

**Historic Resource Assessment for 10236 Donner Pass Road, Truckee,  
Nevada County, California**

Prepared by:  
Broadbent & Associates, Inc.

Prepared for:  
Town of Truckee Planning Division



Broadbent Project No.  
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California**

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## PROJECT BACKGROUND

This assessment was completed to determine whether the modifications to the residence at 10236 Donner Pass Road (APN 019-080-025), herein referred to as Subject Property, should result in a change to its historic rating in the Town of Truckee's (Truckee) Historic Resource Inventory. The Subject Property is a contributing element of the Commercial Row/Brickelltown Historic District, which is listed in the National Register of Historic Places (National Register). The Subject Property is also within the Brickelltown Character Area of the Downtown Truckee Historic Preservation Overlay District (Overlay District) and is currently rated as Category B (Contributing) in Truckee's Historic Resource Inventory. Because the Subject Property is within the Overlay District, it is subject to Chapter 18.26 (Historic Preservation Design Guidelines) of the Truckee Municipal Code.

The applicant submitted Historic Design Review and Zoning Clearance applications to the Town of Truckee Planning Division. As part of the historic design review, the Historic Preservation Advisory Commission (HPAC) reviewed the project on August 9, 2023. The application proposed to convert the residence from a one-story single-family residence to a two-story commercial building with roughly three times the conditioned area (Lyle 2023). The proposed project included lifting the building approximately two feet to add a first floor; relocating the building 11'-6" closer to Donner Pass Road; creating an approximately 715 square-foot addition along the west and north portions of the building, thus increasing the conditioned floor area from 924 square-feet to 2,736 square-feet; removing the rear porch; adding an ADA ramp; reconstructing the front stairs; and installing landscaping and other site improvements. The application proposed to preserve and reuse, in their historic configuration, historically significant building materials; however, during construction, all exterior building materials (i.e., siding, windows, doors, roof sheathing, roof framing, and porch materials) were replaced, and the project did not retain, preserve, integrate, or salvage any exterior historic building materials for reuse on the building. Further, it is unclear if the unusable historic materials have been adequately catalogued for documentation.

## PROPERTY HISTORY

The Subject Property is in the Brickelltown Character Area of the Overlay District, which the Town of Truckee describes as follows (Lyle 2023, 15):

Properties in the Brickelltown Character Area hold significance for being one of the earliest settlements in Truckee, with some of the oldest residences in the town. Many of these houses were part of a subdivision planned by the Truckee Lumber Company. Historically, a typical parcel had one large structure located at the front (near Donner Pass Road), with smaller supporting buildings located in the rear of the property. Even though the Brickelltown Character Area is both domestic and commercial in character, most buildings are located near the street edge, although small front yards are important historic features. Building entrances are also close to the street. A varied line of building setbacks is seen, although a sense of street wall defined by building fronts is present. Parking is typically located in the front yard.

Based on the previous documentation of the Subject Property, the residence at 10236 Donner Pass Road was constructed circa 1885, near the end of the Boomtown Years or during the early part of the Janus Years, both of which were periods of economic prosperity in Truckee. It was constructed in one of the town's earliest neighborhoods, subdivided by the Truckee Lumber Company during the 1870s. Residences in the neighborhood reflected a range of economic status ranging from modest worker housing to finer homes of managers and owners. The Subject Property was constructed in the National Folk, front-gable

style, a vernacular adaptation of the Greek Revival architectural style. It is a long, narrow, rectangular building with a front gable (Photograph 1).

When the Subject Property was documented as part of the National Register nomination for the Commercial Row/Brickelltown Historic District in 2009, it was described as follows (Hall 2008):

The building has a steep pitched roof with narrow eave, enclosed rafters on the gable end, and a porch. The porch is a dropped shed roof porch that wraps around to the west elevation and is partially enclosed. Fenestration patterns (windows and doors) are found on much of the original mass of the building.

