



Historic Preservation Advisory Commission Meeting Minutes
June 22, 2022, 8:00 AM
Town Hall Administrative Center - Council Chambers

1. Call to Order and Roll Call The meeting was called to order at 8:03 AM. Vice Chair Mortier, Commission Kenny, Commissioner Wightman were present. Chair Sesko and Commissioner Riley were noted as absent. Senior Planner Yumie Dahn, Associate Planner Laura Dabe, Associate Planner Chantal Birnberg, Planning Technician Christy Lyle, and Administrative Technician Kayley Metroka were present. Kellie Cutler was present on behalf of the applicant team for Item 4.2. Dennis Zirbel was in attendance as the agent for Item 4.3

2. Public Comment: None.

3. Approval of Minutes

3.1 June 8, 2022 Minutes - Regular Minutes

Minutes were continued to next meeting due to the lack of quorum.

4. Minor Review Minutes

4.1 Application 2021-00000099; 10016 Keiser Avenue Historic Review. Owner: Brian Biega (10016 Keiser Avenue, APN 019-020-005)

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed exterior modifications for a residential property located at 10016 Keiser Avenue (APN 019-020-005) for consistency with the Downtown Specific Plan including the Historic Design Guidelines and the Secretary of the Interior's Standards and forward a recommendation to the Community Development Director. Presentation given by Planning Technician, Christy Lyle.

Clarifying Questions for Staff:

Commissioner Kenny:

- Does the gate already exist?
 - Yes.
- Is the gravel proposed to stay?
 - That is a separate project because it is in the town's right of way.

Commissioner Wightman:

- What will the new roofing be?
 - Like for like in color, the horizontal plank is to be replaced.
- Do you know how old the home is?
 - The main structure was built in the mid 1860's.

Deliberation:

Vice Chair Mortier:

- Agree with Vangie, would like to see the shingles that are more consistent in shape to keep the utilitarian look.

Commissioner Kenny:

- Has no issues with the project.

Commissioner Wightman:

- Would like to encourage the applicant to find shingles more similar to the shape of the original shingles.

Public Comment: None.

A motion was made by Commissioner Wightman and seconded by Commissioner Kenny to recommend to the Community Development Director approval of the proposed exterior modifications for residential property located at 10016 Keiser Avenue, with the condition that the applicant use roofing material that maintains the original shingle shape to maintain the historic “utilitarian design”. The motion passed unanimously, 3-0.

4.2 Application 2022-0000068/HDR (Community Arts Center Mural Project); 10046 Church Street (APN 019-110-010-000); Applicant: Contractor’s Association of Truckee Tahoe; Owner: Truckee-Donner Recreation and Park District

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed mural criteria for the Community Arts Center Mural Project for consistency with the Downtown Specific Plan, including the Historic Guidelines, and forward a recommendation to the Community Development Director.

An overview of the project was given by Associate Planner Laura Dabe. Kellie Cutler gave a brief presentation on behalf of the applicant team.

Clarifying Questions for Applicant:

Vice Chair Mortier:

- What is the age group of the students?
 - It is high school students working alongside TTSD students. It is really open to all ages but the focus is mentoring them working around creating a mural.
- Do you know the age group of the students who painted the original?
 - Around 10 to 12 years old.

Commissioner Wightman:

- When was the original mural painted?
 - 15-17 years ago.

Clarifying Questions for Staff:

Vice Chair Mortier:

- Does this stretch itself to someone wanting to put something on their building?
 - Yes.

Public comment:

Dennis Zirbel: There is already a mural there so there's an existing precedent.

Deliberation:

Commissioner Wightman:

- I think we should have the larger discussion on broader criteria for public art when the whole Commission is available.

Vice Chair Mortier:

- I agree that the decision on murals should be on a case-by-case basis. What may work on one may not work on another. I am all for this, one has been there for many years. It would be nice to get an idea of what would go up there, but I am in favor.

