



Design Review Committee Agenda

Monday, April 14, 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 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 March 10, 2025](#)**

Recommendation: Approval of Minutes

5. Design Clearance Applications

A. Desing Clearance for a shed located at 250 Hanford Street

B. 40 Gold Dust Trail; Applicant: Stantec Architecture

RECOMMENDATION: Review plans as presented and provide applicant direction for design clearance for an exterior remodel to an existing church.

C. 190 Mahoney Mill Road; Applicant: Ghormley

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

6. Adjournment



Design Review Committee Meeting Minutes

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 was available via Zoom and in person.

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

Attendees: Committee members Sandra Baracco, John Otto, Susan Peters, Sharyn Brown, Mike Neuschwanger

Staff: Tom DuBois, Erin Ventura

2. Pledge of Allegiance to the Flag

The pledge of allegiance was led by Chair Peters

3. Public Forum

4. Consent Agenda

A. [Design Review Committee Minutes 02102025.pdf](#)

Recommendation: Approval of Minutes with typo corrections

Motion to approve the Consent Agenda by DRC Otto, Second by DRC Brown

Motion Passes 5 - 0

5. Design Clearance Applications

A. 190 Mahoney Mill Road; Applicant: Ghormley

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

- a. [DRC 190 Mahoney Mill MARCH DRC.pdf](#) (0.39 MB)
- b. [Design Review PDF.pdf](#) (3.67 MB)
- c. [DRC - 190 Mahoney Mill Rd. - Ghormley Application.pdf](#) (3.30 MB)
- d. [DRC - 190 Mahoney Mill Rd. - Ghormley Plans.pdf](#) (2.50 MB)
- e. [Permit App Roof & Siding.pdf](#) (3.02 MB)

Planner Ventura - Presented a brief overview of changes made to the application following the previous meeting.

DRC Brown - Is in favor of composite roofing.

DRC Neuschwanger - Is in favor of the metal roof, but is looking for consistency between buildings. Is not in favor of reflective metal roofs.

DRC Baracco - Raised a question regarding the state of the current roof and also would like to see consistency. Applicant explained that the current roof is lifting in places and they want to make it rodent proof. . DRC Barracco was also interested in knowing if there was a cost-comparison with stick built structures.

DRC Otto - He felt that the discussion regarding the carport is different from the house. He is in agreement with the other members regarding the house and doesn't see any issues there. He showed a photo of a metal carport and explained that the design standards were intended to stop the proliferation of metal carports.

Chair Peters - Agreed with comments already made regarding the house. She would like to see the carport more like the barn, then ok with it.

Motion by DRC Otto to approve the proposed residential changes, siding and window addition only, Seconded by DRC Neuschwanger

Motion Passed 5 - 0

Chair Peter - Stated that she would like to see the carport have the board and batten siding on it, but with a pitch similar to the other building.

DRC Otto - With regard to the carport, the carport has no definition on the opening. A barn and other buildings do.

There was additional discussion regarding the ability to park an RV if there is a front wall or a door on the carport. The applicant explained that they would like to be able to open the slide on the RV. There was also discussion about the door, gable on front, and some architecture detail to create a corner.

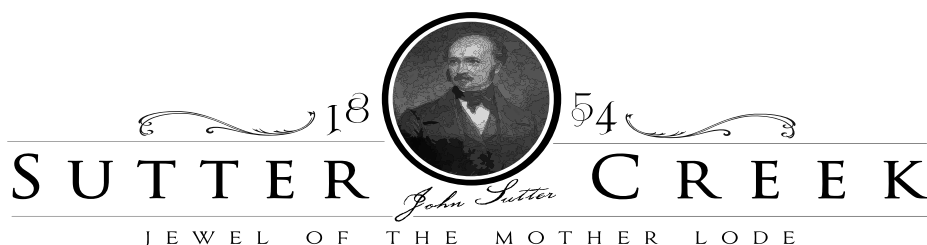
Chair Peters - Thanked the applicant for considering additional changes, allowing for future upgrades. She asked the applicant if the item should be continued at a later date.

Motion was made by Chair Peter to approve with conditions: metal roof and pitch as presented, board and batten siding similar to accessory building, wrap around front with at least 6 inches enclosed and a gable. Seconded by DRC Brown.

Motion Passed 4 - 1, with DRC Otto voting No

6. Adjournment:

Meeting adjourned at 5:35



DATE: April 14, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 250 Hanford Street - Design Clearance for a proposed shed
(APN: 018-052-004)
Zoning: C-2
Design Standard District: Historic District
Applicant: Sutter Creek Baptist Church

RECOMMENDATION:

Approve Design Clearance for a new shed at 250 Hanford Street, which is located within the Historic District.

BACKGROUND:

	<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:	--	30,969 sf	yes	
Set Back requirements:				
Front	5'	32'	yes	
Side	5'	35'	yes	
Rear	10'	37'	yes	
Lot coverage	85%	--	Yes	
Are there existing historic features?		No	--	
Structure Type	Shed	Shed	--	
Max Building height	35 Ft.	10' 5"	--	

DISCUSSION:

The applicant, Sutter Creek Baptist Church, is requesting design clearance to construct a 12' x 16' shed behind their existing building. The shed will be light grey with white trim and have a craftsman style.

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. Both Chapter 2.0, Design Standards that Apply to all Project and Chapter 3.0 Historic District Design Standards, apply to this project.

Section 5, Item A.

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

2.3. General Building Design Standards

2.3.2 Façade Design. The style of the existing buildings are not historic in nature. The shed will be located behind the buildings and will not be visible from Hanford Steet.

2.3.4 Roofs and Rooflines. The applicant is proposing metal roofs.

2.3.10 Colors. The proposed color is in keeping with the style of the existing buildings and will blend in.

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

**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: 03-23-2025
 TO: DESIGN REVIEW COMMITTEE
 FROM: SUTTER CREEK BAPTIST CHURCH
 Project Address: 250 HANFORD ST.
SUTTER CREEK, CA 95685

REVIEWED and SUBMITTED BY: _____

#	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					
2.		District:	Historic				
3.		Lot Size:	N/A				
4.		Set Back requirements:					
5.		Front	25'		32'		
6.		Side	5'		35'		
7.		Rear	10'		37'		
8.		Siting:					
9.		Lot coverage					
10.		Are there existing historic features?		NO			
11.		Structure Type					
12.		Max Building height	35'		10' 5"		

