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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

DIVISION OF
NATIONAL REGISTER PROGRAMS
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Tahoe Meadows

other names/site number _____

2. Location

street & number Highway 50 between Ski Run Blvd. and Park Ave.

NA not for publication

city, town South Lake Tahoe

NA vicinity

state California

code CA

county El Dorado

code 017

zip code 95729

3. Classification

Ownership of Property

private

public-local

public-State

public-Federal

Category of Property

building(s)

district

site

structure

object

Number of Resources within Property

Contributing

89

Noncontributing

65 buildings

_____ sites

_____ structures

_____ objects

89

65 Total

Name of related multiple property listing:

NA

Number of contributing resources previously

listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Kathryn Swathlow

Date 2-20-90

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Entered in the
National Register

Helen Byer

3/29/90

[Signature]
Signature of the Keeper

Date of Action

See continuation sheet

6. Function of Use

Historic Functions (enter categories from instructions)

Domestic/Camp
Landscape/Conservation Area
Landscape/Natural Feature

Current Functions (enter categories from instructions)

Domestic/Camp
Domestic/Single Dwelling
Landscape/Conservation Area

9. Major Bibliographical References

Lake Valley's Past, A Guide to Twenty Historical Sites at Tahoe's South Shore, Lorene Greuner, Lake Tahoe Historical Society, 1971.

The Saga of Lake Tahoe, Edward B. Scott, Sierra-Tahoe Publishing Co., 1957.

The following archives were searched for information relating to early homeowners associations and planned communities in the Lake Tahoe region: the Bancroft Library, Univ. of California, Berkeley; California Secretary of State Records, Sacramento; California State Archives, Sacramento; South Lake Tahoe Historical Society; Mulford Hall Forestry Library, U.C. Berkeley; Nevada Historical Society, Reno; Nevada Secretary of State Records, Carson City; Nevada State Archives, Carson City; Tahoe Tribune, South Lake Tahoe; Sacramento Public Library; South Lake Tahoe Public Library; U.C. Davis Library; U.S. Forestry Service Regional Office, San Francisco; U.S. Forestry Service Pacific Southwest Range Experiment Station, Berkeley.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 106 acres

UTM References

A	1, 1	2, 4, 3, 7, 0, 0	4, 3, 1, 5, 2, 6, 0
	Zone	Easting	Northing

B	1, 1	2, 4, 4, 3, 6, 0	4, 3, 1, 6, 0, 2, 0
	Zone	Easting	Northing

C	1, 1	2, 4, 4, 7, 0, 0	4, 3, 1, 5, 5, 4, 0
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D	1, 1	2, 4, 4, 1, 6, 0	4, 3, 1, 5, 2, 6, 0
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See continuation sheet

Verbal Boundary Description

See attached sheet.

See continuation sheet

Boundary Justification

The boundaries of Tahoe Meadows remain as they were in the original plat.

See continuation sheet

11. Form Prepared By

name/title Sally B. Woodbridge, Architectural Historian
organization _____ date July 25, 1989 (revised 12/29)
street & number 2273 Vine Street telephone (415) 848-4356
city or town Berkeley state CA zip code 94709

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Recreation
Architecture
Community Planning and Development

Period of Significance

1925-1941

Significant Dates

NA

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Maybeck, Bernard

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Tahoe Meadows Historic District is significant in the recreation and community planning and development history of the South Lake Tahoe area under Criterion A as an early summer recreation spot developed with a protective covenant. The district reflects the recreational development of South Lake Tahoe in the 1920s and 1930s when the automobile and better roads made the area an increasingly popular and accessible vacation spot during the summer months. The development was the earliest example in South Lake Tahoe of a planned subdivision with a property owner's association and a protective covenant to preserve the natural environment. The property is also significant in the architectural development of the area under Criterion C as an intact grouping of rustic vacation cottages built in a natural setting during the 1920s and 1930s in a variety of popular contemporary styles. With the outbreak of World War II, building came to a halt. This is a visually cohesive district with a strong sense of time and place.

Lake Tahoe is one of the nation's most historic and important recreation areas. Although both the California and the Nevada sides of the lake were developed for recreational use during the 19th century, the various areas around the lake grew in response to particular circumstances. South Lake Tahoe was strongly affected by the growth of automobile transportation. The 19th-century Pioneer Trail across the valley evolved from a principal route for immigrants into California and for parties of miners bound for the Comstock Lode or for the Washoe Diggings to become California's first state highway in 1896. The increasing popularity of the automobile and other gasoline-powered vehicles in the 20th century is reflected in the continuous and ongoing improvements of U.S. 50, as the highway is now called. U.S. 50 is a major boundary of Tahoe Meadows.

As the recreational use of the south shore grew more diversified, the number of public lodgings increased. The Tahoe Meadows property was originally part of a land patent granted to William W. Lapham by the U.S. Government in 1867. Lapham ran a commercial fishing business at Lapham's Fish Market and Landing. About 1870, he also built a hotel and enlarged it the next year, changing the name to Lapham's Hotel and Landing.

9. Major Bibliographical References

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- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 106 acres

UTM References

A	<u>1</u> <u>1</u>	<u>2</u> <u>4</u> <u>3</u> <u>7</u> <u>0</u> <u>0</u>	<u>4</u> <u>3</u> <u>1</u> <u>5</u> <u>2</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing
C	<u>1</u> <u>1</u>	<u>2</u> <u>4</u> <u>4</u> <u>7</u> <u>0</u> <u>0</u>	<u>4</u> <u>3</u> <u>1</u> <u>5</u> <u>5</u> <u>4</u> <u>0</u>

B	<u>1</u> <u>1</u>	<u>2</u> <u>4</u> <u>4</u> <u>3</u> <u>6</u> <u>0</u>	<u>4</u> <u>3</u> <u>1</u> <u>6</u> <u>0</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing
D	<u>1</u> <u>1</u>	<u>2</u> <u>4</u> <u>4</u> <u>1</u> <u>6</u> <u>0</u>	<u>4</u> <u>3</u> <u>1</u> <u>5</u> <u>2</u> <u>6</u> <u>0</u>

See continuation sheet

Verbal Boundary Description

See attached sheet.

See continuation sheet

Boundary Justification

The boundaries of Tahoe Meadows remain as they were in the original plat.

