

**Design Review Information
Regarding**

**190 Mahoney Mill Road
Dave & Kathy Ghormley**

(Siding, Roof & Covered Parking Structure)

2/25/2025

Dear members of the Design Review Committee,

As you prepare to review the proposed improvements to our property, we ask that you please take a moment to look over the following content and consider the unique aspects of our 4.75 acre parcel.

This property is indeed very rich in history which is one of the many reasons we are so attached to it. We are fortunate enough to have in our possession all of the known deeds pertaining to this piece of land. We loved learning that according to the first deed, dated 1891, A.H. Sing granted the property to S.A. Carter for the sum of one dollar. Eventually it would become the property of the Harvey family in 1943 and homesteaded in 1944. We acquired the property in 2010 from the decedents of Richard and Ludvina Harvey.

While our home is definitely considered historical, it is also quite different from the majority of the historical homes found in town. We feel its characteristics are of equal historical importance, but perhaps warranting special consideration. Unlike some of the prominent homes downtown, this property has always been a small farmhouse owned and built by people of lesser means. It was originally constructed as a one-room dwelling using recycled 1x12 barn wood with additional rooms being added over the years. In the process of our complete interior renovation in 2010/2011, we uncovered many small treasures from it's past. We know that during the early 1900's this homestead was a small farm with livestock. The very spot that we are requesting the parking structure to be built, was the location of a large poultry house. Remnants of the concrete foundation still remain to this day. Dave's family actually has somewhat of a connection to this property. As a child in the 1950's, Dave's father lived on the West end of Mahoney Mill Road. He would walk to "the Harvey's place" on a regular basis to collect milk from their cow that was kept in the barn. That cherished old barn is still on the property today.

The point of all of this, is to express that we are not only aware of, but very much appreciate the wonderful history here. When we acquired this property, it had fallen into complete disrepair. It was unkept with debris scattered across the land. Over the years, we have painstakingly cleaned up the land and returned it to its beautiful days of old. We've refrained from making large and unreasonable changes in order to preserve the history and "feel" of this place. In addition, we have made it a point to leave the creek as natural as possible in order to preserve the immense wildlife habitat on the property. We are fortunate enough to share our home with deer, quail, fox, coyote, beaver, river otter, ducks and herons, just to name a few. Now, while we move forward in making some much needed improvements in order to protect our home, and provide us with some conveniences of modern living, it is our intention to maintain and preserve what

has always been here; a small and modest farm-style homestead. We hope you will understand and agree that historical farm-style properties typically include at least some elements of more industrial-type structures, and yet these properties are also a beautiful part of our city's history and should be both accepted and appreciated for what they are.

With all that being said, it is time for the exterior of our home to be improved and we are in need of a covered parking structure. As of now, our home has vinyl siding, and a corrugated metal roof which was laid on top of the original shake roof.

We ask that you review the attached photos of the existing home, the proposed materials, style and colors for the improvements, as well as the proposed parking structure.

For the home, we feel that Hardy Board cement siding in the board & batten style will accomplish preserving the old farmhouse look and will be an enormous improvement over the current vinyl siding. The composition roofing material will mimic the original shake roof and provide us with optimum fire protection. We would also like to add one window on the front of the house just to the left and matching the existing living room window.

Regarding the parking structure, we have carefully designed a steel building that will match the color scheme of the new siding on the home and should blend nicely while adhering to a farmhouse style, and still meeting our budget requirements. Also to consider with this proposed parking structure is that it would sit approx. 4.5 feet below the grade of Mahoney Mill Road. When you combine the elevation, together with the fact that we have already planted a photinia hedge along the road that will grow to a minimum of 10 feet high, you can see that the majority of this structure will be concealed in a matter of a few short years.

We are very much looking forward to reasonable discussions and an agreeable outcome.

