

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00001207

Date Listed: 10/27/00

Property Name: Whittell Estate

County: Washoe

State: NV

Multiple Name: N/A

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Sarah D. Pope
(for) **Signature of the Keeper**

10/27/00
Date of Action

Amended Items in Nomination:

The Period of Significance is hereby changed to 1937--1967. 1937 marks the date that Whittell purchased the 30,000 acres around Lake Tahoe and 1967 marks the date that Whitell was forced to give 5,000 acres of his land to the state for the Lake Tahoe State Park.

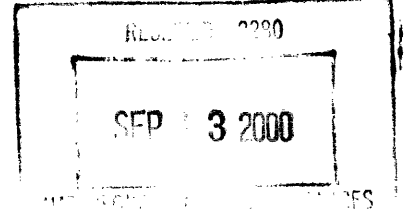
The significant dates 1969, 1972, 1985, 1998, and 1999 are hereby deleted from the nomination since they fall outside the Period of Significance. The significant date 1967 is hereby added to the nomination.

Since the two garages and lighthouse have been incorporated into the main house's additions, they are not counted as separate resources, but are included as one resource with the main house. The correct resource count is:

9 contributing buildings (gate house, Admiral's house, caretaker's house, garage at caretaker's house, elephant house, cook and butler's house, main house, card house, and boat house);

United States Department of the Interior
National Park Service

1201



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and historic districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Whittell Estate

other names/site number: N/A

2. Location

street & number 5000 Highway 28 not for publication N/A
city or town Incline Village vicinity N/A
State Nevada code 031 county Washoe zip code 89450

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant ___ nationally statewide ___ locally. (___ See continuation sheet for additional comments.)

Ronald M. Jones
Signature of certifying official

8-28-00
Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. 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): _____

Stacy D. Pope
(for) Signature of Keeper

10/27/00
Date of Action

=====

5. Classification

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Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>10</u>	<u>03</u>	buildings
<u>01</u>	<u> </u>	sites
<u>10</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>21</u>	<u>03</u>	Total

Number of contributing resources previously listed in the National Register NA

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Landscape</u>	<u>garden</u>
<u>Landscape</u>	<u>natural feature</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u>Education</u>	Sub: <u>education-related</u>
<u>Landscape</u>	<u>garden</u>
<u>Landscape</u>	<u>natural feature</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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7. Description

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Architectural Classification (Enter categories from instructions)

Late 19th and 20th century revivals
Sub: Tudor Revival

Materials (Enter categories from instructions)

foundation reinforced concrete
roof wood shingles
walls stone
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contributions to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

- ARCHITECTURE
- ART
- COMMUNITY PLANNING DEVELOPMENT
- CONSERVATION
- ECONOMICS
- LANDSCAPE ARCHITECTURE
- OTHER

Period of Significance Criterion A: 1938-1969; Criterion B: 1938-1969; Criterion C: 1938-1940
 Significant Dates 1938-40: Construction of major buildings; 1969: Death of George Whittell; 1972: Purchase of property by Jack Dreyfus; 1985: Addition built to Thunderbird Lodge; 1998: Property purchased by Del Webb Conservation Corp; 1999: Establishment of Thunderbird Lodge Preservation Society
 Significant Person (Complete if Criterion B is marked above) George Whittell
 Cultural Affiliation N/A
 Architect/Builder Frederic J. DeLongchamps
 Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository: _____

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10. Geographical Data
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Acreage of Property 5.61 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1 E	247105	N 4340250	3 E	248720	N 4339500
2 E	248585	N 4339582	4 E	247395	N 4339976

X See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By
=====

name/title Denise Bradley (Landscape Historian), Michael Corbett (Arch. Historian), and Tim Kelley
organization Dames & Moore date 15 May 2000
street & number 600 Main Street, Suite 600 telephone 415-896-5858
city or town San Francisco state CA zip code 94105

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
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(Complete this item at the request of the SHPO or FPO.)

name Thunderbird Lodge Preservation Society
street & number 5000 Highway 28 telephone 775-833-3822
city or town Incline Village state NV zip code 89450

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 1
=====

DESCRIPTION OF WHITTELL ESTATE HISTORIC DISTRICT

INTRODUCTION

The Whittell Estate is located on the eastern shore of Lake Tahoe in Washoe County, Nevada. The estate is reached from State Highway 28 by driving down a 12-foot wide asphalt driveway. The 5.61-acre estate is located on land that slopes toward the lake. The main buildings on the estate consist of a main house sited on the shoreline, four cottages for staff and guests, a gate house at the entry to the estate on State Highway 28, an Elephant House, Lighthouse, and Boat House. The buildings of the estate are connected to each other by a series of paths. The buildings, structures and landscape features that comprise the Whittell Estate are sited so as to be subordinate to and in harmony with the existing topography, rock outcroppings, and vegetation.

The principal historic buildings on the Whittell property, except the boathouse, are all of masonry construction. They are built of load bearing granite and granite stone blocks on concrete and stone foundations. Roof structures are wood rafters or timber trusses clad in wood shingles. Windows are steel casements. Doors are of heavy wood panels or planks. The buildings are rectangular in plan with projecting chimneys, entry bays, and dormers.

The architectural character of the buildings is defined primarily by their rubblework stone walls with deep reveals and buttressed chimneys, symmetrical compositions, compact and vertical massing of volumes, steep roofs with dormers, and the slightly miniaturizing effect of the relationship between eaves and fenestration. The principal ornamentation of the buildings, inside and out, is in the decorative metalwork of hardware, diamond-paned windows, sconces, chandeliers, fireplace screens, truss plates, and scenes of wildlife. Both the structural and the decorative features of the buildings reveal the craftsmanship of their makers.

The following description of the various buildings, structures, and features of the Whittell Estate Historic District is provided in the general order that they are located on the estate via the driveway that enters the property from State Highway 28.

GATEKEEPER'S HOUSE

The Gatekeeper's house was designed by DeLongchamps and O'Brien on drawings dated December 13, 1937. On those drawings it was designated "Ranger Station." It is a one-story granite stone building with stone foundation walls. It has a steeply pitched gable roof of 2"x6" rafters with slightly flaring eaves. The building measures 12'6" by 18'6" with stone chimneys projecting another 1'8" from each end wall. Decorative wrought-iron reindeer are attached to the upper faces of the chimneys. The entry is flanked by decorative iron fixtures. The building is entered through a single arched door set in a wall dormer. Inside there is a single space clad in tongue-and-groove paneling on its upper walls and ceiling (there is an attic space above). There is a fireplace at either end, flagstone flooring on a concrete slab, and decorative metal light fixtures.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 2
=====

ENTRY GATE

The first of three sets of gates on the drive into the Whittell Estate is located at the Gatekeeper's House. This ornamental gate controls access to the property by vehicles on the asphalt driveway from the highway and is not part of a consistent fencing of the whole property. The gate consists of two stone gateposts (one on each side of the driveway), a hinged gate, and a fence between the south gatepost and the Gatekeeper's House. Each gatepost is a square stone structure with a base and a cap. On top of each gate post is a decorative iron lamp fixture holding a round, white-glass globe. The gate and the fence are of wrought iron, with a top rail, a bottom rail, and vertical bars. The gate has a single leaf that is hinged on the north post and latched on the south post.

ADMIRAL'S HOUSE

The Admiral's House is similar in character to the other houses on the estate, especially the Caretaker's house and the Cook and Butler's house. However, there are no architectural drawings or early photographs to provide a precise date of construction or the name of the architect (F.J. DeLongchamps, if it was before December 1937; DeLongchamps & O'Brien if it was December 1937 or later). The structure, materials, style, floor plan, finishes, and decorative iron work are all similar to those of the other houses, indicating that this was built in the same period and by the same workers as the other houses. The source of the name for this house supposedly comes from the reference to a friend of Whittell's who stayed or lived at the house and was known as "the Admiral."

