

HISTORICAL RESOURCES

A. Introduction

This chapter describes the historic resources located within the Hilltop Master Plan area and the development plans for each resource. The restoration goals describe whether the resource will be removed, relocated, and/or rehabilitated and how the resource will fit into the overall development goals of the Hilltop Master Plan. The policies provide broad policy guidance allowing the removal of one historic resource and allowing the relocation and restoration or rehabilitation of the other historic resources except for the Cottonwood Restaurant. The relocation and restoration or rehabilitation of the historic resources will be done in accordance with the Development Code, including the Historic Design Guidelines.

B. Background

The “Hilltop” has a rich and varied history dating back to 1895 when Charles McGlashan, a noted community developer best known for his mansion built adjacent to the rocking stone, envisioned creating a winter recreation destination that would offer winter carnivals, ice skating, sleigh rides, dog sled races, ski contests and tobogganing. In 1910 the first tow haul was installed to take skiers up the “Hilltop.” In 1928 Charles Crocker began constructing buildings within the Hilltop area, creating a recreational ski destination. Specifically, the Hilltop Lodge was built at the base of the ski jump and was constructed using surplus and used railroad ties. Local clubs built many of the recreational amenities within the Hilltop area. In general, the “Hilltop” is most recognized for its wooden ski jump (which no longer exists), for providing one of the nation’s first mechanical ski lifts and for being a significant winter recreation complex.

C. Historical Resources

The Town has identified twelve structures within the Hilltop Master Plan Area as historic resources. Of these, only the Cottonwood restaurant is a Category A – Essential resource and individually eligible for the National Register of Historic Places. Six structures are Category B – Contributing resources, and five structures are Category C – Supporting resources.

D. Historical Resources Policies

1. The removal and demolition of Resource THRI-211 is permitted based on the finding that the historic resource must be removed from the site in order for the property to be utilized for a use(s) which substantially benefits the public, subject to the following:
 - a. The building shall not be removed or demolished until the Planning Commission approves development or the Town Engineer approves Phase 1 common infrastructure improvements, including but not limited to the Legacy Trail, which necessitate the removal of the building. The Commission in its approval of the land use development permit or the Town Engineer in his or her approval of the common infrastructure plan shall set forth the timing and conditions of the removal of the building.

HISTORICAL RESOURCES

- b. Prior to the removal or demolition of the building and the issuance of a building permit for the demolition of the building, the applicant shall submit to the Town Planner documentation of the historic resource that meets the standards of the Historic American Building Survey and the Town Planner. Such documentation may include photographs, floor plans, measured drawings, archaeological survey, or other documentation stipulated by the Town Planner.
 - c. The building may be demolished provided the materials are used on a smaller replica structure within the Hilltop Park site which will house bathrooms and a warming area or a similar use relating to the Ski Hill area. Prior to issuance of a building permit for the demolition of the building, the Town Planner shall approve a plan for the recovery of salvageable materials. The plan shall include provisions on the identification of salvageable materials, the removal of salvageable materials, temporary storage of salvageable materials during demolition activities, storage of salvageable materials until they may be used for the new Hilltop Park building, and any other provisions required by the Town Planner. The applicant shall prepare the plan and shall submit the plan to the Town Planner prior to or concurrently with the building permit application.
 - d. The new building to be constructed in Hilltop Park shall replicate Resource THRI-211 from a period of historic significance of the resource and shall be done in accordance with the "Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings" as set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. The relocation of historic resources is permitted as described in the restoration goals for each resource.

E. Restoration Goals

Preserving and restoring historic structures are key elements of the Hilltop Master Plan and, as such, portions of the Master Plan Area are dedicated to retaining and preserving several historic buildings. The overall restoration goal is to maintain or upgrade all buildings that are earmarked to remain and be restored. Furthermore, the Town of Truckee is required to make the Secretary of Interior's finding for a Certificate of Appropriateness for any relocation or remodel of a historic building. Except for the removal of Resources THRI-211 and THRI-219, property owners will have to obtain a certificate of economic hardship for the removal or demolition of a building and a certificate of appropriateness for the relocation and rehabilitation of a building prior to development.

Table 4 lists the historic category of the structure and future plans for the structure. The location of the surveyed resources are shown on the aerial photograph / map provided on each resource.

