

# **Appendix F**

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## **Tahoe City Lodge Historic Resources Survey and Evaluation Report**

# **Tahoe City Lodge Project**

## **Historic Resources Survey and Evaluation Report**

### **PREPARED FOR:**

Placer County and Tahoe Regional Planning Agency

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## ACRONYMS AND ABBREVIATIONS

APN	Assessor Parcel Numbers
Ascent	Ascent Environmental Inc.
CEQA	California Environmental Quality Act
CPRR	Central Pacific Railroad
CRHR	California Register of Historic Resources
DPR	Department of Parks and Recreation
EIR	environmental impact report
LTR&T Co.	Lake Tahoe Railway and Transportation Company
NCIC	North Central Information Center
NRHP	National Register of Historic Places
SR	State Route
TRPA	Tahoe Regional Planning Agency



# 1 INTRODUCTION

This report documents Ascent Environmental Inc.'s (Ascent) evaluation of the historic significance of the historic-age buildings on the Tahoe City Lodge project site (proposed project) in Tahoe City, Placer County, California. This evaluation has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15064.5(b) and (c). The buildings were evaluated to determine whether they appear to meet the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or as a Tahoe Regional Planning Agency (TRPA) Historic Resource. This report was prepared by Alta Cunningham, M.A., Architectural Historian, who meets the requirements of Qualified Professionals as set forth by the Secretary of Interior.

Placer County and TRPA have prepared the Placer County Tahoe Basin Area Plan (Area Plan) to implement and conform to the TRPA Regional Plan and the TRPA/Tahoe Metropolitan Organization Regional Transportation Plan, adopted on December 12, 2012; and to implement the Placer County General Plan in the Tahoe Basin portion of Placer County. The proposed Area Plan consolidates and updates existing community plans, general plans, and 51 Plan Area Statements for the Tahoe Basin portion of Placer County. The proposed Area Plan includes policies, implementing regulations, an updated land use diagram, and an updated zoning district map. A key goal of the proposed Area Plan is to focus redevelopment within the existing Town Centers. Two sites within the Kings Beach and Tahoe City Town Centers were identified as "opportunity sites" in the Area Plan, and additional detail is included on these sites. These sites include the Tahoe City Lodge Project and the Kings Beach Center design concept.

Placer County and TRPA are the lead agencies for preparation of the joint environmental document that serves as a Program EIR/EIS for the Area Plan, with project-level analysis of the Tahoe City Lodge Project, prepared in accordance with CEQA and the State CEQA Guidelines, and an EIS prepared in accordance with TRPA's Code of Ordinances and Rules of Procedure.

## 1.1 PROJECT LOCATION

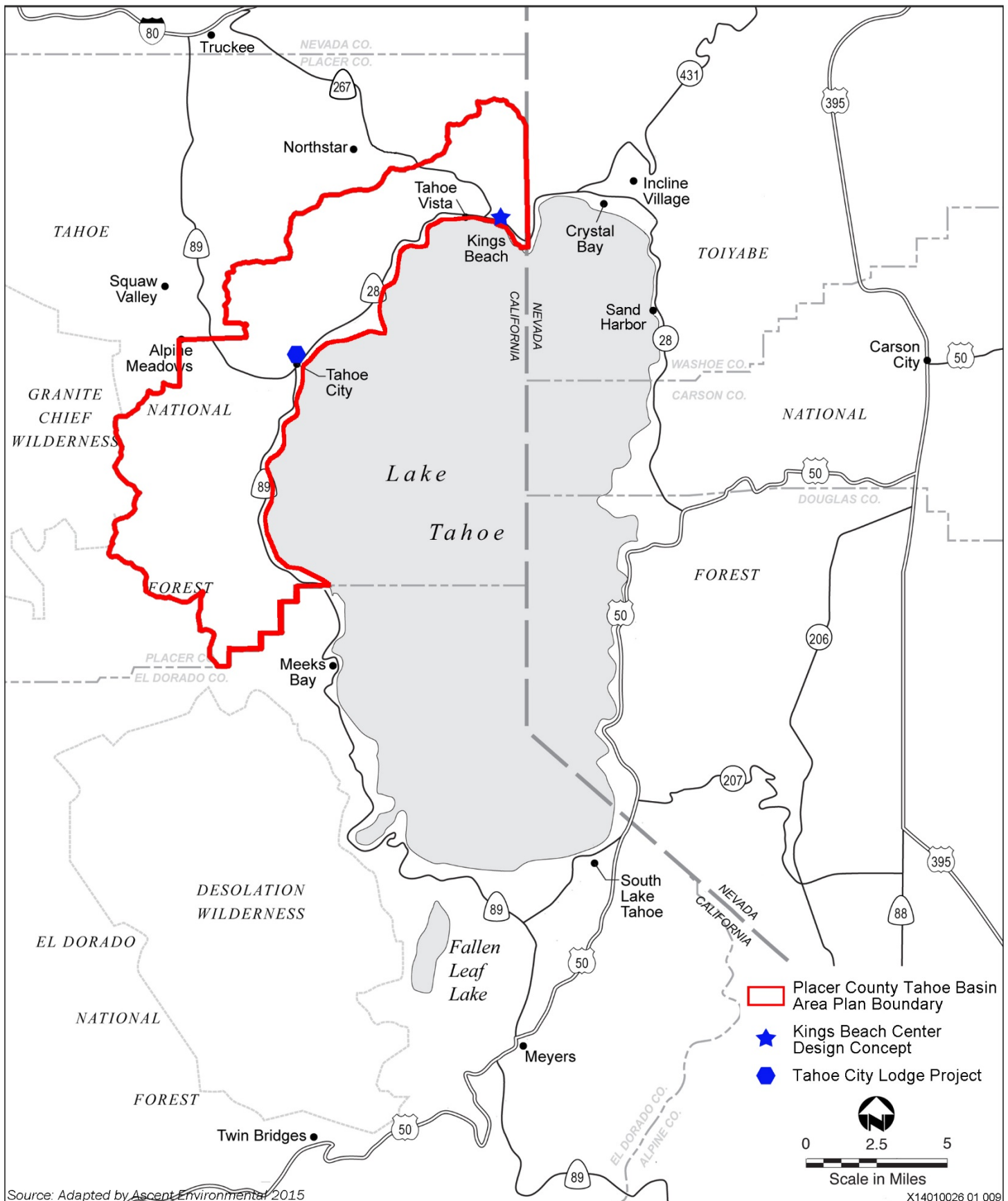
The approximately 3.9-acre Tahoe City Lodge Project site is situated east of the intersection of State Route (SR) 28 and SR 89 near the western entrance to Tahoe City (Exhibit 1). The lodge site is located at 255 and 265 North Lake Boulevard and includes Assessor Parcel Numbers (APNs) 094-070-001 and 094-070-002, which comprise approximately 1.4 acres. The project site also includes two existing easements on adjacent properties (a 0.5-acre easement from the Tahoe City Golf Course and a 0.1-acre easement from the parcel to the west of the project site) and 1.1 acres of the Tahoe City Golf Course. Exhibit 2 shows the boundaries of the Tahoe City Lodge Project site, the three buildings that comprise the existing two-story commercial center on the property, and surrounding land uses.

## 1.2 PROJECT DESCRIPTION

The Tahoe City Lodge Project includes a lodge component, golf course enhancements, and stream environment zone (SEZ) restoration on the Tahoe City Golf Course.