The Admiral's House is a one-and-one-half story dwelling. It is rectangular in plan with a projecting chimney at either end, a projecting gabled entrance bay on the southeast side and a gabled wall dormer on the northwest side. The house measures approximately 21 by 36 feet. Decorative iron embellishments include sconces flanking the door, a grille in the door, and large scenes with deer and trees on the outer face of each chimney.

Inside, on the ground floor there is a kitchen and a living room on either side of a central corridor, and a bathroom at the end of the corridor. The walls and ceilings are clad in tongue-and-groove paneling. The living room fireplace has an iron screen with dragon figures. Inside the front door there is a built-in telephone from the time of construction of the house. A stairway off the corridor near the front door leads to the second floor with two bedrooms.

WATER FILTRATION BUILDING

Approximately 22 feet to the east of the northeast corner of the Admiral's House is a rectangular building (approximately 24' x 13'), with a gable roof and wood shingles. This is a stud-frame structure clad on the exterior in rustic siding. It has no interior walls. Built on a steeply sloping site, it is built on a framework of braced posts on rock footings. This building houses the water filtration system for the estate. The building is of much more recent construction than the others on the property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 3
=====

SECOND GATE

The second of the three sets of entry gates is located on the driveway just west of the Admiral's House. Like the first entry gate, this one consists of two square granite posts, surmounted by a light fixture. These gateposts are about a foot taller than the first gateposts but are otherwise similar in design with a base and a cap. The iron light fixtures and white glass globes are also similar to those at the first gate. The original gate has been replaced by a chain link gate hinged at the north gatepost.

GARAGE

The garage was designed by DeLongchamps & O'Brien on drawings dated December 15, 1937. On those drawings it was designated "Garage Building." It is a one-story stone building with stone foundation walls. It has a steeply pitched gable roof of 2" x 8" rafters with slightly flaring eaves. The building is a simple rectangle in plan, measuring 15' x 28'. The garage is entered through a garage door at the south end and is lit by four casement windows on each side and one at the rear. Six of the nine original diamond pane window sashes have been replaced. The interior is a single space clad in tongue-and-groove panels on the upper walls and ceiling. Above the garage is an attic space ventilated through wood louvers in each gable.

CARETAKER'S HOUSE

The Caretaker's House is similar in character to the other houses on the estate, especially the Admiral's house and the Cook and Butler's house. Architectural drawings of a Caretaker's Cottage dated December 3, 1937 by DeLongchamps & O'Brien are somewhat different but may be an early plan for this house. These drawings show a one-and-one-half story dwelling measuring 18' x 30' while the house that was built has an additional level below the one-and-one-half stories and measures 18' x 29'. In 1999, it is commonly known as the "Caretaker's House."

The Caretaker's House is a one-and-one-half story dwelling with a lower level that is fully above ground at the rear. It is built on a steep slope so that from the driveway it appears to be a small one-story building and from the rear it appears to be a larger two-story structure. It is rectangular in plan with a projecting chimney at either end, a projecting gabled entrance bay on the south side, and a gabled wall dormer on the north side. The house measures approximately 18' by 29'. Unlike the other cottages, this has two doors to the outside—a main entry on the center of the south side of the main floor and a secondary entry at the northwest corner of the lower level. Decorative iron embellishments of the exterior include sconces flanking the front door and large scenes on each chimney of a squirrel and a bird on a tree branch. The casement windows in this house are generally simpler—with one light in place of diamond-panes.

Inside, on the main floor there is a kitchen and a living room on either side of a central corridor, and a bathroom at the end of the corridor. A stairway off the corridor near the front door leads up to two bedrooms and down to a floor similar to the main floor in plan, with a large room at either end and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 4
=====

service areas in the center (bathroom, closet, and stairs). In the plans, the attic was reached by a hinged stair in the corridor and it was unfinished. The lower level was unfinished space ranging from approximately 18" to 7' in height. A closet off the hall in the drawings is the location of the stairs. There are at least three types of decorative iron light fixtures in the house and, in the fireplace in the living room on the main floor there is a screen with dragon figures.

A granite wall runs to the east from the side wall to the garage. There is a seat built into this wall. Exterior stone stairs on the west side connect to the lower level.

THIRD GATE

The third of the three sets of entry gates is located on the driveway just west of the Caretaker's House. This gate is similar to the other two with a pair of square stone gateposts flanking the driveway, each of which is surmounted by a light fixture. These posts, each with a base and a cap, are about the same height as those at the Gatekeeper's House. The iron light fixture on each post is a simpler design than at the other gates but holds a similar white glass globe. At present there is no gate between the gateposts but each gatepost is the termination of a short stone wall.

ELEPHANT HOUSE

The Elephant House is similar in character to the other stone buildings on the property, with some distinctive features. There are no architectural drawings or early photographs to provide a precise date of construction or the name of the architect (F.J. DeLongchamps if it was before December 1937; DeLongchamps & O'Brien if it was December 1937 or later). The name Elephant House is in common use today, but no early documents provide an original name. The Elephant House is highly unusual in its use and, in accommodating its purpose—evidently to house an elephant—it is an unusual building. Precedents for the design of the Elephant House probably exist in zoos, although at first glance it looks like a garage.

Like the other buildings it is a generally rectangular stone structure—it measures approximately 57' x 18' with a central rear projection for a chimney. And like the others, it is embellished inside and out with decorative iron work—sconces between the doors in the front wall, and a fireplace screen (with elephant figures) inside.

In structure and materials it is more like the lighthouse than like the houses. It has a reinforced concrete frame that supports a flat concrete slab roof. Its exterior stone walls are of a lighter granite than that used in the houses.

The interior is entered through three wide steel double doors at the front. Each door is divided in half, like a Dutch door, so that when the lower half is closed, an elephant can look out the top half. The interior is divided into three stalls, each 14' 6" x 15' 3", by partition walls that run from the front wall

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 5
=====

back toward the rear. These partition walls stop short of the rear wall so that a person can walk freely from stall to stall at the rear, but an elephant is confined to his stall. The floor in the stall on the north end of the building is a poured concrete slab. The floors in the other two stalls are wood, raised above a concrete base.

INCINERATOR

There is a stone incinerator located on the south side of the driveway at the location where the driveway turns sharply to the north (southwest of the Elephant House). The incinerator (4' x 4' x 8') is constructed of the same light-colored granite as are the lighthouse and Elephant House, and the paths, and walls of the estate. It is an elongated round structure with iron doors for ashes, fuel, and debris. On top is an open smoke hole covered with a stone cap on stone feet.

COOK AND BUTLER'S HOUSE

The Cook and Butler's House was designed by F.J. DeLongchamps on drawings dated August 27, 1937. On those drawings it was designated "Caretaker's Cottage," a name now used to refer to another building. It is a one-story stone building with reinforced concrete foundation walls. The drawings show that the roof structure of 2" x 6" rafters is supported by an independent wood frame of 2" x 4" studs on the inside face of the walls, rather than on the stone walls themselves. The slightly flaring eaves of the roof rest on the tops of the stone walls. The building is rectangular in plan measuring 18' x 30' with projecting chimney bays at each end, and a central projecting gabled entry bay at the front. Flanking windows on the front side and all three windows on the rear side are set in wall dormers with steeply pitched gable roofs. With its six dormers, two chimneys, and steeply pitched gable roofs, this building has the liveliest roofline of all the small houses. Decorative iron embellishments of the exterior include a sconce over the door, an ornamental door latch, a large scene of ducks on the west chimney, and a large scene of a squirrel and a bird on a tree branch on the east chimney.

Inside, a central corridor opens into a bedroom on either side and a bathroom at the rear. The walls are clad in vertical paneling, the floors are stone, and there are decorative iron light fixtures on the walls and ceilings and screens in each fireplace. A hinged stair in the ceiling of the corridor leads to an unfinished attic space. The original drawings of this building show a living room and kitchen where there are now two bedrooms.

