



Design Review Committee Agenda

Monday, March 10, 2025 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek City Council Meeting will be available via Zoom and in person.

Join Zoom meeting:

<https://us02web.zoom.us/j/81391466458?pwd=4jXmBm1AP5bEbiID3iDwuxk4GpreRY.1>

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

Public Comment will not be taken from Zoom

Or Dial by phone: 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

- 1. Call to Order and Establish a Quorum for Regular Meeting**
- 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. [Design Review Committee Minutes of Feb 10, 2025](#)**

Recommendation: Approval of Minutes

5. Design Clearance Applications

A. 190 Mahoney Mill Road; Applicant: Ghormley

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance.

6. Adjournment



Design Review Committee Minutes

Monday, February 10, 2025 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek Design Review Meeting was available via Zoom and in person.

1. Call to Order and Establish a Quorum for Regular Meeting

Present

Susan Brown

John Otto

Sanra Baracco

Mike Neuschwanger

Absent

Susan Peters

2. Pledge of Allegiance to the Flag

Pledge led by Committee member John Otto

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. Design Review Committee Minutes of Jan 13, 2025

Recommendation: Approval of Minutes

Motion Mike, Second Sandra

Vote 4 - 0, 1 absent.

5. Design Clearance Applications

A. 190 Mohoney Mill Road- Design Clearance for a carport structure within the Historic District

The committee discussed the proposed premanufactured carport structure.

CM Baracco - where are other examples of this type of structure? CM Brown gave some examples around town

CM Barraco - will they paint the barn? Did not mention whether they would or not

CM Otto - Likewise materials of district. House is compatible. Barn is historic and ok structurally. Well traveled on Mohoney. Would like to see a more conventional framed carport that matches some of the standards as opposed to prefab car park. Metal materials are part of our standard but the angle of roof line is not.

CM Baracco - not aware of other car ports coming before them. Planner VEntura - likely put them up without asking for permission.

CM Mike - no architecture scale, nomenclature, requesting a variance of setback because of closeness to road, not a lot of flat area on the lot. Because of its size, it needs a permit, concrete pad.

CM Baracco - Architecturally, doesn't fit.

CM Brown - was ok with it, not a high traffic area. Very common around town.

Motion to Continue the items and ask applicant to return to DRC and discuss options more in line with the design of the house, Seconded by Mike.

Vote 3 - 1 CM Brown Against

C. 29 Spanish Street - Design Clearance for the construction of the new Accessory Dwelling Unit and detached garage

CM Otto - small footprint, does seem in keeping with the standards.

CM Baracco - great project, infill, merged 3 lots to 2 lots. Keeping in the style of buildings that are there. Likes it

CM Neuschwanger - Effort to match existing character of other small houses. Likes supporting smaller buildings. Fits in.

CM Brown - Only concern is metal roof, doesn't like metal roofs,

Applicant clarified the roof would be red like the other buildings.

Motion CM Brown to approve with condition that the roof be the same color as the other buildings and non reflective.

Passed 4 - 0 .

B. Design Clearance for a 1,480 sf structure located at 551 State Hwy 49 - IBS - The Taco Spot

Shade structure at Italian Picnic grounds

Outside the historic zone, it doesn't need design clearance but is prominent and large.

CM Otto - Size is overwhelming but finds it niche ok

CM Brown - Look at the own at El Dorado bank, very similar

CM Neuschwanger - what parts are red and green? included in the packet. Roof is red with white trim.

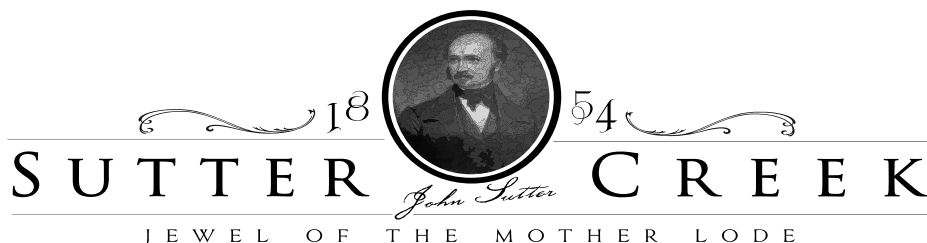
CM Brown - fine with it as is. Needed with sun and heat.

Motion to approve by CM Brown, Seconded by CM Mike

Vote 4 - 0 , Peters Absent

6. Adjournment

Meeting adjourned at 5:43 pm



DATE: March 10, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 190 Mahoney Mill Road - Design Clearance for multiple changes to House and addition of accessory structure
(APN: 018-112-012)
Zoning: R-1 One Family Dwelling
Design Standard District: Historic District
Applicant: David & Kathy Ghormley

RECOMMENDATION:

Approve Design Clearance, with conditions, for the construction of a new accessory structure, residing of the existing house, reroofing of the existing house, and the addition of a new window, all within the Historic District.