### LODGE COMPONENT

The proposed project would redevelop an existing commercial complex into a 118-unit lodge that would include a mix of hotel rooms and 1- and 2-bedroom suites. The project would operate as a "condo hotel" meaning that the 1- and 2-bedroom suites would be sold to private individuals. However, it is anticipated that nearly all of these units would be put into a rental pool and be rented out through the hotel, subject to Transit Occupancy Tax like other hotel rooms.



**Exhibit 1**

**Regional Location**







Exhibit 2

Tahoe City Lodge Project Site and Surrounding Land Uses



Lodging unit sizes would range from approximately 390 to 1,000 square feet. The hotel units would not include kitchens, but each of the 1- to 2-bedroom suites would include a kitchen. The 2-bedroom units would also include two bathrooms and a TRPA-compliant gas-burning fireplace. Fireplaces would also be located in the multi-purpose area of the main lodge building and potentially in the outdoor common areas, subject to final design.

Project design would adhere to TRPA height and mass standards with buildings ranging in height from 2 to 4 stories. The buildings would be configured to have a reduced height and mass at the SR 28 street frontage, and would transition to increased heights further from the street and closer to the golf course. Table 1 summarizes development details associated with the Tahoe City Lodge tourist units. The total number of bedrooms associated with the proposed project would be 171.

<b>Table 1 Tahoe City Lodge Development Summary</b>	
<b>Use Type</b>	<b>Number of Units/Size</b>
Lodge	
Hotel units (avg. unit size 390 sf)	40 units
1-bedroom suites (avg. unit size 650 sf)	31 units
2-bedroom suites (avg. unit size 1,000 sf)	50 units
Total	118 units

Source: Adapted by Ascent Environmental in 2015

The proposed lodge units would be concentrated in three buildings on APNs 094-070-001 and -002. The buildings set back from SR 28 behind the main lodge building would only include tourist units (i.e., no accessory uses). The main lodge building fronting SR 28 would include:

- ▲ a 3,840 sf ground-floor restaurant;
- ▲ a 636 sf lobby area; and
- ▲ a 6,587 sf roof-top terrace, swimming pool, and bar.

In addition to these three buildings, the lodge component of the project includes:

- ▲ maintenance and expansion of the Tahoe City Sidewalk Beautification Project;
- ▲ drainage and water quality improvements;
- ▲ reduction in coverage on APNs 094-070-001 and 094-070-002; and
- ▲ on-site parking coupled with shared-use parking on the Tahoe City Golf Course.

The project site would be accessed via a single main entrance driveway on SR 28, just west of the main lodge building. The driveway access also provides access to the golf course and clubhouse and is located on a private easement from the adjacent parcel.

## GOLF COURSE COMPONENT

The golf course component includes:

- ▲ demolition, reconstruction, and expansion of the golf course clubhouse to include new conference facilities and meeting space (the proposed clubhouse would be two stories and 6,738 sf, an expansion of 3,858 sf);
- ▲ relocation of the golf course putting green (the locations of the reconstructed clubhouse and putting green would be swapped to enhance golf play);

- ▲ deed restrictions on future development of a portion of the golf course;
- ▲ improved entryway and signage for the golf course; and
- ▲ SEZ restoration (described separately below).

## **GOLF COURSE SEZ RESTORATION COMPONENT**

The shared-use parking, golf course enhancements, and clubhouse reconstruction elements of the project are located within the Tahoe City Golf Course and subject to the SEZ restoration requirement described in the Area Plan Implementing Regulations (Placer County and TRPA 2015: 263). The Area Plan provisions require that an equal or greater area of disturbed SEZ land is restored prior to or concurrent with development, and that at least 50 percent of the restoration areas must be within 0.5 mile of the project site.

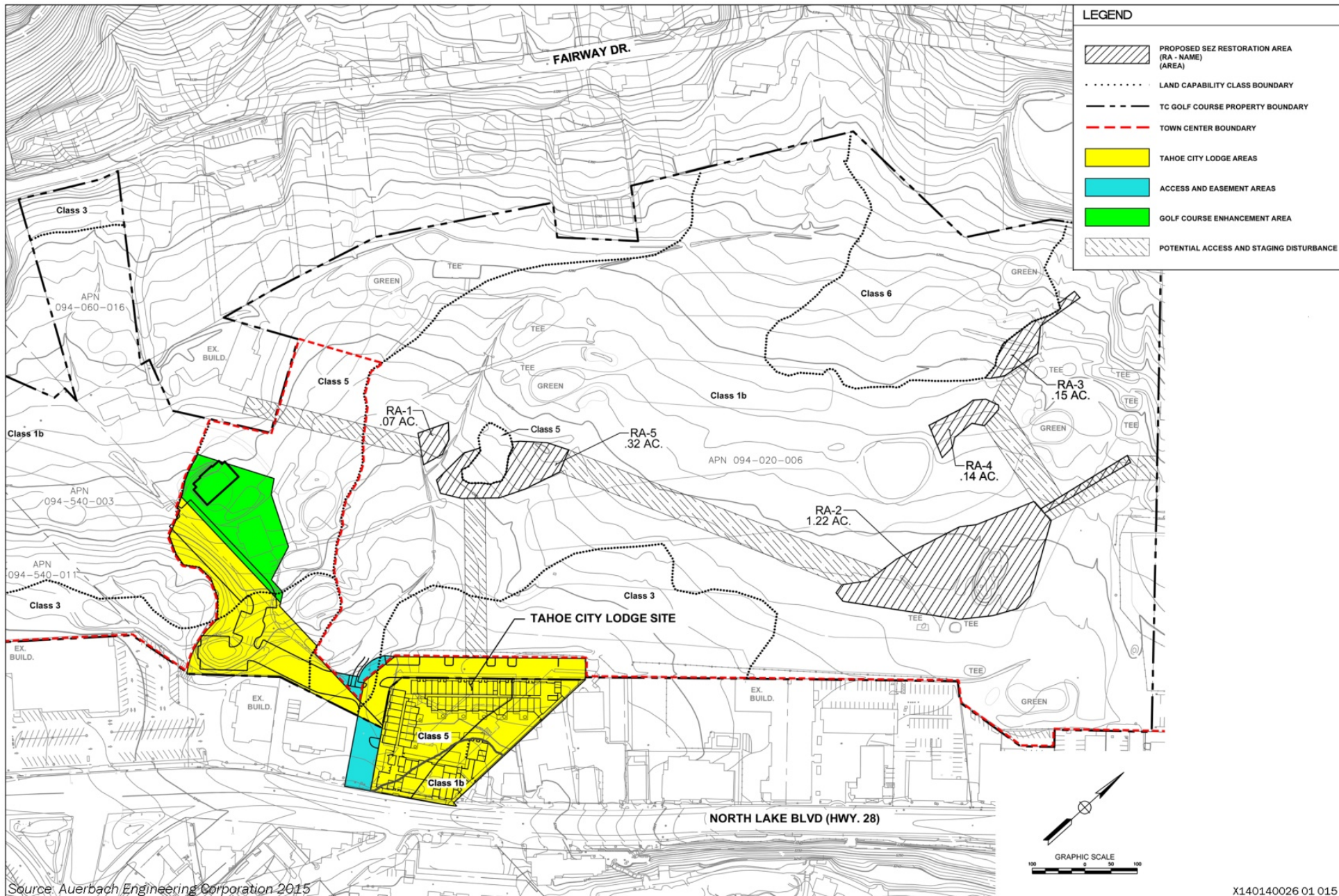
Because the Tahoe City Lodge Project would use approximately 1.7 acres of land within the Tahoe City Golf Course property, the SEZ restoration requirement is 1.7 acres. Exhibit 3 shows the five areas on the golf course (1.9 acres in total) proposed for restoration; all five locations are within 0.5 mile of the project site boundaries. The areas targeted for restoration are not areas used by the golf course; they are largely outside of the main golf course playing areas and restoration of these areas would not affect golf course operations. Access locations to complete the restoration are also shown on Exhibit 3.