The building sits up above the driveway behind a stone retaining wall. There is a stone patio on the south side of the building. Originally, there were symmetrical straight stairs that connected the stone balustrade on the south side of the house and the patio with the driveway. In 1985, during the construction of the Entertainment Room Addition to Thunderbird Lodge the driveway was lowered and these steps were removed. The modifications to the retaining wall, in front of the house (on the south side), that were made in 1985 are visible because of the different color and type of stone at this location.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Whittell Estate Historic District Page 6

THUNDERBIRD LODGE (MAIN HOUSE)

Preliminary Designs

The earliest known design for any building on the Whittell property is a fully developed version of the main house, called "Lake Cottage," by F.J. DeLongchamps that was not built. In a set of five drawings, including plans, elevations, and sections dated June 12, 1936, and an undated rendering, this first version was smaller, structurally simpler and less expensive, and more modest in appearance than that which was ultimately built. This design was oriented differently with its long lake side facing north. It was on a sloping site so that it appeared larger from the lake side than from the land side. The house was in an H-plan that, from the land side, was a one-story building. It had a rustic appearance with a stone base, log walls, a high hip roof and overhanging eaves, and large chimneys at the center and the south end. On the lake side, a double staircase of log railings, posts, and steps led from the main level down to the ground. Inside, on the main floor there was a central, rectangular living room with three bedrooms and a kitchen in the four corners. The living room had an exposed truss. There were no upstairs rooms, and downstairs there were only two servants rooms at one end of the site. Structurally, this design had stone foundations, a conventional frame of 2" x 4" studs, and a concealed truss roof. A mix of casement and plate glass windows provided a mixed image of old fashioned and modern detail.

A second design by DeLongchamps, called "Lake Tahoe Cottage" and dated August 4, 1936, was substantially different from the first design and was close to the design that was built. This was presented in drawings that were not fully developed. This design appears to have occupied the same site that the existing house was later built upon, with the same orientation. The roof was supported on a more elaborate truss system. It had steeply-pitched gable roofs with gable roofed dormers and end chimneys, like the house that was built. This design had two stories and a nearly full basement. Like the first design, it had stone foundations and stone walls at the basement level, with a wood structure above.

The essential character of the interior was the same as in the design that was built, with a central living room and with bedrooms on a gallery level at each end. The basement was larger and included more service rooms but still included a large area labeled "unexcavated."

The third and last design that is available was prepared by DeLongchamps and dated October 1936. This design presents the house as it was built in all but one important detail. Like the second design this presents the walls above the basement as wood. Here a frame of 6" x 6" posts is clad on the exterior in log siding. It is not know at what point the decision was made to build all the walls of stone masonry.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 7
=====

Main House as Built

Construction on the main house began after completion of the third design in October 1936. As built, this was a two-story house with a full basement built into the hillside at its southeast side. The house was built with concrete foundations and stone walls. The roof and interior structural elements are wood. The first floor is supported on 2" x 14" joists with intermediate support from 2" x 6" stud walls in the basement. The second floor bedrooms at either end of the living room are each hung from a Howe truss. The steeply-pitched gable roof is supported by concealed scissors trusses with a ceiling of 1" x 12" boards. It is not clear if these trusses rest on a wood frame as shown in the drawings of October 1936 (for a wood frame house), or if they rest on stone walls. The main roof, five gabled wall dormers on the lake side, four gabled wall dormers and a projecting gabled entry bay on the land side, massive chimneys at the ends, and a pair of chimneys on the land side produce a lively roof line and a complex volume.

The volume of the upper two floors of the house is generally rectangular in plan, measuring approximately 25' x 52'. In addition, at the basement level, there is a projecting volume on the lake side measuring 13' x 32' that serves a double purpose of providing storage space below and a deck off the living room above. An exterior balcony runs around the lake side and ends of the second floor level. An exterior steel stair links this deck with the ground behind the house.

Exterior decorative iron work includes an outer front door with a diamond pattern, an inner front door with a coat of arms, hinges and a grille, sconces flanking the doorway, a thunderbird above the door, forest scenes with deer and birds on the faces of the chimneys on the land side, a large scene of ducks in flight on the faces of the south end chimneys, a large scene of deer and birds in a tree on the north end chimney, small lamps on the chimneys, curving brackets under the balconies, a bell on the north end of the west wall, and space dividers on the second level balcony. Deep set windows are steel casements with diamond panes. The plate glass storm windows in the plane of the exterior walls appear to be added.

Inside the main level consists of a central two-story space with a one-story area at either end and a second-story gallery with bedrooms at either end. In the one-story spaces were originally alcoves with bunks on either side of a fireplace. The southeast alcove is now opened as a passage to the additions of 1985. The northeast alcove is a kitchenette. The central space is open to exposed trusses of carved timbers. These trusses are located below concealed scissors trusses that actually carry the roof loads. The walls in this space are clad in board-and-batten panels. The stair and balcony railings are jigsawn boards. Decorative iron and metal work in this space includes fireplace screens with ducks in flight, a large chandelier, numerous sconces, and cover plates over the truss joints. Upstairs, the bedrooms are compact spaces designed with a closet at one end and a bath at the other. In the north bedroom, the bath has been replaced by a round tub, and the closet by a steel spiral staircase to a new bedroom in an old attic area above. In the south bedroom the bath is intact, but the closet is removed. Downstairs, there is a laundry, kitchen, store rooms, maid's rooms, and mechanical rooms. In a central mechanical room is a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 8
=====

Carrier Air Conditioner unit that must belong to the first generation of home air conditioners. In the kitchen are a Wedgewood stove and a Servel Electrolux gas refrigerator.

Garage Addition to Main House (1937)

In plans by F.J. DeLongchamps dated October 6, 1937, a one-story garage was planned southwest of the house. This addition consisted of a corridor leading southwesterly from the basement in the plane of the main house to a square garage with a flat roof. This was a stone structure with a flat slab roof of reinforced concrete. The roof was enclosed by a parapet and functioned as a deck the east end of the which was a high structure that may have included a fireplace. The 1985 Bedroom Addition was built on top of this one-story garage.

Lighthouse and Garage Addition (1937)

North of the garage addition of October 6, 1937, across the driveway, another garage was built with a tall round lighthouse in one corner. No plans exist for this structure and its date and designer are unknown. The light-colored granite used in its walls is similar to that used in the Elephant House. This structure was in two integrated parts—the garage and the lighthouse. The garage was a one-story structure with projecting rounded corners at each of its lake side walls, like a castle keep. Its roof was a deck. The base of the round form of the lighthouse is part of the exterior wall of the garage. The lighthouse is about three times taller than garage. It is a round tapered tower that flares outward at the top and supports a recessed housing for a light beacon. The tower is capped by a cantilevered roof that shelters the light housing. No reference was found regarding when and if the light beacon was functional. The 1985 Entertainment Room Addition was built on top of this garage and around the lighthouse.

Garage Expansion Proposal (1955)

In two versions of drawings dated July 12, 1955, DeLongchamps & O'Brien designed a second floor addition to the 1937 Garage Addition. This included a kitchen, breakfast room, dining room, bathroom, and two bedrooms. It was never built.

Miscellaneous Alterations

Between 1982 and 1985, skylights were added to the central room of the main house. Down spouts and exterior floodlights were attached to the house by Dreyfus in ca.1986 (Caterino 2000).

1985 ADDITION AND REMODEL

In 1985, a substantial addition and remodeling was made to two previous additions to the main house. The 1985 additions were designed by Steven T. Sederquist, AIA Architect, of Incline Village, Nevada. The additions were made to enhance the value of the property by expanding its facilities. An effort was made to follow the *Secretary of the Interior's Standards* in order not to jeopardize any future attempt to nominate the property to the National Register of Historic Places. Characteristics of the additions and remodeling include a separation of old and new work, using materials, colors, and details in the new work

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 9
=====

that harmonized with the old. In particular, the drawings for the new work specified the following: "Match existing cedar shake roof at main residence;" "Accent color band to match existing trim and rafters at main residence;" "Stone flue to match existing chimney at main residence;" "window sash shall match existing window sash;" and "1x8 horizontal, rough sewn cedar siding—semi transparent stain to match color of existing stone."

