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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

DATE: January 13, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 41 Nickerson Street - Design Clearance for a residential remodel and addition within the Historic District
 (APN: 018-201-017)
 Zoning: R-1 One Family Dwelling
 Design Standard District: Historic District
 Applicant: Mark Miller

RECOMMENDATION:

Approve Design Clearance for a residential remodel and addition located within the Historic District.

BACKGROUND:

The applicant, Mark Miller, is proposing to remodel an existing 531 sf single family residence located within the R-1 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	R-1	R-1	Yes	
District:	Historic District			
Lot Size:	--	.21	N/A	
Set Back requirements:				
Front	25	--	No	Existing non-conforming
Side	5	3-5ft	No	Existing non-conforming
Rear	15	--	Yes	
Lot coverage	50%	--	Yes	
Are there existing historic features?	No			
Structure Type	SFR	SFR	Yes	
Max Building height	35ft	14' 6"	Yes	

DISCUSSION:

The applicant is proposing a remodel and 44 sq. ft. addition to an existing 531 sq. ft. single family residence, bringing the total size to 575 sq. ft. The existing structure is located in the front portion of a lot that also contains a larger single family home and detached garage.

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- The overall appearance of the existing structure will remain consistent with what is currently there.

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

3.3.4 Additions or Alterations to Existing Buildings

The applicant is maintaining the appearance and style of the existing building.

3.5 Additional Design Standards for Residential Structures in the Historic Districts

3.5.2 Exterior Finishes and Color Schemes

The applicant is not proposing to change the existing exterior color of the home.

3.5.3 Doors

No change

3.5.4 Windows

The applicant is proposing white vinyl windows.

3.5.5 Siding

The proposed siding is horizontal siding, which is consistent with the National or Shotgun style.

3.5.6 Roofs

The existing roof is metal, the applicant is proposing to replace it with comp shingles.

3.5.7 Porches

The front porch is not proposed to change and is consistent with the National or Shotgun style.

Staff recommends the Design Review Committee approve the application as presented.