Alterations were considered minor and included aluminum siding (which presumably covered the original cladding), metal-frame windows, partial enclosure of the porch, and the addition of a porch at the rear. These findings generally reflected the findings of the earlier (1998-2003) townwide inventory that identified the key existing historic features of the building as its Folk Vernacular style; front-gable with rectangular plan; steep-pitched roof with narrow eave; enclosed rafters on gable and porch; full-width, dropped shed, wrap-around porch; stick balustrade; plain wood support posts; offset wooden stairs with plain, square rails; and the building's fenestration pattern. The inventory recommended the following potential restoration opportunities: remove aluminum siding and restore original cladding if present beneath; replace metal-frame windows with appropriate historic restoration forms; remove rear porch; and restore enclosed section of front porch (Kimball 2003). The Subject Property was in the same general condition at the start of the current project as it was when it was documented during the two previous efforts (Photograph 2, Photograph 3, Photograph 4, and Photograph 5).

## TRUCKEE'S LOCAL RATING SYSTEM

The following subcategories are used for classifying properties within Truckee's Overlay District (Town of Truckee 2003, 7):

*Category A. Essential:* Buildings that are individually eligible for the National Register are considered "Essential" structures in the local survey rating. These are buildings that retain the highest degree of integrity.

*Category B. Contributing:* Historic buildings that have experienced some alterations, yet still retain a relatively high degree of integrity.

*Category C. Supporting:* Older buildings that have had substantial alterations but retain their overall form and scale, and which have the potential to be restored.

*Category D. Nonessential:* These structures have been altered so radically that the historic information is no longer interpretable, and they no longer retain sufficient integrity to have historic significance.

## DESIGN GUIDELINES COMPLIANCE REVIEW

Public and private entities proposing to do work within the Overlay District are subject to design review. The following are the types of work that have been conducted on the Subject Property that are subject to review: alteration to the exterior of an existing structure, addition to the exterior of an existing structure, moving an existing structure, and site work (Town of Truckee 2003, 3).

Prior to this project, the Subject Property was classified as Category B (Contributing) property. The Town's primary objectives for properties rated Category B are the preservation of those original features that survive, the removal of non-historic alterations, and the reconstruction of historic features (Town of Truckee 2003, 7). The project was approved by the HPAC and Community Development Director as a rehabilitation project. The Town of Truckee defines rehabilitation as the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural, and cultural values. Rehabilitation may include the adaptive use of the building (Town of Truckee 2003, 31).

Because the project involves the adaptive reuse of a Category B building, including an addition and site improvements, the design guidelines presented in the following chapters of the Downtown Specific Plan should be applied: Chapter 5 (Preservation of Architectural Features), Chapter 6 (Design Guidelines for Individual Building Components), Chapter 7 (Design Guidelines for Historic Building Materials), Chapter 8 (Adaptive Reuse), Chapter 9 (Additions), Chapter 10 (Site Features), and Chapter 14 (The Brickelltown Character Area). Overall, the project does not comply with the design guidelines as outlined in Table 1 below:

*Table 1: Evaluation of Compliance with Design Guidelines*

Guideline	Complies Y/N	Notes
Preservation of Architectural Features	N	While the project replaced deteriorating features in-kind, it altered the building's scale, form, plan, and site layout, all of which were key architectural features.
Design Guidelines for Individual Building Components	N	The project did not maintain the historic fenestration. The project did not replace the original cornice, which was missing prior to the project. The project altered the ridgeline of the roof to accommodate the addition. The project replaced the roofing in-kind, but did not match the roof details (i.e., exposed/enclosed rafters). The project replaced some structural elements and added a foundation; however, the new foundation is compatible with similar historic buildings. The project replaced the chimney, missing prior to the project, in the historic style.
Design Guidelines for Historic Building Materials	N	The project did not preserve the original siding which was located under the aluminum siding. The upper shiplap siding was replaced in-kind; however, the lower shingle siding was not. The new shingle roof is similar to that in historic photos. The historic paint color is unknown; however, the white trim is similar to that in historic photos.
Design Guidelines for Adaptive Reuse	N	The new use of the building required a large addition that did not preserve the historic character of the Subject Property.
Design Guidelines for Additions	N	While the new addition (including the roof addition) is distinguishable from the historic building, it altered the character of the original building and is not subordinate to the original massing. While the gable roof addition is in character with the historic building, the shed roof addition is not.
Design Guidelines for Site Features	N	The relocation of the building altered views to significant features (including surrounding properties) from the public right of way. The building's new location also interrupts the sense of street wall defined by building fronts, which are present within the district and considered a character defining feature.

