



May 14, 2019

Laura Dabe
Assistant Planner
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

**RE: Re-evaluation of 10199 West River Street for National Register and Local Historic District
Eligibility and Assessment of Proposed Project Effects, Truckee, Nevada County, California.**

Dear Ms. Dabe:

The purpose of this letter is to provide an independent evaluation of the property at 10199 West River Street (APNs 19-130-06 and 19-130-07) in Truckee, California. This study was conducted for local planning purposes to recommend whether the resource contributes to the Truckee Historic National Register District (THNRD), as well as the local River Character Area of the Historic Preservation Overlay District (HPOD). This letter also assesses whether the proposed rehabilitation and relocation of the cabins will pose an adverse effect to the historic property.

My conclusions are based on a site inspection of the property conducted on May 7, 2019; a report letter and DPR 523 form prepared for the property by JRP Historical Consulting, LLC (JRP) on June 2, 2017; a report letter prepared by JRP on April 3, 2019; the *Town of Truckee Historic Resources and Architectural Inventory* prepared by Kautz Environmental Consultants, Inc. (Kautz) in 2004; and the application of accepted historic preservation principles and eligibility criteria set forth by the Secretary of the Interior, the National Register of Historic Places, and Title 18 of the Town of Truckee Municipal Code. I meet the Secretary of the Interior's Professional Qualification Standards as an architectural historian under 36 CFR Part 61.

Evaluation of 10199 West River Street as a Contributing Element of the THNRD

The property at 10199 West River Street comprises seven small buildings located in the River Character area of the THNRD. The buildings were most likely constructed in the 1920s and relocated to their present site in 1935. They have experienced a number of alterations since their construction.

The 2004 Kautz report and 2017 JRP report are in conflict regarding whether the subject property contributes to the historic character of the THNRD. It is important to note that the Kautz report was completed as part of a larger district inventory of 236 architectural resources; as a result, time and budget constraints necessarily emphasized breadth over depth, and the report focused on the overall history and character of the entire district. The report asserts that the subject property is a contributing element to the district, although it is not individually eligible for listing in the National Register of

Historic Places (NRHP). This is based on the opinion that the property—exhibiting varying levels of integrity of setting, materials, workmanship, design, and feeling—was nonetheless a rare surviving collection of auto camp cabins.

On the other hand, the scope of the JRP project allows their report to provide an in-depth, micro-level evaluation of the individual resource. Extensive, commendable archival research of the individual property was undertaken, as was a comprehensive recordation of the resource. JRP identifies 10199 West River Street as a non-contributing element of the district based on its lack of integrity of materials, design, workmanship, and feeling. JRP contends that, despite the property's "significant associations under NRHP Criteria A and C," it does not retain sufficient integrity to convey its historical significance.

It is my professional opinion that 10199 West River Street does not possess the significance or integrity to be eligible for *individual* listing in the NRHP; however, it appears to contribute to the TNRHD under Criteria A and C. Although some units on the property retain little integrity to its historic period of significance, the majority—particularly the four cabins prominently fronting onto West River Street—retain sufficient integrity to convey their significance as auto camp cabins dating to the 1920s-1930s.

In general, alterations to the property include the following:

- Design/Massing – Original front porches enclosed as additions on all but one unit. Rear addition added to most units.
- Materials – Original siding replaced with asbestos shingles. Most original wood-sash windows replaced, and in some cases resized, with aluminum-sash and vinyl-sash windows. Additionally, the original wood doors have been replaced with non-historic doors.

Of the seven aspects of integrity used to evaluate eligibility for listing in the National Register of Historic Places, 10199 West River Street retains acceptable levels of integrity of setting, association, and location (the cabins were moved from their original site c.1935, but this is within the period of significance). The remaining four aspects of integrity—materials, design, workmanship, and feeling—have been somewhat diminished by physical modifications to the units. Although this diminished integrity precludes the property's eligibility for *individual* listing in the NRHP, it is not so diminished to render the property non-contributing to the TNRHD. A majority of the cabins retain enough integrity to discern their historic form, massing, and basic design, which allows the property to convey its historical significance as a contributing element of the TNRHD.

Evaluation of 10199 West River Street in Accordance with Truckee's Rating System

According to Truckee's municipal code, the town employs a local rating system for properties located in Truckee's Historic Preservation Overlay District. The rating categories are as follows:

Category A: Essential – Buildings that are individually eligible for the NRHP and retain the highest degree of integrity.

Category B: Contributing – Buildings that have experienced some alteration, yet still retain a relatively high degree of integrity.

Category C: Supporting – Buildings that have experienced substantial alteration but retain their overall form and scale and have the potential to be restored.

Category D: Nonessential – Buildings that have been altered to such a degree that the historic information is no longer interpretable, and they no longer retain sufficient integrity to convey their significance.

According to Truckee's Historic Resources Inventory Summary Table, 10199 West River Street is rated as a "B," or Contributory, property. The property has experienced several modifications affecting its integrity well beyond the criteria for a Category B rating, which requires "a relatively high degree of integrity" despite "some alteration." The subject property has experienced a significant degree of alteration, resulting in diminished integrity of materials, design, workmanship, and—to a lesser degree—feeling. At present, the property does not qualify for a Category B (Contributory) rating under the Town of Truckee's Development Code.

At this time, it appears that a more appropriate local rating for 10199 West River Street is a "C," or Supporting, property. According to the Development Code, a Category C rating is given to buildings constructed within the period of significance that have sustained substantial alteration. Typically, these alterations include the replacement of historic siding with modern materials, the enclosure of historic porches, and the remodeling of original windows and doors—all of which echo the major alterations experienced by the subject property.

Despite the degree to which 10199 West River Street has been altered, it does not meet the criteria of a Category D (Nonessential) rating, which entails that the property has "been altered so radically that the historic information is no longer interpretable." Alterations have resulted in the obscuration, loss, or destruction of much of the building's historic fabric, but the resource is not so altered as to nullify its association with the River Character Area's period of significance.

Proposed Rehabilitation of 10199 West River Street

The property owner proposes to rehabilitate the seven cabins in compliance with the Secretary of the Interior's Standards for Rehabilitation and the Town of Truckee's Design Guidelines for the River Character Area (Chapter 17 of the Municipal Code). The proposed project will include:

- Replacement of existing non-historic windows with wood-clad sash windows. The replacement windows feature aluminum structural elements that are not visible from the outside. The visible elements of these windows approximate the appearance of historic wood sash windows and have been used in other rehabilitation projects within the HPOD.
- Addition of new window openings on secondary elevations.
- Relocation of existing window openings on secondary elevations.
- Replacement of existing non-historic doors with historically appropriate doors and trim.
- Replacement of existing corrugated metal and composition shingle roofs with an earth-toned composition shingle roof, retaining existing front gable form and 5:12 pitch.

- Repair and in-kind replacement of deteriorated roof framing members, retaining existing eave depth and visible structural elements such as skip sheathing and exposed rafter tails. The project proposes using rafters that are wider than the original rafters; however, these will be limited to the interior of the cabins. The exterior rafters will match the historic dimensions.
- Application of protective felt material beneath plywood skip sheathing to match the appearance of period appropriate waterproofing materials.
- Restoration of historic front porches on the four cabins (Units 2, 3, 4, and 5) fronting West River Street. These porches were enclosed outside of the period of significance. The owner proposes to restore them to their appearance in a 1951 photograph.
- Incorporation of historically appropriate porches into the design of two cabins (Units 6 and 7). The porch design will combine the historic roof form with historically appropriate characteristics and details.
- Relocation of all seven cabins within the existing site. Siting of the cabins will be reconfigured to increase the setback, establish a public right-of-way, and create on-site parking for the dwellings.
- Construction of new foundations for relocated cabins. The new concrete foundations will match the existing in appearance and materials.
- Replacement of existing asbestos shingle siding with wood shingle siding on the primary elevation and horizontal wood siding on the secondary elevations. The new siding will be historically appropriate to the cabins' period of significance.
- Exterior painting of exposed siding and structural elements in historically appropriate colors.
- Construction of rear additions to six of the seven cabins (Units 2, 3, 4, 5, 6, and 7). These additions are subordinate to the original massing of the cabins, and they are historically compatible yet distinct from the original cabin.
- Installation of exterior light fixtures to the south porch additions. The light fixtures are historically appropriate and will feature a bronze finish.
- Addition of uncovered parking spaces corresponding to each unit. For Units 2-6, the parking space will be located immediately to the rear (south) of each cabin. For Unit 7, the parking space will be located immediately east of the cabin.

Assessment of Potential Effects of the Proposed Rehabilitation Project

Because the property is located within the Historic Preservation Overlay District, the Town of Truckee requires that all exterior changes are subject to Historic Design Review in compliance with Chapter 18.77 of the Truckee Municipal Code. Before any work can be completed, the HPAC must issue a Certificate of Appropriateness (CoA) for the proposed work. HPAC may grant a CoA only if the findings set forth in Section 18.77.040 can be made. These findings ensure that a project is in conformance with applicable development standards and historic design guidelines, and that the project will not adversely affect historic resources.

This letter report assesses whether the project will pose an adverse effect to 10199 West River Street. Conclusions are based on a comparison of the proposed work with the Town of Truckee's Historic

Preservation Design Guidelines (Chapter 18.26) and the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties.

Effects to 10199 West River Street

It is my professional opinion that the proposed project will not adversely affect the property at 10199 West River Street. The work conforms with the Town of Truckee's Historic Design Guidelines (Chapter 18.26) and the SOI Standards for Rehabilitation. The JRP letter report presents a thorough and competent analysis of the proposed project vis-à-vis the design guidelines and SOI standards. I concur with JRP's findings presented in their April 3, 2019 letter.

In fact, the proposed project will augment the property's historic character. As previously discussed, alterations outside of the period of significance make the property's contribution to the TNRHD tenuous. The property retains enough integrity to convey its historical significance, but additional modifications not recommended by the SOI standards or the design guidelines—or continued neglect—would likely render the property not contributing to the TNRHD. The proposed project will remedy the property's diminished integrity of design, materials, workmanship, and feeling, thereby strengthening its contribution to the district. Because the proposed rehabilitation will reinstate much of the property's integrity, it is recommended that an SOI-qualified architectural historian be hired to provide an updated recordation of the cabins using a DPR 523 Form after the rehabilitation work has concluded.

The project will also support the property's current ranking under the Town of Truckee's local development code. As previously discussed, the Kautz report (2004) established its current ranking as a Category B (Contributory) property. However, successive alterations sustained by the property would likely support a downgrade to Category C (Supporting) in its current state. The proposed work will reverse the impacts of these alterations (e.g., the removal and replacement of non-historic asbestos siding with historically appropriate wood siding, the restoration of historic porches, the replacement of non-historic doors and windows with historically appropriate materials, etc.), thereby strengthening its status as a Category B property.

Effects to the River Character Area

It is my professional opinion that the rehabilitation work planned for 10199 West River Street would not adversely affect the overall historic character of the district. In fact, it abides by the design goals and policies set forth by the Design Guidelines for the River Character Area, which are listed below. Relevant goals are policies are italicized:

- *To emphasize the preservation and restoration of historic structures, when feasible.*
- To maintain views of the Truckee River.
- *To continue the use of traditional building materials.*
- *To maintain traditional building mass, scale, and forms.*
- *To maintain general alignment of building fronts.*
- *To encourage the use of residential building forms.*
- *To encourage the use of front porches that face the street.*

- To encourage detached garages and outbuildings that are subordinate in character and scale to the primary structure.

Based on the proposed project tasks, the rehabilitated property—with its restored front porches, realignment of cabin fronts in accordance with the neighborhood's historical setbacks, and use of historically appropriate finishes and materials—will enhance the historic character of the area.