### **1.2.1 Project Objectives**

The objectives for the Tahoe City Lodge Project, as stated by the applicant, are to:

- ▲ eliminate blight in Tahoe City that currently has negative impacts on the scenic quality of the area;
- ▲ create a project design that is sensitive to scale and massing that improves the scenic quality of the project area and the Tahoe City area;
- ▲ eliminate a portion of the built environment that has a negative impact on water quality in the Basin;
- ▲ enhance the community character of Tahoe City;
- ▲ develop high quality tourist accommodations and tourist amenities located in the Town Center;
- ▲ create a project that provides a significant contribution to Threshold Attainment as envisioned by the TRPA Regional Plan Update;
- ▲ in collaboration with Placer County and TRPA, create a pilot project that develops an improved and more efficient entitlement process leading to increased interest in environmental redevelopment in the Basin portion of Placer County;
- ▲ act as a pilot project to demonstrate the potential for economic revitalization of Tahoe City;
- ▲ Provide new jobs, increased property and Transit Occupancy Taxes, and other positive economic impacts on the local and surrounding communities;
- ▲ create a project with connections to pedestrian, bicycle, and multimodal transportation opportunities;
- ▲ enhance circulation and improve pedestrian safety and traffic flow, especially with respect to the Tahoe City Golf Course;





- ▲ build an energy efficient and environmentally sensitive project using Green Building Design methods and features in addition to operating the facility according to green hotel standards;
- ▲ reduce impervious surfaces and improve water quality, including the capture of fine sediment;
- ▲ connect the project site to locally accessible recreation opportunities via bicycle and pedestrian pathways;
- ▲ minimize vehicle miles traveled;
- ▲ enhance the visitor and local resident experience;
- ▲ contribute to enhanced recreational facilities available to users of the Tahoe City Golf Course;
- ▲ provide mechanisms for restoration of sensitive lands, both in and outside of the Town Center; and
- ▲ promote the transfer of development out of stream environment zone (SEZ) lands into the downtown center of Tahoe City through the transfer of TAUs and restoration of lands where the TAUs came from.

## 1.3 PROJECT SITE

As described previously, the proposed project site is situated east of the intersection of SR 28 and SR 89 near the western entrance to Tahoe City. The lodge site is located at 255 and 265 North Lake Boulevard and includes APNs 094-070-001 and 094-070-002, which comprise approximately 1.4 acres, owned by Kila Properties LLC. The project site also includes two existing easements on adjacent properties (an easement from the Tahoe City Golf Course and an easement from the parcel to the west of the project site). The Tahoe City Public Utility District is the owner of the golf course property.

# 2 HISTORIC OVERVIEW

The primary sources of information used to prepare this section include the *Tahoe City Lodge EIR/EIS Cultural Resource Inventory* (Lindstrom 2015), the *State Route 89/Fanny Bridge Community Revitalization Project, Historical Resources Evaluation Report* (AECOM 2013), *Tahoe City Yesterdays* (Van Etten 1987), and *Tahoe City's First 100 Years* (Van Etten 2013).

## 2.1 EARLY SETTLEMENT

In 1844, John C. Frémont and his companion Charles Preuss recorded the first sighting of Lake Tahoe by a Euro-American. Later that same year, members of the westward-bound Stevens-Murphy-Townsend party were likely the first Euro-Americans to venture onto the shore of the lake. The California Gold Rush, centered mainly in the Sierra Nevada foothills, and the subsequent Comstock Lode silver rush that occurred a decade later in Nevada, drew thousands of miners and entrepreneurs through the Tahoe Sierra on their way to the mining locales. During this period, the lake was known by various names, including Mountain Lake and Lake Bigler. It was officially designated Lake Tahoe by the California Legislature in 1945.

The proximity of the Tahoe Basin to the Mother Lode in California and the Comstock Lode in Nevada promoted related development in lumbering, grazing, transportation, market hunting and fishing, tourism, and urban development in the Tahoe region to provide materials to meet the demand of those areas.

## 2.2 LUMBERING

As the rich placer diggings were played out in the Sierra Nevada foothills, timber became the chief economic driver in the Tahoe Region. Taking advantage of the abundant supply, major timber companies were established along the shores of Lake Tahoe. The lumber boom lasted from 1860 into the 1890s in response to a growing demand of timber for mine supports in the Comstock Lode, and for housing, fuel, and industrial structures, buildings, and the railroad. Within a relatively short period of time, the hills on the east side of the Carson Range were stripped of most commercially desirable timber and harvesting was directed to the Lake Tahoe Basin. As trees were cut, logs were brought to the lakeshore by a network of flumes, chutes, and teams of oxen to be pulled across Lake Tahoe by steamer to mills where they were sawed into lumber. By the 1870s, the industry was dominated by several large firms such as the Sierra Nevada Wood and Lumber Company, Donner Lumber and Boom Company, and the Pacific Wood, Lumber, and Flume Company. The largest firm was the Carson and Tahoe Lumber and Fluming Company.

At the peak of the lumber boom, consumption of lumber in the Tahoe Region totaled 25 million board-feet per year, of which nearly 18 million was used in the nearby mines. By 1883 it was estimated that more than 600 million board-feet of lumber was used in the Comstock mines and 2 million cords of wood had been burned as fuel. As the logging industry in the Tahoe Basin declined, large firms such as the Carson and Tahoe Lumber and Fluming Company either went out of business or, for a time, engaged in secondary endeavors. The Carson and Tahoe Lumber and Fluming Company, for example, continued as a real estate venture, selling and leasing large tracts of former timber lands, primarily to ranchers.

By the early twentieth century, much of the Tahoe Basin had been stripped of lumber; with the introduction of paper mills, attention turned to harvesting fir trees for pulp wood. Successful logging operations sustained several communities in the Tahoe area including Tahoe City, Kings Beach, and Truckee. However, as the forests were logged out, timber companies shut down. By the 1970s and 1980s, logging was curtailed as the Tahoe Region became more valuable as a recreational and commercial resource than as a timber resource.

## 2.3 TRANSPORTATION

### 2.3.1 Steamship and Railroad

By the early twentieth century, Tahoe City served as a transit point between steamship and rail travel to and around the lake. Steamship was a popular mode of travel at Lake Tahoe, especially in the latter part of the nineteenth century. Tahoe City in particular served as an important port of call in the steam transport of mail, supplies, lumber, and passengers around Lake Tahoe.

Reliable rail travel to the Tahoe Region began in the early twentieth century. The Lake Tahoe Railway and Transportation Company (LTR&T Co.) operated a line along the Truckee River canyon between the Central Pacific Railroad (CPRR) at Truckee and Tahoe City. The LTR&T Co. commissioned steamers including the Tahoe, Meteor, Emerald, and Nevada (once known as the Tallac). The LTR&T Co. narrow-gauge line functioned as a tourist railroad operated by the Bliss family of Lake Tahoe. Over time, the LTR&T Co. incorporated several branch lines into its operations around Lake Tahoe. The company moved mail, freight, and passengers around the lake and hauled logs by rail to neighboring lumber companies. In 1925, the narrow-gauge railroad was leased to the Southern Pacific Railroad and later converted to a standard-gauge railroad. After the conversion, the line offered nonstop overnight service between San Francisco and Tahoe City. The line was abandoned in 1943 as more automobiles made their way to the lake, negating the need for rail travel.