See continuation sheet

11. Form Prepared By

name/title <u>Sally B. Woodbridge, Architectural Historian</u>	date <u>July 25, 1989 (revised 12/29)</u>
organization _____	telephone <u>(415) 848-4356</u>
street & number <u>2273 Vine Street</u>	state <u>CA</u> zip code <u>94709</u>
city or town <u>Berkeley</u>	

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designed by architects, in general the buildings have a vernacular appearance. It was common practice to add on to the original cabins as children grew older and family needs changed.

Most of the cabins built from 1925 to 1941 have one to one-and-a-half stories and gable roofs. Lumber mills in the area probably provided owners and carpenters with stock plans as well as windows and doors. Loft bedrooms were often inserted into the half-story under the roof. Although rectangular plans are typical, gable-roofed wings occur either perpendicular to the main section or attached to the ends. Shed-roofed extensions attached to the main part of the structure are also common for bathrooms and closets.

In respect to building materials, wood was commonly used for framing, siding, and roofing. Boards and battens were used to erect a single-wall structure without framing. Another method of building without studs and other framing pieces was to nail horizontal weatherboards to vertical boards used for interior sheathing. Shingles, lapped siding, and logs were also used on exteriors. Varying sizes of wood shingles, corrugated and standing seam metal, and mineral roofing and shingles were common roofing materials. Although several cabins have stone chimneys built in the early years with Indian labor, most have metal flues. Foundations are made of logs set on rocks or wood footings, concrete footings, and poured concrete. A variety of windows and doors occur including small and large casement windows and French doors, most of which were probably stock items, and double-hung windows. Wooden winter shutters hinged to the frames of windows are common.

Another common practice was building separate structures for sleeping. Other support structures such as garages and storage sheds of varying sizes were also built separately resulting in clusters of buildings that have an overall woody character and often use the same materials.

The overall character of the Tahoe Meadows buildings echoes the philosophy stated in the protective covenant dated June 27, 1937, and reconfirmed in the Building and Design Standards adopted April 4, 1973:

The object of the owners of land in Tahoe Meadows is to maintain the beautiful rustic character of the woods, meadows, and lake shore and to insure that it shall not be spoiled by overcrowding of lots, fire, unsanitary conditions, or other damage to the natural lands.

The guidelines aim to "foster harmony between architectural design and natural harmony". Minimum lot size is 13,000 s.f. with 80-foot frontage on a road, desert, or meadow. The front setback is at least 20 feet; side setbacks are at least 10 feet. Buildings are sited informally to preserve views and existing vegetation. Overall design must be approved; flat-top roofs are prohibited; height limitation for all

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structures is 26 feet. In keeping with the early traditions of building at Tahoe Meadows, dark, dull, or naturally weathering colors are mandated for large surfaces. Stains are preferred to paints.

Integrity is high for the Tahoe Meadows buildings. Modifications have occurred, but many of them are historic and harmonious with the original rustic character of the buildings. Over half of the structures are contributing because of age; those which are not yet 50 years old show a strong continuity with the others. A map showing the contributing properties keyed to the owners' names is attached.

Building descriptions: Descriptions are numbered according to map numbers which are keyed to property owners. Photographs are provided for most of the contributing structures and for a representative number of non-contributing structures. Photographs of the Meadow and the Desert are provided because they are important elements of the historic district.

To make the building descriptions as concise as possible, the text for each one will follow this form: 1. number of stories; 2. shape or plan; 3. roof type; 4. siding; 5. types of doors and windows; 6. decks and porches; 7. unusual features such as stone chimneys; 8. secondary structures; 9. date; 10. alterations, if any.

1. #1 - Non-contributing. Built in 1940 but substantially altered.
2. #2 - Non-contributing because of age.
3. #3 - Non-contributing because of age.
4. #4 - Non-contributing because of age.
5. #5 - Non-contributing because of age.
6. #6 - Non-contributing. Built in 1940 but substantially enlarged.
7. #7 - One and one-half stories; rectangular; gable roof with wood shingles; weatherboard siding, shingles, and vertical scalloped siding in gable ends; variety of windows including six/six-light, double-hung, and casements; wood doors; winter shutters; flat-roofed raised porch across front with square posts and a rustic railing with crossed members; porch roof is attached to main roof above the eaves. A sleeping cabin is attached to the main cabin by a breezeway of the same construction as the front porch; one-story, rectangular; gable roof with shingles; weatherboard siding; casement windows with aluminum screens. Cabin #2: One room, rectangular; gable roof with mineral sheathing; base has vertical board siding, weatherboards on upper part; casement windows; winter shutters; board door. Date: 1935. Three buildings.

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8. #8 - Non-contributing because of age.
9. #9 - One story; irregular T-shape with a rear wing; gable roof with wood shingles; beveled wood siding with scalloped vertical siding in gable ends; six- and eight-light casement windows in flat frames grouped in threes on the front and ends; solid wood doors; wood deck on front and back. Rectangular, gable-roofed garage of the same materials. Two structures. Date: 1927.
10. #10 - Non-contributing because of age.
11. #11 - One and one-half stories with one-story wing; rectangular; gable roof over main section, flat roof over wing; wood shingles on main roof; round log siding; paired six-light casement windows with wood frames in deep reveals; wood doors. Date: 1927.
12. #12 - Non-contributing because of age.
13. #13 - One story; irregular L-shape; gable roof with wood shingles, molded cover boards, and shaped diagonal brackets; weatherboard siding; 15-light casement windows in front, various other casement windows, winter shutters; doors clad in siding with four-light windows; foundation of logs set on rocks. First sleeping cabin: Same plan and design as the main cabin. Second sleeping cabin: Rectangular shape with mono-pitched roof covered with mineral roofing, molded cover boards, and exposed, clipped rafter ends; same siding as the main cabin; 10-light French doors and solid wood doors; paired four-light casement windows, winter shutters. Third sleeping cabin: Same construction as the second cabin with a small deck in front. Four structures in all. Date: 1925. Architect: Bernard Maybeck, attributed.
14. #14 - One and one-half stories; main section has rectangular shape with a projecting element adjacent to a one-story, shed-roofed wing attached to one end of the building; a second wing is attached to the other end and has a deck with stair access on top; the gable roof over the main section is curved at the ridge and clad in mineral roofing; a log chimney rises through the roof on one end; typical windows are paired six-light casements in flat wood frames; French doors with 10 lights and wood doors with six-light windows; siding combines board-and-batten with cedar with bark; rustic log pergola covers rear deck. An open pavilion of logs with a conical roof is connected to the pergola. Two structures. Date: 1920. The roof deck is an alteration, but is small, compatible, and does not affect the overall integrity.