Summary of Recommendations for 10199 West River Street

- The subject property is not individually eligible for listing in the National Register of Historic Places.
- The subject property is recommended as a contributing element of the TNRHD.
- Although the diminished integrity of the subject property suggests that the property embodies the qualities of a Category C (Supporting) resource in its present state, the proposed rehabilitation will restore the property's status as a Category B (Contributing) resource.
- The proposed project will not adversely affect the subject property or the River Character Area of the TNRHD.
- The proposed rehabilitation is consistent with the Secretary of the Interior's Standards and the Town of Truckee's Historic Design Guidelines.
- After the rehabilitation project is completed, the property should be re-recorded on a DPR 523 form and re-evaluated for inclusion in the NRHP by an SOI-qualified architectural historian. This form should then be forwarded to the California State Historic Preservation Office (SHPO) for inclusion in the California Historic Resources Information System (CHRIS) database.

It was a pleasure to work with you on this project. If you have any questions or concerns, please do not hesitate to contact me by phone at (775) 829-4411 or by email at zcampana@kecnv.com.

Sincerely,



ZoAnn Campana, M.P.S.
Architectural Historian



Stephen R. Wee, Principal / President
Rand F. Herbert, Principal / Vice President
Meta Bunse, Partner
Christopher D. McMorris, Partner
Bryan T. Larson, Partner

2850 Spafford Street • Davis, CA 95618 • (530) 757-2521 • (530) 757-2566 Fax • www.jrphistorical.com

June 2, 2017

Brian Heim
PO Box 432
Oakville, CA 94652

Re: Historic Resource Evaluation for Property at 10199 West River Street, Truckee, Nevada County, California

Dear Mr. Heim:

JRP Historical Consulting, LLC (JRP) prepared this technical memorandum as part of a survey and evaluation of the property at 10199 West River Street (APN 19-130-06) in the Town of Truckee. This multi-family property at 10199 West River Street includes seven small buildings featuring similar Vernacular architectural styles. These one-story buildings have front-gable roofs, rectangular footprints, asbestos shingle siding, and a combination of aluminum-, vinyl-, and a few wood-sash windows. The buildings were constructed in the 1920s and moved to the subject property in about 1935. They have undergone several alterations.

Attached to this memorandum, you will find a copy of one set of State of California Department of Parks and Recreation (DPR) 523 forms, which includes an Update Sheet and a Building, Structure, and Object Record. The DPR 523 forms and this memorandum evaluate the building on this property for its potential eligibility for listing in the National Register of Historical Places (NRHP). In addition, this memorandum was prepared to assess the property at 10199 West River Street using the Town of Truckee Historic Resources Inventory rating system. The rating system is in the Town of Truckee Historic Design Guidelines (<http://www.townoftruckee.com/government/community-development/planning-division/historic-preservation/historic-design-guidelines>), which apply to historically important buildings located in the Town of Truckee Historic Overlay District. These guidelines were prepared in 2003 and are included in the Truckee Downtown Specific Plan, which has been adopted by the Truckee Town Council.

In support of this historic resource assessment, JRP Staff Historian Joseph Freeman conducted fieldwork with property owner Brian Heim on July 7, 2016, to document and record the physical characteristics of the buildings on the parcel. Additionally, Mr. Freeman and Mr. Heim conducted research at the Truckee-Donner Historical Society, which included reviewing and collecting copious amounts of historic photographs, and at the Town of Truckee Planning Division. JRP conducted in-office research of online digital archive collections, which included collecting Sanborn Fire Insurance maps. JRP also reviewed material that Mr. Heim provided, most notably Nevada County assessment records for the subject parcel. Additionally, JRP consulted "Town of Truckee Historic Resources and Architectural Inventory," prepared in 2004 by Kautz Environmental Consultants, Inc. (Kautz), for the Town of Truckee, as well as the Truckee Downtown Specific Plan and Truckee Municipal Code.

The Kautz report identified the property as a contributing element to the NRHP-eligible Truckee Historic National Register District (THNRD), and the property was subsequently listed in the Town of Truckee Historic Resources and Architectural Inventory list. In the previous form and in the inventory list, the

property is assigned by the special identifiers THRI #141 and MM-20, respectively. These identifiers are used in the attached DPR 523 forms.

JRP prepared this updated study to field-check the buildings on the property to record their current appearance and condition; conduct property-specific research aimed at verifying or establishing the construction dates, original appearance, and history of all alterations for historic-period buildings on the parcel; and, using this newly collected information, re-evaluate the property for NRHP eligibility on a DPR 523 Update Sheet and assess its status under the Town of Truckee Historic Design Guidelines. The update evaluation of the property was intended to clarify the period of significance for the individual property and fully assess its historic integrity to that period of significance.

Following review and consideration of this additional information, our study concludes that the property at 10199 West River Street does not meet the requirements for listing in the NRHP as a contributor to the THNRD because it does not retain historic integrity to its period of significance. The property is located within THNRD's River Character Area, as identified in the Kautz report. The period of significance for the River Character Area extends from 1867, when the oldest building in the area was constructed, to 1941, which generally marks the end of significant development in the historic period. These dates incorporate all previously identified contributors located in the River Character Area. The period of significance for the property at 10199 West River Street starts at the date the buildings appear to have been moved to the site, about 1935, and extends to 1941, the end of the period of significance for the River Character Area. The buildings appear to have been constructed in the 1920s on a property outside the THNRD boundaries and thus are not associated with the THNRD for that period. The date of construction and date the buildings were moved to the current property are based on documents and photographs collected at the Truckee-Donner Historical Society, Nevada County Assessor's office, and historical accounts.

National Register of Historic Places Evaluation

JRP agrees with the Kautz report that the property at 10199 West River Road appears to have significant associations under NRHP Criteria A and C as part of the THNRD. However, the property does not retain historic integrity to its period of significance (1935-1941) because of numerous modifications, and thus should not be considered a contributing element to the THNRD for the purposes of the NRHP. (Please refer to the DPR 523 form for a full evaluation with rationale for NRHP ineligibility.) In the years after 1941, the property's buildings underwent extensive alterations that have substantially diminished the integrity of materials, design, workmanship, and feeling. Changes to the dwellings at 10199 West River Street included: installing asbestos shingle siding on all the buildings' exterior walls; replacing nearly all of the original wood-sash windows on all buildings with aluminum-sash and vinyl-sash windows, leaving only a few small wood-sash windows; replacing all entrance doors; enclosing front porches all but one unit; and building rear additions on most units.

Town of Truckee Historic Resources Inventory Category Rating

The Town of Truckee uses a Historic Resources Inventory rating system to categorize each building that is 50 years of age or older and located in Truckee's Historic Preservation Overlay District, which overlaps with the THNRD. This rating system, which is described in the Historic Design Guidelines, is used for project planning purposes in order to help preserve historically significant buildings and the overall character of the Historic Overlay District. The Town of Truckee has identified four rating categories,

listed as Category A through Category D. Category A (Essential) buildings are individually eligible for listing in the NRHP and have the highest degree of integrity. Category B (Contributing) buildings have experienced some alterations but retain a high level of integrity. Category C (Supporting) buildings “have substantial alterations but retain their overall form and scale, and which have the potential to be restored.” This group is further defined as having numerous alterations but that “still convey a scale and character that supports the overall feeling and association of the Historic Overlay District.” The alterations could include non-historic siding, historic porch enclosures, and remodeled windows and doors. Preservation of the buildings would be a goal for the Town of Truckee, but only when feasible. Finally, Category D (Nonessential) buildings are “structures [that] have been altered so radically that the historic information is no longer interpretable and they no longer retain sufficient integrity to have historic significance.”

When the rating system was created, the Town of Truckee identified the property at 10199 West River Road as falling under Category B based on the conclusions of the Kautz report. Category B applies to properties with a “high degree of integrity.” As demonstrated in the attached DPR 523 form and summarized herein, the property at 10199 West River Road has undergone numerous modifications that have substantially diminished its integrity. As such it no longer qualifies as a Category B property. Instead, the property appears to qualify under Category C because, while the buildings have lost substantial elements that define their character, they generally retain their overall form and scale to convey the feeling and association of the River Character Area. The property at 10199 West River Road is not a Category D property because it mostly retains its overall form and scale, and while the alterations to the buildings are substantial, they are not so extensive to have eliminated the ability to interpret the historical significance.

The form, scale, and character of a property are not specifically defined in the Town of Truckee Historic Design Guidelines, but these are common terms to historic preservation and are used throughout the Truckee guidelines document. In general, they refer to different aspects of a building’s overall appearance during its period of significance. The form of a building consists of its overall shape, footprint, roof type, and window and door configuration. Scale refers to the size of a building, especially in relation to the surrounding built environment, like other buildings and adjacent streets. This would include the width, depth, and height of the overall building as well as the size of its key characteristics, such as doors, porches, windows, and roof. A building’s character can include a variety of aspects, but generally consist of its defining architectural elements. The architectural style, and the components that are important to defining that style, play an important role in a building’s character. These components include the materials, craftsmanship, design, and arrangement of such things as siding, windows, doors, roof and roof elements, porches, and decorative details.

The buildings at 10199 West River Street were relatively simple in form during the period of significance (1935-1941). They featured moderately pitched roofs, rectangular footprints with front and rear porches, and simple window and door configuration. The scale of the individual buildings during that period was small, less than half the square footage of other dwellings in the area. They were about twice as deep as they were wide and one-story tall. Windows, doors, roofing elements, and porches were the size of these elements on typical buildings of the period. The property on which they were located is about two or three times as wide as many of the surrounding residential properties. During the period of significance, the character of the buildings was simple. The craftsmanship was utilitarian, and the design was Vernacular. As such, the buildings generally lacked ornamental elements. They were simple in design with front-gable roofs, open eaves, and exposed rafter tails. Wood was the most common material in use on the buildings’

exterior features, including the glazed wood-panel doors, wood-sash double-hung windows, wood front and rear porches with wood balustrades and roof supports, and wood siding. The front porches were open-walled with gable roofs and the back porches appeared to have been open-walled with shed roofs. The front wall included an entry door and window. Windows were located on each side wall, and it appears a rear door was located on the shed-roof porch. The buildings included chimneys.

The numerous alterations that have occurred since 1941 have modified most of the essential architectural characteristics of the buildings at 10199 West River Road. Many of these characteristics were removed or substantially altered while others were altered to a lesser degree. Nearly all the windows and doors on all of the buildings are replacements that were added after the period of significance. A few wood-sash windows remain and appear to be original. Most windows, however, are non-historic aluminum- or vinyl-sash windows. Asbestos shingle siding was added to all of the buildings' exterior walls after 1951. The original siding appears to have been wood shingles, and it seems likely this siding remained after the buildings were moved to this property. It does not appear that any wood shingles remain under the asbestos siding. The front porches on all but one unit have been enclosed and additions have been built onto the rear of most units. These alterations substantially diminish the character of the buildings. Nonetheless, the alterations have not significantly changed their form and scale. The buildings remain simple, one-story dwellings with front-gable roofs and roughly rectangular footprints. Importantly, they retain their essential size and shape. Additions have been minor. For the most part, windows have not been resized or relocated. The buildings retain their location and scale in relation to the property and the surrounding built environment. As such, they retain their ability to convey some aspects of their historical significance.

Therefore, by the definition of the Town of Truckee Historic Resources Inventory rating system, the property at 10199 West River Road appears to fall under Category C because, while the buildings have altered character, they retain sufficient scale and form to convey the overall feeling and association of its significance within the Historic Overlay District.

This historic resource evaluation was conducted by JRP Staff Historian Joseph Freeman under my direction. Mr. Freeman and I qualify as historians and architectural historians under the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61).

Thank you for working with us on this project, and please let us know if you have any questions or comments about this report.

