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## STAFF REPORT

Date: March 7, 2024

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Danaher Detached Garage Addition to Historic Resource, 492 Fallen Leaf Road, El Dorado County, CA, Assessor's Parcel Number (APN) 021-401-004, TRPA File Number ERSP2024-0166

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### Requested Action

Hearings Officer action on the proposed project and related findings based on this Staff Report and the Draft Permit (Attachment A).

### Summary and Staff Recommendation

Staff recommends the Hearings Officer make the required findings (Attachment B) and approve the proposed project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment A).

### Project Description/Background

The subject property contains two cabins constructed in 1926 at 492 Fallen Leaf Road, El Dorado County, California. TRPA recognizes the cabins as potentially eligible historic resources per TRPA File HIST2021-0158 and HIST2021-0551, concurring with an architectural resource report completed by Michelle Schmitter, a qualified architectural historian, dated November 29, 2023.

Per TRPA Code section 2.2.2.A.2.c, additions, reconstruction or demolition of eligible or designated historic resources require review and approval by a Hearings Officer. The project proposes to construct a new detached garage structure with accessory living area above with a paved driveway and adjoining walkways. The project will relocate existing class 1a land coverage on site for the project. The area where coverage is relocated will be restored and revegetated to a natural state with native landscaping consistent with TRPA Code section 30.4.4. The existing residential cabins will remain unchanged.

The applicant worked closely with Michelle Schmitter, a qualified architectural historian, in the design of the garage addition as to not adversely impact the historic integrity and character of the site and surrounding neighborhood.

## Staff Analysis

- A. Environmental Documentation: TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer meeting and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 145 – South Fallen Leaf Lake. The Land Use Classification is Residential and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations, and special policies. The land use (single family dwelling) is listed as an allowed use.
- C. Land Coverage: This project complies with land coverage requirements of the TRPA Code of Ordinances. The parcel is located on Class 1a land, verified by El Dorado County. The total base allowable land coverage for this parcel is 249 square feet. 2,667 square feet of land coverage is verified as legally existing on the property (El Dorado County site assessment). This project utilizes existing land coverage on-site by relocating verified land coverage to construct the garage structure, driveway and adjoining walkway. This relocation is pursuant to TRPA Code 30.4.4, notably the relocation is within the same land classification (1a) and to an area previously disturbed and serving as a parking pad. The area from where the coverage will be relocated will be restored to its natural state and revegetated with native landscaping.
- E. Historic Resources: The existing cabins on the property are considered eligible as historic resources by TRPA for planning purposes. Additions, reconstruction, or demolition of eligible or designated historic resources requires review and approval by a Hearings Officer in accordance with Section 2.2.2.A.2.c of the TRPA Code. The garage structure as proposed is compatible yet distinct from the existing cabins and does not detract from the historic integrity or significance of the property. The location of the garage is consistent with the original 1926 garage structure no longer intact. The parcel’s sloping terrain, architectural design, scale, and materials will further allow the new construction to blend rather than contrast with the existing built environment and natural landscape. The project is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties as reference within the TRPA Code section 67.7.4.

### Public Comment:

Property owners within 300 feet of the subject site were provided notice of the proposed project. As of the posting of this staff report, no comments were received.

### Required Actions

Staff recommends that the Hearings Officer take the following actions, based on the staff report:

- 1) Approve the required findings contained in this staff report, including a finding of no significant effect; and

- 2) Approve the proposed project subject to the conditions in the draft permit (Attachment A).

Contact Information:

For questions regarding this agenda item, please contact Jennifer Self, Principal Planner, [jself@trpa.gov](mailto:jself@trpa.gov) or 775-589-5261. To submit a written public comment, email [publiccomment@trpa.gov](mailto:publiccomment@trpa.gov) with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

- A. Draft Permit
- B. Required Findings

Additional application materials, such as site plans, can be found [online at LTInfo.org](http://online.at.LTInfo.org).

Attachment A  
Draft Permit



**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

**Contact**  
Phone: 775-588-4547  
Fax: 775-588-4527  
www.trpa.org

March 14, 2024

Aspen Environmental  
Attn: Mike Dill  
2409 Lupine Trail  
South Lake Tahoe, CA 96150

**DANAHER DETACHED GARAGE ADDITION WITH ACCESSORY LIVING AREA, 492 FALLEN LEAF RD, EL DORADO COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBER (APN) 021-401-004, TRPA FILE NUMBER ERSP2024-0166**

Dear Mr. Dill:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the Permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please e-mail me finalized documentation showing compliance with the special conditions of approval or schedule a phone appointment with me to answer any questions prior to finalization.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Thank you very much for your attention to this matter. If you have questions, please feel free to contact me by phone at (775) 589-5261 or by e-mail at [jself@trpa.gov](mailto:jself@trpa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Self".

