



Historic Preservation Advisory Commission Meeting Minutes

April 08, 2026, 8:00 AM

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

- 1. Call to Order and Roll Call**- 8:00 AM Chair Gove, Vice Chair Brooks, Commissioner Sesko, Commissioner Kenny- All present

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

Grant Kamin was present on behalf of the applicant team for Item 4.1.

- 2. Public Comment:**

None.

- 3. Approval of Minutes**

None.

- 4. Minor Review Minutes**

- 4.1 Planning Application 2026-00000025/HDR (Hanson Windows Historic Design Review); 10050 South River Street (APN 019-130-042); Owner: Scott Hanson; Applicant: Grant Kamin, Evolve Design Works**

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed exterior modifications on a Category D (Nonessential) building for consistency with the Downtown Truckee Plan, including the Historic Design Guidelines, and provide a recommendation to the Community Development Director.

Commissioner Kenny recused himself due to proximity of his property to the project site.

Applicant Presentation given by Grant Kamin

Clarifying Questions for Applicant:

- Can you describe the replacement windows?
 - Anderson Windows, tempered, painted white to match the existing vinyl which is currently there.
- The round top will look very much the same as the current windows.
- What are your plans for the trim?
 - It will be very similar to what is there now, painted white.
- Will the trim be wood?
 - We can double check on that.
- Who is installing the windows?
 - I think Yates Glass is managing the installation.
- Is there a reason the quarter rounds on the eastern elevation aren't being replaced?
 - I believe it is primarily from a budget standpoint.

- Why are the grids being removed?
 - For a view standpoint and to make it feel more modern.
- Are you proposing any door changes?
 - Yes, a sliding glass door. There is an existing sliding glass door, and they want to widen it to get more natural light.
- Is there any resistance to a non-vinyl window? Typically, in the historic district, we don't allow vinyl.
 - It comes down to the cost. It was stamped for a permit through the Town of Truckee to be allowed vinyl originally.
- Window 9--the windows in those dormers appear to be large in scale for that. Would we be able to reduce that size, so they feel more in proportion?
 - It could be a graphical display error. I can check with the applicant.
- I agree, it looks out of place. Maybe change it so the header will be at the top of that arch.
- Are you installing screens as well?
 - I do not know, that is up to the owner.
 - Regarding the trim—it is currently white painted wood, and it will be replaced with the same.
- Is the current siding wood?
 - I am not sure.

Clarifying Questions for Staff:

- Don't the guidelines say vinyl windows aren't allowed in the Historic District?
 - That is more specifically for Category A & B buildings.
- This is a Category D building that doesn't have any historic properties on it, and they are proposing like-for-like. So, this one is tricky.

Public Comment:

None.

Deliberation:

- Since it's like-for-like, I am okay with the vinyl.
- I think the trim and the windows are missing detail.
- I have real reservations about the vinyl.
- I am concerned about losing the grids. I think the proportions of the divisions could be enlarged if they choose.
- The arched window on the eastern elevation will be the biggest outlier, and it is the most visible.
- Getting rid of the octagonal windows—kudos for that.
- I feel like historically, the grids should stay because they echo the historic standard.
- Regarding the vinyl, it is going to be so expensive that it could be a compromise, so it looks better.
- One of the reasons we haven't preferred vinyl is because it doesn't age well here. There are a lot of composites that might be in the same price range and might hold up better over time.
- The dormers on the south elevation look out of place. The change in the window at the stairwell is fine.
- When we ask for divisions, it is applying grids that are interior and exterior but technically it is one piece of glass, but it looks like a truly divided window.

Chair Gove made a motion that was seconded by Commissioner Sesko to recommend approval of the proposed exterior modifications as submitted in the application and

described in the staff report with the following modifications, which HPAC determined could be reviewed at the staff level:

1. An alternate window material to vinyl is recommended (i.e., aluminum-clad wood or a composite such as Anderson 100 series windows) for improved durability and consistency with window materials in the historic district.
2. The recommended style of the windows is a true divided light window (with grids permanently installed on the exterior of the glass). A larger grid pattern is appropriate.
3. A window trim material that is compatible with the existing siding material is recommended. Wood is recommended for the window trim material if staff verifies that the existing siding material is wood.
4. Approval of Window #15 as shown on the revised plan set presented at the HPAC meeting is recommended.
5. Reducing the size of the dormer windows on the south elevation (Window #9) to better fit within the dormers and allow room for window trim is recommended.
6. Replacing the windows on the east elevation (Window #13) is recommended, consistent with the design of the other window replacements.

The motion passed and carried the following vote:

Ayes: Chair Gove, Vice Chair Brooks, Commissioner Sesko

Noes: None

Abstain: Commissioner Kenny

Absent: None

5. Major Review Items

None.

6. Information Items

6.1 2026 Historic Recognition Program Nominations and Vote

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

Commissioner Sesko nominated the Star Hotel. Commissioner Kenny seconded the nomination. The nomination passed and carried the following vote:

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

Noes: None

Abstain: None

Absent: None

7. Commission Member Reports

None.

8. Adjournment: 9:00 AM To the next commission meeting on May 13, 2026.

Kayley Metroka