Sincerely,



Bryan Larson
Partner, JRP Historical Consulting, LLC

Enclosure: DPR 523 Update Form – 10199 West River Street

Department of Parks and Recreation (DPR) 523 Form

for

**THRI#141 (MM-20) / 10199 West River Street,
Town of Truckee, Nevada County, California**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Update Sheet

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

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*Resource Name or # (Assigned by recorder) THRI #141 (MM-20) / 10199 West River Street

☐ Continuation ☒ Update

P1. Other Identifier: 10199 West River Street

***P2. Location:** ☒ Not for Publication ☐ Unrestricted

***a. County:** Nevada

***b. USGS 7.5' Quad:** Truckee, CA **Date** 1992 **T:** 17N; **R:** 16E **Sec:** 15; **M.D.** B.M.

c. Address 10199 West River Street **City** Truckee **Zip** 96161

e. Other Locational Data: APN: 19-130-06

This form is an update recordation of the residential property at 10199 West River Street in an area south of Downtown Truckee and north of the Truckee River. The property is within the boundaries of the Truckee Historic National Register District (THNRD), which is eligible for listing in the National Register of Historic Places (NRHP). The property was previously documented on a set of DPR 523 forms in 1998 and updated in 2003 and subsequently included in the Town of Truckee Historic Resources and Architectural Inventory list with the assigned identifiers THRI #141 and MM-20. The previous evaluation recommended the property as eligible for listing in the NRHP as a contributor to the THNRD. This update recordation and evaluation of the property is intended to clarify the property's NRHP eligibility status, identify its period of significance, and fully assess its historic integrity. The previous DPR 523 forms are attached to the end of this form.

The multi-family property at 10199 West River Street includes seven small buildings featuring similar Vernacular architectural styles and many of the same physical characteristics (**Photograph 1**). The buildings each have their own unit number: Units 1-4 line West River Street (**Photographs 2-5**), while Units 5-7 are located behind (south of) these buildings (see Site Map on Continuation Sheet). The four buildings lining West River Street are nearly identical in form and footprint. Units 5 and 6 are located along the south end of the property and share a wall. Unit 7 is between Units 1 and 6. All buildings feature simple rectangular footprints with extensions for front porches and rear additions, moderately pitched front-gable roofs with exposed rafter tails and open eaves, interior brick chimneys with metal caps, and asbestos shingle siding. Units 1-4 feature enclosed partial-width entryways on the front wall that originally functioned as porches; most of these entryways have plywood siding, although Unit 2 includes salvaged horizontal wood siding. The front doors on three of these four units include both wood doors and replacement vinyl doors; Unit 4 does not have a front entrance. Most of the fenestration on these units are replacement aluminum- or vinyl-sash sliding windows, though Units 1 and 3 each have one wood-sash hopper-style window on a side wall. Small shed-roof additions are included on the rear of Units 1-4 (**Photograph 6**). These additions have asbestos shingle and plywood siding and contain rear entrances. (See Continuation Sheet.)

P5b. Description of Photo: (View, date, accession#) **Photograph 1. 10199 West River Street; camera facing southwest, July 7, 2016.**

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
circa 1920s; moved circa 1935 (Scalnon n.d.; historic photographs on file at Truckee-Donner Historical Society)

***P7. Owner and Address:**

Brian Heim
PO Box 432
Oakville, CA 94562

***P8. Recorded by:**
Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** July 7, 2016

***P10. Survey Type:** Intensive

***Required Information**



BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # CA-LAS-2232H

HRI # _____

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) THRI #141 (MM-20) / 10199 West River Street

B1. Historic Name: Cabins at Emigrant Trail Auto Camp

B2. Common Name: 10199 West River Street

B3. Original Use: residential (transient) **B4. Present Use:** residential

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built ca. 1920s; moved to current property circa 1935; original wood siding replaced with asbestos siding, all front doors replaced, most original wood-sash windows replaced with resized aluminum- and vinyl-sash windows, porches fully enclosed on Units 1-5 and 7, small additions added to Units 1-4 and 7, post 1969.

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** circa 1935 **Original Location:** Emigrant Trail Auto Camp, formerly located near present-day intersection of Northwoods Boulevard and Donner Pass Road

B9. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme:** Architecture, Community Development **Area:** Truckee / River Street

Period of Significance: 1935-1941 **Property Type:** Residence **Applicable Criteria:** A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The multi-family residential property at 10199 West River Street was previously identified as a contributing element to the Truckee Historic National Register District (THNRD), which was found eligible for listing in the National Register of Historic Places (NRHP) by Kautz Environmental Consultants, Inc. (Kautz) in 2004. The previous report concluded that the THNRD appears eligible for listing in the NRHP under Criteria A, B, and C. The current report agrees with the previous finding on the significance of the historic district, but not on the contributing status of the subject property to that district. This update form was prepared to revisit the NRHP eligibility status of the property at 10199 West River Street, identify the period of significance for this property, and fully assess its historic integrity to that period of significance. The present study concludes that the property does not meet the requirements for listing in the NRHP as a contributor to the THNRD because it does not retain historic integrity to its period of significance, which begins with the date the seven buildings were moved onto this property (and into the boundaries of the THNRD) in about 1935, and extends to 1941, the end of Truckee's "Gateway Years" (1910-1941). See Continuation Sheet for a complete discussion of the period of significance and assessment of integrity for this property.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** Kautz Environmental Consulting, Inc., "Town of Truckee Historic Resources and Architectural Inventory," Volume 1: Project Report, 2004, on file at Town of Truckee Planning Division.

B13. Remarks: _____

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** June 2017

(This space reserved for official comments.)



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P3a. Description (continued):

Units 5-7 are nearly identical in footprints and styles (**Photograph 7**). They are slightly larger than Units 1-4 and have some different features, for example full-width front porches are and different window configuration. The front porch on west-facing Unit 5 is enclosed with plywood apron wall below a row of wood-sash awning windows; the entrance is located on the north wall (**Photograph 8**). Fenestration on this unit includes replacement aluminum- and vinyl-sash windows as well as small wood-sash hopper-style windows. This unit includes a wood-door rear entry near the east end of the north wall. The east (rear) wall of this unit is attached to the west (rear) wall of Unit 6, which is the only unit of the seven that retains an open-wall front porch (**Photographs 9 and 10**). The porch features a wood-balustrade and square support posts. Within the porch is an offset wood door and replacement aluminum-sash window. Other fenestration includes replacement aluminum-sash windows, small wood-sash hopper-style windows, and a rear entry on the north wall that is covered with plastic sheeting. Unit 7 is adjacent to Unit 6. This east-facing building features a front porch enclosed with plywood and horizontal wood board siding with two fixed metal-sash windows (**Photograph 11**). The entrance is a plywood door on the north wall. This unit includes shed-roof additions on the north and west walls wall, replacement aluminum-sash windows, small wood-sash hopper-style windows, and a boarded-over rear entrance.

B10. Significance (continued):

Historic Context

Truckee History¹

The residential units at 10199 West River Street appear to have been constructed in the 1920s for use as transient lodging as part of the Emigrant Trail Auto Camp and moved to their present location in about 1935. The Emigrant Trail Auto Camp was located near the present-day intersection of Donner Pass Road and Northwoods Boulevard, nearly two miles east of Truckee's downtown commercial core, while the current property is located in an area of Truckee southwest of the downtown commercial core and between the Southern Pacific Railroad to the north and the Truckee River to the south. Truckee was first settled by migrants in the 1840s who, by the end of the decade, mostly came upon the area seeking fortunes in the gold mines of the Sierra Nevada. It grew into a frontier settlement as a stop between eastern locales and the growing cities in California, like San Francisco and Sacramento. However, Truckee's growth was gradual in the early years. By the 1860s, as plans began to emerge for a Transcontinental Railroad that passed through the settlement at Truckee, the town grew more steadily. The first lumber mill was opened in the area in 1864, and several stage companies established routes that passed through Truckee during this period. The Truckee Lumber Company, a mainstay in the town for decades to come, opened in 1867, and when the railroad was completed in 1869 travel to the town became exponentially easier.

Through the late nineteenth century, the town of Truckee continued to serve as a burgeoning industrial area and commercial hub of nearby mining and logging activities. Because of the town's proximity to plentiful and easily accessible forests, logging and lumber companies continued to function as the town's premier industry. The town and its surrounding area became home to numerous lumber mills which shipped their products to various markets on the rail. Associated industries such as ice harvesting and charcoal production filled out the town's growing economy, and helped attract many new residents. To house the burgeoning population, residences were built surrounding the town's commercial core and railroad stop. Truckee Lumber Company built Brickelltown (located north of the subject parcel, across the railroad), a company housing development for employees that featured mostly Folk Victorian and Italianate style homes. However, the growth was not without setbacks. Fires in the early years frequently razed many of the town's buildings. But after each fire, the town's strong economy and growing population helped spur redevelopment.

By 1890s, the national economic downturn and slowdown in local industries led to the start of a brief decline in Truckee. For most of the decade, the town's main industries remained viable, but as demand for lumber decreased and the easily accessible logging sites depleted, the local economy suffered. Likewise, by the turn of the twentieth century, artificial means

¹ This historic context is largely summarized from Kautz Environmental Consulting, Inc., "Town of Truckee Historic Resources and Architectural Inventory," Volume 1: Project Report, 2004, on file at Town of Truckee Planning Division.

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of refrigeration were growing in popularity and the need for harvested ice began to decline, hurting local businesses related to the industry.

The early twentieth century was marked by the rise of new industries and the restoration of some old ones. Starting around the turn of the century, Truckee became a hub of winter recreation activities. The town was home to yearly winter carnivals, celebrating the abundance of snow the town received by exhibiting ice palaces and hosting winter train excursions known as Snowball Specials. Skiing and other snow sports and activities also emerged during this period, growing into one of the community's most popular wintertime attractions. Truckee claimed ownership of the first automated ski lift and by the 1910s what became known as the Hilltop area was under development as one of the most popular destination for local skiers. While some formerly successful industries, such as ice harvesting, never recovered, the logging industry continued as a strong component of the local economy. The growth of Truckee during the early twentieth century was aided by the opening of the state highway over Donner Pass in the 1900s and the frequent improvements to it throughout the first half of the twentieth century that was driven by the rapid increase in automobile use. While development of Truckee's built environment during this period continued to center on the river, railroad, and Truckee Lumber Company mill (**Figure 1**), new houses and commercial properties were built in previously undeveloped areas, including adjacent to the state highway and other major automobile routes.

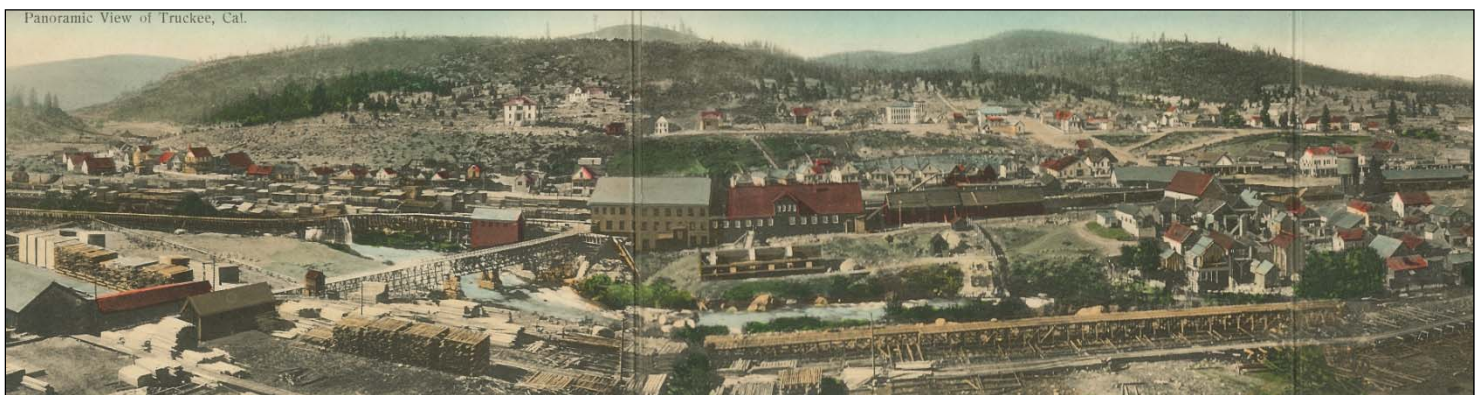


Figure 1. Panoramic view of Truckee from about 1910 with the Truckee Lumber Company at center, the Truckee River in the foreground, the railroad behind the lumber mill, and the downtown commercial core mostly out of view to the right. The neighborhood of the property recorded on this update form is located on the far right, although the buildings on the property were not constructed at this time. (Photo courtesy of Truckee-Donner Historical Society.)