Jennifer Self  
Principal Planner

Cc: Michael Danaher, 1355 Hamilton Avenue, Palo Alto, CA 94301



Mail  
PO Box 5310  
Stateline, NV 89449-5310

Location  
128 Market Street  
Stateline, NV 89449

Contact  
Phone: 775-588-4547  
Fax: 775-588-4527  
www.trpa.org

**PERMIT**

**PROJECT DESCRIPTION:** Detached Garage Addition  
With Accessory Living Area

**APN:** 021-401-004

**PERMITTEE(S):** Michael Danher

**FILE #:** ERSP2024-0166

**COUNTY/LOCATION:** El Dorado County, California / 492 Fallen Leaf Rd

Having made the findings required by Agency ordinances and rules, TRPA Hearings Officer approved the project on March 14, 2024, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on March 14, 2027 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA’S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A CITY BUILDING PERMIT. TRPA’S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A CITY BUILDING PERMIT. THE CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

**PERMITTEE’S ACCEPTANCE:** I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents’ and employees’ compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) \_\_\_\_\_ Date \_\_\_\_\_

**PERMIT CONTINUED ON NEXT PAGE**

**APN 021-401-004**  
**FILE NO. ERSP2024-0166**

Offsite Coverage Mitigation Fee (1): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Excess Coverage Mitigation Fee (2): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Security Posted (3): Amount \$ \_\_\_\_\_ Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Security Administrative Fee (4): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

1. Amount to be determined. See Special Condition 3.B, below.
2. Amount to be determined. See Special Condition 3.C, below.
3. See Special Condition 3.D, below.
4. Consult the TRPA filing fee schedule for the current security administration fee.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

**TRPA ACKNOWLEDGEMENT:** The permittee has complied with all pre-construction conditions of approval as of this date:

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. This permit authorizes the construction of a new 440 square foot detached garage addition with 400 square foot conditioned accessory living area above located at 492 Fallen Leaf Road, El Dorado County, California. The property has 2,667 square feet of verified class 1a land coverage, per site assessment completed by El Dorado County (#311192, August 28, 2019). The project will relocate 803 square feet of class 1a land coverage for the construction of the detached garage, driveway and adjoining walkway. In total, 868 square feet of class 1a land coverage (previously “compacted dirt”) will be revegetated and restored to its natural state as part of the project. At the completion of the project, the property will have 2,614 square feet of class 1a land coverage and 53 square feet of banked class 1a land coverage. TRPA recognizes the property as a potentially eligible historic resource. (HIST2021-0158 & -0551) The project as approved meets the Secretary of the Interior Standards for the Treatment of Historic Properties. Further, the proposed project is sensitive to the architectural character and overall integrity of the property and neighborhood and does not detract from the historic significance in accordance with TRPA Code of Ordinances 67.7.4. There is no development right associated with the garage addition structure. No tree removal or alteration or modification to the existing residential buildings are proposed or approved as part of this project aside from the installation of Best Management Practices (BMPs). The driveway will be paved as part of the project. Upon completion of the project and passing a TRPA final inspection, the parcel will be issued a BMP certificate.

DANAHER HISTORIC ADDITION  
3/14/2024  
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AGENDA ITEM NO. V.B.

2. The Standard Conditions of Approval listed in Attachment R shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
  - A. The site plan shall be revised to include:
    - (1) The land coverage calculations tables shall be corrected as follows:
      - (a) Include the existing and proposed off-site coverage.
      - (b) Remove the “proposed” column.
      - (c) Remove reference to “coverage transfer”. This project will relocate class 1a land coverage on-site. No coverage transfer from an alternative site is approved as part of this project.
      - (d) Remove notation “\*402 SF shown as 1/3 mitigation... +402 SF mitigation coverage.” The relocation of class 1a on-site coverage does not require mitigation for the relocation.
      - (e) Include notation or table line item that 53 class 1a land coverage will be banked on the site at the completion of the project.
    - (2) Location and spec of all exterior lighting for the property. Exterior lighting shall be compliant with Subsection 36.8 of the TRPA Code of Ordinances and Section 7 of TRPA Design Review Guidelines, which include the following:
      - (a) Exterior lighting shall not be attached to trees.
      - (b) Parking lot, walkway, and building lights shall be directed downward.
      - (c) Fixture mounting height shall be appropriate for the purpose. The height shall not exceed the limitations set forth in TRPA Code Chapter 37.
      - (d) Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.
      - (e) The light source shall be kept as low to the ground as possible while insuring safe and functional levels of illumination. Lighting shall be directed downward with no splay of lighting directed offsite.
    - (3) Include depth of excavation cut for the garage addition. Shall not exceed 16’ per TRPA File Number LCAP2021-0309.
  - B. Off-site coverage mitigation, if new off-site coverage is proposed. Existing off-site coverage is 15 square feet. The off-site coverage fee will be determined at the time of



permit acknowledgement based on the amount of new off-site coverage created and the hydrologic area (Emerald Bay) and cost (\$8.50 per square foot).