## 2.3.2 Roads

Few roads were constructed in the Tahoe Basin in the 1850s because travelers looked to avoid crossing the often-treacherous mountains. As a result, most traffic traversed the mountains to the north and south of the basin, where more gradual routes could accommodate wagons. In the early 1850s, Scott's route (Placer County Emigrant Road) connected Auburn to the Comstock mines. The road entered the Tahoe Basin at Tahoe City and wound its way along the Lake's North Shore, following the route of present-day SR 28. When the CPRR was completed over Donner Pass in 1868, the Tahoe Basin ceased to be the major way station in crossing the Sierra. By the turn of the twentieth century, the Old West Shore Road (also known as Tahoe Tavern Highway) was in place. The road follows the same general alignment as present-day SR 89 in the vicinity of Tahoe City. Present-day Mackinaw Road served as the original route from Truckee to Tahoe City. Most of the transportation routes during the late nineteenth and early twentieth centuries were developed by private promoters and local business boosters. The passage of the Federal-Aid Road Act in 1916 led to the upgrade and improvement of roads in the Tahoe area, with many upgrades occurring on the North and West Shores of Lake Tahoe. The completion in the early 1930s of a highway (the Brockway Highway, now SR 28) that encircled the lake took away much of the freight and passenger business from railroad and steamers. During this same period, the Lincoln Highway (present-day U.S. Highway 50) became the major access road to the lake, and all roads connecting Lake Tahoe to Nevada and California were paved.

## 2.4 TOURISM

With improved transportation routes, Lake Tahoe became more accessible to the public and quickly became a summer destination spot. The Tahoe area was increasingly seen as a pleasure and health resort; fishing, hunting, swimming, and gambling were all popular pastimes. As the Tahoe Region attracted more tourists, diverse resorts appeared along the lakeshore. These included the Lake House at Al Tahoe, E. J. Baldwin's Tallac, and the Tahoe Tavern in Tahoe City. Visitors from San Francisco's elite and from mining and business interests on the Comstock came to enjoy the hotels, while those of more modest means vacationed in the rustic cottages and campgrounds. The Tahoe Tavern, located just south of Tahoe City, was operated by the Bliss family. The resort was accessed by the LTR&T Co. line and served as a terminal point for telegraph wire services. The tavern survived into the 1960s, when it was dismantled to make room for the area's first condominium complex, also called the Tahoe Tavern.

By the 1950s and 1960s, several ski resorts and casinos were established in the Tahoe area, changing the character of the lake into a year-round destination. At the same time, the states of California and Nevada as well as the U.S. Forest Service acquired large parcels of land immediately adjacent to the lake in efforts to control development around the lake. The 1960 Olympic Games in Squaw Valley further established Lake Tahoe as a year-round recreation area.

## 2.5 TAHOE CITY

In 1861, settler John McDonald constructed a log cabin near the lake in present-day Tahoe City. By 1863, a settlement was laid out by a party of men that included William Pomin, who saw the potential commercial value of the site at the outlet of Lake Tahoe. The community was briefly known as Tahoe Landing before it became Tahoe City. The CPRR laid track through nearby Truckee in 1868 and the new town quickly grew into a destination resort and became an official townsite in 1871.

Located at the mouth of the Truckee River, Tahoe City became the most heavily populated community on the lake in the mid-nineteenth century. Farming, lumber, and some fishing supported the town in its early years. Feed was in great demand for livestock used in the timber and mining industries in the latter part of the twentieth century. As the need for horses and therefore feed dwindled, the former meadow near the SR 28/SR 89 junction that was used for haying was replaced with a golf course.

As the lumbering business began to wane toward the end of the nineteenth century, locals turned their attention to tourism. As described previously, the Bliss family focused on large-resort development and transportation to further attract affluent Bay Area travelers. The Blisses also focused on improving transportation to the lake. This resulted in the construction of a narrow-gauge railroad (the LTR&T Co.) from Truckee to the Tahoe City area, which was in place by 1901. During this time, the Tahoe City community also became a major transshipment point for goods and materials delivered from the West because of the piers built along its shore.

Construction of the Lake Tahoe Dam began in 1909 to replace a five-gate wooden dam, built by the Donner Lumber and Boom Company, which were designed to back up a head of water to flush accumulated logs to nearby lumber mills. Stone and Webster Power Company completed the replacement dam in 1913 after years of court battles related to water jurisdiction in the Tahoe area. In 1915, the U.S. government assumed control of the outlet dam, following a federal court decree.

By the 1920s, automobiles and improved roads generated growth in the community of Tahoe City. Businesses along Main Street (later Lake Street and presently North Lake Boulevard) included a service station, lodging houses and motels, restaurants, grocery stores, saloons, a lumber company, and fishing tackle shops. After some lean years in the 1930s and during World War II, Tahoe City and other nearby communities gradually grew into a year-round destination as roads and bus and rail service to the Tahoe Region improved.

However, it was the arrival of the 1960 Olympic Games that permanently transformed the small community of Tahoe City into a bustling town. The Olympics ushered in new highway construction, the development of game facilities, and the expansion of public and private services of the area. The community continued to grow throughout the twentieth century; over time, modest family-oriented dwellings gave way to modern subdivisions and exclusive homes as lake dwellers increased the size and use of their properties throughout the Tahoe Region.