BACKGROUND:

The applicants, David & Kathy Ghormley, are proposing the following:

- construct a 16' by 29' (464 sf) metal carport type structure
- Remove existing vinyl siding and replace with Hardy board in a board and batten style
- Remove the existing tin roof and replace it with composition roof.
- Add a double hung window to the front of the house, matching the existing window.

	<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:	Historic District			
Lot Size:	--	3.740 acres	N/A	
Set Back requirements:				
Front	25'	18'	No	The applicant has requested a Variance.
Side	5'	9'	Yes	
Rear	15'	--	Yes	
Lot coverage	--	--	Yes	
Are there existing historic features?	Yes	Comp roof		They are proposing to remove the tin roof, staff recommends they are required to replace it with a similar roof to match the

				other structures on the property.
Structure Type	Single Family Residence and Accessory Structure	Single Family Residence and Accessory Structure	Yes	
Max Building height	35ft	12'	Yes	

Section 5, Item A.

DISCUSSION:

This application was reviewed by the Design Review Committee (DRC) on February 10, 2025, specifically for the accessory structure. During that meeting, the Committee requested the applicants revise their plans to better align with the design standards. In response, the applicants modified the design, and the revised proposal now better matches the existing house.

The applicant has also submitted an application for residing, reroofing, and the installation of a new window. Please refer to the provided application materials for renderings and the applicant's description.

At the February 10, 2025 meeting, staff recommended approval of the accessory structure in part because the roofing materials were consistent with those on the existing structures on the property. Both the existing house and the detached garage/barn currently have metal roofs. However, with the new application proposing the removal of the metal roof from the main house, staff has concerns regarding the overall aesthetic consistency of the structures. It is staff's recommendation that the house retain its metal roof to match the proposed accessory structure.

Due to the existing conditions of the lot and topography, the applicant is requesting a Variance, which will be reviewed by the Planning Commission at a later date.

As noted in the February 10, 2025 staff report: "The Design Standards do not specifically address prefabricated metal structures in residential zones, only in industrial zones. However, the proposed carport will feature non-reflective materials and will align with the aesthetic of the existing house and detached garage, both of which have metal roofs."

This is no longer applicable with the new request.

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, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

2.3 Design Standards That Apply to All Historic District Project

2.3.1 Architectural Style

- a. 4. Non-reflective corrugated metal roofs.

3.5 Additional Design Standards for Residential Structures in the Historic Districts

3.5.6 Roofs

- b. Roof materials shall be selected so as to match or simulate historic materials that are consistent with the building's style.

Staff believes there should be greater consistency in the aesthetics between the existing and proposed structures, especially since the proposed accessory structure is a prefabricated structure. Although the

applicant's proposed siding and color for the house align with the Design Standards, the roof ~~does not~~ match, particularly when compared to the proposed accessory structure.

Section 5, Item A.

**Design Review Information
Regarding**

**190 Mahoney Mill Road
Dave & Kathy Ghormley**

(Siding, Roof & Covered Parking Structure)

2/25/2025

Dear members of the Design Review Committee,

As you prepare to review the proposed improvements to our property, we ask that you please take a moment to look over the following content and consider the unique aspects of our 4.75 acre parcel.

This property is indeed very rich in history which is one of the many reasons we are so attached to it. We are fortunate enough to have in our possession all of the known deeds pertaining to this piece of land. We loved learning that according to the first deed, dated 1891, A.H. Sing granted the property to S.A. Carter for the sum of one dollar. Eventually it would become the property of the Harvey family in 1943 and homesteaded in 1944. We acquired the property in 2010 from the decedents of Richard and Ludvina Harvey.

While our home is definitely considered historical, it is also quite different from the majority of the historical homes found in town. We feel its characteristics are of equal historical importance, but perhaps warranting special consideration. Unlike some of the prominent homes downtown, this property has always been a small farmhouse owned and built by people of lesser means. It was originally constructed as a one-room dwelling using recycled 1x12 barn wood with additional rooms being added over the years. In the process of our complete interior renovation in 2010/2011, we uncovered many small treasures from it's past. We know that during the early 1900's this homestead was a small farm with livestock. The very spot that we are requesting the parking structure to be built, was the location of a large poultry house. Remnants of the concrete foundation still remain to this day. Dave's family actually has somewhat of a connection to this property. As a child in the 1950's, Dave's father lived on the West end of Mahoney Mill Road. He would walk to "the Harvey's place" on a regular basis to collect milk from their cow that was kept in the barn. That cherished old barn is still on the property today.