- C. The affected property has 2,078 square feet of excess land coverage and is located within Hydrologic Transfer Area – Emerald Bay. The permittee shall mitigate a portion of the excess land coverage on this property as part of this project. Complete and submit the [Excess Coverage Mitigation Fee worksheet](#). The applicant shall also provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.
  - D. The security required under Standard Condition I.B of Attachment R shall be \$3,300.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the required security administration fee.
  - E. This TRPA approval is contingent upon applicant receiving approval for setback variance with El Dorado County. Submit evidence to TRPA that the request has been approved.
  - F. The permittee shall e-mail one final set of plans to TRPA for electronic stamping by emailing it to [jself@trpa.gov](mailto:jself@trpa.gov) or mailing a copy to TRPA, PO Box 5310, Stateline, NV 89449.
4. Tree roots must be protected during excavation to prevent damage to the tree. The following practices are recommended:
- A. Tree roots four inches in diameter or greater shall not be severed, if avoidable. Hand dig around roots if necessary.
  - B. If roots cannot be avoided, cut as far away from the trunk as possible.
  - C. A clean, vertical cut will provide more protection for the tree than leaving roots torn or crushed.
  - D. Construction materials shall not be stored within the dripline of the tree.
5. All areas where coverage is removed for relocation must be restored in accordance with the revegetation standards in Sections 61.4 and 36.7 of the TRPA Code of Ordinances with native vegetation appropriate for the site and function in a natural state.
6. Maximum excavation depths shall comply with the approved Soils/Hydrologic report (TRPA file LCAP2021-0309). If groundwater is encountered during excavation, immediately stop work and contact TRPA.
7. Excavation equipment shall be limited to the foundation footprint to minimize site disturbance. No grading or excavation shall be permitted outside of the building footprint.
8. All excess spoil material from excavation work shall be removed from the project area and disposed of at a site approved by TRPA.
9. No boulders or rock outcrops shall be moved or modified.

10. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings, or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes that minimize reflectivity.
11. Colors of structures shall be consistent with TRPA Code of Ordinances, Chapter 36, Section 36.6, Building Design Standards and TRPA Design Review Guidelines.
12. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
13. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

**END OF PERMIT**

Attachment B  
Required Findings

**Danaher Garage Addition  
492 Fallen Leaf Road  
APN # 021-401-004-000  
TRPA Project Findings**

**TRPA Written Findings Necessary to Approve project:**

<i>Applicability</i>	<i>Code Section</i>	<i>Yes / No</i>
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**Environmental Document**

<i>No significant Effect</i>	<i>3.2.2.A</i>	<i>YES</i>
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*If TRPA finds that the propose project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with Rules of Procedure Section 6.6.*

The proposed garage addition to the existing developed residential site will not cause the TRPA environmental threshold carrying capacities to be exceeded. Required BMPs and water quality infiltration devices will be installed as part of this project. There is no new land coverage or uplands construction associated with this project.

<b>Findings Necessary to Approve Any Project</b>	<b>4.4.1</b>	<b>YES</b>
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*To approve any project TRPA shall find, in accordance with Sections 4.2 and 4.3, that:*

- A. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, plan area statements and maps, the Code, and other TRPA plans and programs;*
- B. The project will not cause the environmental carrying capacities to be exceeded; and*
- C. Wherever federal, state, or local air and water quality standards apply for the region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact.*

The garage addition is consistent with and will not adversely affect implementation of the Regional Plan. The site is currently developed, as such no additional VMTs will be created. There is currently access and development on the upper portion of the subject parcel. Since the allocation of development is not required, the project will not cause the environmental carrying capacities to be exceeded. The garage addition will provide for two onsite parking spaces as required by the TRPA Code. Through the implementation of both temporary and permanent BMPs, the garage addition will not impact air or water quality standards at any level, state, local, or federal.