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

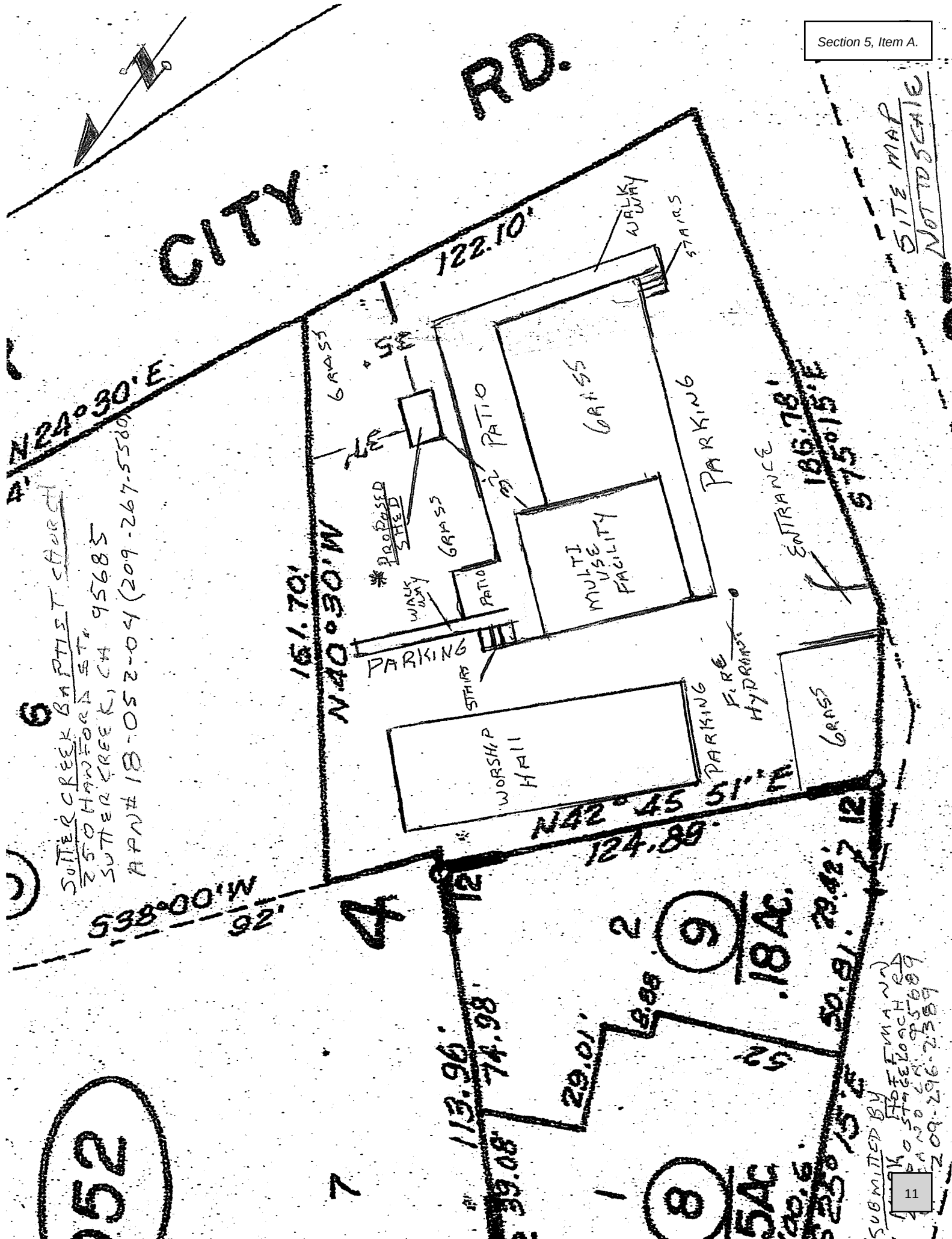
13.		Roof pitch	In new construction, reflect historic style	Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
#	Design Standard Reference	Description	Design Criteria Requirements:				
14.		Style	National, shotgun, Victorian, or craftsman		CRAFTSMAN		
15.	3.4.2	Exterior Finish and scheme			LIGHT GREY WITH WHITE TRIM		
16.	3.4.3	Doors	Consistent in shape and scale with building's style.		6' DOUBLE SWING OUT DOORS		
17.	3.4.4	Windows	Match historic style with panes and trim.				
18.	3.4.5	Lighting	Match architecturally				
19.	3.4.6	Fences	Wood picket, masonry, simple iron or wire or dry stacked stone				
20.	3.4.7	Mechanical Equipment					
21.		Siding	Match historic style		SHARTSIDE		
22.		Roofing material	Match historic style		CLASS A SHINGLES		

City of Sutter Creek
Design Review Application

For Commercial Projects
Within the Historic District

23.	Porches	Match the building in historic character				
24.	Does the structure blend as proposed?			yes		

Other Comments:



152

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12

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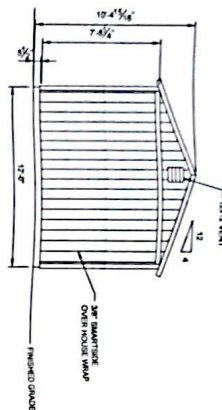
SUBMITTED BY
K. STAFFORD
1050 STAFFORD RD
SUTTER CREEK, CA 95685
209-296-2389

SITE MAP
NOT TO SCALE

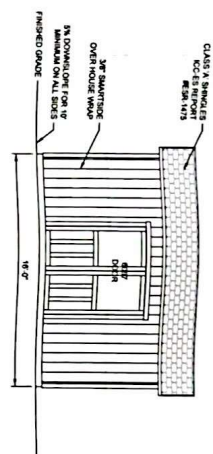
SUTTER CREEK BAPTIST CHURCH
250 HANFORD ST.
SUTTER CREEK, CA 95685
APN# 18-052-04 (209-267-5580)

ACCESSORY BUILDING
12' X 16' = 192 SQ FT

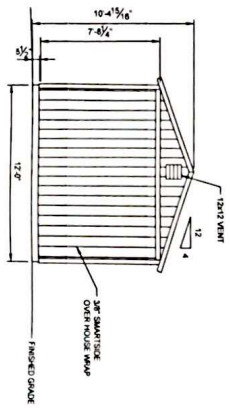
DRAWING INDEX
S1 - PROJECT NOTES & ELEVATIONS
S2 - PLANS
S3 - SECTIONS, DETAILS



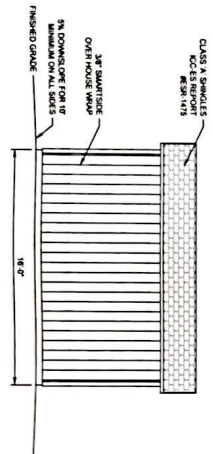
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

PROJECT NOTES

1. DESIGN REQUIREMENTS: ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS. THE PROJECT SHALL BE CONSIDERED A STANDARD RESIDENTIAL PROJECT. THE PROJECT SHALL BE CONSIDERED A STANDARD RESIDENTIAL PROJECT. THE PROJECT SHALL BE CONSIDERED A STANDARD RESIDENTIAL PROJECT.
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TUFF SHED, INC.
ENGINEERING DEPARTMENT
TIMOTHY D. CAHALAN, P.E.
TCAHALAN@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 752-8833

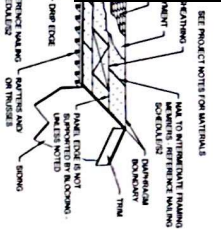
SO # 2150311 EP # 24049
Customer: MARK HOFFMANN
Description: ACCESSORY BUILDING
12' X 16' = 192 SQ FT
Site Address: 250 HANFORD ST
SUTTER CREEK CA 95665

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED ONLY. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC AND THE ENGINEER OF RECORD.

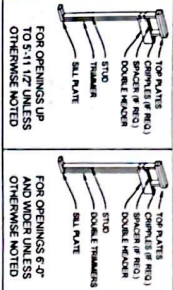
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
STOCKTON, CA 95210
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PROJECT NOTES
ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: S1

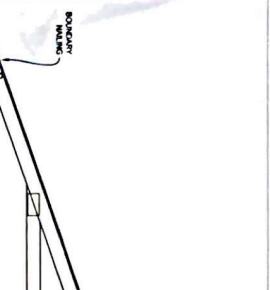
Section 5, Item A.



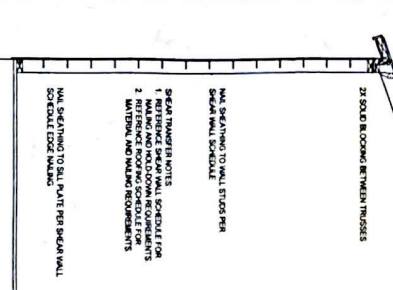
6 ROOFING SHEATHING NAILING DETAIL



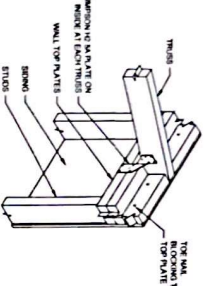
5 HEADER DETAIL



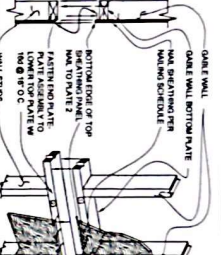
1 SHEAR TRANSFER DETAIL



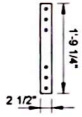
7 SHED TRUSS H2 5A ATTACHMENT



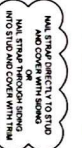
8 ENDWALL ASSEMBLY DETAIL



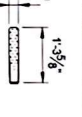
SIMPSON HST2



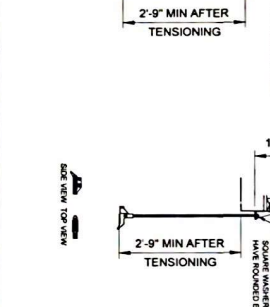
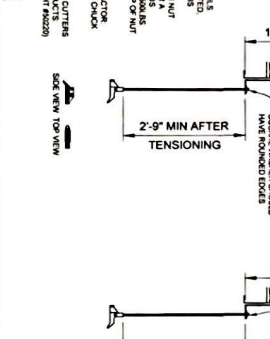
SIMPSON CMSTC16



