



DATE: March 10, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 190 Mahoney Mill Road - Design Clearance for multiple changes to House and addition of accessory structure  
(APN: 018-112-012)  
Zoning: R-1 One Family Dwelling  
Design Standard District: Historic District  
Applicant: David & Kathy Ghormley

**RECOMMENDATION:**

Approve Design Clearance, with conditions, for the construction of a new accessory structure, residing of the existing house, reroofing of the existing house, and the addition of a new window, all 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
- Remove existing vinyl siding and replace with Hardy board in a board and batten style
- Remove the existing tin roof and replace it with composition roof.
- Add a double hung window to the front of the house, matching the existing window.

	<b><u>Requirements for Design Clearance:</u></b>	<b><u>Proposed:</u></b>	<b><u>Design Criteria met:</u></b>	<b><u>Recommendations, if any to meet Design Clearance:</u></b>
<b>Zoning</b>	R-1	R-1	Yes	
<b>District:</b>	Historic District			
<b>Lot Size:</b>	--	3.740 acres	N/A	
<b>Set Back requirements:</b>				
<b>Front</b>	25'	18'	No	The applicant has requested a Variance.
<b>Side</b>	5'	9'	Yes	
<b>Rear</b>	15'	--	Yes	
<b>Lot coverage</b>	--	--	Yes	
<b>Are there existing historic features?</b>	Yes	Comp roof		They are proposing to remove the tin roof, staff recommends they are required to replace it with a similar roof to match the

				other structures on the property.
<b>Structure Type</b>	Single Family Residence and Accessory Structure	Single Family Residence and Accessory Structure	Yes	
<b>Max Building height</b>	35ft	12'	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 the revised proposal now better matches the existing house.

The applicant has also submitted an application for residing, reroofing, and the installation of a new window. Please refer to the provided application materials for renderings and the applicant's description.

At the February 10, 2025 meeting, staff recommended approval of the accessory structure in part because the roofing materials were consistent with those on the existing structures on the property. Both the existing house and the detached garage/barn currently have metal roofs. However, with the new application proposing the removal of the metal roof from the main house, staff has concerns regarding the overall aesthetic consistency of the structures. It is staff's recommendation that the house retain its metal roof to match the proposed accessory structure.

Due to the existing conditions of the lot and topography, the applicant is requesting a Variance, which will be reviewed by the Planning Commission at a later date.

As noted in the February 10, 2025 staff report: "The Design Standards do not specifically address prefabricated metal structures in residential zones, only in industrial zones. However, the proposed carport will feature non-reflective materials and will align with the aesthetic of the existing house and detached garage, both of which have metal roofs."

This is no longer applicable with the new request.

## **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 structures, especially since the proposed accessory structure is a prefabricated structure. Although the

applicant's proposed siding and color for the house align with the Design Standards, the roof does not match, particularly when compared to the proposed accessory structure.