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15. #15 - One story; rectangular with rear wing; gable roof; board-and-batten siding; both casement and double-hung windows with varying number of lights; 10-light French doors and paneled wood doors with single windows in flat wood frames. Date: 1923.
16. #16 - Non-contributing because of age.
17. #17 - Non-contributing because of age.
18. #18 - Non-contributing because of age.
19. #19 - One story; L-shape; gable roofs with wood shingles; shingled siding, wood base; large industrial steel-sash window with 20 lights and a four-light casement section in center set in the gable end in front; other windows are paired four-light casements; two sets of one-light French doors; winter shutters. Date: 1934. Architect: Bernard Maybeck, attributed. The cabin was raised about three feet some years ago because run-over water from winter rain and snow threatened the low base. Since the rest of the structure was not changed and the alteration was done to protect the building, it is deemed not to have destroyed its integrity.
20. #20 - Non-contributing because of age.
21. #21 - Non-contributing because of age.
22. #22 - One and one-half stories; rectangular with one-story, shed-roofed additions on side and rear; main section has a standing-seam metal, gable roof; bevel siding; casement windows in flat wood frames; 10-light French doors; winter shutters; wood deck on front with canopy over one corner supported on a log post; recent addition of a small balcony on the front with an ornamental cast-iron railing and decorative brackets, ornamental modilion projects from ridge above balcony. Date: 1938. Recent balcony and ornament are minor and easily detached; overall integrity is good.
23. #23 - Non-contributing because of age.
24. #24 - Non-contributing because of age.
25. #25 - Non-contributing because of age.
26. #26 - Non-contributing because of age.
27. #27 - Non-contributing because of age.
28. #28 - Non-contributing because of age.

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29. #29 - One story; irregular rectangular; both gable and shed roofs with mineral roofing; board-and-batten siding; paneled and solid wood doors; casement windows with two lights set in flat frames. Second cabin of similar design but smaller. Date: 1926-30.
30. #30 - Non-contributing because of age.
31. #31 - Non-contributing because of age.
32. #32 - Non-contributing because of age.
33. #33 - One story; U-shape; gable roofs with wood shingles; board-and-batten siding; variety of windows, mainly casement in flat frames; solid wood doors; wood deck set in U; small shed-roofed storage element off one rear wing. Second sleeping cabin: One-room, rectangular box; gable roof; board-and-batten siding; shuttered openings and a wood door with a single light in a flat frame. Date: 1926.
34. #34 - Three cabins: 1. One story; rectangular; gable roof with wood shingles; board-and-batten siding; single-light casement windows in wood frames; wood doors; wood deck on one end with contemporary roof of wood shakes. 2. One and one-half stories; rectangular; gable roof with wood shingles; board-and-batten siding; variety of windows in flat frames; wood-paneled door with single light. 3. Small, one-room, rectangular box; gable roof with wood shingles; irregular shake siding; small, single-light windows with wood shutters; wood door with gable-roofed hood with log cornice. Date: 1938. Minor changes. Contemporary gable roof over deck on cabin #1 is not attached to main structure. Overall integrity is good.
35. #35 - Non-contributing because of age.
36. #36 - Non-contributing because of age.
37. #37 - Two stories with one-story wings; rectangular with two wings attached to rear corner; gable roofs and one gable-roofed dormer in front; wood shingles; shingle siding with alternating courses laid two inches to the weather; variety of windows in flat frames; small wood decks on front and back. Date: 1928. A second building on the property is non-contributing because of age.
38. #38 - Non-contributing because of age.
39. #39 - Non-contributing because of age.

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40. #40 - One story with privy attached to back; rectangular with square projection; gable roof of corrugated metal; privy has flat roof; weatherboard siding; privy has battered walls; vertical boards on double wood doors on front, solid wood back door. Three wood tent-cabin frames consisting of wood bases with stud-framing for canvas tents. Four contributing structures in all. Date: 1930.
41. #41 - One story; irregular T-shape; gable roof on main section with shingles; rear sections have low pitched shed and flat roofs; variety of windows; some are four-light casements in flat wood frames; wood doors with single-light windows; winter shutters; bevel-siding in two widths of boards; interior is intact and has exposed framing on walls and roof and original kitchen with hand pump on drainboard. Gable-roofed storage shed with wood siding near house. Date: 1927. (Two structures.)
42. #42 - Non-contributing because of age.
43. #43 - One and one-half stories; rectangular; gable roof with wood shingles extended to make a canopy over the front door supported on two wood posts; horizontal bevel-siding with vertical siding with scalloped ends laid in gable-ends; variety of windows in flat frames with winter shutters; wood doors also with shutters. Garage has the same form and materials. Outbuilding #2 is rectangular; gable roof with wood shingles; wide boards nailed horizontally used as siding; one door and window. Tent frame of wood. Four structures in all. Date: 1937.
44. #44 - One story; rectangular with small projections at each end on back; gable roof with the back slope extended to cover rear projections; board-and-batten siding; casement windows in several sizes in flat frames; winter shutters; two front and two back doors (cabin is a duplex) of wood; small wood deck in front. Date: 1925.
45. #45 - One story; irregular, main section rectangular with back extension and another wing attached to a front corner; main section has a gable roof extended over the back sections, side wing has a flat roof with a deck on top; casement windows of various sizes with winter shutters; wood doors also shuttered; wood deck on front. Date: 1921. Minor alterations such as wood deck on roof; overall integrity is good.
46. #46 - One story; irregular rectangle with wings and rear extension; gable roofs with wood shingles extended over rear section; one wing appears as an attached cabin with a separate entrance; stone chimney; board-and-batten siding; variety of windows with six-light casements and double-hung wood sash with two lights; wood-paneled doors with one light; wood deck wraps

