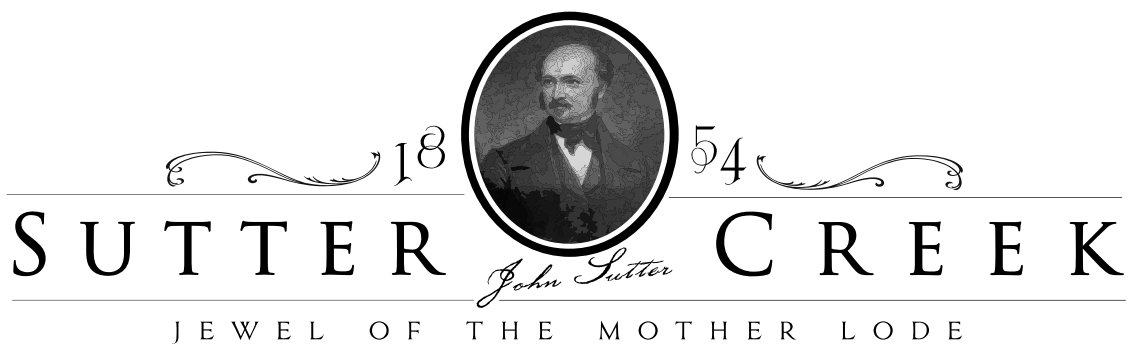




Thank you for investing in Sutter Creek. We understand that you are making a commitment by investing in your property and we are here to help you understand the City's Design Review process.

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: September 22, 2026

TO: DESIGN REVIEW COMMITTEE

FROM: Sabrina Sabbaghian

REVIEWED and SUBMITTED BY: _____

Project Address: 140 Hanford Street, Sutter Creek, CA 95685

#	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		Commercial zoning	No change		
2.		District:	Historic	Historic District	No change		
3.		Lot Size:	N/A	Existing parcel	No change		
4.		Set Back requirements:		Existing building setbacks; dimensions not in inspection	No change		
5.		Front	25'	Existing setback; unmeasured	No change		
6.		Side	5'	Existing setback; unmeasured	No change		
7.		Rear	10'	Existing setback; unmeasured	No change		
8.		Siting:		Existing building location	No change		
9.		Lot coverage		Existing footprint	No change		
10.		Are there existing historic features?		Limited historical design significance per City planning consultant	Retain building form; preserve any identified historic features		
11.		Structure Type		Wood-sided gable building	Exterior remodel; retain building		
12.		Max Building height	35'	Existing building height; measurement pending	No change to height		

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

13.		Roof pitch	In new construction, reflect historic style	Steep gable roof; exact pitch not documented	Retain existing roof pitch and dormer	
#	Design Standard Reference	Description	Design Criteria Requirements:	Existing:	Proposed:	Has design criteria been met? Y/N?
14.		Style	National, shotgun, or Victorian, craftsman	Older two-story, gable-roofed retail building	Retain existing form; traditional exterior detailing	
15.	3.4.2	Exterior Finish and color scheme		Painted wood siding; deterioration and moisture damage	Warm natural thin stone veneer and dark wood trim	
16.	3.4.3	Doors	Consistent in shape and scale with building's style.	Red, wood-framed front entry door	Brown wooden door with glazing; retain existing door proportions	
17.	3.4.4	Windows	Match historic style with panes and trim.	Two windows flanking front door; aluminum/wood frames reported	Two 5 ft × 5 ft windows in existing flanking locations	
18.	3.4.5	Lighting	Match architecturally	Exterior lights	No change proposed	
19.	3.4.6	Fences	Wood picket, masonry, simple iron or wire or dry stacked stone	Existing 6-foot fence	No change	
20.	3.4.7	Mechanical Equipment		Window AC units and evaporative cooler	Remove visible window AC; equipment plan to be confirmed	
21.		Siding	Match historic style	Deteriorated siding	Natural thin stone veneer; dark wood trim	
22.		Roofing material	Match historic style	Corrugated metal over wood shake; rust and damaged panels	Non-reflective brown metal roof; profile TBD	

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

23.		Porches	Match the building in historic character	Existing small covered entrance/porch	Retain existing entrance and footprint	
24.		Does the structure blend as proposed?		Existing two-story building in Historic District	Natural thin stone, dark wood and muted brown roof	

Other Comments:

Proposed exterior remodel of the existing building at 140 Hanford Street to address widespread deterioration and wood rot affecting the exterior siding, along with replacement of the existing roof.

The proposed improvements include warm natural stone veneer, traditional wood detailing, and a non-reflective brown metal roof. The existing building footprint, height, roof form, and overall scale will remain unchanged.

Following preliminary correspondence with City Planning Consultant Erin Ventura, we understand that the building has limited historical design significance and that stone veneer may be an acceptable exterior finish, subject to the Design Review Committee's review of its appearance.

Our intention is to thoughtfully improve the existing building while respecting the historic character of Sutter Creek.

**City of Sutter Creek
Design Review Application**

**For Commercial Projects
Within the Historic District**

Other Comments (continued):

The proposed project is an exterior remodel of the existing building. We intend to retain the existing footprint, height, roof form, and overall building configuration. Proposed improvements include replacement of deteriorated exterior siding, installation of natural thin stone veneer, replacement of the existing roof, and updates to the existing windows and entry door.

