

MEETING OF THE DESIGN REVIEW COMMITTEE

MONDAY, NOVEMBER 20, 2023

3:00 P.M.

Community Building

33 Church Street

Sutter Creek, CA 95685

THE DESIGN REVIEW COMMITTEE WILL BE AVAILABLE VIA ZOOM AND IN PERSON.

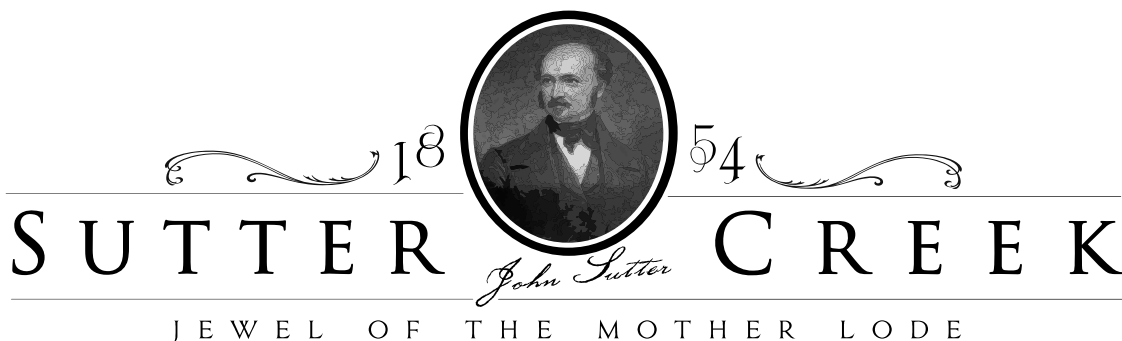
Join Zoom Meeting

<https://us02web.zoom.us/j/9568520224>

Please note: Zoom participation is only available for viewing the meeting.

Public comment will not be taken from Zoom.

1. **CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING-3:00 P.M**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC FORUM** – *Any person may address the Committee regarding matters not on the agenda and within their purview.*
4. **CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - A. Approval of Design Review Committee Minutes of October 10, 2023.
5. **DESIGN CLEARANCE APPLICATIONS:**
 - A. 5 Main Street; Applicant: Lanning
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.
 - B. 171 China Gulch Rd.; Applicant: Pechette
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.
6. **ADJOURNMENT**



MINUTES OF THE DESIGN REVIEW COMMITTEE
October 10, 2023

Committee Members:

Baracco, Brown, Otto and Peters

Absent: O'Neill

Staff present: Erin Ventura and Karen Darrow

1. **CALL TO ORDER AND ESTABLISH A QUORUM FOR THE SPECIAL MEETING-1:30 P.M**
Chairperson Peters called the meeting to order.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
Chairperson Peters led the pledge.
3. **PUBLIC FORUM- None.**
4. **CONSENT AGENDA** – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*
 - A. Approval of Design Review Committee Minutes of September 20, 2023.

M/S Baracco/Otto to Approve the Design Review Committee Minutes of September 20, 2023, as amended.

AYES:	Baracco, Brown, Otto and Peters
NOES:	None
ABSTAIN:	None
ABSENT:	O'Neill
MOTION CARRIED	

5. **DESIGN CLEARANCE APPLICATIONS**
 - A. 480 Broadmeadows; Applicant: Rutherford
RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

The Committee suggested that the applicant utilize native drought tolerant plants if possible.

M/S Otto/Baracco to Approve Design Clearance for 480 Broadmeadows, as presented.

AYES:	Baracco, Brown, Otto and Peters
NOES:	None
ABSTAIN:	None
ABSENT:	O'Neill
MOTION CARRIED	

6. ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

Karen Darrow, City Clerk

Susan Peters, Chairperson

Date Approved:

DATE: November 13, 2023

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 5 Main Street- Design Clearance alterations to the exterior of a residence on Historic Main Street
(APN: 018-202-008)
Zoning: R-1 One Family Dwelling
Design Standard District: Main Street Historic District
Applicant: Paul Lanning

RECOMMENDATION:

Approve Design Clearance, with conditions, for the repair and restoration of an existing house within the Main Street Historic District.