Guideline	Complies Y/N	Notes
Design Goals for the Brickelltown Character Area	N	While the project preserved the Subject Property, it did not restore it. The project altered the general historic alignment of the building and raised it, resulting in the alteration of traditional building mass and scale along the front line of the property.

## SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR REHABILITATION (STANDARDS)

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties (Standards), rehabilitation guidelines, apply in Truckee in addition to the guidelines contained in the Downtown Specific Plan (Town of Truckee 2003, 32). The project does not meet the majority of applicable Standards as outlined in (Table 2) below:

*Table 2: Evaluation of SOI Compliance*

SOI Standard	Complies Y/N	Notes
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	N	The project changed the use of the home and required significant changes to the building's scale, form, plan, and site layout.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	N	The project impacted the historic character of the home by nearly doubling the size of the building, raising it, removing historic materials, altering key features and spaces, and relocating it closer to Donner Pass Road. All of these alterations are visible from Donner Pass Road.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	Y	The project did not replicate historic architectural features of the Subject Property. The exterior materials and details of the addition are compatible with, yet differentiated from, the historic home.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	Y	The project did not impact anything that has acquired historic significance in its own right.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	N	The extent of the addition impacted character-defining features of the historic home (i.e., features, finishes, scale, form, plan, and site layout/setback).
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,	N	No historic features were repaired.

SOI Standard	Complies Y/N	Notes
color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.		
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	N/A	
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A	
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	N	The addition used materials that are similar and compatible with, yet differentiated from, the historic building. However, the addition is not compatible with the massing, size, and scale of the building and destroyed the building's original rear wall and siding.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	N	The addition required the relocation of the building and the removal of materials and structural elements. The addition and relocation are not reversible, and because no materials were salvaged, their removal are also not reversible.

## ASSESSMENT OF INTEGRITY

Truckee's local rating system is based on the National Register concepts of significance, period of significance, and integrity. The Subject Property has been previously determined to possess significance in the areas of Architecture and Community Development (specifically in the Brickelltown Area) during the Boomtown Years. Broadbent assessed whether the Subject Property still conveys its significance through its retention of its key character-defining features, or "historical integrity." The NRHP concept of integrity includes seven aspects (location, design, setting, materials, workmanship, feeling, and association) within which a resource's character-defining features can be evaluated. A discussion of the seven aspects of integrity, as they apply to the Subject Property, is below. In summary, the Subject Property no longer retains any of the seven aspects of integrity (see Photographs 6 through 13).

### Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The current project involved relocating the Subject Property 11'-6" closer to Donner Pass Road.



As a result, it was moved from its original location but is still on its original site. During the historic period, the façade of the Subject Property was aligned with the other residences that lined the north side of Donner Pass Road. Because it was moved significantly closer to the road, the Subject Property does not retain integrity of location.

### **Design**

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Historically, the Subject Property was a narrow rectangular building with a front gable and a porch that wrapped around the primary and west elevations. The project resulted in the construction of an approximately 715 square foot addition along the west and north portions of the building that nearly doubled the footprint of the building and changed its rectangular plan. The addition extended and raised the existing gable by 2' at the rear of the building and created a shed wing that extends from the west elevation, where the porch terminates. The project also raised the building approximately two feet (adding a first floor) and relocated it 11'-6" closer to the road. These alterations are visible from Donner Pass Road and the secondary access road that runs along the west side of the Subject Property. The current project also resulted in the reconfiguration of fenestration on all but the south elevation. Because of the massing, scale, and extent of the addition and relocation, and the window reconfiguration, the building no longer retains integrity of design.

### **Setting**

Setting is the physical environment of a historic property and refers to the character of the place in which the property played its historical role. The Subject Property is in the National Register-listed Commercial Row/Brickelltown Historic District. While most buildings in the Commercial Row/Brickelltown Historic District are close to the street, small front yards are important historic features. When the District was listed in 2009, 33 of the 48 properties within it (70 percent) were contributing elements, suggesting a high degree of integrity of setting. The surrounding neighborhood has not changed significantly since 2009; however, the relocation of the Subject Property closer to Donner Pass Road (notably closer than the adjacent Campbell House) has impacted the setting of both the building and the district. As a result of the relocation, the Subject Property does not retain integrity of setting.