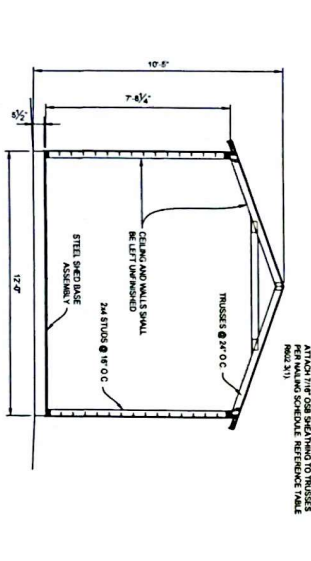
SIMPSON HTT5



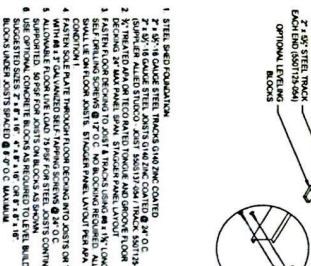
4 MR88 ANCHOR DETAILS

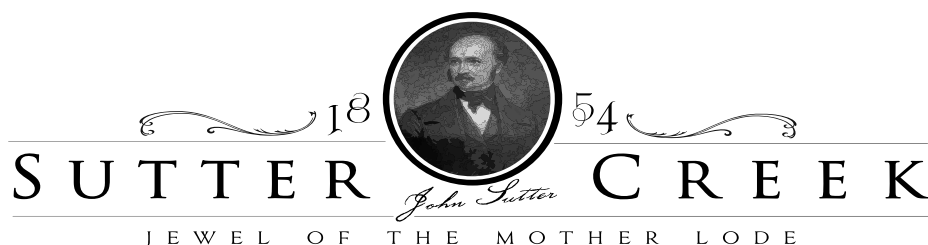


2 BUILDING SECTION



3 STEEL SHED BASE ASSEMBLY





DATE: April 14, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 40 Gold Dust Trail - Design Clearance for the remodel of an existing church
(APN: awaiting new APN)
Zoning: R-E
Design Standard District: Historic District
Applicant: Stantec Architecture

RECOMMENDATION:

Provide feedback of proposed improvements to the existing structure (Kingdon Hall of Jehovah's Witnesses) at 40 Gold Dust Trail, which is located within the Historic District.

BACKGROUND:

The applicant, Stantec Architecture, submitted an application for the exterior remodel of an existing building, which is currently a church. The applicant is proposing to modify the footprint of the building slightly and change the exterior appearance.

	<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-E	R-E	Yes	
District:	Historic District			
Lot Size:	NA	31,267 sf	yes	
Set Back requirements:				
Front	35'	38'	yes	
Side	15'	11'	Existing	
Rear	40'	13'	Existing	
Lot coverage	15%	10.1%	Yes	
Are there existing historic features?	Yes	No	No	The historical features will be removed.
Structure Type	Masonry and wood framed	Wood Framed	Yes	
Max Building height	35 Ft.	25'	Yes	

DISCUSSION:

The existing structure reflects a simple National Style building that has undergone expansions over time, which have altered some of its original historical character. While the additions made do not fully align with traditional design criteria, the metal roof, masonry and shutters remains as notable

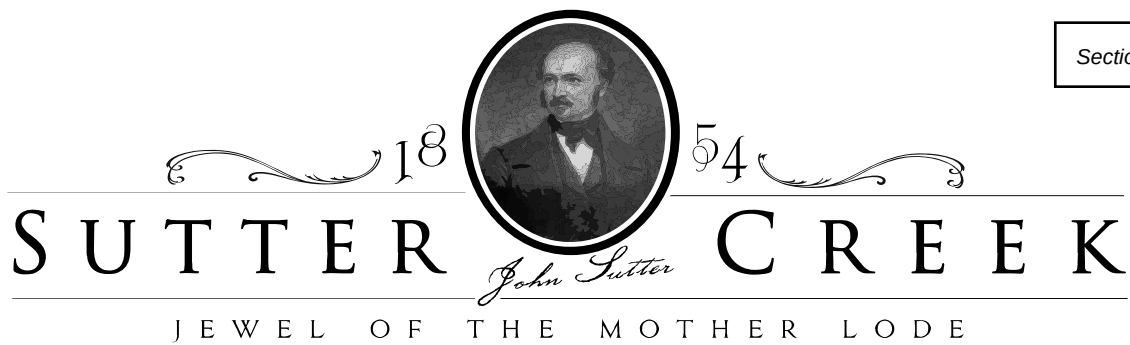
features. The applicant is proposing a design inspired by the Mother Lode style, which would complement the surrounding residential development, although it would remove some of the historical elements.

Section 5, Item B.

If the building did not include historical features, the proposed design would generally align with the Design Standards and would be appropriate for the area. However, given the potential historical significance of certain elements, staff suggests that these features be considered for preservation.

Staff encourages the Design Review Committee to collaborate with the applicant in exploring potential options for retaining some of the key historical elements, particularly the brick and shutters, to help preserve the building's unique character while allowing for modifications to the building for improved functionality.





Thank you for investing in Sutter Creek. We understand that you are making a commitment by investing in your property and we are here to help you understand the City's Design Review process.

The City of Sutter Creek and its residents are very proud of the city and its heritage. We have a passion for the area's history and strive to preserve the historic nature of the city and ensure that projects are compatible with others in the area. We too love Sutter Creek and want to continue to add value through implementation of our adopted design standards. To that end, we are here to help guide you through the process of improving your property while meeting the applicable City design standards.

Before permitting may begin, your application must meet the Design Standards, which can be found here: <https://cityofsuttercreek.org/2015-forms-documents/Complete%20Design%20Standards102315.pdf>. Your project will be reviewed by the Design Review Committee (DRC), which is responsible for reviewing your application to determine whether or not it conforms to the Design Standards.

The City's Design Standards apply to every project in the City that requires a building permit and/or a planning entitlement, unless exempted pursuant to Section 1.3.1, including but not limited to all of the following:

- a. New construction;
- b. Alteration to the exterior of an existing structure;
- c. Repair of exterior features on an existing structure;
- d. Addition to the exterior of an existing structure;
- e. Moving an existing structure;
- f. Demolition of an existing structure;
- g. New subdivisions.

In addition, within the Main Street Historic District, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. *Every applicable project requires Design Clearance before it can move forward to permitting.*

By investing in our community, we are together ensuring that the look and feel of Sutter Creek remains intact and Sutter Creek continues to be the charming place we all love.

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: 02-28-2025
TO: DESIGN REVIEW COMMITTEE
FROM: STANTEC ARCHITECTURE
Project Address: 40 GOLD DUST TRAIL, SUTTER CREEK, CA 95685
REVIEWED and SUBMITTED BY: BRIAN RENO, RA

#	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		R-E	R-E (EXISTING, NO CHANGE)		
2.		District:	Historic	HISTORIC	HISTORIC		
3.		Lot Size:	N/A	0.72 ACRES (31,267 S.F.)	(EXISTING, NO CHANGE)		
4.		Set Back requirements:					
5.		Front	25'	40'-0"	38'-0"		
6.		Side	5'	11'-0"	11'-0" (EXISTING, NO CHANGE)		
7.		Rear	10'	13'-0"	13'-0" (EXISTING, NO CHANGE)		
8.		Siting:		PORTION OF BUILDING BEING REMOVED FACES STREET	REPLACEMENT BUILDING HAS SAME SITE LOCATION (PER 3.4.1)		
9.		Lot coverage		10.12%	10.1%		
10.		Are there existing historic features?		MASONRY BEARING WALL WITH EXPOSED STONE FOUNDATION, WOOD TRUSS ROOF FRAMING, AND CORRUGATED METAL ROOFING	STUD FRAMED BEARING WALL WITH EXPOSED STONE FOUNDATION, WOOD TRUSS ROOF FRAMING, AND CORRUGATED METAL ROOFING		
11.		Structure Type		MASONRY & WOOD FRAMED	WOOD FRAMED		
12.		Max Building height	35'	25'-0"	25'-0"		

Section 5, Item B.