BACKGROUND:

The applicant, Paul Lanning, is proposing the following repairs to an existing single family house located within the Main Street Historic District:

- Roof replacement with dry rot repair
- Partial roof gutter replacement
- Structural repairs and exterior paint
- Salvage and restoration of historically appropriate shutters on window, including French doors on the porch

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-1	R-1	Yes	
District:	Main Street Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	--	--	N/A	
Rear	--	--	N/A	
Lot coverage	--	--	N/A	
Are there existing historic features?		Yes	Yes	
Structure Type			Yes	
Max Building height	--	--	--	

DISCUSSION:

The existing home is in need of extensive repairs and restoration both for improvement to its aesthetic appearance and also structural repairs to prevent further deterioration.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

Based on the scope of the project only certain standards apply and have been included in this report.

3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features

The applicant is proposing to repair features that are salvageable. Where not salvageable replacements will be used that match existing features.

3.3.4 Additions or Alterations to Existing Buildings

The proposed alternations do not obscure the building's significant historic architectural features. The applicant is repairing features so that they match what is or was existing.

3.5 Additional Design Standards for Residential Structures in the Historic Districts

3.5.2 Exterior Finishes and Color Schemes

The applicant is proposing to repair dry rot damage to the porch and exterior of the house. Once that is complete, they will repaint the house white, which is the current color.

3.5.3 Doors

The French doors on the porch will be salvaged and reused.

3.5.4 Windows

There is only one remaining window shutter that can be reused. The applicant is proposing to find additional shutters that match the existing.

3.5.5 Siding

Dry rot repairs are needed. Repairs will be made to blend into the existing siding.

3.5.6 Roofs

The applicant is proposing to replace the existing aluminum sheeting roof with a composition shingle roof. The original roof form will be maintained. The color of the roof is in keeping with the roofing materials used on neighboring homes.

3.5.7 Porches

There will be dry rot repairs made to the porch. The style will not be changed.

3.5.11 Examples of Residential Styles That Meet the Intent of the Design Standards

National and Shotgun Styles

No changes will be made to the style of the home.

Staff recommend that the Design Review Committee approve the proposed application as presented. The applicant has taken the time to understand the Design Standards and is proposing to retain the historical significance of the home and bring it back to a livable condition.

Figure 1- Application 5 Main Street

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

Submit completed application and three (3) sets of plans at:
City Hall, 18 Main St., Sutter Creek

PERMIT #:
DATE RECEIVED:

APPLICATION FOR PERMIT

Page 1 of 2

Project Applicant: PAUL LANNING

Project Address: 5 MAIN ST. SUTTER CREEK CA 95685

APN: 018-202-008-000

Is this located in the Historic District? ☒ Yes ☐ No
If yes, please see checklist for Design Review.

Property Owner:

Name: PAUL LANNING
Mailing Address: 415 W. PINE ST.
City: LODI State: CA

Phone: 916-494-9494
Email: p.lanning@gmail.com
Zip: 95240

Is this person the project contact? If not, please specify who the contact person is.

YES

Name: _____
Mailing Address: _____

Email: _____

Licensed Contractor:

Name: NORMAN MILLER CONTRACTOR
Mailing Address: 203 CENTER ST.
City: JACKSON State: CA
State License # & Class: 548-273
City Business License #: WILL RENEW Exp. Date: _____

Phone: 209-223-0177
Email: millerconstruction
1984@yahoo.com
Zip: 95642

PROJECT INFORMATION

Project Type:

New Construction: ☐
Alteration: ☐

Commercial ☐
Addition: ☐
Demolition: ☐

Residential

Tenant Improvement: ☒
Other: _____

Fire Sprinkler?

Yes ☐

No ☐

Area Determination:

1st Floor: _____ sf

2nd Floor: _____ sf

Total: _____ sf

Garage: _____ sf

Patio/Porch: _____ sf

Deck/Balcony: _____ sf

Job Description:

REPLACE ROTTED SHINGLES AND SILVER ALUMINUM ROOF. ROOF IS DILAPIDATED, DAMAGED, DANGEROUS. DOES NOT MEET TITLE 24. REPLACE W/ PROSLARIS SHAKE ROOF. CODE COMPLIANT. ALSO REPAIR DRY ROT, REPLACE HALFROUNDS W/ OG, PAINT, REPLACE DECORATIVE SIDE FENCES - PICKET STYLE.

The applicant shall provide an estimated permit value at time of application.

Permit valuations shall include total value of work, including materials and labor.

Valuations shall be based on FAIR MARKET VALUE for labor and materials, even if performing the work yourself.

Final building permit valuation shall be set by the building official.

