

# URBAN DESIGN & PLANNING SERVICES 1

TRUCKEE, CALIFORNIA



## Preservation Program

The town of Truckee is a gateway to Lake Tahoe and Squaw Valley. It serves as a regional service center as well as a visitor destination. The downtown retains much of its historic character, reflecting its early heritage as a railroad center linking San Francisco with Reno. The Town's comprehensive plan formally calls for preservation of the historic character of the community. The Town wished to establish a coordinated preservation system that included regulations, incentives and educational initiatives.

Winter & Company led a team of historians, preservationists and designers in developing a coordinated system for preservation. This includes refinements to the zoning ordinance, development of new design guidelines, update of a survey of historic resources and an analysis of financial implications of a preservation program.

The survey update expands on information provided in the standard format used by the State Office of Historic Preservation. It provides a supplemental sheet that gives added detail to the assessment of physical features of the buildings that can be used by property owners in planning improvements. The survey can also be used by the Town



*Streetscape character sketch for downtown Truckee*



Winter & Company

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# URBAN DESIGN & PLANNING SERVICES 2

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When reviewing proposals for alterations within the historic district. The evaluation of the Town's ordinance compared the components related to preservation with those found in a typical preservation code. Where appropriate, new draft language was prepared as an amendment.

With respect to design guidelines, the downtown area was divided into ten distinctive character areas that draw upon the traditional development patterns. Some, for example, were historically single-family residential neighborhoods with buildings set back from the street, front yards and porches. Other traditional commercial areas had buildings located at the sidewalk edge. The design guidelines take these differing contexts into consideration. The process included a series of public workshops and individual interviews, as well as work sessions with focus groups representing downtown property owners, business interests and residents.

With respect to the economic analysis, the team tested the effects of the new design guidelines on the economics of projects that might be developed. They subsequently demonstrated the feasibility of such projects under the regulations. The analysis also evaluated the benefit that certain economic incentives would provide for sample projects. Based on this evaluation, the team produced a strategy for applying economic incentives that is linked to the historic survey and the ratings of significance of the properties with the intention that it will stimulate restoration of those properties that need it most.



*Streetscape guidelines address sidewalk character and parking design.*

### SERVICES:

- » Ordinance review
- » Design guidelines
- » Historic survey
- » Economics analysis

### CLIENT:

Duane Hall, Town Planner  
Town of Truckee

### DATE:

2002