The point of all of this, is to express that we are not only aware of, but very much appreciate the wonderful history here. When we acquired this property, it had fallen into complete disrepair. It was unkept with debris scattered across the land. Over the years, we have painstakingly cleaned up the land and returned it to its beautiful days of old. We've refrained from making large and unreasonable changes in order to preserve the history and "feel" of this place. In addition, we have made it a point to leave the creek as natural as possible in order to preserve the immense wildlife habitat on the property. We are fortunate enough to share our home with deer, quail, fox, coyote, beaver, river otter, ducks and herons, just to name a few. Now, while we move forward in making some much needed improvements in order to protect our home, and provide us with some conveniences of modern living, it is our intention to maintain and preserve what

has always been here; a small and modest farm-style homestead. We hope you will understand and agree that historical farm-style properties typically include at least some elements of more industrial-type structures, and yet these properties are also a beautiful part of our city's history and should be both accepted and appreciated for what they are.

With all that being said, it is time for the exterior of our home to be improved and we are in need of a covered parking structure. As of now, our home has vinyl siding, and a corrugated metal roof which was laid on top of the original shake roof.

We ask that you review the attached photos of the existing home, the proposed materials, style and colors for the improvements, as well as the proposed parking structure.

For the home, we feel that Hardy Board cement siding in the board & batten style will accomplish preserving the old farmhouse look and will be an enormous improvement over the current vinyl siding. The composition roofing material will mimic the original shake roof and provide us with optimum fire protection. We would also like to add one window on the front of the house just to the left and matching the existing living room window.

Regarding the parking structure, we have carefully designed a steel building that will match the color scheme of the new siding on the home and should blend nicely while adhering to a farmhouse style, and still meeting our budget requirements. Also to consider with this proposed parking structure is that it would sit approx. 4.5 feet below the grade of Mahoney Mill Road. When you combine the elevation, together with the fact that we have already planted a photinia hedge along the road that will grow to a minimum of 10 feet high, you can see that the majority of this structure will be concealed in a matter of a few short years.

We are very much looking forward to reasonable discussions and an agreeable outcome.

Sincerely,

David & Kathy Ghormley

Existing Home



New window matching existing window (double hung)
Just to the left of existing window



Roofing Material



Examples of Homes Depicting Our Proposed Design Style

Section 5, Item A.

Exterior:

White board and batten cement Hardy Board with grey window trim and natural wood accents

Roof:

Grey (Silver Birch) CertainTeed Landmark Pro Composition



This home reflects the white board & batten exterior on its 1st story, the grey window trim and a similar comp roof on the top story.

This home also reflects the white board and batten exterior on its 2nd story, a similar grey comp roof on the 2nd story, as well as some natural wood accents on the porch posts.



**Examples of “Newer” Board & Batten Siding Seen
Throughout Downtown Sutter Creek**

*Board & batten was one of the earliest types of siding found in the west
and is now again becoming a popular choice for a farm-style home



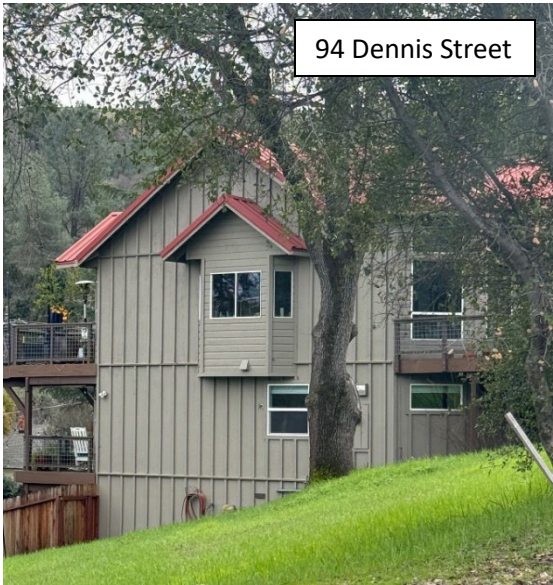
50 Badger Street



87 Dennis Street



Eureka Street



94 Dennis Street



91 Broad Street



61 Hanford Street

Existing Homes in Sutter Creek with Light Grey Composition Roofing

The following addresses represent just a few of the homes in downtown Sutter Creek with similar light-grey composition roofing.