In the decades before World War II, Truckee's economic shift away from industrial businesses like logging and ice production and toward recreation, sporting, and movie production, activities became even more pronounced. In addition to the successes of the ice carnivals and skiing, summer activities became an important draw. Fishing and camping were popular activities, spurred on by the autotourism and autocamping boom that started in the 1920s with the rise of relatively inexpensive cars and improved highways. The Emigrant Trail Auto Camp, for which the buildings recorded on this property appear to have been originally built, was developed during this period about two miles west of downtown Truckee on the north side of US Highway 40. The highway, which passed through Truckee, underwent a major improvement in the late 1920s that included new alignments and the construction of a concrete arch bridge near Donner Summit known as the Rainbow Bridge that provided picturesque views of Donner Lake and the town of Truckee. The highway improvements helped solidify Truckee as the gateway to surrounding mountains for those seeking outdoor adventures, both in summer and winter. The Winter Olympics, held in 1960 at Squaw Valley, just south of Truckee, and the related construction of Interstate 80, which largely bypassed US 40, marked a high point in Truckee's history as a center for recreational outdoor activities.

10199 West River Street Property History

The residential buildings at 10199 West River Street were constructed in the 1920s with the development of the Emigrant Trail Auto Camp west of downtown Truckee and appear to have been moved to the current property in about 1935, late in the "Gateway Years" period of Truckee's history. The Kautz 1998 and 2003 inventory of this property concluded that the units were constructed in about 1905, but based on a review of historic photographs, historical accounts, and Sanborn Fire

Insurance (Sanborn) maps, this does not appear to be correct. The property on which the units are located was depicted as empty on the 1907 Sanborn map for this section of Truckee (**Figure 2**), and photographs from the 1910s and 1920s also show no buildings at this site (**Figure 3**).² Instead, according to an historical account, these buildings appear to have been built on a separate property in the 1920s and moved to 10199 West River Street in about 1935. They were originally developed for the Emigrant Trail Auto Camp and used as rentable cabins for transient lodging. While little was uncovered about the development and use of the autocamp, it included a Shell service station that, based on its design, dates from the 1920s; a main lodging and restaurant building; and more than a dozen one-room rustic cabins (including the seven on the subject property). The historical account places the location of the autocamp near the present-day intersection of Donner Pass Road and Northwoods Boulevard.³ Donner Pass Road is the former route of US 40, and this area became a popular location for the development of motels. By the mid 1930s, seven of the cabins were moved to the property at 10199 West River Street, but a number of cabins as well as the main lodge and service station remained on the Donner Pass Road property into the 1950s, at which time all of the cabins were relocated to properties throughout the region.⁴

Autocamps became a widespread phenomenon starting in the 1920s, rising in popularity alongside the increased availability and use of automobiles. As Americans took to their cars to travel around the country on vacation, they needed places to stay. Autocamps, which often allowed guests to choose from camping in their own or rented tents, or staying in small rustic cabins, were an affordable and convenient alternative to pricey hotels in city centers. The camps were typically built on main highways on the outskirts of towns and cities, and frequently included service stations and diners.⁵

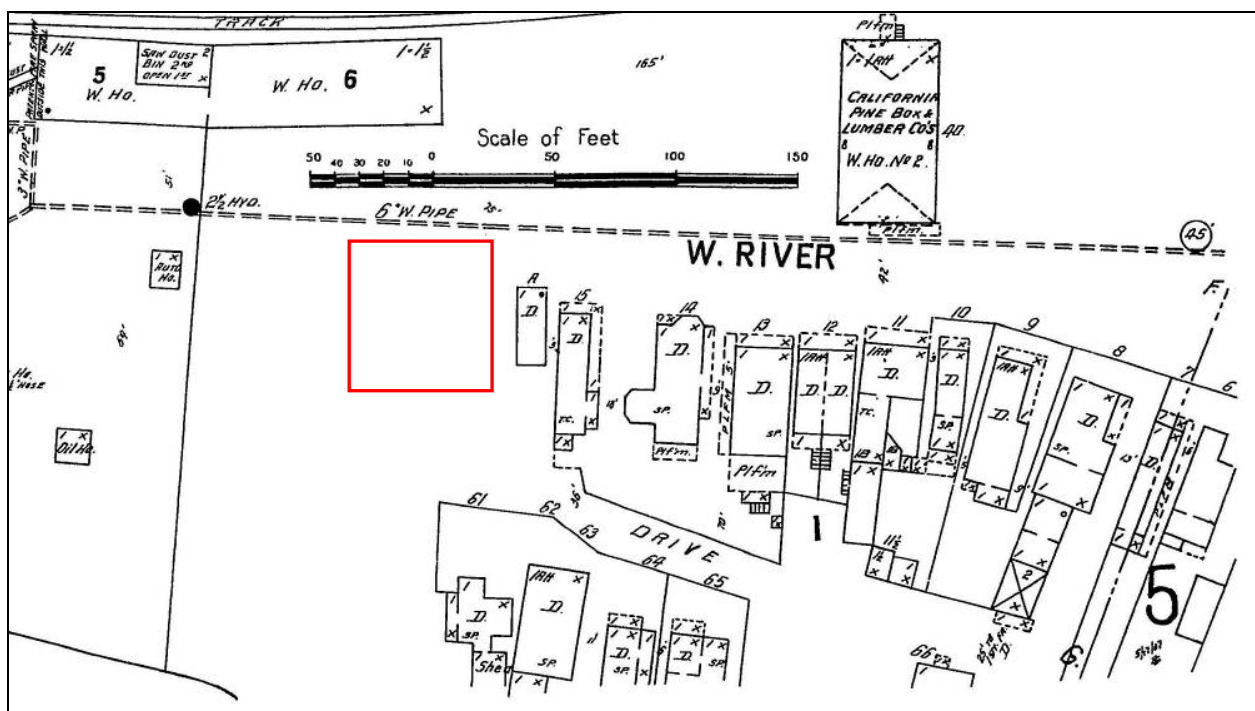


Figure 2. 1907 Sanborn map showing the approximate footprint of the property showing that no building were present at the time.

² Sanborn Fire Insurance Co., "Truckee" (New York: Sanborn Map & Publishing Co., 1907).

³ Dana Scanlon, "History of Cabins at 10199 West River St.," n.d., personal account, on file at Truckee-Donner Historical Society.

⁴ Historicaerials.com, Historic Aerial Photographs, Truckee, 1953, 1969; Scanlon n.d.

⁵ Allan D. Wallis, *Wheel Estate: The Rise and Decline of Mobile Homes* (Baltimore: Johns Hopkins University Press, 1991), 33-35, 39-43.

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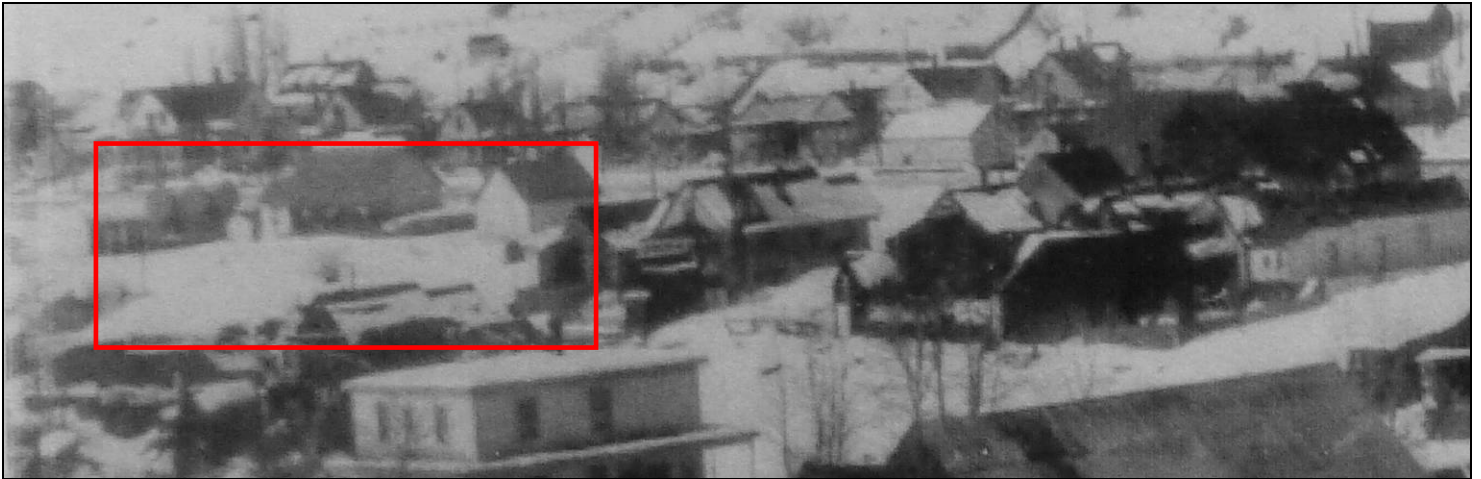


Figure 3. No buildings appear on the property, identified with the red box, in this photograph taken in about 1928.

The first time that buildings appear on the property at 10199 West River Street is in a photograph taken in the early or mid 1930s (**Figure 4**). While the buildings in this photograph are only barely visible, they appear more clearly in a photograph taken a few years later, sometime between 1934 and 1939 (**Figure 5**). At the time the property features the seven units present today in very similar forms. Units 1-4 are depicted running east to west along West River Street; Units 5 and 6 are located at the south end of the property and attached on their rear walls; and Unit 7 is between Units 1 and 6 on the east side of the property. The photograph also reveals some details about the buildings' original materials and characteristics. Units 5 and 6 each included what appear to be a single vertical sliding window and a small window on their south walls. Unit 7 features an open-wall front porch. Units 1 through 4 have small shed-roof elements on their rear walls. Finally, all units have moderately pitched gable roofs with chimneys near the roof ridges. Additional details are revealed in a photograph taken a few years later from the opposite direction (**Figure 6**). In this photograph, Unit 4 features a vertical sliding window (likely wood-sash) on the east wall with wide surround and Unit 5 appears to have an open-wall porch.

The property was recorded by the Nevada County Assessor's office, and photographs were taken in 1951 and 1969, which reveal more about the materials original to the units. At the time of those photographs, the buildings featured horizontal wood siding, open porches with wood supports and balustrades, wood-sash windows with wide wood surrounds, and, for Units 1-4, small shed-roof elements on the rear (**Figures 7 and 8**). Since 1969, the units have been resided with asbestos shingles, windows replaced with aluminum- and vinyl-sash windows, doors replaced, front porches enclosed (except for Unit 6), and additions built onto Units 1-4 and 7.⁶

⁶ Nevada County Assessor Office, "Residential Building Record," Parcel 19-043-01, on file at Nevada County Assessor's Office.

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Figure 4. The buildings were present at the 10199 West River Street property in this photograph, taken in the early to mid 1930s. (Photo courtesy of Truckee-Donner Historical Society.)