Table 4
Historical Resources

Resource Number	Area (s.f.)	Approx. Year Constructed ¹	Existing Use	Town Historic Category				Hilltop Master Plan Proposal
				Essential A	Contributory B	Supporting C	Non-Essential D	
THRI-207	6,526	1940-1960	No longer in existence Cabin				X	
THRI-208	664	1930s	Cabin		X			Rehabilitate
THRI-209	668	1900-1930	Storage		X			Rehabilitate
THRI-210	4,369	1928	Cottonwood Restaurant	X				Rehabilitate
THRI-211	2,170	1930-1940	Shed		X			Remove
THRI-212	301	1880-1890	Railcar			X		Relocate
THRI-213	109	1940-1960	No longer in existence			X		
THRI-214	119	1940s	Tow/Lift Hoist			X		Rehabilitate / Relocate
THRI-215	748	1930-1940	Cabin		X			Rehabilitate / Relocate
THRI-216	674	1930-1940	Cabin		X			Rehabilitate / Relocate
THRI-217	623	1930-1940	Cabin		X			Rehabilitate / Relocate
THRI-218	?	1900	No longer in existence			X		
THRI-219	2,746	1910-1930	Cabinet Shop				X	Remove
THRI-220	644	1900	Cabin			X		Remove or Restore / Relocate
THRI-221	586	1900	Cabin			X		Remove or Relocate / Restore
THRI-222	1,090	1920	Cabin			X		Remove or Relocate / Restore

HISTORICAL RESOURCES

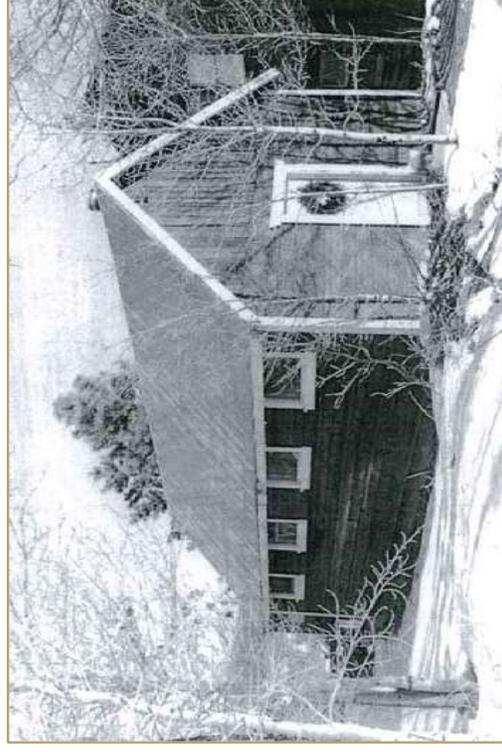
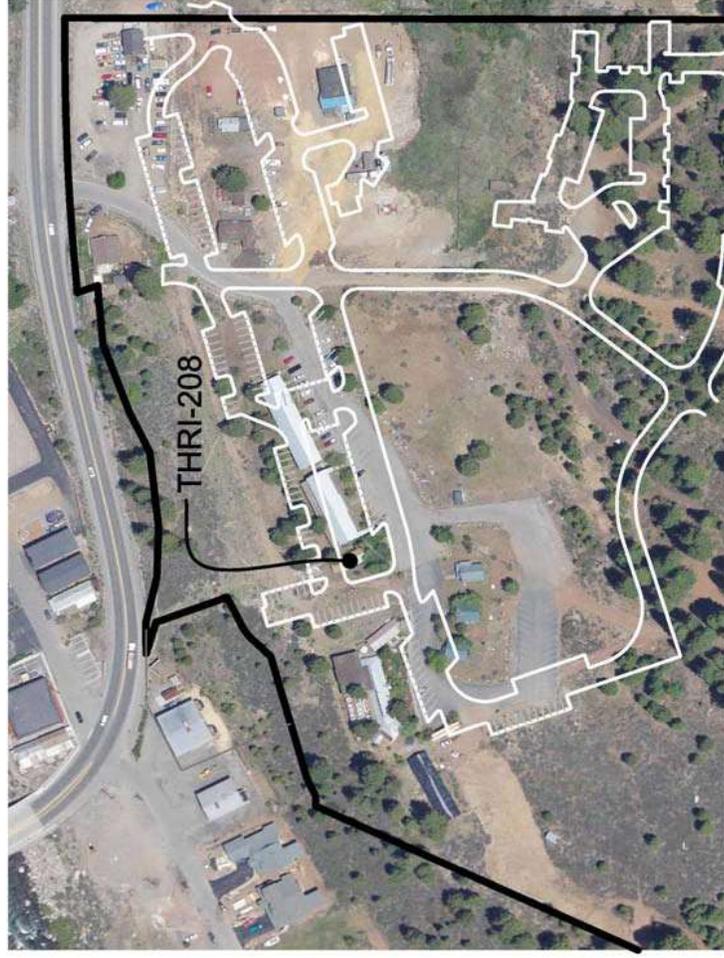
The following is a commentary of each structure, its existing status and an explanation of how the structure (architectural element) is woven into the Hilltop Master Plan. Complete descriptions of the historical components and contributing elements of each structure can be found in the Technical Appendices hereto.