### **Materials**

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. All exterior materials were removed and replaced during the current project. These include all windows, doors, siding, roof tiles and corrugated metal, balusters and railings, and the porch, front steps, and chimney. Some of the materials that were removed and replaced were non-historic (i.e., aluminum siding and several aluminum/acrylic windows); however, this assessment considered the current integrity of the building, regardless of its recent state. While historic materials were generally replaced in-kind (i.e., wood for wood), none of those materials that were combined or deposited during the historic period are present. As a result, the building does not retain its integrity of materials.

### **Workmanship**

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in prehistory or history. Because of the extent of alterations to exterior materials and the scale of the alteration to the building's footprint and roof massing, the Subject Property does not retain its integrity of workmanship.

### **Feeling**

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. The Subject Property retains several important characteristics, including the gable roof form, wood siding, and wrap-around porch. However, the large addition, which changes the building's plan and roofline, impacts the expression of the Folk Vernacular style and the building's ability to convey its significance as a nineteenth century building constructed within the Commercial Row/Brickelltown Historic District. As a result, the Subject Property does not retain its integrity of feeling.

### **Association**

Association is the direct link between an important historic event or person and a historic property. Because it has been converted from a simple, one-story residence to a two-story commercial property, the Subject Property is no longer able to convey its association with the development of the Commercial Row/Brickelltown Historic District in the nineteenth century.

## **RECOMMENDATIONS**

Broadbent conducted a review of the exterior modifications to 10236 Donner Pass Road, a converted single-family residential building located on the north side of Donner Pass Road, west of Spring Street. The exterior modifications included the relocation of the building, the construction of a rear addition, and the replacement of all exterior building materials (i.e., siding, windows, doors, roof sheathing, roof framing, porch materials). The project did not retain, preserve, integrate, or salvage any exterior historic building materials.

Prior to the project, the Subject Property was considered a contributing resource to the NRHP-listed Commercial Row/Brickelltown Historic District and was considered a Category B (Contributing) resource in Truckee's Historic Resource Inventory.

Broadbent recommends that the rehabilitation project does not comply with the applicable Downtown Specific Plan Design Guidelines or the applicable SOI Standards for the Treatment of Historic Properties.

The Subject Property no longer retains sufficient integrity to convey its historical significance and should be reclassified as a Category D (Non-essential) resource in Truckee's Historic Resource Inventory.

Additionally, because of the loss of integrity resulting from the project, Broadbent recommends that the Subject Property no longer contributes to the NRHP-listed Commercial Row/Brickelltown Historic District. We recommend that if the NPS Form 10-900 (NHRP nomination form) for the Commercial Row/Brickelltown Historic District is updated, the Subject Property should be reclassified as non-contributing. This reclassification will result in a change from 33 (of 48) contributing resources to 32 (of 48) contributing resources.

Furthermore, by significantly reducing the setback of the Subject Property, the project has interrupted the street wall defined by the building fronts along Donner Pass Road and has altered this character defining feature of the district. If the NPS Form 10-900 for the Commercial Row/Brickelltown Historic District is updated, the district's integrity of setting should also be reevaluated.