73 Main Street (Bella Grace)	11 Randolph Street (Monteverde Store)
250 Hanford Street (Baptist Church)	173 Badger Street
100 Spanish Street	54 Broad Street
50 Broad Street	111 Spanish Street
185 Spanish Street	205 Spanish Street
131 Mill Street	40 Church Street
130, 132, 134, 136 North Amelia Street	

Existing Homes in Sutter Creek Painted White with Grey Trim

33 Main Street	20 Randolph Street
141 Mill Street	134 Cole Street
55 Hayden Alley	103 Badger Street

Images of Parking Structure

Please Note:

This is an example of design and material only. It does not represent dimension

We are proposing a 16' wide x 29' long x 10' high structure

A white steel structure with dark grey trim and light grey roof to match the new home exterior colors.
The structure would have three enclosed sides and open on one end



Location for Proposed Carport



**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: 1-27-25
TO: DESIGN REVIEW COMMITTEE
FROM: Kathy Ghormley

REVIEWED and SUBMITTED BY: _____

Project Address: 190 mahoney mill Road

#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning					
2.		District:	Historic				
3.		Lot Size:	N/A	3.74 Acres			
4.		Set Back requirements:					
5.		Front	25'	N/A	18'		
6.		Side	5'		9'		
7.		Rear	10'		A lot!		
8.	2.2; 3.5	Siting:					
9.		Lot coverage			minimal		
10.	3.0; 3.3.1;3.3.5;	Are there existing historic features?		N/A	N/A		
11.		Structure Type		N/A	Steel		
12.		Max building height	35'	N/A	12'		

**City of Sutter Creek
Design Review Application**

Section 5, Item A.

**For Residential Projects
Within the Historic District**

**City of Sutter Creek
Design Review Application**

Section 5, Item A.

**For Residential Projects
Within the Historic District**

	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	N/A	Parking Structure		
14.	3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style		3:12		
15.	3.5; 3.5.6; 3.5.11	Roofing material	Historic style		Corrugated Sheet metal		
16.	3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme			Grey (Painted)		
17.	3.5; 3.5.3; 3.5.11	Siding	Matching historic style		Corrugated Sheet metal		
18.	3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.		N/A		
19.	3.5; 3.5.4; 3.5.11	Windows			N/A		
20.	3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character		N/A		

**City of Sutter Creek
Design Review Application**

Section 5, Item A.

**For Residential Projects
Within the Historic District**

	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	N/A	N/A		
22.	3.5.9	Existing fencing or rock walls?		Keystone Retaining Wall	—		
23.	3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas			N/A		
24.	3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?		✓			

Other Comments:

When reviewing, we hope you will consider the following:

- The proposed location is the best possible scenario considering the existing driveway and slope of the land.
- We have already retained the hillside and planted a hedge to soften the structure.
- We feel it will give our property a cleaner look rather than vehicles parked in the open.
- Our existing garage was built right against the property line on the road with no setback.
- This property is close to 4 acres in size and has a rural feel as opposed to the downtown neighborhoods. A steel structure is typically acceptable and normal for this type of property.
- We chose grey for the color because we intend to replace the siding on our home this summer and paint it white with grey trim – making the structures blend nicely.

Specifications

Structure Dimensions

ERECTED SIZE 16'W x 29'L x 10'H	ROOF PITCH 3:12	SHEET METAL COVERAGE Roof coverage is 29'
SIDE WALL HEIGHT 10'	PEAK HEIGHT 12'0"	ON CENTER SPACING 4.5'
TRUSS BRACE DESCRIPTION 0 - No Truss	GROUND TO TRUSS BRACE CLEARANCE 10' 7-5/8"	SPECIAL NOTE ON FRAME LENGTH Actual frame length is 27' long with 4.5' on center truss spacing

STEEL FRAME 2" x 3" 14 & 15 gauge tubing made of the highest quality domestic galvanized steel	SHEET METAL PANELS 21	SHEET METAL PANEL SIZE 10'0" (120") Roof Panel , 9'2" (110") Roof Panel
SHEET METAL GAUGE 29 gauge	PERMITTING NOTE If permitting is required by your city/ county, truss bracing is mandatory. Call VersaTube for additional information.	

Engineering Details

ON CENTER SPACING 4.5'	STEEL FRAME 2" x 3" 14 & 15 gauge tubing made of the highest quality domestic galvanized steel	SHEET METAL PANELS 21
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SHEET METAL PANEL SIZE 10'0" (120") Roof Panel , 9'2" (110") Roof Panel	SHEET METAL GAUGE 29 gauge	PERMITTING NOTE If permitting is required by your city/ county, truss bracing is mandatory. Call VersaTube for additional information.
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Snow and Wind Load

