

APPENDIX A
DPR 523 FORMS

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K1

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 8001 North Lake Blvd.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 117-180-006/007

*P3a. Description: The property is two industrial buildings and associated islands from removed gas pumps on an asphalt lot.

Building A is a one story L-plan square-corner cinder block garage with four bays and an office. It has a flat roof with a block parapet at the rear and an overhanging wooden false parapet on the front with enclosed eaves. Windows are recent metal sliders. Doors are recent metal and glass.

Building B is a one story rectangular square-corner cinder block office. It has a flat roof with exposed beams and fascia. Windows are recent metal sliders. Doors are recent wood panel with lights.

*P3b. Resource Attributes: HP6 Commercial Building

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



P5b. Description of Photo:
K3Building Overview, KBB 14, Fr. 15,
4-13-05, 10:50 AM, Building A center
and Building B on left.

*P6. Date Constructed/Age and
Sources: Historic
 Prehistoric Both
c.1950s based on field inspection

*P7. Owner and Address:
Continued

*P8. Recorded by: R. Reno, K. Perkins
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

*P9. Date Recorded: 4/13/2005

*P10. Survey Type:
Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K1

B1. Historic Name:

B2. Common Name: Sierra Country Tire & Automotive

B3. Original Use: Service Station

B4. Present Use: Tire Service

*B5. Architectural Style: International

*B6. Construction History: No assessor's data are available, but the buildings appear to have been constructed in the 1950s based on field observation and have had all windows subsequently replaced.

The gasoline island concrete is badly eroded. Pumps have been removed.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Gasoline islands

B9a. Architect:

b. Builder:

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period after World War II ended when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is a common and unremarkable example of its type with diminished integrity due to removal of gasoline pumps and replacement of doors and windows. Thus, the resource does not appear to be eligible under criterion C or D. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References:

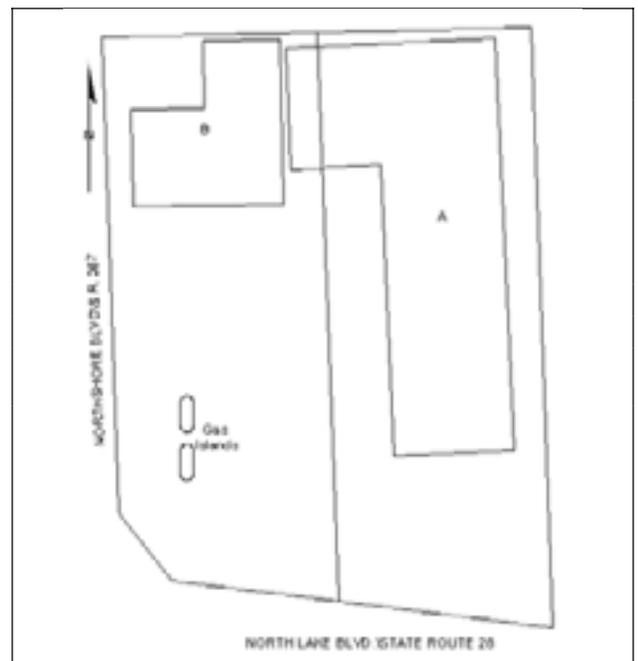
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: May 2005

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # K1

*Recorded by R. Reno and K. Perkins

Date 4-13-05

Continuation Update

P7. Owner and Address:

117-180-006: Nick V. and A.F. Farella Trust;

117-180-007: Janice Zydner. Mailing addresses not available.



K3 Bldg A, View NE, KBB11, Fr4



K3 Bldg B View NE, KBB 11, Fr. 5

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K2

P1. Other Identifier: Kings Beach Library

***P2. Location:** Not for Publication Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 301 Secline

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 117-180-028

***P3a. Description:**

The property contains a library, garage, and shed. Of these buildings, only the garage is older than 1960.

The garage appears to date to the 1940s. It is a one-story rectangular frame building. It has a gambrel roof with exposed rafter tails, clad with milled wood shingles. Walls are sheathed with milled shingles. The window is a fixed recent replacement. Doors are double bifold made of vertical wood planks with raised diamond-shaped accents.

In addition to parking, the property has plank fences, native trees, planter boxes, and lawn.

***P3b. Resource Attributes:** HP4 Ancillary Building

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



P5b. Description of Photo:

K2 Overview of Library and Garage,
KBB14, Fr. 1 4-13-05, View W

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric

Both

Garage c.1930s based on field inspection.

***P7. Owner and Address:**

Placer County

***P8. Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 4/13/2005

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Rock Art Record

Artifact Record

Photograph Record

Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K2

B1. Historic Name:

B2. Common Name: Kings Beach Library

B3. Original Use: Residence

B4. Present Use: Library

*B5. Architectural Style: Vernacular (garage only)

*B6. Construction History: No assessor's data available since this is county owned.

The garage appears to date to the 1930s based on field inspection and is unmodified except for replacement of one window.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Library, c. 1980s; Shed, c.1990s

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of

Property Type

Applicable Criteria None

Significance

The resource appears to be associated with a period at Kings Beach when subdivisions were slowly filling up with vacation homes. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criterion A or B. The resource is an unremarkable example of a common type of outbuilding. Although the garage is in excellent condition, its integrity of setting, feeling, and association are severely degraded by probable loss of the former residence on this lot. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource

Attributes:

*B12. References: None available.

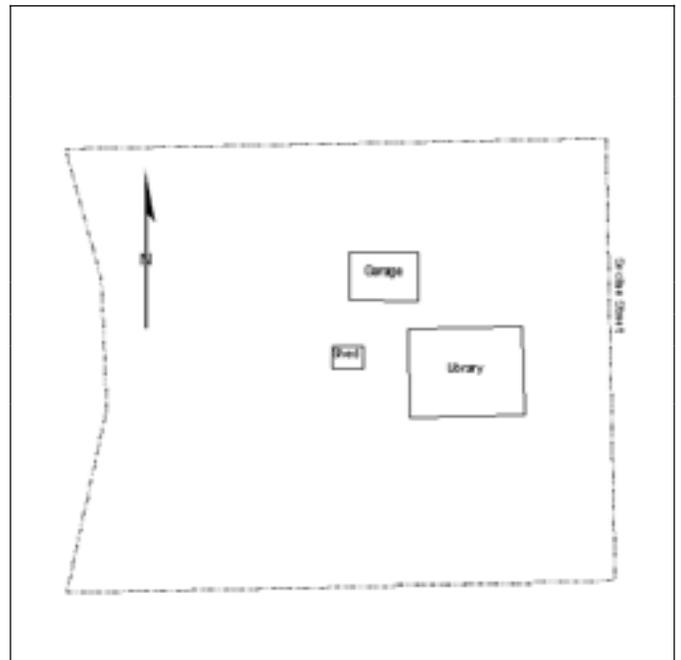
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)





Garage at north; KBB 13, Fr. 2 Front View W



Library Garage. KBB 13, Fr. 2 View NE

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K3

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 8094 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-003

*P3a. **Description:** The property includes two single family residences and a duplex on a paved lot. (Continued)

Building B is a 1½ story rectangular frame residence. It has a cross-gable roof with exposed rafter tails, clad with wood shake shingles. Walls are of log cabin siding stained dark brown. Original wood double hung windows with lambs-tongue drops remain upstairs. Downstairs all windows have been replaced with metal sliders and metal double hung. The door is recent wood panel. A cinderblock external chimney has been added.

Building C is a one-story rectangular frame duplex. It has a side gable roof with exposed rafter tails, clad with composition shingles. Walls are wood V-rustic. Windows are recent aluminum sliders. Doors are recent wood panel. Entries are protected by small covered stoops with simple supports.

*P3b. **Resource Attributes:** HP2 (Single Family Property); HP3 (Multiple Family Property)

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

P5b. Description of Photo:
Overview of Buildings , View S, KBB
14, Fr. 10, 4-13-05, 10:05 AM

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Assessor's Year Built: 1963 (Building A)

Two buildings 1940s, field observation

*P7. **Owner and Address:**

Ruben and Marta Torres

Mailing address not available.

*P8. **Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. **Date Recorded:** 4/13/2005

*P10. **Survey Type:**

Intensive Architectural



*P11. **Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K3

B1. Historic Name:

B2. Common Name: Torres Apartments

B3. Original Use: Residence and apartments

B4. Present Use: Residence and apartments

*B5. Architectural Style: Building A: Chalet; Buildings B and C: Minimal Traditional. Building C has some Mountain Rustic elements.

*B6. Construction History: The assessor's year built appears to apply to Building A, which dominates the lot.

Both buildings B and C appear from their massing and use of materials to date to the late 1940s based on field observation.

Building B has recently, c. 2000, been modified with a chimney, new downstairs trim, recent doors, and all downstairs windows replaced.

Building C has been modified, c. 1990s, by replacement of its windows.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Residence (Building A, built 1963); Portable shed, c.1990s.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource appears to be associated with a period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination immediately following World War II. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Building A is quite recent, dominating the property and, along with the modifications to the other two buildings, reduces integrity of setting, materials, design, association, workmanship, and feeling. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data.

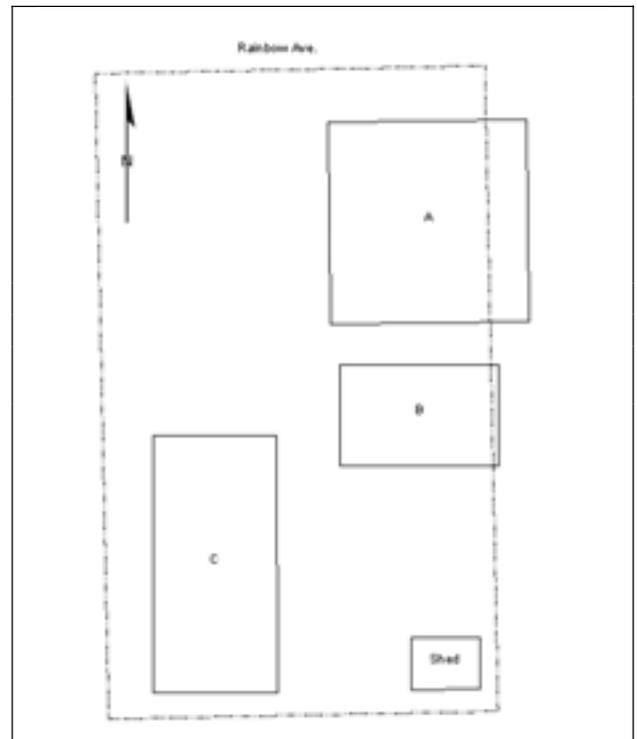
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K3

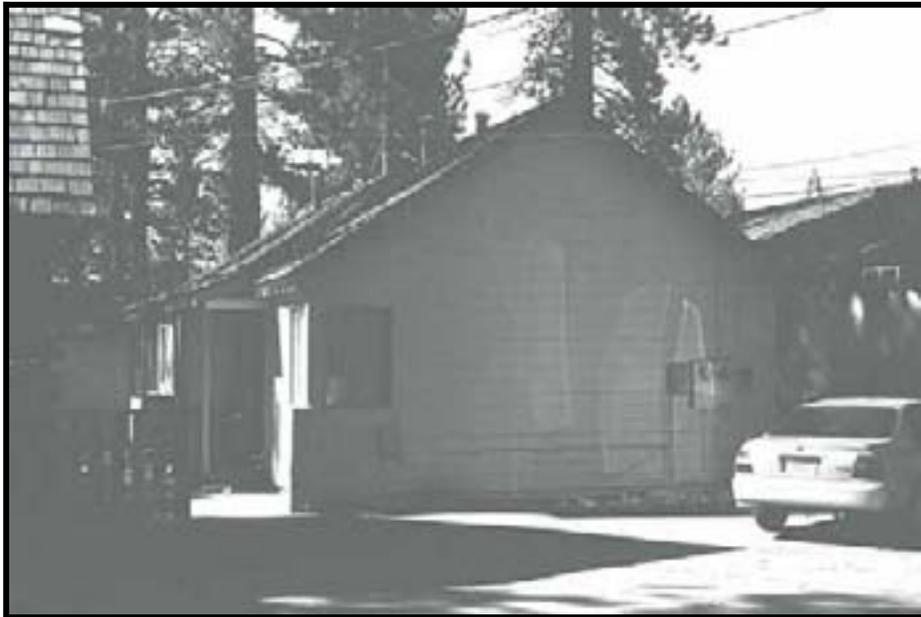
*Recorded by R. Reno and K. Perkins

Date: 4/13/2005

Continuation Update



K3 Building B, View to SE, KBB 14, Fr. 12, 4-13-05, 10:06 AM



K3 Building C, View to SW, KBB 14, Fr. 13, 4-13-05, 10:07 AM

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K4

P1. Other Identifier: Little Bear Cottages

***P2. Location:** Not for Publication Unrestricted ***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo **B.M.**

c. Address 8095 N. Lake Blvd. City Kings Beach, CA. Zip 96143

d. UTM: Zone ; mE/ mN

e. Other Locational Data: APN 090-071-023

***P3a. Description:** The Little Bear Cottages is a resort cottage motel complex that is now used mainly as rental housing. It consists of six buildings of diverse construction, generally arranged around a central parking lot oriented on SR 28. Several native trees grow on the property, retaining much of its mountain setting despite the high density of development.

Building C is a one-story L-plan wood frame residential unit. It has a gabled roof with exposed rafters clad with composition shingles. The building has painted board and batten sheathing on the walls and wood vertical shiplap on the gable ends. The original windows are wood 1/1 double-hung, of which about half have been replaced with aluminum sliders and fixed one light metal-framed windows. A small shed has been added, but this addition appears to date to soon after construction.

***P3b. Resource Attributes:** (HP5) motel

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



P5b. Description of Photo:
 090-071-023, Overview
 Roll KBB6, Fr.13, View NE.
 01-13-03, 11:01 AM.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
 1936 - Highway Construction Map

***P7. Owner and Address:**
 Ferrari Corp./Dave Ferrari;
 P.O. Box 845 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett
 Geoarch Sciences, Inc.
 P.O. Box 734
 Minden, NV 89423

***P9. Date Recorded:** 01-13-03

***P10. Survey Type:**
 Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K4

B1. Historic Name: Little Bear Cottages

B2. Common Name: Little Bear Cottages

B3. Original Use: Single residence, then a motor court motel B4. Present Use: Rental housing

*B5. Architectural Style: Vernacular with some Mountain Rustic elements

*B6. Construction History: Building D corresponds in size, location, and orientation to a "house" shown on the 1936 highway construction map. The name "Little Bear Cottages" first appears in the Tahoe phone books in 1950. From 1952 through 1956, Dennis Adams is listed as the proprietor in the phone books. The assessor provides an Effective Year of 1955 for the property but no Year Built. Building C has been modified by addition of a small shed, which appears to date to the 1940s. The only other modification is replacement of about half of the windows (date unknown).

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: The distinctive motel sign has had its lighting (which could have been either neon or incandescent) removed. Building A (office and residence) and four apartment buildings (Buildings B, D, E, F) have been extensively modified within the last 30 years.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a vernacular small house with diminished integrity due to alterations and additions. Building C retains fairly high integrity of location, design, materials, and workmanship, since it appears to be nearly unmodified since first constructed (other than by an old shed addition and some recent window replacements). However, it is an undistinguished example of a type of small vernacular residence that is still common throughout the Tahoe Basin. The integrity of design, materials, and workmanship of the remaining buildings has been compromised by new siding, windows, porches, and doors. Overall, the many modifications, which appear to date to the 1980s to 1990s, have reduced the property's integrity. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: 1936 Highway construction map.

Assessor's records.

Lake Tahoe phone books, 1950-1956

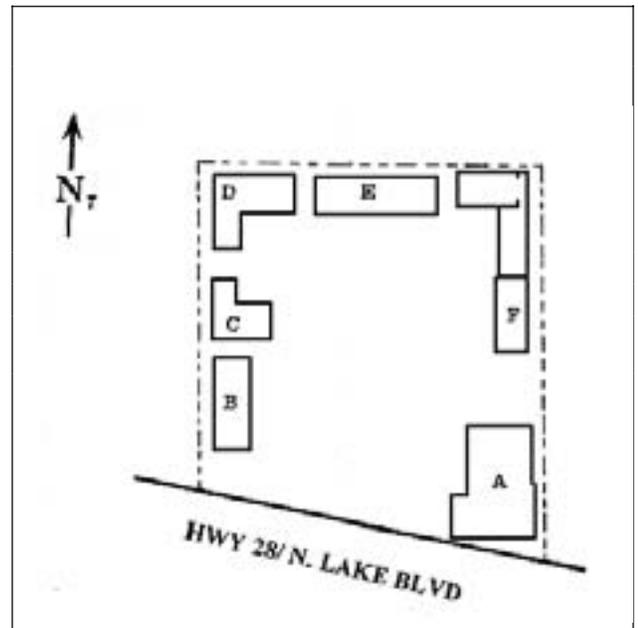
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K4

*Recorded by R. Reno and E. Bennett

Date 01-13-03

Continuation Update



090-071-023, Building C, View W.; Roll KBB9, Fr. 7, 02-11-03, 10:12 AM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K5

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8111 N. Lake Blvd.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-022

*P3a. **Description:** This property includes a commercial building and four rental cabins on SR 28. Buildings B, C, D, and E are nearly identical one-story rectangular plan wood frame cabins. All have side-gable roofs with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with V-rustic wood siding. Buildings B and C retain original wood 1/1 double-hung windows. The windows in buildings D and E have been replaced with aluminum sliders. All panel doors are recent. Building A has been heavily modified.

