

Town of Truckee  
Building and Safety  
10183 Truckee Airport Road  
Truckee, CA 96161  
2026-02-25

## LETTER OF JUSTIFICATION FOR PROJECT AND OUTLINE | 10117 E RIVER ST

The proposed project at 10117 E River Street involves the rehabilitation of a Category B historic single-family residence with the goal of preserving its historic character and neighborhood context while legalizing previously unpermitted interior spaces and making code-required improvements. The project also includes the legalization of a small accessory dwelling unit (ADU) intended for long-term local housing.

The property's November 2003 THRI highlighted these restoration opportunities:

*"Potential Restoration Opportunities:*

- *Based on Sanborn map (1907\*), original entry was a small rectangular porch or stoop centered on the north elevation. If restoration opportunities are directed towards original design, then entry should be renovated to represent the earlier plan and design. The existing entry represents historic period alterations (c. 1930s-40s).*
- *Replace modern windows with historically appropriate forms.*
- *Remove modern aluminum siding and restore original wood cladding beneath, if intact."*

Our design attempts to accomplish all three. We dissected and studied multiple layers of siding, scoured old photos, and consulted with the Truckee historical society in our attempt to simultaneously restore the historic home while adding pragmatic, functional, energy efficient, and safety features that justify and balance historic preservation costs with the owner's interests and preferences.

## FINDINGS

- 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

The project was designed to maintain the style of the building as well as the historical character of the street and the town. Special attention was paid to the front of the house, where the addition was recessed from the front of the property to preserve the historical scale of the residence.

To accommodate a modern car, the garage structure and the garage door entry were widened. The shed roof over the garage was extended to protect the walkway leading to the new mudroom and the ADU entrance as well as to encompass the new stair. The new staircase volume provides code-compliant access to the upper floor and the ADU below.

Following the HPAC design guidelines, the old porch has been restored as a stoop on the front of the property and the new addition is distinguished from the existing house through a change in material, while still using historically appropriate earthen tones that match the historic style. Existing siding will be restored or, if necessary, replaced to match the original. Furthermore, all decorative details present on the existing building have been preserved and incorporated into the addition.

**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**

The residence is a category B or supportive historic resource. The proposed work will be done with special care to the character of the historical features and remediate many losses of historic integrity created during previous additions, repairs, and remodels to the original home. Whereas past renovations and exterior materials have not conformed to the history, the current plan emphasizes history, restoration, and refurbishment.

**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**

With regards to properties within the historic district, the project follows the guidelines and does not conflict with the district's character and design. The proposed addition maintains the residential scale, follows existing rooflines and style, and utilizes a material palette that matches the design guidelines.

The additions at the rear and the new deck are common in this area of East River Street and are consistent with neighboring properties. Most of the addition is not visible from the street, keeping the street-level perception little-changed.

**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**



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The addition to this existing historic resource does not negatively impact the structure, as it preserves its shape and form while restoring its original brown siding and period appropriate windows.. Efforts are also being made to restore the traditional porch entry with a stoop and re-build the existing brick chimney into the raised roof. New construction is located toward the rear of the property and partially hidden, and is clearly defined from the existing historic portions of the building.

The street-visible portions of the addition to the building, specifically the existing garage and front porch form, are believed to have been added in a 1930s addition; our slight widening of the garage maintains the roof and front wall planes. The project maintains visual harmony with the original structure and delineates the primary historic building from both this new addition and the previous garage addition.

**5) The proposed project is consistent with the General Plan, the Downtown Specific Plan and any applicable master plan.**

The project follows local codes and is consistent with the General Plan and Downtown Specific Plan. It adheres to the lot use designation and permits a non-legal ADU that will provide housing for the local community. Additionally, it utilizes the existing second-floor area and makes its access code-compliant. It accomplishes the home's new needs while preserving its historic nature.

Sincerely,

Rocio Mendoza Refosco  
*Project Manager*