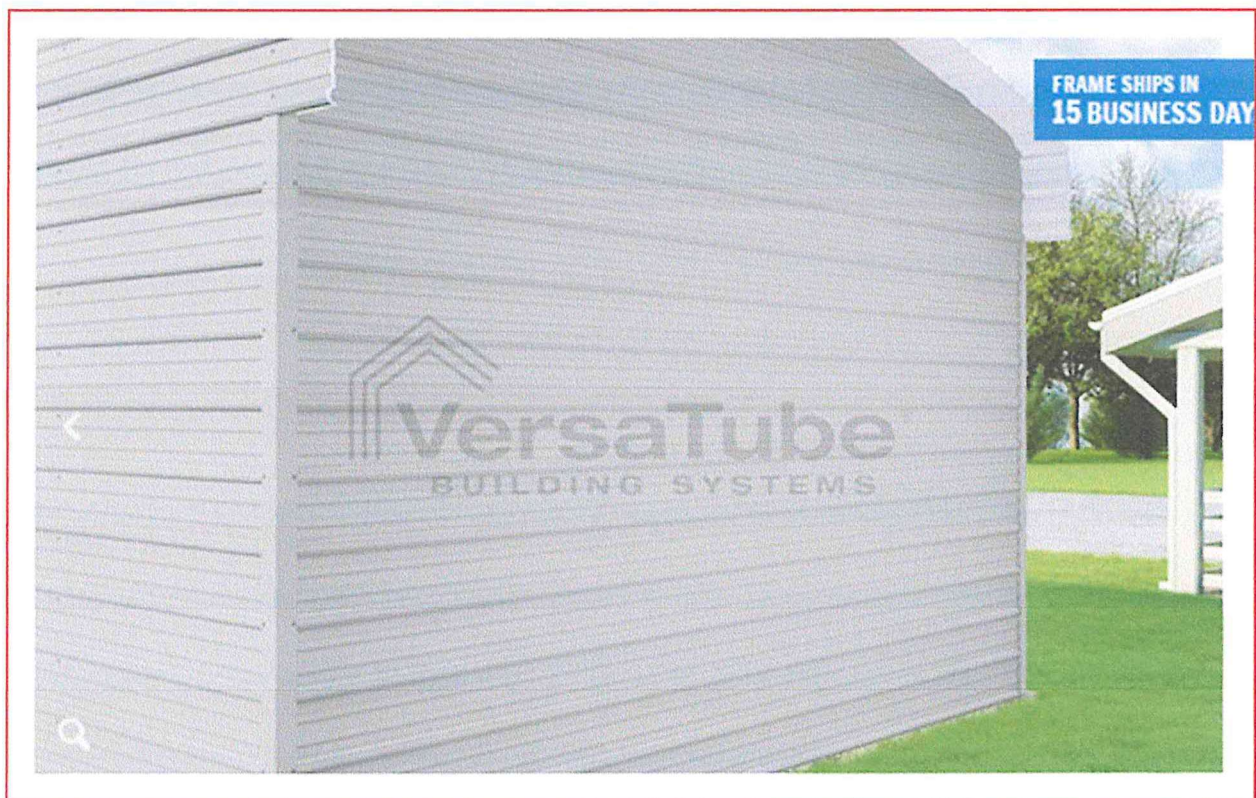
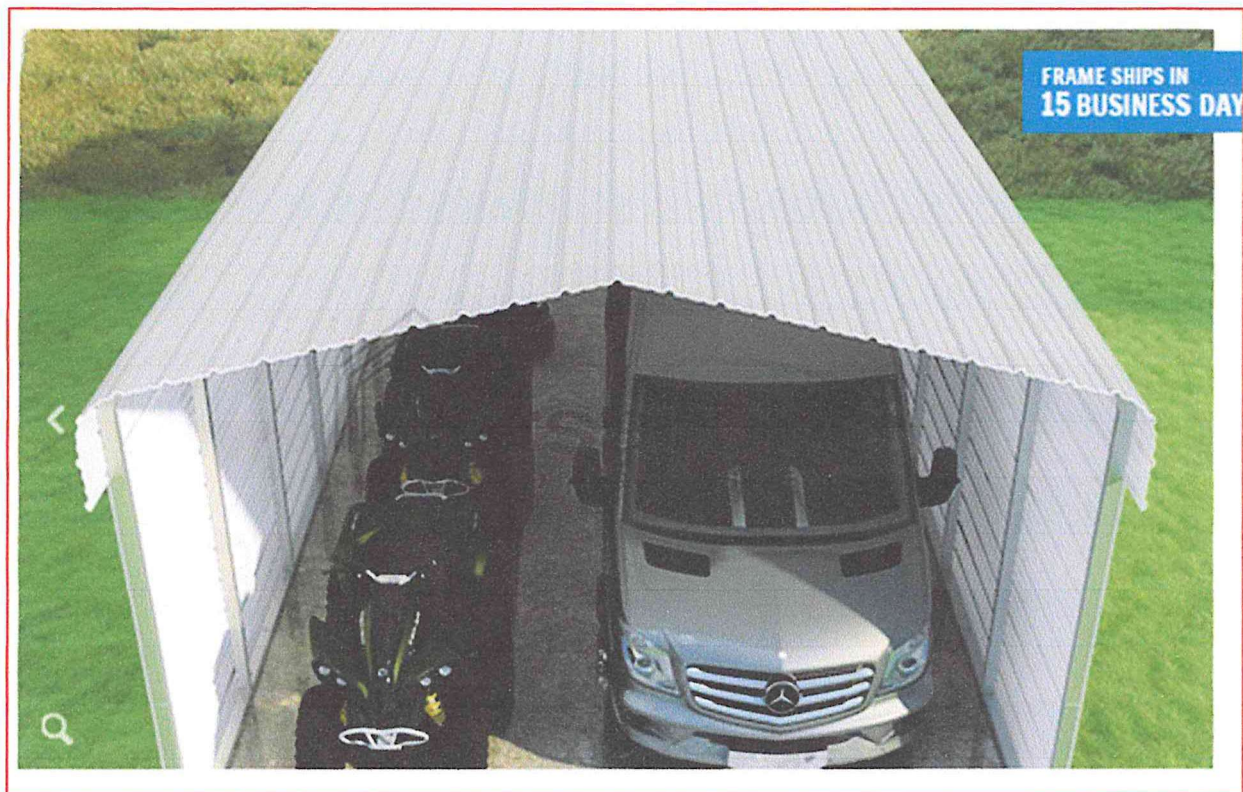
Wind Load Up to 130 MPH	Ground Snow Load Up to 33.1 PSF
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Disclaimer: Wind and snow ratings provided are for reference only and have been calculated by assuming an entirely and securely assembled anchored frame. These calculations are subjected to change by locations. Conformance to local codes is the responsibility of the purchaser.