*P3b. **Resource Attributes:** (HP6) 1-3 story commercial building; (HP2) single family property

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



P5b. Description of Photo:
090-071-022, Overview, View NW.;
Roll KBB3, Fr. 13.
11-14-02, 10:59 AM.

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

Assessor's Effective Year: 1952
c.1946-1950 based on field inspection.

*P7. **Owner and Address:**

Ferrari Corp./ Dave Ferrari;
P.O. Box 845 Kings Beach CA. 96143

*P8. **Recorded by:** R. Reno, E. Bennett
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

*P9. **Date Recorded:** 11-14-02

*P10. **Survey Type:**
Intensive Architectural

*P11. **Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K5

B1. Historic Name: Unknown

B2. Common Name: La Comunidad Unida (LCU), Building A only

B3. Original Use: Residences

B4. Present Use: Community Service Business and Residences

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessors Effective Year of 1952, but based on field inspection the buildings could be somewhat earlier. Buildings B and C modified by replacement doors. Buildings D and E modified by replacement doors and windows. Dates of replacements are unknown.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Building A, heavily modified within last 30 years.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a very common utilitarian rental cabin type. Cabins B and C retain a high degree of integrity of location, design, materials, and workmanship. With the rest of the buildings, particularly Building A, integrity of setting, feeling, and association are severely reduced due to the extensive modifications. The integrity of buildings D and E has been reduced by application of new windows and new doors, which comprise a large proportion of the exterior of these small structures. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's records

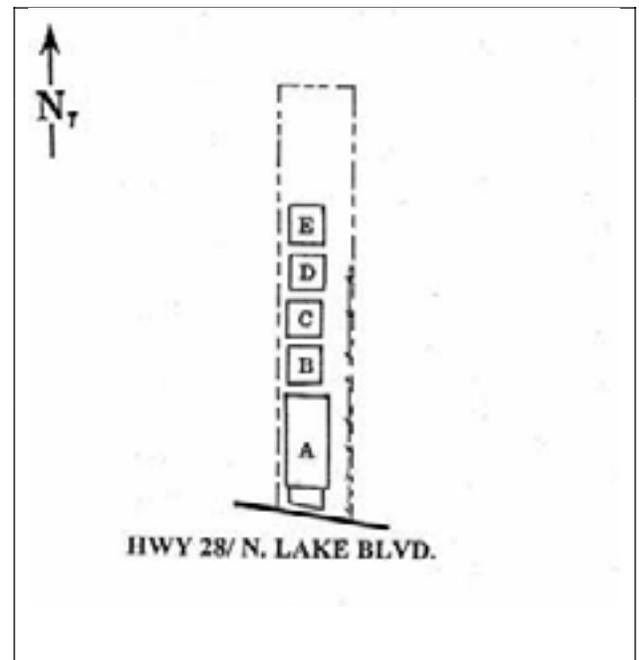
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # K5

*Recorded by R. Reno and E. Bennett

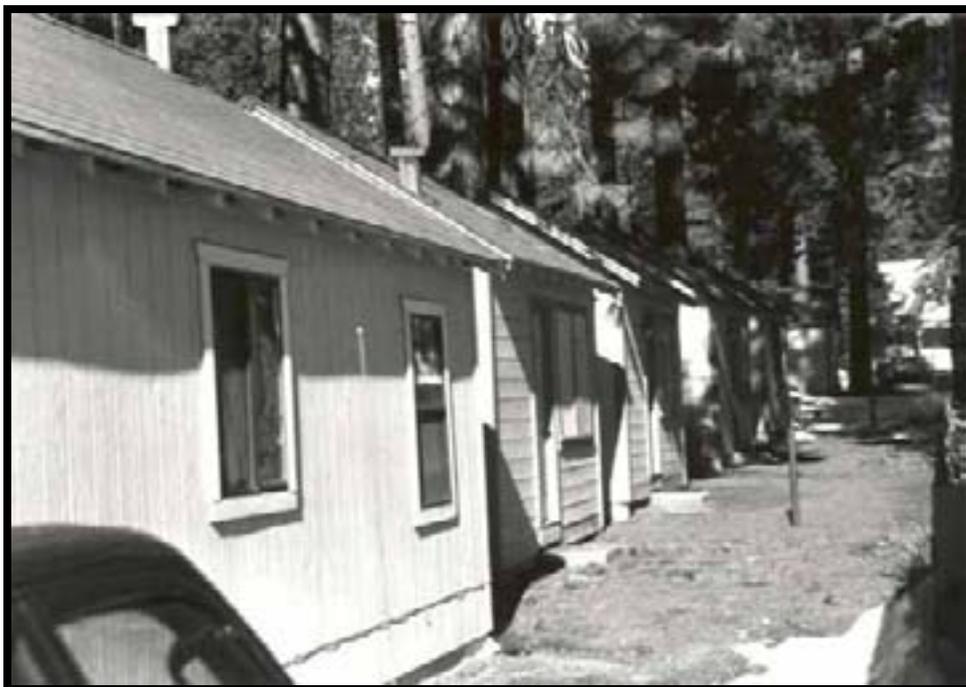
Date: 11-14-02

Continuation Update

P5a: Photo



090-071-022; Building E right, Building D center, Building C left.
View SW. Roll KBB10, Fr.3. 3-12-03, 9:35 AM.



090-071-022, Buildings B, C, D and E, View NW.
Roll KBB6, Fr.14. 1-16-03, 11:45 AM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4 *Resource Name or #: K6

P1. Other Identifier: Caesar's Cottages

***P2. Location:** Not for Publication Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo **B.M.**

c. Address 8123 N. Lake Blvd.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-021

***P3a. Description:** This property, adjacent to SR 28, is a small resort cottage complex called Caesar's Cottages. It consists of a slightly modified office and residence and three small rental cottages in pristine condition. Although little native vegetation remains on the unpaved lot, a small number of native trees are present. Building A is a one-story L- plan wood frame house that also serves as the motel office. It has a gable roof with exposed rafters and open eaves, clad with a recent metal roof. Walls are sheathed with unpainted wood V-rustic siding. The original windows are wood 1/1 double-hung but about half have been replaced by metal sliders and metal 1/1 double-hung windows. The door is wood panel with one light. The north wing of the building appears to be an addition, but appears to be historic. The wood front porch has simple posts and horizontal railings. Buildings B, C, and D are identical cabins that appear to be as originally constructed. All are rectangular plan wood frame cottages. They have end-gable roofs with exposed rafters and open eaves, clad with rolled composition material. Walls are sheathed with unpainted V-rustic wood siding. The cabins have 1/1 wood double-hung windows covered with metal framed storm windows. Doors are wood panel with one light behind wood panel screen doors. Small wood entry porches have simple wood posts and rails, including cross bracing.

***P3b. Resource Attributes:** (HP5) motel

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



P5b. Description of Photo:

Overview, Building A at left, View NW.
Roll KBB3, Fr. 12,
11-14-02, 10:55 AM.

***P6. Date Constructed/Age and**

Sources: Historic
 Prehistoric Both

Assessor's Effective Year: 1952
c.1946-1950 from field observation.

***P7. Owner and Address:**

Caesar; Manuel & Harriet;
P.O. Box 394, Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**
Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K6

B1. Historic Name: Caesar's Cottages

B2. Common Name: Caesar's Cottages

B3. Original Use: Resort (motel)

B4. Present Use: Resort (motel)

*B5. Architectural Style: Minimal Traditional with minor Mountain Rustic elements

*B6. Construction History: The 1936 highway construction map shows a house at the NW rear corner of the parcel that has since disappeared. According to Dimitrios Apostolidis, Manuel "Mike" Caesar, the present owner, built and lived in the place since moving here in the 1940s. The Assessor gives an Effective Year of 1952 for the property but no Year Built. Based on field observation the cabins appear to date to c.1946-1950. It is in the 1955 and later telephone books and is shown on the 1956 CSAA map. The three cabins appear to be entirely unmodified. The office (Building A) has been modified recently (c.1990s) by addition of metal roofing, a plywood awning over a window, and replacement of about half of the windows.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Sign for the motel has painted lettering and is illuminated by overhead flood lights.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria none

The resource is associated with the period immediately following World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource includes typical and unremarkable examples of small cottages. The resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's records

1956 Lake Tahoe Resorts map, California State Automobile Assoc.

Lake Tahoe phone books

Interview with Dimitrios Apostolidis, 2003. Mr. Apostolidis is a long time Kings Beach property owner with first hand knowledge of many buildings in town.

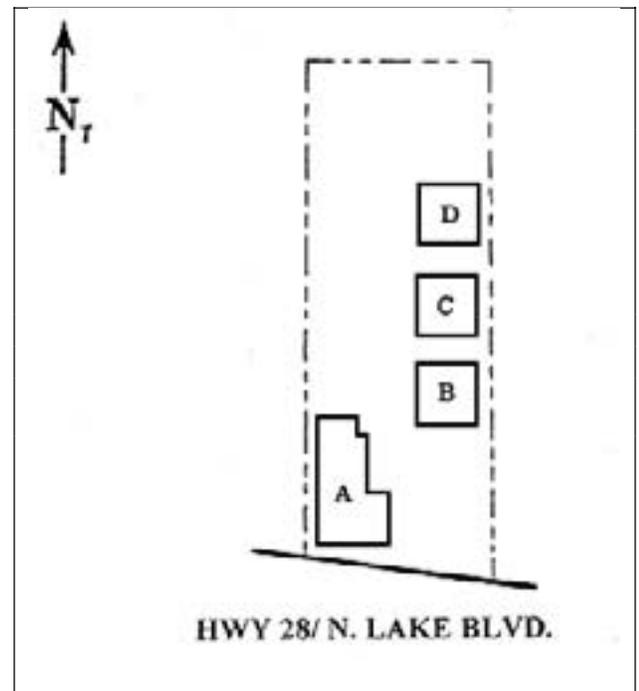
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



Page 3 of 4

Resource Name or # K6

*Recorded by R. Reno and E. Bennett

Date: 11-14-02

Continuation Update

P5a: Photo



090-071-021, Building B, View East; Roll KBB9, Fr. 11, 02-11-03, 10:15 AM.



090-071-021, Building C, View NE; Roll KBB9, Fr. 12, 02-11-03, 10:16 AM.



090-071-021, Building D, View NE; KBB9, Fr. 13, 02-11-03, 10:16 AM.



090-072-021, Overview of Buildings B, C, and D; View NE; Roll KBB9, Fr. 14; 02-11-03, 10:18 AM.

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

Primary # _____
 HRI# _____
 Trinomial _____
 NRHP Status Code _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: K7

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Placer
 And
 *b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.
 c. Address 8173 N. Lake Blvd. City Kings Beach, CA. Zip 96143
 d. UTM: Zone ; mE/ mN
 e. Other Locational Data: APN 090-071-018

*P3a. Description: This property consists of three residential buildings on a narrow lot facing Highway 28 in Kings Beach. The unbuilt parts of the lot are paved for parking and sidewalks but one native tree growing near the front of the lot and trees on surrounding lots manage to retain a generally forested look despite the dense housing. (continued)

*P3b. Resource Attributes: (HP2) single family property; (HP3) multiple family property

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



P5b. Description of Photo:
 Building A, View North.
 Roll KBB6, Fr. 16. 1-13-03, 2:00PM.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 Assessor's Effective Year: 1940

*P7. Owner and Address:
 Habeger R.L.Sr. & Vickie L.;
 P.O. Box 313, Carnelian Bay, CA. 96140

*P8. Recorded by: R. Reno, E. Bennett
 Georch Sciences, Inc.
 P.O. Box 734
 Minden, NV 89423

*P9. Date Recorded: 1-13-03

*P10. Survey Type:
 Intensive Architectural.

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Georch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K7

B1. Historic Name: Unknown

B2. Common Name: Habeger Houses

B3. Original Use: Single family and multi-family residences

B4. Present Use: Single family and multi-family residences

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The assessor's data provides an Effective Year of 1940 but no year built. This building was not yet in place in 1936 according to the highway construction map. This suggests a construction year of the late 1930s. Modifications to Building A are porch lattice (c.1990s); none to Building B; and windows and door on Building C (c.1990s).

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with a period between the wars when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Building B on this property retains its integrity of location, design, materials, and workmanship, since it appears to be nearly unmodified since original construction. Modification to the front porch of Building A has reduced somewhat the integrity of materials, and workmanship, but the modification is easily reversible. The integrity of Building C has been compromised by the replacement of all historic windows to the point that the building does not appear have sufficient integrity for individual significance. Overall, the qualities of setting, feeling, and association are severely degraded by the presence of a more recent two-story motel that runs along the western property line with no setback. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data; 1936 highway construction map

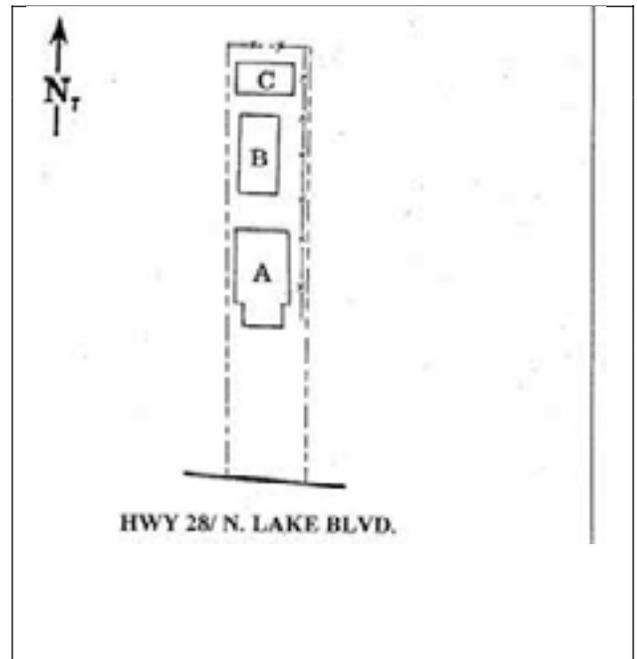
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, Nevada, 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____
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Trinomial _____

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Resource Name or #K7

*Recorded by R. Reno and E. Bennett

Date 01/13/03

Continuation Update

***P3a.**

Building A is a 1½-story rectangular plan wood frame house. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. A shed porch roof extends all along the front of the building, which faces the street. The porch has a simple wood railing and has recently been enclosed with wood lattice. Walls are sheathed with painted lapped siding. The building has wood 4-pane casement windows upstairs. Other windows are obscured. The wood panel door has a fan light.

Building B is a one-story rectangular plan wood frame duplex. It has a side gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted V-rustic siding. The building has 1/1 wood double-hung windows. The porch has a shed roof with simple posts and horizontal railings. A satellite dish is mounted on the porch. Aside from this minor addition, the building appears to be unmodified.

Building C is a one-story wood frame house. It originally had a rectangular plan, but has been modified with a small gable addition that appears to be older than 1960. The building has a side-gabled roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted V-rustic siding. All of the windows have been replaced with metal sliders (date unknown). The panel door with a semi-circular light is c. 1990s.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

Resource Name or # K7

*Recorded by R. Reno and E. Bennett

Date: 01-13-03

Continuation Update

P5a : Photo



090-071-018, Building B, View NW. KBB6, Fr. 18, 01-13-03, 2:50 PM.



090-071-018, Building C, View NW. KBB6, Fr. 19, 01-13-03, 2:50 PM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 6

*Resource Name or #: K8

P1. Other Identifier: Blair's Cottages

*P2. Location: Not for Publication Unrestricted and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18 E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo **B.M.**

c. Address 8199 N. Lake Blvd.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-017

*P3a. **Description:** Blair's Cottages (now Ann's Cottages) is a classic cottage court resort on SR 28 in downtown Kings Beach. The complex, which dates to at least 1946, includes an office/residence, two duplex units, and three single units facing an interior courtyard/parking lot. A few native trees have been allowed to grow on the parcel. All buildings exhibit Mountain Rustic stylistic characteristics, including small size, log cabin siding, wood sash windows, and exposed rafters. (continued)

*P3b. **Resource Attributes:** (HP5) motel;

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



P5b. Description of Photo:
090-071-017 Overview
View N. Roll KBB3, Fr. 6.
11-14-02.

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

c. 1937-1940 field inspection and various historic sources.