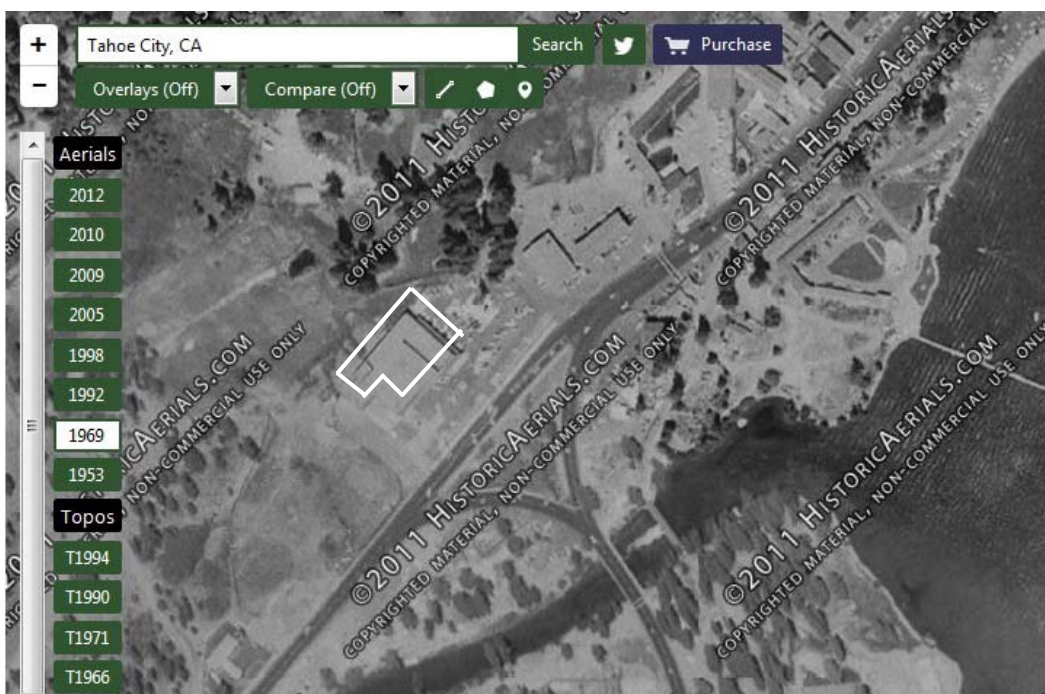
### 2.5.1 Tahoe City Golf Course

In 1917 the Bliss family, owners of the LTR&T Co. and the Tahoe Tavern, invited Isabella May “Queenie” Dunn to design a golf course for the Tahoe Tavern. She had just designed the Reno Golf Club, and before that, the Aiken Golf Course in South Carolina. The Tahoe Tavern Golf Course was originally designed as a 6-hole course. By 1926 the course had been expanded to nine holes which required the acquisition of a meadow of wild timothy hay (Van Etten 2013:55). This meadow was originally the location of the LTR&T Co.’s turnaround and is now home to SaveMart (Figures 1 and 2). The golf course expansion also required the acquisition of lands to the northeast of the meadow, including the parcels that hold today’s Bank of America, Bechdolt, and Henrikson buildings. Over the years, ownership of the golf course changed hands and the separately-deeded parcels were divided up among the Tahoe Tavern partners. The golf course became the property of Gordon and Pat Hyde in 1946, who sold to Carl Bechdolt, Jr. in 1948 (Van Etten 1987:60). Over the years, commercial construction on the outlying, separately-deeded parcels required modifications to the original layout of the golf course. In 1951, the Henrikson brothers purchased two parcels (255 and 265 N. Lake Boulevard), requiring the relocation of the golf course’s club house (AECOM 2013). By 1963 construction of the Bank of America and Bechdolt buildings were complete.





**Exhibit 4** 1964 photo showing the SaveMart lot for lease (Van Etten 2013:55).



**Exhibit 5** 1969 aerial showing SaveMart outlined in white. Bank of America and the Bechdolt building are to the east (NETR 2015).

### 3 REGULATORY SETTING

#### 3.1 NATIONAL REGISTER OF HISTORIC PLACES

To qualify for listing in the NRHP, a property generally must be 50 years old, although properties less than 50 years old may qualify if they display exceptional historic significance. More specifically, the property must represent a significant theme or pattern in history, architecture, archaeology, engineering, or culture at the national, state, or local level. To qualify for listing, a property must meet one or more of the NRHP criteria for evaluation, defined at 36 Code of Federal Regulations 60.4 and excerpted below.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that

- (A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) are associated with the lives of persons significant in our past; or
- (C) 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 value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (D) have yielded, or may be likely to yield, information important in prehistory or history.

## 3.2 CALIFORNIA REGISTER OF HISTORIC RESOURCES

California Code of Regulations Title 14, Section 4852 addresses the types of historic resources and criteria for listing in the CRHR. The criteria for listing historic resources in the California Register are consistent with those developed by the National Park Service for listing historic resources in the National Register, but have been modified for state use to include a range of historic resources that better reflect the history of California. Only resources that meet the criteria as set out below may be listed in or formally determined eligible for listing in the California Register.

Types of resources eligible for nomination:

- (1) Building. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn;
- (2) Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs;
- (3) Structure. The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels;
- (4) Object. The term "object" is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or a structure. Although it may be movable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the California Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers; and
- (5) Historic district. Historic districts are unified geographic entities that contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed in Section 4852 (b)(1)-(4) of this chapter.

### 3.3 TAHOE REGIONAL PLANNING AGENCY

Article V(c)(3) of the TRPA Bi-State Compact (Public Law 96-551) required the development of a conservation plan for the preservation, development, utilization, and management of scenic and other natural resources within the Tahoe Basin, including historic resources. TRPA accomplishes historic resource protection through implementation of goals and policies and Code provisions as described below.

#### Lake Tahoe Regional Plan

TRPA regulates growth and development in the Lake Tahoe Region through the Regional Plan, which includes the Goals and Policies, Code of Ordinances, and other components.

##### Goals and Policies

The Goals and Policies document establishes guiding policies for each resource element. The Conservation Element (Chapter 4) of the Goals and Policies document includes a Cultural Subelement, with the following goal:

**Goal C-1:** Identify and preserve sites of historic, cultural, and architectural significance within the Region. The Tahoe Region has a heritage that should be recognized and appropriately protected. Due to the harsh weather conditions, changing development standards, and changing uses of the Region, many structures that had significant historic or architectural value have been destroyed or lost.

- ▲ **Policy C-1.1.** Historic or culturally significant landmarks in the Region shall be identified and protected from indiscriminate damage or alteration; and
- ▲ **Policy C-1.2.** Sites and structures designated as historically, culturally, or archaeologically significant shall be given special incentives and exemptions to promote the preservation and restoration of such structures and sites.

##### Code of Ordinances

The Code is a compilation of the rules, regulations, and standards to implement the Regional Plan Goals and Policies. TRPA recognizes sites, objects, structures, districts or other resources, eligible for designation as resources of historic, cultural, archaeological paleontological, or architectural significance locally, regionally, state-wide or nationally. Those resources must meet at least one of the criteria summarized below. Chapter 67 also provides for consultation with state historic agencies as well as the Washoe Tribe. Additionally, Standard 33.3.7 in Chapter 33 (Grading and Construction, Section 33.3, Grading Standards) addresses discovery of historic resources.

- ▲ **Resources Associated with Historically Significant Events and Sites.** Such resources shall meet one or more of the following: a) Association with an important community function in the past; b) Association with a memorable happening in the past; or c) Contain outstanding qualities reminiscent of an early state of development in the region.
- ▲ **Resources Associated with Significant Persons.** Such resources include: a) buildings or structures associated with a locally, regionally, or nationally known person; b) notable example or best surviving works or a pioneer architect, designer or master builder; or c) Structures associated with the life or work of significant persons.
- ▲ **Resources Embodying Distinctive Characteristics.** Resources that embody the distinctive characteristics of a type, period, or method of construction that possess high artistic values or that represent a significant and distinguishable entity but whose components may lack individual distinction. Works of a master builder, designer, or architect also are eligible. Resources may be classified as significant if they are a prototype of, or a representative example of, a period style, architectural movement, or method of construction unique in the region, the states, or the nation.



## 4 RESEARCH METHODS

### 4.1 NCIC RECORDS SEARCH

On October 13, 2015, staff members of the North Central Information Center (NCIC) at California State University, Sacramento, part of the California Historic Resources Information System, conducted a cultural resources records search for the project site and a ¼ mile buffer area (NCIC File No. 15-103). The records search also included a review of the NRHP, CRHR, *California Inventory of Historic Resources* (1976), *California Historical Landmarks* (1996), *California Points of Historical Interest* listing (1992 and updates), and the Directory of Properties in the Historic Properties data file for Placer County (2012). The records search found no architectural resources or reports within the project site; five resources and four reports were identified within the buffer area.

### 4.2 ARCHITECTURAL SURVEY

Ascent's architectural historian surveyed and recorded built-environment resources in the project site on October 5, 2015. The resources were recorded through photography and written notes and documented on the appropriate California Department of Parks and Recreation (DPR) 523 forms, attached to this report.