16'W X 29'L X 10'H / Three sides / Color: Grey

* Choosing the color grey because we are planning to re-side our home this coming summer and plan to paint the home white with grey trim.





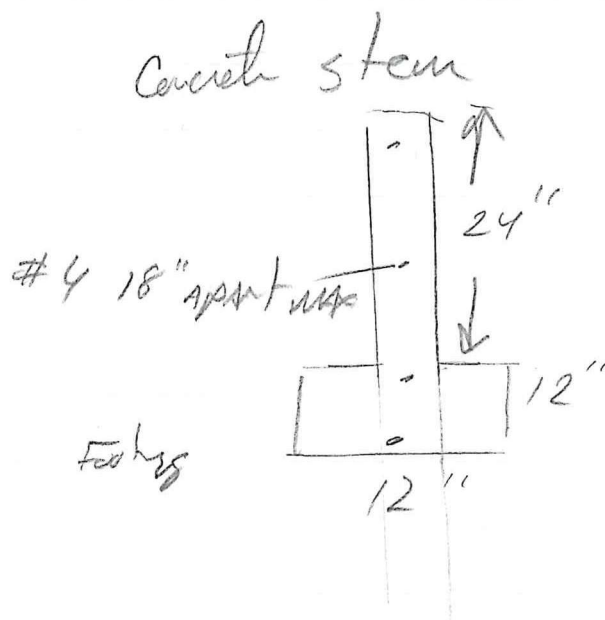
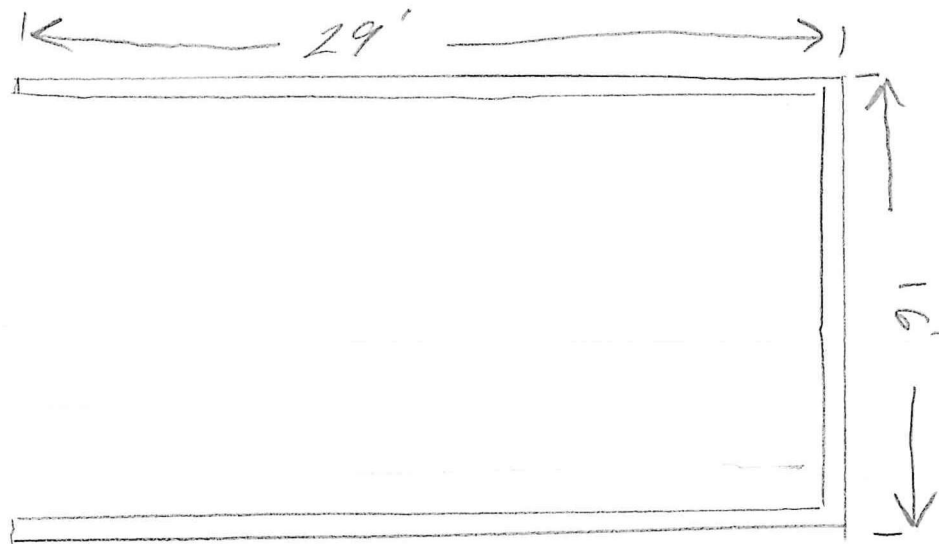
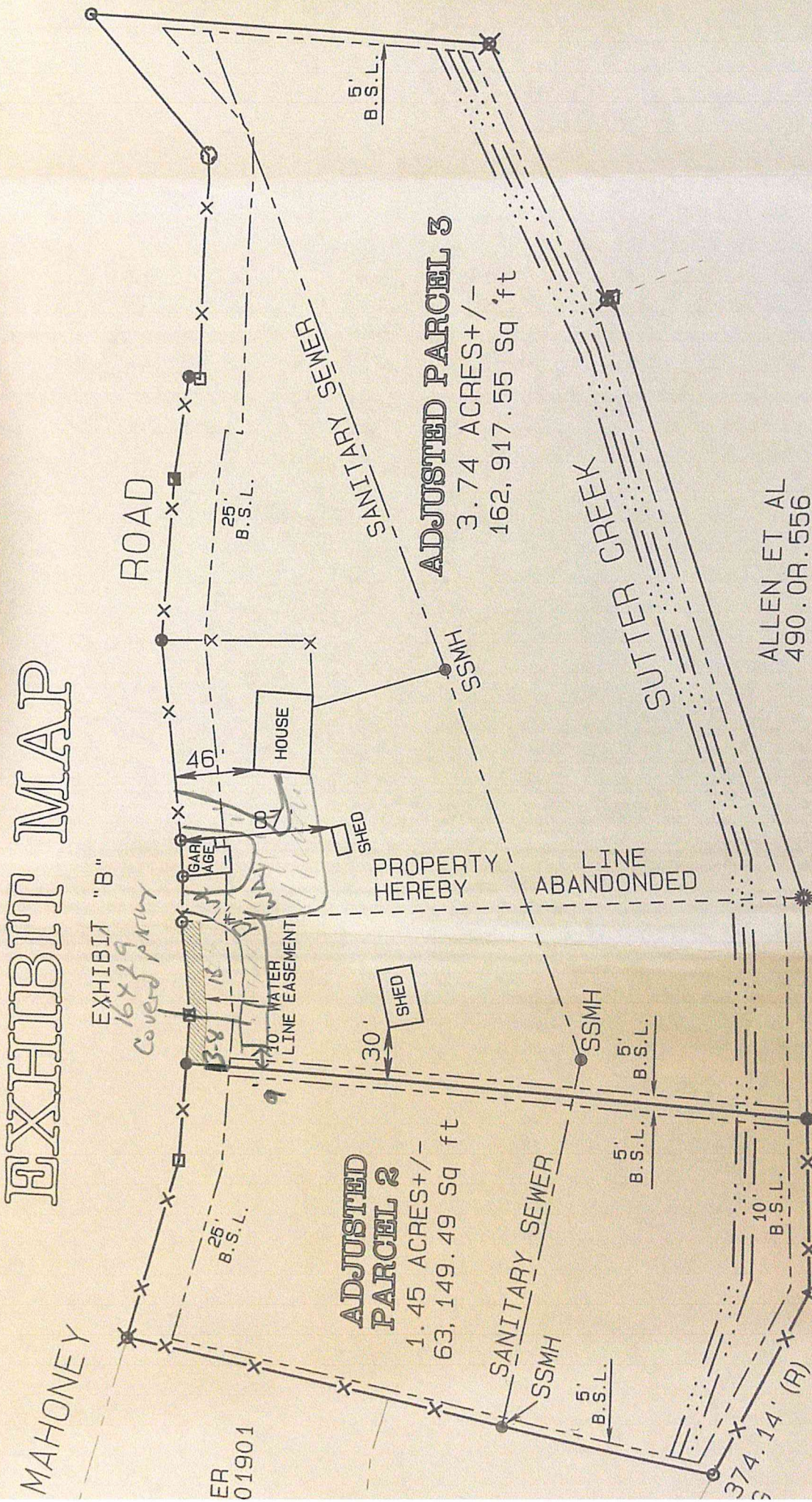


EXHIBIT MAP



City of Sutter Creek

18 Main Street

Sutter Creek, CA 95685

209-267-5647

www.cityofsuttercreek.org

Section 5, Item A.

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: David & Kathy Ghormley

Project Address: 190 mahoney mill Road

APN: 018-112-012-000 Is this located in the Historic District? ☒ Yes ☐ No
If yes, please see checklist for Design Review.