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46. (cont.) around one side. Garage: Rectangular with gable roof; same construction and materials as the cabin; double doors of board-and-batten on one end; one window. Date: 1935.
47. #47 - One and two stories; irregular rectangle with front and side wings; gable and shed roofs, gable roof over main section with large shed-roofed dormer on one end, wings have gable roofs and one story; roof shingled; wood shingle siding; recent adobe brick chimney on back; wooden front deck and back porch across one-half of ground floor with shed roof and wood posts; windows are six-light casements of different sizes; wood doors have windows in upper sections. Sleeping cabin is a gable-roofed, rectangular box with a shed-roofed addition on one corner and a wood deck in front; wood-shingled roof; walls had quarter-log siding and board-and-batten strip below eaves; multiple-light casement windows; shed-roofed privy has vertical board siding.
48. #48 - One-story sleeping cabin on or near property line between #47 and #48: Gable-roofed rectangular box with shed-roofed rear section for wood storage; wood-shingled roof; board-and-batten siding; casement window on one side; board-and-batten front door. Date of all four structures: 1922 with alterations in the 1930s.
49. #49 - One and two stories; rectangular main section with shed- and gable-roofed wings of one story on front and back; corrugated metal roofing; main two-story section has shed-roofed dormers front and back; stone chimney; raised wood deck in front; storage box on one side; variety of casement windows; solid wood doors. Secondary wooden structure: Rectangular with gable roof and double doors. Date: 1934. Minor alterations which do not diminish integrity.
50. #50 - One and one-half stories; rectangular; one-story wing on one end with enclosed deck on top; gable roof with wood shingles; shed-roofed dormer on one end; board-and-batten siding; variety of casement windows; solid wood doors; winter shutters. Sleeping cabin #1: One-story, rectangular with gable roof; board-and-batten and weatherboard siding; variety of casement windows with winter shutters; solid wood door; wood front deck. Sleeping cabin #2: Similar to #1 but smaller; corrugated metal roof and bevel-siding. Date: 1925. Minor alterations that do not diminish integrity.
51. #51 - Non-contributing because of age.
52. #52 - Non-contributing because of age.
53. #53 - Non-contributing because of age.

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54. #54 - Small rectangular privy with a shed roof of corrugated metal and walls of half-logs with the bark left on. Somewhat precarious but definitely a relic of the past and recognized by the owners. Date: ca. 1925.
55. #55 - Non-contributing because of age.
56. #56 - Two-story main section with one-story wing on front and recent two-story wing with wood deck attached to back corner of the building; wood-shingled gable roofs, brick chimney in center of ridge; board-and-batten siding; variety of casement windows in flat frames; wood doors with multi-light windows in upper parts; wood decks front and side. Date: 1923. Two-story wing from 1970s but is less than one-third of the house and is compatible.
57. #57 - Non-contributing because of age.
58. #58 - One story on a raised base; rectangular with front porch and a small raised deck on one side; gable roof of corrugated metal; board-and-batten siding on walls, weatherboard siding on base; variety of casement windows in flat frames; wood doors with windows in upper section; winter shutters. Sleeping cabin: Gable-roofed, rectangular box with wood boards laid flush and butt-jointed on walls and openings; small hood over door. Two structures. Date: 1925.
59. #60 - Two sleeping cabins: Both are gable-roofed, rectangular structures. #1: Has composition shingles on roof and board-and-batten siding; openings covered with wood shutters and board doors. #2: Walls clad with wide boards nailed horizontally to frame; roof of mineral sheathing; windows with shutters; wood-paneled door. Date: ca. 1915.
60. #59 - One and one-half stories; L-shape; cross-gabled roof with corrugated metal; weatherboard siding; wood deck and back porch; variety of casement windows; solid wood doors. Garage: Rectangular, gable-roofed box with shed-roofed storage on back side and gabled-hood over side door; four-light casement windows and boarded, double doors in front; garage has been re-sided and re-roofed with the same materials. Sleeping cabin L-shape; gable roofs; six-light casement windows; door and other openings have covers of board-siding; cabin has been re-sided and re-roofed with the same materials. Date: 1925. Minor changes which do not destroy the integrity of the three buildings.
61. #61 - Two stories; rectangular; gable roof with corrugated metal; shingle siding; band of five casement windows across the front with winter shutters, other windows are also casements; wood doors. The building is non-contributing because the 1972 addition attached to the 1926 cabin by a breezeway is larger.

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62. #62 - Non-contributing because of age.
63. #63 - One and one-half stories with a one-story cross-wing; T-shape; gable roofs with wood shakes; stone chimney in center of ridge; log siding with log ends crossed at corners; four-light casement windows in twos and threes and single set in deep reveals; vertical board doors; log ceiling beams extend through walls. Second cabin: Rectangular; gable-roofed with rear lean-to section; corrugated metal roof; board-and-batten siding with scalloped boards in gable-ends; casement and double-hung windows; small, gable-roofed storage shed with log siding attached to the back under a metal roof. Two buildings. Date: 1930-36.
64. #64 - Non-contributing because of age.
65. #65 - One and one-half stories; rectangular; gable roof of corrugated metal; stone chimney set against back side, center; front porch set in under roof with round log posts; ground floor has log siding with logs crossed at corners; attic section is board-and-batten; variety of casement windows with winter shutters; wood doors with windows in upper sections. Sleeping cabin #1: Square, gable-roofed box with log and board-and-batten siding; casement windows with winter shutters and paneled wood door; enclosed side porch attached to cabin by shed roof. Sleeping cabin #2: Rectangular; gable roof with wood shingles; shingled siding; casement windows and winter shutters; wood-paneled door. Tent cabin: Wood frame with corrugated metal roof and canvas sides. Privy: Small, rectangular box with wood-shingled, gable roof; board-and-batten siding and door. Five structures. Date: 1925.
66. #66 - Non-contributing because of major alterations.
67. #67 - One-story; irregular U-shape; gable- and shed-roofed sections with standing-seam metal roof; wood shingle-siding; variety of multi-light casement windows in flat frames; wood doors; rubble-stone chimney against west end of main section; shed-roofed rear addition and porch are recent; front wood deck is a replacement. Three sleeping cabins: #1 and #2 are very similar structures with gable roofs; bevel-siding with scalloped boards in gable-ends; multi-light casement windows in wood doors; winter shutters. Cabin #3: A small rectangular box with gable roof; weatherboard siding; single window and door. Date: 1928. Rear additions to main cabin are small and do not affect integrity.
68. #68 - Non-contributing because of age.
69. #69 - One story; irregular rectangular composed of several gable-roofed sections stepped back from main section along lakeshore front; shed-roofed porch