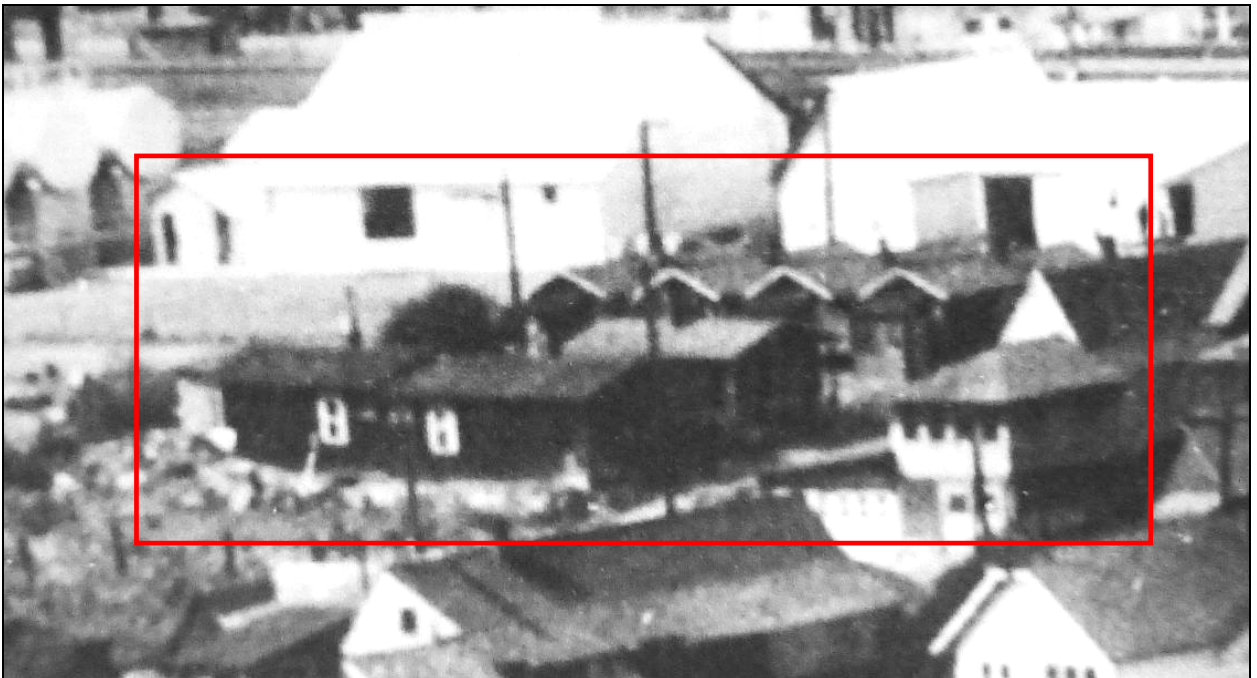


Figure 5. In this photograph, taken between 1934 and 1939, the buildings are more clearly visible. The units have simple forms with gable roofs. Units 5 and 6 (left) have vertical-sliding windows with wide surrounds and it appears Unit 7 has an open-wall porch. (Photo courtesy of Truckee-Donner Historical Society.)

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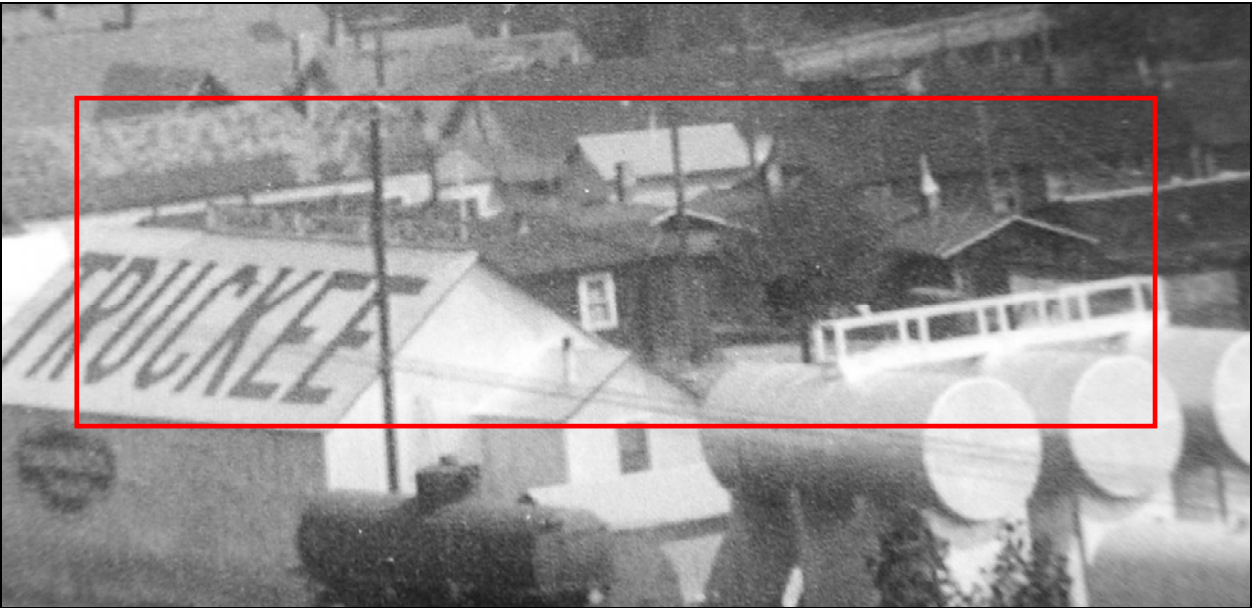


Figure 6. The property was depicted in this photograph from the late 1930s or early 1940s showing the west side of the property. Unit 4 is shown near the center of the image just to the right of the large gable-roof building in the foreground and Unit 5 is on the right. (Photo courtesy of Truckee-Donner Historical Society.)



Figure 7. When the property was photographed in 1951 by the Nevada County Assessor's office, Units 1-4 had open porches, original wood siding, and original wood-sash windows. (Photo courtesy of Nevada County Assessor Office.)

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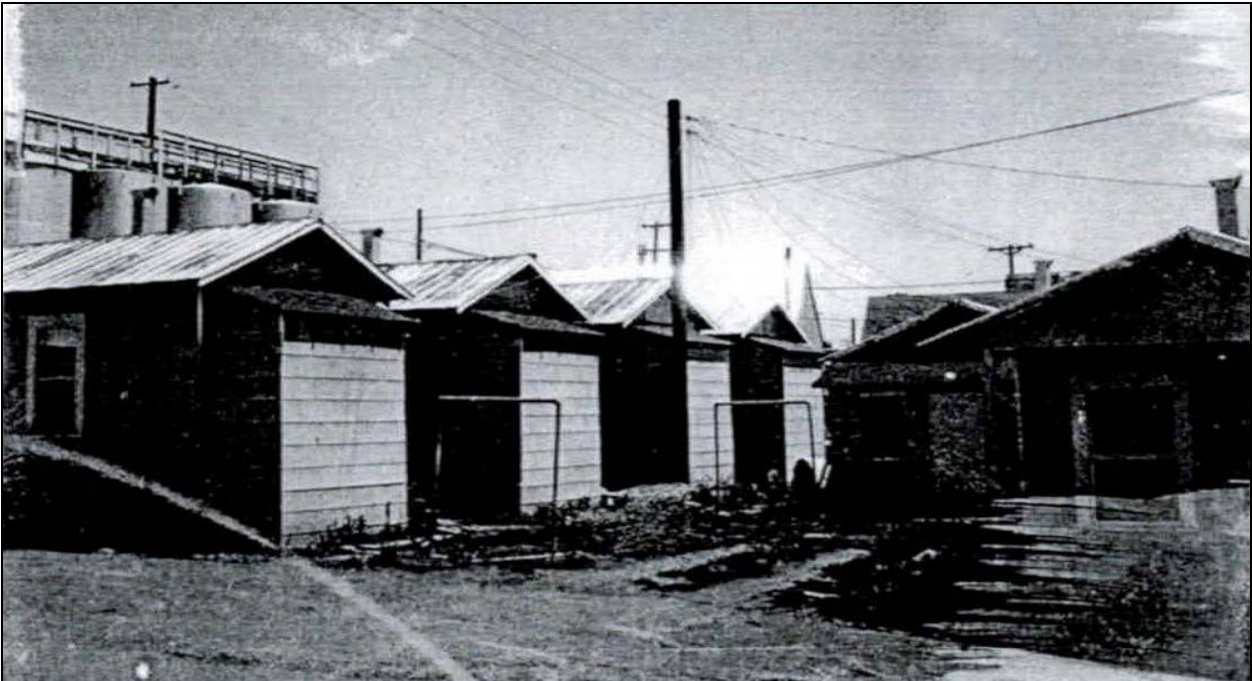


Figure 8. By 1969, when the Assessor's office returned to the property, the units were generally unaltered from their original appearance. The original siding and windows remain. (Photo courtesy of Nevada County Assessor Office.)

Evaluation Summary

Although the property at 10199 West River Street was previously recommended as eligible for listing in the National Register of Historic Places (NRHP) as a contributor to the THNRD by Kautz in 2003, the present study concludes that the property does not appear to be eligible for listing in the NRHP, as explained herein. The criteria for listing properties in the NRHP are codified in 36 CFR 60 and expanded upon in numerous guidelines published by the National Park Service. Buildings, structures, objects, sites, and districts listed in, eligible for listing in, or that appear eligible for listing in the NRHP are considered historic properties under the regulations for Section 106 of the National Historic Preservation Act (NHPA). Eligibility for listing buildings, structures, objects, sites, and districts (i.e., resources) in the NRHP rests on twin factors of historic significance and integrity. A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying the NRHP criteria, identified as Criteria A through D. The NRHP guidelines state that a historic resource's "quality of significance in American history, architecture, archeology, engineering, and culture" must be determined by meeting at least one of the four main criteria. Properties may be significant at the local, state, or national level. The NRHP criteria are:

- Criterion A: association with "events that have made a significant contribution to the broad patterns of our history;"
- Criterion B: association with "the lives of persons significant in our past;"
- Criterion C: resources "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values;"

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Criterion D: resources “that have yielded, or may be likely to yield, information important to history or prehistory.”⁷

Integrity is determined through applying seven factors to the historic resource: location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

In 2004, Kautz prepared the Town of Truckee Historic Resources and Architectural Inventory to assess the NRHP eligibility status of buildings in the historic areas of Truckee. The Kautz inventory report identified the Truckee Historic National Register District (THNRD), which encompasses nine concentrations of historic-period buildings in Truckee and encompasses more than 250 contributing properties. The THNRD is eligible for listing in the NRHP under Criteria A, B, and C. On whole, it “is significant on a local and regional level as an example of an architecturally diverse, late 19th and early 20th century, western, mountainous, frontier community.” The built environment reflects the unpolished frontier settlement that was largely sustained by “an economy based on timber, the railroad, ice and winter recreation.” Under NRHP Criterion A, THNRD is eligible for its association with the important local and regional industries, including the railroad, timber, ice, winter recreation and the film industry. These industries were important at different times over the history of the town, starting with the railroad and timber, which were prominent from about 1870 to 1910. Ice production grew in importance during the 1880s and continued until the 1920s when refrigeration through other means became more standard. Winter recreation emerged in the mid 1910s and continued to attract many visitors to Truckee through the mid twentieth century. Finally, Truckee became a popular locale for film production from about 1910 to 1940.

Under NRHP Criterion B, the previous documentation lists several individuals who were important to the development and growth of Truckee. As a whole THNRD appears eligible for association with these individuals, but there is no indication that the property at 10199 West River Street is associated with any of them, or with any other individuals who made significant contributions to local, state, or national history during their period of association with the residences.

Under NRHP Criterion C, THNRD represents a cohesive collection of mostly modest residential and commercial buildings that represent the frontier character of Truckee throughout the late nineteenth and early twentieth century. The buildings generally lack a dominant style, aside from Vernacular, but possess similar forms, designs, and materials that demonstrate the prevailing ways in which buildings were constructed. Many of the individual properties, however, were designed in the popular architectural style of the time. Examples include Queen Anne, Craftsman, and Italianate style buildings.

Kautz includes an overall period of significance as well as four separate periods of significance that are mostly within the broader period. The overall period of significance runs from 1863, when a stage stop was established at this location, to 1950. The reason for the selection of this later date is not made clear. The four internal periods of significance, also referred to as chronological phases of development, are: the Boomtown Years (1863-1889); Janus Years (1890-1910), Gateway Years (1911-1941), and Modern Era (1942-1953).

In their inventory, Kautz identified nine distinct geographic areas of Truckee within the THNRD, known as “character areas.” These areas are defined by historical development and related physical and functional characteristics. The property at 10199 West River Street is part of the River Character Area, which runs from west to east, south of the railroad along the north and south sides of the Truckee River. This is a mostly residential neighborhood south of Truckee’s commercial core, although some commercial properties were developed in the vicinity of the intersection of Bridge Street (State Route 267) and West River and East River streets. Kautz characterized the properties in this area as mostly single-story residences with stone foundations, wood building materials—often salvaged from the railroad—shiplap or tongue-and-groove siding, front porch, and front gable roofs. Like many places in Truckee, the River Character Area lacks a prevailing architectural style

⁷ US Department of the Interior, National Park Service, “Guidelines for Applying the National Register Criteria for Evaluation,” *National Register Bulletin* 15, 2.