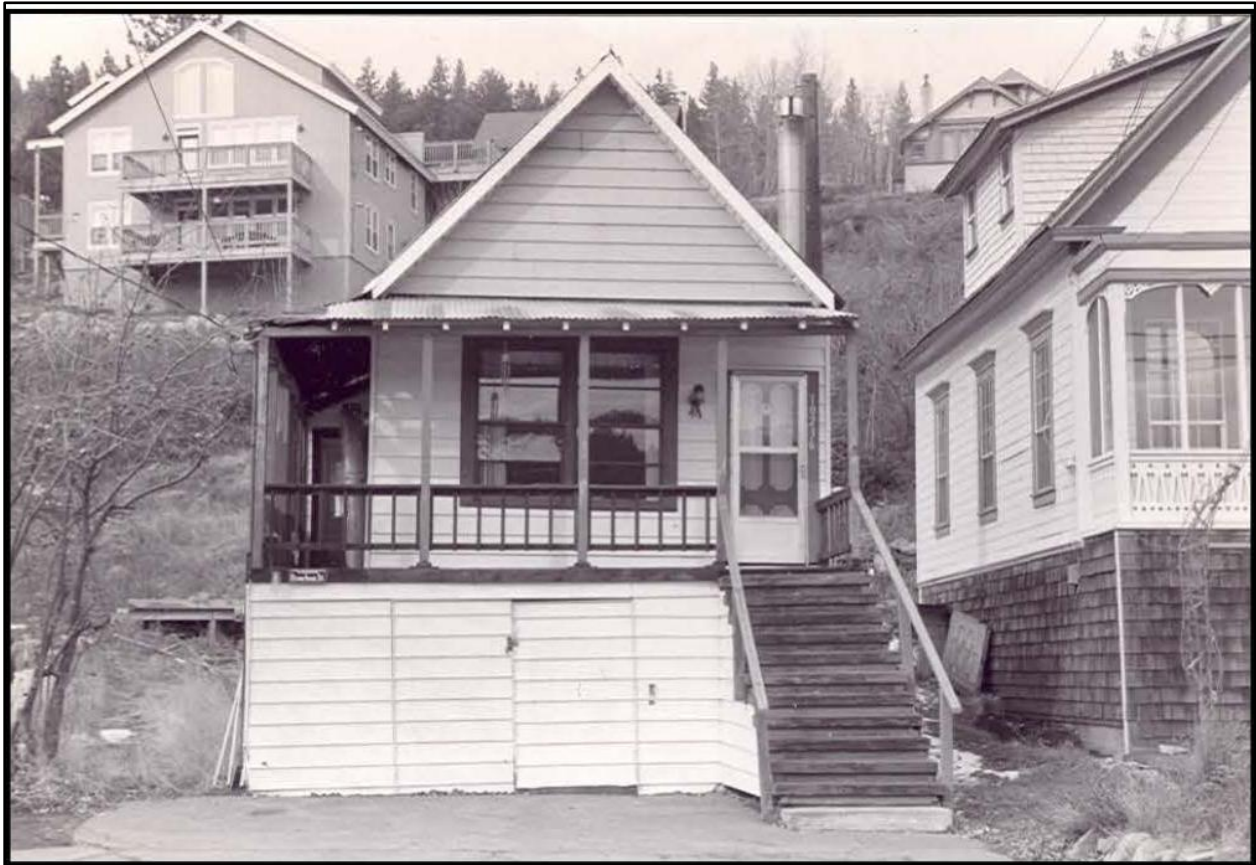
## PHOTOGRAPHS



*Photograph 1: South (primary) and west elevations of Subject Property circa 1920s. Photograph from Truckee Donner Historical Society (as shown on HPAC Memo dated 8/9/23).*

