



Historic Preservation Advisory Commission Meeting Minutes

January 14, 2026, 8:00 AM

Town Hall Administrative Center - Council Chambers - 10183 Truckee Airport Road Truckee, CA 96161

1. **Call to Order and Roll Call**- 8:05 AM Chair Gove, Vice Chair Mortier, Commissioner Sesko, Commissioner Brooks. Commissioner Kenny was noted absent.

Staff Present: Laura Dabe, Senior Planner; Adam Petersen, Senior Planner; and Kayley Metroka, Administrative Technician.

2. **Public Comment:**

None.

3. **Approval of Minutes**

- 3.1 **December 10, 2025 Draft Minutes**

Chair Gove made a motion that was seconded by Commissioner Brooks to approve the December 10, 2025 Minutes as submitted. The motion passed and carried the following vote:

Ayes: Chair Gove, Vice Chair Mortier, Commissioner Brooks

Noes: None

Absent: Commissioner Kenny

Abstain: Commissioner Sesko

4. **Minor Review Minutes**

5. **Major Review Items**

- 5.1 **Planning Application 2025-0000096/HDR-ZC (Titus House – Guesthouse); 10382 Donner Pass Road (APN 019-080-039); Owner/Applicant: Titus House LLC**

Commissioner Sesko recused herself due to proximity.

Applicant Presentation given by Trevor Cornwell

Clarifying Questions for Applicant:

- Was there a driving factor for that size of the deck?
 - The idea was to fill the two corners and minimize the impact. It seemed natural.
- Will the existing pavers out front be used for seating?
 - Not as of now. We may come back in with a full landscape plan.
- Was there any consideration for no deck and just ground seating?
 - We could do that. Because there are steps there already, it seemed like it fit better so it was a flush entry/exit and for accessibility.

- Is there any part of the business that is for the customers of the Guest House, or is everything public facing?
 - The kitchen is the core of all of it. I would like everything we do to be community driven, and the seating area and the common areas are open to the public.
- Is the concept to sell beer and wine?
 - Yes, the license is not for consumption on the property.
- What is the material of the deck?
 - Stained wood deck with a white wood picket guardrail that goes around the perimeter. No composite materials.
- The piers?
 - Sonotubes and as low as possible so they aren't as visible and landscaping to help shield as well.
- Would it be possible to paint the galvanized hardware?
 - Yes, we will paint anything galvanized.
- The barn doors?
 - They are wood with a stain and the "Hale Navy" color to match the house.
- Are the refuse enclosures proposed required by the Town of Truckee?
 - Yes, they were required by Sustainability.
- The switch gear on the east elevation – we will not see those at all, right?
 - Correct, it will have a shed roof over it to minimize the impact.
- The hood exhaust- will it be painted dark gray?
 - Yes. Those can be painted with high-temperature paint to match the rest of the building and be less of an impact.
- On the garage front doors- are they being lowered?
 - We are still working with our civil engineer because of a current 6-inch step that might force us to lower the garage doors for accessibility.

Clarifying Questions for Staff:

- I am concerned about the category and adding a new deck. Is that deck going to diminish the historic category of the house? It is a modern addition since it always had a covered porch.
- It was built from what was originally the Coburn Station.
 - When we update the inventory, they will look at the current conditions, if you are concerned that will diminish the category of the house- that is something for the commission to discuss or ask staff to have a consultant look at.
 - Applicant: We would be okay with not extending the deck if that is the recommendation of the commission, so the building doesn't lose its current historical status.

Public Comment:

None.

Deliberation:

- I really support this project.
- I am interested in the concern about the deck possibly decategorizing it. I would like to support the deck but think that needs to be discussed further.
- I understand the need for accessibility, but I am really concerned because we don't have that many upper-class historic categories anymore.
- Maybe we should ask staff to do some analysis on the deck addition and how it affects the category of the building.
- I agree.

Commissioner Brooks made a motion that was seconded by Vice Chair Mortier, to recommend approval of Planning Application 2025-000096, the Titus House Guesthouse, excluding the deck addition, and to direct staff to analyze how the deck addition would affect the structure's category prior to any staff-level approval.

Ayes: Chair Gove, Vice Chair Mortier, Commissioner Brooks

Noes: None

Absent: Commissioner Kenny

Abstain: Commissioner Sesko

Commissioner Sesko rejoined the meeting.

6. Information Items

6.1 HPAC Annual Training

7. Commission Member Reports

8. Adjournment: 10:00 AM To the next commission meeting on February 28, 2026.

Kayley Metroka