*P7. **Owner and Address:**

Fuhrmann F.L. & Anne TRS.;
P.O. Box 507, Kings Beach Ca. 96143

*P8. **Recorded by:** R. Reno, E. Bennett
Geoarch Sciences, Inc.

P.O. Box 734
Minden, NV 89423

*P9. **Date Recorded:** 11-14-02

*P10. **Survey Type:**
Intensive Architectural

*P11. **Report Citation:** J.W. Snyder, R. Reno, C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 6

*Resource Name or # K8

B1. Historic Name: Blair's Cottages

B2. Common Name: Ann's Cottages

B3. Original Use: Resort

B4. Present Use: Resort

*B5. Architectural Style: Minimal Traditional with Mountain Rustic elements

*B6. Construction History: The Assessor's records do not provide a date for this property. It is not represented on the 1936 highway construction map, but is listed in 1946 phone directory. It is likely the buildings were constructed c.1937-1940. The property retained Blair's Cottages name throughout historic period (at least through 1956). Modifications are minimal on the units, including metal storm windows and painting the siding. The residence/office (Building A) has an addition that appears to be old (c.1950s), new metal storm windows, and a recent one-pane picture window. One window has been replaced in Building C. The old Blair's Cottages sign has been replaced with one for Ann's Cottages.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation/Tourism

Area Lake Tahoe

Period of Significance 1937-1960

Property Type Motor Court

Applicable Criteria C

(continued)

B11. Additional Resource Attributes:

*B12. References:

1946 Lake Tahoe Telephone Directory

Historic photo. 1936 highway construction map

1956 California State Automobile Association map

B13. Remarks:

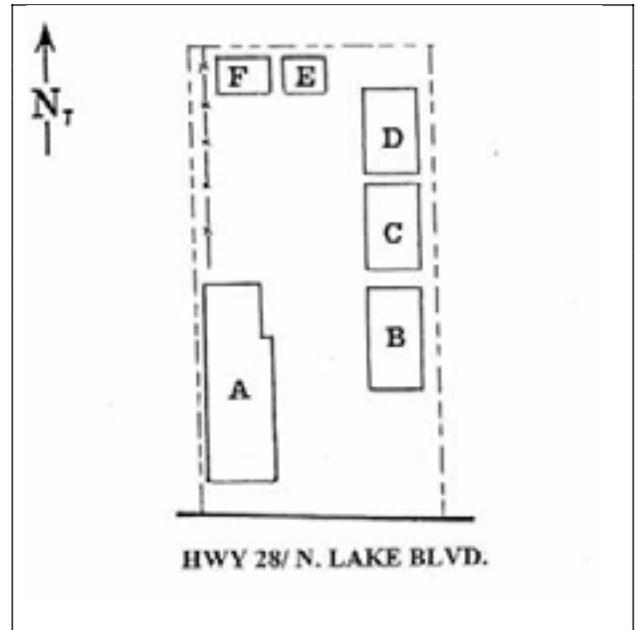
Buildings D, E, and F were only observed at a distance, since access was not permitted to the property.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6

Resource Name or #K8

*Recorded by R. Reno and E. Bennett

Date 11-14-02

Continuation Update

***P3a.**

Building A is a one-story rectangular plan wood frame residence that also serves as the motel office. It has a side-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted log cabin siding that was originally unpainted, as shown in the attached Lentz photograph. The foundation is skirted with V-rustic siding. The building has wood 1/1 double-hung windows, including a set of three in a bay. Doors are wood; one is six panel and the other is two panel with a light. The building also has a set of French doors. Access to most entrances is via small wood entry steps and porches with simple horizontal wood railings. The front two-thirds of the building is an addition that appears to be older than 1957, although it was not yet built when the undated Lentz photo was taken. This addition includes an imposing red brick fireplace. Recent modifications appear to be fairly minimal, including metal storm windows outside the original wood windows and a large fixed "picture" window facing the street.

Buildings B (units 1 and 2) and C (units 3 and 4) are identical one-story rectangular plan wood frame duplex units. Each has a side-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with log siding that was originally unpainted. Original windows are 1/1 wood sash and one-light casement. One of the windows in Building C has been replaced with a recent single-light window. Metal storm windows have been applied over the wood windows. Small wooden entry steps and porches with simple horizontal wood railings allow access. Doors are wood panel with a single light. The minimal nature of changes to these buildings is apparent on the Lentz photo, which prominently features Building B.

Buildings D, E and F (units 5, 6, and 7) are nearly identical one-story rectangular plan wood frame single units. Each has a side gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with V-rustic siding. The buildings have 1/1 wood double-hung windows set in pairs in buildings E and F. Recent (c.1990s) metal storm windows have been attached over the original windows. Doors are panel with one light with access via similar porches as the other buildings.

***B6**

Based on design and materials, buildings E and F appear to have been built prior to c. 1960, but are not part of the original complex, since they are not present on the Lentz photo on page 6.

***B10.**

The property does not appear to meet National Register Criterion A. While representative the development of automobile recreation and tourism at Kings Beach immediately following World War II, it is a typical rather than an outstanding example. It does not appear to meet National Register Criterion B, since there is no known association with a significant person. It appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C at the local level of significance. The property is a locally exceptional representative of a motor court design that makes use of Mountain Rustic stylistic elements. Once common to the Lake Tahoe Basin, examples in Kings Beach tended to be small in scale and simple in style, particular when compared with high-style examples of architecture with Mountain Rustic stylistic elements found elsewhere in the Tahoe Basin. This reflected the attempt by local businesses with minimal capitalization to cater to middle and lower classes of vacationers. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1937 to 1960. The beginning of this period is the date of construction and the ending date is the latest time in the history of the property that is over 50 years old. Throughout this time the property functioned as a motor court. All of the buildings on this property contribute to its significance. The property retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since it appears to be nearly unmodified since original construction (except for old additions on Building A and minimal changes to windows). It clearly conveys a sense of time, place, and function as a rustic motor court dating to immediately after World War II. Character-defining features include its setting on the main street, motor court layout, scale, use of Craftsman elements, windows, siding, and overall design. Noncontributing elements include some replacement windows and the present sign.

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

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

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K8

*Recorded by R. Reno and E. Bennett

Date: 11-14-02

Continuation Update

P5a: Photo



090-071-017, Building A, View NW.; Roll KBB3, Fr. 8, 11-14-02, 10:46 AM.



090-071-017, Building B, View NE. KBB3, Fr.7 (detail), 11-14-02, 10:45 AM.

P5a: Photo



090-071-017, Building C center, Building D to rear, View NE.
Roll KBB3, Fr. 7 (detail), 11-14-02, 10:45 AM.



090-071-017, Building E behind truck, Building F to left. (Building A at left foreground).
Roll KBB 6, Fr. 17, 1-13-03, 2:20 PM.

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

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K8

*Recorded by R. Reno and E. Bennett

Date: 11-14-02

Continuation Update

P5a: Photo



Fritz Lentz Photo of Blair's Cottages in the late 1940s or early 1950s (Lentz B1302, courtesy of Vista Gallery).
Building A is at left and Building B is at right of sign.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: K9

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8230 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-034

*P3a. Description: This property contains two residences and a large shed. They are set in a lot that retains native trees. (continued)

*P3b. Resource Attributes: (HP2) single family property; (HP4) ancillary building

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



P5b. Description of Photo:
090-071-034, Building A foreground;
Building B rear, View SW.
Roll KBB5, Fr. 1, 11-15-02, 10:42 AM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Assessor's Effective Year: 1935

*P7. Owner and Address:

Fuhrmann F.L. & Anne;

P.O. Box 507 Kings Beach CA. 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 11-15-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

DPR 523A (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 4

*Resource Name or # K9

B1. Historic Name: Unknown

B2. Common Name: Fuhrmann Houses

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Vernacular with Mountain Rustic details

*B6. Construction History: Assessor's Effective Year is 1935. No Year Built is in the Assessor's database.

On building A the doors may have been replaced. Modifications to building B are the chimney top and screen door. (dates unknown)

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Shed, heavily modified c.1990s

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1935 - 1960

Property Type House

Applicable Criteria C

The property does not appear to meet National Register Criterion A at the local level of significance. Although it is associated with an event important in history (the development of automobile recreation and tourism at Lake Tahoe between 1924 and 1960, this association is typical rather than specific. It does not appear to meet national Register Criterion B since there is no known association with a significant person. It appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a vacation home design that reflects the Mountain Rustic ethic. In particular, this style of gambrel house was popular in the area during the 1930s and 1940s. The Fuhmann houses are remnants of what was once a much larger concentration of houses of this type at Kings Beach. Although modest by modern standards, these residences were at the top of the scale of seasonal residential architecture in Kings Beach when constructed. This is in relation to the overall expression of the Mountain Rustic architecture in Kings Beach, which tended to be small in scale and simple in style compared to many properties elsewhere in the Tahoe Basin. Historic property boundaries are coincident with the legal parcel boundary. Its period of significance is from construction about 1935 to 1960. The property was a vacation home during this entire period. Character-defining features include setting on the wooded lot, massing, Craftsman elements, windows, siding, overall design, and stone chimney. Noncontributing elements include a shed, replacement chimney top, and some doors. Both houses retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since they and the lot appear to be nearly unmodified since original construction; the property clearly conveys a sense of time and place. Buildings of this type are commonly used for vacation residences in the Brockway Vista Subdivision, but few remain in such good condition. (cont.)

B11. Additional Resource Attributes:

*B12. References: Assessor's records.

B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4

Resource Name or # K9

*Recorded by R. Reno and E. Bennett

Date 11-15-02

Continuation Update

***P3a.**

Building A is a 1½-story rectangular plan wood frame house. It has a gambrel roof with exposed rafters and open eaves, clad with milled wood shingles. Walls are sheathed with unpainted wood V-rustic siding. Gable ends are sheathed with board and batten siding. The building has single and paired wood 1/1 double-hung windows. Doors, are flush, one with a single light.

Building B is a 1½-story rectangular plan wood frame house. It has a gambrel roof with exposed rafters and open eaves, clad with milled wood shingles. Walls are sheathed with horizontal unpainted wood V-rustic siding. Gable ends are sheathed with vertical wood V-rustic siding. The building has single and one paired set of wood 1/1 double-hung windows. The door is obscured behind a recent metal screen door. A gable porch roof set on simple wood posts covers the entry. The top of the stone fireplace has been rebuilt. The poor workmanship suggests the repair may be recent (less than 50 years old) based on the high quality of the older stonework in the area.

***B10.**

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

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

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Trinomial _____

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Resource Name or # K9

*Recorded by R. Reno and E. Bennett

Date: 11-15-02

Continuation Update

P5a: Photo



090-071-034, Building B, View SE.; Roll KBB5, Fr. 2, 11-15-02, 10:42 AM

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: K10

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 265 Deer Street

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-071-028

*P3a. **Description:** The property is a rectangular-plan frame single-story multi-family apartment building. The foundation appears to be of poured concrete. Wall treatment consists of stucco with some decorative brick around lower portions of some wall. The side-gabled roof has enclosed rafter ends. The main portion of the building has a metal roof, while the additions have a composition shingle roof. A concrete block chimney is located along the back wall of the main portion of the building. A similar concrete block chimney is present, offset along the gable end of the addition. Windows are aluminum framed, fixed or horizontal sliders. The garage was constructed of the same material and in the same style as the main building. A fence surrounds the property. It is built of vertical slats on horizontal braces. The parking lot is paved.

*P3b. **Resource Attributes:** HP3, multiple family property

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



P5b. Description of Photo:
 Overview facing NW.
 Roll KBB16 Fr. 8, 8-26-05, 10:45 AM.

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric

Both

c. 1950-1960 based on field inspection

*P7. **Owner and Address:**

Virginia Anderson
 P.O. Box 783
 Kings Beach, CA 96143

*P8. **Recorded by:** C. Zeier, R. Reno
 Geoarch Sciences, Inc.
 P.O. Box 734
 Minden, NV 89423

*P9. **Date Recorded:** 08-26-05

*P10. **Survey Type:**
 Intensive Architectural

*P11. **Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K10

B1. Historic Name:

B2. Common Name: Anderson Apartments

B3. Original Use: Motel

B4. Present Use: Apartments

*B5. Architectural Style: Ranch

*B6. Construction History: No dates are in the assessor's database. The building appears to date to about 1950-1960 based on its appearance. Garage addition and addition on S. end of building appear to date to the 1960s.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The Anderson Apartments have no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The strip apartment complex is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

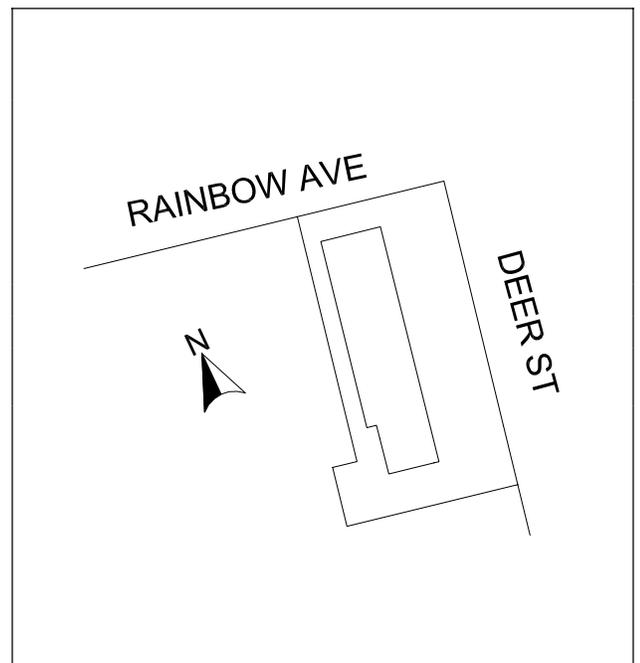
*B12. References: None available.

B13. Remarks:

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services
P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
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Trinomial _____

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Other Listings _____

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Reviewer _____

Date _____

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*Resource Name or #: K11

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 325 Deer Street

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-064-013

*P3a. **Description:** This property includes two apartment buildings. The remainder of the lot is paved with asphalt.

Building A is a 1½-story frame structure housing four apartments. It has a side gable roof with exposed rafter tails clad with composition shingles. There is a series of shed dormers with paired windows. All walls have been covered with stucco. Windows are wood 1/1 double hung and doors are flush. Roof extensions form small covered stoops with simple posts.

Building B is a one-story frame structure housing one apartment. It has a cross-gable roof with exposed rafter tails clad with composition shingles. Walls are stucco. Windows include wood 1/1 double hung, metal sliders, and fixed. Doors are flush. The front door has a covered stoop with plain posts.

*P3b. **Resource Attributes:** HP3 (Multiple Family Property)

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



P5b. Description of Photo:

K7 Building Overview, Building A on left, building B on right, KBB14, Fr. 18, 4-13-05, 11:19 AM

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Building permit date: 1955

*P7. **Owner and Address:**

Corydon D. Hurtado, Trustee
No mailing address available.

*P8. **Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. **Date Recorded:** 4/13/2005

*P10. **Survey Type:**

Intensive Architectural

*P11. **Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K11

B1. Historic Name:

B2. Common Name: Hurtado Apartments

B3. Original Use: Apartments or Motel

B4. Present Use: Apartments

*B5. Architectural Style: Vernacular

*B6. Construction History: No assessor's year built or effective year. 1955 construction date from building permit files.

Building A has been modified with recent doors, c.1990s.

Building B has been modified with recent doors and windows, c.1990s.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the period following World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data.