The 1985 work consisted of three parts: a "two-story bedroom addition;" a "1-story entertainment room addition;" and a "bridge addition" linking the entertainment room to the bedroom addition over the driveway.

Bedroom Addition (1985)

The two-story addition was built on top of the 1937 garage addition to the main house. This bedroom addition is approximately 33.5' x 36.5'. The addition is wood framed and wood sided. Its roof consists of a high central hip roof with steep gabled dormers in imitation of the main house. The first floor contains a master bedroom suite, and the second floor contains two bedrooms with adjacent bathrooms. This addition connects to the original house and to the "entertainment room" addition via a hallway on the east side of the buildings. In constructing this addition, the parapet around the roof deck of the garage and the high structure at its east end were removed.

Entertainment Room Addition (1985)

The "entertainment room" addition was built around the lighthouse (1937) and on top of the garage (1937) that are located to the south of the main house. The ground floor contains a garage with a new bathroom, and the second floor contains a large living room and kitchen. This addition has a sloping roof in one plane so that the entertainment room looks out through tall windows in its south and west sides to a view of Lake Tahoe.

CARD HOUSE

The Card House was designed by DeLongchamps & O'Brien on drawings dated December 13, 1937. On those drawings it was designated "Club Building." It is a one-story stone building with stone foundation walls. It has a steeply pitched gable roof supported by a simple scissors truss. The truss rests on the tops of the stone walls and the eaves flare slightly beyond the tops of the walls. The main house is rectangular in plan, measuring 15' x 28' with a slightly projecting gabled entry bay at the center of the front facade. In addition, a transverse gabled wing at the rear measuring 13' x 10' that covers the shaft leading down to the tunnel, gives the overall volume a T-shape. This is visible on the outside but not experienced so strongly inside. This rear wing is not shown on the drawings. The windows are diamond-pane steel casements. The round-arched door is made of heavy wood planks and hung on wrought iron strap hinges. Other decorative iron features on the exterior are sconces on either side of the door, an eagle above the door, a scene of deer and trees on the south chimney, and ducks in flight on the north chimney.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 10
=====

Inside the Card House is a single open space designated "Club Room" on the architectural drawings. This is one of the most interesting interiors on the property, with a fireplace at either end, exposed stone walls, and exposed roof trusses with carved wood beams. Decorative iron features of the interior include fireplace screens, four sconces, a central chandelier, and cover plates at the truss joints. The floor is a concrete slab with a flagstone surface.

At the rear of the main space is a door to a small space no larger than a closet. This space serves a double function as a bathroom and the top of the shaft from the tunnel below. A spiral stair links this space to the tunnel. The walls of this space are stone.

The building sits up above the lake front and is reached by symmetrical, curved side stairs with a stone balustrade or from the tunnel which runs from the main house to the boat house. An arched entry under the landing pierces the stone and leads to the tunnel below.

BOATHOUSE

Plans for a boathouse were prepared for another location closer to the house on a series of drawings dated from February 21, 1938 to April 7, 1938 (see description in Tunnel section). This Boathouse was presumably designed after that time and completed by July 1940 when Whittell's new boat was launched (see below). This Boathouse was built farther from the house and was much larger than the earlier project. It is also the only building of those built on the property between 1936 and 1940 that was not in the same style and materials. Although no drawings of this building are available, it seems likely that it is also the only building not designed by DeLongchamps or DeLongchamps & O'Brien. Rather, it appears to be a modular design built of standard parts that could have been provided by the manufacturer.

The Boathouse is a long, narrow, one-story structure measuring approximately 28' x 100' at the level of the lake, with a covered stairway up the hill at one end. It is situated on a sloping site so that at its southwest end it is cut into the hillside, at its northeast end it projects into the lake, and in between its long sides are generally exposed. It has a flat roof except the stairway which is angled following the slope of the stairs.

The Boathouse is a steel frame structure with braced interior columns and heavy beams designed to support a moveable crane. Exterior curtain walls on the long sides are solid panels of sheet metal at the base and standard steel industrial sash with wire glass above. At the lake end, the door opens by raising its upper half and lowering its lower half. When closed, this door consists of alternating bands of solid panels of sheet metal and glass.

Inside, a deck surrounds the boat slip on three sides. The deck is three feet wide on its long sides and 10 feet wide at the end. The interior space is 12' 6" high. At the southwest end of the space one door leads to the wood stairs to the outside and another door opens onto the tunnel to the main house.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Whittell Estate Historic District Page 11

=====
The boat house originally sheltered Whittell's 56 foot boat, the *Thunderbird*. Designed by naval architect John Hacker of Detroit, Michigan, the *Thunderbird* was built at a cost of \$87,500.00 and launched on Lake Tahoe on July 14, 1940. It has four engines totaling 1600 horsepower; some have said it was and is the fastest boat on the Lake. Whittell sold it to William Harrah in the 1960s. The *Thunderbird* can still be seen on the lake today.

TUNNEL

A stone masonry tunnel runs from the main house to the Boat House. The tunnel is approximately 500 feet long. It is 3 feet wide and 7 feet high. Along the way, the tunnel provides access to several places. Overall, it goes in a northeasterly direction, although it makes several turns. The tunnel falls several feet both by steps and by a sloping surface between the main house and the boathouse. The tunnel leaves the house from the east corner of the basement. Just outside the door a short passage leads southwesterly to an elevator. A few feet farther, after a sharp curve, another passage leads northwesterly up steps to the Turbine House. The Turbine House, a round stone structure visible above ground, houses a General Electric D.C. generator. Elements of the system are missing and electricity can no longer be generated here. Several feet further at another bend, a short passage leads northwesterly to the Boiler Room, which houses a Kewanee Boiler. A few feet past the boiler room oriented generally to the north, a door opens to a space now referred to as a pool. This appears originally to have been intended as the Boat House. Architectural plans prepared by DeLongchamps & O'Brien dated February 21, 1938 with revisions on March 2, 1938, April 1 and April 7 show a boat house at this location. The dimensions of this boat house ranged from 18' x 30' to 16' x 35'. Unlike the present Boat House, this was built in the materials of the other buildings, with stone walls and a roof deck paved in flagstone. Beginning at a point just past this boat house, rails along the floor of the tunnel for small open hand carts lead to a loading place below. Further along the tunnel at a point roughly half way to the Boat House, an opening on the west side of the tunnel leads to the base of the shaft that rises up to the rear of the Card House. A short distance beyond, the tunnel divides into two branches. One branch leads northeasterly to a point on the lake shore. The rails run on the floor of this branch, providing a means of transporting supplies from a boat landing back toward the house. The other branch, leading almost easterly, leads toward the Boat House. Between the junction of the two branches of the tunnel is a small room on the north side that, with its door grille looks like a jail cell. All the doors in the tunnel are decorative iron, typically with a kick panel in a diamond pattern, and an upper panel with large studs.

WILDCAT CAGE

To the northwest of the Caretaker's house is a small rectangular wood structure (approximately 10' x 5') with a gable roof. There is a chain-link enclosure (approximately 20 feet long, 6 feet wide, and 5 feet high) attached to the east side of this structure. This was supposedly the cage for Whittell's wildcat.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 12
=====

LANDSCAPE FEATURES

Roads

There are two roads on the property: 1) the main driveway that begins at Highway 28 and ends at the Thunderbird Lodge; and 2) an unpaved road that leads from the driveway, at the garage at the Caretaker's House, to the boathouse.