VALUATION: \$ +/- 75,000.

**City of Sutter Creek
Design Review Application**

**For Residential Projects
Within the Historic District**

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: _____
TO: DESIGN REVIEW COMMITTEE
FROM: _____

REVIEWED and SUBMITTED BY: _____

Project Address: 5 MAIN ST.

#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning		<u>RESIDENTIAL</u>	<u>NO CHANGE</u>		
2.		District:	Historic	<u>HISTORIC</u>	<u>NO CHANGE</u>		
3.		Lot Size:	N/A		<u>NO CHANGE</u>		
4.		Set Back requirements:					
5.		Front	25'		<u>NO CHANGE</u>		
6.		Side	5'		<u>NO CHANGE</u>		
7.		Rear	10'		<u>NO CHANGE</u>		
8.	2.2; 3.5	Siting:			<u>NO CHANGE</u>		
9.		Lot coverage			<u>NO CHANGE</u>		
10.	3.0; 3.3.1; 3.3.5;	Are there existing historic features?		<u>YES - SHOTGUN STYLE, STONE WALL</u>	<u>NO CHANGE, JUST REPAIRS</u>		
11.		Structure Type		<u>HOUSE - SHOTGUN</u>	<u>NO CHANGE</u>		
12.		Max building height	35'		<u>NO CHANGE</u>		

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	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
13.	3.3; 3.5	Historical Style	National, shotgun, Victorian, or craftsman	<u>SHOTGUN</u>	<u>NO CHANGE</u>		
14.	3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style	<u>REFLECTS HISTORIC STYLE</u>	<u>NO CHANGE</u>		
15.	3.5; 3.5.6; 3.5.11	Roofing material	Historic style	<u>NON-CORE ALUMINUM OVER OLDER SHINGLE</u>	<u>PRO-SOLARIS COMPOSITION TILE 24 COMPLIANT</u>		
16.	3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme		<u>WHITE W/ GRAY</u>	<u>WHITE W/ GREEN (LIKE CHURCH, NEIGHBORS)</u>		
17.	3.5; 3.5.3; 3.5.11	Siding	Matching historic style	<u>WOOD SIDING</u>	<u>REPAIR W/ SAME STYLE</u>		
18.	3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.	<u>REFLECTS HISTORIC STYLE</u>	<u>NO CHANGE</u>		
19.	3.5; 3.5.4; 3.5.11	Windows		<u>REFLECTS HISTORIC STYLE</u>	<u>NO CHANGE</u>		
20.	3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character	<u>HISTORIC SHOTGUN STYLE PORCH</u>	<u>PAINT/REPAIR, NO CHANGE TO STRUCTURE</u>		

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	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
21.	3.5; 3.5.8	Lighting	Match architecturally	FRONT LANTERN & PORCH LIGHT	NO CHANGE		
22.	3.5.9	Existing fencing or rock walls?		ROCK WALL AT STREET, PICKET ON SIDES	REPAIR/REPLACE PICKET FENCE		
23.	3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas		REAR OF HOUSE, ENCLOSED	NO CHANGE		
24.	3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?		DECAYING, NEEDS DIRTROT FIXES, ROOF, PAINT	GOAL IS TO RESTORE AND PRESERVE CLASSIC SHOTGUN FEATURES.		

Other Comments:

Home Repair/Restoration Plans – 5 Main Street, Sutter Creek

*Submitted by Paul Lanning, Owner
October 2, 2023*

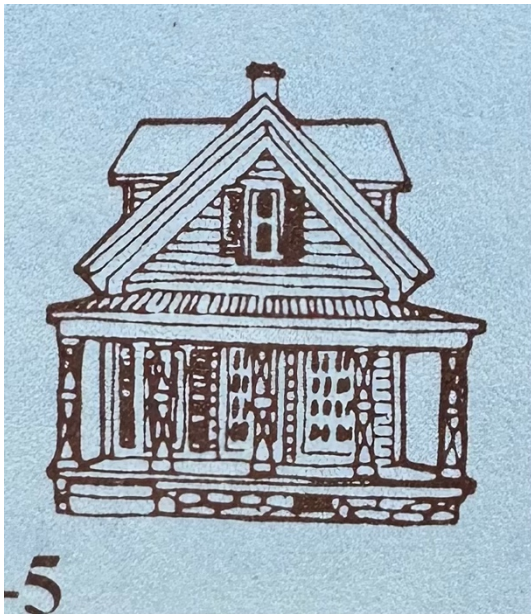


Figure 1: 5 Main Street as represented in the Sutter Creek Visitors Center brochure



Figure 2: 5 Main Street, real estate agent staging photo

Our recently-purchased home at 5 Main Street in Sutter Creek is in need of significant repairs and restoration to return it to its rightful position as an attractive point of interest for visitors to the Downtown Historical District – and as a house worthy of serving as a home for our family in the near future.