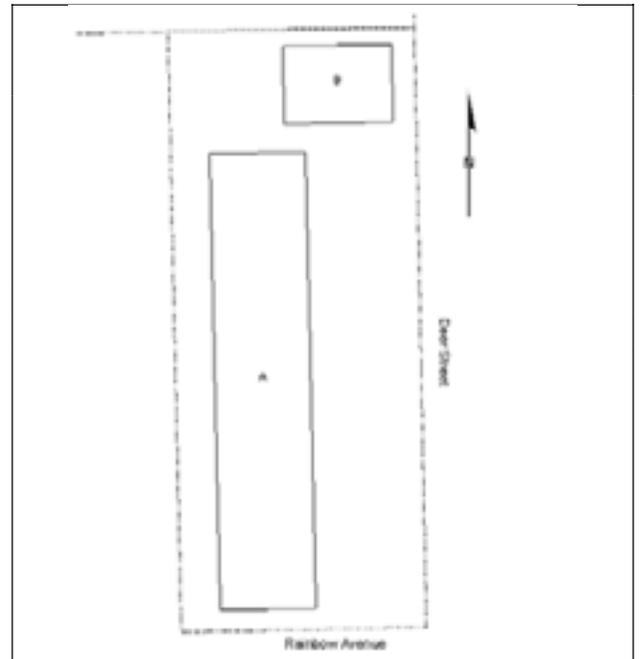
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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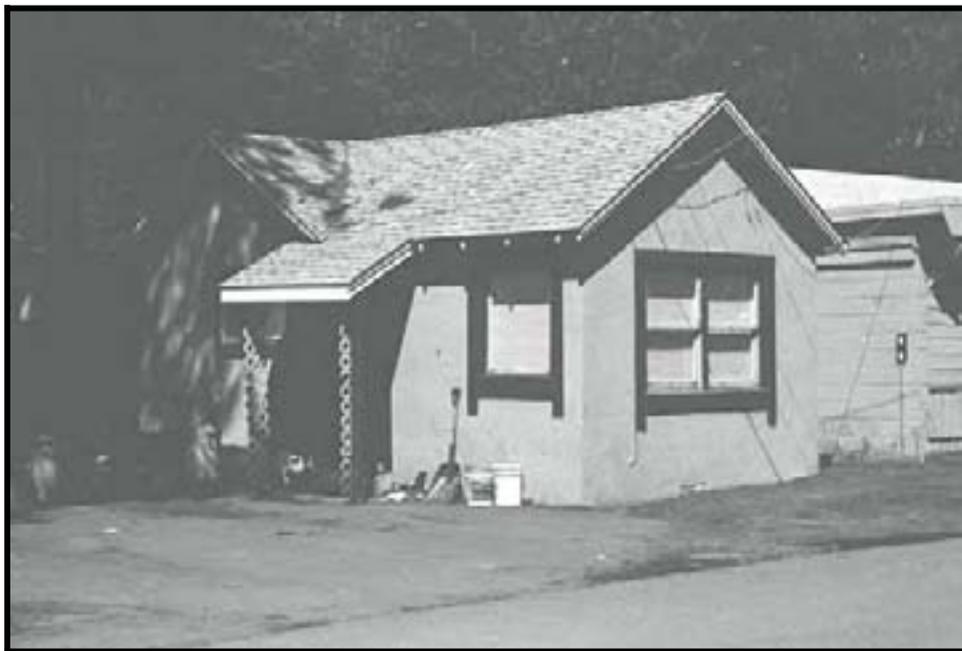
*Recorded by R. Reno and K. Perkins

Date 4/13/2005

Continuation Update



Building A, View to NW, KBB 14, Fr. 19, 4-13-05, 11:21 AM



Building B, View W, KBB 14, Fr. 20, 4-13-05, 11:22 AM

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K12

P1. Other Identifier: Benning's Resort

***P2. Location:** Not for Publication Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo **B.M.**

c. Address 8315 Trout Avenue

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

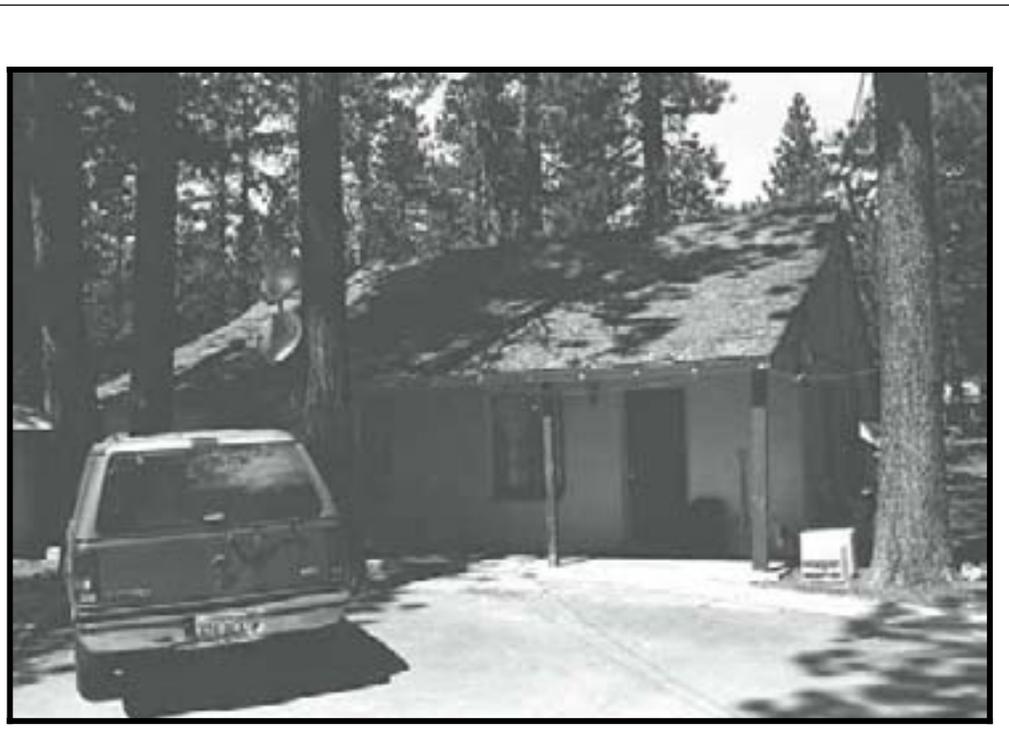
e. Other Locational Data: APN 090-074-002 and 090-074-018

***P3a. Description:** This property is an apartment complex made up of seven residential buildings and one shed. The buildings are arrayed around a paved courtyard used for parking. The large unimproved backyard continues to Rainbow Avenue. Two cinder block pillars at the entrance formerly supported electrical light fixtures. An electrical sign that has been painted over and had the bulbs removed is attached to Building C in a location where it is visible from North Lake Boulevard.

Building E is a rectangular one-story structure containing three apartments. The roof is side gable with exposed rafter tails, clad with composition shingles. Walls are rounded-corner cinder block. The gable ends are clad with vertical wood dog-eared siding. Windows are metal casement both single and set in pairs. They are four panes high in front and three panes high in the rear. The doors are flush. The full-length porch is supported by simple posts. Attic access is via a small door set in a gable end.

***P3b. Resource Attributes:** HP3 (Multiple Family Property)

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



P5b. Description of Photo:
090-074-002, Building E, View NW,
KBB 14, Fr. 24, 4-13-05, 1:17 PM

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Late 1940s

(local informant and field observation)

***P7. Owner and Address:**

Moshy; Raymond J. and Leslie C.

P.O. Box 841 Alamo CA. 94507

***P8. Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 11/14/02 &

4/13/05

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K12

B1. Historic Name: Benning's Resort

B2. Common Name: Moshy Apartments

B3. Original Use: Apartments or motel

B4. Present Use: Apartments

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built: 1965, no Effective Year. However, massing and construction details (rounded block and metal-framed casement windows) suggests a late 1940s date. This was confirmed by an interview with neighboring landowner who indicated that Joe Benning built this place in the 1940s. Benning also ran a resort on the beach through the early 1950s. The property (which may include both the beach parcel and this one) was advertised in telephone books from 1952-1956 as M. T. Benning's Resort. This property has had several owners. Several phases of construction (dates unknown) are evident due to the dissimilar styles of some buildings.

Building E does not appear to have been modified.

*B7. Moved? No Yes Unknown Date: _____

Original Location: _____

*B8. Related Features: Shed, light supports, sign.

Buildings A, B, C, D, F, and G have all been modified within last 30 years with application of stucco, windows, doors, and additions.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance _____

Property Type _____

Area _____

Applicable Criteria None

The resource is associated with the period after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The building complex is an unremarkable example of its type. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data.

Lake Tahoe Telephone Directories

Interview with Darrell Moore, 2005 (owner of O'Brien's trailer park)

B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)





Cabin at the beach portion of Benning's Resort identical to Building D (1956 Telephone Directory).

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DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

NRHP Status Code _____

Other Listings _____

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Reviewer _____

Date _____

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*Resource Name or #: K13

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8333 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-067-028 and 090-067-029

*P3a. Description: This property comprises a small resort complex with one house and five cabins located on a forested back street in Kings Beach. The buildings are managed as a single unit and the boundary corresponds to legal parcel boundaries. The buildings are arranged in a U-shaped pattern to form a compound facing Rainbow Avenue. The interior of the property is used for parking but several natives trees have been retained . (continued)

*P3b. Resource Attributes: (HP2) single family property; (HP3) multiple family property

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



P5b. Description of Photo:

Building B foreground, Building C to rear, View NW.

Roll KBB2, Fr. 23, 10-31-02, 1:35 PM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Assessor's Year Built: 1949

Assessor's Effective Year: 1949, 1955

*P7. Owner and Address:

Jameson; Bruce & Jameson S. & R.M.;
2701 Foothill Rd.

Santa Barbara, CA. 93105

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-31-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K13

B1. Historic Name: Unknown

B2. Common Name: Jameson Houses

B3. Original Use: Resort

B4. Present Use: Housing

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's records indicates the complex was built in 1949. (continued)

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Buildings A, D, and F have been heavily modified within the last 30 years.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. This resource is fairly typical of small automobile resort complexes in the Tahoe Basin. It retains its overall layout and setting in a pine forest. Individual buildings are undistinguished examples of Minimal Traditional architecture with minimal rustic elements. The resource is an undistinguished example of a common utilitarian type. Its integrity is compromised by recent modifications to buildings A, D, and F, including major modifications to the primary residence. Application of new porches, new siding, new windows, and new doors has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Although Buildings B, C, and E are individually in good condition, their integrity is diminished by modifications to other buildings in the complex. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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Resource Name or #K13

*Recorded by R. Reno and E. Bennett

Date 10/31/02

Continuation Update

***P3a. Description:**

Building B is a 1½-story rectangular plan wood frame cabin. It has an end-gable roof with exposed rafters and open eaves, clad with aluminum. Walls are sheathed with wood V-rustic siding. The building has wood 1/1 double-hung windows on the ground floor and an aluminum slider in the gable end. The panel door is a c.1990s modification.

Building C is a 1½-story rectangular plan wood frame duplex cabin. It has a side-gable roof with exposed rafters and open eaves, clad with aluminum. Walls are sheathed with wood V-rustic siding. The building has wood 1/1 and 6/6 double-hung windows on the ground floor and an aluminum slider in the gable end.

Building E is a 1½-story rectangular plan wood frame duplex cabin. It has a side-gable roof with exposed rafters and open eaves, clad with aluminum. Walls are sheathed with wood V-rustic siding. The building has wood 1/1 and 6/6 double-hung windows on the ground floor and an aluminum slider in the gable end. It is practically identical to Building C

***B6. Construction History:** All buildings were constructed in 1949.

Building B has no major alterations.

Building C: The panel door, porch deck and railing are recent (post-c. 1960) modifications. The porch roof appears to date to the 1950s.

Building E: The panel door, porch deck and railing are recent modifications (post-c. 1960). The porch roof appears to be an old (c.1950s) modification.

P5a: Photo



090-067-028, Building D at Right foreground, Building E to rear, View NE.
Roll KBB2, Fr. 25, 10-31-02, 1:35 PM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: K14

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8363 Rainbow Ave.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-067-026

***P3a. Description:**

This building is a 1½ story rectangular plan wood frame house. It has a side-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with unpainted wood V-rustic siding. All windows are obscured by plywood winter covers. The door is wood panel with one light and is equipped with a wood screen door. The western third of the building is an in-period addition. The front porch and brick chimney are both on the original part of the building. The lot retains native trees with minimal landscaping.

The unattached 1½ story garage is of wood frame construction with unpainted lap siding and an aluminum overhead door. It has an end-gable roof with composition shingles.

*P3b. Resource Attributes: (HP2) single family property; (HP4) ancillary building

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



P5b. Description of Photo:
 090-067-026 Residence, View North.
 Roll KBB4, Fr. 33. 11-15-02; 10:08 AM.

***P6. Date Constructed/Age and Sources:**

Historic

Prehistoric Both

Assessor's Effective Year: 1951

***P7. Owner and Address:**

Henderson; John L. IV. & Michael J.;
 4018 Woodside Ct.;
 Lafayette, CA. 94549

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.
 P.O. Box 734
 Minden, NV 89423

*P9. Date Recorded: 11-15-02

***P10. Survey Type:**

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. Z. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K14

B1. Historic Name: Unknown

B2. Common Name: Henderson House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional with Mountain Rustic elements

*B6. Construction History: Built prior to 1951 according to Assessor's data, the building was extended to the west following the lines of the original building. This addition appears to date to the 1950s. No further modifications appear to have taken place other than replacement of roofing material.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria none

The resource is associated with the immediate post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a vacation house with diminished integrity due to alterations and additions. Although it retains a high degree of integrity of location, design, setting, materials, and workmanship the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data.

B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K14

*Recorded by R. Reno and E. Bennett

Date 11-15-02

Continuation Update



APN 090-067-026, 8363 Rainbow Avenue; Detail of garage to left (West).
Residence is in the background.
Roll KBB4, Fr. 32, view North. 11-15-02, 10:08 AM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K15

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992

T 16N ; R 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 8368 Rainbow Avenue

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-074-004

*P3a. Description: This residence is 1.5-story wood frame building. It has an end gable aluminum clad roof with exposed rafter tails. An inset porch supported by plain beams extends all along the primary façade. Gabled wall dormers extend from each side of the roof. Walls are clad with unpainted wood V-rustic siding. Windows are metal-framed sliders. The doors are flush. A large external stone fireplace is on the east wall.

*P3b. Resource Attributes: HP2 Single Family Property

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



P5b. Description of Photo:
090-074-004 View South
Roll Kbb2, Fr.27. 10-31-03, 2:15 PM.

*P6. Date Constructed/Age and
Sources: Historic

Prehistoric Both

Assessor's Year Built: 1957

Field observation suggests early 1950s

*P7. Owner and Address:

Lee; Franklyn TRS

516 Buena Vista #K

Alameda, CA. 94501-2002

*P8. Recorded by: R. Reno

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-31-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K15

B1. Historic Name: Unknown

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Assessor's year built is 1957. The windows have all been replaced c.1990s.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme

Area Lake Tahoe

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period immediately after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is a late and an unremarkable example of a vacation home with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data.

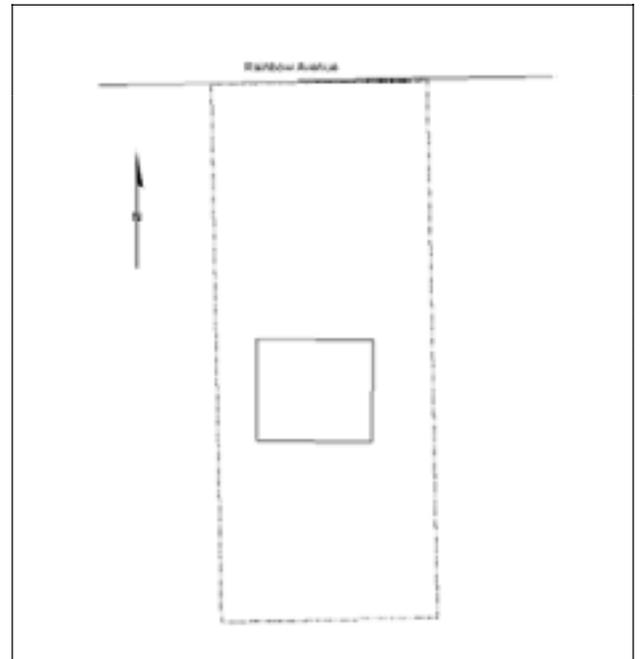
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____

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Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2 *Resource Name or #: K16

P1. Other Identifier: Lake Air Resort

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 265 Bear Street

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-074-009 (Buildings A and B) and APN 090-074-010 (Garage)

*P3a. Description: This property is occupied by a strip motel, a small residence, and a garage. Most of the lot is paved, but some native trees survive.

Building A is a one-story rectangular plan concrete block strip motel. It has a flat roof with open eaves and a fascia. Narrow split face block covers the south façade. Original metal-framed casement windows are retained at the rear of the building; all others have been replaced with recent metal sliders. Flush doors are recent. The building has been modified by adding a small plywood shed to the rear and a recent extension on the east end of the porch. The shed-roof covered porch extends the entire length of the south façade, supported on simple posts. Faux rafter ends extend beyond the fascia, which is a recent modification. A mural portraying Kings Beach as seen from Lake Tahoe is painted on the east wall, largely obscured by vegetation.

*P3b. Resource Attributes: (HP5) motel; (HP2) single family property

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



P5b. Description of Photo:
090-074-009, View NW.;
Roll KBB2, Fr. 13. 10-30-02, 11:45 AM.

*P6. Date Constructed/Age and
Sources: Historic
 Prehistoric Both
Assessor's Year Built: 1955

*P7. Owner and Address:
Hollerbach; Mark
P.O. Box 5120 Incline Village, NV.
89450

*P8. Recorded by: R. Reno, E. Bennett
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:
Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Improvement Project. P.S. Kings Beach Commercial Core Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

2 of 2

*Resource Name or # K16

Page

B1. Historic Name: Lake Air Motel

B2. Common Name: Lake Air Motel

B3. Original Motel and Residence

B4. Present Use: Motel and Residence

Use:

*B5. Architectural Style: Contemporary (motel); Minimal Traditional (house)

*B6. Construction History: Assessor's Year Built: 1955; Assessor's Effective Year 1955. Listed in 1956 telephone directory with C.A. Sipes as proprietor.

