

**TOWN OF TRUCKEE
California**

RESOLUTION 2025-44

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ADOPTING A
CATEGORY D (“NONESSENTIAL”) HISTORIC RATING FOR THE
BUILDING LOCATED AT 10236 DONNER PASS ROAD (APN 019-080-025) AND
NONRENEWAL OF THE MILLS ACT CONTRACT**

WHEREAS, in 1998, the Town of Truckee hired Kautz Environmental Consultants to survey all buildings and structures in the Downtown area that were older than 50 years (pre-1955) and to prepare a historic and architectural resources inventory of the buildings and structures; and

WHEREAS, the Town of Truckee Town Council adopted the Truckee Historic Resources and Architectural Inventory prepared by Kautz Environmental Consultants on June 19, 2003 by Resolution 2003-18 and concurrently certified a Final Environmental Impact Report for the Historic Preservation Program (Resolution 2003-17) in compliance with the California Environmental Quality Act; and

WHEREAS, the Truckee Historic Resources and Architectural Inventory surveyed the property located at 10236 Donner Pass Road (APN 019-080-025) and adopted a Category B (Contributing) designation for the property (Truckee Historic Resource Inventory THRI-040); and

WHEREAS, in November 2022, the property owners entered into a Mills Act contract with the Town granting a tax abatement to ensure that the historically significant and character-defining features and characteristics of the historic property are protected and preserved, which are offered to property owners of Category “A” (Essential), Category “B” (Contributing), and Category “C” (Supporting) Truckee historic resources; and

WHEREAS, in March 2023, the property owners submitted a Planning application for a Zoning Clearance (Planning Application 2023-00000025) to change the use of the building from a single-family residence to commercial and Historic Design Review for exterior modifications to the building, including relocation of the building, raising the building, adding additional square footage, and other building and site improvements; and

WHEREAS, in June and August 2023, the HPAC reviewed the application and recommended that the Community Development Director approve the project without a Demolition Review, with minor modifications; and

WHEREAS, the Community Development Director approved the project as proposed with modifications to the design and incorporation of a rehabilitation plan; and

WHEREAS, under Building Permit 2024-00000129, the property owners began construction of the approved improvements; and

WHEREAS, during a site visit in 2024, staff noted that the requirements of the rehabilitation plan were not met and that it appeared that no historic components of the resource remained; and

WHEREAS, staff hired Broadbent & Associates (Broadbent), an environmental consulting firm that offers Cultural Resource Management services including cultural resource inventories, to conduct a historic resources assessment of the structure; and

WHEREAS, Broadbent identified that with the removal of all historic structural components coupled with the substantial changes approved as part of the project, which included relocation, raising the building, adding additional square footage, and other building and site improvements, the project does not comply with the Town's local requirements for preservation of a historic structure and the Secretary of Interior's Standards and Guidelines for Rehabilitation and "no longer retains sufficient integrity to convey its historical significance; and

WHEREAS, based on the findings of the study, Broadbent recommended that the building be reclassified from a Category "B" (Contributing) to a Category "D" (Nonessential) resource in Truckee's Historic Resource Inventory; and

WHEREAS, if the property is redesignated with a Category "D" (Nonessential) historic rating, the property is no longer be eligible to be party to a Mills Act contract; and

WHEREAS, the Historic Preservation Advisory Commission (HPAC) reviewed the recommended redesignation, Broadbent's report, and supplemental application documents and recommended that the project be redesignated to a Category "C" (Supporting) historic resource because they believed the building retained its form and scale as the roofline, stair location, siding, and exterior materials are all similar to the original project and that the project overall beneficial to the historic district which would allow the continued Mills Act contract eligibility of the property; and

WHEREAS, the Town Council is responsible for adopting a numbered resolution for the designation of an individual historic resource; and

WHEREAS, the Town Council considered the re-designation request at their regularly scheduled meeting beginning and ending on June 24, 2025, and considered all information and public comment related thereto.

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of Truckee hereby takes the following actions:

1. Adopts a redesignation of the southernmost structure located at 10236 Donner Pass Road (APN 019-080-025) from a Category "B" (Contributing) historic rating to a Category "D" (Nonessential) historic rating;
2. Determines that a property with a Category "D" (Nonessential) historic rating is no longer eligible to be party to a Mills Act contract and a Notice of Nonrenewal of the Mills Act is required to be provided to the property owner and recorded with the Nevada County Recorder's Office; and
3. Adopts the analysis and conclusions set forth in the Broadbent and Associates, Inc., historic resource evaluation of the property dated December 2024 and the June 24, 2025 Town Council staff report in support of the Category "D" ("Nonessential") historic rating for the property and the Notice of Nonrenewal of the Mills Act Contract.

BE IT FURTHER RESOLVED, the Council adopts the following findings in support of the Category “D” (Nonessential) historic rating, finding that the building no longer retains local historic or architectural significance:

1. The building no longer retains a relatively high degree of integrity due to the number of modern renovations that have altered the building and no historic structure, materials, or context remain;
2. With the new addition, realignment of the roof ridge, and new materials, the building has been altered to such a degree that the historic information is no longer interpretable and it no longer retains sufficient integrity to convey its significance;
3. The relocation of the building 11.5 feet toward Donner Pass Road and raising the building to add another floor to the building has changed the historic context of the building and site;
4. The building no longer has a potential to be restored due to the removal of all historical components; and
5. The building no longer has distinctive historic character features that merits a Category A, B, or C rating.

The foregoing resolution was introduced by _____, seconded by _____, at a regular meeting of the Truckee Town Council, held on the ____ day of June, 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Jan Zabriskie, Mayor

Kelly Carpenter, Town Clerk