We plan to undertake the following critical repairs as soon as possible:

Roof replacement with dry rot repairs

The worn, reflective silver aluminum sheeting currently on top of the rotting older wood shingles is dilapidated and does not meet code requirements (or Historical District guidelines). In addition, the roof is in such a state of disrepair that the prior owner simply nailed down a 2"x4" board across the top of one roof section last winter to hold it down during the New Year's storms; prior to that the entire roof section was lifting up and down in high winds.



Figure 3: Decaying wood roof shingles covered with aluminum sheets, nailed down with board during last winter's storms

We plan to replace it with Landmark PRO Solaris composition shingles. These shingles meet California Title 24 Part 6 Cool Roof Requirements. They also are in keeping with the City of Sutter Creek Design Standards for the Historical District, which specifically allow for composite singles. These are in place on roofs of our neighboring houses; our selection would echo those homes.



Figure 4: Landmark PRO Solaris roof shingle samples



Figure 5: Potential shingle color choices

We would select either dark grey or black, in keeping with design standards and neighboring homes.

Partial roof gutter replacement

We need to remove and replace the rotted gutters. We plan to install Ogee gutters on the sides of the house to match the Ogee gutters already in place in the front of the house above the porch. The remnants of the long-neglected, rusted-through half-round gutters on either side of the house are filled with holes inches and even feet long and are unsalvageable. The roof line protrudes beyond these gutters, so they were of little use even when they were intact. We urgently need a serviceable drainage system for rain, as was already installed above the front portion of the house.



Figure 6: Ogee gutters above porch at front of house



Figure 7: Peeling paint and decayed/rusted side gutters

Structural repairs and exterior paint

We need to repair dry rot on the porch and in other spots on the exterior of the house.

We then need to paint the house, the surface of which is currently peeling and decaying rapidly. We plan to paint the body of the house white, as it currently is. Our hope is to replace the bluish-grey trim color in certain spots with a consistent green trim throughout, consistent with other homes on Main Street as well as with the church across the street.

Salvage and restoration of historically appropriate shutters on windows, including French doors on porch.

We plan to salvage period shutters to fit our windows and the full-length French doors on the porch, restoring the design style that this home had originally. Only one intact shutter panel remains from all the windows in the house. We plan to search for vintage/antique shutters to fit these windows and doors, relying upon architectural salvage companies and other sources to identify and find the right style and measurements for the home. These would all be painted green to match our anticipated trim color (echoing the trim color utilized on the church across the street).



Figure 8: One intact shutter panel remains from original window shutters



Figure 9: One of two sets of French doors on front porch

In addition, we hope to rebuild the picket fence and gate on each side of the house. These were found in a state of decay on the left side of the house, and painted in an offensively bright red color. They were cut to stumps sticking out of the ground on the right side. We would like to restore those fence and gate segments, painting them white with green trim to match the house itself.



Figures 10-11: Remnants of picket fence, gate and archway on south side of house; stump remnants of same on north side of house.

We respectfully request approval to move forward with these repairs to return this home to a presentable state as quickly as possible. We look forward to joining the Sutter Creek community and making further investments in the historic downtown, both with our own home and in the community.

Sincerely,

A handwritten signature in black ink that reads "Paul Lanning". The signature is stylized with a large, flowing "P" and "L".

Paul Lanning
(916) 494-9494

pilanning@gmail.com

DATE: November 13, 2023

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 171 China Gulch- Design Clearance addition of a covered patio, shed, dry rot repair, and exterior painting.
(APN: 018-036-008)
Zoning: C-2 Commercial
Design Standard District: Historic District
Applicant: Joey and Michelle Pechette

RECOMMENDATION:

Approve Design Clearance for the addition of a covered patio and storage shed, and exterior painting to a single family residence in the Historic District.