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

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.			National, shotgun, Victorian, or craftsman	EXISTING BUILDING SIMPLE NATIONAL STYLE. SINGLE STORY COMMERCIAL BUILDING - POSSIBLE A PRIOR BANK OR GOLD REPOSITORY	NATIONAL STYLE MOTHER LODE INSPIRED DESIGNED WITH SIDING AND CORBELS TO COMPLEMENT SURROUNDING RESIDENTIAL DEVELOPMENT		
15.	3.4.2	Style		HISTORIC STRUCTURE - BRICK PREVIOUS ADDITION STRUCTURE - WOOD FRAMED & STUCCO	EXISTING STUCCO STRUCTURE TO BE REFINISHED WITH NEW STUCCO. ADDITION CEMENT BOARD WOOD TEXTURED SIDING/SHINGLE SIDING. (SEE MATERIAL BOARD FOR COLORS) + OPTION FOR LAP SIDING REPLACEMENT WITH STUCCO (SEE ELEVATIONS)		
16.	3.4.3	Exterior Finish and color scheme		STANDARD HOLLOW METAL DOORS (3X7) + EXISTING MAIN ENTRY METAL DOOR WITH FAUX METAL STRAP ACCENTS	REPLACEMENT OF STANDARD SINGLE HOLLOW METAL DOORS. + NEW HOLLOW METAL DOOR (WITH FULL TEMPERED GLASS) DOUBLE DOORS AT ENTRY		
17.	3.4.4	Doors	Consistent in shape and scale with building's style.	NONE - HISTORIC WINDOWS INFILLED WITH MASONRY AND METAL SHUTTERS WITH STEEL STRAP HINGE ACCENTS	TWO NEW ALUMINUM WINDOS WITH CEMENT BOARD TRIM SURROUNDS		
18.	3.4.5	Windows	Match historic style with panes and trim.	EXISTING LIGHT POLES. EXISTING BUILDING MOUNTED LED FIXTURES (NON HISTORIC)	EXISTING LIGHT POLES TO REMAIN. NEW BUILDING MOUNTED LED FIXTURES WITH DOWNWARD FACING LENSES.		
19.	3.4.6	Lighting	Match architecturally	WOOD & CHAINLINK FENCING	WOOD & CHAINLINK FENCING (EXISTING TO REMAIN)		
20.	3.4.7	Fences	Wood picket, masonry, simple iron or wire or dry stacked stone				
21.		Mechanical Equipment		3 EXISTING GROUND UNITS ON NORTH EAST SIDE OF BUILDING - NON-VISIBLE FROM STREET	3 REPLACEMENT GROUND UNITS ON NORTH EAST SIDE OF BUILDING - NON-VISIBLE FROM STREET		
22.		Siding	Match historic style	N/A	WOOD LOOK CEMENT BOARD LAP SHINGLE SIDING. AND TRIM (OR STUCCO OPTION IN LIEU OF SIDING PER PROVIDED ELEVATIONS)		
		Roofing material	Match historic style	CORRUGATED METAL	NEW CORRUGATED METAL TO MATCH EXISTING STRUCTURE TO REMAIN.		

Section 5, Item B.

City of Sutter Creek
Design Review Application

For Commercial Projects
Within the Historic District

23.	Porches	Match the building in historic character	EXISTING METAL NON HISTORIC CANOPY STRUCTURE TO BE REMOVED	PORCH CREATED WITH ROOF INTEGRATED 4'-0" OVERHANG OVER ACCESSIBLE ROUTE TO PARKING SPACES (SEE KEYNOTES ON ELEVATIONS)		
24.	Does the structure blend as proposed?			THE PROPOSED STRUCTURE LAP SIDING, SHINGLE AND CORRUGATED METAL ROOF OR ALTERNATE OPTION BLENDS WITH EXISTING AND NEIGHBORING BUILDINGS, IN FORM, TEXTURE, AND COLOR.		

Other Comments:

ATTACHED DRAWING ELEVATIONS SHOW AN ALTERNATE STUCCO OPTION IN LIEU OF THE LAP SIDING.

Contact:

ARCHITECT: STANTEC ARCHITECTURE INC.

NAME: BRIAN RENO

PHONE: (312) 453-7095

ADDRESS: 224 S MICHIGAN AVE, SUITE 1400
CHICAGO, IL 60604

EMAIL: BRIAN.RENO@STANTEC.COM

NAME: SAMUEL SANDOVAL

PHONE: (312) 453-7095

EMAIL: SAMUEL.SANDOVAL@STANTEC.COM

22

25

- FINISH LEGEND**
- COLOR MATCHING: CUSTOM (COLOR MATCHED AND ADJUSTED PER SITE VISIT)
 - WOOD COLOP
 - CORNER TONGUE AND GROOVE SIDING
 - CORNER TONGUE AND GROOVE SIDING
 - ACCENT TRIM: CORNER COORD. SIDING, WINDOW CORNICE (E.C.)
 - ARCHITECTURAL TRIM
 - CORNER TONGUE AND GROOVE SIDING

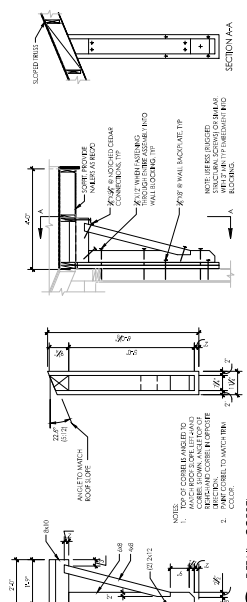
NOTE: SEE SPEC. FOR FINISH INFORMATION BASED ON SELECTED COLOR MATCHING.

- GENERAL SHEET NOTES**
1. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 2. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 3. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 4. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 5. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 6. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.

- SHEET KEYNOTES**
- A1. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A2. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A3. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A4. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A5. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A6. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A7. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
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 - A9. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A10. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A11. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A12. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
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 - A15. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A16. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A17. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
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 - A99. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.
 - A100. REFER TO JIM CONGREGATION DRAWINGS FOR FINISHES.

ELEVATION - WEST

ELEVATION - SOUTH



SIDING OPTION

SIDING OPTION

27

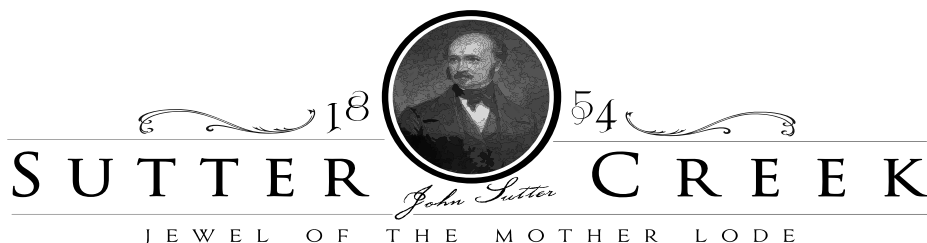
ELEVATION - NORTH

0 10 20 30 40 50 60 70 80 90 100

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'





DATE: April 14, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 190 Mahoney Mill Road - Design Clearance for an accessory structure within the Historic District REVISED
(APN: 018-112-012)
Zoning: R-1 One Family Dwelling
Design Standard District: Historic District
Applicant: David & Kathy Ghormley

RECOMMENDATION:

Approve Design Clearance for the construction of a new accessory structure 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

	<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	Variance granted
Side	5'	9'	Yes	
Rear	15'	--	Yes	
Lot coverage	--	--	Yes	
Are there existing historic features?	Yes	Metal	Yes	
Structure Type	Accessory Structure	Accessory Structure	Yes	
Max Building height	35ft	10'	Yes	

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 it was reviewed by the Committee at their March meeting. The application was approved with many conditions.

Section 5, Item C.

The applicant has revised their design as what was approved was not desirable to them for many reasons.

The new design does incorporate some of the conditions from the previous approval.

A Variance for setbacks was approved at the March Planning Commission meeting.

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 structure, especially since the proposed accessory structure is a prefabricated structure. The details on the proposed structure help to make it appear more custom.

4/3/25

Dear members of the Design Review Committee,

The following is our presentation of our 3rd carport design for your review. We have considered the conversations of our last meeting and understand you would prefer a wood structure; however, it was also stressed that you would like to see a cohesive design among our outbuildings. On the 2nd page, you will find photos of our existing outbuildings that show they were constructed using a combination of both wood siding and corrugated siding. Keeping that in mind, as well as the understanding that for various reasons, we want a steel carport, we hope you will consider the following new and improved carport design found on the following pages.

We have contacted a different manufacturer of steel buildings that is local to our state. They have patiently worked with us on our design requirements and have come up with a structure that is very high quality, and could satisfy the committee's requirements. On this new design, **the corrugated siding runs vertical**, which matches the corrugated siding on our barn and garage. It also somewhat mimics the board and batten found on our existing garage and the board and batten that will soon be on our home. This carport will also be **painted to match** the new colors that will be on both the house and the garage; white siding, dark grey trim & light grey roof. As requested, this building has been designed with an **enclosed gable**, and a **vertical roof with a 3-12 pitch that overhangs on the sides similar to our garage roof**.

Unlike this example, which was brought to the last meeting, our carport would be **professionally built, have 3 enclosed sides, and be installed onto a level concrete stem wall**. It would also be coated with a high-quality 20-year paint.



