

PH 0036749

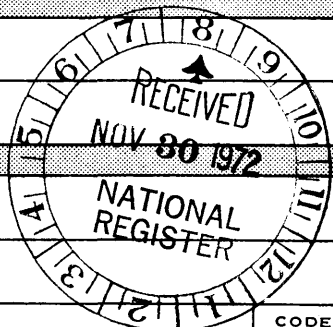
Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: El Dorado	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
PAR 30	1973



1. NAME

COMMON:
Sugar Pine Point State Park

AND/OR HISTORIC:
Phipps Cabin - Hellman - Ehrman Estate - District

2. LOCATION

STREET AND NUMBER:
Highway 89 - 3 miles south of Homewood

CITY OR TOWN:
Near Tahoma, west side of Lake Tahoe

STATE: California CODE: 06 COUNTY: El Dorado CODE: 017

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public Public Acquisition: <input type="checkbox"/> Private <input type="checkbox"/> In Process <input type="checkbox"/> Both <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
State of California, Department of Parks and Recreation

STREET AND NUMBER:
1416 - 9th Street

CITY OR TOWN: Sacramento STATE: California CODE: 06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Courthouse - Records Registry

STREET AND NUMBER:

CITY OR TOWN: Placerville STATE: California CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Department of Parks and Recreation

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Department of Parks and Recreation

STREET AND NUMBER:
1416 - 9th Street

CITY OR TOWN: Sacramento STATE: California CODE: 06

SEE INSTRUCTIONS

STATE: California
COUNTY: El Dorado
ENTRY NUMBER: PAR 30
DATE: 11/30/72

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Phipps Cabin: Located on Sugar Pine Point, just north of General (Phipps) Creek, this building (approx. 15 ft. square) was built in 1872 by William Phipps, first permanent settler on record to settle on Lake Tahoe's western shore. It is made of cribbed handhewn, pine logs, is a single story structure with a high loft; and is a rare example of pioneer simplicity, rustic skill and frontier ingenuity. The second of two cabins built by Phipps at Sugar Pine Point, it is remarkably well preserved despite the passage of 100 years. A one room building, it is sparsely furnished in a manner comparable to its early period.

Indian Bedrock Mortar Site: Not far away is an offshore Indian mortar site, and evidence of a very old wide tracked road, possibly the remains of a logging road. Also, on the location is another carriage and wagon road used in 1882 as an improved trail to Tahoe City. More recent roads leading from Highway 89 provide access to the park.

Main House (Mansion): Major physical evidence of a later phase in history at Sugar Pine Point is the Main House and supplemental structures which formed part of the Hellman-Ehrman estate. Besides the Main House, built circa 1903-04, are a tank house and a coach house.

The Main House is a three story Victorian frame and stone building with partial basement. The super structure has turretted bays and decorative exterior treatment, although the general feeling is one of simplicity, spaciousness, and solidarity.

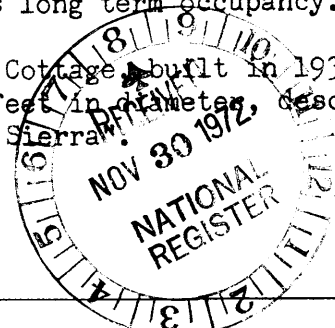
Inside are capacious fireplaces with high mantles and great width of hearth, high ceilings, and broad staircases leading to the second and third floors. The building appears in excellent condition, having been used by the Ehrman family as a summer residence until acquired by the State in 1965.

Tank House: The Tank House (approx. 60 ft. in height) built circa 1903-04 is also constructed of wood, and has two large wooden tanks within its high square tower. It is in fair condition. Attached to the Tank House is a storage building of wood construction, approx. 20 x 30 ft. in size, 1 1/2 story's high.

Coach Barn (Built 1903-04): The two story frame Coach Barn was used during Mr. Hellman's occupancy of the premises as a stable, and in part as living quarters for the coachman. In more recent times the stable was converted to a garage--the chauffeur continuing to use the upper floor as a residence. It appears today to be in good condition, as reflective of the care taken of the estate during its long term occupancy.

A later structure, the Children's Cottage, built in 1931 by the Ehrmans, is near a Juniper tree, four feet in diameter, described by John Muir as "the largest and finest in the Sierra".

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY El Dorado	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 30 1973

(Number all entries)

7. Description

During its heyday (1913) the Hellman Estate totaled 2,021 acres and was acknowledged as the finest private estate in the High Sierra.

Today the park area consists of 1,975.03 acres with 7,700 lineal feet of waterfront footage. More than 50,000 people visited the park last year (1971).



