

8.27.2025

VanGorder Residence (2024-088)

To the Town of Truckee Planning Commission:

Thank you for your time and helpful insight when reviewing our project in the July Planning Commission meeting.

I felt we all did a very comprehensive review of the project in the last meeting just leaving a short list of recommended edits. Please see below a list of those requested/recommended edits given to us by the planning department. Please see our response below in [Blue](#).

Again, thank you for your help and understanding, please feel free to reach out to me directly with any questions or comments (ben@ryangroup.net).

1. *Continue and come back to Planning Commission*

[We are planning to be at the September Planning Commission meeting.](#)

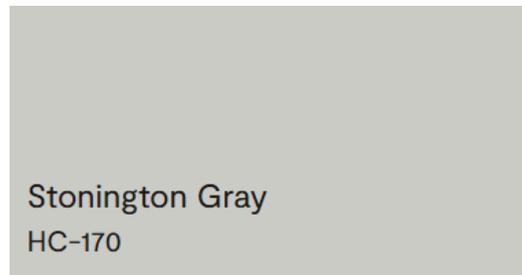
2. *Leave the roof (matte) color ok, material and style of metal ok*

[We left as is.](#)

3. *Horizontal siding with wood texture, remove the wood accents, metal siding at basement should be removed, concrete ok (where necessary, minimize use) or siding all the way down. Stone veneer: remove*

[We changed all the siding to be horizontal. We removed the wood accents as well as the metal siding at the basement. The material at the basement will be horizontal siding to match the rest of the house but painted Historical Color HC190 Black. We removed the stone veneer and are just using concrete where it is necessary to retain dirt.](#)

Proposed Historical Color for Siding



Before



Proposed



Before



Proposed



4. *Windows/glass: proportions 1/2 width to height, consistency in the window/door design across main level at rear elevation. No sliding glass doors/stackable glass doors.*

We revised all the window to have a true 1/2 width to height giving the whole house a more traditional and cohesive feel. We removed the sliding door system in the dining room and replaced them with the true 1/2 width to height windows. We added divided lights and breaks in the living room doors, so they read as windows when closed, giving the rear elevation more of a consistent language. We removed or reduced windows in all the following areas: Kitchen, Dining, both upper Bedrooms, Primary Bedroom and Bath, Mud Room, Garage, and Basement.

Proposed Typical 1:2 Window



Before



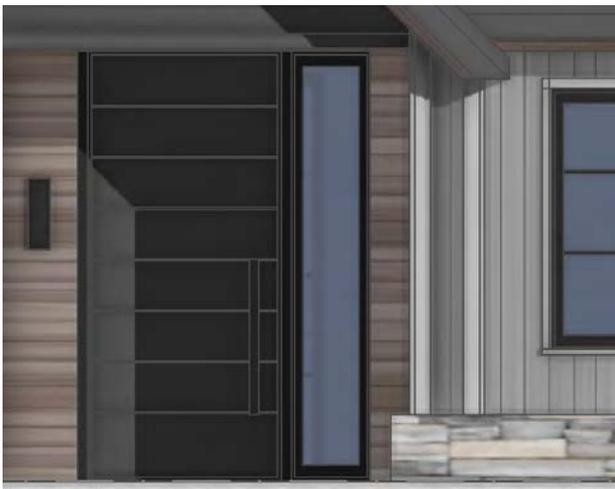
Proposed Door System with Divided Lights to Read as Windows



5. *Front door: Painted wood ok. No horizontal ladder pattern. Proportionate to windows.*

Painted/Stained wood (Ebony full body stain) is what is proposed with more of a traditional pattern.

Before



Proposed



6. *Maintain front porch.*

We maintained the porch and added more depth in front of the office with a post a beam support to give it a more traditional layout.

Proposed



7. *Garage door ok (match front door)*

Painted/Stained wood (Ebony full body stain) to match front door is what is proposed with more of a traditional pattern.

Before



Proposed



8. *Light fixtures: Less contemporary, more traditional*

See revised to a traditional exterior sconce goose neck down light only.

Proposed



9. *Deck rails: Less contemporary*

We added more detail to the metal railing to give it more of a crafted traditional feel.

Proposed



10. *Supportive of contemporary interpretation of a historic style*

We feel that with the simplicity of the traditional form and all horizontal siding this home is a contemporary interpretation of a historical style. See A-3.0 for contextual neighborhood photos

Proposed



11. *Color: choose color as similar to historic palette as possible (if pre-colored board), choose from historic palette (if painted). Provide justification for color choice by matching to River Character historic building.*

See A-3.0 for color choices as well as contextual images from the River Character district

12. *New renderings with resubmittal*

See updated renderings and elevations.