- 1. Resource THRI-207.** These structures comprised two 2-story apartment complexes and were constructed between 1940 and 1960. They housed employees of the Northstar-at-Tahoe ski resort before employee housing was constructed at the resort. The structures were Category D – Non-Essential resources. Because of their declining condition and the completion of the first phase of the Sawmill Heights employee housing facility, the structures were demolished in the spring of 2007. The following is a location map of the demolished structures in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of their condition prior to demolition.



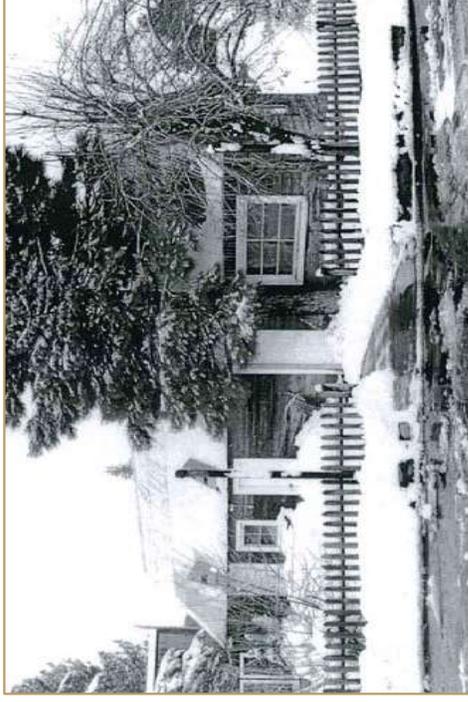
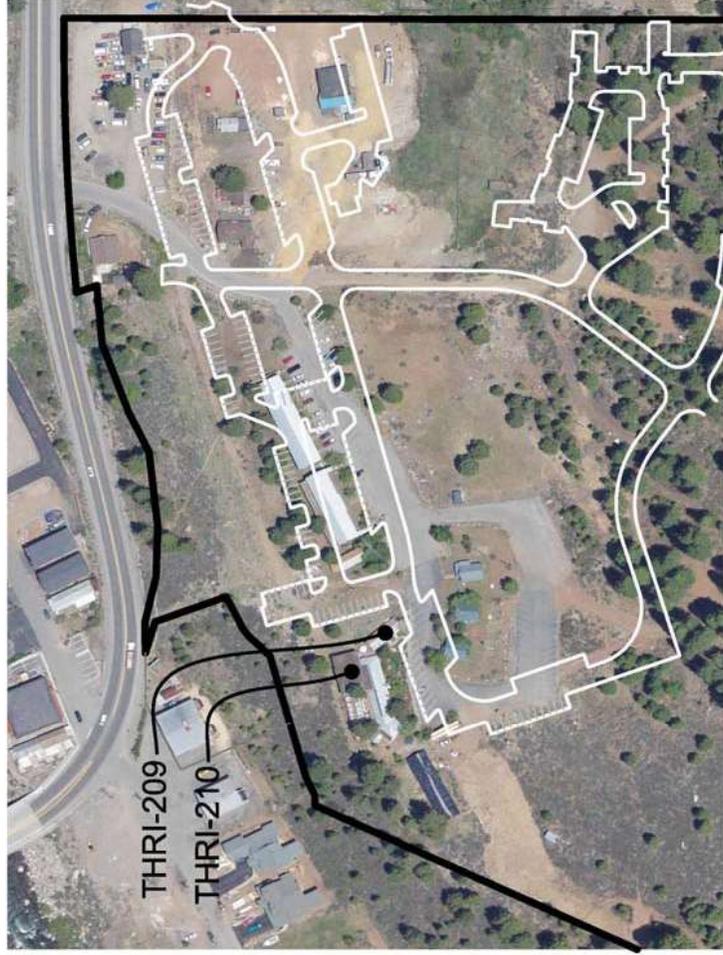
HISTORICAL RESOURCES