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69. (cont.) with square wood posts on front; roofing and exterior plywood siding is recent as is boxed wood chimney on back. Sleeping cabin #1: Small rectangular box with a gable roof and bevel-siding on walls and door; casement windows. Garage: Gable roof with corrugated metal; board-and-batten siding used also on double doors, weatherboard siding also used; storage box on one side. Sleeping cabin #2: Gable-roofed rectangular box with shed-roofed lean-to on back side; board-and-batten siding; casement windows in flat frames; wood doors; wood deck. Date: 1927. Main cabin is non-contributing because of recent alterations.
70. #70 - Non-contributing because of age.
71. #71 - Non-contributing because of age.
72. #72 - Non-contributing because of major alteration.
73. #73 - Non-contributing because of age.
74. #74 - One and one-half stories; L-shape; wood-shingle gable roof extended over storage box in rear, one shed-roofed dormer centered on front slope; rubble-stone chimney set in ell; paired, multi-light casement windows; winter shutters; French doors in front, wood deck in front. Date: 1937.
75. #75 - One story; irregular rectangle; wood-shingled gable roof extended to cover small projections on front and back; board-and-batten and weatherboard siding; multi-light casement windows often grouped in twos and threes; solid wood doors. Sleeping cabin: Small rectangular box with fenced deck on one end; hip roof with wood shakes; weatherboard siding; casement windows and wood door. Garage: Rectangular box with gable roof of corrugated metal; weatherboard siding; wood double doors in front, single door near back; one small window on back side. Three structures. Date: 1925.
76. #76 - One story; L-shape with small, one-room projection on west end; wood-shingled, gable roofs with rafter-ends extended beyond eaves; board-and-batten siding with bevel-siding in central band where windows are set; variety of casement windows with winter shutters; wood-paneled doors; rubble-stone chimney on back side. Garage: Two-story rectangular box with a gable roof and a dormer on the long side; shake roof with beam-ends extending under eaves; extra long wood shingles for siding; aluminum sash in attic windows; double doors of wood and two single wood doors. Aluminum sash in attic windows is the only alteration. Date: 1927.
77. #77 - One story; rectangular; gable roof with corrugated metal; casement windows; winter shutters; wood-paneled doors; extra long wood shingles irregularly

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77. (cont.) laid for siding. Date: 1935 (supervisor's cabin). Four simple box-like storage sheds of varying sizes are also on the lot and counted as contributing.
78. and - Main cabin: One and one-half stories; irregular L-shape with front and back
79. (one wings of one story; gable roofs of wood shingles and mineral roofing; board-
owner) and-batten siding with winter shutters of same material; front porch partly recessed under the roof of one wing and with a shed roof of square wood posts; rear porch of same construction; variety of casement windows in flat frames; double row of windows on west end of building and across front for the living room; doors are both solid wood and partly glazed; interior of main section of the cabin is sheathed in wide, vertical pine boards; roof framing is exposed; there are loft bedrooms at either end and a poured concrete fireplace with a pine mantle that is original, storage is built in under benches -- this is an exemplary interior. Guest cabin: Same construction and materials as main house; L-shape with porch set in ell that was enlarged in the 1950s to wrap around two sides; casement windows and wood doors with winter shutters. Sleeping cabin: Small, wood-shingled, rectangular box with gable roof; one casement window; front door of wood boards. Garage: Rectangular; gable roof; board-and-batten siding; wood-shingled roof with small attic vent and double doors of vertical boards on one end. Dates: Main house, sleeping cabin, and garage: 1922; guest cabin: 1938.
80. #80 - Non-contributing because of age.
81. #81 - Non-contributing because of age.
82. #82 - A pair of cabins built from the same plan. Both are one-story buildings and
83. #83 - have an L-shape, gable roofs with cross gables, and large mill-framed sections of wood sash with multi-lights set in the front and west ends; casement windows of different sizes are typical in both buildings as well as eight-light French doors in front; both have stone chimneys centered in the ridge; both have molded cornice boards in the gable-ends. Both have raised decks with wood walls set in the ell in back and wood decks in front. #82 has weatherboard siding and a small gable-roofed wing projecting from the east side. #83 has shingled siding and a gable-roofed rectangular wing attached to the NE corner of the building. Both buildings have raised balconies on the south end. Both were built in 1935 and are unaltered.
84. #84 - One and one-half and two stories; a chain of attached rectangular sections set in an irregular T-plan; wood-shingled gable roofs with one gable-roofed and one shed-roofed dormer; stone chimney set in the angle between the front and middle sections; multi-light casement windows grouped in front

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84. (cont.) gable-ends with three below and one above; solid wood doors; front section has two stone buttresses set on opposite corners and a stone terrace; various shingled storage boxes are attached to parts of the building near the several entrances. Date: 1930. The upper part of the middle section, east side, has been slightly altered to enlarge the upper floor; the balcony was also added in the 1960s; however, the overall integrity is very high. This is a sophisticated design that suggests the hand of an architect, but no name is recorded.
85. #85 - One and one-half stories; irregular rectangle with projecting elements on front, back, and sides; shingled gable- and shed-roofed sections, one large shed-roofed dormer on one end; walled decks front and back; variety of windows including casement and some aluminum sash; wood winter shutters, solid wood doors. Date: 1926. West wing altered in the 1950s but the alteration did not change the character and is not significant in terms of the overall structure.
86. #86 - One and one-half stories; irregular, rambling plan with rectangular sections on the ends connected by a long corridor open on the side away from the lakeshore; gable roofs with wood shingles extended over lean-tos on ends; stone chimney set into side of the end with the living room; board-and-batten siding; porch has a long wall with a band of single-pane windows on one side, the open side has log posts; variety of casement windows in flat frames; wood doors. A garage with sleeping quarters on the upper floor is set into the end of the west wing illustrating the importance of the automobile in 1926, when the cabin was built. Although the design is unusual and suggests the hand of an architect, there is no record of one or of a specific builder.
87. #87 - This cabin was copied from the one described above and differs from it only slightly. The large dormers above the garage are a somewhat later addition, of the late 1930s.
88. #88 - Non-contributing because of age.
89. #89 - Non-contributing because of age.
90. #90 - One and one-half and two stories; irregular rectangle with cross wings; gable roofs with wood shingles; shingle-siding; variety of casement windows; wood doors; winter shutters; porch set in under main roof on one side with shingled walls and log posts. Main section built in 1929 and enlarged with second story in early 1940s; other minor alterations. This is counted as contributing because the alteration is not large in terms of the rest of the house and will soon be 50 years old.

