

**HISTORIC PRESERVATION ADVISORY COMMISSION
MEMORANDUM**

Meeting Date: August 10, 2022

To: Historic Preservation Advisory Commission

From: Heather Benson, Development Services Technician

RE: Planning Application 2022-00000054/HDR (Heslin Construction); 10115 West River Street (APN 019-090-031); Owners/Applicants: Kim & Matt Heslin

Requested Action:

That the Historic Preservation Advisory Commission (HPAC) review the proposed door for consistency with the Downtown Specific Plan, including the Historic Design Guidelines, and Secretary of the Interior Standards for the Treatment of Historic Properties and forward a recommendation to the Community Development Director.

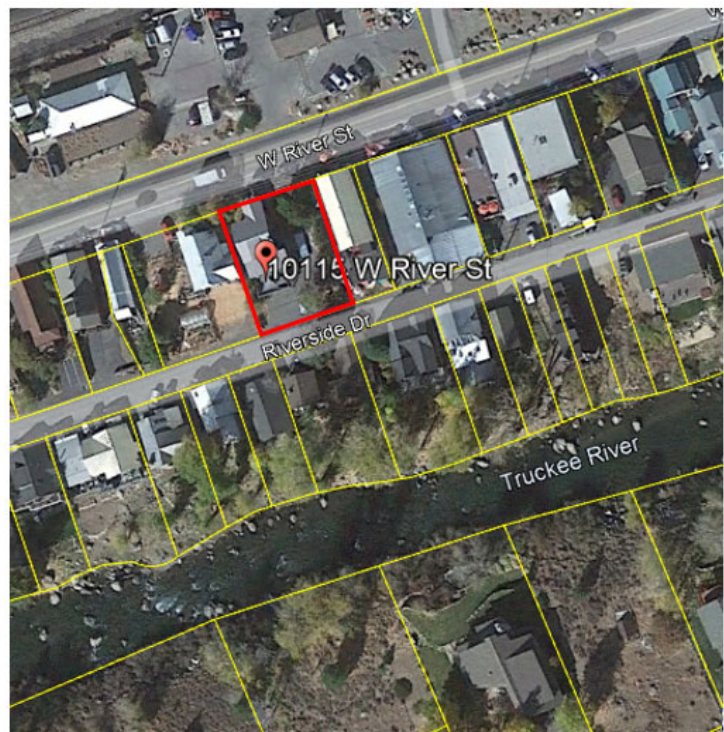


Figure 1: Vicinity Map: 10115 West River Street (APN 019-090-031)

Project Description:

The applicant is requesting Historic Design Review to grant a Certificate of Appropriateness for the installation of a new door at the main entrance of an existing Category B (“Contributing”) historic residence. This building is located in the Downtown Mixed-Use (DMU) zoning district and the River Character Area. The property is under a Mills Act contract, which means the owner/applicant has entered into an agreement with the Town to receive tax reductions in exchange for preserving and, when necessary, restoring this historic resource.



Figure 2: Historic Resource Inventory Photo.

Discussion/Analysis:

The applicant is requesting one modification: Replace the existing door at the main entrance of the building. Staff is requesting that the HPAC review the replacement of the door.

Main Entrance Door

The applicant proposes replacing the door of the main entrance (see Figures 3 and 4). The door replacement is proposed to be sized and hung in-kind with the existing door. The door is manufactured by High Sierra Custom Doors and composed of vertical grain Douglas fir with clear glass panels.

The primary (north) elevation has an asymmetrical entrance with a projecting, rectangular vestibule on the east half (former open porch area). The door is centered in this area with two symmetrically flanking windows. The entrance is elevated with steps leading up to the door below the front gable roof.

The Historic Design Guidelines identify that doors are some of the most important character-defining features of a historic structure. They give scale to a building and provide visual interest to the composition of individual facades. Additionally, the Guidelines state that when it is necessary to replace a door, the replacement should match the original design as closely as possible. Staff is unclear about the composition of the original door; however, the Truckee Historic Resource Inventory identifies the replacement of the modern door as a restoration opportunity. This includes using the same material (wood) as used historically, matching the number and size of panels, maintaining the position and proportion of historic openings, and if glass is to be used in a door it should be clear, any kind of tinting is inappropriate (*Design Guidelines for Individual Building Components 5.G*).



Figure 3: Existing front door.

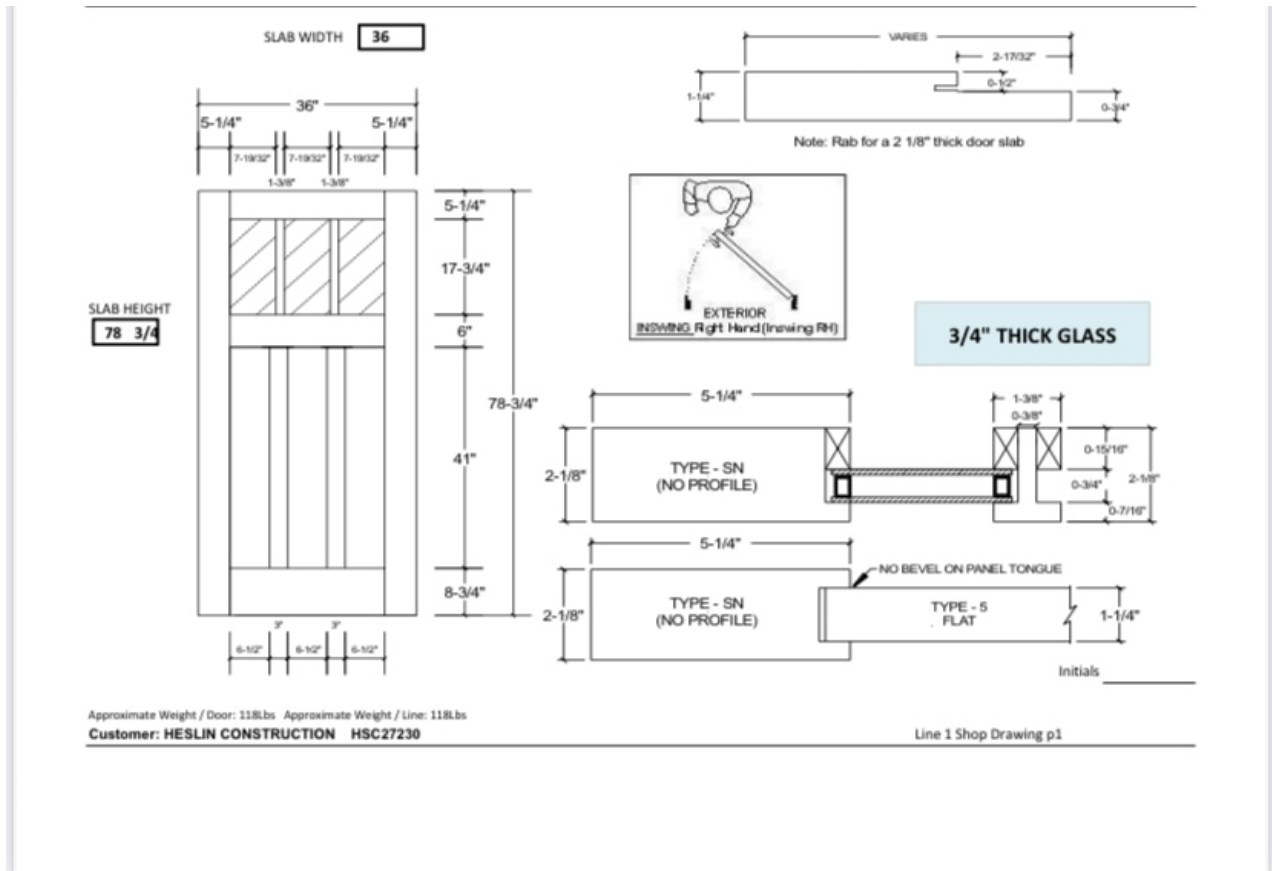


Figure 3: Proposed front door.

HPAC's Role:

HPAC's role is to consider whether the materials and design of the proposed modifications are consistent with the overall intent of the Downtown Specific Plan Historic Design Guidelines.

Key Issues for HPAC to Consider:

- 1) Are the proposed exterior modifications appropriate for a Category B ("Contributory") building in the River Character Area, and consistent with the overall intent of the Downtown Specific Plan Historic Design Guidelines?
- 2) Does the HPAC support use of the proposed materials for the front door?
- 3) Would the proposed door replacement degrade the integrity of this historic resource?

As part of the discussion of the key issues, HPAC may wish to identify any major issues and questions that will need to be addressed in further discussions and actions on the proposed project. These comments will be forwarded to the Community Development Director for consideration.

Attachments:

Attachment 1 – Site Plans and Elevations

Attachment 2 – THRI-149

Attachment 3 – Proposed Door Replacement Specifications