The new design found on the following pages, is a very nice-looking structure and is a blend of old-style meets new materials. It would actually add a sense of organization and cleanliness to our property while bringing that cohesiveness amongst our outbuildings that you were looking for. It is also an appropriate building for a 4-acre parcel.

We hope you will also take into consideration that our property is at the far West edge of the city's historical district - There is a newly built steel garage just three houses west of us. In regards to the concerns of the walking tour, we sincerely do not feel that this structure could in any way have a negative impact on the cemetery walking tours, but rather give our property a cleaner and more cohesive look. We already receive so many compliments on our piece of property and believe that with the completion of our projects, it will bloom into a true Sutter Creek charmer.

Thank you again for your time,
Dave & Kathy Ghormley

Existing Buildings on Property – Showing Corrugated Siding

Section 5, Item C.



Garage at property line on Mahoney Road



Barn between Mahoney Mill Road and Creek

**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: 4-3-25
 TO: DESIGN REVIEW COMMITTEE
 FROM: David & Kathy Shimley
 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'		18'		
6.		Side	5'		9'		
7.		Rear	10'	N/A	Unknown	Varied Approved	
8.	2.2; 3.5	Siting:				APP	
9.		Lot coverage			.28%		
10.	3.0; 3.3.1; 3.3.5;	Are there existing historic features?					
11.		Structure Type		N/A	Steel		
12.		Max building height	35'	N/A	12'		

**City of Sutter Creek
Design Review Application
For Residential Projects
Within the Historic District**

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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:
		Historical Style	National, shotgun, Victorian, or craftsman				
13.	3.3;3.5				<i>Parking Structure</i>		
14.	3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style		<i>3:12</i>		
15.	3.5; 3.5.6; 3.5.11	Roofing material	Historic style		<i>Corrugated Steel</i>		
16.	3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme			<i>Corrugated Steel w/ white w/ Grey trim</i>		
17.	3.5; 3.5.3; 3.5.11	Siding	Matching historic style		<i>Corrugated Steel</i>		
18.	3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.		<i>N/A</i>		
19.	3.5; 3.5.4; 3.5.11	Windows			<i>N/A</i>		
20.	3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character		<i>N/A</i>		

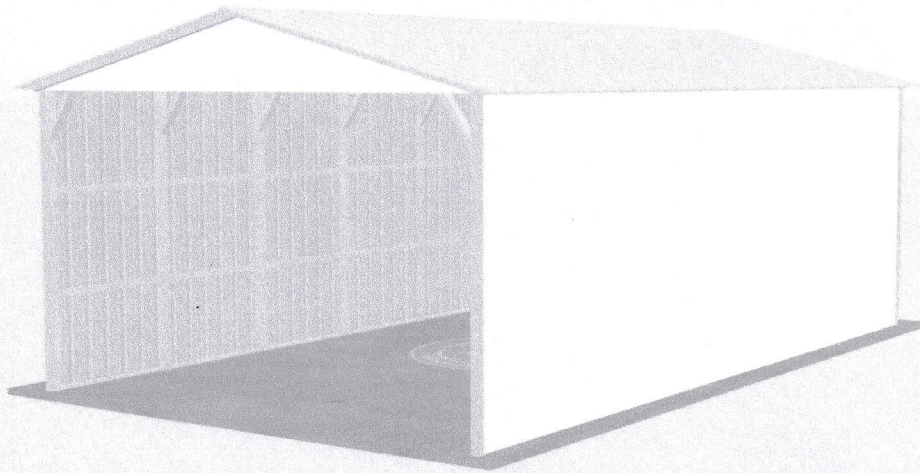
Section 5, Item C.

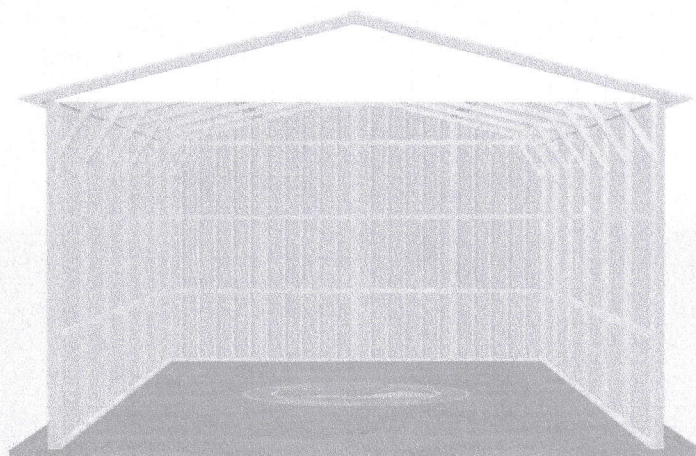
**City of Sutter Creek
Design Review Application**

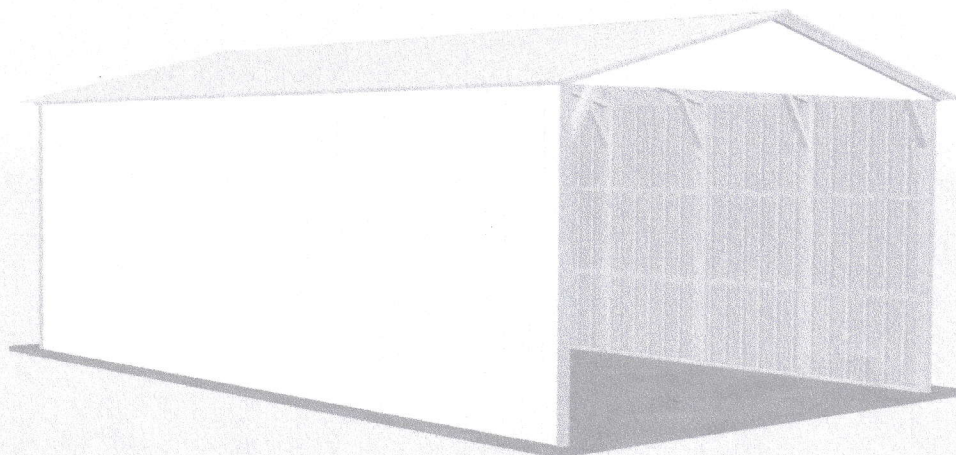
**For Residential Projects
Within the Historic District**

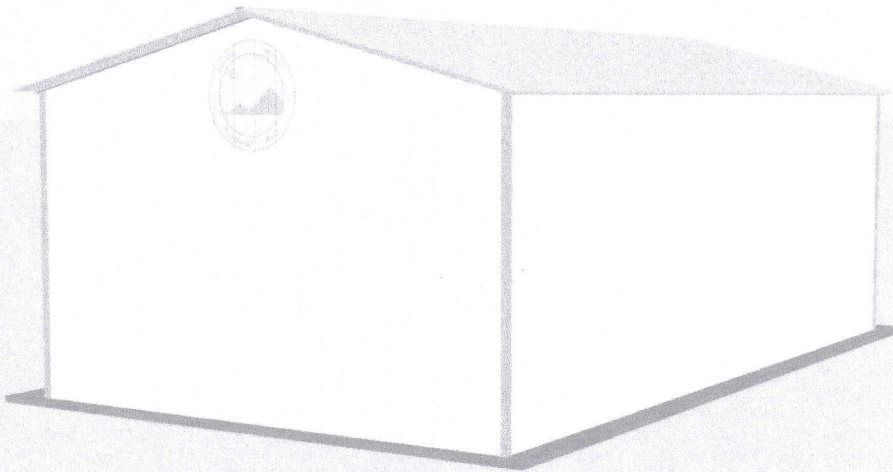
	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
		Lighting	Match architecturally				
21.	3.5; 3.5.8			N/A	N/A		
22.	3.5.9	Existing fencing or rock walls?		Keystone retaining wall	N/A		
23.	3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas		N/A	N/A		
24.	3.2; 3.3	Does the structure blend as proposed? Compatibility Objectives?					