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91. #91 - Non-contributing because of age.
92. #92 - Non-contributing because of age.
93. #93 - Non-contributing because of age.
94. #94 - One story; rectangular shape; wood-shingled gable roof with one long slope; shed-roofed front porch with square wood posts and back stoop; original windows replaced with aluminum sash, flat wood frames remain; wood board doors; weatherboard siding is replacement; wood deck set in under back eaves. Date: 1935. Minor alterations not deemed significant because they are easily replaced; siding is of the same kind as original.
95. #95 - Non-contributing because of age.
96. #96 - Non-contributing because of age.

In buildings of such informal character in a severe winter climate, alterations of materials and repairs to roofs, foundations, and other parts of the buildings that are exposed to the weather occur as part of general maintenance over time. When compatible, these changes have not been judged to affect the buildings' integrity.

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This was one of the few commercial lodgings on the south shore. Lapham's property was acquired by Mrs. Marian Hill who subsequently divided it with her brother, Elisha B. Smith. Smith built up the neighboring community of Lakeside Park, which acquired a post office by 1901 and by 1915 had over 2,000 acres. Lakeside Park was a popular summer residence area. Smith's widow married Arthur M. Hill. As Catherine Smith Hill, she deeded the property, which was encumbered with debts, to the Oakland Title Insurance and Guarantee Company. This company transferred the land in a series of deeds to their agent, John H. Kimball. Kimball then sold the property to many of those who became members of the Tahoe Meadows Association when it was incorporated in 1925.

The post World War I years saw an increase in traffic to Lake Tahoe during the summer months. Several families from Berkeley purchased land from John H. Kimball in what was then part of Lakeside Park. A few cabins were built in the early 1920s, but for the most part families camped out in tents on their property. In 1924, Louis Bartlett, an expert in real estate law and the Mayor of Berkeley, drew up a subdivision plan for the property, which was incorporated as Tahoe Meadows in 1925. Another lawyer, William Gorrill, who was a pioneer in environmental law, drew up a protective covenant that placed restrictions on the use of the land. A later covenant, adopted in 1937, set down further details regarding membership, lot size, residential use, protection of the environment, location of buildings, and other restrictions. Today, Tahoe Meadows would be called a "planned unit development", a term coined in the 1960s to describe a community organization established by a developer in a recorded covenant and usually including common open space and facilities. P.U.D.s were preceded by homeowners associations, which have a long history in this country. The earliest examples, Louisburg Square in Boston, 1826, and New York City's Gramercy Park Square, 1831, are urban. The earliest western example is St. Francis Wood, 1912, in San Francisco. St. Francis Wood was in a rural-suburban part of the city at that time, but its covenant set down guidelines for both buildings and landscape.

After a diligent search of California historical archives, the researchers concluded that Tahoe Meadows is the earliest example in the Lake Tahoe region of a planned subdivision with a property owners association and a protective covenant that addresses the conservation of the natural environment. Although it is not uncommon in today's urbanized environment to cluster dwelling units to create open space for common use and enjoyment, it was an unusual concept for the sparsely populated and remote area that South Lake Tahoe was in the 1920s. Thus, Tahoe Meadows is a landmark of visionary community planning for ecologically sensitive areas.

In respect to architectural significance under Criterion C, the Tahoe Meadows buildings are representative of rustic vacation cottages in a forest setting. Approximately two-thirds of the structures are more than 50 years old. About half of these historic structures were built in the 1920s around the time of the establishment of the association. Their architectural styles encompass the range of those that were popular for vacation homes from log cabins to board-and-batten and shingled cottages,

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both simple and sophisticated. Since most of the buildings were constructed by local contractors and carpenters according to owner preference, the houses provide a record of vernacular design, methods of construction, and materials used in such vacation houses from the 1920s to the present.

Some of the early structures are rudimentary and were built mainly for shelter from bad weather. Examples of this type are the Symmes cabins (#29). The log cabin on the Dagget property (#11) is a very good example of a style used to recapture the spirit of pioneer days. Several of the cabins, though anonymous, are outstanding for their distinctive plans and materials. Examples are the cabins on the Brown (#78 and #79), Mel (#84), Gorrill (#86), and Dinwiddie (#14) properties.

Two of the cottages are attributed to one of California's most famous architects, Bernard Maybeck. In 1921, Maybeck was working on the resort buildings for Glen Alpine Springs near Fallen Leaf Lake. That same year he also designed a house in Berkeley for the photographer Cedric Wright. Wright often stayed in Cecilia and Janet Graham's cabin (#13). Cecilia, a sculptor, and Janet, a concert pianist, were also from Berkeley. The cabin, now owned by the Mannings, was built in 1925, probably from drawings made by Maybeck for the Grahams on an informal basis. Although the structure is a simple wooden box, various details, such as the curved roof brackets, are characteristic of Maybeck's work. The Anderson cottage (#19) is also attributed to Maybeck. Built in 1934, the building is a shingled, rectangular box with a high-peaked gable roof and tall narrow windows that in its form and proportions recalls cottages designed by Maybeck in Berkeley.

In summary, the Tahoe Meadows buildings not only exhibit the characteristics of a common building type, the rustic vacation cabin, but also include examples of designs by a noted California architect. Moreover, Tahoe Meadows is one of the last vestiges of vacation home development in the lakeshore forest and meadowland of South Lake Tahoe where several such developments, most of them commercial, once stood. Outside its boundaries, post-World War II commercial development predominates. The stateline gambling casinos are nearby, and pressures for increasing the density of commercial development and for building roadways to serve it are growing. To enter Tahoe Meadows is to find an island in time.

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The following information is the same for all photographs:

1. Tahoe Meadows. 2. South Lake Tahoe. 3. Ted Smith, photographer. 4. Fall 1988. 5. Tahoe Meadows Association, location of negative.

For all photographs:

First number is map number; second number is property number; third number is photograph number. Photographs are numbered in sequence with lower case letters for secondary structures.