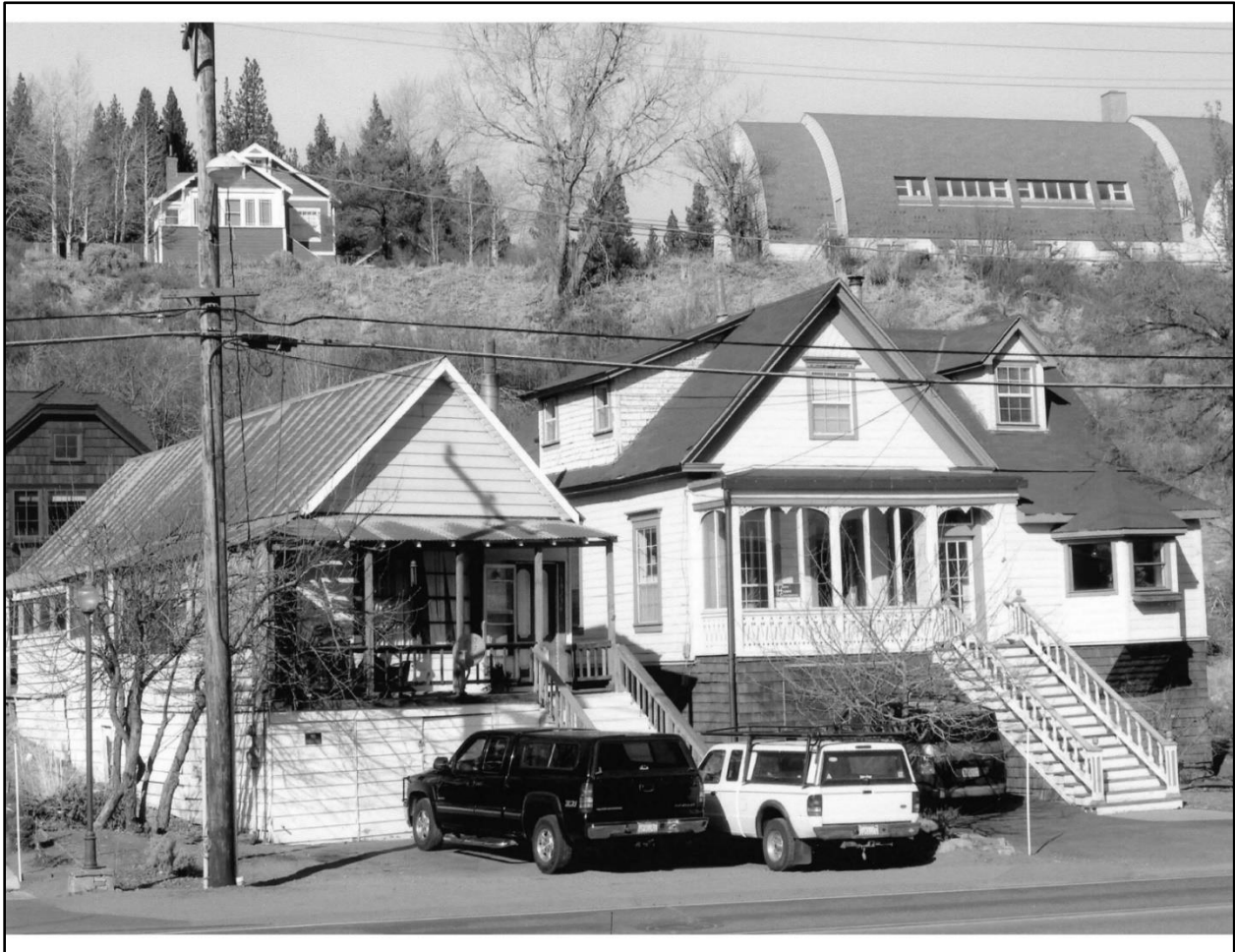


*Photograph 2: South (primary) and west elevations of Subject Property as depicted in 1998 DPR form.*



*Photograph 3: South (primary) elevation of Subject Property as depicted in 1998 DPR form.*





*Photograph 4: South (primary) and west elevations of Subject Property (left) as depicted in 2009 National Register Nomination form (showing Campbell House to the right of and aligned with Subject Property).*



*Photograph 5: South (primary) and east elevations of Subject Property at the start of the project. Photo taken by applicant team on May 17, 2024.*



*Photograph 6: South (primary) and west elevations of Subject Property during project implementation (showing porch, basement, foundation, front steps, and all windows and doors removed prior to relocation closer to road). Photo taken by applicant team on May 29, 2024.*





*Photograph 7: South (primary) and west elevations of Subject Property during project implementation (showing relocation addition, all siding, roof materials, windows, and doors removed, and new fenestration pattern). Photo taken by Town Staff on September 5, 2024.*



*Photograph 8: South (primary) and east elevations of Subject Property during project implementation (showing relocation, all siding, roof materials, windows, and doors removed, and new fenestration pattern). Photo taken by Town Staff on September 5, 2024.*





*Photograph 9: View east along Donner Pass Road near project completion (showing mass of addition and reduced setback blocking view of Campbell House). Photo taken by Broadbent on November 21, 2024.*



*Photograph 10: View west along Donner Pass Road near project completion (showing reduced setback compared to other properties). Subject Property is denoted by the red arrow. Photo taken by Broadbent on November 21, 2024.*





*Photograph 11: South (primary) elevation of Subject Property near project completion (showing reduced setback and raised porch compared to Campbell House). Photo taken by Broadbent on November 21, 2024.*



*Photograph 12: East elevation of Subject Property near project completion (showing new windows and window arrangement, foundation, and addition marked by siding transition). Photo taken by Broadbent on November 21, 2024.*





*Photograph 13: North and west elevations of Subject Property near project completion (showing addition). Photo taken by Broadbent on November 21, 2024.*

## REFERENCES

- Hall, Duane. 2008. "National Register of Historic Places Nomination (NPS Form 10-900) for the Commercial Row/Brickeltown Historic District, Nevada County, CA (No. 09000803)." National Park Service U.S. Department of the Interior.
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