Driveway The driveway begins at Highway 28 at the entrance to the Whittell Estate and winds down the hill to the Thunderbird Lodge. The Admiral's House, Caretaker's House, Elephant House, Cook and Butler's House, Entertainment Room Addition to the Thunderbird Lodge, and Thunderbird Lodge are accessible via the driveway. The driveway is approximately 12 feet wide and is paved with asphalt. In 1985, during the construction of the Entertainment Room Addition to the Thunderbird Lodge, the alignment of the driveway was lowered several feet where the road passes in front of the Cook and Butler's House to its end at the Thunderbird Lodge. The driveway was lowered to increase the height between the driveway and the overpass that connects the addition to the original house. This clearance was a required in order to meet Washoe County's building code requirements. Evidence of the lowered road alignment is visible in the stone retaining wall that is on the east side of the road. New stone was added to the bottom of the retaining wall, and this stone is a different type and color from the original stonework.

Unpaved Road There is an unpaved road that begins at the garage at the Caretaker's House and goes down the hill to the boathouse. This road is approximately 12 feet wide and has a gravel base.

Paths and Retaining Walls

The landscape of the Whittell Estate Historic District contains a series of stone pathways that connect the various buildings of the estate. These pathways are generally 3 feet wide and are granite flagstone. They are usually lined with individual, uncut granite or granite retaining walls. The paths and retaining walls are expertly sited into the natural terrain. The layout and siting combined with the materials work in harmony with the natural landscape. Paths connect the Cook and Butler's House with the Main House and the Main House to the Gazebo area. A pathway with a series of steps is located on the southwest side of the fountain and connects to the Main House. A miniature stone house is located on the southwest side of this path. A pathway runs along the shoreline of Lake Tahoe between the Main House and Card House. The pathway continues as a serpentine path along the shoreline from the Card House to the Boat House.

Fountain/Waterfall

In front (east side) of the Main House is a four-tiered fountain and waterfall. The fountain is constructed of the same granite as are the other landscape features and buildings of the estate. The fountain currently is not working due to leaks from the structure into the tunnel. When it is operation, the water enters the fountain up the hill just off the driveway. There are steps to a walkway, that runs along the southwest

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Whittell Estate Historic District Page 13
=====

side of the fountain, at this location of the driveway. The water falls into the first level of the fountain and then flows over a concrete cap into the second level of the structure. From there it flows over a stone cascade into the large basin that is the third level of the structure. This level has a circular fountain with a black metal "bird bath" in the center. The base of the circular fountain has been filled in with concrete (probably between 1982 and 1985). There is a bottom or fourth level of the fountain. The fountain exhibits the same outstanding siting, craftsmanship, and sense of design as the pathways and retaining walls.

Gazebo/Barbeque Area

There is a landscape feature located on the promontory of land on the west side of the cove that is to the northeast of the Main House. This area is reached by a stone pathway that leads from the back yard of the Main House to a wood gazebo with a stone foundation. The gazebo is 12 feet in diameter and has a telescope mounted in the center of the floor. A stone stairway leads to a lower level on which is located a stone patio and "barbeque area". This barbeque area has two stone fireplaces. There are two circular openings in the floor, each surrounded by a low stone wall, that connect directly to the lake and in which one can see small schools of fish. There is also a black metal boat launch.

Beacon

There is a stone Beacon located in Lake Tahoe to the north of the Card House. It is approximately 25 feet off the shore and is approximate 15 feet high.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 14
=====

SIGNIFICANCE SUMMARY

The Whittell Estate is eligible for the National Register of Historic Places under criteria A, B, and C at the state level. It meets criteria consideration G for properties that have achieved significance within the last 50 years under criteria A and B.

Under criterion A, the property is significant for its association with several different periods of the land development and use at Lake Tahoe including the development of Lake Tahoe as a resort area for the wealthy; the "One Sound State" campaign of the early 1930s; and the role of conservation in protecting lakeside property from development in order to preserve the natural conditions and to provide recreational opportunities. For its critical part in the ongoing conservation and environmental restoration of Lake Tahoe, one of the country's natural scenic treasures, the Whittell Estate meets criteria consideration G at the state level.

Under criterion B, the property is significant for its association with George Whittell Jr. and the Whittell family, a prominent California and Nevada mining family. George Whittell Jr. was a colorful, socially-prominent, investor who managed substantial commercial holding in San Francisco and at one time controlled almost the entire Nevada shoreline of Lake Tahoe. Whittell's control of much of the eastern shore of Lake Tahoe and his resolute opposition to development of his property contributed to the conservation of the vital portions of Lake Tahoe's shoreline. For its association with Whittell, the property meets criteria consideration G at the state level.

Under criterion C, the property is significant as one of the last and best examples of a great residential estate on Lake Tahoe from the period in which prominent San Francisco society built homes on Lake Tahoe; as an outstanding example of an approach to architectural design that is intended to be in harmony with its setting; as a representative example of a high of level building crafts—stone masonry, iron work, and wood work; and as an example of the work of Frederic J. DeLongchamps, who served as Nevada State Architect and who was Nevada's most prominent architect.

Information on the historic contexts related to the Whittell Estate's significance are provided on the following pages.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 15
=====

HISTORIC CONTEXTS

TAHOE EAST SHORE DEVELOPMENT

Land ownership on the east shore of Lake Tahoe has varied historically from patterns in the rest of the Tahoe basin due to the steeper terrain, the vegetation, and the land's resulting fundamental economic value. As a consequence of these factors, land here was held in large blocks, insulated from subdivision and fragmentation, with large portions eventually being preserved as public park land.¹

In the mid-nineteenth century, the Tahoe basin, with its heavily forested surrounding mountains, was seen largely as an obstruction impeding access to California farmland and gold country. During the gold rush era, few Whites remained in the area, although a few did stay to construct small scale roads, shelters, and provisioning stations to serve overland immigrants. Even this scant economic activity was absent from the east shore, which was not on the immigrant trails. Much land throughout the basin remained in the public realm because of a lack of economic incentive to claim it.²

With the discovery of the Comstock silver lode in 1859, economic activity and population increased in the basin, as new roads were built and services provided for miners transiting the area. At first, this activity did not involve the east shore. However, after 1860, the advent of the square-set timbering system in the ever deepening silver mines created a need for lumber so great as to make the steep heavily forested east shore valuable land.

The original forests on the east shore consisted of pines, with sugar pine predominant. From the 1860s to 1880s, these forests were depleted at a rate of up to 30 million board feet per year. Large corporate lumber companies controlled the business, due partially to the extensive capital requirements for transportation infrastructure. Logs and milled lumber were transported great distances over tremendous elevations by the use of narrow gauge railroads, inclined railways, extensive V shaped flume systems, and towing operations on the lake.³

Two companies dominated the Comstock lumber business, the Carson and Tahoe Lumber and Fluming Company, controlled by the Bliss family—and the Sierra Nevada Wood and Lumber Company, owned by Walter Scott Hobart. Both Bliss and Hobart eventually owned huge tracts of land in the basin. By the

¹Strong, Douglas H., *Tahoe, An Environmental History*, Lincoln, University of Nebraska Press, 1984, p 32; also Alpengroup, *Cultural and Historical Significance of the Lake Tahoe Region*, South Lake Tahoe, CA, 1971.

²Ibid., p 7.

³Ibid., p 29; also Alpengroup.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 16
=====

1890s, the original forests had been destroyed, and the Comstock silver had largely been depleted. The entire area entered a time of economic and population shrinkage.⁴

For several decades thereafter, the only source of economic growth for the region was tourism. Even tourism grew slowly, dependent on the improvement of transportation from the San Francisco Bay Area. The Bliss family was able to convert some of their interests to the emerging industry. However, tourist development generally required level land for the construction of resorts, the production of food, and the building of roads. Again, the steep—now denuded—east shore, where the Hobart lands were concentrated, became nearly worthless. As a result, the land there remained in large blocks, economically inert.