Building A modifications include some siding, most windows, all doors, fascia, and two additions.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Building B residence, heavily modified c. 1980s; Garage, heavily modified c.1980s.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with period after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a very common motel and residence type. The integrity of the motel, Building A, has been severely compromised by new additions, siding, porch roof, fascia, windows, and doors. Integrity is being degraded further at this time due to remodeling that is in progress. Integrity of design, materials, and workmanship, feeling and association of the entire property is diminished by the many alterations in the buildings. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data; 1956 Lake Tahoe telephone directory

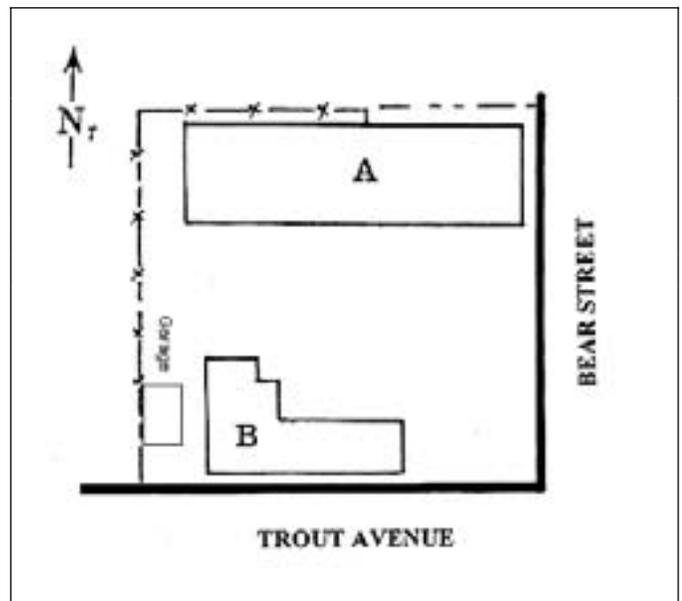
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K17

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8358 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-075-019

*P3a. Description: This property includes two residences on a yard that supports native trees. Building A is a 1½ story rectangular plan wood frame house. It has a gambrel roof with open eaves and exposed rafters, clad with milled wood shingles. Walls are sheathed with painted milled wood shingles. The building has wood 2/2 double-hung windows equipped with operable shutters. It has plank and flush doors. The building has a stone fireplace. It has a shed addition on the north side and a smaller informal shed addition on the same side.

Building B is a small one-story L-plan wood frame house. It has a gable roof with exposed rafters and open eaves, clad with milled wood shingles. Walls are sheathed with painted milled wood shingles. Original windows are wood 1/1 double-hung. Windows are aluminum sliders and a picture window. Doors are wood with 15 lights and wood with a 1/1 double-hung window. The entire south wing is an addition; it appears likely that the two wings were formerly separate rectangular cabins.

*P3b. Resource Attributes: (HP2) single family property

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



P5b. Description of Photo:
090-075-019, Building A, View SE.;
Roll KBB2, Fr. 19. 10-30-02, 12:10 PM.

*P6. Date Constructed/Age and
Sources: Historic
 Prehistoric Both
Assessor's Year Built: 1937

*P7. Owner and Address:
Lofstead; Jeffrey
P.O. Box 540 Kings Beach, CA. 96143

*P8. Recorded by: R. Reno, E. Bennett
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:
Intensive Architectural

*P11. Report Citation: J.W. Snyder R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K17

B1. Historic Name: Unknown

B2. Common Name: Lofstead Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Assessor's Year Built and Effective Year: 1937. Building A has a c.1940s and a small recent (c.1990s) shed addition. Building B has replacement windows and possibly all siding (date unknown).

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with a period before World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

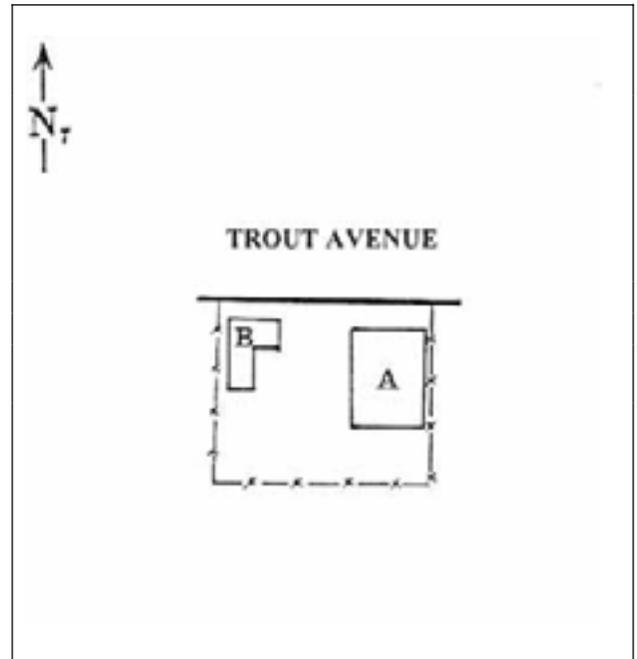
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



P5a: Photo



090-075-019 Building B, View SW. Roll KBB2, Fr. 20. 10-30-02, 12:10 PM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K18

P1. Other Identifier: Blue Lagoon Cafe

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8399 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-075-009

***P3a. Description:** This building is a 2½-story rectangular plan wood frame commercial structure. It has a jerkin-head roof with exposed rafters and open eaves, clad with milled wood shingles. Downstairs the walls are sheathed with wood drop rustic siding. Upstairs the south and east walls are sheathed with shingles, the west wall with diagonal planks, and the north wall with recent T1-11. The historic photo shows that the siding on the east wall was originally diagonal planks as well. Original and historic replacement windows are wood 1/1 double-hung. On the south side upstairs, recent metal 1/1 double-hung windows have been installed, along with new window trim. An old modification is replacement of several large east-side windows with smaller windows. The front of the café has large plate glass windows with transom lights. A recent shed roof has been added to form a front porch. The café sign has been removed.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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



P5b. Description of Photo:
090-075-009, View NW.;
Roll KBB3, Fr. 15. 11-14-02, 11:30 AM.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
c.1900 from field inspection

***P7. Owner and Address:**
Felte; Jacob & Katherine, TRS.;
P.O. Box 56, Kings Beach, CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**
Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 3

*Resource Name or # K18

B1. Historic Name: Blue Lagoon Cafe

B2. Common Name: Felte Building

B3. Original Use: Restaurant and Hotel

B4. Present Use: Appliance Business

*B5. Architectural Style: Vernacular with Mountain Rustic elements

*B6. Construction History: Assessor's Effective Year 1937. The 1948 telephone directory indicates that the Blue Lagoon Café (with hotel accommodations) had been in business for 12 years, suggesting a 1936 opening date, but the building is not shown on the detailed 1936 highway map. The owner (Jack Felte) and Leon Schegg indicate that the building was moved here from Floriston in the 1930s where it was an old (c.1900) company building from the Crown Willamette Co. mill. Modifications in the period of significance appear to include shingle siding, plate glass windows, and small wood sash windows. Other modifications (unknown date) include north wall siding, porch roof, removal of the sign, and upstairs south side windows. The building now serves as a warehouse.

*B7. Moved? No Yes Unknown Date: 1936-37

Original Location: Floriston, CA

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1937 - 1960

Property Type Commercial

Applicable Criteria C

The building does not appear to meet National Register Criterion A. Although it is associated with an event important in history, the development of automobile recreation and tourism at Lake Tahoe between 1924 and 1945 as the Blue Lagoon Café, it was not a particularly important business when compared with others, such as the King complex or Tahoe Tavern. It does not appear to meet National Register Criterion B since there is no known association with a significant person. It appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a late 19th century, utilitarian commercial design that illustrates how amenable the style was to Mountain Rustic adaptation. Paint on the drop rustic siding was allowed to weather away, while shingles were added that enhanced the rustic effect. In discussions with residents, this is one building in Kings Beach consistently regarded as locally important. Although a relocated building, the move occurred quite early. The significance of the building relates to its adaptation and use after the move. It is one of the few surviving pre-World War II commercial buildings at Lake Tahoe. This building is unique in Kings Beach since all other old commercial structures have been extensively modified. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1937-1960, following relocation of the building from Floriston to Kings Beach.

(Continued)

B11. Additional Resource Attributes:

*B12. References: Assessor's data.

Photo files at Vista Gallery

2002 interviews with Jack Felte and Leon Schegg. Both gentlemen are long time Kings Beach residents with first hand knowledge of many buildings in town.

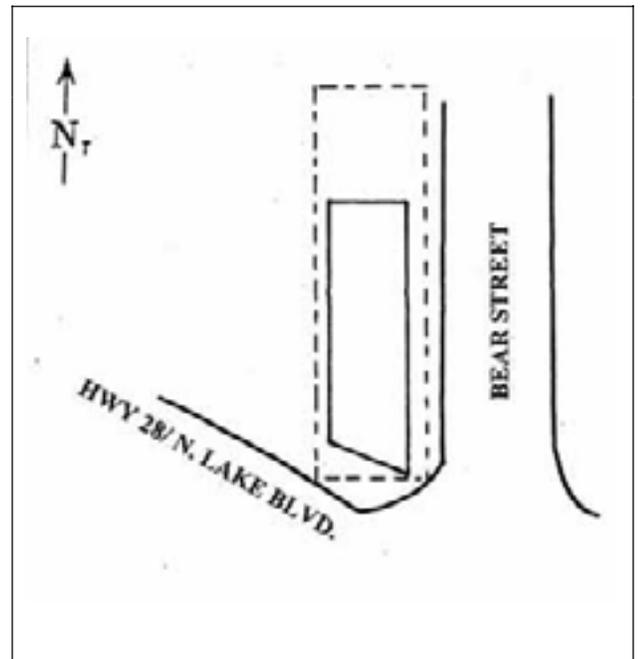
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



B10. Significance:

Character-defining features include setting, scale, Craftsman elements, windows, siding, exposed rafters and open eaves, and overall design. Noncontributing elements include some siding, porch roof, and some replacement windows. This building retains a fairly high integrity of location, design, setting, materials, workmanship, feeling, and association, despite some changes in its appearance since original construction. It clearly conveys a sense of time and place.

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

P5a. Photo:



Fritz Lentz photo of the Blue Lagoon Café in the late 1930s or early 1940s
(Lentz B1130, courtesy of Vista Gallery).

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 9 *Resource Name or #: K19

P1. Other Identifier: Glad-Lee Lodge

***P2. Location:** Not for Publication Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992

T 16N ; **R** 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo **B.M.**

c. Address 268 Bear Street

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-121-023

***P3a. Description:** The property is a large apartment and cabin complex made up of two duplexes, seven cabins, and a large shed. Three buildings (A-C) face an interior courtyard that includes a lawn. The rest of the apartments face Bear Street. Some asphalt and gravel parking and drives are present, but much of the property retains native trees. (Continued)

***P3b. Resource Attributes:** HP2 (Single Family Property); HP3 (Multiple Family Property)

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



P5b. Description of Photo:

K31 Overview of Sierra Sun Cottages,
View NE, KBB 14, Fr. 27, 4-13-05, 2:04
PM

***P6. Date Constructed/Age and
Sources:** Historic

Prehistoric Both

Assessor's Year Built: 1947

Assessor's Effective Year: None

***P7. Owner and Address:**

Jeffrey John Vasey

P.O. Box 454

Tahoma, CA 96142

***P8. Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 4/13/2005

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 9

*Resource Name or # K19

B1. Historic Name: Glad-Lee Lodge

B2. Common Name: Sierra Sun Cottages

B3. Original Use: Apartments and Cottage Motel

B4. Present Use: Apartments

*B5. Architectural Style: Minimal Traditional and Vernacular

*B6. Construction History: Assessor's Year Built: 1947; Assessor's Effective Year: None

The Glad-Lee Lodge is advertised in 1950-1956 telephone directories. Owners were Gladis and Lee Wilcox. (Continued)

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Shed

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area Lake Tahoe

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the immediate post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a cabin complex. Nearly all of the buildings have been extensively modified with alterations to trim, decks, porches, windows, and doors. These alterations have diminished the resource's integrity of setting, materials, design, association, workmanship, and feeling. Thus, the resource does not appear to be eligible under criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data.

Lake Tahoe Telephone and Telegraph Directories

Interview with Jeff Vasey 4/13/2005 (owner for 6 years)

Interview with Darlene Bitler 4/21/2005 (neighbor and resident since 1953)

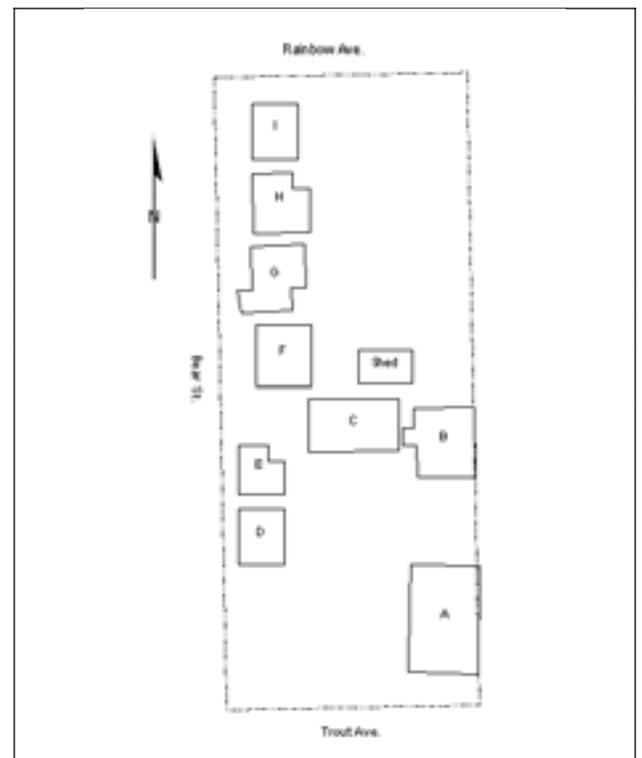
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

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

Primary # _____
 HRI # _____
 Trinomial _____

Page 3 of 9

Resource Name or # K19

*Recorded by R. Reno and K. Perkins

Date: 4/13/2005

 Continuation Update**P3a. Description:** (throughout this section and B6 “recent” is c.1990s to present)

Building A is a one-story rectangular-plan duplex. It has a side-gable roof with exposed rafter tails, clad with composition shingles. Walls are made of narrow cinder block with rounded corners. Gable ends are board and batten. Windows are all recent metal fixed and sliders. Doors are wood panel with fan lights. A full-length covered porch with a corrugated metal roof is supported with simple posts.

Building B is a single-family apartment of the same construction as Building A. The door is wood panel.

Buildings C through I are one-story rectangular-plan wood frame single-family apartments. Specific differences are as follows:

Building C has a side gable roof with exposed rafter tails, clad with blue corrugated metal. Walls and gable ends are board and batten. The building has panel doors. A full-length porch is supported with simple posts and rails. It has board skirting.

Building D has an end gable roof with exposed rafter tails, clad with composition shingles. Walls are sheathed with wood drop rustic siding. Doors are panel and flush. A shed addition on the south end has a corrugated metal roof. A small shed utility closet has also been added. Battens between boards on gable ends have been replaced by the decorative boards mentioned earlier. A recent gable hood with a metal roof has been added over the front (west) door.

Building E has an end gable roof with exposed rafter tails, clad with composition shingles. The foundation is obscured by recent corrugated metal skirting. Wall siding is wood drop rustic. Gable ends are board and batten with the battens replaced by decorative boards. Doors are panel. A recent surround and shed roof have been added over the front door.

Building F has a cross-gable roof with exposed rafter tails, clad with composition shingles. Walls are sheathed with wavy-edge asbestos cement shingles. Doors are flush and panel. The building has a metal louvered attic vent. A recent corrugated metal shed roof has been added over the rear porch. Hoods have been added over windows. A recent stoop with a shed roof and surround has been added to the front entrance. Turned wooden knobs have recently been added here and there as pendants.

Building G has a side gable roof with open eaves and recent fascia, clad with composition shingles. It has wide wood bevel siding and stucco skirting around the foundation. Doors are panel and X-panel with a light. The building has a covered porch with simple posts and vertical plank railings. A recent metal gabled hood has recently been added over the south side entrance. A deck has been added to the rear.

Building H was originally L-plan which has been made rectangular by a recent porch covered by a corrugated metal shed roof. The main roof is cross-gable with open eaves and recent fascia, clad with corrugated shingles. A recent shed roof clad with corrugated metal has also been added over the front stoop. Siding is wood V-rustic applied horizontally in alternating wide and narrow bands. The foundation is covered by a stucco skirt. The building has a panel door.

Building I is the same as Building H except that the plan has been reversed. Instead of the alternating siding, only narrow V-rustic is used on this building. In both buildings, the same siding is used for the gable ends.