Property Owner:

Name: David & Kathy Ghormley
Mailing Address: PO Box 1842
City: Sutter Creek State: CA

Phone: 209-256-4128
Email: Kghormley@proton.me
Zip: 95685

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

Name: _____ Email: _____
Mailing Address: _____

Licensed Contractor:

Name: To Be Determined
Mailing Address: _____
City: _____ State: _____
State License # & Class: _____
City Business License #: _____ Exp. Date: _____

Phone: _____
Email: _____
Zip: _____

PROJECT INFORMATION

Project Type:

New Construction: ☐ Commercial ☐ Residential ☒
Alteration: ☐ Addition: ☐ Tenant Improvement: ☒
Demolition: ☐ 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: New ROOF, New Siding, Addition of one window, Framing as needed

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: \$ Roof: 35,000.-
Siding & Windows:
Approx 65,000-

APPLICATION FOR PERMIT

Page 2 of 2

Section 5, Item A.

Applicant is:(circle one)

Property Owner

Contractor

Architect/Engineer

Other:

By my signature, I certify to each of the following statements: I have read this application and the information I have provided is correct. I agree to comply with all applicable City and County ordinances, rules, regulations, and State laws relating to building construction and purposes with any and all conditions of this permit. I authorize representatives of the City of Sutter Creek to enter the above-mentioned property for inspection purposes.

Signature: Kathy Ghormley Print Name: Kathy Ghormley Date: 2-28-25

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. I have secured permission from the property owner to obtain this permit.

Date _____ Contractor _____ License Class _____ License No. _____

OWNER BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, (commencing with Section 7000), of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date 2-28-25 Owner Kathy Ghormley

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for Workers' Compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain Workers' Compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My Workers' Compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 2-28-25 Applicant Kathy Ghormley

WARNING: Failure to secure Workers' Compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

DEPOSIT PERMITS

Deposit applications may have a refund or additional fees due after the Final Inspection. Fees must be paid before the Certificate of Occupancy can be issued. Balances less than \$5.00 will not be refunded. I hereby acknowledge that any remaining deposit will be returned to:

Name Kathy Ghormley Address P.O. Box 1842

City Sutter Creek State CA Zip 95685 Phone 209-256-4128

Signature of Owner ☐ Contractor ☐ Agent ☐ Kathy Ghormley Date 2-28-25

CERTIFICATE OF OCCUPANCY

☐ Pick up at City of Sutter Creek 18 Main St.

☐ Mail to listed person and address:

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which the permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

HAZARDOUS MATERIALS DECLARATION

1) Does/will your business handle store or transport hazardous materials? Yes ☐ No ☐

2) Is/will your business be located within 1,000 feet of a school (Grades K-12)? Yes ☐ No ☐

**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: 2-28-25
TO: DESIGN REVIEW COMMITTEE
FROM: Kathy Ghormley

REVIEWED and SUBMITTED BY: _____

Project Address: 190 Mahoney Mill Road

#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning					
2.		District:	Historic				
3.		Lot Size:	N/A	<u>3.75 Acres</u>			
4.		Set Back requirements:					
5.		Front	25'				
6.		Side	5'				
7.		Rear	10'				
8.	2.2; 3.5	Siting:					
9.		Lot coverage		<u>NO change</u>			
10.	3.0; 3.3.1;3.3.5;	Are there existing historic features?		<u>Tin Roof</u>	<u>Board & Batten Siding</u> <u>Comp Roof</u>		
11.		Structure Type		<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	<i>Farmhouse</i>	<i>Same</i>		
14.	3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style		<i>NO Change</i>		
15.	3.5; 3.5.6; 3.5.11	Roofing material	Historic style	<i>Tin over shake</i>	<i>Composition</i>		
16.	3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme		<i>Vinyl lap Siding Tan w/ Black Trim</i>	<i>Board & Batten Hardy Board White w/ Grey Trim</i>		
17.	3.5; 3.5.3; 3.5.11	Siding	Matching historic style	<i>↑</i>	<i>↑</i>		
18.	3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.	<i>NO changes</i>			
19.	3.5; 3.5.4; 3.5.11	Windows		<i>White Vinyl Double Hung</i>	<i>Adding one OF the same</i>		
20.	3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character		<i>Rebuild Keeping Same design</i>		

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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	<i>Farmhouse style Barn lights</i>	<i>NO change</i>		
22.	3.5.9	Existing fencing or rock walls?		<i>NO changes</i>			
23.	3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas		<i>NO changes</i>			
24.	3.2; 3.3	Does the structure blend as proposed? Compatability Objectives?			<i>yes</i>		

Other Comments: