



**HISTORIC PRESERVATION ADVISORY
COMMISSION
MEMORANDUM**

Meeting Date: February 11, 2026

To: Historic Preservation Advisory Commission

From: Adam Petersen, Senior Planner

RE: Planning Application 2025-0000084/HDR (Ferro Residence Historic Design Review); 10383 High Street (APN 19-080-015); Owner/Applicant: Paul Ferro, Ascend Architecture

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed “Ferro Residence” project for consistency with the Downtown Truckee Plan, including the Historic Design Guidelines, and take the following actions:

- 1) Forward a recommendation to the Community Development Director on whether to approve the requested land use entitlements for the project as follows:
 - **Historic Design Review** to grant a Certificate of Appropriateness for new construction within the Historic Preservation Overlay District.

Project Description:

The applicant is requesting approval of a Historic Design Review to grant a Certificate of Appropriateness for the construction of a new single-family home and accessory dwelling unit (ADU) on a vacant parcel located at 10383 High Street (APN 019-080-015) in the McGlashan Addition Character Area.

The proposed scope of work includes construction of a three-story, 4,603 s.f. single-family residence and a 999 s.f. attached two-bedroom ADU, with a total floor area of 5,602 s.f.



Figure 1: Project Location

Discussion/Analysis:

Background

On October 22, 2025, the HPAC reviewed a previous iteration of the proposed single-family residence and determined that the project was inconsistent with the Historic Design Guidelines for Downtown Truckee. While this inconsistency is not grounds for denial, the HPAC continued the item after receiving the applicant’s concurrence to the continuation. The continuance was intended for project revisions to address HPAC comments and achieve a design that could be considered consistent with the Historic Design Guidelines.

HPAC identified that significant changes were needed to the project for HPAC to consider the project consistent with the Historic Design Guidelines. The following is a summary of HPAC comments from October 22, 2025:

- The project does not respond to Chapter 13 of the Historic Design Guidelines in that it does not draw on the fundamental Guidelines for New Construction.
- The project is not responsive to the historical context of McGlashan Addition Character Area.
- The mid-section of the residence detracts from the design of the structure; the mid-section comes across as a barn and the floor plan may need to be re-programmed.
- The materials, approach to the fenestration, the massing, and the form are not aligned with the historic district.
- The veneer does not read as natural material. Wood stained or painted has been proposed and approved before.
- Window design could be more vertically oriented versus horizontal orientation, and the installation of all aluminum windows does not reflect historic window materials.
- The rooflines are modern in character, and the southern rooflines could be broken up into smaller sections.
- The massing is problematic in that it does not fit downtown.

Table 1 presents a summary of the changes made to the project and identifies the corresponding HPAC comment the change responds to. The applicant has also provided their own summary of revisions to the design in a response letter, included as Attachment No. 2 to this report.

Table 1 – HPAC Topic/Comment and Project Revision Summary

HPAC Topic/Comment	Project Revision Summary
Massing	The height of the mid-section of the residence was reduced from approximately 34’-11” to approximately 33’-8”. The roof and massing has been revised so that the middle segment portion of the building is at the same height as the front segment with the rear segment still stepping down below the middle segment.
Modern roofline character	The roofline was revised to provide a simplified roof and overall massing in which the gable roofs that begin at the front facade extend through the front and middle segments.
Modern roofline character	The north/street elevation was modified so that the long roof on the east side was changed to a gable roof and the entry to the ADU was raised
	The entry to the ADU was raised so that the previously proposed 14’-retaining wall was removed. Also, the previous design had 19 steps

	from the sidewalk down to the door of the ADU and the new design has only 5 steps, making access to the ADU much easier and safer in the winter snow.
Re-program floor plan	The ADU was moved from the mid level to the top level and the Primary Bedroom and Bathroom of the residence was moved from the top level to the mid level with the residence Foyer and Garage remaining on the top level.
Modern roofline character / Historical Context of McGlashan Character Area	The south/rear elevation of the top level was revised from a very low sloped single gable roof to three steeper gable roofs, which extend from the front/street elevation. The center gable replicates the detailing of the exposed beams and king post truss found at the north/street elevation over the residence entry.
Vertical window orientation	Windows have been relocated. In addition, windows have been revised to have a more vertical proportion.
	The pad and roof for the generator and AC condenser on the west side of the residence were removed. The generator and AC condenser are now located in an alcove under the garage.
Modern roofline character	The long low sloped shed roof over the rear balcony was replaced with three dormer gable roofs with steeper slopes, making the south/rear elevation consistent with the many gable roofs of the neighboring buildings that face the downtown below.
Materials including thin stone veneer on front	The stone wall at the front porch and entry was revised from a modern, smooth, monochromatic stone to a more traditional, textured, multi-colored stone.
	Conversion of a lower-level crawl space to a bunk room resulting in more floor area, but there is no change in site coverage or massing.
	Site plan alterations were made to comply with Engineering Division requirements which include removing landscape medians on High Street and adding areas for stormwater treatment at the rear of the property.

Entitlements and Regulatory Environment

Following the October 22, 2025 hearing, staff and the applicant determined that Development Code Section 18.74.010 (Purpose of Chapter) specifically exempts single family residential projects that exceed 5,000 s.f. in the Downtown from a Development Permit. Further, the applicant revised the project design such that retaining walls onsite are less than 30-inches in height. Therefore, the project no longer requires approval of a Variance for retaining wall height nor a Development Permit.

Pursuant to Development Code Section 18.77.030 (Historic Design Review Procedures), the application for a Historic Design Review application “shall be forwarded to the Historic Preservation Advisory Commission (HPAC) for review. The HPAC shall review the application in accordance with the requirements of this Chapter and the Historic Design Guidelines and forward a recommendation of approval, conditional approval, or denial to the review authority.” Pursuant to Table 4-1 in Section 18.70 (Applications, Processing and Fees), the Community Development Director is the review authority for granting certificates of appropriateness, which is the entitlement issued for approval of a Historic Design Review. Therefore, HPAC’s responsibility is to forward a recommendation of approval, conditional approval, or denial to the Community Development Director.

The Housing Accountability Act (HAA), Government Code section 65589.5, establishes limitations to a local government’s ability to deny, reduce the density of, or make infeasible housing development projects that are consistent with objective local development standards and contribute

to meeting housing need. As staff identified in October 2025, the project is considered a housing development project because it is comprised of a single-family residence with an ADU

If a housing development project is:

- Consistent with objective general plan, zoning, subdivision, and design standards and criteria; and
- There is no specific, adverse impact upon the public health or safety; and
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact;

Then, the project cannot be denied without a potential violation of the HAA.

The HAA does not prohibit the Town of Truckee from exercising its authority to condition the approval of a project. Instead, it provides limitations and conditions for the application of certain conditions. Specifically, the HAA limits the application of conditions that lower the residential density of the project. By “lower density,” this includes any conditions that have the same effect or impact on the ability of the project to provide housing. It should be noted that conditions which limit housing size could be considered a violation of SB 330. State policy also prohibits local governments from rejecting or otherwise making infeasible very low-, low-, or moderate-income types of housing development projects without making specific findings. However, this project does not propose very low-, low-, or moderate-income types of housing and both units are proposed.

Project Details

The project is a new single-family home and accessory dwelling unit (ADU) at 10383 High Street (APN 019-080-015). The revised project proposes a new 5,602 s.f. single family residence with ADU, an increase of 279 s.f. from the previous design. However, this increase is due to the conversion of crawl space in the previous design into a bunk room. The street level contains the garage (533 s.f.), foyer, stairs leading to the lower two levels, and the two-bedroom ADU (999 s.f.). The middle level contains crawl space, primary bedroom with closets, primary bathroom, wine room, powder room, kitchen, great room, a den/game room, and outdoor balcony on the southern elevation. The lowest level contains two bunk rooms, laundry room, and three bedrooms and bathrooms.

Access to the site is achieved from High Street. A walkway connected to the driveway provides the main point of entry to the residence. Snow storage separates access to the main residential unit from a stairway leading down below street level to the ADU. The stairway has been redesigned such that no portion of retaining walls supporting the stairs exceeds 30-inches in height. A galvanized steel handrail is located along the stairway. A patio for the ADU is on the northeastern side of the structure, and no portion of the retaining walls for the patio exceed 30-inches.

The structure is comprised of basic forms with a varying roofline. Rectilinear forms along the western and eastern façade frame the structure, with the exception of a large gabled window on the eastern elevation and corresponding gabled wall on the western elevation. Windows have been relocated to respond to floor plan changes and have been revised to have a more vertical proportion. Multi-gabled roof forms are found along the front façade, mid-section of the residence, and above the deck at the southern elevation. The long low sloped shed roof over the rear balcony was replaced with three dormer gable roofs with steeper slopes. Pitches of these gabled forms range from 1:12 to 3:12, and the material is proposed to be a metal seam, painted matte black. The height of the mid-section of the residence was reduced from 34'-11" to approximately 33'-8".

The structure is comprised of a variety of materials. The foundation is exposed board formed concrete, while the lowest floor on the southern end of the residence is corrugated metal siding that is slate grey in color; vertical wood siding frames this corrugated metal siding at the lowest level. The

primary material on the second and third floor of the eastern elevation of the structure is board (1x8) and batten (1x4), graphite in color with a brushed texture. On the western elevation, the middle floors are comprised of Montana timber horizontal wood siding, which is ranchwood Yellowstone in color. The western elevation at the street level is comprised of the board and batten siding. The front façade is updated with steel quartz ashlar quartzite stone, with wood posts under the front gable at the entry door. Similarly, the rear deck at the southern elevation is supported by wood posts with galvanized steel guard rails in a chevron pattern. Lighting is proposed to be downlights, recessed into the entry way of the building. Window frames are proposed to be aluminum.

The figures below illustrate the revised project and the original proposal reviewed in October, 2025. Attachment 1 identifies project level details for the site plan, floor plans, elevations, materials and color list. Tab 2 contains a comparison of the project materials between the current project and the previous design and Table 3 presents a consistency analysis of the project related to the Development Code.



Figure 2: Current Design, Front/North Elevation

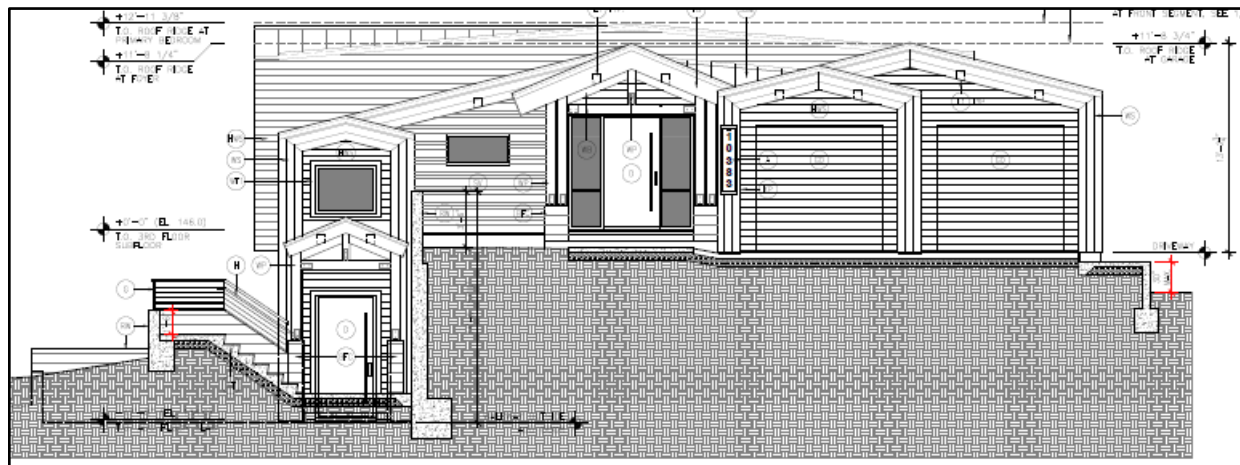


Figure 3: Previous Design, Front/North Elevation

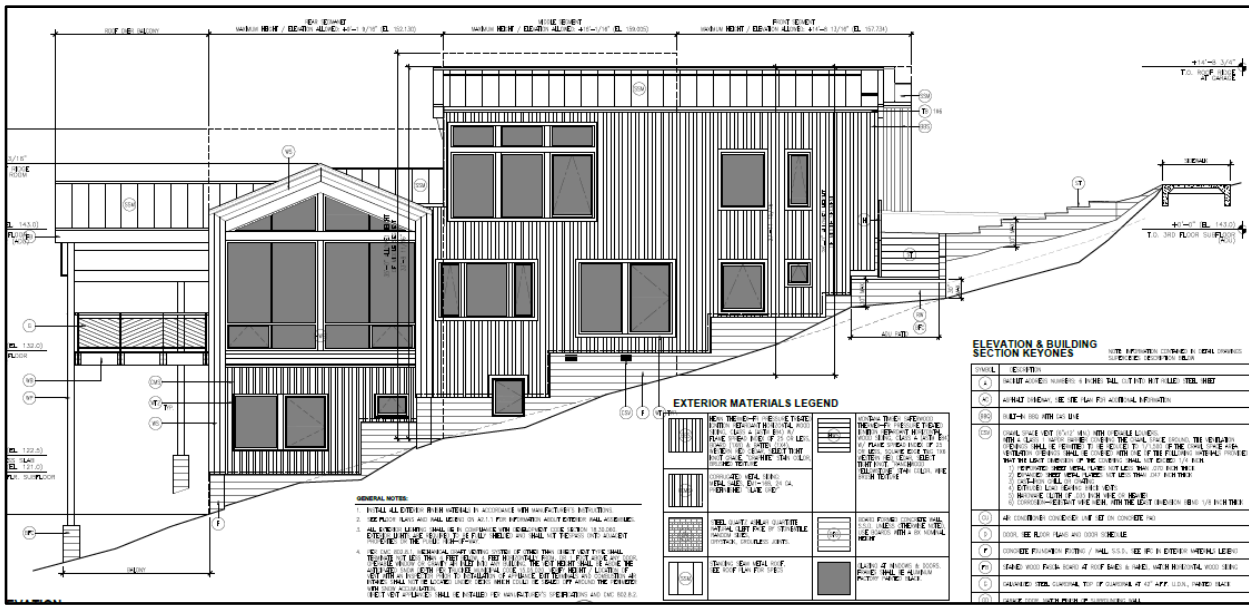


Figure 4: Current Design, East Elevation

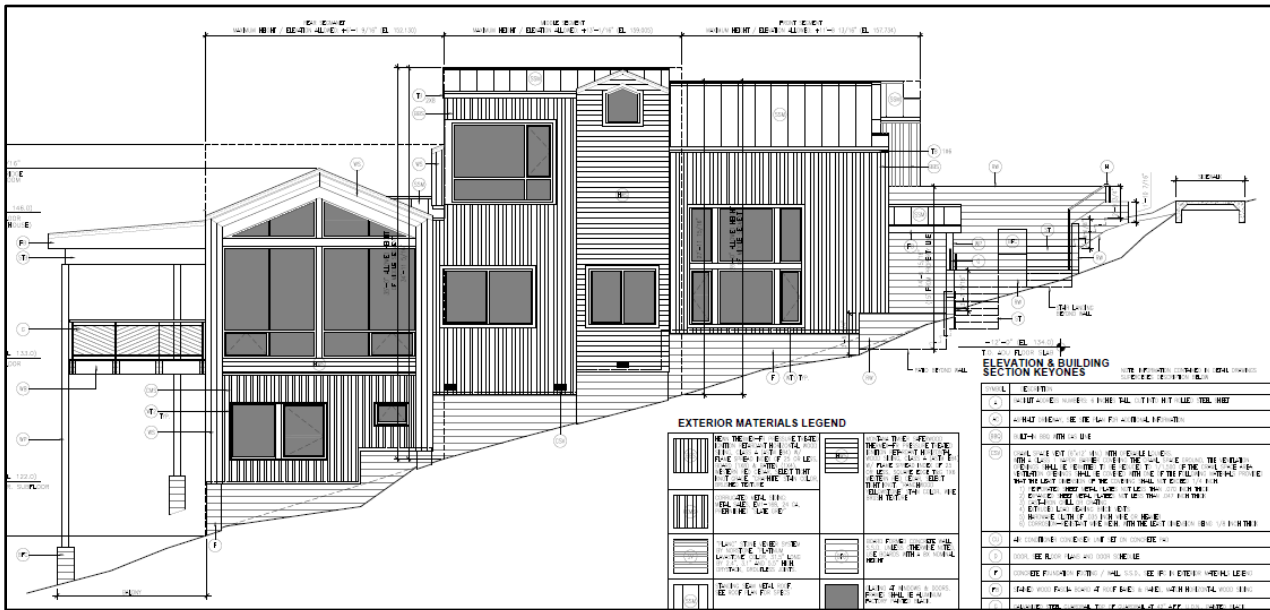


Figure 5: Original Design, East Elevation

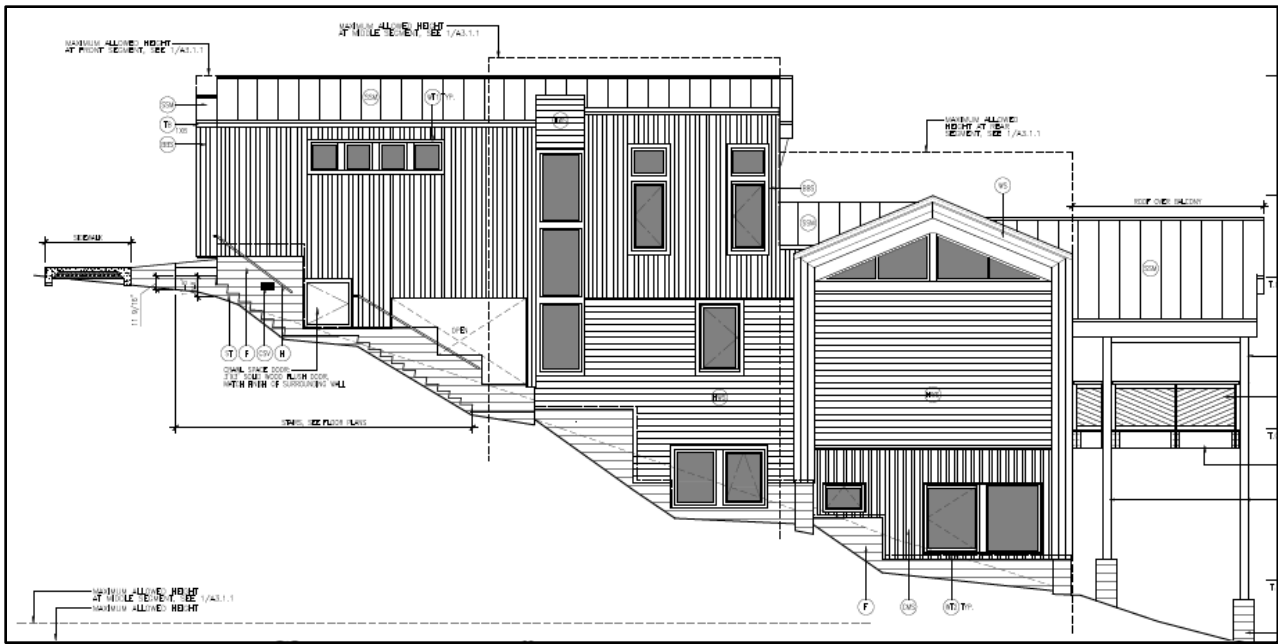


Figure 6: Current Design, West Elevation

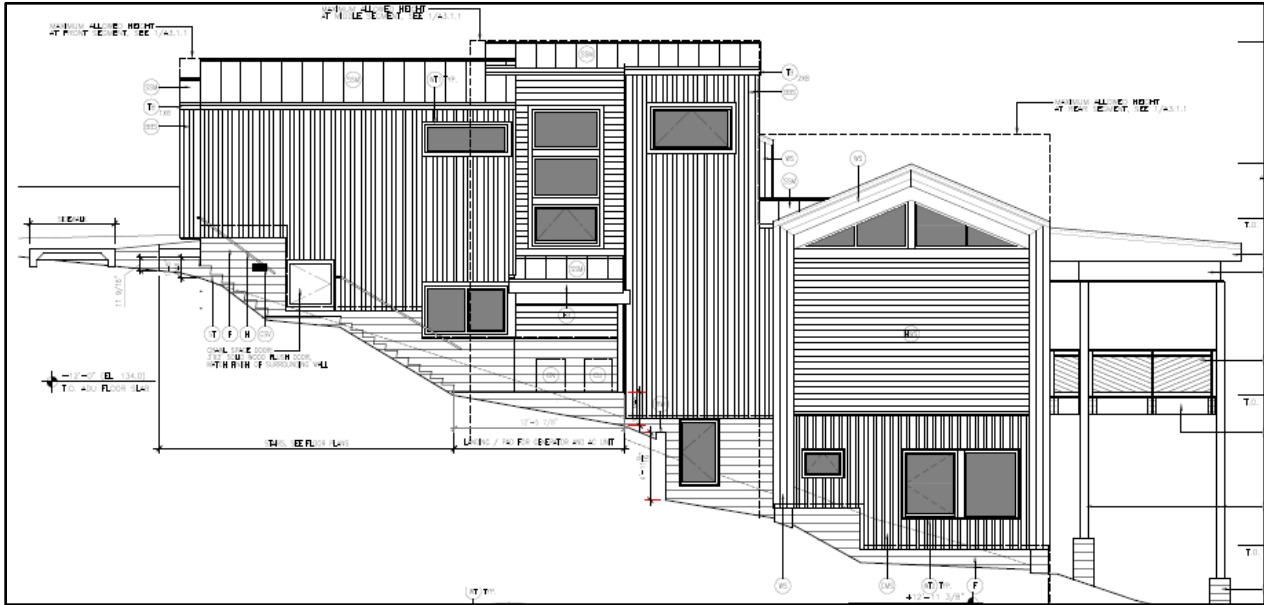


Figure 7: Original Design, West Elevation



Figure 8: Current Design, Sout/Rear Elevation

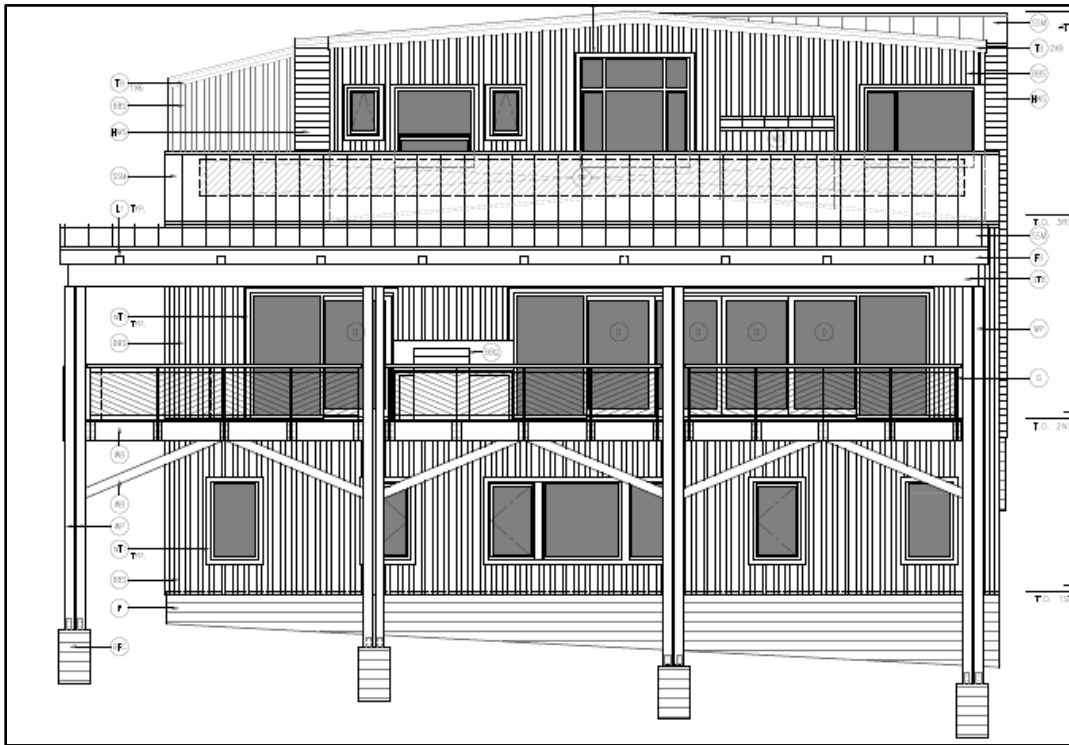


Figure 9: Original Design, Sout/Rear Elevation

Table 2 – Material Comparison

Project Feature	Current Design	Original Proposal
Foundation	Board form concrete at foundation and retaining walls	Board form concrete at foundation and retaining walls
Garage Doors, Posts	Montana timber, horizontal wood siding and wood beams & posts	Montana timber, horizontal wood siding and wood beams & posts
Front Façade Entry	Steel quartz ashlar quartzite, natural cleft	Norstone stone veneer
Siding	Board (1x8) and batten (1x4), corrugated metal, Montana timber	Board (1x8) and batten (1x4), corrugated metal, Montana timber
Windows	Aluminum frames factory painted black	Aluminum frames factory painted black
Roof	Standing seam metal roof, matte black	Standing seam metal roof, matte black
Deck Railings	Galvanized steel	Galvanized steel

Table 3 – Development Code Analysis

Development Standard	DRM Requirement	Original Design	Current Design	Complies?
Lot Area	No minimum lot area	0.20 acres 8,513 sf.	0.20 acres 8,513 sf.	Yes
Lot Width	40 ft.	Approximately 87 ft.	Approximately 87 ft.	Yes
Setbacks				
Front (1)	15 ft. See note (1) below for garages	18' - 9 7/8" for residence 5' - 7 3/8" for garage to property line 33' - 5 6/8" garage to edge of street pavement	19-0 1/4" for residence 5' - 7 3/8" for garage to property line 33' - 5 6/8" garage to edge of street pavement	Yes Yes
Side (east)	5 ft. residence 4 ft. for ADU	5' - 1/4" for residence 5' - 1/4" min ADU	5'-6 1/4" 6'-5 1/2" for ADU	Yes Yes
Side (west)	5 ft.	5' - 8 1/2"	5' - 8 1/2"	Yes
Rear	20 ft. 5 ft. encroachment for balconies/decks	36'- 6 3/4 " Residence 23'- 5 1/2" Deck	36'-6 3/4" Residence 22'-7 3/8" Deck	Yes
Site Coverage (2)	70% Maximum	46%	44%	Yes
Open Space	30% Minimum	64%	66%	Yes
Site Disturbance	Reviewed as part of land use permit	4,941 s.f.	4,885 s.f.	Yes
Height – Primary Residence	35 ft. or 3 stories whichever is less	S1: 27'-11 15/16" S2: 34'-11 5/16" S3: 32'-10 3/26" Max Height 47'-11" permitted	S1: 27'-11 15/16" S2: 33'-8 11/16" S3: 31'-10 3/16" Max Height 46.7 ft permitted	Yes
Height Requirement – Garage	Garage may be allowed within front and street-side setbacks, not to exceed one story or 20 feet above driveway grade.	13' - 2 3/4"	14'-8 13/16"	Yes

Parking	Two spaces per unit	Two spaces in a garage, approximately 20' - 4 ¾" long by 11' wide each	Two spaces in a garage approximately 20' - 4 ¾" long by 11' wide each	Yes
Site Access (18.48.080.A)	Number of Driveways: One	One	One	Yes
Retaining Walls	Four ft. to Six ft. in height	14'-6"	30"	Yes

Applicable Historic Design Guidelines

The October 22, 2025 HPAC memo includes a list of Town policies and Historic Design Guidelines that should be considered by the HPAC for the proposed single-family residence. The staff memo is provided as Attachment No. 3 for the Commission’s review.

Massing and Scale

At the October 22, 2025 meeting, HPAC identified that the massing and scale was problematic and that the massing of the middle section appeared barn like. While the footprint of the structure remains the same, the height of the middle and southern thirds of the structure has decreased. As shown in Figures 2 and 3 in this memo, the massing on the left-hand side of the north elevation has diminished.

Despite these changes, staff believe that the project does not support the Design Goals and Policies of McGlashan Character Area. The Design Goals and Policies of the McGlashan Character specifically identifies that traditional building mass, scale and forms be maintained. McGlashan Character Design Guideline 3 supports this goal by stating:

- McGlashan Character Area Design Guideline 3: The height, width and depth of a new building should be compatible with historic buildings within the McGlashan Character Area and especially with those structures that are immediately adjacent to the new building. The size of a building also should relate to its lot size. A limited mix of small and large building sizes exist in the McGlashan Character Area. Even on larger lots where larger buildings occur, the traditional building size is preserved. This established range of building sizes should be maintained.
 - Design Guideline 3A: New construction should appear similar in mass and size to historic structures found in the McGlashan Character Area.
 - 1) Residences in the Character Area from one- to two-stories, but are typically one and one-half story.
 - 2) The tradition of one to two story street facades should be continued.
 - 3) Break up the massing of larger buildings into components that reflect this traditional size.
 - Design Guideline 3C: Use building masses that reinforce the perception of the natural topography.
 - 2) Step buildings down at hillside edges, to minimize visual impacts and reduce the apparent height.

While some changes were made to reduce the mass of the structure, which included reducing the height, changing rooflines, changing the floor programming to reduce the mass behind the front façade, the majority of the mass of the structure is found in the front two thirds of the structure. The third segment of the building located at the southern end of the site steps down the hillside. However, the middle segment does not step down the hillside. It is the same height as the segment closest to

the street at the north side of the site. As a result, massing is not reduced substantially in the middle segment of the structure, and the middle segment does not reinforce the perception of the natural topography. While the High Street façade is one-story in character, the remaining elevations are two-to two-and-a-half stories in nature, which does not reflect the one and one-half stories found in the McGlashan Character Area. Therefore, the project's mass and scale would be inconsistent with Design Guide 3 in the McGlashan Area Character Addition.

Rooflines

Rooflines have been revised from low pitched roofs to a gabled design. The long low sloped shed roof over the rear balcony was replaced with three dormer gable roofs with steeper slopes, making the south/rear elevation consistent with the many gable roofs of the neighboring buildings that face the downtown below. These gable roofs replicate the detailing of the exposed beams and king post truss found at the north/street elevation over the residence entry.

Windows and Building Materials

The HPAC commented that the materials, particularly the stone veneer at the front of the residence and the windows were inconsistent with the Historic Design Guidelines for materials. The applicant has amended the plans, changing the stone veneer at the front of the residence to stone.

Chapter 6 of the Historic Design Guidelines – Individual Components – states:

- Guideline 5.1: Windows and doors should be finished with trim elements similar to those used traditionally.
 - This trim should have a dimension similar to that used historically.

The applicant has relocated windows and achieved more rectangular forms. However, window frames are proposed to be the same aluminum material that was previously evaluated by HPAC. Therefore, while the stone veneer has changed, the window frames, trims, and other materials would be inconsistent with historic design guidelines.

Staff Recommendation:

The project is consistent with objective development standards, where conditioned, identified in the Development Code. This would constitute a basis for approving a housing development project. However, it is staff's opinion that the revised design for the proposed residence continues to be inconsistent with the Historic Design Guidelines. The mass exceeds the typical one and one-half story massing found in the McGlashan Character Addition Area, and the scale of the proposed residence remains larger than typical historic homes in the McGlashan Addition Character Area. The larger home will dominate the view of the neighborhood from the east, west, and south along Donner Pass Road. However, inconsistencies with design guidelines are not a grounds for denial for the project. The project may be conditioned for changes to building materials, but the HPAC should use discretion when conditioning the project so as to not unnecessarily delay approvals.

HPAC's Role:

HPAC's role is to review the project for consistency with the Historic Design Guidelines and provide a recommendation on whether the project is consistent with the Guidelines. The Historic Preservation Design Guidelines are subjective in nature and therefore do not constitute objective standards to which the project would be subject to for approval or denial from the Community Development Director. However, HPAC's role is to review the project for consistency with the Historic Design Guidelines and provide a recommendation on whether the project is consistent with the Guidelines.

In reviewing the proposed project, the HPAC should consider whether the proposed project is consistent with the Historic Design Guidelines, including the guidelines for new construction and the Guidelines for the McGlashan Addition.

The findings for approval of Historic Design Review projects are provided in Development Code Section 18.77.040 (Findings and Decision for Certificate of Appropriateness). This section states that the review authority may grant a Certificate of Appropriateness, with or without conditions, only if the following findings can be made:

- 1) The project, including its character, scale and quality of design, are consistent with the purpose of this Chapter and all applicable development standards and historic design guidelines;
- 2) With regard to a designated historic resource, the proposed work will neither adversely affect the significant architectural features of the designated historic resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site;
- 3) With regard to any property located within the District, the proposed work conforms to the historic design guidelines for the district and does not adversely affect the character of the district;
- 4) In case of construction of a new improvement, addition, building, or structure upon a designated historic resource site, the exterior of such improvements will not adversely affect and will be compatible with the use and exterior of existing designated historic resources, improvements, buildings, natural features and structures on said site.
- 5) The proposed project is consistent with the General Plan, the Downtown Specific Plan and any applicable master plan.

While finding a project consistent with the above findings is required to grant a Certificate of Appropriateness, HAA limits the discretion of the review authority to evaluating a housing development project for consistency with objective policies and standards. Therefore, while the findings may not be able to be made in the affirmative for the proposed project, it would not constitute a grounds for disapproval.

Key Issues for HPAC to Consider:

- 1) Is the proposed residence appropriate for the McGlashan Addition Character Area, and consistent with the overall intent of the Historic Design Guidelines?
- 2) Does the HPAC support use of the proposed materials for the siding, foundation, windows and doors?
- 3) What may be appropriate conditions of approval for the project?

Staff requests that the HPAC review the proposed project in the context of the Historic Design Guidelines, recommend conditions of approval as appropriate and consistent with the HAA, and forward a recommendation to the Community Development Director on whether the findings to grant a Certificate of Appropriateness can be made.

Attachments:

Attachment 1 – Project Plans

Attachment 2 – Applicant Justification Letter

Attachment 3 – October 22, 2025 HPAC Memo

Attachment 4 – October 22, 2025 HPAC Minutes