The shed is a one-story rectangular frame structure. It has an end gable roof with exposed rafter tails, clad with composition shingles. Walls are board and batten. All windows have been replaced with plywood or a single fixed pane in the original wooden frame. The Dutch door is clad with vertical wood V-rustic siding.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 9

Resource Name or # K19

*Recorded by R. Reno and K. Perkins

Date: 4/13/2005

Continuation Update

B6. Construction History:

Nearly every window on the property has been replaced with recent metal-framed fixed, sliders, or double-hung. Bright blue boards with one end trimmed into miter-shaped finials ranging from only a few inches to over six feet have recently been applied in great numbers upright as fences and porch or stoop surrounds and inverted as decorations along fascia or attached to exposed rafter tails to nearly every building in the complex. Other alterations (1990s-present) specific to individual buildings are as follows:

Building A: One doorway has been removed, changing what used to be a three-unit building to a duplex. Recent metal porch roof.

Building B: Only the standard window modifications.

Building C: It looks like one door may have been blocked to convert a duplex into a single residence. Recent metal roof.

Building D: Shed addition, small utility shed, batten replacement with decorative boards mentioned above, gable hood over entrance.

Building E: Porch surround and porch roof , batten replacement, metal skirting.

Building F: Porch roof, window hoods, stoop roof, stoop surround, decorative knobs.

Building G: Fascia, entrance hood, deck.

Building H: Covered porch, covered stoop.

Building I: Covered porch, later enclosed and with a small entry porch added. Covered stoop.

The shed appears to only have had its windows replaced.



Building H, View NE, KBB 15, Fr. 1, 4-13-05, 2:28 PM

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 9

Resource Name or # K19

*Recorded by R. Reno and K. Perkins

Date 4/13/05

Continuation Update



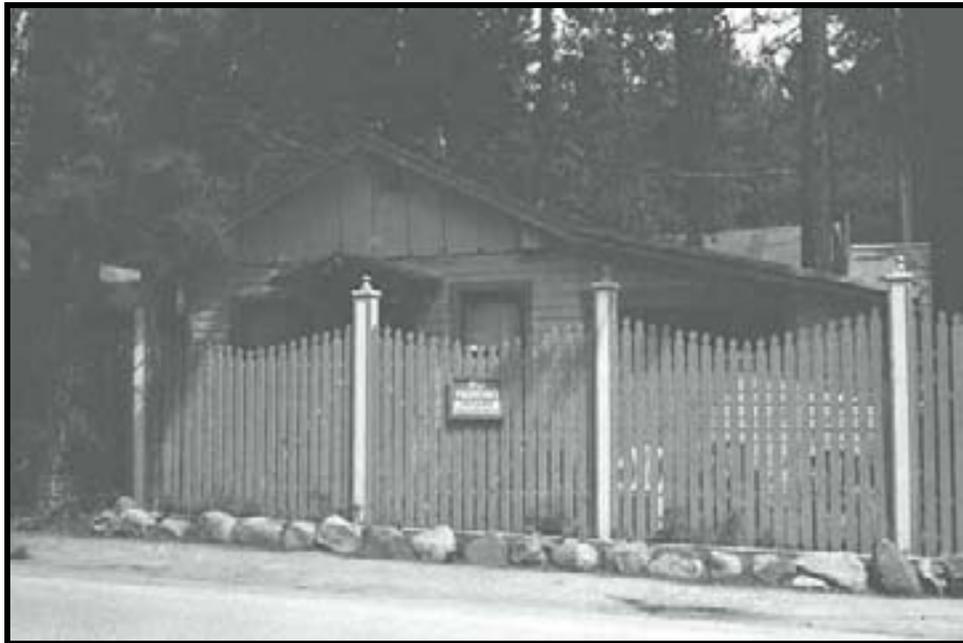
Building A, View N, KBB 14, Fr. 28, 4-13-05, 2:05 PM



Building B, View NE, KBB 14, Fr. 29, 4-13-05, 2:06 PM



Building C, View N, KBB 14, Fr. 30, 4-13-05, 2:07 PM



Building D, View E, KBB 14, Fr. 31, 4-13-05, 2:08 PM

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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 9

Resource Name or # K19

*Recorded by R. Reno and K. Perkins

Date 4/13/05

Continuation Update



Building E, View SE, KBB 14, Fr. 32, 4-13-05, 2:09 PM



Building F, View NE, KBB 14, Fr. 33, 4-13-05, 2:09 PM

State of California – The Resources Agency
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CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K19

*Recorded by R. Reno and K. Perkins

Date 4/13/05

Continuation Update



Building G, View E, KBB 14, Fr. 34, 4-13-05, 2:13 PM



Building H, View NE, KBB 14, Fr. 35, 4-13-05, 2:14 PM

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

Primary # _____
HRI # _____
Trinomial _____

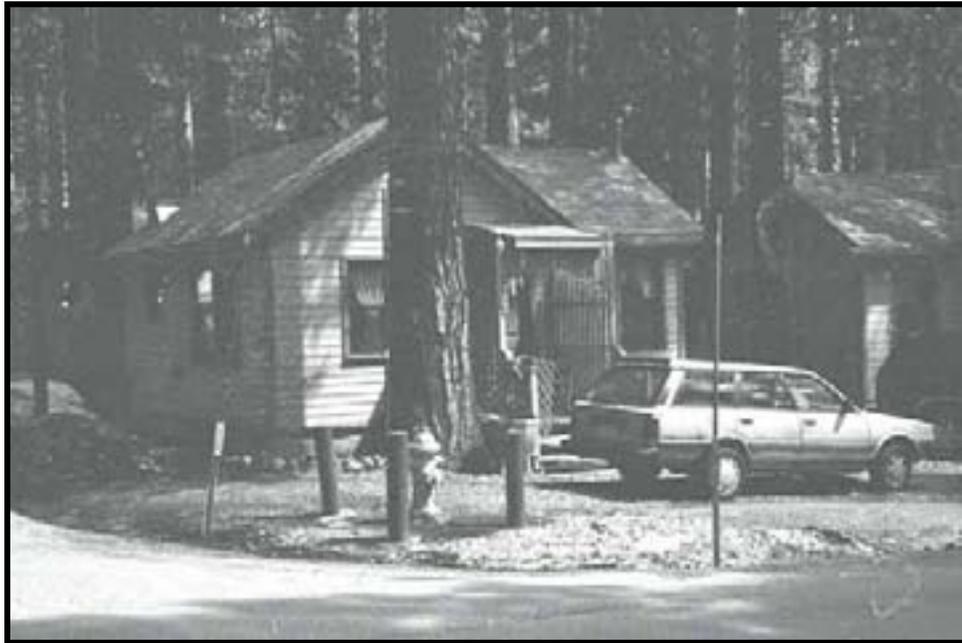
Page 9 of 9

Resource Name or # K19

*Recorded by R. Reno and K. Perkins

Date 4/13/05

Continuation Update



Building I, View SE, KBB 14, Fr. 36, 4-13-05, 2:16 PM



Building I, View SE, KBB 15, Fr. 2, 4-13-05, 2:306 PM

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2 *Resource Name or #: K20

P1. Other Identifier: Northwood Pines Motel

*P2. Location: Not for Publication Unrestricted
 And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992

T 16N; R 18E; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8489 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-121-019

***P3a. Description:**

The floor plan of this wood-framed building is "L" shaped with a gable roof over each arm. The roof is covered with composition shingles and has exposed rafter tails that have been rounded. Access to individual motel units was via an inset walkway area that fit below the gabled roof. Walls are sheathed with beveled wood clapboard siding. Windows are aluminum-framed sliders. The panel office door with light looks original. A concrete block chimney is located at one gable end (offset) in what would be the office for the motel. The foundation is of poured concrete. Most of the lot is covered by an unpaved parking area. Few natural trees remain.

*P3b. Resource Attributes: HP5 (motel)

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



P5b. Description of Photo:
 Overview facing NNW. 8-26-05,
 Roll KBB16 Fr. 5.

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

c. 1950s based on field inspection

*P7. Owner and Address:

James Gardiner, et al
 P.O. Box 366
 Kings Beach, CA 96143

*P8. Recorded by: C. Zeier, R. Reno
 Geoarch Sciences, Inc.
 P.O. Box 734
 Minden, NV 89423

*P9. Date Recorded: 08-26-05

*P10. Survey Type:
 Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K20

B1. Historic Name:

B2. Common Name: Northwood Pines Motel

B3. Original Use: Motel

B4. Present Use: Apartments

*B5. Architectural Style: Ranch

*B6. Construction History: No dates are in assessor's databases but based in inspection the building appears to have been built in the 1950s. Some of the original windows have been replaced with black anodized horizontal sliders. Doors to the units are c. 1990s pressed 6-panel.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with a period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a strip motel/apartment building with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

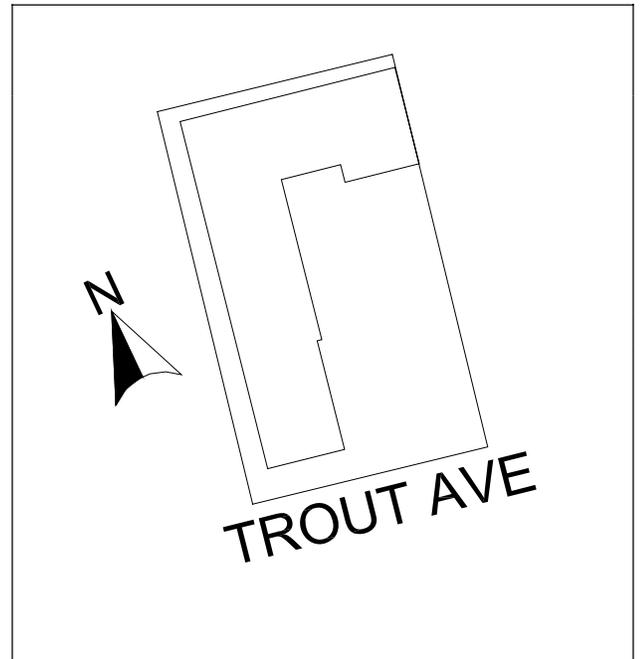
*B12. References: None available.

B13. Remarks:

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services
P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: K21

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8448 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-122-002

*P3a. Description: This is an apartment complex consisting of two buildings surrounding three sides of a courtyard. The courtyard has been reserved as open space, with native trees and wood sidewalks for access. Parking is on a narrow gravel lot adjacent to Trout Avenue. (continued)

*P3b. Resource Attributes: (HP3) multiple family property

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



P5b. Description of Photo:
090-122-002, Overview; Bldg. A right,
Bldg. B left. View S. Roll KBB2, Fr. 9.
10-31-02, 9:37 AM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric

Both

Assessor's Year Built: 1946

*P7. Owner and Address:

Kalange; Thomas A. and Laurel C.
P.O. Box 8446 Tahoe City CA. 96145

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-31-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K21

B1. Historic Name: Unknown

B2. Common Name: Kalange Apartments

B3. Original Use: Motel or Apartments

B4. Present Use: Apartments

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built: 1946. Assessor's Effective Year: 1955. The 1955 USGS map shows the same Building configuration that exists today. Build A has largely been covered by plywood and has a shed addition (c.1980s). The south side of Building B has been covered with plywood (date unknown).

*B7. Moved? No Yes Unknown Date: _____

Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the period immediately following World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The south wing of Building A and all of Building B retain their integrity of design, materials, workmanship, with the exception of plywood sheathing on the rear walls. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data
1955 USGS Tahoe 15' map

B13. Remarks:

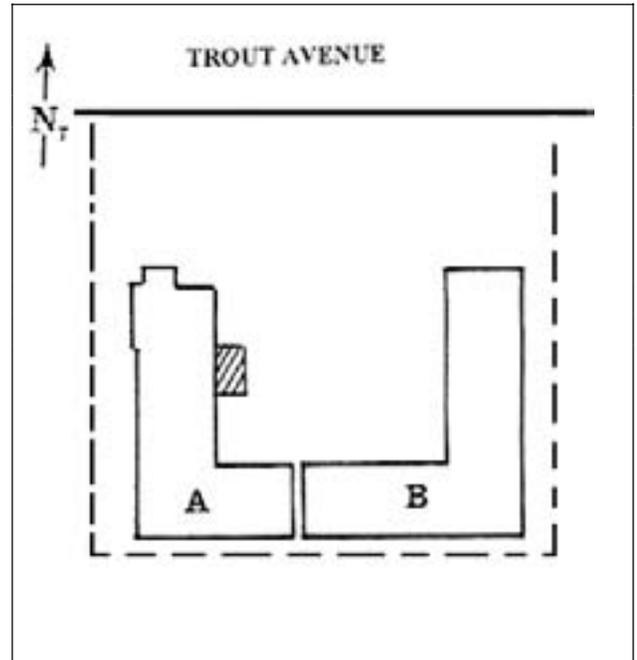
Addition is shaded on sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K21

*Recorded by R. Reno and E. Bennett

Date 10-31-03

Continuation Update

***P3a.**

Building A consists of two distinctive wood frame units that are attached to form an L-plan. The northern end of the building is a 1½-story structure. It has a gable roof with open eaves, clad with composition shingles. A small amount of original wood V-rustic siding remains, but most of the building is clad with plywood. Windows are wood 1/1 double-hung. Downstairs windows are equipped with shutters. The front entrance has a recent pressed panel door and a small end-gable roof supported by simple pillars. The rear end of the building is a strip of rooms with a gable roof clad with corrugated galvanized steel. The front (north) wall is sheathed in wood V-rustic siding. The south (rear) wall has been covered with plywood. Windows are wood 1/1 double-hung. Doors are panel with nine lights. The two ends are connected by a gabled breezeway and laundry room with a shed addition.

Building B is the same design and materials as the rear portion of Building A except that only the rear (south) wall has the original V-rustic siding covered by plywood.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

Resource Name or # K21

*Recorded by R. Reno and E. Bennett

Date 10-31-03

Continuation Update

P5a: Photo



090-122-002, Building A, View SW. Roll KBB2, Fr. 7. 10-31-02, 9:30 AM.



090-122-002, Building B, View SE. Roll KBB2, Fr. 8. 10-31-02, 9:35 AM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: K22

P1. Other Identifier: La Mexicana Meat Market

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8515 Brook Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: Mostly on APN 090-122-024 but Building C extends onto APN 090-122-023

*P3a. Description: This property includes a restaurant and two residences. The buildings and parking occupy all of the parcel fronting Brook Avenue. Part of one building lies on the adjacent lot that fronts Trout Avenue. This northern lot is mainly undeveloped, supporting native vegetation. Two large cargo containers and a garbage dumpster are on the property. (continued)

*P3b. Resource Attributes: (HP6) 1-3 story commercial building; (HP2) single family property

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



P5b. Description of Photo:
Overview, View North.
Roll KBB10, Fr.10. 03-12-03, 11:02 AM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Style and materials suggest 1930s date.

*P7. Owner and Address:

Schneider; Michael J.

433 El Centro Rd.

Hillsborough CA. 94010

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 3-12-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K22

B1. Historic Name: Unknown

B2. Common Name: La Mexicana Meat Market

B3. Original Use: Restaurant and Residence

B4. Present Use: Restaurant and Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The assessor does not have dates for these buildings.

Based on physical characteristics Buildings B and C both appear to date to the 1930s.

Building B has been modified with recent (c.1990s) windows and doors.

Building C appears to have been made by joining two houses. Recent (c.1990s) modifications include siding, doors, and windows.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Market (building A), less than 50 years old based on field inspection.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource appears to be associated with the period before World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The integrity of design, materials, and workmanship of Buildings B and C has been compromised by the installation of new windows and doors, along with recent siding on Building C. Since the primary building on the property (Building A) is recent and the other buildings have been fairly heavily modified, the integrity of the property as a whole has been compromised. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: None available.

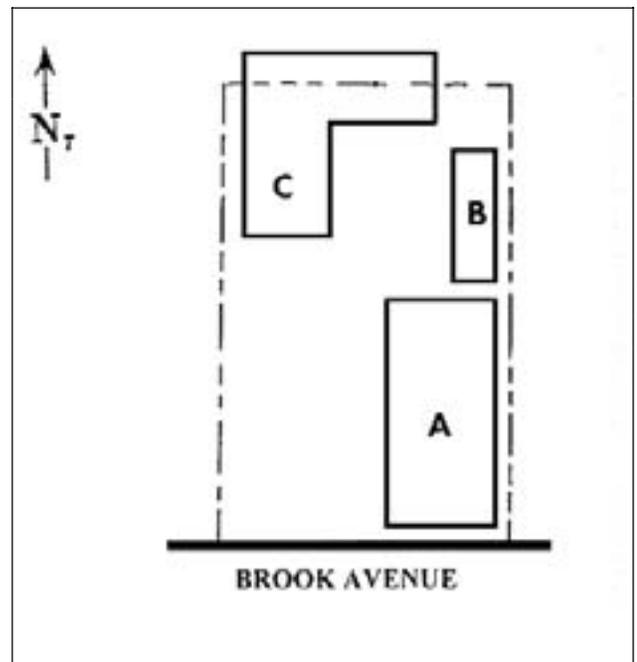
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



P3a.