BACKGROUND:

The applicants, Joey and Michelle Pechette, are proposing to add a covered porch with shed to an existing single family residence. The applicant also includes exterior painting of the home and dry rot repair.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	C-2	C-2	Yes	
District:	Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	5'	10'	Yes	
Rear	--	--	N/A	
Lot coverage	2,046 sf	Additional 207 sf	Yes	
Are there existing historic features?		No	Yes	
Structure Type	SFR	SFR	Yes	
Max Building height	35'	Proposed addition 10'	Yes	

DISCUSSION:

The applicant is proposing to add a covered patio, with shed, repair dry rot and paint the exterior of an existing single family residence.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District. Projects within the Historic District must adhere to Chapter 2.0, Design Standards that Apply to all Project and Chapter 3.0, Historic District Design Standards.

Based on the scope of the project only certain standards apply and have been included in this report.

2.3.8 Additions to Existing Structures

The addition of a covered patio is in keeping with the style of the existing house and will help to break up the bulk and mass of the façade.

2.3.10 Colors

The proposed colors of the house are compatible with the existing colors and are compatible with the surrounding structures.

The property is located within the Historic District but the home itself does not have historical futures.

Staff recommend that the Design Review Committee approve the proposed application as presented.

Figure 1- Application
171 China Gulch

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED

NOV - 8 2023

Submit completed application and three (3) sets of plans at:
City Hall, 18 Main St., Sutter Creek

City of Sutter Creek

PERMIT #:
DATE RECEIVED:

APPLICATION FOR PERMIT

Page 1 of 2

Project Applicant: JOEY & MICHELLE PECHETTE

Project Address: 171 CHINA GULCH RD. SUTTER CREEK

✓ APN: 018-036-008

Is this located in the Historic District? (Yes) No
If yes, please see checklist for Design Review.

Property Owner:

✓ Name: JOEY & MICHELLE PECHETTE

Mailing Address: 171 CHINA GULCH RD.

City: SUTTER CREEK

State: CA

Phone: 209-304-6005

Email: JOEY.PECHETTE@AMMAN.COM

Zip: 95685

Is this person the project contact? If not, please specify who the contact person is. YES

Name:

Email:

Mailing Address:

Licensed Contractor:

Name:

Phone:

Email:

Mailing Address:

City:

State:

Zip:

State License # & Class:

City Business License #:

Exp. Date:

PROJECT INFORMATION

Project Type:

New Construction: ☐

Alteration: ☒

Commercial ☐

Addition: ☐

Demolition: ☐

Residential ☒

Tenant Improvement: ☐

Other: ☐

Fire Sprinkler?

Yes ☐

No ☒

Area Determination:

1st Floor: _____ sf

2nd Floor: _____ sf

Total: _____ sf

Garage: _____ sf

Patio/Porch: 207 sf

Deck/Balcony: _____ sf

Job Description: PATIO COVER WITH SHED UNDER 1/3 OF COVER.

REPLACE WATER DAMAGED SIDING (40 SQ.FT.) NEAR GARAGE
DOOR. ALL WORK LIKE FOR LIKE MATS & COLORS.

The applicant shall provide an estimated permit value at time of application.

Permit valuations shall include total value of work, including materials and labor.

Valuations shall be based on FAIR MARKET VALUE for labor and materials, even if performing the work yourself.

Final building permit valuation shall be set by the building official.

VALUATION: \$ 3000

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

Please complete the "Existing & Proposed" Columns. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: 11/1/2023