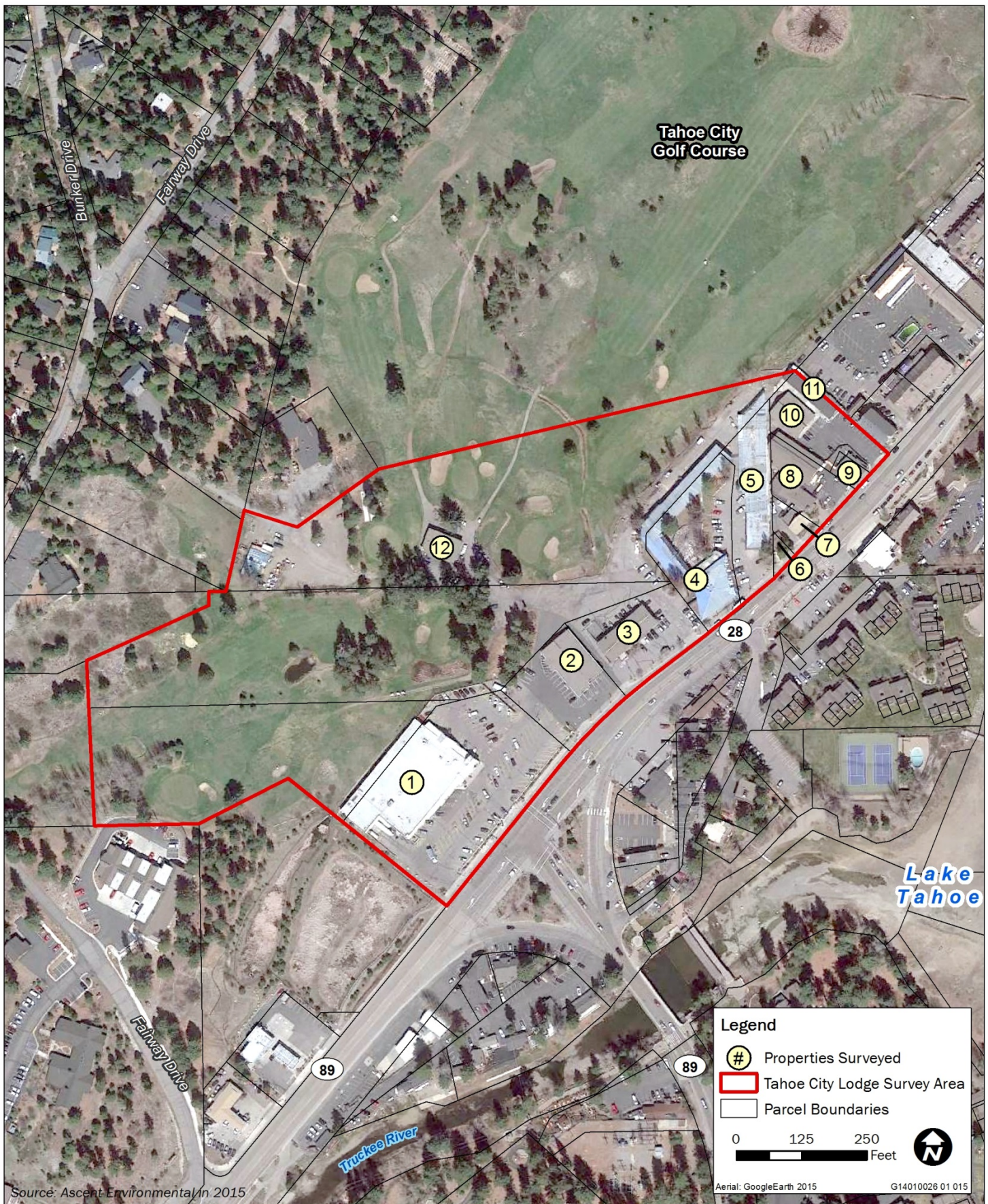
## 5 DESCRIPTION OF PROJECT SITE AND HISTORIC PROPERTIES

The Tahoe City Lodge architectural survey area includes twelve buildings and includes uses such as a restaurants, recreation, retail, and service commercial (Exhibit 6). As discussed previously, NRHP, CRHR, and TRPA criteria for evaluation and listing set an age of at least 50 years as one of the primary considerations for evaluating eligibility, which would be 1966 for this project. All but four of the buildings were identified as being 50 years old or older and therefore eight buildings were surveyed. Six of those buildings had been previously determined as not eligible for the NRHP or CRHR (AECOM 2013) and were therefore not evaluated again (see Table 2).

<b>Table 2 Buildings within the Architectural Survey Area</b>					
<b>Building #</b>	<b>Photo</b>	<b>Address</b>	<b>APN</b>	<b>Year Constructed</b>	<b>Evaluated</b>
BLDG 1	11	100 River Road	094-540-009	ca. 1965	Yes
BLDG 2	1	215 N. Lake Boulevard	094-540-010	1963	No – previously evaluated as not eligible
BLDG 3	2	243 N. Lake Boulevard	094-540-004	1963	No – previously evaluated as not eligible
BLDG 4	3	255 N. Lake Boulevard	094-070-001	1960	No – previously evaluated as not eligible
BLDG 5	4	265 N. Lake Boulevard	094-070-002	ca. 1962	No – previously evaluated as not eligible
BLDG 6	5	275 N. Lake Boulevard	094-070-003	1952	No – previously evaluated as not eligible
BLDG 7	6	295 N. Lake Boulevard	094-070-004	1967	No – previously evaluated as not eligible
BLDG 8	7	315 N. Lake Boulevard	094-070-005	1986	No – does not meet 50 year eligibility guideline
BLDG 9	12	351 N. Lake Boulevard	094-070-007	ca. 1955	Yes
BLDG 10	8	395 N. Lake Boulevard	094-070-006	Post-1969	No – does not meet 50 year eligibility guideline
BLDG 11	9	395 N. Lake Boulevard	094-070-006	Post-1969	No – does not meet 50 year eligibility guideline
BLDG 12	10	251 N. Lake Boulevard	094-020-006	1999	No – does not meet 50 year eligibility guideline

Source: Compiled by Ascent in 2015.





**Exhibit 4**

**Architectural Survey Area**





## 5.1 PROPERTIES NOT EVALUATED



**Photo 1**      **Bldg. 2-215 N. Lake Boulevard**



**Photo 2**      **Bldg. 3-243 N. Lake Boulevard**



**Photo 3**      **Bldg. 4-255 N. Lake Boulevard**



**Photo 4** **Bldg. 5-265 N. Lake Boulevard**



**Photo 5** **Bldg. 6-275 N. Lake Boulevard**



**Photo 6** **Bldg. 7-295 N. Lake Boulevard**





**Photo 7** **Bldg. 8-315 N. Lake Boulevard**



**Photo 8** **Bldg. 10-395 N. Lake Boulevard**



**Photo 9** **Bldg. 11-395 N. Lake Boulevard**



**Photo 10 Bldg. 12-251 N. Lake Boulevard**

## 5.2 EVALUATION OF BUILDINGS IN THE PROJECT SITE

### INTEGRITY

Eligibility for listing on the NRHP and the CRHR rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will become more important than the historic significance a property may possess and render it ineligible. Likewise, a property can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The NRHP and the CRHR use seven components of integrity to determine if a property retains sufficient physical characteristics to convey its historic significance:

- ▲ Location is the place where the historic property was constructed or the place where the historic event occurred.
- ▲ Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- ▲ Setting is the physical environment of a historic property.
- ▲ Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- ▲ Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- ▲ Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

### 5.2.1 Building 1

This single-story commercial building has a primarily rectangular plan measuring approximately 190 feet by 130 feet, with a 45 foot by 60 foot extension on the southwest side. The roof is flat with a parapet. The



entrances are steeply gabled with exposed rafter tails and decorative trusses. A shed roof overhang wraps around the northeast and southeast facades, interrupted by cross-gables on the southeast side. The building is clad in stucco and T-111 siding with flagstone accents. Fixed anodized metal-frame windows exist on the west elevation. The main entrance is set with anodized metal doors. A square tower with a steep cross-gabled roof is located at the eastern corner. The tower is accented with false half-timbering, exposed rafter tails, and is clad in T-111 siding. Fixed metal frame windows are located on the northeast and southeast sides.



