



DATE: September 9, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 8 Greenstone Terrace - Design Clearance for a new residential structure within the Historic District
 (APN: 018-019-027)
 Zoning: C-2 Commercial
 Design Standard District: Historic District
 Applicant: Jodi and Ken Wolcott

RECOMMENDATION:

Approve Design Clearance for a new, two story, residential structure located within the Historic District.

BACKGROUND:

The applicants, Jodi and Ken Wolcott, are proposing to construct a new residential structure within the C-2 zoning district.

	<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:	--	.21	N/A	
Set Back requirements:				
Front	5	--	Yes	
Side	5	--	Yes	
Rear	10	--	Yes	
Lot coverage	85%	--	Yes	
Are there existing historic features?	No			
Structure Type	SFR	SFR	Yes	
Max Building height	40ft	29.1ft	Yes	

DISCUSSION:

The applicant is proposing to construct a new two-story single-family residence of approximately 2,917 SF, with a 481 SF garage, and 307 sq. ft. covered porch. The lot is currently undeveloped.

The applicant is also requesting approval of a Conditional Use Permit, to allow for a new residential structure in a commercial zone (Sutter Creek Municipal Code 18.060.020 O) and a Site Plan permit. The CUP and Site Plan applications will be reviewed by the Planning Commission at a later date.

Any changes required by the Design Review Committee shall be incorporated into the Site Plan and Conditional Use Permit application prior to the Planning Commission's review. Staff is still waiting on additional details regarding landscaping. The Planning Commission will review their proposed Landscape Plan at the time of review.

Since the project site is a vacant lot, no historical features currently exist. The applicant is proposing a structure that resembles the Victorian style. Included in this report are the Design Standards for Victorian style homes.

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.

3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features- N/A

3.3.2 Removal and/or Replacement of Historic Buildings and Structures- N/A

3.3.3 New Construction

The applicant is proposing a Victorian Style house, which is listed as an approved style per the Design Standards. (3.5.11)

3.3.4 Additions or Alterations to Existing Buildings- N/A

3.5 Additional Design Standards for Residential Structures in the Historic Districts

Victorian Styles – Folk Victorian, Queen Anne, etc., (1870-1910)

- a. **General.** Throughout the nation, a variety of Victorian-era home styles developed between the mid-1800s and early 1900s. In the Sutter Creek area the “Folk” and “Queen Anne” styles predominated. Often the various Victorian period styles overlap without the clear-cut stylistic distinctions that tend to separate other major home style categories.

The Folk Victorian home represents an evolution from what may be called the National Folk styles of 1850-1890, with Victorian detail elements introduced or added. This home has much less decoration than other Victorian styles. Many of these examples are on narrow lots where the front elevation is the primary detailing surface. The Victorian details introduced are generally found at porches and cornice lines. In Sutter Creek these homes are predominantly one story.

The Queen Anne home is more elaborately detailed and is the most eclectic of the Victorian styles. This home has steeply pitched roofs of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices are used to avoid a smooth-walled appearance. The façade is commonly asymmetrical with a partial or full-width porch, which is usually one story high, extending along one or both sidewalls.

- b. **Roofs.** Victorian roofs are generally gabled with moderate to high slopes (5:12, 6:12 or steeper – particularly in Queen Anne examples) with front, side or front and side gables,

with overhangs. Cornice lines between ends of gables or at least partially extending past ends of gables are common. Overhangs are both open and soffited. Queen Anne homes occasionally sport circular towers, but examples in Sutter Creek are few. Folk Victorian homes occasionally have hip roofs.

The original roofing material was typically wood shingle; however, as a result of fire experience, corrugated metal was often used as replacement roofing. To meet current fire code requirements, heavy “composition” shingles are an acceptable alternative to wood shingles.

- c. **Siding.** Horizontal wood siding of various shiplap or rabbeted patterns typifies most Victorian homes. Vertical trim at corners is common. Shingle siding, plain or patterned, is rarely used in Folk Victorian homes but is common in Queen Anne examples where it is often used in the gable areas (e.g. to form a “fish scale” appearance). Queen Anne homes commonly employ a mixture of wall finishes and decorative detailing including spindle-work, half-timber, patterned masonry and “free classic.” Masonry materials are rarely used, being mostly limited to the foundations and chimneys.
- d. **Windows and doors.** Windows are rectangular in shape, taller than wider. Door and window surrounds are generally simple and without decoration, although Folk Victorian examples sometimes have simple pediments above. Queen Anne homes frequently have detailed windows which may have large panes of glass bounded by smaller panes, often colored. Bay windows are common in Queen Anne homes, as are diagonal corner windows with detailed cornices above. Queen Anne doors often have delicate decorative detailing with a single, large pane of glass set into the upper portion.
- e. **Porches.** Many Folk Victorian homes are built on narrow lots and exhibit front detailing only, thus porches are often full width on the front elevation. On larger lots porches may be “L”-shaped. Porch posts are commonly turned spindles or square posts with corners beveled (chamfered). Cornice brackets may be similar to Queen Anne examples, and lacy friezes are often suspended from porch overhangs between posts.

Porches on Queen Anne homes are used to accentuate the asymmetry of the façade, are often expansive, and may be provided at several elevations. Porch posts have considerable spindle work and delicate lace-like corner brackets and detailing between post and overhang headers.

3.5.2 Exterior Finishes and Color Schemes

The applicant is proposing the following colors for the exterior of the house:

1. Main house color: Alabaster
2. Trim and Shutters: Jasper



3.5.3 Doors

The applicant is proposing a six panel exterior door, in the color Autumn Enchantment.



3.5.4 Windows

The applicant is proposing white vinyl single hung windows. They are also proposing a two-story bay window on the north side of the house.

Per the Design Standards, bay windows are a common feature in the Queen Ann Victorian style home.

3.5.5 Siding

The proposed siding is Hardie Plank, with the front, right, and rear facades having shingles on the gable area, which is typical of the Queen Ann Victorian.

They have also incorporated decorative pieces at the roof peak and stone façade at the foundation.

3.5.6 Roofs

The proposed roof is a Truedefinition Duration Cool Shingle roof, in the color Mountainside.

3.5.7 Porches

The porch encompasses about 2/3 of the front façade of the house and wraps around the side, in an L shape.

Staff believes that the applicant has done a good job of reviewing and incorporating the Design Standards into the design of the new home. They have added details that incorporate Victoria design features.