TO: DESIGN REVIEW COMMITTEE

FROM: Joey & Michelle Pechette

REVIEWED and SUBMITTED BY: _____

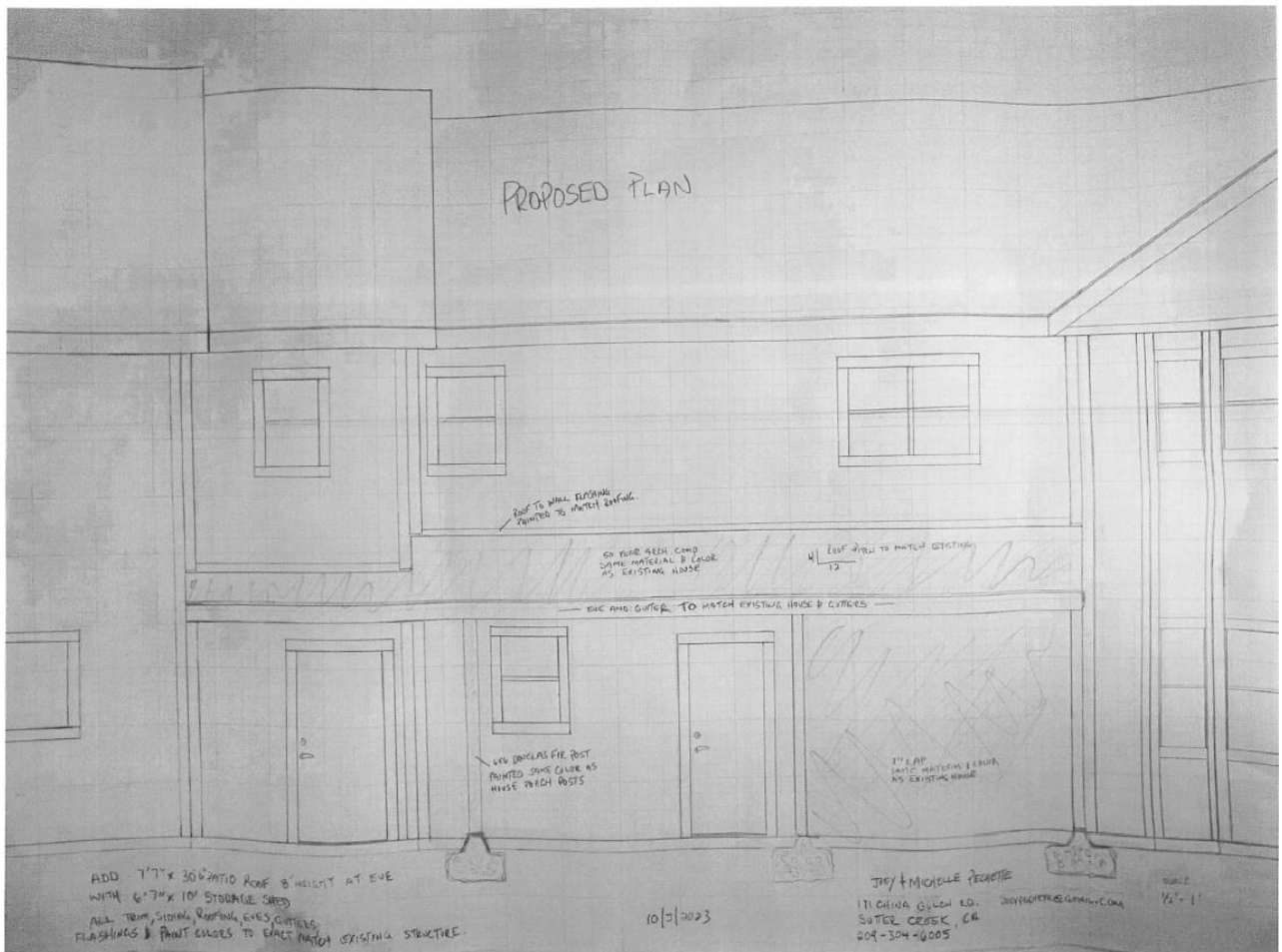
Project Address: 171 China Gulch Rd Sutter Creek