- Resource THRI-208.** This structure (cabin) was constructed in the 1930s and is a Category B – Contributing resource. The Truckee Historic and Architectural Inventory notes the structure as being in relatively good condition. However, field investigations revealed that this structure is rapidly deteriorating and in need of major repairs or restoration. The design goal is to restore the resource as a key element of the DH-C (Downtown Commercial Historical) District. This structure will remain in its current location and may be complemented with three relocated structures (Resources THRI-215, 216, and 217). The intent is to form a tract of restored, historic structures that contribute to the past activity of the Hilltop ski area by providing retail shops adjacent to the existing Cottonwood restaurant. This will recreate the historic environment for which the Hilltop ski area was once known. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



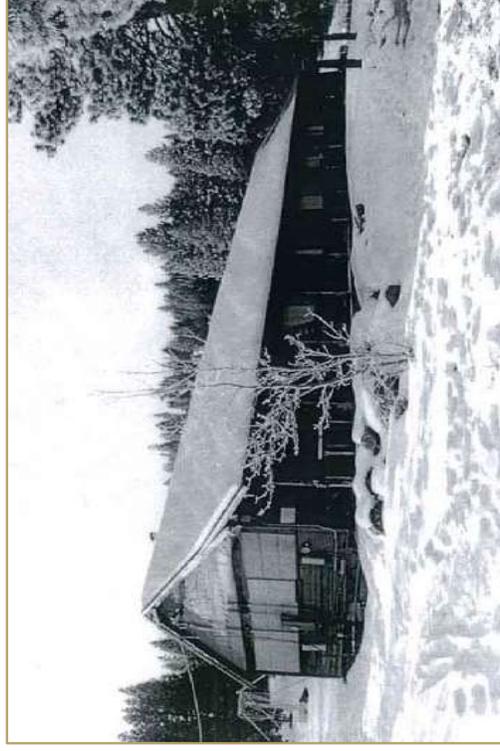
HISTORICAL RESOURCES

3. **Resources THRI-209 and THRI-210.** These structures are known as the Cottonwood restaurant (THRI-210) and its associated storage/utility building (THRI-209) which were constructed in 1928. The Cottonwood restaurant is a Category A – Essential resource and the storage/utility building is a Category B – Contributing resource. As previously noted, the Cottonwood structure is considered individually eligible for the National Register of Historic Places (NRHP). Both structures will remain in their current locations and will serve as the “anchor” elements of the Hilltop Village Core area. The following is a location map of both structures in relation to the Hilltop Master Plan (outlined in white), as well as photographs of existing conditions.



