



HISTORIC PRESERVATION ADVISORY COMMISSION
MEMORANDUM
Meeting Date: June 10, 2026

To: Historic Preservation Advisory Commission

From: Chantal Birnberg, Senior Planner

RE: Planning Application 2026-0000028/HDR (Andrews Law Firm Minor Paint Historic Design Review); 10270 Donner Pass Road (APN 019-080-028); Applicant/Owner: Elaine Andrews

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed exterior accent paint on a Category B (“Contributing”) historic resource for consistency with the Downtown Truckee Plan including the Historic Design Guidelines, and the Secretary of the Interior Standards for the Treatment of Historic Properties and provide a recommendation to the Community Development Director.

Project Description: The applicant requests review of a proposal to repaint the door and architectural entry features (Figure 1) of the historic building located at 10270 Donner Pass Road (APN 019-080-028), within the Brickelton Character Area of Downtown Truckee. The structure is identified as a Category B (“Contributing”) historic resource in Truckee’s Historic Resource Inventory (Attachment #1 - THRI-38).

The applicant’s preferred option is to paint the identified features gold (Meoded Sapphire Metallic SM9008 – Attachment 4), subject to HPAC support of the proposed color. If HPAC does not support the gold color, the applicant proposes using “Gallery Green” (SW0015 = Attachment 4) a color in the Sherwin-Williams historic palette.

Background:

The Historic Resources Inventory document (Attachment #1) describes the building as a two-story, Vernacular and Folk Victorian style building with minimal stick detailing which was originally constructed as a residence. The building was a fine example of Folk Victorian architecture and remains in excellent condition, and its original Victorian, minimal

stick detailing has been nicely restored. It retains fair integrity of design, materials, location, workmanship, and feeling. However, based on historic photographs, the building has undergone significant modifications to its original form and character and the integrity as a whole is only fair, and it no longer embodies the original characteristics of type and method of construction, and is not recommended as



individually eligible for the National Register of Historic Places. It does retain some of the essential physical features of its historic period of significance and partially reflects the period of early Victorian development in the Brickelton area. As such, it is recommended to be a marginal contributor to the Truckee National Register District, if proposed.

In 2021, the previous owner requested HPAC review of proposed exterior modifications, including replacement of the front door (Application 2021-00000003; Fraiman Office Exterior Modifications Staff Report – Attachment 2). The project was scheduled for the March 24, 2021 HPAC meeting; however, due to multiple member conflicts and the extended absence of a commission member, the meeting lacked a quorum, and the project could not be formally reviewed by HPAC. As a result, the Community Development Director reviewed and approved the project (Memo - Attachment 3).

The final approved front door design is not clearly documented in the record (Figure 2). The submitted and approved plan set depicts a multi-lite divided-light door; however, the staff report (pgs. 12-13) discusses that the door manufacturer had not yet been selected and notes that the final door would be a wood, single-light door painted white. The staff report further recommends that HPAC direct staff to work with the applicant to approve a final door design at a later date.

The building permit plan set is identical to the HPAC plan set, and the planning note associated with final inspection states that the exterior modifications were completed consistent with the approved plans. The existing door does not match the approved drawings, but it is a single-light door, consistent with the description provided in the staff report. The previous owner states that the existing door was installed as part of the approved project and approved by the planner.

Discussion and Analysis:

Proposed Project

The applicant proposes repainting the front door, address numbers, and entry architectural features as shown in Figure 1. The applicant's preferred option is to paint these features gold. If HPAC determines that gold (SM9008) is not an appropriate accent color for the historic resource, the applicant's alternative

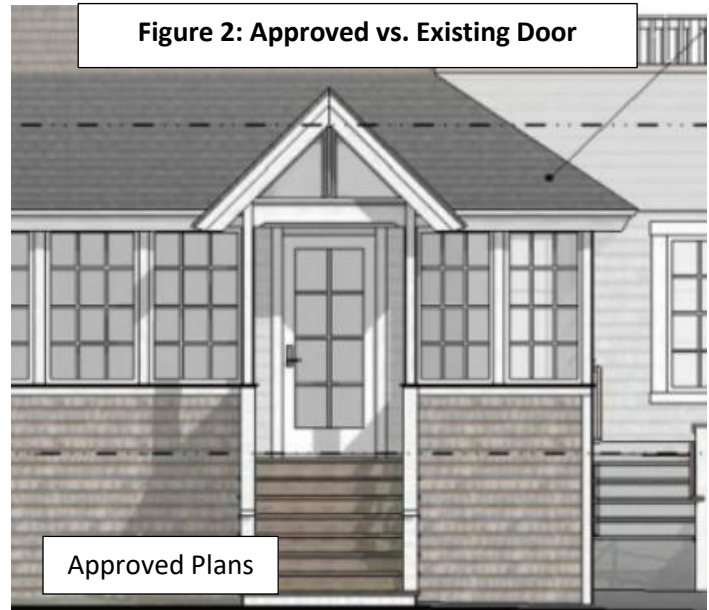
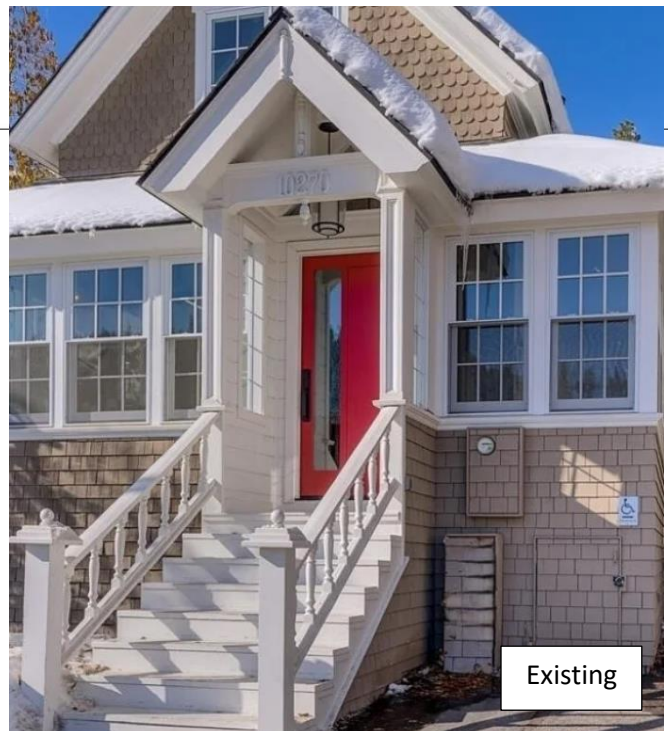