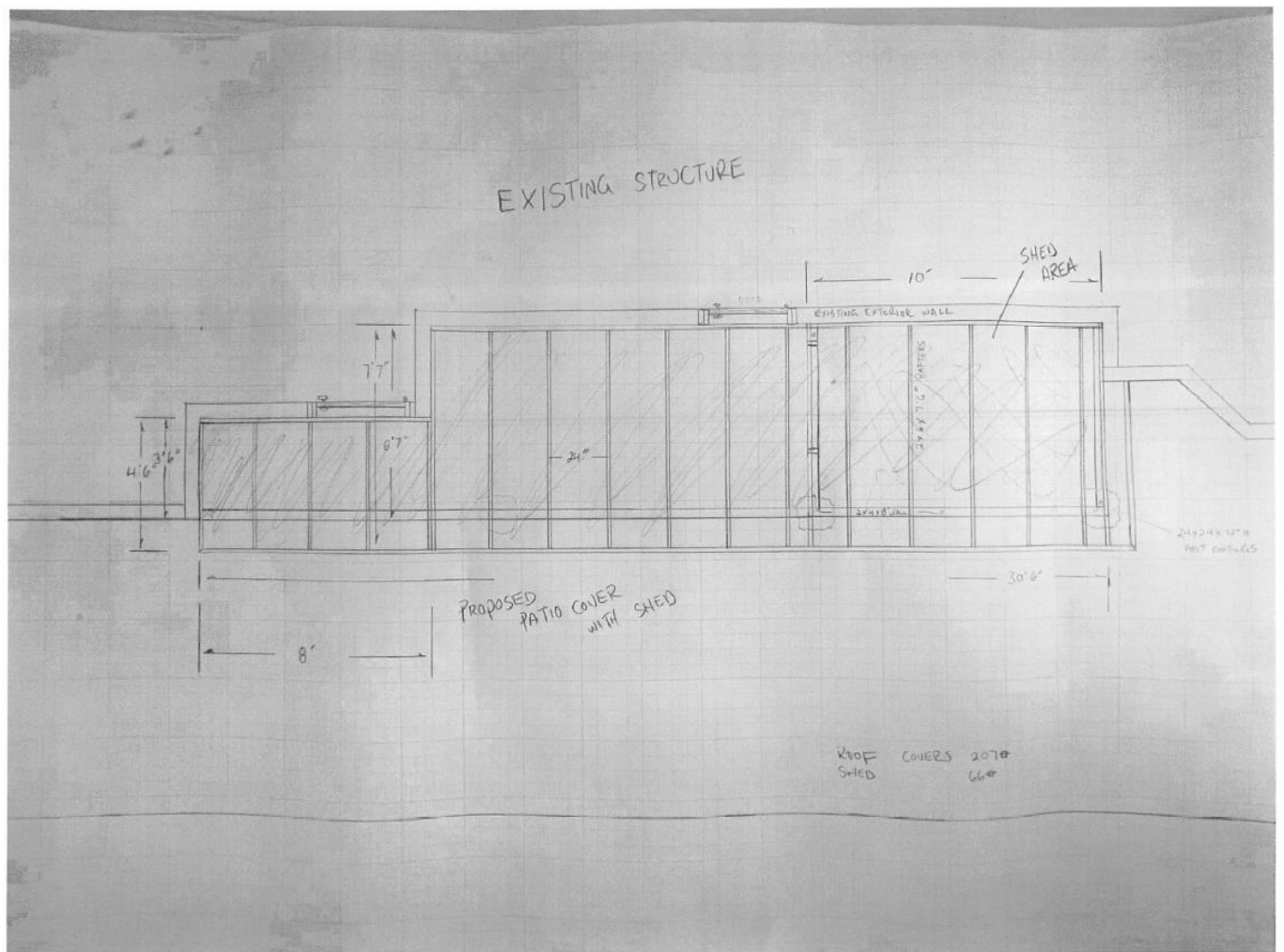
#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning	C-2				
2.		District:	Historic				
3.		Lot Size:	N/A	.2279 ac.			
4.		Set Back requirements:					
5.		Front	25'				
6.		Side	5'	10'	Same		
7.		Rear	10'				
8.		Siting:					
9.		Lot coverage		2046 Sq. Ft.	207 Sq. Ft.		
10.		Are there existing historic features?		No	No		
11.		Structure Type		Single Fam. Res.	Same		
12.		Max Building height	35'	0	10'		

13.		Roof pitch	In new construction, reflect historic style				
#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
14.		Style	National, shotgun, Victorian, or craftsman				
15.	3.4.2	Exterior Finish and color scheme		Paint colors provided	Same as existing colors		
16.	3.4.3	Doors	Consistent in shape and scale with building's style.	6 Panel metal	None		
17.	3.4.4	Windows	Match historic style with panes and trim.	Double-hung metal clad wood	None		
18.	3.4.5	Lighting	Match architecturally	Various	None		
19.	3.4.6	Fences	Wood picket, masonry, simple iron or wire or dry stacked stone	Chain link	None		
20.	3.4.7	Mechanical Equipment			None		
21.		Siding	Match historic style	7" Lap painted	Same		
22.		Roofing material	Match historic style	Architectural comp	Same Material Same Color		

23.		Porches	Match the building in historic character	Covered	Match existing		
24.		Does the structure blend as proposed?		Yes	Exactly matches existing		







BASE



KELLY MOORE
STACKED STONE
SATIN
1247-3-5G
KM5792

TRIM



KELLY MOORE
SWISS COFFEE
SATIN
1247-121-5G
23

POST / ACCENT



KELLY MOORE
STILETTO
SATIN
1247-555-1G
KMA87