



HISTORIC PRESERVATION ADVISORY COMMISSION
MEMORANDUM
Meeting Date: March 11, 2026

To: Historic Preservation Advisory Commission
From: Laura Dabe, Senior Planner
RE: 2026 Historic Recognition Program Nominations and Vote

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed project list for the 2026 Historic Recognition Program, nominate projects for consideration, and vote for the recipient of the 2026 award.

Discussion/Analysis: The purpose of this award is to recognize high quality design efforts that enhance the historic character of the Downtown through implementation of the goals and policies of the Downtown Truckee Plan Historic Design Guidelines.

Criteria

In 2018, the HPAC has decided on the following criteria for the award:

- Only structures can be considered.
- Projects may be historic or new construction.
- Projects completed within the last five years have preference.
- If projects within the last five years do not meet the criteria, projects completed more than five years ago may be considered.
- Design features considered:
 - o High quality design
 - o Adherence to historic design guidelines
 - o Consistency with the character area
 - o Achievement of identified restoration opportunities
 - o Adaptive reuse component
- Awards are provided to the restorer of the project.

In 2022, HPAC updated the above criteria, stating that projects should not be limited to buildings; other types of projects, such as public art or the pocket park, should be considered. HPAC also directed staff to do an annual check-in on projects but not require selection of a recipient every year.

In 2024, HPAC directed staff to filter the eligible projects list to include major Historic Design Review projects (such as rehabilitation or renovation projects and substantial remodels), and projects that did not include the after-the-fact review of illegal work.

Process

Once the HPAC reviews the list of projects, it may request more information on a project. If necessary, the nominations/vote may be continued to allow staff time to compile more information. Then, the Commissioners may nominate projects for consideration, deliberate, and vote. Each HPAC member may vote only once for a project. Whichever project has the most votes will be the recipient of the award. If there is a tie between projects, a second vote will be conducted between the two remaining projects to determine the award recipient.

If HPAC selects a project, the award recipient will be notified by staff and the award will be presented at a Town Council meeting. Staff has worked with Mountain Forge on a design. 2018 was the inaugural year for this program. The recipients of the previous awards are as follows:

- 2018: Zachary Cowan, who did extensive work on the Alta Hotel/Red Light, was the first recipient of the award.
- In 2019, John McManus was the second recipient of the award for his work on the Chinese Herb Shop.
- In 2020, due to COVID-19, a winner was not chosen.
- In 2021, Aaron Bigelow was the third recipient of the award for his work on the C.B. White House.
- In 2022, a winner was not chosen.
- In 2023, Dan Fraiman was the fourth recipient of the award for his work on the Fraiman Office Building.
- In 2024, Christina Villines was the fifth recipient of the award for her work on the 10160 Church Street project.
- In 2025, Tom Watson was the sixth recipient of the award for his work on the Flying A project.

Eligible Project List

In 2021, instead of a filtered list that strictly meets the criteria outlined above, the HPAC requested an unfiltered list of projects from the last five years to assist with the selection process. Staff provided a list of projects reviewed by the HPAC since 2013. The only projects omitted from the list were signs, demolitions, and projects that had not been completed (or finalized).

In 2024, HPAC refined the list to filter out certain types of projects (including minor HPAC review projects such as window changeouts and projects involving the review of illegal work). Staff can provide more information on each project upon request; if advance notice is provided, staff may be able to provide more background at the January 14, 2026 meeting.

Reviewed by HPAC in 2013

- Smart Residence (Application 13-037a; APN 019-030-029)
- CB White House Access Improvements (13-041a; APN 019-080-043)

Reviewed by HPAC in 2014

- River Street Inn Deck Expansion, hood vent and duct, and sidewalk improvements (Application 13-046a; APN 019-151-027)
- Combs-Hinkle Residence (Application 14-021a; APN 019-160-029)
- Wergland House Renovations (Application 14-022b; APN 019-090-011)
- Downtown 76 (Application 13-030b; APN 019-090-046)

Reviewed by HPAC in 2015

- Star Hotel Rehabilitation (Application 07-043; APN 019-150-004)

Reviewed by HPAC in 2016

- Truckee Sash and Door Exterior Modifications (Application 2016-00000015; APN 019-120-013)
- DeMicheli Single-Family Residence (Application 2015-00000041; APN 019-080-042)

Reviewed by HPAC in 2017

- Cano-Kelly Deck Addition (Application 2016-00000158; APN 019-080-027)
- Combs-Hinkel Garage (Application 2017-00000079; APN 019-160-029)
- Philosophy Restaurant (Application 2017-00000144; APN 019-120-013)

Reviewed by HPAC in 2018

- Nunez Garage Reconstruction (Application 2018-00000021; APN 019-105-008)

Reviewed by HPAC in 2019

- 1882 Riverfront Deck Expansion (Application 2019-00000006; APN 019-151-033)
- Tahoe Mountain Brewing Restaurant (Application 2019-00000034; APN 019-080-043)
- Welker Residence Historic Design Review (Application 2019-00000059; APN 019-152-018)
- Community Arts Center Park (Application 2018-00000168; APN 019-110-010)

Reviewed by HPAC in 2020

- Casagrande Residence (Reviewed by HPAC in 2020 and 2021, Applications 2020-00000004 and 2022-00000081)
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Reviewed by HPAC in 2021

- Tahoe Star Hotel (Application 2021-00000061; APN 019-150-004)

Reviewed by HPAC in 2022

- West River Streetscape Project (Application 2021-00000109)

A total of three completed projects were added to the above project list in 2026: Casagrande Residence (Applications 2020-00000004 and 2022-00000081), which were reviewed by HPAC in 2020 and 2021; the West River Streetscape Project (Application 2021-00000109), which was reviewed by HPAC in 2022; and 10145 West River Street (Application 2023-00000039), which was reviewed by HPAC in 2023.

Additionally, staff has identified the following notable projects that could be eligible for the award in the future, but have not yet received building permit final:

- Blue House Exterior Modifications (Reviewed by HPAC in 2015; Application 2015-00000130; APN 019-030-018)
- Barter Building (Reviewed by HPAC 2015; Application 2015-00000115; APN 019-090-007)
- Bespoke Building (Reviewed by HPAC in 2021; Application 2020-00000134; APN 019-090-015)
- Mountain Lotus (Reviewed by HPAC in 2021; Application 2020-00000008; APNs 019-030-048 and -044)
- Tahoe Sports Hub Façade improvements (Reviewed by HPAC in 2023, Application 2023-00000048)
- 10017 E River Street (Bender) (Reviewed by HPAC In 2023, Application 2023-00000084)
- Residences at Jibboom (Reviewed by HPAC in 2024, Application 2024-00000014)
- Sipes House Exterior Modifications (Reviewed by HPAC in 2024, Application 2023-00000173)
- 10111 South East River Street (Reviewed by HPAC in 2025, Application 2024-00000162)
- 10077 South East River Street HDR (Reviewed by HPAC in 2025, Application 2024-00000124)
- 10061 Church Street (Reviewed by HPAC in 2025, Application 2025-00000066)

HPAC's Role: HPAC's role is to review the list, make nominations, and vote for a 2026 recipient of the Excellence in Historic Preservation Project of the Year award.