



July 25, 2019

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

**RE: Re-evaluation of 10002 Jibboom 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 10002 Jibboom Street (APN 019-102-16) in Truckee, California. This study was conducted for local planning purposes to recommend whether the last extant resource on the parcel contributes to the Truckee Historic National Register District (THNRD), as well as the local Historic Preservation Overlay District (HPOD).

My conclusions are based on a site inspection of the property conducted on July 11, 2019; a research visit to the Truckee-Donner Historical Society; the *Town of Truckee Historic Resources and Architectural Inventory* and resource form 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 10002 Jibboom Street as a Contributing Element of the TNRHD

The garage at 10002 Jibboom Street is the last remaining resource on its parcel. When recorded in 2003, the subject parcel included a single-story, wood-framed motel building with a strip plan and two wood-framed garages. In 2015, the motel building and the garage directly to the east were demolished. Only the garage that was located north of the motel building remains.

It is my professional opinion that 10002 Jibboom Street does not possess the integrity or significance to be eligible for listing in the NRHP, nor does it contribute to the TNRHD. The garage served the now-destroyed Truckee Motel, which was associated with the development of Truckee's tourism industry and the rise of automobile travel in the mid-twentieth century. However, because the associated motel has been demolished, the garage suffers diminished integrity of setting, feeling, and association. The garage in itself does not possess the significance to be eligible for listing in the National Register of Historic Places (NRHP) under Criterion A. It is not associated with a historically significant person and is therefore not eligible under Criterion B. As a simple wood-framed garage, it does not possess distinctive

characteristics of a type, period, or method of construction. As such, it is not eligible under Criterion C. As an architectural resource, the building has no archaeological potential and is not eligible under Criterion D. As an ancillary resource that has lost the primary resource with which it was associated, the garage does not contribute to the Truckee National Register District.

Evaluation of 10002 Jibboom 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, 10002 Jibboom Street is rated as a "B," or Contributory, property. However, this rating was assigned to the principal building on the parcel (i.e., the Truckee Motel) with the two ancillary buildings documented as accessory resources. At present, all that remains on the parcel is one of the ancillary buildings. The remaining building has experienced 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, specifically the demolition of the parcel's principal building, resulting in diminished integrity of setting, feeling, and association. Considering the scale of modifications to the property, it does not qualify for a Category B (Contributory) rating under the Town of Truckee's Development Code.

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. Even though the garage at 10002 Jibboom Street has not experienced substantial physical alteration, the demolition of the principal building to which it was subordinate has altered it to such a degree that it no longer conveys its historical significance. Moreover, since the parcel has lost its principal resource, it does not possess the potential to be restored.

At this time, it appears that a more appropriate local rating for 10002 Jibboom Street is a "D," or Nonessential, property. When the principal building and other ancillary building were demolished in

2015, it irreversibly diminished the overall parcel's integrity to such an extent that its history as a c.1940s motel is no longer interpretable. The demolition severed the property's association with the historic themes of transportation and tourism in Truckee during the mid-twentieth century. Therefore, the remaining ancillary property no longer retains the integrity necessary to convey its significance.

Summary of Recommendations for 10002 Jibboom Street

- The subject property is not individually eligible for listing in the National Register of Historic Places.
- The subject property is not recommended as a contributing element of the TNRHD.
- The diminished integrity of the subject property suggests that the property embodies the qualities of a Category D (Nonessential) resource.

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

Encl: Updated THRI form for 10002 Jibboom Street.