



## Historic Preservation Advisory Commission Meeting Minutes

March 11, 2026, 8:00 AM

Town Hall | Council Chambers | 10183 Truckee Airport Road, Truckee, CA

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- 1. Call to Order and Roll Call**- 8:02 AM Chair Gove, Commissioner Sesko, Commissioner Kenny, Commissioner Brooks – all present

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

Sean Whelan and Paul Ferro were present on behalf of the applicant team for Item 5.1.

- 2. Public Comment:**

None.

- 3. Selection of Chair and Vice Chair**

### **Chair**

Commissioner Sesko nominated Chair Gove to continue as chair

Commissioner Kenny seconded the nomination.

The motion passed with the following vote:

Ayes: Chair Gove, Commissioner Brooks, Commissioner Kenny, Commissioner Sesko

Noes: None

Abstain: None

Absent: None

### **Vice Chair**

Commissioner Kenny nominated Commissioner Brooks

Chair Gove seconded the nomination.

The motion passed with the following vote:

Ayes: Chair Gove, Vice Chair Brooks, Commissioner Kenny, Commissioner Sesko

Noes: None

Abstain: None

Absent: None

- 4. Approval of Minutes**

- 4.1 February 11, 2026 Draft Minutes**

Commissioner Kenny made a motion that was seconded by Chair Gove to approve the February 11, 2026 Minutes as submitted. The motion passed and carried the following vote:

Ayes: Chair Gove, Vice Chair Brooks, Commissioner Kenny

Noes: None

Abstain: Commissioner Sesko  
Absent: None

## **5. Minor Review Minutes**

### **5.1 Planning Application 2025-0000147/DPA-UPA-MUPA-ZCA-TM-HDRA-SPA (Residences at Jibboom Project Amendment: Development Permit Amendment, Use Permit Amendment, Minor Use Permit Amendment, Zoning Clearance Amendment, Tentative Map, Historic Design Review Amendment, and Sign Plan Amendment); 10012 Jibboom Street (APN 019-102-016), 10090 Jibboom Street (APNs 019-102-011, -012, -013, -014, -015 and -17) and Unknown Address (APN 019-102-018); Owner/Applicant: Sean Whelan; Agent: Paul Ferro, Ascend Architecture. Adam Petersen, Senior Planner**

**Requested Action:** That the Historic Preservation Advisory Commission (HPAC) review the proposed “Residences at Jibboom Project Amendment” project for consistency with the Downtown Truckee Plan, including the Historic Design Guidelines, and forward a recommendation to the Planning Commission on whether to grant a Certificate of Appropriateness and approve the requested amendments to the previously approved project.

#### **Applicant Presentation by Sean Whelan and Paul Ferro**

#### **Clarifying Questions for Staff:**

None.

#### **Clarifying Questions for Applicant:**

- Building A—if it is possible to remove the planer offset at the front façade?
  - To do that, we would have to look at the floorplan.
- Building B—I understand there is a reference to the train station through the paint. I think the yellow is drawing attention to a building that doesn’t need more attention. That would be an easy modification to reduce its visibility.
  - Since we already had entitlements, we weren’t looking to change the material palette.
- Building C—the combination of brick and concrete, there isn’t any historic context for that in the historic district. This feels very modern and urban. Maybe a reapplication of the brick and potentially add wood?
- Is there brick cantilevering over the first floor?
  - Yes.
- There is no historic context for cantilevering brick in the historic district. That is normally used for grounding and massing.
- Were any floorplans explored to bury the elevator tower?
  - No, we didn’t look at moving the entire thing.
- Is that a galvanized finished?
  - It’s probably a pre-finished material that will age but likely won’t rust. It will be a painted finish.
- What is the infill material on the windows on Building D?
  - Dark bronze.
- On the north elevation—is the height the same as it was previously, or did that increase?
  - We haven’t changed the floor-to-floor heights.
- The window composition on the rear- why are they so different from the front?
  - It is to match the units.

#### **Public Comment:**

Dan Cockrum: All public comment received for this project do not approve of the mass and scale. All views from High Street are now going to be blocked by a row of windows, rooftops and exterior lighting. We already see that in the Artist Lofts. Do not accept this as designed.

### **Deliberation:**

- It is obvious it doesn't meet the guidelines of mass and scale at the very least.
- It is so obviously out of proportion with buildings in the area.
- I do not feel like it complies with the intention of the guidelines.
- I mostly agree and am hung up on Building D. Especially with the elevator.
- I agree. Building A and B have potential; C and D are so off the mark. I feel like there is potential for providing material feedback, but that wouldn't help with square footage.
- My feedback—planer offset on Building A. Building B—paint selection is not appropriate. Building C—concrete selection for the front entry, and the dual tone and cantilevering brick doesn't make sense. Building D—massing, material selection, roofline; there is nothing in the design guidelines that support any approval of Building D.
- If you are on High Street you are going to be looking at the top of the buildings. In terms of drainage, it looks like a cheat.
- I do like the color. It adds visual interest and vibrancy.
- Nobody has a right to a viewshed. So considering that doesn't seem fair.
- That view is what defines the character of Truckee.

**Vice Chair Brooks made a motion that was seconded by Chair Gove to recommend denial of the Certificate of Appropriateness, denying the requested amendments to the previously approved project. The motion passed and carried the following vote:**

**Ayes:** Chair Gove, Commissioner Brooks, Commissioner Kenny, Commissioner Sesko

**Noes:** None

**Abstain:** None

**Absent:** None

## **6. Major Review Items**

### **7. Information Items**

#### **7.1 2026 Historic Recognition Program Nominations and Vote**

The Commission requested that Item 7.1 be continued to the next HPAC meeting, with additional details provided on the projects under consideration.

### **8. Commission Member Reports**

Commissioner Kenny attended a virtual meeting, "From Paper to Practice: Building Effective Historic Preservation Ordinances"

### **9. Adjournment: 9:10 AM To the next commission meeting on April 8, 2026.**

Kayley Metroka