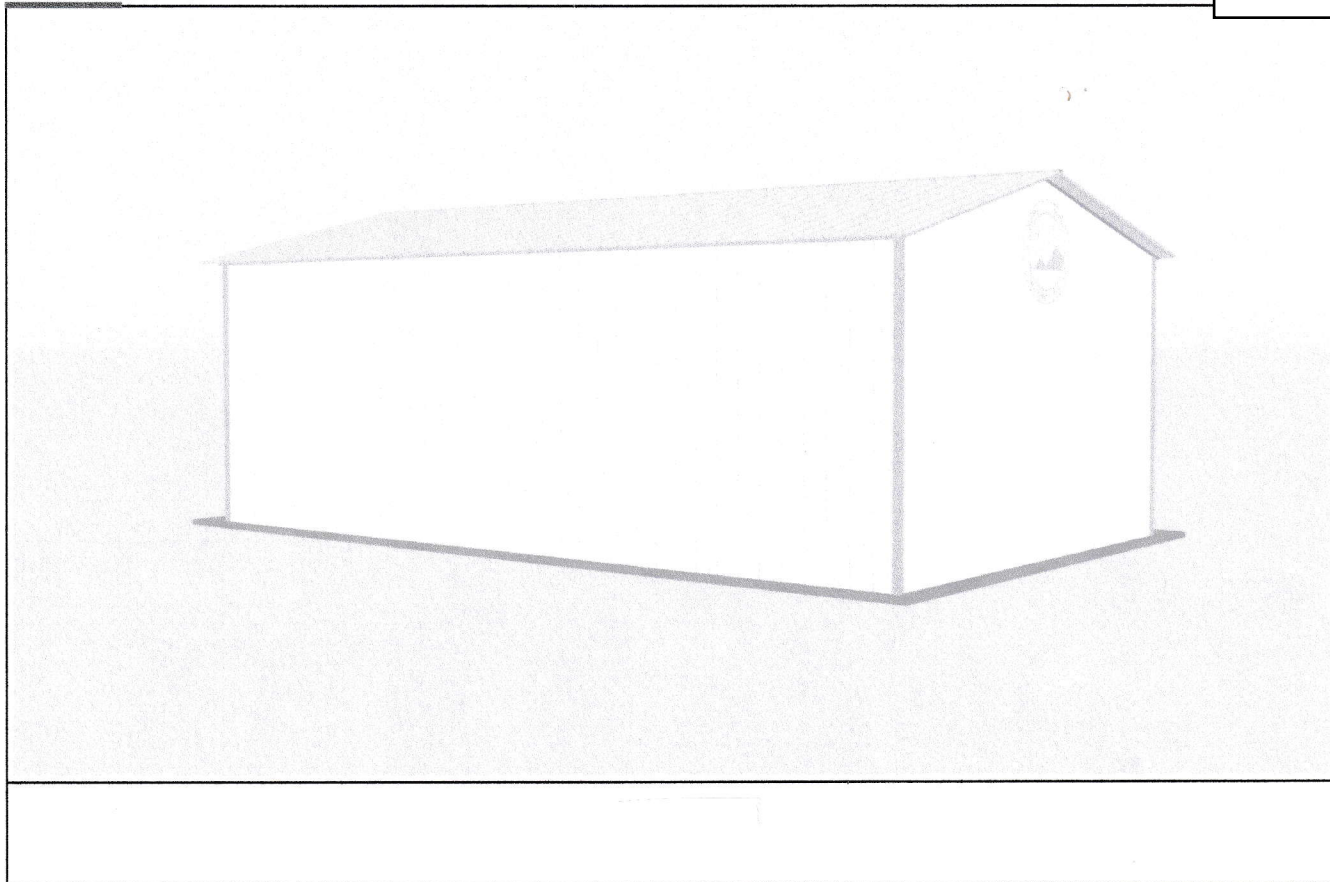
Other Comments:













Pacific Metal Buildings INC
270 Old Hwy 99w, Maxwell, Ca 95955
(530) 438-2777

SALES - Jazmin Cuellar
270 Old Hwy 99, Po Box 485
Maxwell, Colusa, California 95955
jazmin@pacificbuildingsinc.com
(530) 438-2777

Section 5, Item C.

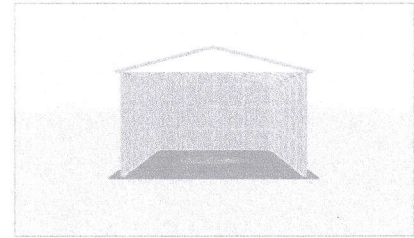
Quote: QTE-024934
Date: 03/21/2025
Total: \$12,554.86

CUSTOMER - Dave D

Billing Address
Sutter Creek, Amador, California
Shipping Address
Sutter Creek, Amador, California
(209) 217-6046

Standard Garages - 16 x 29'2" x 10

Roof Color: Ash Gray
Trim Color: Pewter Gray
Sides/Ends Color: White
Door Color: NA
Wainscot Color: NA



SPECIFICATION	QTY
17X29' Vertical Style Roof	1
10' Height	1
Professionally Engineered Certification	1
3/12' Roof Pitch	1
Front Wall Certified Gable Vertical	1
Back Wall Closed Vertical	1
Left Closed Vertical	1
Right Closed Vertical	1
Diagonals	6
L-Brackets	20
Colored Screws	1
Labor Fee	
SUB TOTAL	
Sales Tax (7.75%)	
Additional Charges	
GRAND TOTAL	
PAY NOW	
BALANCE DUE	

BUILDING SPECIFICATION

- ☐ Ready for Installation?
☐ Jobsite Level?
☒ Permit Required?
☐ Inside City Limit?
☐ Electricity Available?

Installation Surface? Concrete

Roof Style: Vertical Style

Gauge: 14 Gauge

Wind/Snow Rating: Professionally Engineered Certification

Distance on Center: 5 Feet

CREDIT CARD FEE OF 3% WILL NOW BE ADDED

NOTE

Standarily Rated for a 20psf Snow Load

**City of Sutter Creek
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Within the Historic District**

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DATE: 4-3-25TO: DESIGN REVIEW COMMITTEEFROM: David & 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'		18'	Variance Approved	
6.		Side	5'	N/A	9'		
7.		Rear	10'		Unknown		
8.	2.2; 3.5	Siting:					
9.		Lot coverage			• 28%		
10.	3.0; 3.3.1;3.3.5;	Are there existing historic features?		N/A			
11.		Structure Type		N/A	Steel		
12.		Max building height	35'	N/A	12'		

**City of Sutter Creek
Design Review Application**

**For Residential Projects
Within the Historic District**

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19.	3.5; 3.5.4; 3.5.11	Windows			<i>N/A</i>		
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**City of Sutter Creek
Design Review Application**

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22.	3.5.9	Existing fencing or rock walls?		Keystone retaining wall	N/A		
23.	3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas		N/A	N/A		
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Other Comments:

4/3/25

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Unlike this example, which was brought to the last meeting, our carport would be **professionally built, have 3 enclosed sides, and be installed onto a level concrete stem wall**. It would also be coated with a high-quality 20-year paint.



The new design found on the following pages, is a very nice-looking structure and is a blend of old-style meets new materials. It would actually add a sense of organization and cleanliness to our property while bringing that cohesiveness amongst our outbuildings that you were looking for. It is also an appropriate building for a 4-acre parcel.

We hope you will also take into consideration that our property is at the far West edge of the city's historical district - There is a newly built steel garage just three houses west of us. In regards to the concerns of the walking tour, we sincerely do not feel that this structure could in any way have a negative impact on the cemetery walking tours, but rather give our property a cleaner and more cohesive look. We already receive so many compliments on our piece of property and believe that with the completion of our projects, it will bloom into a true Sutter Creek charmer.