Building B is a one-story rectangular plan wood frame house. It has a side-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with painted V-rustic siding. Windows are recent aluminum sliders and doors are flush.

Building C is a one-story L-plan wood frame house. It has a cross-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with wood shiplap, wood V-rustic siding, and recent T1-11 siding. Windows are aluminum sliders. Doors are flush. The two wings of the house appear to have originally been separate structures and the south end of the building may be an addition.

P5a: Photos



090-122-024 Building B, View NE. Roll KBB10, Fr.8. 03-12-03, 11:00 AM.



090-122-024 Building C, View North. Roll KBB10, Fr.9. 03-12-03, 11:01 AM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K23

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8534 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-122-004

*P3a. Description: This building is a 1½-story rectangular plan wood frame house. It has an end-gable roof with exposed rafters and open eaves, clad with rolled composition material. A gable wall dormer and a shed wall dormer are present. Walls are sheathed with stained wood V-rustic siding. Windows are wood 1/1 double-hung and metal sliders. Some shutters are present. Doors are diagonal V-rustic, four-light panel, and one light panel. A second story porch has been added to the south end and a cinderblock fireplace to the northern end. Native trees have been retained on the lot.

*P3b. Resource Attributes: (HP2) single family property

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



P5b. Description of Photo:
090-122-004, View SE.;
Roll KBB7, Fr. 9. 01-20-03, 12:40 PM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric

Both

Assessor's Effective Year: 1947

*P7. Owner and Address:

Duzevich; Vinka, et. al.;

6640 Thornhill Ave. Oakland, CA. 94610

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 01-20-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K23

B1. Historic Name: Unknown

B2. Common Name: Duzevich House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Effective Year: 1947. Additions are a porch, chimney, and windows (date unknown).

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the period immediately after World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of a new chimney, two-story porch that extends the entire width of the south side of the building, and some new sliding windows has diminished the integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

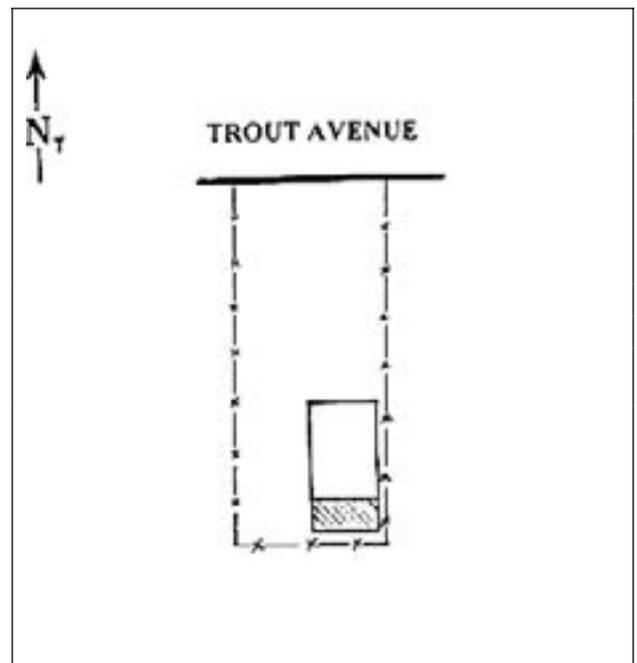
Porch addition is shaded on sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K24

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8550 Trout Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-122-005

*P3a. **Description:** This property includes a heavily-modified residence and a shed on a lot that retains native trees. The shed is at the rear of the lot. The shed is one-story rectangular wood frame. It has a gable roof with open eaves, exposed rafters, and knee braces for the extended ridgepole and purlins. The roof is clad with milled wood shingles. Siding is unpainted board and batten. The window is wood casement with four lights. The door was not visible. There appear to be no exterior modifications to this building, but it has (post-c. 2000) been placed on cinder block piers.

*P3b. **Resource Attributes:** (HP2) single family property (HP4) ancillary building

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



P5b. Description of Photo:

Shed

Roll KBB6, Fr. 6, View NW. 01-13-03,
2:45 PM.

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric

Both

Assessor's Year Built: 1947

*P7. **Owner and Address:**

Going; Adam R.

P.O. Box 2266 Kings Beach, CA. 96143

*P8. **Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. **Date Recorded:** 10-30-02

*P10. **Survey Type:**

Intensive Architectural

*P11. **Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K24

B1. Historic Name: Unknown

B2. Common Name: Going House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Assessor's Year Built: 1947. Assessor's Effective Year: 1963. The shed appears to be unmodified, but foundation piers have recently (post-c. 2000) been placed under it.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Residence, heavily modified within last 30 years.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The shed retains its integrity of design, materials, and workmanship since it appears to be nearly unmodified since original construction. Integrity of location is uncertain since it is not known where this building originated. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

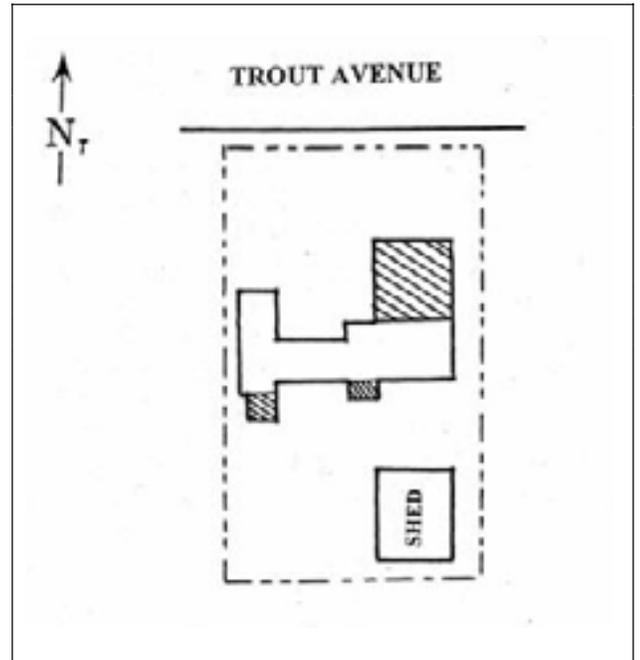
Additions to residence are shaded.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K25

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8537 Brook Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-122-021

*P3a. Description: This property contains a residence (Building A) and an apartment building (Building B). Most of the rest of the lot is used for parking, but some native trees survive in the rear yard. (continued)

*P3b. Resource Attributes: (HP2) single family property; (HP3) multiple family property

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



P5b. Description of Photo:
090-122-021, Building A, View NW.
Roll KBB2, Fr. 11. 10-30-02, 10:25 AM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Assessor's Effective Year: 1948

*P7. Owner and Address:

Smith; Carol Gress

152 Tomlinson Dr. Folsom, CA. 95630

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. 734

Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K25

B1. Historic Name: Unknown

B2. Common Name: C. Smith Apartments

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Effective Year: 1948. Building A has been modified with a large shed addition (c.1950s) and recent (c.1990s) windows and door. Building B has been modified with recent (c.1990s) doors and windows.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new windows and new doors has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

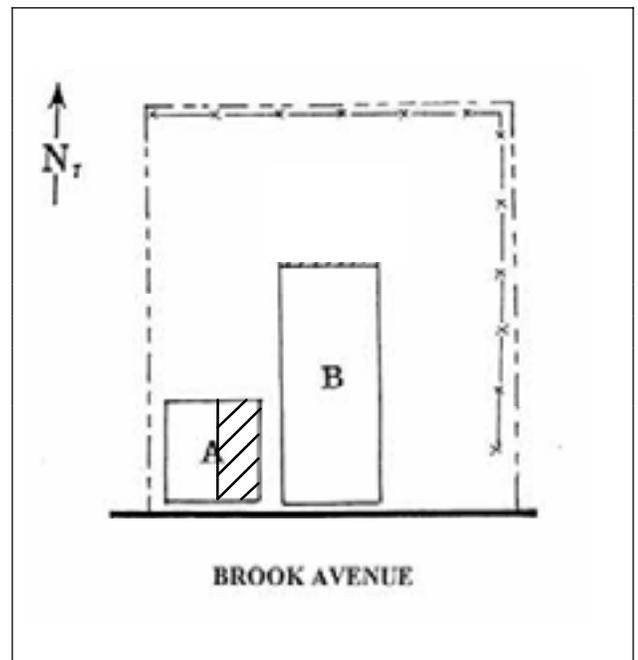
Addition is shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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Resource Name or # K25

*Recorded by R. Reno and E. Bennett

Date: 10-30-02

Continuation Update

***P3a.**

Building A is a 1½-story rectangular plan wood frame house (see photo on Primary Record). It has a gable roof modified by a historic shed addition along the east side. The roof has open eaves and exposed rafters, and is clad with composition shingles. Walls are sheathed with painted wood V-rustic siding. Windows include historic wood-framed fixed windows but most are recent metal sliders. The original front door has been blocked off and replaced with a recent panel door set under a small end gable roof supported on simple pillars.

Building B is a 1½ story rectangular plan wood frame apartment complex with four units (see photo below). It has a side-gable roof clad with composition shingles. There are short extensions of the roof over entrances supported by simple pillars. The roof has open eaves and exposed rafters. Walls are sheathed with painted wood V-rustic siding. Windows include wood 1/1 double-hung, metal 1/1 double-hung, metal sliders, and fixed metal framed. Doors are panel and recent metal sliding.

P5a: Photo



090-122-021, Building B, View NW. Roll KBB3, Fr. 24. 11-14-02, 12:17 PM.

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4 *Resource Name or #: K26

P1. Other Identifier: King Building

***P2. Location:** Not for Publication Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; **SE** ¼ of **NW** ¼ of **Sec.** 19 ; **Mt. Diablo B.M.**

c. Address 8401 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-123-001

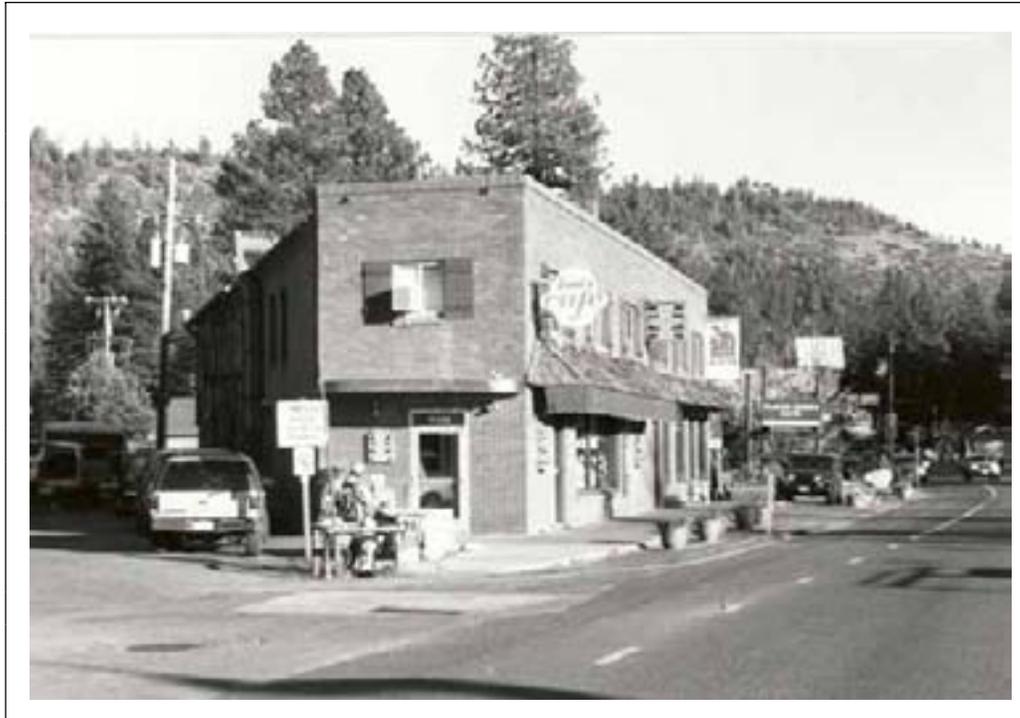
***P3a. Description:** This commercial building is a two-story triangular plan cinder block structure.

It has a shed roof concealed behind parapets. Walls on the south, east, and west sides have a veneer of clay brick laid up in common bond, with bands of soldier courses at ground and parapet level, and at belt course levels above first- and second-story windows. The north wall is unclad cinder block. Downstairs windows are fixed plate glass for the storefronts. Upstairs, none of the original wood 1/1 double-hung windows survive. All others have been replaced with aluminum sliders flanked by decorative shutters or with metal 1/1 double-hung windows. Downstairs windows and one door in the old post office (west end of building) have been replaced with a single long row of windows. All of the doors are aluminum and glass replacements. Other recent modifications include a full-length plywood and shake shingle porch roof on the south façade, a large mural painted on the east wall, and signage.

A stone planter box set in the triangular sidewalk at the west end of the building is also part of the original construction.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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



P5b. Description of Photo:

090-123-001, View E/SE.

Roll KBB2, Fr. 3. 10-30-02, 3:22 PM.

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Assessor's Year Built: 1948

***P7. Owner and Address:**

King Building LLC.

P.O. Box 1025 Kings Beach, CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 10-30-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K26

B1. Historic Name: Kings Beach Post Office

B2. Common Name: Kings Beach Post Office / King Building

B3. Original Use: Post Office, Chamber of Commerce, Commercial

B4. Present Use: Commercial

*B5. Architectural Style: International

*B6. Construction History: Assessor's Year Built: 1948. Recent (c.1990s) modifications include most windows, doors, porch roof, signs, and metal chimney at rear of building.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Planter box (original), c.1990s trout mural on east wall.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. Although its original construction is related to the King family, the buildings in Kings Beach principally associated with early development of the town are the 1920s-1930s structures demolished for redevelopment. Joe King's association with the property is not strong, therefore the resource does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. As originally built, this was a cautious and undistinguished example of International style architecture, with character defining elements including angular massing, simple faces lacking ornamentation such as crowns or other molding, strongly horizontal lines emphasized by parapets, four continuous bands of soldier courses along the entire façade, use of wide storefront windows downstairs, and of paired windows upstairs. Recent efforts to convert it to a rustic style have affected the character of the building to an extent that it no longer retains its integrity of design, materials, workmanship, or feeling. This is due to the adding of a shingled hipped porch roof along the main façade and decorative shutters upstairs. Its integrity has also been reduced by replacement of all of the upstairs and several of the downstairs windows and doors. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

1949 and 1952 Pacific Telephone and Telegraph Lake Tahoe telephone directories

B13. Remarks:

This building is the old Post Office, which occupied the west half of the ground floor. The east half of the ground floor was occupied by the Kings Beach Variety Store and the top floor by the Chamber of Commerce. The building was known as the Post Office, and it was the primary landmark that businesses in town used to direct customers to their properties in 1949 and 1952 telephone Books.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



P5a: Photos



090-123-001, View North, Hwy. 28 in foreground.
Roll KBB2, Fr. 2. 10-30-02, 3:22 PM.



090-123-001, View SE, Brook Ave. at foreground.
Roll KBB2, Fr. 1. 10-30-02, 3:22 PM.

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Resource Name or # K26

*Recorded by R. Reno and E. Bennett

Date: 10-30-02

Continuation Update

P5a: Photos



Fritz Lentz photo of the Post Office, circa early 1950s
(Lentz B1553, courtesy of Vista Gallery).

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

Primary # _____

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NRHP Status Code _____

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*Resource Name or #: K27

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N; R 18E; SE ¼ of NW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 8470 Brook Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-123-025, 090-123-026

***P3a. Description:**

This property is a wood-frame building consisting of two linked rectangular-plan structures. It has a metal-sheathed gable roof with exposed rafter tails. Wall treatment on the north half of the building is T1-11 siding; on the south half it is beveled wood clapboard siding. Windows on the north half of the building include anodized metal fixed and horizontal sliders. The south half has all anodized metal horizontal sliders. Doors include X-panel with multiple lights and panel with a single large light.

The north half of the building is occupied by a store named El Cortez Clothes for Everyone, while the south half is a commercial space occupied by David Bruening Associates.

*P3b. Resource Attributes: HP6 (1-3 story commercial building)

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



P5b. Description of Photo:
Overview facing SW.
Roll KBB16 Fr. 7, 8-26-05 10:32am

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

c. 1955 based on field inspection

*P7. Owner and Address:

David & Barbara Bruening

P.O. Box 310

Carnelian Bay, CA 96140

*P8. Recorded by: C. Zeier, R. Reno

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 08-26-05

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc., Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K27

B1. Historic Name:

B2. Common Name: Bruening Realty

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: No dates are available in the assessor's database.

The building appears to date to about 1955 based on proportions and details. It was not possible to determine which half of the building was constructed first, but both parts appear to date to the 1950s.