Starting at the turn of the twentieth century, public pressure grew for government to reserve land in the Tahoe area in order to assure the retention of scenic qualities essential to the tourist industry. In 1899, Senator William M. Stewart of Nevada initiated a proposal to create a Lake Tahoe National Park, which would have surrounded the lake, including the Hobart and Bliss lands on the east shore. This plan was defeated, largely because it included provisions to compensate land owners with grants of comparable public land elsewhere. An influential article in the 27 February 1900 *San Francisco Examiner*, titled "Corporations May Gain Valuable Timber Lands in Exchange for Those They Made Worthless" sparked public resentment, which eventually killed the proposal.⁵

Throughout the succeeding two decades, further efforts were unable to create a national park in the area. However, in 1903, a Tahoe National Forest Reserve was declared, which eventually encompassed a large area of public land. No privately-held land was included in this reserve.

In the 1930s, the Forest Service attempted to fill out their somewhat fragmented holdings by the acquisition of private lands. In this pursuit, they entered into negotiations for large portions of the old east-shore Bliss and Hobart lands, which by this time were well covered with second-growth forest consisting mainly of firs. In 1936, a deal was reached for a price of \$325,000. Unfortunately, no federal funding was made available. It was this package of land that George Whittell then purchased, after the government deal fell through.⁶

⁴Ibid., p 33; also Alpengroup.

⁵Ibid., p 68.

⁶Ibid., p 82

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 17
=====

Immediately after purchasing the nearly 30,000 acres in December 1937, Whittell announced extensive development plans, to include lakefront homes, a ski run, hotel, and casino.⁷ This development never took place. Instead, Whittell built only his own lakeside home and held most of the remainder of the property untouched for over twenty years. His reasons for doing so may have included the practical difficulties of providing adequate sewerage in shallow soil, plus the lack of transportation infrastructure. Most contemporary observers believed that his reasons were also idiosyncratic and related to his notorious reclusiveness.

In any case, except for small grants of land for highway improvements and the 1959 donation of one small remote valley to the University of Nevada and Roman Catholic charities, he held the remainder of the property in its natural state until 1960, when he sold nine thousand acres to out-of-state interests who then built the Crystal Bay and Incline Village developments.⁸

Reaction to the perceived environmental degradation represented by those two developments fueled renewed interest in the establishment of public parks. Prior to this time, Whittell had agreed only to lease one small (less than nine acres) piece of shoreline to the state of Nevada for use as a park. In 1961, he refused even to meet with Nevada Governor Grant Sawyer, an activist Democrat, to discuss the purchase of more park land. In 1964, the Nevada legislature appropriated 1.5 million dollars for the purchase of park land and established for the first time the right of eminent domain to acquire it.⁹

Whittell continued to resist the state's advances until, in 1966, assisted by a \$50,000 grant from the Max C. Fleischmann Foundation, Nevada successfully sued to condemn five thousand acres.¹⁰ Fleischmann, heir to his family's yeast company fortune, had been Whittell's adjacent neighbor on the Tahoe shore. After Whittell's death in 1969, the Forest Service acquired 15,000 acres of his former land from the new owner, Jack Dreyfus.¹¹

In 1997, Dreyfus put the property for sale with the proceeds of sale going to fund the Dreyfus Medical Foundation. Del Webb Conservation Holding Corporation purchased approximately 140 acres constituting the grounds and all improvements of the Whittell Estate. As part of an agreement with the Bureau of Land Management to conduct an assembled land exchange, most of the undeveloped land that

⁷*San Francisco Chronicle*, 12/16/37.

⁸Strong, p 64.

⁹*Ibid.*, p 90.

¹⁰*Ibid.*, p 93.

¹¹*Ibid.*, p 83.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 18
=====

had been purchased from Dreyfus was transferred to the United States Forest Service Lake Tahoe Basin Management Unit (Forest Service) in 1998. In 1999, the remaining 6.51 acres that included the Whittell Estate was transferred to the Forest Service with a 40-year deed of reservation to the University of Nevada, Reno in the name of the Thunderbird Lodge Preservation Society (Society). The Society, a non-profit entity with the majority held by members of the University of Nevada System, was formed for the purpose of preserving the Whittell Estate.

REGIONAL AND ENVIRONMENTAL PLANNING AT TAHOE

From the 1950s to the present, the mechanisms for regional planning and environmental protection at Lake Tahoe have been an ongoing source of struggle. While at the same time Tahoe's constituents have grown as the protection of the lake and surrounding basin have evolved into a national concern. Lake Tahoe is considered a national treasure in the same way as are the Everglades or Yellowstone. However, "Explosive growth following World War II converted the Tahoe Basin from a relatively quiet summer resort area to a bustling 'all-year playground'" (Strong 1984a, p. 116). Nevada planner Raymond M. Smith succinctly summarized the impact of growth at Lake Tahoe and the need for some kind of control beyond the level of county government:

A surprisingly large amount of new development is taking place within the Tahoe Basin, apparently, with no relationship to desirable land use patterns, future road locations, future utility or community facility needs; merely, it seems at random. This is, and will result, in faulty community patterns, uneconomic use of the land and other resources and a jumble of attitudes and actions boarding on the chaotic. There is a present no State policy, either in California or Nevada, regarding a regional approach to the problem, although many individual state agencies are concerned and performing valuable work within their fields (Strong 1984b, pp. 62-63).

During the 1960s and 1970s, there were numerous reports that documented the development trends at Tahoe and the resulting effects on all aspect of environmental quality.

Emissions from vehicles on the congested roads created smog, reduced visibility, and often exceeded the national ambient air quality standards for carbon monoxide and ozone. Marshes and meadowlands, the habitat of many wildlife species, increasingly succumbed to the bulldozer...the crystal-clear waters of Lake Tahoe revealed signs of increased pollution in spite of the introduction of a modern sewage disposal system that pumped effluent out of the basin" (Strong 1984a, p. 196).

There were ongoing efforts at bi-state controls between California and Nevada that attempted to develop and administer regulatory standards. However, these proved to be inadequate or dissatisfactory to the needs of protecting Tahoe. In 1969, President Richard Nixon signed the federal bill that created the Tahoe Regional Planning Agency (TRPA) (ibid., p. 144), the first bi-state regional environmental

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 19
=====

planning agency in the country. Immediately, the new agency's authority was challenged. "Both the California and Nevada supreme courts declared the agency constitutional, which meant that counties on both sides of the state line would be expected to abide by its decisions. In 1974 the TRPA was named the area-wide planning organization for waste treatment, under section 208 of the Clean Water Act. The following year, the U.S. District Court ruled in favor of the TRPA in the inverse condemnation suites brought against it...In brief, the TRPA held its ground against its critics and retained the legal authority it had originally been granted" (ibid., p. 177). In 1980, the bi-state compact between California and Nevada was revised and gave "TRPA authority to adopt environmental quality standards, called thresholds, and to enforce ordinances designed to achieve the thresholds" (TRPA Homepage). The Governing Board adopted a long-range regional plan in April of 1984 (ibid.). Following three years of negotiations as a result of a lawsuit filed concerning the plan, the TRPA Governing Board adopted the *1987 Regional Plan* that is in effect today (ibid). Concern over environmental degradation and for the protection of the Lake Tahoe continue. In 1999, the senators from California and Nevada introduced federal legislation that would provide the United States Forest Service and local governments with funds for environmental restoration projects (*San Francisco Chronicle* 1999).

GEORGE WHITTELL, JR.

Whittell Family Background

George Whittell Jr. was born to substantial wealth and was accustomed to its use to attain architectural distinction. Both his father's and his mother's families had built fortunes based largely on early San Francisco real estate holdings, and both had made use of prominent architects in developing commercial property as well as family residences.