Sincerely,

David & Kathy Ghormley

Existing Home



New window matching existing window (double hung)
Just to the left of existing window



Roofing Material



Examples of Homes Depicting Our Proposed Design Style

Exterior:

White board and batten cement Hardy Board with grey window trim and natural wood accents

Roof:

Grey (Silver Birch) CertainTeed Landmark Pro Composition



This home reflects the white board & batten exterior on its 1st story, the grey window trim and a similar comp roof on the top story.

This home also reflects the white board and batten exterior on its 2nd story, a similar grey comp roof on the 2nd story, as well as some natural wood accents on the porch posts.



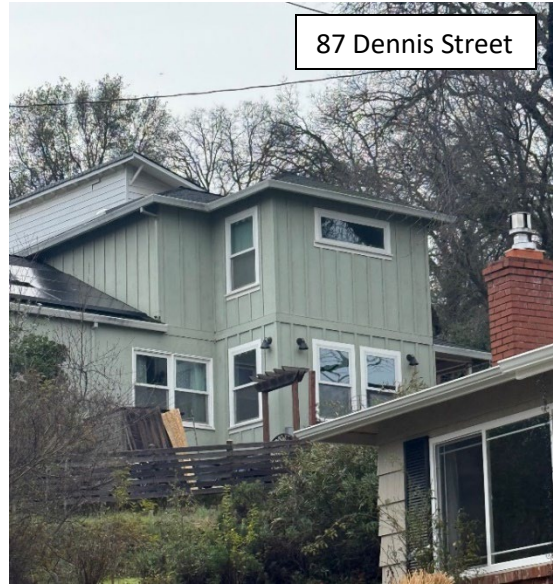
Examples of “Newer” Board & Batten Siding Seen Throughout Downtown Sutter Creek

*Board & batten was one of the earliest types of siding found in the west
and is now again becoming a popular choice for a farm-style home

50 Badger Street



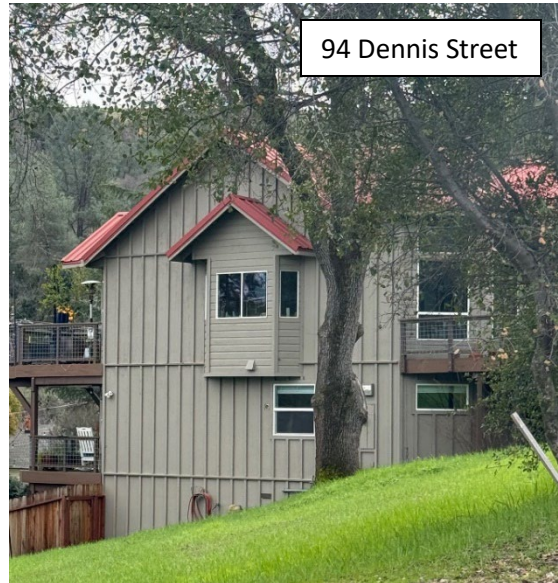
87 Dennis Street



Eureka Street



94 Dennis Street



91 Broad Street



61 Hanford Street



Existing Homes in Sutter Creek with Light Grey Composition Roofing

The following addresses represent just a few of the homes in downtown Sutter Creek with similar light-grey composition roofing.

73 Main Street (Bella Grace)	11 Randolph Street (Monteverde Store)
250 Hanford Street (Baptist Church)	173 Badger Street
100 Spanish Street	54 Broad Street
50 Broad Street	111 Spanish Street
185 Spanish Street	205 Spanish Street
131 Mill Street	40 Church Street
130, 132, 134, 136 North Amelia Street	

Existing Homes in Sutter Creek Painted White with Grey Trim

33 Main Street	20 Randolph Street
141 Mill Street	134 Cole Street
55 Hayden Alley	103 Badger Street

Images of Parking Structure

Please Note:

This is an example of design and material only. It does not represent dimension

We are proposing a 16' wide x 29' long x 10' high structure

A white steel structure with dark grey trim and light grey roof to match the new home exterior colors.
The structure would have three enclosed sides and open on one end



Location for Proposed Carport