**Photo 11 Bldg. 1-100 River Road**

The period of significance for this building is ca. 1965, the date of its construction. Building 1 does not appear to be eligible for listing in the NRHP or CRHR. This property was also evaluated in accordance with Chapter 67 of the TRPA Code of Ordinances and determined not be a historic resource as defined therein.

This property is associated with the general commercial development of Tahoe City that resulted from the post-Olympic growth, but the property is not an important example to illustrate this development. It opened as a chain grocery store (Lucky's), but not the first in Tahoe City as Safeway opened in 1961. Because Building 1 is not associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 1 must be associated with the lives of persons significant in our past. The property has no known associations with persons whose activities made demonstrable contributions to the history of Tahoe City. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.

Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 1 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

## 5.2.2 Building 9

This two-story commercial building measures approximately 40 feet by 40 feet and has a flat roof. The roof extends over the primary façade to create a cover for the second-floor balcony. Access to the balcony is provided by a personnel door and a sliding glass door; a metal-framed picture window and a sliding window are also located on the primary façade of the second floor. A wooden staircase on the northeast side of the building leads to two personnel doors on the second floor. Anodized metal and glass doors provide access to the ground floor. Fixed metal-framed windows make up the primary façade of the ground floor. The building is clad in T-111 siding.



**Photo 12      Bldg. 9-351 N. Lake Boulevard**

The period of significance for this building is 1955, the date of its construction. Building 9 does not appear to be eligible for listing in the NRHP or CRHR. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The property was constructed during a period when Tahoe City was beginning to expand, but the property is not an important example to illustrate this commercial development. The original building on this parcel, the Wehrman family home was demolished in 1954 by the manager of the adjoining lumber yard. William Cook replaced it with current building and the first tenant was Alpine Liquor and Sporting Goods (Van Etten 2013:57,127). The building now contains an office supply store and a 1-hour photo shop. Because Building 9 is not associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or play a significant role in the commercial development of Tahoe City, it does not appear to meet NRHP/CRHR Criterion A/1.

To be considered eligible for listing in the NRHP or CRHR under Criterion B/2, Building 9 must be associated with the lives of persons significant in our past. The property has no known associations with persons whose activities made demonstrable contributions to the history of Tahoe City. Therefore, it does not appear to meet NRHP/CRHR Criterion B/2.

Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master.



Criterion D/4 generally applies to archaeological resources, or other resources that through study of construction details can provide information that cannot be obtained in other ways. Construction details about the existing building have been documented. Building 9 does not appear to be eligible for NRHP or CRHR inclusion under Criterion D/4 because it is not likely to yield any additional important information about our history.

## 6 CONCLUSIONS

This evaluation has been prepared in accordance with CEQA Guidelines Sections 15064.5(b) and (c).

Review of previous studies, background research, and field survey resulted in the identification of nine (9) buildings located within the Project Area that are 50 years of age or older. Ascent inventoried and evaluated these individual resources and found that none appear to meet NRHP, the CRHR, or TRPA criteria for listing.

Therefore, the Tahoe City Lodge Project would have no direct or indirect effect on historic properties, because there are no historic properties present within the project site.

## 7 STATEMENT OF QUALIFICATIONS

Alta Cunningham, M.A., is an architectural historian with more than four years of experience conducting cultural resources studies. Ms. Cunningham completed her B.A. in history at the University of California, Davis, and her M.A. in historic preservation at Savannah College of Art and Design. She is well-versed in CEQA and has surveyed and evaluated properties in accordance with Section 106 for a variety of public agencies. She also conducts archival and historic research to establish appropriate historic contexts for the evaluations of a multitude of property types. She meets the Secretary of the Interior's standards for work in architectural history.

## 8 REFERENCES CITED

AECOM. 2013. *State Route 89/Fanny Bridge Community Revitalization Project, Historical Resources Evaluation Report*.

Placer County and Tahoe Regional Planning Agency. 2015 (June) *Placer County Tahoe Basin Area Plan, Implementing Regulations, Public Review Draft*.

Van Etten, Carol. 1987. *Tahoe City Yesterdays*. Tahoe City: Sierra Maritime Publications.

\_\_\_\_\_. 2013. *Tahoe City's First 100 Years*. Tahoe City: Sierra Maritime Publications.

# **Appendix A**

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## **DPR 523 Forms**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map 1 – 100 River Road

P1. Other Identifier: SaveMart

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

\*a. County Placer and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Tahoe City Date      T 15N; R 17E;      1/4 ☐ of      1/4 ☐ of Sec 7;      B.M.

c. Address 100 River Road City Tahoe City Zip 96145

d. UTM: (Give more than one for large and/or linear resources) Zone     ,      mE/      mN

e. Other Locational Data: APN: 094-540-009

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

This single-story commercial building has a primarily rectangular plan measuring approximately 190 feet by 130 feet, with a 45 foot by 60 foot extension on the southwest side. The roof is flat with a parapet. The entrances are steeply gabled with exposed rafter tails and decorative trusses. A shed roof overhang wraps around the northeast and southeast facades, interrupted by cross-gables on the southeast side. The building is clad in stucco and T-111 siding with flagstone accents. Fixed anodized metal-frame windows exist on the west elevation. The main entrance is set with anodized metal doors. A square tower with a steep cross-gabled roof is located at the eastern corner. The tower is accented with false half-timbering, exposed rafter tails, and is clad in T-111 siding. Fixed metal frame windows are located on the northeast and southeast sides.

\*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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



5b. Description of Photo: Primary  
façade, facing west, 10/5/2015

\*P6. Date Constructed/Age and  
Source: ca. 1965/ Van Etten 2013  
☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:  
unknown

\*P8. Recorded by:  
Alta Cunningham, Ascent Environmental  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814

\*P9. Date Recorded: 10/5/2015

\*P10. Survey Type: Intensive

\*P11. Report Citation: Ascent  
Environmental, Inc. 2016 (January).  
Tahoe City Lodge Project Historic  
Resources Survey and Evaluation  
Report.

\*Attachments: ☐ NONE ☐ Location 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

\*Resource Name or # (Assigned by recorder) Map 1 – 100 River Road\*NRHP Status Code 6ZPage 2 of 2B1. Historic Name: Lucky'sB2. Common Name: SaveMartB3. Original Use: commercial groceryB4. Present Use: commercial grocery\*B5. Architectural Style: Elements of Swiss Chalet

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The lot was vacant and for lease in 1964 (Van Etten 2013:55) but the building was extant by 1969 (NETR 2015). The County of Placer shows a 1969 permit for an incinerator.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: NoneB9a. Architect: unknownb. Builder: unknown\*B10. Significance: Theme commercial developmentArea Tahoe CityPeriod of Significance c.1965Property Type commercial buildingApplicable Criteria N/A

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

After World War II, communities in the Lake Tahoe region gradually grew into year-round destinations as transportation to the area improved. However, it was the arrival of the 1960 Olympics that permanently transformed Tahoe City into a bustling town. The Olympic Games ushered in new highway construction, the development of facilities for the Olympic Games, and the expansion of public and private services to the area.

Under NRHP/CRHR Criterion A/1, this building does not appear eligible. This property is associated with the general commercial development of Tahoe City that resulted from the post-Olympic growth, but the property is not an important example to illustrate this development. It opened as a chain grocery store (Lucky's), but not the first in Tahoe City as Safeway opened in 1961. The building has no known association with persons who made significant contributions to local history. Therefore, the building does not appear to meet NRHP/CRHR Criterion B/2. Architecturally is a modest example of the Swiss Chalet style applied to a commercial building. It does not display distinctive characteristics of its type period or method of construction. Nor does it possess high artistic qualities. Overall, the building is not architecturally significant and does not appear to meet NRHP/CRHR Criterion C/3. Under NRHP/CRHR Criterion D/4, the building is not likely to yield information important to history.