Commissioner Kenny:

- I agree that we should wait for the whole Commission but I'm comfortable with this specific project going forward.
- All in favor!

Commissioner Wightman:

- All in favor! I think the mural decisions should be case-by-case. I do also believe there should be maintenance.

A motion was made by Commissioner Kenny and seconded by Commissioner Wightman to recommend to the Community Development Director approval of the Community Arts Center Mural Project with the project description identified by the applicant, and to defer discussion about public art to a future HPAC meeting when all Commissioners are in attendance. The motion passed unanimously, 3-0.

5. Major Review Items

5.1 Planning Application 2020-00000112/HDR-ZC-ROW-LLA (Kean-Africa Garage Addition); 10144 High Street (APN 019-103-002-000)

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review a proposed detached two-car garage and bathroom addition and after-the-fact exterior modifications to an existing Category A (Essential) historic home with consistency with the Downtown Specific Plan, including the Historic Design Guidelines, and Secretary of the Interior Standards for the Treatment of Historic Properties and forward a recommendation to the Town Council. This memo serves to update and supplement the April 27, 2022 HPAC Memorandum (Attachment 2). Presentation given by Associate Planner Chantal Birnberg.

Applicant comments:

- HPAC is asking for a lot of information, feels very frustrated.
- Proposing to change the windows to match the existing.
- Clarified there is no fence proposed, it is a railing.

Clarifying Questions for Applicant:

Vice Chair Mortier:

- Is it the town's direction to get rid of the parking in front of the house?
 - The applicant is requesting a land swap with the Town in order to build a garage off of Keiser Street. The front parking area is currently located on private property, but will

become Town Right-of-Way (ROW). There is a process, Minor Use Permit approval, to convert ROW to public parking, but the cost and requirements would be borne by the applicant. The Town expects the new ROW to be properly stabilized.

Commissioner Kenny:

- Does the applicant have a preference for the right of way treatment?
 - Zirbel: They would prefer that the paving remain.

Commissioner Wightman:

- Does the existing house act as a structure for the new addition?
 - Zirbel: There is one beam that is pocketed in the wall but its's new framing.

Clarifying Questions for Staff:

Commissioner Wightman:

- I would never call the proposed railing a fence, I have no issue with it.
 - Staff: The Development Code has clear standards on structures allowed in the front setback for health and safety reasons. The Development Code would consider the six foot high "railing" a fence.

Public Comment: None.

Deliberation:

Vice Chair Mortier, Commissioner Kenny, and Commissioner Wightman:

- The HPAC supported the following:
 - Garage addition.
 - The bathroom addition.
 - Hydro-seeding and/or berm for ROW stabilization at the front of the home.
 - Wood framed, aluminum clad windows throughout
 - Expansion of wood louvered venting on the north and east elevations
 - Kitchen window change-out on east elevation
 - The following unpermitted, after-the-fact changes:
 - Removal of the dentil blocks, though listed as a "Key Existing Historic Features/Resource Attribute" of the Category A building.
 - Removal of the stovepipe
 - New fenestration (two new window openings) on the west and north elevations for unpermitted bedroom conversion, though "fenestration pattern" is listed as a "Key Existing Historic Features/Resource Attribute" of the Category A building.
 - Change-out of all existing windows and doors
 - Addition of wood louvered venting to the east elevation
 - Siding change on the east elevation
 - Removal of lattice work on the south elevation

Commissioner Wightman:

- Wants to make sure the existing home is not being damaged by the new addition.

A motion was made by Commissioner Wightman and seconded by Commissioner Kenny to recommend to the Town Council approval of the project as proposed with all of the after-the-fact changes and the seeding mix with or without the landscape berm in the right-of-way. Motion passed unanimously, 3-0.

6. Information Items – None.

- 7. Commission Member Reports** – None.
- 8. Adjournment at 9:08 AM** to the next commission meeting on July 13, 2022.

Respectfully submitted,

Kayley Metroka

Administrative Technician