1. #7 - 1. 3/4 view of front from SW. 2. 3/4 view from SW showing E wing. 3. Front porch. 4. End of porch and E wing. 5. Rear view from SE. 6a. Sleeping cabin, front. 7a. Sleeping cabin, back.
2. #9 - 1. 3/4 view of front. 2. 3/4 view of back. 3a. Garage: view of front. 4a. Garage: view of back.
3. #11 - 1. 3/4 view of front. 2. 3/4 view of back and E wing.
4. #13 - 1. View of N side from NW. 2. View of S side from S. 3. View of E side from SE. 4a. Sleeping cabin: 3/4 view of front. 5a. Sleeping cabin: 3/4 view of back. 6b. 2nd sleeping cabin: 3/4 view of front. 7b. View of back. 8a. 3rd sleeping cabin: view of back.
5. #14 - 1. View of S side from SE. 2. View of S side from SW. 3. View of E wing showing contemporary deck. 4. View from NW.
6. #15 - 1. 3/4 view of front and E side. 2. 3/4 view of back and W side.
7. #19 - 1. View of N side. 2. View of S side from SE. 3. View of N side. 4. E side.
8. #22 - 1. View of front from NW. 2. View of back from SW.
9. #29 - 1. View of main cabin from SW. 2. View from NW. 3. View of back from NE.
10. #33 - 1. View from NE. 2. View from SW. 3a. Sleeping cabin: front. 4a. Sleeping cabin: back.
11. #34 - 1. View from SE. 2. View from NW. 3a. 3/4 view of front. 4a. 3/4 view of back.
12. #37 - 1. View from NE. 2. View from SW. 3. View of W side.

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13. #40 - 1. 3/4 view of front. 2. 3/4 view of back.
14. #41 - 1. View of front from W. 2. View of S side. 3. View from NE. 4. Interior of kitchen. 5. Interior of living room.
15. #43 - 1. 3/4 view of front. 2. 3/4 view of back. 3a. Garage: front. 4a. Garage: back. 5b. Storage shed from front. 6b. Storage shed from back showing also tent frame.
16. #44 - 1. 3/4 view of front. 2. 3/4 view of back.
17. #45 - 1. 3/4 view of front. 2. 3/4 view of back from SW.
18. #46 - 1. View of front from NE. 2. View of back from SE. 3. View of front from NW. 4a. Garage: 3/4 view of front. 5a. 3/4 view of back.
19. #47 - 1. View of front from N. 2. View of back from SE. 3. View of back from SW. 4a. 1st sleeping cabin: front, 3/4 view. 5a. 3/4 view of back. 6b. 2nd sleeping cabin: 3/4 view of front. 7b. 3/4 view of back.
20. #49 - 1. 3/4 view of front. 2. Front from NE. 3. Back from SW. 4. Back from SE.
21. #50 - 1. View of front from N. 2. View of back from S. 3a. Sleeping cabin 1: 3/4 view of front. 4a. 3/4 view of back. 5b. Sleeping cabin 2: 3/4 view of front. 6b. 3/4 view of back.
22. #54 - 1. 3/4 view of front. 2. 3/4 view of back.
23. #56 - 1. View of front from NE. 2. View of back from SW. 3. View of back from SE.
24. #58 - 1. View from NE. 2. View of back from SW. 3a. Sleeping cabin: view of front. 4a. View of back.
25. #60 - 1a. Sleeping cabin 1: 3/4 view of front. 2a. 3/4 view of back. 3b. Sleeping cabin 2: 3/4 view of front. 4b. 3/4 view of back.
26. #59 - 1. Front view from W. 2a. Sleeping cabin: 3/4 view of front. 3a. View of side and back. 4b. Garage: view of front. 5b. View of back.
27. #61 - 1. Front view from NE. 2. Back view from SW.
28. #63 - 1. View of front from N. 2. View of back from S. 3a. Sleeping cabin: 3/4 view of front. 4a. 3/4 view of back.

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29. #65 - 1. View of front from E. 2. View of back from W. 3. View of back from N.
4a. Sleeping cabin 1: 3/4 view of front. 5a. 3/4 view of back.
6b. Sleeping cabin 2: 3/4 view of front. 7b. 3/4 view of back. 8c. Tent
cabin: 3/4 view of front. 9c. 3/4 view of back. 10d. Privy: front.
11d. Privy: back.
30. #94 - 1. 3/4 view of front from N. 2. View of front from E. 3. View of back
from S.
31. #90 - 1. View of back from S. 2. View of recessed porch on back. 3. View from
SW. 4. View of front from N.
32. #87 - 1. View of front from N. 2. View of front from W. 3. View of E side and
part of rear breezeway. 4. View of back side from S. 5. View toward
garage wing from E. 6. View of end of garage wing from S.
33. #86 - 1. View of front from W. 2. View from N. 3. View from E. 4. View of
E wing from SE. 5. View of garage wing from E showing also breezeway.
6. View of garage end of W wing from S.
34. #85 - 1. View along back side from E. 2. View along front from W (front =
lakeshore).
35. #84 - 1. View of E side. 2. View of W side. 3. View from S of back.
36. #83 - 1. View of front from W. 2. View of back from E.
37. #82 - 1. View of front from N. 2. View from SW showing W side and back. 3. View
from SE.
38. #79 - 1. View of front from NE. 2. View of back from SE. 3. View of W side from
SW. 4a. Small sleeping cabin: view of front from S. 5a. 3/4 view of back
from N.
#78 - 6b. Guest cabin: view from NW. 7b. View from SE. 8c. Garage: view of
front from S. 9c. View of back and side from N. 10d. Interior of living
room showing fireplace. 11d. View of E end of living room showing loft
bedroom.
39. #77 - 1. View of front from NW. 2. View of back from SE.
40. #76 - 1. View of front from NW. 2. View of E wing from NE. 3. View of back from
SW. 4a. 3/4 view of front and side of garage. 5a. View of back of garage.