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aside from Vernacular; however, some houses do exhibit distinctive characteristics of popular styles, such as Queen Anne, Folk Victorian, Italianate, and Craftsman. These reflect the age of the neighborhood. While historic-period houses date from between about 1867 and 1940, most of the houses in the River Character Area were constructed between 1870 and 1905.

Evaluation of 10199 West River Street

The property at 10199 West River Street was previously found eligible for listing in the NRHP as a contributor to the THNRD. The previous inventory of the property estimated that the buildings were constructed in 1905; however, research for the present study demonstrates that the buildings were likely constructed elsewhere in Truckee in the 1920s and moved to their current property in about 1935. The previous report concluded that the property is not individually eligible for listing in the NRHP because it does not possess individual significance under any of the criteria. It is not individually associated with important events or trends that made a significant contribution to the patterns of history and is not eligible under NRHP Criterion A. At its original location, the property was associated with an autocamp. The relocation of these buildings, separating them from their original site and the other associated buildings on the property, severed any association these cabins had with that context. Moreover, it does not appear that the Emigrant Trail Auto Camp possessed any significance under this criterion. After their relocation, the cabins were used as small residences. As such, they were similar in function and association with most of the dwellings in Truckee and do not possess significance within this context. The property does not possess associations with the lives of persons significant in our past (NRHP Criterion B), nor, as small residences with a simple, Vernacular design, do the houses embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values (NRHP Criterion C). Finally, the property is not likely to yield information important to history or prehistory and is not significant under NRHP Criterion D.

As discussed above, the property at 10199 West River is located within the THNRD's River Character Area. At their original location, the cabins on this property were located outside the boundaries of the THNRD, and would not be associated with the THNRD for that period. This area of the historic district is significant as a representation of a mixture of mostly residential properties, but also a sizeable minority of commercial buildings, especially near and at the intersection of Bridge Street (SR 267) and West River and East River streets. The area has important associations under NRHP Criterion A with the residential and commercial growth of the town of Truckee during the late nineteenth and early twentieth centuries, resulting primarily from the town's successful industries related to the railroad, lumber, ice, and, in later years, winter recreation. The area also embodies the largely Vernacular design characteristics of the town, although several buildings represent distinct architectural styles. While the Vernacular style houses in this area are not individually important for their architecture, the collection of these buildings possesses importance under NRHP Criterion C as a representation of frontier architecture.

The period of significance for the overall district is 1863-1950. However, it was not clear from the previous documentation if the period of significance of the River Character Area (and the subject property) were the same. Based on a review of the National Register of Historic Places Registration Form for the Commercial Row / Brickelltown Historic District, which combines two other THNRD character areas and shortens the period of significance of those areas to between 1870 and 1930, the present study has identified a narrowed period of significance for the River Character Area. All of contributing buildings within the River Character Area were constructed in the Boomtown Years (1863-1889), Janus Years (1890-1910), and Gateway Years (1911-1941), with most of the contributors constructed in the Janus Years. The earliest building dates to 1867 while the oldest was built in 1940. Therefore, the period of significance for the River Character Area extends from 1867 to 1941, which generally marks the end of development in the character area before 1950. The period of significance for the residences at 10199 West River Street, therefore, would run from the date the cabins were moved to this property in about 1935 to 1941.⁸

The property at 10199 West River Street must be assessed under NRHP Criteria Consideration B for properties that have been moved. The purpose of this criteria consideration is to ensure that a property retains its significant relationship with its

⁸ The method of narrowing the period of significance for the specific character area follows the lead of the National Register of Historic Places Registration Form for the Commercial Row / Brickelltown Historic District, which is listed in the NRHP. In that report, the authors noted that the period of significance for that area of the district should only extend from 1870-1930. See: Duane Hall, National Register of Historic Places Registration Form – Commercial Row / Brickelltown Historic District, May 2008, revised May 2009.

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setting and location, which help define the property in its historical time and place. Because the buildings were moved before their period of significance, and thus retain their setting and location to the significant period, they meet the requirements of this criteria consideration.

Integrity

The Kautz report concluded that the THNRD and the River Character Area retain historic integrity because most of the buildings within the boundaries of both the overall district and the local character area retain integrity. The previous report also concluded that the residential property at 10199 West River Street retains overall integrity to its period of significance. The condition of the buildings was noted as fair. The integrity of materials, workmanship, design, and feeling of the buildings were considered good to fair. It was noted that the property retained integrity to be a contributor to the THNRD because “the acceptable level of integrity and the rare example they represent from these periods of significance suggest that the property is clearly contributory to the Truckee Historic National Register District.”

This update assessment of the building is based on new information obtained from the several historic photographs collected from the Truckee-Donner Historical Society (see **Figures 3-5**), Sanborn maps (**Figure 2**), and historic photographs collected from the Nevada County Assessor’s office (**Figures 6 and 7**). The cabins at 10199 West River have undergone numerous alterations since being moved to their present location in about 1935, and most of these alterations date to after the period of significance (1935-1941). As cabins at the Emigrant Trail Auto Camp, these buildings were simple rectangular-plan units with wood shingle siding, wood-sash double-hung windows with wide wood casing, glazed wood-panel doors with screens, and simple wood porches. When they were moved to their current location, the cabins featured wood siding which was likely the original wood shingles, wood-sash windows with wide surrounds, glazed wood-paneled doors, porches with wood support posts and balustrades and a gable-roof shelter on the front and, it appears, rear, and chimneys. The covered porches and chimneys were new additions. After 1969, the siding on all the units was replaced with asbestos shingles. Most of the windows were replaced and resized with aluminum- and vinyl-sash windows; only a few small wood-sash windows that appear to be original remained. None of the units appear to retain their original glazed wood-panel doors. The front porches on all units except for Unit 6 were fully enclosed. Additions were built on to the rear walls of Units 1-4 and the side wall of Unit 7. The only remaining elements that represent the original construction materials and design are the basic front-gable form, rectangular footprint of the main portions of the units, and a few wood-sash windows.

The Truckee Historic Resources and Architectural Inventory report, for which the previous DPR forms was prepared provides, guidance for assessing the integrity of individual properties within the THNRD. As discussed in the report, many of the houses in the district have replacement materials. The authors conclude that non-historic materials such as siding, windows, or doors do not destroy integrity, but they do diminish it. If the property has replacement material, the other historic aspects of the building must be relatively strong. “For example, a building displaying an altered fenestration pattern (doors and windows) may still be eligible if it retains historic siding, but may not be eligible if the siding is modern.” The report also notes that materials such as siding installed more than 50 years ago is historic; however, what the report does not clarify is that materials must be from the period of significance, not just 50 years old.⁹

When these guidelines are applied to the property at 10199 West River Street, it is clear that the buildings do not retain integrity to the period of significance (1935-1941). The buildings have undergone numerous alterations that have substantially diminished the integrity of design, materials, workmanship, and feeling to that timeframe, including replacement siding, windows and doors, as well as small additions and porch enclosures. While the units retain their integrity of location, association, and setting from the period of significance, the numerous alterations to the buildings’ materials and form have changed the property to such a degree that it no longer retains its overall historic integrity. The previous report noted that the buildings represent a rare example of their type; however, these buildings are fairly typical small housing units from the period they were constructed. In any event, even rare surviving examples of a type need to retain the essential physical characteristics that convey their significance. On these units, the essential characteristics would

⁹ Kautz Environmental Consulting, Inc., “Town of Truckee Historic Resources and Architectural Inventory,” Volume 1: Project Report, 2004, on file at Town of Truckee Planning Division, 46-47.

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include the siding, window and door materials, porch, and mostly rectangular footprint. However, on each of the units these features have been lost or altered in substantial ways.

While the property appears to have significant associations under NRHP Criteria A and C as part of the THNRD, it does not retain historic integrity to the period of significance and thus should not be considered a contributing element to the THNRD.

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Photographs (continued):



Photograph 2: 10199 West River Street, Unit 1; camera facing southeast, July 7, 2016.



Photograph 3: 10199 West River Street, Unit 2; camera facing southeast, July 7, 2016.

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Photographs (continued):



Photograph 4: 10199 West River Street, Unit 3; camera facing southeast, July 7, 2016.



Photograph 5: 10199 West River Street, Unit 4; camera facing southeast, July 7, 2016.

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*Resource Name or # (Assigned by recorder) THRI #141 (MM-20) / 10199 West River Street

*Recorded by Joseph Freeman

*Date July 7, 2016

☒ Continuation ☐ Update

Photographs (continued):



Photograph 6: Rear (south) sides of Units 4-1 (left to right); camera facing northeast, July 7, 2016.



Photograph 7: Units 7, 6, and 5 (left to right); camera facing southeast, July 7, 2016.

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*Resource Name or # (Assigned by recorder) THRI #141 (MM-20) / 10199 West River Street

*Recorded by Joseph Freeman

*Date July 7, 2016

☒ Continuation ☐ Update

Photographs (continued):



Photograph 8: 10199 West River Street, Unit 5; camera facing southeast, July 7, 2016.



Photograph 9: 10199 West River Street, Unit 6; camera facing northeast, July 7, 2016.

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*Resource Name or # (Assigned by recorder) THRI #141 (MM-20) / 10199 West River Street

*Recorded by Joseph Freeman

*Date July 7, 2016

☒ Continuation ☐ Update

Photographs (continued):



Photograph 10: 10199 West River Street, Unit 6; camera facing southwest, July 7, 2016.



Photograph 11: 10199 West River Street, Unit 7; camera facing southwest, July 7, 2016.

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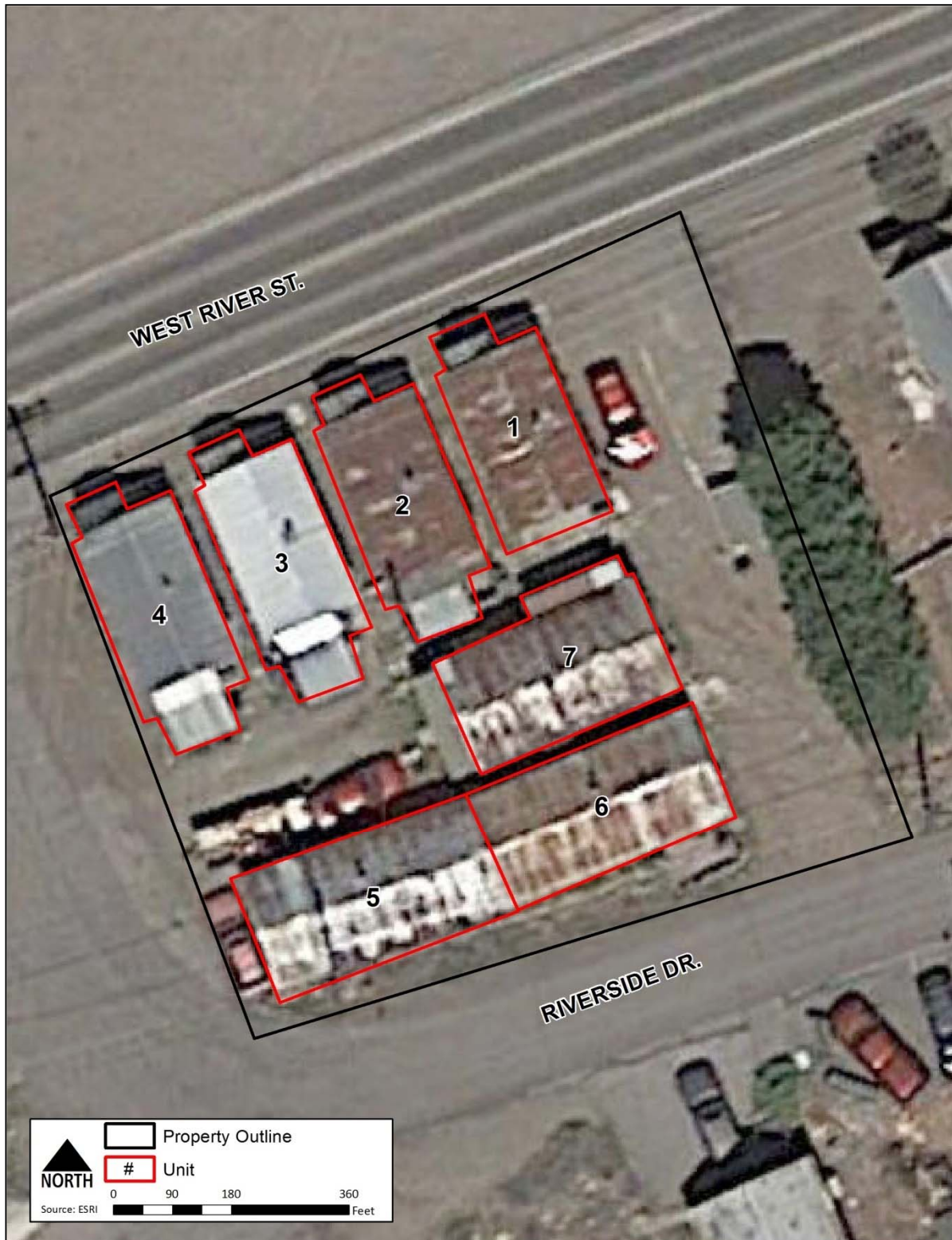
*Resource Name or # (Assigned by recorder) THRI #141 (MM-20) / 10199 West River Street