Hugh Whittell, a physician, and grandfather of George Jr., had come to gold-rush San Francisco, reportedly aboard the side-wheel vessel *California*, first steamship to arrive from "the states," in February 1849 (*San Francisco Chronicle*, October 20, 1966, p.30, "The Tycoon Who Got Away"). Although he is said not to have been actively involved in the prevailing gold frenzy, according to one account because he was already wealthy, he did pause long enough to launch the Whittell real estate empire before continuing his travels (Millard p.400).

His son, George Whittell Sr., was born in Mount Vernon, New York, in January 1849. The family traveled and lived abroad for much of George Sr.'s childhood. He was educated largely in Paris. During these years the Whittell home base shifted from New York to San Francisco, where family real estate investments were extremely profitable. The operations soon came to include commercial banking and investment as well. By the mid 1870s, George Sr. was managing the family interests. The Whittell holdings included prime downtown sites as well as neighborhood residential property, with interests also in banking and railroads. Shortly before he died in 1922, Whittell purchased the Eureka & Nevada Railroad, which included the first of what would become extensive Whittell holdings in the Lake Tahoe vicinity (ibid.).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 20
=====

Meanwhile, George Jr.'s mother's family, the Luning, had also established itself at the financial heart of gold-rush San Francisco. Nicholas Luning, the patriarch, had arrived from his native Germany in 1849, evidently possessed of some capital, for he started immediately in the banking business. His specialties were merchant loans and the extremely lucrative "steamer day" loans¹² (*San Francisco Chronicle*, August 12, 1890, p.5).

In short order, Luning also began investing in real estate. Like the Whittells, he owned both commercial property downtown and residential property throughout the city. Luning also had extensive holdings in "outside lands," the area west of Divisadero Street, which was not incorporated into the city until 1866. Many of his outlying holdings were gotten through the foreclosure of mortgages he held.

For many years, the Luning family lived in a modest home at the corner of Pine and Powell streets, surrounded by what were considered the finest gardens in San Francisco (*ibid.*). However, upon the death of his wife, Nicholas Luning and his daughters promptly moved to the Palace Hotel and erected three houses where the gardens had been. These were designed by Percy and Hamilton, who were later responsible for the University Museum and Roble Hall at Stanford among many important buildings (*California Architect and Building News*, Volume VII, Number 2). In his later years, Luning, one of the wealthiest men in California, was noted for his habit of walking all across the city inspecting his multitude of properties, including unimproved lots in the wasteland west of Divisadero.

George Whittell, Jr.—Early Biography

Anna Luning, daughter of Nicholas and Ellen (Dempsey) Luning, was married to George Whittell Sr., son of Hugh and Adeline (Duncombe) Whittell, at Nicholas Luning's native Dresden in 1879. Together George and Anna Whittell had only one child, George Jr., born in San Francisco in 1882. However, they also raised a foster son, Alfred Whittell, whose origins are uncertain, but who may have been George Sr.'s illegitimate son. Alfred was ten years younger than George Jr. (Millard p.403).

George and Anna Whittell lived at California and Jones streets, a prime Nob Hill location, in a home designed by Clinton Day in 1887 (*California Architect and Building News*, Volume IX, Number 2). This generation of Whittells also traveled extensively. George Jr. is said to have received much of his education in Europe.

¹²Steamer Days fell on the 13th and 28th of each month, when the Pacific Mail Line ship would arrive in San Francisco. Prior to the coming of the railroad in 1869, the ships were San Francisco's main link with outside commercial and financial markets. By custom and contract all accounts were supposed to be paid by Steamer Day, so that money could be transferred on the ships. This created an intense market for short term loans, which could command exorbitant interest rates.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Whittell Estate Historic District Page 21

When Nicholas Luning died in 1890, his will designated his son-in-law, George Whittell Sr., as executor of his estate. As was later brought out in court, Whittell quickly convinced the Luning heirs—his wife, two married sisters-in-law, one brother-in-law, a self-declared drunkard, and another described as “ignorant of business affairs”—to invest their inheritance in a new Luning Company, with himself as president (*San Francisco Call*, March 16, 1900, p.5).

Soon after its founding, the Luning Company, with Whittell in control, began an extensive building campaign, using primarily the firm of Coxhead and Coxhead as its architects. Ernest Coxhead, in 1893, also designed a new Whittell family residence at 1155 California Street, the same location atop Nob Hill (*California Architect and Building News*, Volumes XIV & XV). The new home, styled after the Roman renaissance Cancellaria Palace, was called by one architectural critic “one of the chief architectural attractions among San Francisco residences” (Kirker 1960).

In 1900, Whittell’s in-laws sued him over his administration of their father’s estate, complaining their stock in the Luning Company was worth much less than their original inheritances. Whittell fled to New York and claimed residency there to avoid service of legal papers in the suits (ibid. and subsequent editions). The law suits were eventually settled out of court, with Whittell remaining in control of the Luning Company, but not before he was forced to defend his residency claim in court.

By the age of 22, George Jr. had begun what was to be a lifetime of notoriety as a “millionaire playboy,” once said to have been his only true job description, although he was involved to some extent in the family business. In 1904, he was married to Josephine Cunningham, a show-girl member of the Floradora Sextet. Although this was his first publicly acknowledged marriage, there had been at least one earlier claim settled out of court, and would be more (*San Francisco Call*, November 17, 1904 and subsequent editions).

With this marriage expeditiously terminated, George Jr. continued to appear in the newspapers under such captions as “Speeding Charge,” or “Son of President of Guatemala Sues for Damages from Being Thrown Downstairs While in Company of George Whittell Jr.” At the time of the 1906 earthquake and fire, both father and son were acclaimed for their daring last minute escape, just as the fire arrived at the family home on Nob Hill. With George Jr. driving, they raced down the Powell Street hill to the ferries, an early example of what would be George Jr.’s lifelong fascination with mechanized toys and daredevil speed (*San Francisco Call*, May 12, 1906).

After the earthquake, the family residence was relocated to a new estate in Woodside. The Woodside property included a large house, a theater, landscaped grounds, and a tunnel between the house and the theater. The house has been demolished and no photograph has been located that would indicate its style or appearance. However, the Whittell and Luning companies were leaders in rebuilding their commercial properties in San Francisco. Despite the haste of construction, their structures from this period often

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 22
=====

achieved architectural distinction, especially the still extant Whittell Building, by Shea and Shea, at 166 Geary Street and Nathaniel Blaisdell's Oscar Luning Building at Kearny Street and Maiden Lane (Corbett, Michael R., *Splendid Survivors*, prepared by Charles Hall Page & Associates, Inc. for the Foundation for San Francisco's Architectural Heritage, San Francisco, California Living Books, 1979).

In 1915, during the First World War, George Jr. enlisted as an ambulance driver for the Italian Red Cross, an experience shared with Ernest Hemingway, among others—and another instance of his attraction to reckless speed. Accounts differ as to whether he later transferred to the U.S. Army after this country entered the war in 1917. While still in Europe, he married a Parisian woman, Elia Pascal, in 1919 (Millard, p.403). This marriage was to endure for the rest of his life.

When George Whittell Sr. died, in 1922, George Jr. and Alfred Whittell were appointed executors. The widow, Anna, and George Jr. were the major beneficiaries of the elder Whittell's will. Alfred Whittell (by then a Yale educated civil engineer active in the Whittell business interests) was bequeathed a lesser amount (*San Francisco Examiner*, March 27, 1922, p.4). Anna Whittell died in 1931, leaving the bulk of her estate to George Jr., who was also the chief executor. Alfred Whittell challenged this will in court, claiming that Anna, on her death bed, had verbally instructed George Jr. to give him half of the six million dollar estate. The challenge was eventually settled out of court, with Alfred receiving far less than the half of the estate that he claimed (*San Francisco Chronicle*, January 7, 1938, p.15).