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41. #75 - 1. View of front from NW. 2. View of back from SW. 3. View of back from SE. 4a. Sleeping cabin: 3/4 view of front. 5a. 3/4 view of back. 6b. Garage: 3/4 view of front. 7b. 3/4 view of back.
42. #74 - 1. View of front from NE. 2. View of back from SW. 3. Back view from S.
43. #72 - 1. View of back from SE. 2. View of front from NE. 3. View from W.
44. #69 - 1. View of front from E. 2. View of front from N. 3. View of back from S. 4. View of back from SE. 5a. Cabin 1: back from SW. 6a. View of front from NE. 7b. Cabin 2: view of front. 8b. View of back and side. 9c. Garage: front. 10c. Back.
45. #67 - 1. View of front from N. 2. View of front from SE. 3. View of back from S. 5a. Sleeping cabin 1: 3/4 view of front. 6a. 3/4 view of back. 7b. Sleeping cabin 2: 3/4 view of front. 8b. 3/4 view of back. 9c. Sleeping cabin 3: 3/4 view of front. 10c. 3/4 view of back.

Non-contributing: #66 - 1. View from NW. 2. View from SE. The rear wings of this building are original; the front section is a contemporary addition. The photographs are included to show an example, as in 43. #72, of how some of the Tahoe Meadows buildings have been altered.

The following photographs are of representative, non-contributing buildings:

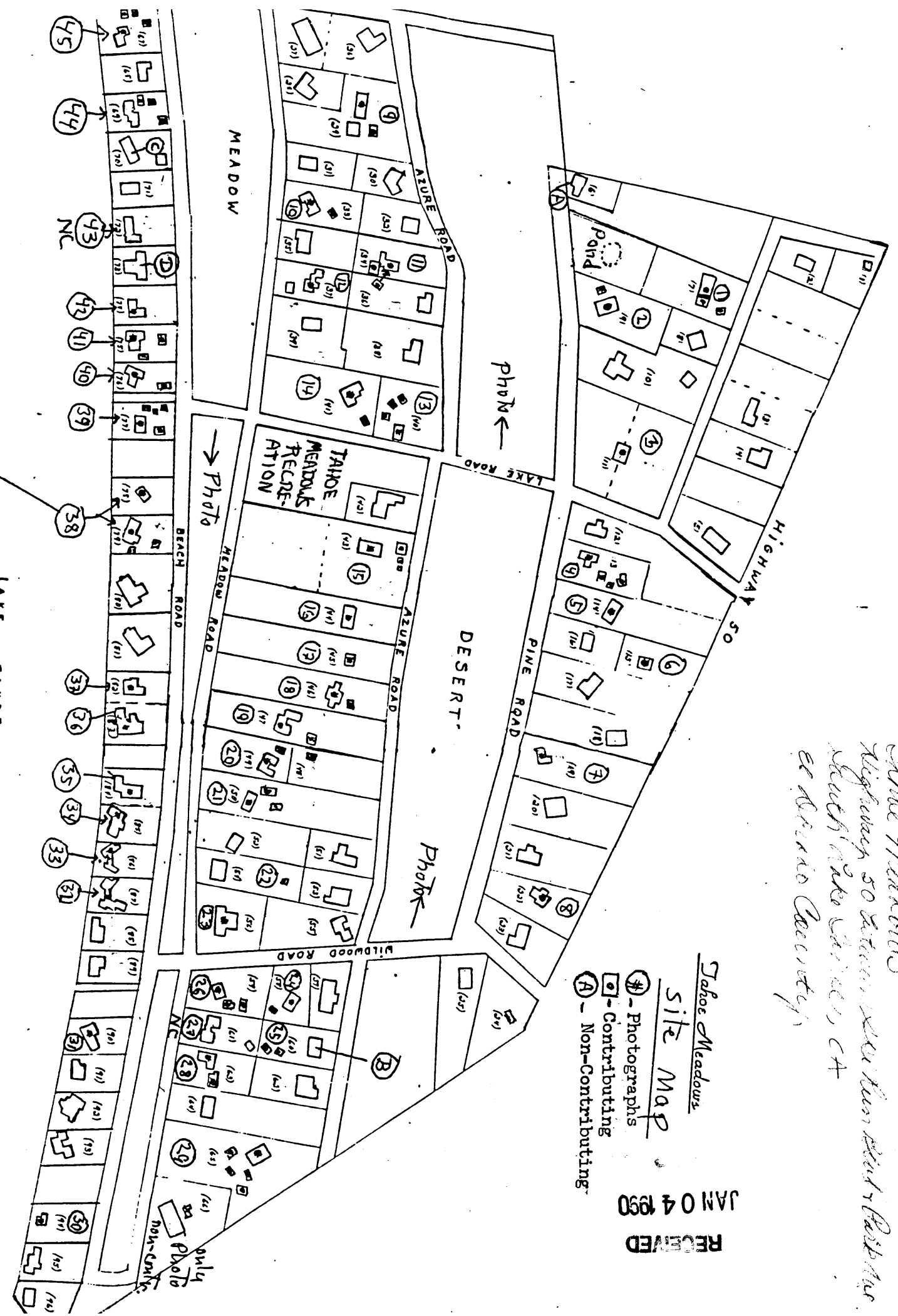
- A. #6 - A gable-roofed cottage built in 1940 with a large contemporary rear addition.
- B. #60 - An older cottage which has been enlarged and remodeled.
- C. #70 - A one- and two-story, contemporary shingle-style house.
- D. #73 - An L-plan, contemporary house designed to harmonize with its neighbors.

Views of the Meadow and the Desert.

Shore Meadows
 Highway 50 between the two old buildings
 Northside corner, CA
 re Airside Security

Shore Meadows
 Site Map
 (P) - Photographs
 (C) - Contributing
 (A) - Non-Contributing

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LEGEND:
 Compiled from June 1978 title insurance record, DSC & CS elevation datum Sept. 1956, aerial photography July 1960, and street map of June 1951 updated to Sept. 1968.

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Tahoe Meadows El Dorado County, CA

ADDITIONAL DOCUMENTATION APPROVAL ,

Antonieta Lee

5/11/92

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

AMENDMENT

Tahoe Meadows

Page 1

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AMENDMENT

Tahoe Meadows
El Dorado County
California

The status of 3755 Beach Street is amended to "noncontributing."

This change is made at the request of the owner of 3755 Beach Street who has submitted evidence the building was constructed in 1949, after the period of significance for the Tahoe Meadows National Register district, in which 3755 Beach Street is located.

Stade Craigo
Stade Craigo, AIA, Acting
State Historic Preservation Officer

March 27, 1992
Date