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input checked="" type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

The history of the area associated with Sugar Pine Point SP (Phipps, Hellman-Ehrman Estate) is generally that of Lake Tahoe. Without doubt, the area occupied by the buildings being submitted for registration is among the most attractive in California, having been so described by John Charles Fremont, Dan De Quille, Mark Twain, Thomas Starr King and many others.

In 1844 the scene burst upon the first of those men, to be subsequently acclaimed by thousands. One easily catalogues nine names for Lake Tahoe--among which were: Mountain Lake, Lake Bonpland, Fremont's Lake, Truckee Lake, Big Truckee Lake, Biglows Lake, Lake Mahlon, and Lake Bigler. Its final name, Tahoe, said to be Indian in origin, was officially selected by a slow to move legislature in 1945.

According to geologist John Le Conte, in commenting on its various physical aspects, the Lake is 21.6 miles long; its greatest width is 12 miles. Maximum depth of water is given as 1,645 feet. The Lake's surface elevation is approximately 6,247 feet.

The Lake, according to geologists, was formed during the Tertiary period when a large part of the crust block lying west of the main Sierran break gradually sank. No volcanic activity accompanied the subsidence at this time, though later became a factor along with subsequent glacial action.

During post-glacial times, a forest mantle covered the area, creating in conjunction with the lake, a region inviting to its precaucasian inhabitants--the Washo Indians.

Evidence of this habitation is found in Sugar Pine SP in the form of bedrock mortar sites--one of which appears to have been isolated from the coastline a matter of a few yards.

Contact with the whites effected little change in the Washo way of life at first, but by the mid 1850's, the white intruders had changed the environment sufficiently to require the Indians to depend on the whites for survival.

NOV 30 1972

NATIONAL REGISTER

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Edward B. Scott: Saga of Lake Tahoe.
 John & Ricky Warriner: Lake Tahoe, An Illustrated Guide, History.
 Rensch: Historic Spots in California.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LATITUDE			LONGITUDE
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
NW	39°	3'	20"	120°	6'	55"		
NE	39°	3'	20"	120°	6'	39"		
SE	39°	2'	52"	120°	6'	39"		
SW	39°	2'	52"	120°	6'	55"		

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Approx. 10.5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Allen W. Welts, State Park Historian III

ORGANIZATION: Department of Parks and Recreation DATE: August 14, 1972

STREET AND NUMBER: 1416 - 9th Street

CITY OR TOWN: Sacramento STATE: California CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: State Liaison Officer

Date: NOV 8 1972

I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation

Date: 3/30/73

ATTEST: [Signature]
 Keeper of The National Register

Date: 3-26-73

NW 1/4 749610 / 4326700
 SW 1/4 749650 / 4325800
 NW 1/4 749980 / 4326710
 SW 1/4 750060 / 4325840
 SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY El Dorado	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 30 1973

(Number all entries)

8. Significance

During this time the countryside was virtually swamped by an influx of emigrants and settlers, the first of the latter to settle permanently at what is now Sugar Pine Point being William Phipps, hunter and fisherman. Claiming 160 acres under the Homestead Act, Phipps built several cabins, one of which still exists at Sugar Pine Point, and set out to be a commercial fisherman with pioneer neighbors, Hunsaker and McKinney.

In 1883 the California Fish Commission forced Phipps to cease his illegal impounding of fish. In 1887 the doughty old man died in Georgetown, California, where he had gone to live.

The lakefront property was acquired several years before by William Lapham, another lake pioneer. During 1887 and 1888, Lapham built a "luxury hotel" in the area, which he named Bellevue.

With David Kaiser, Lapham ran the hotel until 1889, when it was sold to Wells Fargo and Company, to be sold in the following year to Ralph Colwell, who made extensive improvements in the hotel, making it the Lake's finest.

Bellevue was completely razed by fire in 1893, following which the area lay dormant for several years, finally coming into the hands of Isaias W. Hellman, San Francisco banker and financier.

A sumptuous summer home, subsequently to be known as "the Mansion", was completed for the Hellmans in 1903. This is one of the buildings being sponsored for registration. By 1913 the Hellman Estate, with its large gabled and turreted mansion, its outlying servants quarters, tennis court, boathouse, watertower, carriage house, ice house, and accessory structures, became noted as the finest private estate in the High Sierra.

At the time of state acquisition in 1965, it was the summer residence of Mr. and Mrs. Sydney Ehrman (nee Florence Hellman) of San Francisco. Under the excellent stewardship of its owners, the entire holding had remained unimpaired and in a superlative natural state.