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

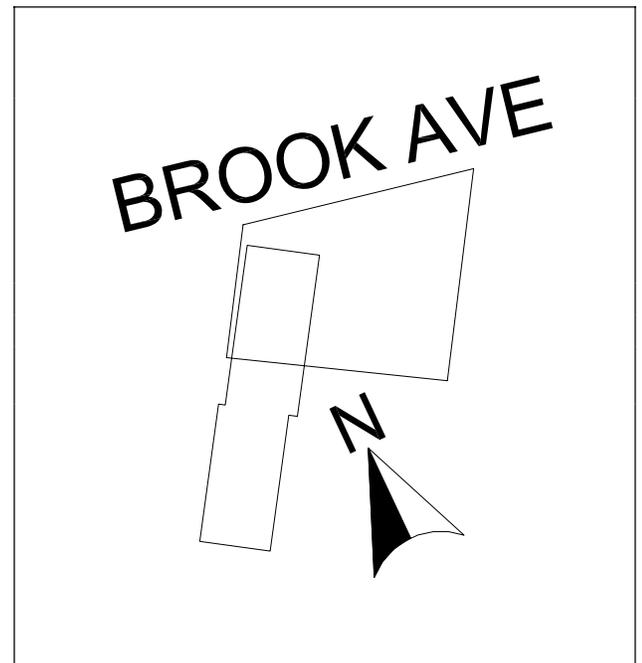
*B12. References: None available.

B13. Remarks:

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services
P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)





Detail of south half of building, facing W. Roll KBB16 Fr. 6, 8-26-05, 10:30am.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI# _____ Trinomial _____ NRHP Status Code _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
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Page 1 of 6 *Resource Name or #: K28

P1. Other Identifier: Alpine Lodge/Tradewinds

***P2. Location:** Not for Publication Unrestricted ***a. County** Placer
and

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SE ¼ of NW ¼ and NE ¼ of SW ¼ of Sec .19 ; Mt. Diablo **B.M.**

c. Address 8545 N. Lake Blvd. **City** Kings Beach, CA **Zip** 96143

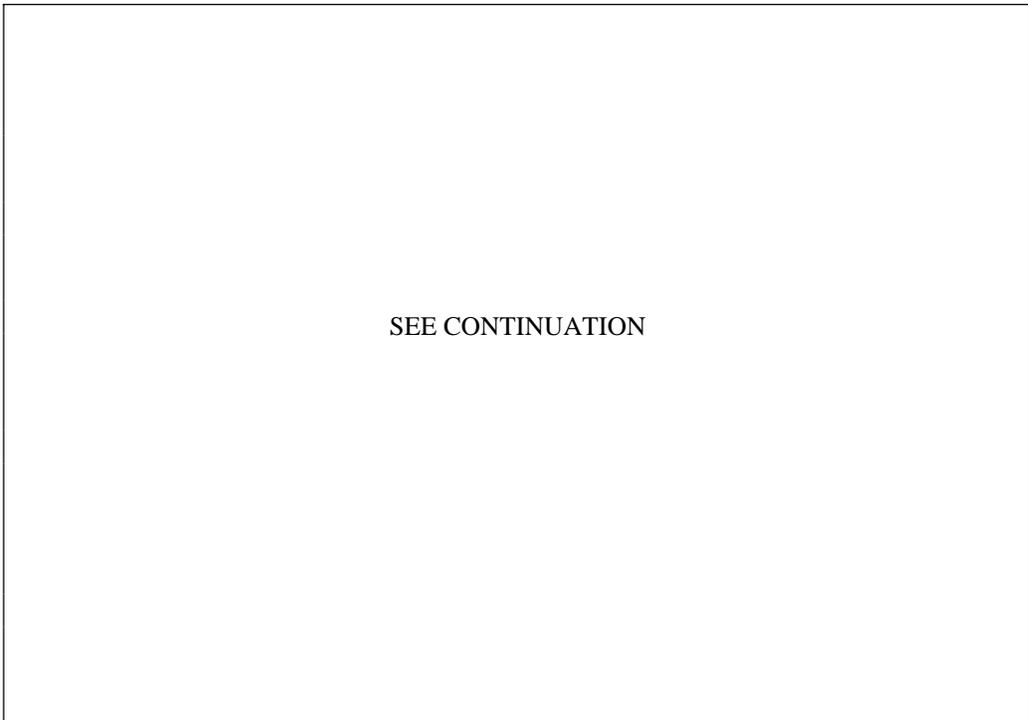
d. UTM: **Zone** ; **mE/** **mN**

e. Other Locational Data: APN 090-123-006

***P3a. Description:** This property is a complex of buildings on a large lot extending from North Lake Boulevard to Brook Avenue. At the North Lake Boulevard entrance is the Tradewinds Bar (formerly the Alpine Lodge). Set back from the street, but still oriented on North Lake, are two strip apartment complexes (buildings B and C) that appear to have originally been designed to serve as motel rooms. Buildings D, E, and H are small apartment buildings (single family residences and a duplex) facing a paved alley running from North Lake to Brook Avenue. Building F is a small residence, now used for storage, that faces east toward the trailer park. Building G is a single-family apartment building facing Brook Avenue. The northeast corner of the property is used as a trailer court for fairly long-term tenants. Vacant lot 090-123-011 on North Lake Boulevard is used for additional parking. Most of the parking areas and driveways are paved with asphalt or gravel and almost no native vegetation survives. (continued)

***P3b. Resource Attributes:** (HP2) single family property; (HP3) multiple family property; (HP4) ancillary building; (HP6) 1-3 story commercial building; (HP39) other – trailer park

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



P5b. Description of Photo:

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
 1946 Telephone Directory

***P7. Owner and Address:**
 Catron; Linda Sue
 P.O. Box 10216 San Jose CA. 95157

***P8. Recorded by:** R. Reno, E. Bennett
 Geoarch Sciences, Inc.
 P.O. Box 734
 Minden, NV 89423

***P9. Date Recorded:** 10-30-02

***P10. Survey Type:**
 Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K28

B1. Historic Name: Alpine Lodge/Alpine Club/Tradewinds

B2. Common Name: Tradewinds

B3. Original Use: Bar/restaurant and motel

B4. Present Use: Bar/restaurant, apartments, and trailer court

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: 1946-1948 this property is listed as the Alpine Lodge in the restaurant section of telephone directories. A 1952 telephone directory ad for the Tradewinds identifies it as "formerly the Alpine Club with Joe Ross as proprietor. Neither business is listed in the 1950 telephone directory. No construction dates are available from assessor's data. The property continues to be known as the Tradewinds. (continued)

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Buildings A (bar) and B (units) have been heavily modified. Building C built c.1980s. Trailer park

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Of the many buildings on the property, only buildings D and E retain most of their architectural integrity. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References:

1946-1956 Lake Tahoe Telephone Directories, Pacific Telephone and Telegraph

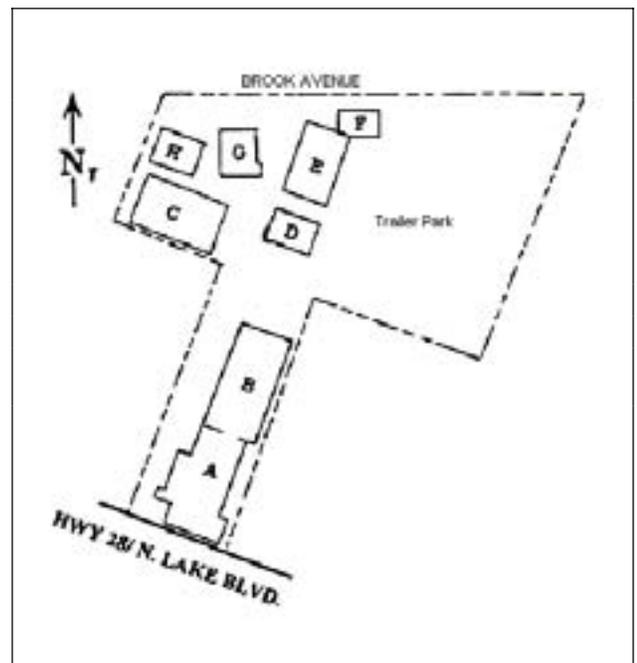
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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Resource Name or #K28

*Recorded by R. Reno and E. Bennett

Date 10-30-02

Continuation Update

***P3a.**

Building D is a one-story single-family wood frame apartment (Unit 4). It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted wood V-rustic siding. The building has wood eight light casement windows and one recent metal sliding window. A shallow square shed-roof bay at the front of the building has a 16 light casement window. The door is four-panel wood. Temporary plastic storm windows cover the original windows. The building has stone steps and walled entry porch.

Building E is a one-story duplex wood frame apartment (units 5 and 6). It has a gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted wood V-rustic siding with a small amount of stone facing. The building has wood 16 light casement windows. Two of these windows have been partially replaced with recent materials. The doors are wood panel with one light. The building has two inset corner entry porches. Due to the door arrangement in the two corner porches, it appears that this building originally held four separate units but this change has had no effect on the outside appearance.

Building F is a small one-story wood frame building. It appears to have been originally designed as a residence, but is now used as a shed. It has an end gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted wood V-rustic siding. Windows have been replaced with plywood panels. The flush door is recent.

Building G is a one-story single-family wood frame apartment (Unit 3). It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted wood V-rustic siding. The building has wood eight light casement windows. A shallow square shed-roof bay at the front of the building has a 16 light casement window. Doors are wood panel with one light and a recent flush design. A small plywood shed addition houses utilities. An external cinder block chimney has also been added.

Building H is a one-story single-family wood frame apartment. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted wood V-rustic siding. This siding has been covered with wood shake shingles on the west side. The building has wood eight light casement windows and one recent fixed ceiling-height window. A shallow square shed-roof bay at the front of the building has a 16 light casement window. The door is wood panel with one light. A stone chimney and stone uncovered porch have been added.

***B6.**

All modifications noted appear to be c.1980s-1990s

Building D has been modified with one recent window.

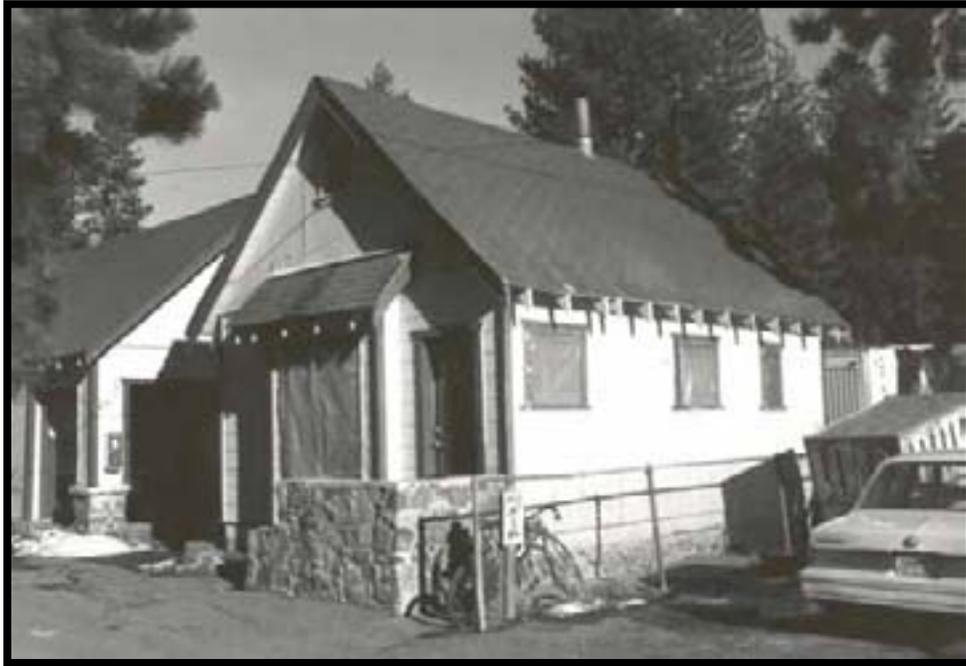
Building E has been modified with partial replacement of window components

Building F has had all windows and doors replaced.

Building G has been modified with one recent door, small shed addition, and chimney.

Building H has been modified with recent siding on one wall, stone chimney, and uncovered porch.

P5a: Photos



090-123-006, Building D, View NE. Roll KBB6, Fr. 20. 01-13-03, 2:52 PM.



090-123-006, Building E, View NE. Roll KBB6, Fr. 21. 01-13-01, 2:53 PM.

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6

Resource Name or # K28

*Recorded by R. Reno and E. Bennett

Date: 01-13-03

Continuation Update

P5a: Photos



090-123-006, Building F, View NW. Roll KBB6, Fr. 22. 01-13-03, 2:54 PM.



090-123-006, Building G, View SE. Roll KBB6, Fr. 23. 01-13-03, 2:55 PM.

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 6

Resource Name or # K28

*Recorded by R. Reno and E. Bennett

Date: 01-13-03

Continuation Update

P5a: Photos



090-123-006, Building H, View SE. Roll KBB6, Fr. 24. 01-13-03, 2:56 PM.

Meet me at

Ross'
Tradewinds
IN KINGS BEACH

ORDERS TO TAKE OUT

CHINESE & CANTONESE FOODS
BARBECUED RIBS - PRAWNS
EGG ROLL

COMPLETE DINNERS \$1.95 AND UP
Also Steaks-Chops-Chicken-Sea Foods
- HAWAIIAN DRINKS

YOUR FAVORITE DRINK MIXED TO YOUR TASTE
IN OUR COCKTAIL LOUNGE

FOR RESERVATIONS
Call LI 6-2234

ORDERS
to
TAKE OUT

Advertisement in 1955 Lake Tahoe Phone Book (Nevada Historical Society).

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

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K29

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SE ¼ of NW ¼ and NE ¼ of SW ¼ of Sec. 19 ; Mt. Diablo B.M.

c. Address 241 Coon Street

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-123-022

*P3a. Description: This property includes a residence and a large detached garage facing Coon Street. Although much of the yard is used for parking, the north end supports native trees. Two large storage containers are on the property, which is partly surrounded by a recent board fence. The residence is a 1½-story L-plan wood frame house. It has a gable roof with open eaves and exposed rafters, clad with milled wood shingles. It has a brick chimney. Walls are sheathed with asbestos cement shingles. Windows are 6/6 and 8/8 wood double-hung. The building has a panel door. A shed wall dormer runs the entire length of the south side of the house. The front entry is inset, with the roof supported by a simple post. An addition is a porch with iron railing. The two bay garage is the same construction as the house. It has wood overhead doors plus a shop area at one end that now appears to be used as an apartment.

*P3b. Resource Attributes: (HP2) single family property

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



P5b. Description of Photo:

090-123-022, Residence;

View from Brook Avenue; View South
Roll KBB1, Fr. 32. 10-30-02, 2:46 PM.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Assessor's Effective Year: 1951

*P7. Owner and Address:

Brevid; John and Linda, et. al.

P.O. Box 1146 Kings Beach CA. 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K29

B1. Historic Name: Unknown

B2. Common Name: Brevid House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Effective Year: 1951.

The only apparent modification is addition of a porch and railing (unknown date).

*B7. Moved? No Yes Unknown

Date:

Original Location:

*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is a late and an unremarkable example of its type. Utilitarian selection of asbestos siding for these buildings eliminates one of the most important character-defining features of buildings within the rustic ethic. The buildings are neither good examples of rustic architecture nor forward-looking examples of post-war construction that utilized modern designs or materials. Thus, the resource does not appear to be eligible under criterion C or D. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

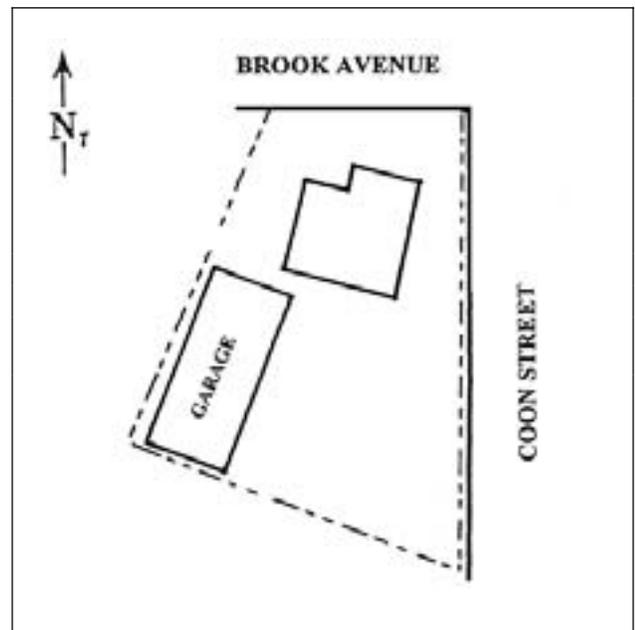
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



P5a: Photo



090-123-022, Overview; Coon Street at foreground, View West.
Roll KBB1, Fr. 33. 10-30-02, 2:48 PM.