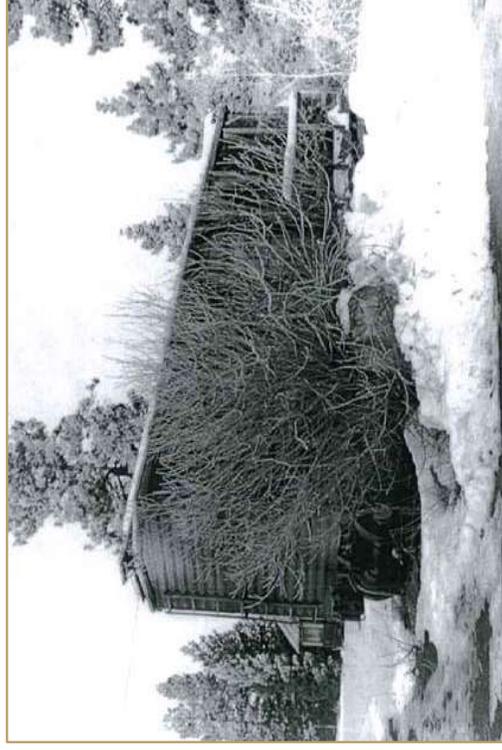
HISTORICAL RESOURCES

4. **Resource THRI-211.** This structure (shed), known as the Valerie building, was constructed between 1930 and 1940 and is a Category B – Contributing resource. During recent attempts to restore this deteriorating structure, asbestos shingles used for siding and roofing were removed. It was also discovered that several structural components of the building were rotting and unstable. While the economic likelihood of restoring this structure is minimal to none, it does have historical significance. Therefore, the design goal is to remove the structure, recover salvageable materials, and construct a similar building in the Hilltop Park. It is proposed that the new building will replicate a traditional “ski warming hut” and include restroom facilities. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



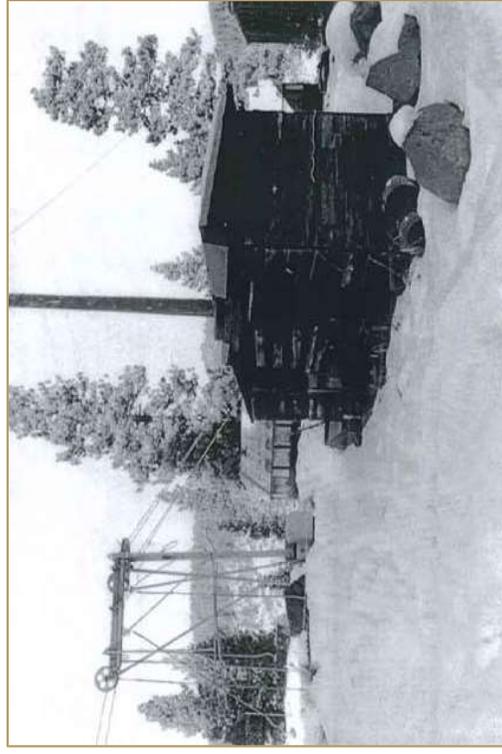
HISTORICAL RESOURCES

- Resource THRI-212.** This railcar (not a structure) was constructed between 1880 and 1890 and is a Category C – Supporting resource. While not useful as a building, the railcar is an interesting visual/aesthetic resource. Therefore, the design goal is to relocate the railcar, ideally to Hilltop Park though not yet confirmed, and use it as an architectural/landscaping feature. The following is a location map of the railcar in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



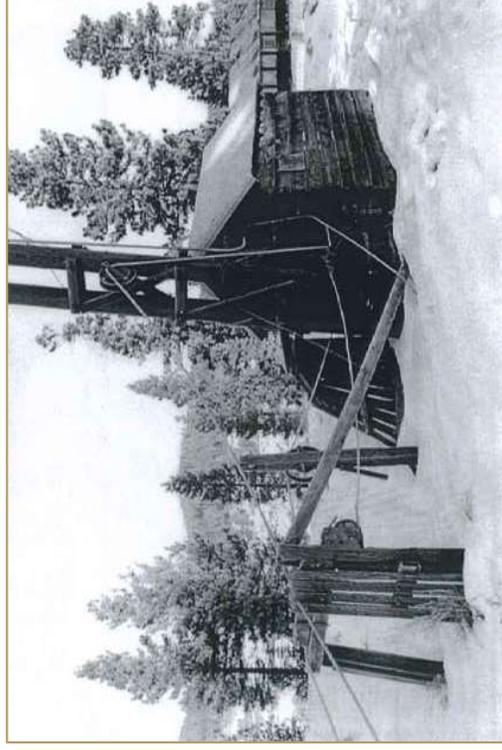
HISTORICAL RESOURCES

6. **Resource THRI-213.** This structure (shed) was constructed between 1940 and 1960 and was a Category C – Supporting resource. In the 2004 winter season the structure collapsed under snow build-up. No remaining architectural or structural elements were salvageable and, thus, all building debris was removed from the site. The following is a location map of where the structure stood in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of previous conditions.