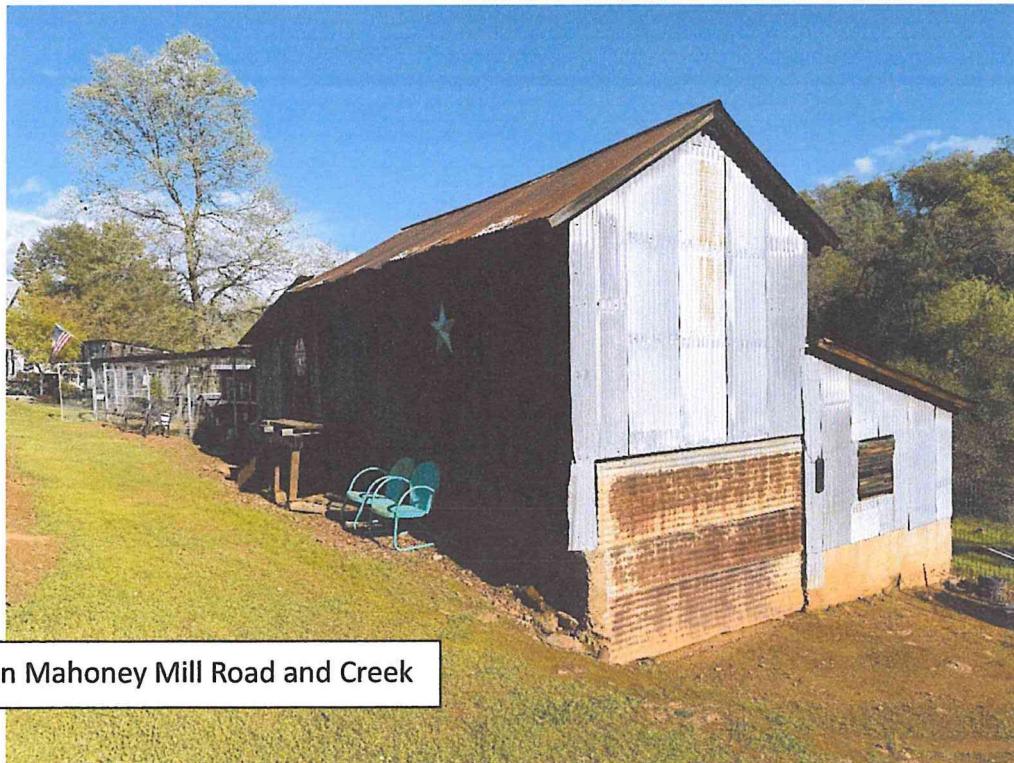
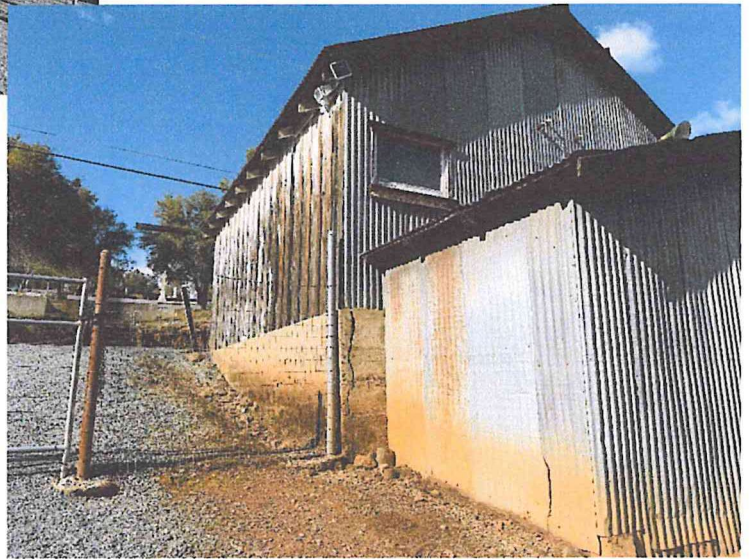
Thank you again for your time,
Dave & Kathy Ghormley

Existing Buildings on Property – Showing Corrugated Siding

Section 5, Item C.



