes to expand the main building by adding a 30-foot wide by 36-foot long extension to the east end of the restoration shop. The space will be used for restoration, maintenance and winter storage of the Museum's historic railroad rolling stock.

The shed-style addition to the north side of the museum to contain approximately 700 square feet. The added floor space will be used for additional exhibits, a small theater to feature local transportation videos, an archival research area, and museum storage.

The museum is requesting the Commission approve the concept of the additions which would allow them to hire an architect and seek funding of the project. A condition of approval would be that the applicant return to the Commission for the final architectural review of the materials and colors of the addition. Any construction would be subject to any conditions of the Nevada City Fire Department.

2008 PC REVIEW

Madelyn Helling, Director
Brian Blair, Curator
Albert Dittmann, Treasurer
Arlene Siprelle, Secretary
David Ballenger, Board Member
Richard Marundee, Restoration Mgr.



5 Kidder Court
(Mail: PO Box 2392)
Nevada City, California 95959
Tel: 530-470-0902
www.NCNGRRMuseum.org

Nevada County Narrow Gauge Railroad Museum

February 14, 2008

To: The Nevada City Planning Commission
Re: Expansion of the Railroad Museum

The Railroad Museum desires to expand the main building by approximately 700 sq. ft. Before we incur the expenses of an architect and other planning costs, we request the commission's approval for this concept. We understand we must submit formal plans to the commission for final approval later.

The plan calls for a shed-style addition to the north side of the museum. The present building is reminiscent of the Nevada City depot as rebuilt after a fire in 1926 destroyed the original structure. This proposed addition evokes the exterior lines of the freight/storage room on the rebuilt depot. (Attachments 1&2)

The added floor space will be used for additional exhibits, a small theater to feature local transportation videos, an archival research area, and much needed museum storage. (Attachment 3)

Your approval of this concept will allow us to engage an architect and seek funding for the project. Thank you for your consideration of this request.


Madelyn Helling
Director

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Theater- Storage- and Archive Addition to RR Museum Building