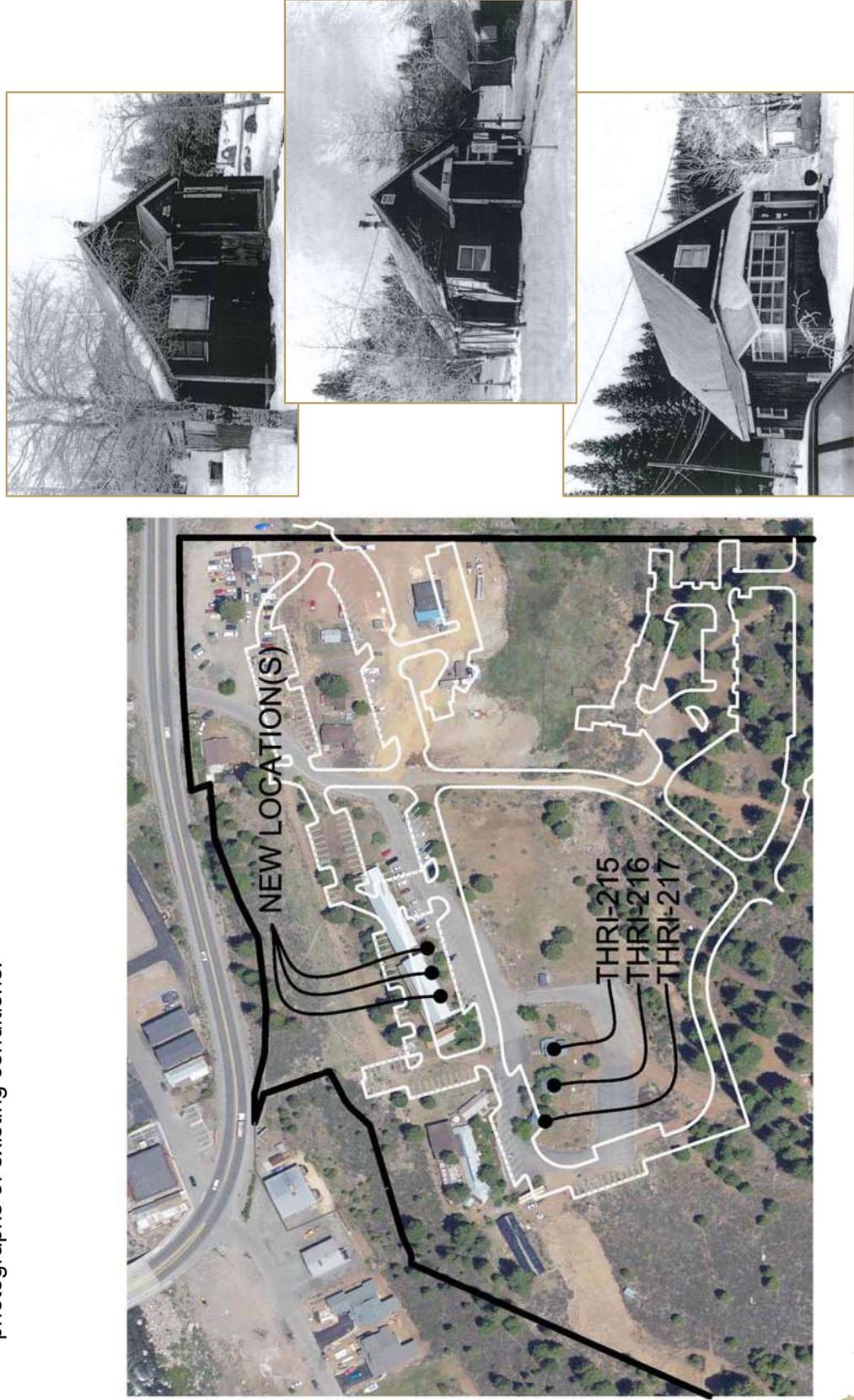
HISTORICAL RESOURCES

- Resource THRI-214.** This structure (rope tow/lift hoist) was constructed in the 1940s and is a Category C – Supporting resource. The design goal is to relocate the structure slightly to the south and restore it for use as the “anchor” element at Hilltop Park. Relocation and restoration of this structure will provide a historic contribution to Hilltop Ski Hill. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