*Recorded by Joseph Freeman

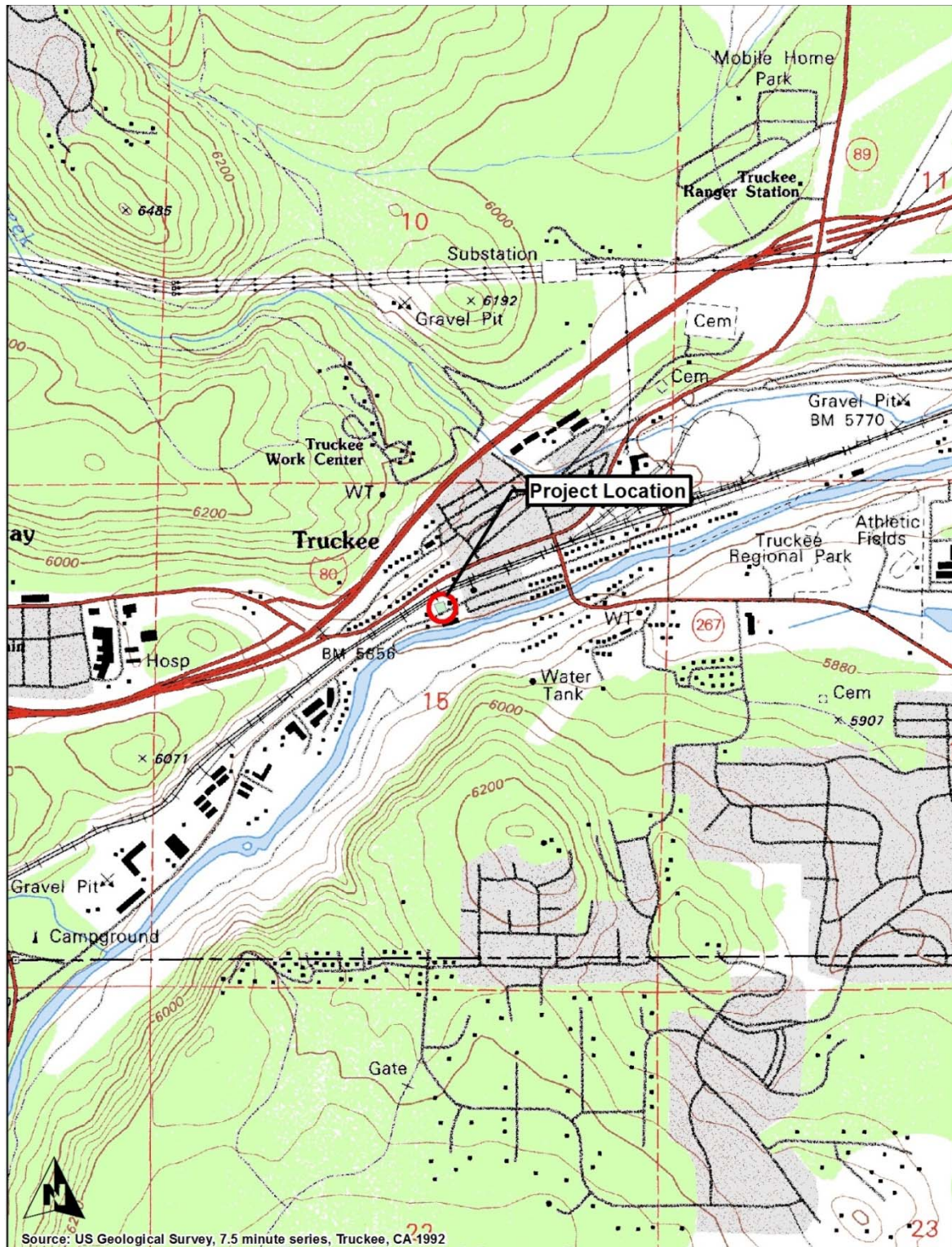
*Date July 7, 2016

☒ Continuation ☐ Update

Site Map:



Location Map:



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
T _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 6

*Resource Name or #: THRI - 141 (1998: KEC-134-MM-20)

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
*b. USGS 7.5' Quad Truckee, CA Date 1992 *a. County Nevada
c. Address 10199 West River Street City Truckee Zip 96161
d. UTM: (Give more than one for large and/or linear feature) Zone 10 mE/ mN
e. Other Locational Data: (e.g., parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Parcel No. 19-130-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

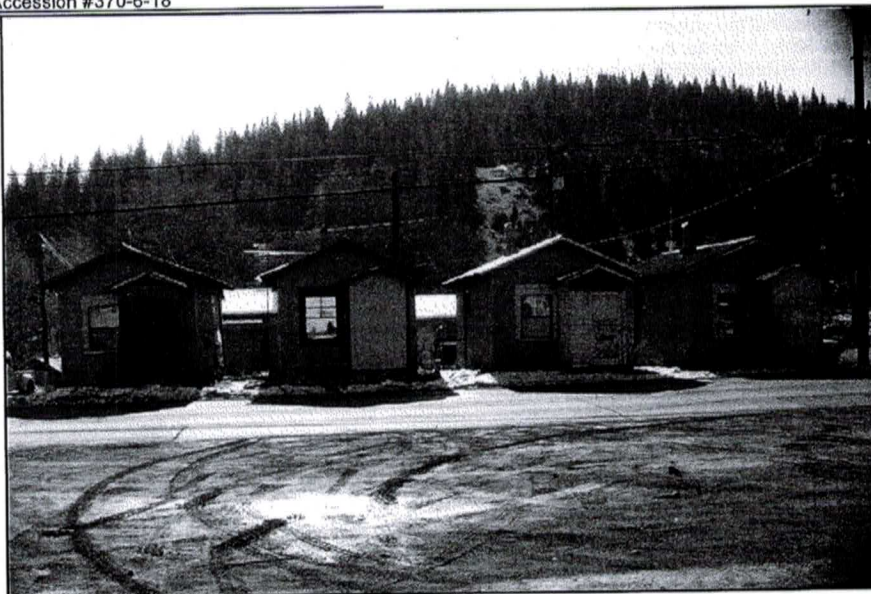
This is a group of six, very small, freestanding, single story, domestic/residential units that are completely vernacular in design. The buildings are largely identical. They all have concrete foundations and are wood-framed with asbestos wall cladding. The roofs are a shallow pitch gable with metal roofing. The roofs have relatively deep, undetailed, open eaves with exposed rafter tips. A masonry chimney with metal hood or a pipe vent is centered on the east gable face of each unit. The primary (north) elevation on units 1, 2, 3, and 4 has a small, single-bay gabled porch offset to the right half (west) of the elevation. Originally open, most of these now are enclosed with various materials (plastic weather barrier, T-1-11 hardboard, plank siding, plywood). The rear elevations have enclosed, shed-roofed porches with wood stoops. The main entries have historic half-light over two stacked panel doors, although some of the units have modern replacements. The windows are both historic and replacement metal frame and sash divided-light and sliders. The major historic windows are wood, 1/1, double-hung.

The longest building (oriented east-to-west) on the south portion of the lot is unusual in that it appears to have been constructed of two units placed together, back to back. The four units facing West River Street are slightly smaller than the others. They have both half and full height shed additions in the rear with a door on the east elevation. The larger units have full-width front porches that are inset under the main roof.

*P3b. Resource Attributes: (List attributes and codes): (HP3) - Multiple small residential units

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

*P5. Description of Photo: (View, date, etc.) North elevations; south view; 11/20/98;
Accession #370-6-18



*P6. Date Constructed/ Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
Main buildings, c. 1905. Dates estimated by
evaluator, Truckee Sanborn Map (1898, 1907).

*P7. Owner and Address:
Wallace L. Stevens, et al.
P.O. Box 3078
Truckee, CA 96160

*P8. Recorded by: (Name, affiliation, address):
M. Hufstetter & T.H. Christensen
Kautz Environmental Consultants, Inc.
5200 Neil Road, Suite 200
Reno, NV 89502

*P9. Date Recorded: 11/18/98; 11/2003
*P10. Survey Type: Architectural inventory for
CLG and historic district documentation.

*P11. Report Citation: Christensen et al. 2004.
Town of Truckee: Historic Resources and
Architectural Inventory. Kautz Consultants, Inc.,
Reno, Nevada.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 3D

*Resource Name or # (Assigned by Recorder) THRI - 141

B1. Historic Name:

B2. Common Name:

B3. Original Use: DOMESTIC/Residential units (possible worker's cabins) B4. Present Use: DOMESTIC/Residential units (rental cabins)

*B5. Architectural Style: EARLY 20TH CENTURY / Vernacular / Front-gabled cottages or cabins

*B6. Construction History (Construction date, alterations, and date of alterations) The design, historic features, materials, and overall appearance suggest that these buildings were constructed in the early 20th century. The group of buildings are first depicted on the 1907 Sanborn Map, suggesting a c. 1905 construction date. This map indicates these buildings were utilized for domestic dwellings, and based on design and location in a part of Truckee affiliated with industrial activities, the Standard Oil Company compound directly to the west and the Texas Oil Company facilities to the north, the buildings may have been constructed as worker's housing by one of the companies. The Standard Oil Company constructed another building in the community (10111 Spring Street) for its workers. Although that building (10111 Spring Street) is also a modest architectural style, the overall design, materials, scale, and workmanship is of much higher quality suggesting that more important persons associated with the company would have occupied it. If these small cottages/cabins were constructed by one of the industrial companies in this portion of Truckee, the buildings would likely have been used either on a temporary or permanent basis by the average workman. It is also possible that the buildings were constructed to house employees of the movie industry or for auto tourist camps during the early 1920s.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: All six buildings are separate, but clearly related to one another and part of the same development.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture (Residential - Commercial or Industrial), Community Development Area Truckee / River Street

Period of Significance Janus Years (1890-1910) Property Type Domestic/Multiple dwellings/Residential units Applicable NRHP Criteria District
Gateway Years (1911-1941) Contributor

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

These buildings were constructed near the end of the Janus Years, a period in Truckee marked by prosperity in the first half, and a decline in the economy in the second half. The boom period's key industry, lumber, began its demise, but the ice industry was still flourishing, and the economy was still closely linked with the railroad. Although the box factory was originally located just west of this property, by the time these units were constructed it had burned and is no longer depicted on Sanborn Maps for the area. Instead, several industrial facilities related to oil appear along this portion of West River Street. Going into the Gateway Years, Truckee underwent a pivotal recharacterization. A new vitality was apparent as the community began transforming into a recreational haven and ideal location and backdrop for the rapidly growing movie industry. Residential and commercial properties constructed during this transitional period often reflect and are associated with this new commerce. This property, with its multiple, very small, completely unadorned units, was probably utilized for housing workers associated with the industrial oil facilities west and north of the property.

