



 1854
S U T T E R C R E E K
 J E W E L O F T H E M O T H E R L O D E

Item

DATE: June 10, 2024

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 230 Mill Street - Design Clearance for remodel and addition to existing single-family residence
 (APN: 018-012-501)
 Zoning: R-1
 Design Standard District: Historic District
 Applicant: Chelsea Perry

RECOMMENDATION:

Approve Design Clearance for a remodel and addition to an existing single-family residence in the Historic District.

BACKGROUND:

The applicant, Chelsea Perry, is a remodel and addition to an existing single family residential structure. The existing structure is 612 Sf. The applicant is proposing to add an addition of 792 sf., bringing the total square footage to 1404 sf. with a 160 sf. patio.

	<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:	7,000 sf	11,118	yes	
Set Back requirements:				
Front	25'	25'	yes	
Side	5'	18'	yes	
Rear	15'	39'	yes	
Lot coverage	50%	14%	Yes	
Are there existing historic features?		Yes	Yes	The existing home has a Craftsman or National design and will retain the design.
Structure Type	Residential	Residential	Yes	
Max Building height	35 Ft.	16' 6"	--	

DISCUSSION:

The applicant is proposing an interior remodel and addition to an exiting single family residence. The existing residence is described as Craftsman style by the applicant and they are proposing to continue with that style. The addition will match the existing siding on the house and they are proposing to replace the existing metal roof with a new metal roof.

In reviewing of the Design Standards the style of home may be more consistent with the National Style (Page 37).

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.

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 proposed windows and doors are in keeping with the Craftsman/National style of the home. A large front porch will be maintained.

2.3.4 Roofs and Rooflines. The applicant is replacing the existing metal roof.

2.3.8 Additions to Existing Structures. The addition to the existing structure is in keeping with the same style, scale, and proportion. The design of the addition incorporates the design of the existing structure.

2.3.10 Colors. The proposed color is in keeping with the style of the home.

3.2 Objectives

3.3.4 Additions and Alterations to Existing Buildings. The addition to the existing structure is in keeping with the same style, scale, and proportion. The design of the addition incorporates the design of the existing structure.

3.5.2 Exterior Finishes and Color Schemes. The exterior style of the existing structure will be maintained. The applicant is proposing to replace the existing metal roof with a new metal roof.

3.5.3 Doors. The proposed door is in keeping with the Craftsman/National style.

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