**Chapter 30: Land Coverage**

**30.4.2**

**NO**

The proposed Garage addition requires the relocation of land coverage onsite. The transfer of land coverage does not apply to this project.

**Relocation of TRPA Verified Existing Land Coverage 30.4.4**

**YES**

*Finding: The relocation is to an equal or superior portion of the parcel or project area, as determined by references to the following factors:*

1. *Whether the area of relocation has already been disturbed.*
2. *The slope and natural vegetation on the area of relocation*
3. *The fragility of the soil in the relocation area*
4. *Whether the area of relocation appropriately fits the scheme of use of the property*
5. *The relocation does not further encroach into a stream environment zone, backshore, or the setbacks established in the Code for the protection of stream environment zones or backshore*
6. *The project otherwise complies with the land coverage mitigation program set forth in section 30.6*

The proposed relocation of land coverage is to an area equal to or superior portion of the parcel. Land coverage will be relocated to the driveway area which has already been disturbed. The slope in the area of relocation is less than the slope where the land coverage is being transferred from. There is no existing vegetation in the area of relocation. The relocation area is for the garage addition and parking areas, both needed to support the uplands development. The relocation does not encroach into a stream environment zone, setback or backshore area. The project complies with the land coverage mitigation program set forth in Subsection 30.5.3

***Finding 30.4.4.B*** *The area from which the land coverage was removed for relocation is restored in accordance with Subsection 30.5.3*

The land coverage removal area will be restored in accordance with Subsection 30.5.3, by installing native vegetation

***Finding 30.4.4.C*** *The relocation is not to Land Capability Districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.*

The land coverage relocation is from the same land capability district.

***Finding 30.4.4.D.1*** *If the relocation is from one portion of a stream environment zone to another portion there is a net benefit to the stream environment zone.*

N/A no relocation of land coverage in a SEZ

**Chapter 32: Basic Services** **32.3.1** **NO**

*Finding 32.3.1 Paved Roads*

Fallen Leaf Road: Existing road is paved, and driveway to subject parcel will be paved.

*Finding 34.2.B Water Supply*

*Finding 34.2.B If the above minimum fire flow requirements cannot be met, TRPA may waive the requirements in Table 32.4.2-1, if an alternative fire protection design that adequately complies with the intent of the adopted fire code has been approved by the applicable fire agency.*

There is adequate water supply and fire flows at Fallen Leaf lake to meet the minimum fire flow standards.

**Chapter 33 Grading and Construction** **33.3.1, 33.3.6, 33.3.6.A.2** **YES**

There is grading associated with this project. A soils / hydrology evaluation was performed allowing the grading to go to 16 feet below grade. No seasonal limitations, no excavation limitations, and no groundwater interception or interference are anticipated.

**Chapter 34: Driveway and Parking Standards** **34.3 Driveways** **NO**

*Finding 34.3.2.B In the application of Subsection 34.3.3. through 34.3.5, inclusive, TRPA shall encourage shared driveways if TRPA finds that the effect is equal to or superior to the effect of separate driveways*

N/A, single use driveway proposed

*Finding 34.3.2.E Slope of driveways shall not exceed the standards of the county or city in whose jurisdiction the driveway is located. Driveways shall not exceed 10%.*

The proposed driveway slope is less than 4 percent. Runoff will be controlled by the installation of BMPs.

**Chapter 35: Natural Hazard Standards** **30.5.4.2, 35.4.2.A, 35.4.2.B** **NO**  
**35.4.2.C, 35.4.2.D**

This project does not impact Public Outdoor recreation facilities, Outdoor facilities located in a floodplain, flood plain crossing, or any water quality control facilities.

**Chapter 61: Vegetation and Forest Health** **61.1.4, 61.1.5.B, 61.1.7.G** **NO**

The proposed project does not impact Old growth Tree Enhancement and Protection, nor does it impact Tree removal for solar access.

**Chapter 67: Historic Resource Protection** **67.7.3, 67.8, 67.8.1** **YES**

**67.7 Projects Relating to Historic Resources**

*Finding 67.7.3 Demolition* *NO*

*Finding 67.7.4 Construction, reconstruction, repair, and maintenance of Historic resources shall be in accordance with the U.S. Secretary of Interior's standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* **YES**

The report prepared by M. Schmitter consulting, Registered Architectural Historian, conclusions and findings reveal that the New Garage Addition at the Danaher Residence meets the intent of the SOI Standards, Improvements proosed are sensitive to the architectural character and overall integrity of the cabinsand to the potential Fallen Leaf Forest Tract Historic District

*Mike Dill*

01/24/24

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Mike Dill, Aspen Environmental