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7.	DESCRIPTION								
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			(Check O	ne)			(Che	ck One)	
-		🛣 Alter	red	🔲 Unaltered			Moved	🕅 Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

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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 Tance'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 sparcely 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, $l_2^{\frac{1}{2}}$ story's high.

<u>Coach Barn (Built 1903-04)</u>: 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". S

Form 10-300a	UNITED STATES DEPARTMENT OF THE INTERIOR	STATE	
(July 1969)	NATIONAL PARK SERVICE	California	
	NATIONAL REGISTER OF HISTORIC PLACES	COUNTY	
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7. Descr	iption		

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			
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🕅 Pre-Columbian	🔲 16th Century	18th Century	🔀 20th Century
15th Century	17th Century	19th Century	
SPECIFIC DATE(S) (If Applicable	and Known)		
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Agriculture	Invention	Science	
X Architecture	Landscape	Sculpture	
Art	Architecture	Social/Human-	
Commerce	Literature	itarian	
Communications	Military	Theater	
Conservation	Music	Transportation	

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 Jugar 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.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES		67.00					
Edward B. Scott: Saga of Lake Taho	e.						
John & Ricky Warriner: Lake Tahoe,	John & Ricky Warriner: Lake Tahoe, An Illustrated Guide, History.						
Rensch: Historic Spots in California.							
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10. GEOGRAPHICAL DATA							
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II. FORM PREPARED BY		c					
Allen W. Welts, State Park Historian	III	0					
ORGANIZATION	August 14,						
Department of Parks and Recreation STREET AND NUMBER:	August 14,	0					
1416 - 9th Street		z					
CITY OR TOWN: Sacramento		<u>code</u> v					
12. STATE LIAISON OFFICER CERTIFICATION	NATIONAL REGISTER VERIFICATION						
As the designated State Liaison Officer for the Na-	I hereby certify that this property is included in	****					
tional Historic Preservation Act of 1966 (Public Law	National Register.	the					
89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been	0, 11 7.						
evaluated according to the criteria and procedures set	Toberty atters						
forth by the National Park Service. The recommended	Chief, Office of Archeology and Historic Preserv	vation					
level of significance of this nomination is: National 🦳 State 🗌 Local 🗚	U U						
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Form 10-300a (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

INVENTORY - NOMINATION FORM

(Continuation Sheet)

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El Dorado						
FOR NPS USE ONL	Y					
ENTRY NUMBER	DATE					
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(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.