Garage at property line on Mahoney Road



Barn between Mahoney Mill Road and Creek

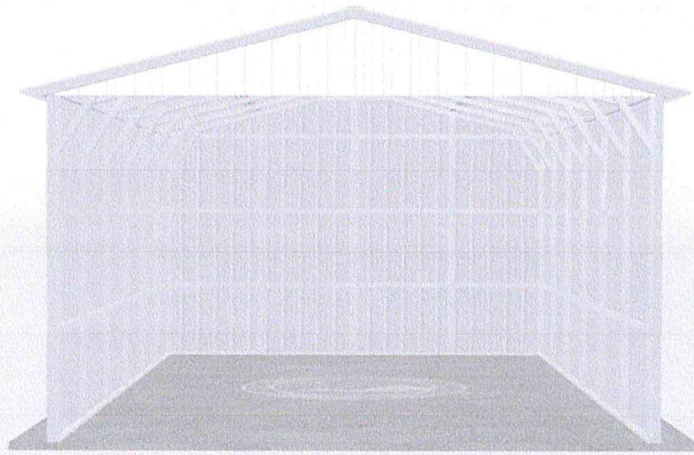


IMAGE 1

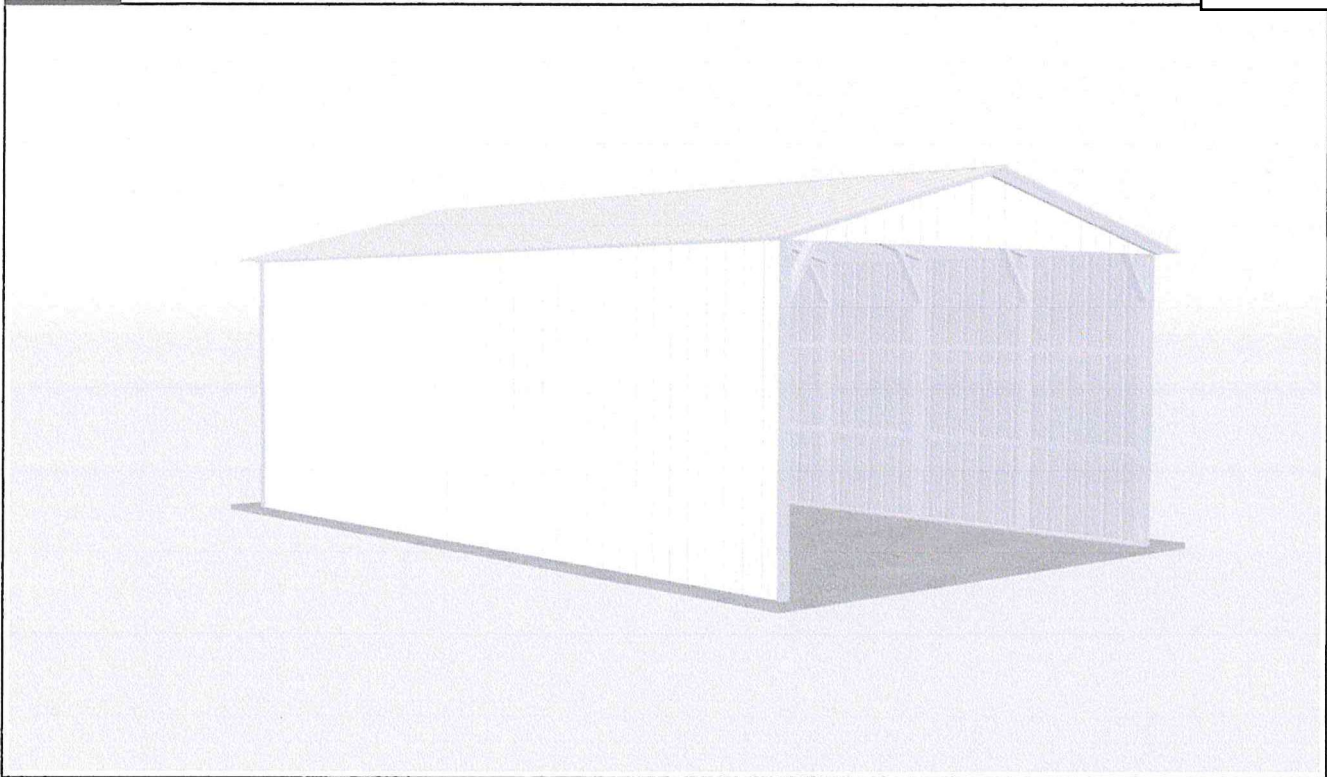


IMAGE 2

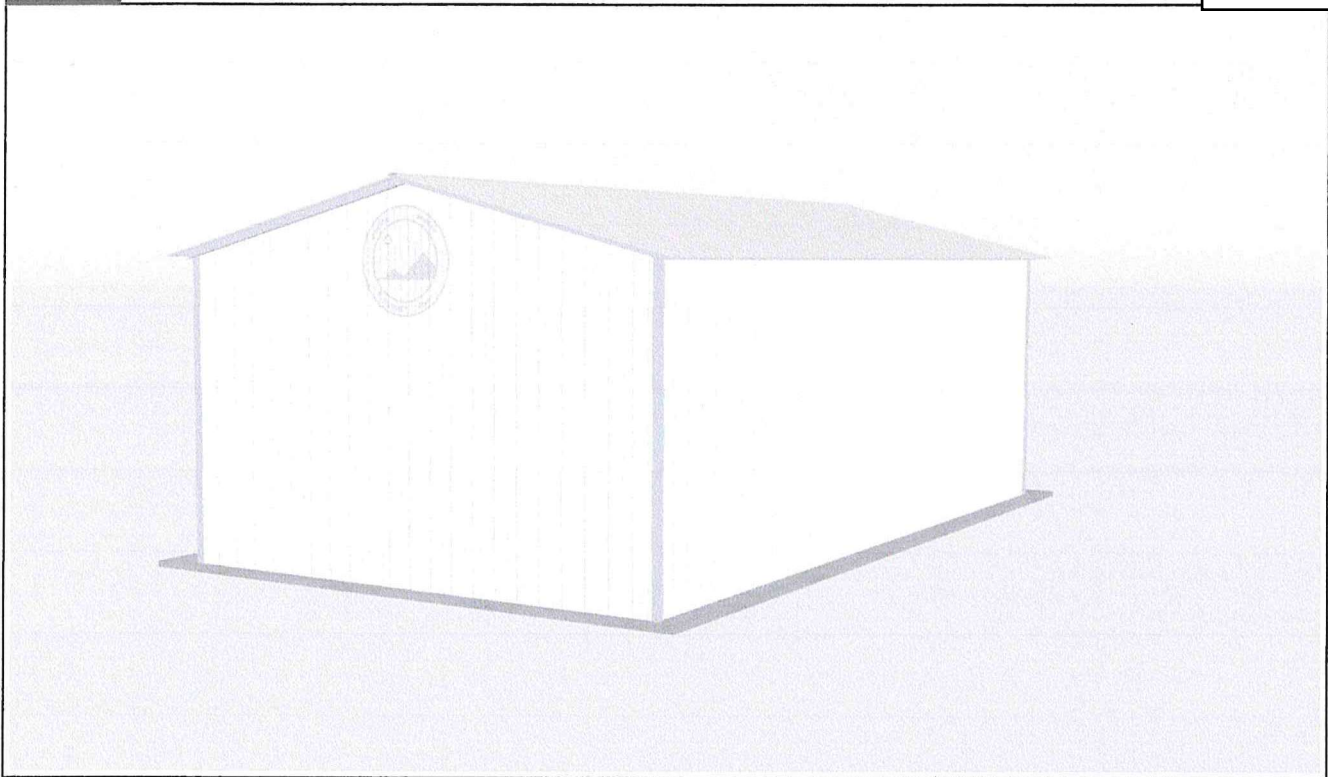


IMAGE 3

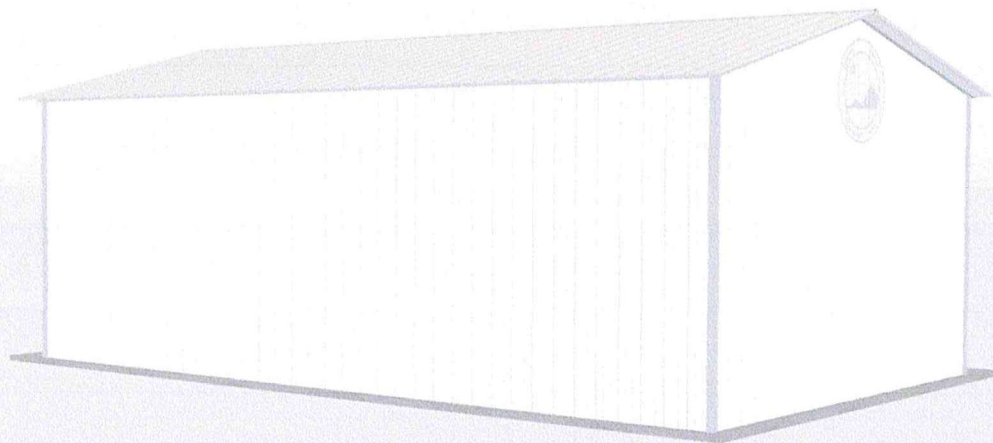


IMAGE 4

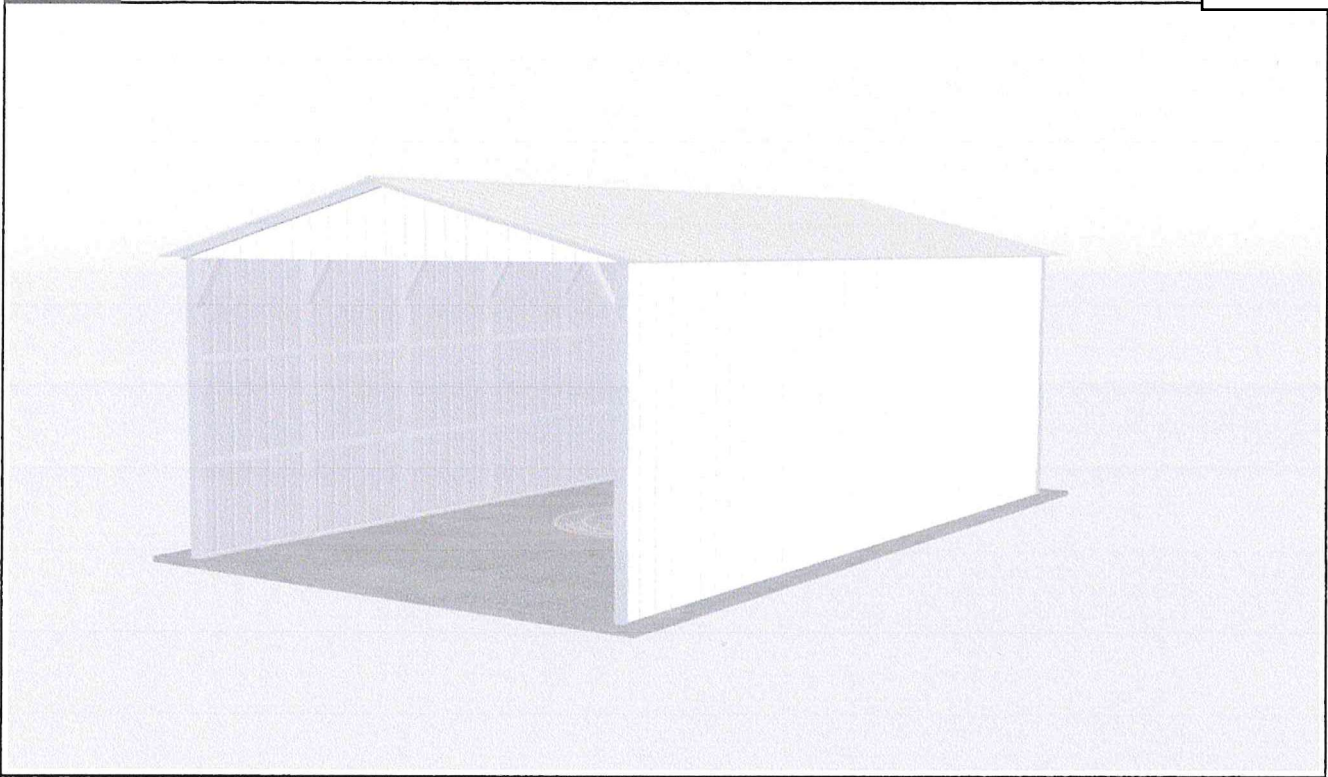


IMAGE 5



Pacific Metal Buildings INC
270 Old Hwy 99w, Maxwell, Ca 95955
@
☎

SALES - Jazmin Cuellar
270 Old Hwy 99, Po Box 485
Maxwell, Colusa, California 95955
@ jazmin@pacificbuildingsinc.com
☎ (530) 438-2777

Section 5, Item C.

Quote: QTE-024934
Date: 03/21/2025
Total: \$12,554.86

CUSTOMER - Dave D

Billing Address
Sutter Creek, Amador, California
Shipping Address
Sutter Creek, Amador, California
@
☎ (209) 217-6046

Standard Garages - 16 x 29'2" x 10

Roof Color: Ash Gray
Trim Color: Pewter Gray
Sides/Ends Color: White
Door Color: NA
Wainscot Color: NA



SPECIFICATION

17X29' Vertical Style Roof

10' Height

Professionally Engineered Certification

3/12' Roof Pitch

Front Wall Certified Gable Vertical

Back Wall Closed Vertical

Left Closed Vertical

Right Closed Vertical

Diagonals

L-Brackets

Colored Screws

Labor Fee

SUB TOTAL

Sales Tax (7.75%)

Additional Charges

GRAND TOTAL

PAY NOW

BALANCE DUE

QTY

1

1

1

1

1

1

1

1

6

20

1

BUILDING SPECIFICATION

☐ Ready for Installation?

☐ Jobsite Level?

☒ Permit Required?

☐ Inside City Limit?

☐ Electricity Available?

Installation Surface? Concrete

Roof Style: **Vertical Style**

Gauge: **14 Gauge**

Wind/Snow Rating: **Professionally Engineered Certification**

Distance on Center: **5 Feet**

CREDIT CARD FEE OF 3% WILL NOW BE ADDED

NOTE

Standarily Rated for a 20psf Snow Load