Figure 2: Approved vs. Existing Door



proposal is to use “Gallery Green” (SW0015), a color selected from the Sherwin-Williams Historic Paint Palette.

Downtown Truckee Plan Historic Design Guidelines Consistency

Paint is one of the materials that are included under Historic Design Guidelines Chapter 7 (Design Guidelines for Historic Building Materials). On “Contributory” buildings, preservation of historic features that survive remains a goal and, in addition, removal of non-historic alterations and reconstruction of historic features are also objectives.

The following provides a list of major Town policies and guidelines that should be considered by HPAC for the proposed work. This list does not contain all policies, standards, and guidelines applicable to this project; only the major ones as identified by staff have been included below:

Downtown Truckee Plan, Historic Design Guidelines

Building Materials: 5.B	Exterior wood finishes should appear similar to those used historically. Maintain protective coatings of paint or stain on exterior wood siding.
Historic Building Materials: Wood and Siding 1	To preserve wood, maintain its painted finish.
Historic Building Materials: Wood and Siding 1.B	Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted historically, it should remain painted, including all trim.
Historic Building Materials: Paint 2.C	Using the historic color scheme is encouraged. If an historic scheme is not to be used, then consider the following: <ul style="list-style-type: none"> • Generally, one muted color is used as a background, which unifies the composition. • One or two colors are usually used for accent, to highlight details and trim. • A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.

HPAC Streamlining

While the Town has streamlining criteria for exterior paint changes, those criteria apply specifically to repainting the entire building, including all siding and trim elements. However, for reference purposes, staff is providing the paint streamlining criteria below.

The Town’s exterior paint streamlining information (Attachment 5) identifies that buildings that were clad with lap siding were usually painted to protect the wood. Only sheds or other accessory buildings were left unfinished. The range of paint colors available historically was limited. This tradition should be continued and the use of traditional color schemes is preferred. The following streamlining criteria is identified:

- If a building was painted historically, it should remain painted, including all trim.
- To preserve wood, the painted finish should be maintained.
- The use of traditional colors is preferred.
- For appropriate colors, refer to the Sherwin Williams historic exterior paint colors.
- Solid body stain is also appropriate.

- Existing contrast between trim and body colors should be maintained.
- Painting of surfaces that are not wood and/or were not painted historically is inappropriate.
- Removal of existing paint, if it is a character-defining feature on a building, is inappropriate.
- Painting of graphics, text or advertising is not allowed

Projects that meet the “Green Light” streamlining criteria are exempt from HPAC review. The paint examples included on the “Green Light” streamlining sheet involve an existing painted wood building, use of a traditional paint color, and involve painting of the entire building, including trim.

Projects that fall into “Yellow Light” streamlining category are those with non-traditional colors that are compatible with the surrounding buildings and involve repainting of an existing painted wood building. These paint colors require HPAC review to determine if the proposed color is appropriate. Colors that are not compatible with Truckee’s history fall into the “Red Light” category and are not appropriate.

Staff Recommendation: Staff requests that HPAC review the proposed exterior paint color(s) as an accent color used for the door and entry features and provide a recommendation to the Community Development Director.

HPAC’s Role: HPAC’s role is to consider whether painting the door and entry features is appropriate for a Category B (“Contributing”) historic resource and, if so, whether the proposed exterior accent paint color is appropriate and consistent with the overall intent of the Downtown Truckee Plan Historic Design Guidelines.

Attachments:

Attachment 1 – Historic Resource Inventory (THRI-38)

Attachment 2 – Staff Report - Application 2021-00000003 – Fraiman Office Exterior Modifications Staff Report

Attachment 3 – Memo of project review forwarded to Community Development Director

Attachment 4 – Proposed Paint Colors

Attachment 5 – [Link to Paint Streamlining Information](#)