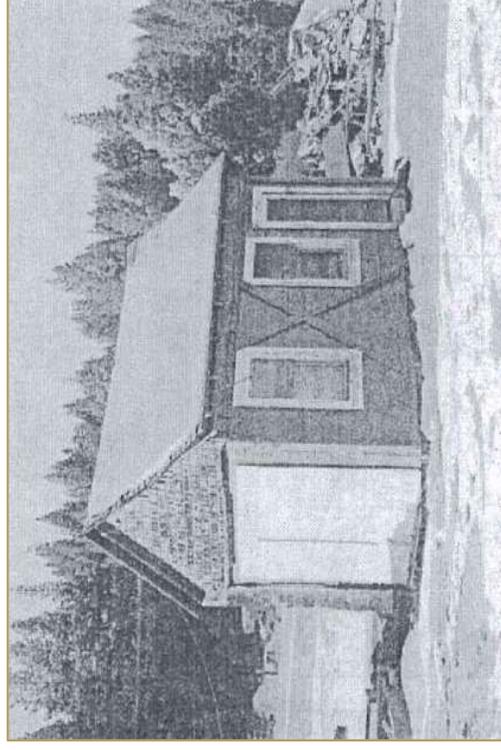
HISTORICAL RESOURCES

8. **Resource THRI-215, THRI-216, & THRI-217.** These three structures (cabins) were constructed between 1930 and 1940, and all three structures are Category B – Contributing resources. The design goal is to restore and possibly relocate these structures. As previously discussed for Resource THRI-208, the buildings may form a tract of restored, historic structures that contribute to the past activity of the Hilltop ski area by providing retail shops adjacent to the existing Cottonwood restaurant. This will recreate the historic environment for which the Hilltop ski area was once known. Depending on the ability to relocate the buildings while maintaining their historic integrity, it is also possible that the cabins may stay in their current locations and be utilized as small, detached single family homes. The following is a location map of the structures in relation to the Hilltop Master Plan (outlined in white), as well as photographs of existing conditions.



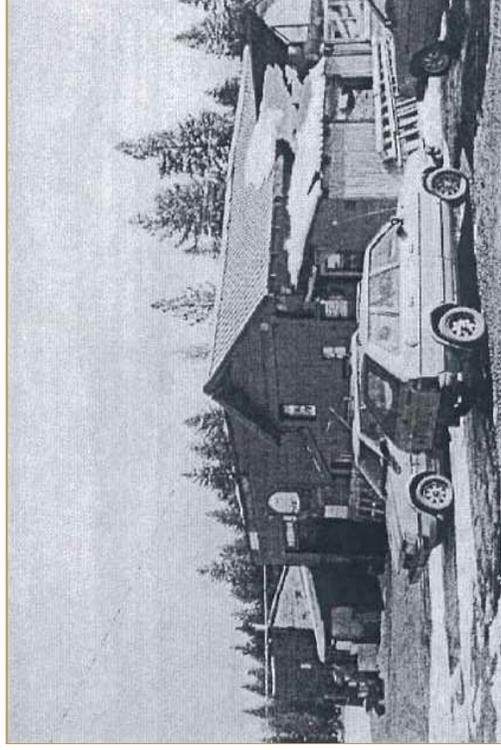
HISTORICAL RESOURCES

- Resource THRI-218.** This structure was constructed in the 1900s and was a Category C – Supporting resource. While the building no longer exists, the following location map shows where the structure is believed to have stood in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of previous conditions.



HISTORICAL RESOURCES

- 10. Resource THRI-219.** This structure was constructed between 1910 and 1930 and is a Category D – Non-Essential resource. While the building is currently used as a cabinet shop, the design goal is to remove the structure in its entirety. The following is a location map of the structure in relation to the Hilltop Master Plan (outlined in white), as well as a photograph of existing conditions.



HISTORICAL RESOURCES

- 11. Resources THRI-220, THRI-221, and THRI-222.** These structures (cabins) were constructed between 1900 and 1920 and are Category C – Supporting Resources. While these cabins do incorporate various architectural elements, they have been remodeled over the years and have lost a degree of historic integrity, in terms of contributing to Truckee's local character. While specific development plans have not been formalized, these structures have restoration potential and will most likely be relocated. Therefore, upon requests for specific land use entitlements for these cabins, their structural integrity (in terms of restoration and relocation) will be addressed and, if possible, the buildings will be relocated and restored. The Hilltop Master Plan incorporates architectural elements in its design standards to reflect the type of architecture these structures offer. The following are a location map of the structures in relation to the Hilltop Master Plan (outlined in white) and photographs of existing conditions.