The buildings as a group are in fair condition, and integrity of setting and location is fair to good having been slightly diminished since the historic oil facilities directly to the west have been replaced with modern road maintenance warehouses. Integrity of materials, workmanship, design, and feeling vary from good to fair. These buildings lack any distinguishing architectural style, and although their overall condition is only fair, the acceptable level of integrity and the rare example they represent from these periods of significance suggest that the property is clearly contributory to the Truckee Historic National Register District. However, the diminished level of integrity renders them individually ineligible for the NRHP at the present time. Should additional data be revealed that links them with a significant event or individual of local, regional, or national prominence, then the buildings may need to be re-evaluated for potential NRHP eligibility under Criterion A or B.

B11. Additional Resource Attributes: (Listed attributes and codes) (HP3)--Residence

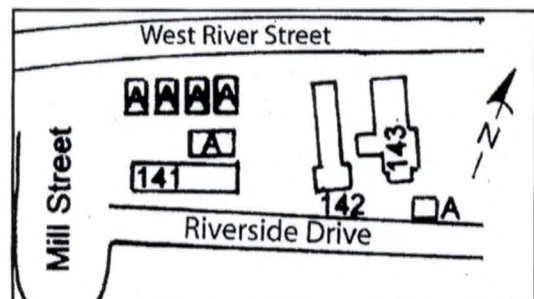
*B12. References: Sanborn Map Company. v.d. *Truckee, Nevada County, Cal.* On file at the Truckee Donner Historical Society, Truckee, California.

B13. Remarks: Truckee Supplemental Data - Local Historic Rating for this resource is *Contributing* (Category B).

*B14. Evaluator: Mark Hufstetler and Teri H. Christensen (c/o Kautz Environmental Consultants, Inc.)

Date of Evaluation: 11/18/98; Revisited 11/10/2003 (T.H. Christensen)

(This space reserved for official comments.)



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6

*Recorded by M. Hufstetter & T.H. Christensen

*Date 11/18/98 ☒ Continuation ☐ Update

*Resource Name or #: THRI - 141

*P5a. Photo: (continued)



Building 141 - 1, north and west elevations; southeast view; 01/21/99; Acc. #134-35-17.



Building 141 - 2, north and west elevations; southeast view; 01/21/99; Acc. #134-35-16.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

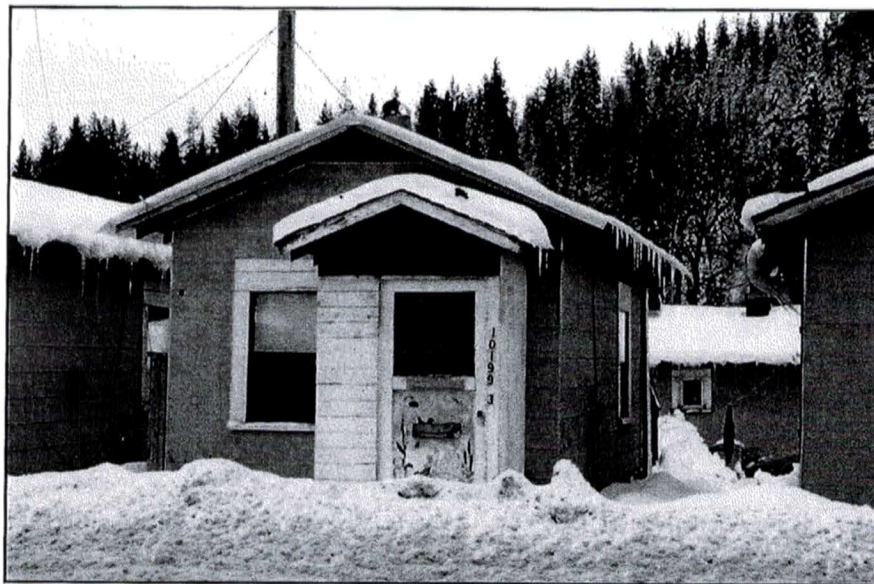
Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

*Recorded by M. Hufstetter & T.H. Christensen

*Date 11/18/98 ☒ Continuation ☐ Update

*Resource Name or #: THRI - 141



Building 141 - 3, north and west elevations; southeast view; 01/21/99; Acc. #134-35-13.



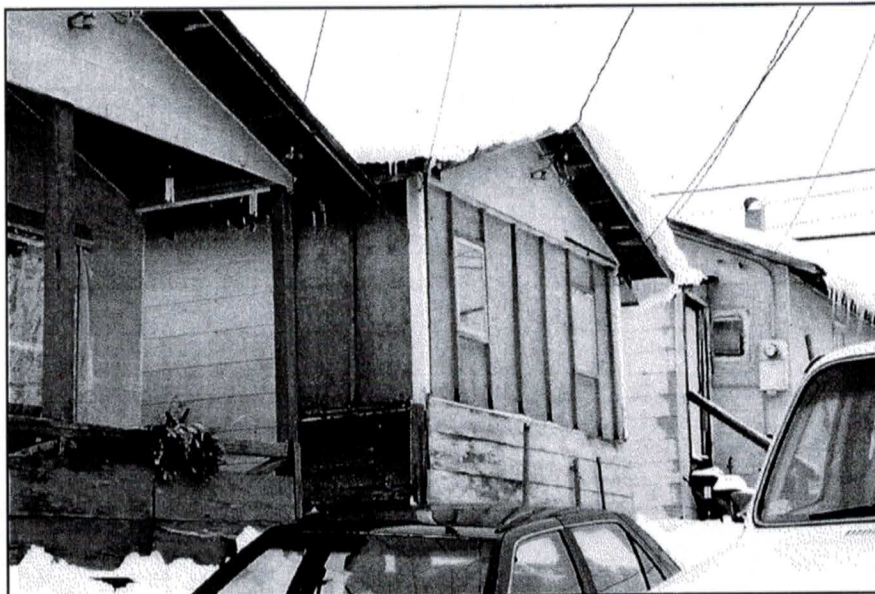
Building 141 - 4, north and west elevations; southeast view; 01/21/99; Acc. #134-35-12.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

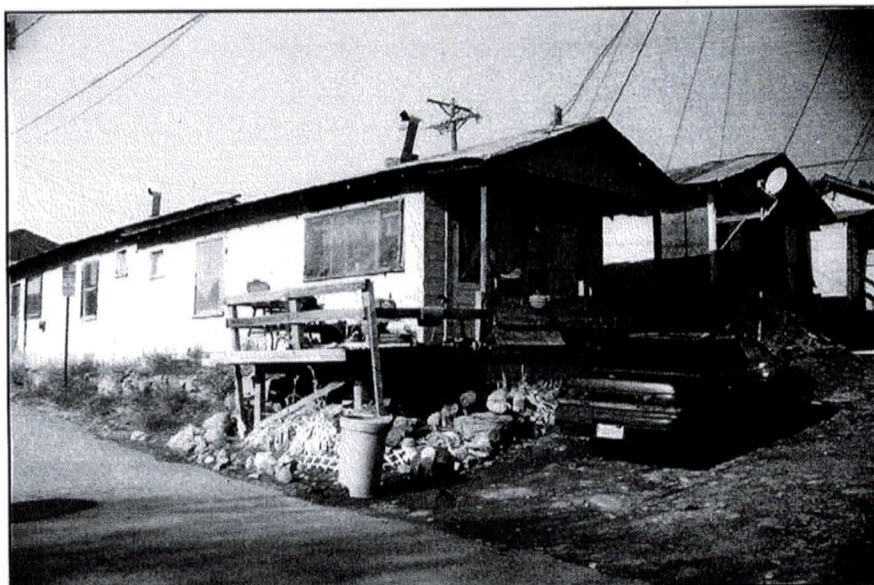
Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 *Recorded by M. Hufstetler & T.H. Christensen
*Resource Name or #: THRI - 141

*Date 11/18/98 ☒ Continuation ☐ Update



Building 141 - 5 (center), south and east elevations; northwest view; 01/21/99; Acc. #134-35-19.



Building 141 - 6, south and east elevations; west-northwest view; 11/2003, Accession #370-6-17.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 6

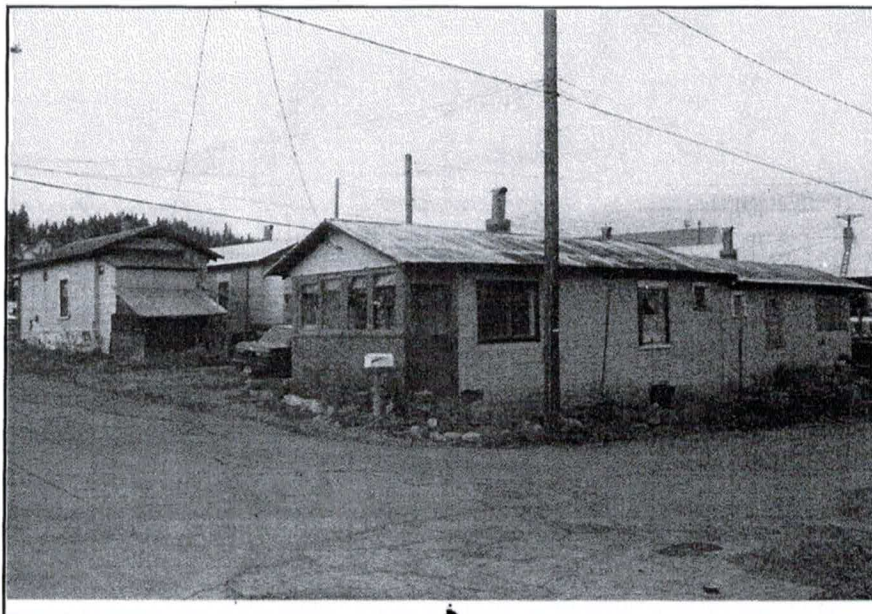
*Recorded by M. Hufstetter & T.H. Christensen

*Date 11/18/98

☒ Continuation

☐ Update

*Resource Name or #: THRI - 141



Building 141 - 6, west and south elevations; northeast view, 11/1998, Accession #134-15-18.

Town of Truckee Architectural Inventory Supplemental Data Form

Please Note: This form is intended to supplement data that was previously noted on the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) as provided in the *Town of Truckee: Historic Resources and Architectural Inventory* (Christensen *et al.* 2004), and should be used only with reference to that document.

Resource Name or #: THRI - 141 (KEC-134-MM-20) Other Identifier: _____
Address: 10199 West River Street Local Historic Rating: Contributing (Category B)
Parcel No.: 19-130-06 Recorded By: T.H. Christensen Date: 1/2002, 11/2003

1. Key Existing Historic Features/Resource Attribute(s):

- Very modest, vernacular residential housing units (company worker type cottages).
- Basic form and plan--front-gable mass with narrow front-gable entrance (vestibule or porch) offset to one end, and rear dropped shed roof addition for entry and/or storage.
- Size (small scale cabin/cottage) and orientation or grouping of the six dwelling units.
- Basic fenestration patterns of doors, windows, entries, porches.
- Many original windows (one-over-one, wood frame, double-hung) and doors (wood, half-light over two stacked panels) still present on each unit; window casings and sills (pattern of double boards at top of casing).
- Cladding is historic and may be original.
- Low pitched gable roof; wide, open eaves with exposed rafters.
-

2. Potential Restoration Opportunities:

- Restore entry vestibules or porches to original appearance (possibly open porch with simple square support posts, stick balusters, and wood rail or vestibule type entry similar to that on Unit #3).
- Replace modern aluminum/metal frame windows with more historically appropriate wood frame types.
- On larger units on south portion of property, restore porch area (northeast elevations)--remove modern wood cladding infill.
-
-

3. Notes Regarding Context:

West River Street has a generally high level of integrity with respect to historic character of the buildings. However, the periods of historic character vary widely, from the c. 1870s to c. 1930s, with mixed representation along the street resulting from rebuilding after fires destroyed earlier buildings. This grouping of small domestic worker type cottages is unique to this street and in Truckee. However, the oil company facilities that these cottages originally may have been associated with are no longer present.

4. Additional Local Historical Information, Revised Building Data and/or Comments:

Construction date, c. 1905 (estimated; historic maps). No additional data has been provided to date.

Comments: Historic photographs would be helpful in determining original appearance of entry on primary elevations.