In summary, the building does not appear historically or architecturally significant and is not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

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

## \*B12. References:

Van Etten, Carol. 2013. *Tahoe City's First 100 Years*. Tahoe City: Sierra Maritime Publications.

NETR Online. 2015. Historic Aerials. Available:

<http://historicaerials.com/>. Accessed December 21, 2015.

B13. Remarks:

\*B14. Evaluator: Alta Cunningham\*Date of Evaluation: December 28, 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

\*Recorded by: Alta Cunningham, Ascent Environmental \*Date: November 2, 2015 ☐ Continuation ☒ Update

This single-story commercial building was original recorded January 2012 for the *Historical Resources Evaluation Report: State Route 89 Realignment/Fanny Bridge Community Revitalization Project, Placer County, CA*. The evaluation concluded that the property does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore the building was not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The building was resurveyed for the Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS project and was found to remain unchanged.



View facing north, 215 N. Lake Boulevard.



## CONTINUATION SHEET

\*Recorded by: Alta Cunningham, Ascent Environmental \*Date: November 2, 2015 ☐ Continuation ☒ Update

This two-story commercial building was original recorded January 2012 for the *Historical Resources Evaluation Report: State Route 89 Realignment/Fanny Bridge Community Revitalization Project, Placer County, CA*. The evaluation concluded that the property does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore the building was not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The building was resurveyed for the Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS project and was found to remain unchanged.



View facing north, 243 N. Lake Boulevard.

## CONTINUATION SHEET

\*Recorded by: Alta Cunningham, Ascent Environmental \*Date: November 2, 2015 ☐ Continuation ☒ Update

The two buildings on this parcel were original recorded January 2012 for the *Historical Resources Evaluation Report: State Route 89 Realignment/Fanny Bridge Community Revitalization Project, Placer County, CA*. The evaluation concluded that the property does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore the building was not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The property was resurveyed for the Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS project and was found to remain unchanged.



Main building, view facing southwest, 255 N. Lake Boulevard.



Rear building, view facing northwest, 255 N. Lake Boulevard.



## CONTINUATION SHEET

\*Recorded by: Alta Cunningham, Ascent Environmental \*Date: November 2, 2015 ☐ Continuation ☒ Update

This single-story commercial building was original recorded January 2012 for the *Historical Resources Evaluation Report: State Route 89 Realignment/Fanny Bridge Community Revitalization Project, Placer County, CA*. The evaluation concluded that the property does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore the building was not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The building was resurveyed for the Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS project and was found to remain unchanged.



View facing north, 265 N. Lake Boulevard.



## CONTINUATION SHEET

\*Recorded by: Alta Cunningham, Ascent Environmental \*Date: November 2, 2015 ☐ Continuation ☒ Update

This single-story commercial building was original recorded January 2012 for the *Historical Resources Evaluation Report: State Route 89 Realignment/Fanny Bridge Community Revitalization Project, Placer County, CA*. The evaluation concluded that the property does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore the building was not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The building was resurveyed for the Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS project and was found to remain unchanged.



View facing west, 275 N. Lake Boulevard.

## CONTINUATION SHEET

\*Recorded by: Alta Cunningham, Ascent Environmental \*Date: November 2, 2015 ☐ Continuation ☒ Update

This two-story commercial building was original recorded January 2012 for the *Historical Resources Evaluation Report: State Route 89 Realignment/Fanny Bridge Community Revitalization Project, Placer County, CA*. The evaluation concluded that the property does not appear to meet the criteria for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Therefore the building was not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

The building was resurveyed for the Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS project and was found to remain unchanged.



View facing north, 295 N. Lake Boulevard.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map 9 – 351 N. Lake Boulevard

P1. Other Identifier: \_\_\_\_\_

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

\*a. County Placer and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Tahoe City Date \_\_\_\_\_ T 15N; R 17E; \_\_\_\_\_ 1/4 ☐ of \_\_\_\_\_ 1/4 ☐ of Sec 7; \_\_\_\_\_ B.M.

c. Address 351 N. Lake Boulevard City Tahoe City Zip 96145

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 094-070-007

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

This two-story commercial building measures approximately 40 feet by 40 feet and has a flat roof. The roof extends over the primary façade to create a cover for the second-floor balcony. Access to the balcony is provided by a personnel door and a sliding glass door; a metal-framed picture window and a sliding window are also located on the primary façade of the second floor. A wooden staircase on the northeast side of the building leads to two personnel doors on the second floor. Anodized metal and glass doors provide access to the ground floor. Fixed metal-framed windows make up the primary façade of the ground floor. The building is clad in T-111 siding.

\*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

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



5b. Description of Photo: Primary façade, facing north, 10/5/2015

\*P6. Date Constructed/Age and Source: ca. 1955/ Van Etten 2013  
☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:  
Walter P. Kass, Trustee

\*P8. Recorded by:  
Alta Cunningham, Ascent Environmental  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814

\*P9. Date Recorded: 10/5/2015

\*P10. Survey Type: Intensive

\*P11. Report Citation: Ascent Environmental, Inc. 2016 (January).  
Tahoe City Lodge Project Historic Resources Survey and Evaluation Report.

\*Attachments: ☐ NONE ☐ Location 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

\*Resource Name or # (Assigned by recorder) Map 9 – 351 N. Lake Boulevard \*NRHP Status Code 6Z  
Page 2 of 2

B1. Historic Name: Alpine Liquor and Sporting Goods  
B2. Common Name: The Store  
B3. Original Use: commercial B4. Present Use: commercial  
\*B5. Architectural Style: \_\_\_\_\_  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Original building on this parcel demolished in 1954; current building constructed 1955 (Van Etten 2013:57,127).  
\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: None

B9a. Architect: unknown b. Builder: unknown  
\*B10. Significance: Theme commercial development Area Tahoe City  
Period of Significance 1955 Property Type commercial building Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

After World War II, communities in the Lake Tahoe region gradually grew into year-round destinations as transportation to the area improved. In the 1950s, Tahoe City was recovering from a period of stunted growth and was just beginning to expand.

Under NRHP/CRHR Criterion A/1, this building does not appear eligible. The property was constructed during a period when Tahoe City was beginning to expand, but the property is not an important example to illustrate this commercial development. The original building on this parcel, the Wehrman family home was demolished in 1954 by the manager of the adjoining lumber yard. William Cook replaced it with current building and the first tenant was Alpine Liquor and Sporting Goods (Van Etten 2013:57,127). The building now contains an office supply store and a 1-hour photo shop. The building has no known association with persons who made significant contributions to local history. Therefore, the building does not appear to meet NRHP/CRHR Criterion B/2. Under NRHP/CRHR Criterion C/3, the property does not appear significant. The building lacks architectural distinction, does not have artistic qualities, and is not the work of a master. Under NRHP/CRHR Criterion D/4, the building is not likely to yield information important to history.

In summary, the building does not appear historically or architecturally significant and is not considered an historical resource for the purposes of CEQA. This property was also evaluated in accordance with Chapter 67 of the Tahoe Regional Planning Agency's Code of Ordinances and determined not be a historic resource as defined therein.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*B12. References:  
Van Etten, Carol. 2013. *Tahoe City's First 100 Years*. Tahoe City:  
Sierra Maritime Publications.

B13. Remarks:

\*B14. Evaluator: Alta Cunningham  
\*Date of Evaluation: December 28, 2015

(This space reserved for official comments.)