With his new fortune, George Whittell Jr. began to indulge his affinities, including that for exotic animals. (As a teenager, Whittell worked for the Barnum and Bailey Circus as an animal trainer, and his fascination and love of exotic animals undoubtedly began with this experience.) Ultimately, he was to own a menagerie that included African lions, cheetahs and elephants. The animals were kept at his Woodside estate, where they attracted public attention, especially when the lion mauled a house guest, an event that occurred more than once.

Whittell also fed his infatuation with bigger and faster mechanical things. He owned a succession of large motor boats, which at first he operated on San Francisco Bay. Later, both the private zoo and the nautical toys would be transferred to his Lake Tahoe estate. To commute between the two homes, he would own an enormous amphibious airplane, with a sumptuous cabin finished in art deco splendor (*San Francisco Chronicle*, December 19, 1958 and January 7, 1972). Especially in Nevada, Whittell was known as "Captain Whittell," a designation that seems to refer more to his boating activities than to any murky military record.

The Move to Nevada

In 1937, Whittell began to buy land in Nevada around Lake Tahoe. His original motives for doing so are uncertain. Eventually, if not at first, he certainly was interested in tax advantages available to Nevada

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 23
=====

residents. There was, at that time, an active campaign in progress to entice wealthy people to settle in Nevada. The campaign was conducted by land developers, boosters, state officials and journalists. It used advertising as well as personal contacts with suitable prospects. And it particularly targeted wealthy residents of California, where a state income tax had been enacted in 1935.

The Nevada campaign came to be known as "One Sound State," after a pamphlet published by the First National Bank of Reno in 1936 titled: *One Sound State; A series of authoritative articles about Nevada from The Nevada State Journal concerning the state which has no income tax, no inheritance tax, no sales tax and no tax on intangibles, but HAS a balanced budget and a surplus.*¹³

One of the prime proponents of the campaign, often considered its originator, was Norman H. Biltz, a real estate developer. Biltz claimed to have begun by assembling a list of the 200 wealthiest Californians, whom he then solicited to establish homes in Nevada (Biltz 1987).

In his oral history, Biltz alleged that Whittell actually double-crossed him in the land deal that originally brought Whittell to Nevada. According to Biltz, he and a partner had used all their available capital to purchase options on some 30,000 acres of prime land, including several miles of lakefront, only to have their money partner pull out of the deal, leaving them with nearly expired options. At that point, Biltz says, they turned to George Whittell Jr., whom he then considered a friend.

Whittell purchased the property himself, using Biltz's options, and agreed to allow Biltz to resell parts of it for him until the original investment was repaid. However, Whittell was to have approval on all sales. According to Biltz, Whittell soon changed his mind, and declared he would not agree to sell any of the land, announcing: "I'm going to die with it." Because of this, Biltz and his partner never recouped the money they had paid for the options (ibid.).

Whittell at Lake Tahoe

When he first purchased the Nevada land, in December 1937, Whittell announced vast development plans, including residential enclaves, town sites, resorts, ski runs, and a hotel and casino, none of which were ever built (*San Francisco Chronicle*, December 18, 1937). Instead, he built only his own estate, designed by Frederic J. DeLongchamps. The major buildings on the estate were constructed in 1938, at a cost of \$300,000. A number of smaller buildings were constructed as well as extensive landscaping consisting of a waterfall fountain, a series of cascading pools, stone walks and walls, gazebos, and a doll house (miniature house)—all constructed of stone. The property also included a tunnel through the rock from the basement of the main house to the boat house. With its iron rail tracks and hand carts, the tunnel looks like a mining tunnel. While the story of this expensive feature and any associations it might have

¹³"Many come to Nevada: An incomplete list of those who recently have come to Nevada and established residence" provided a list of over 40 prominent individuals that had bought property or homes in Nevada (p.20).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 24
=====

with Nevada's mining culture is not known, it is interesting that the architect, DeLongchamps, was also a mining engineer.

Whittell began to spend much of his time at his estate, where he soon relocated his collection of exotic animals. He commuted from Woodside in his luxurious sea plane, a civilian model of the military's Flying Fortress, and kept a large powerful boat, *The Thunderbird*, on Lake Tahoe (Scott 1957).

Whittell was almost universally considered eccentric and reclusive by Nevadans. His social interaction with the local community was minimal and often strained. He did, however, develop relationships with a small group of friends, most of whom were active in state politics. Two of these men, Frederic M. Anderson, Whittell's physician and a regent of the University of Nevada; and Ivan Sacks, a National Forestry Service official, have left oral histories in which they recount their relationships with the millionaire. Both are at pains to demonstrate that only a very small number of people, including them, had access to him (Sack 1977 and Anderson 1985).

Although he was to claim Nevada residency for tax purposes, Whittell seems always to have considered his Lake Tahoe estate more as a vacation home, or resort. There are many stories of wild parties held there, involving Reno show-girls and plentiful liquor. There are also stories of high stakes gambling at Reno casinos, as well as on the estate—where there is a stone "card house" set off from the main building and accessible from the 500-foot tunnel that joins the boat house with the main residence.

Local legends held that the privacy of the estate was guarded by wild animals, packs of dogs, and fearsome ex-pugilist body guards. There was also said to be a security system which, when it detected an intruder, would illuminate the grounds and play a recording of "I'll Be Glad When You're Dead, You Rascal You" over loud speakers (Scott p.311). A surviving system of electric eye devices on the grounds provides physical evidence of a concern for security.

Other than his own residence estate, Whittell built nothing on his nearly 30,000 acres for the more than thirty years he held them. Over the years, his group of friends prevailed on him to make certain grants of land for public purposes. In the early 1950s, Ivan Sack and Governor Charles Russell, another of the favored group, successfully induced him to donate bits of land for local highway construction. In 1959, at the request of Sack and Dr. Anderson, he donated half of Little Valley, some 3500 acres of his holdings in Ormsby county, to the University of Nevada for use as a field research station.

At the same time, he donated the other half of the valley to St. Mary's Hospital in Reno and the Catholic Sisters of Charity in Carson City (Anderson p.611). The reasons for this grant are unknown. Whittell was Roman Catholic and may have made the gift simply from feelings of piety. One generally antipathetic source claims that he had to be dissuaded, at one time, from erecting a giant stone cross that would have been visible from all around the lake (Sanford 1987).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 25
=====

Although he had leased the state of Nevada land for a lakefront park at Sand Harbor in the mid 1950s, as time went on friction arose between him and state authorities who wanted more land for more parks. Whittell controlled nearly the entire Nevada shore line at one time. His unwillingness to either part with it or develop it meant both that the area remained pristine and that the public had no access to this incomparable natural resource.

The Nevada friends joined by future governor Paul Laxalt, who was Whittell's attorney, attempted to induce him to donate more land to the university. Anderson relates that on the very day Whittell was to sign papers granting a large piece of land, including lakefront footage, newspaper headlines trumpeted that the state intended on condemning the property for park land. The news angered Whittell, who then refused to go through with the promised grant. The university grant would eventually have included even his residence, after establishing life estates for both him and his housekeeper-nurse.

In the 1960s, Whittell's relations grew contentious with both Nevada, which launched condemnation proceedings for the park land it wanted, and California, which disputed his claim of Nevada residency for tax purposes. Ultimately, he lost both battles. In 1963, California collected \$250,000 in back taxes after establishing that he spent eight to nine months each year at his Woodside home (*San Francisco Chronicle*, December 18, 1964, p.2). In 1967, after negotiations had come to an impasse, Nevada successfully condemned 5300 acres of Whittell's holdings for the new Lake Tahoe State Park. The court discounted his asking price of \$7.8 million to \$2.9 million (*San Francisco Chronicle*, November 19, 1967, p.3).

The lengthy court battle over the coveted park land had further diminished Whittell's public reputation in Nevada, where he was perceived as arrogant and grasping. In 1961, he had refused even to speak to Nevada governor Grant Sawyer (a Democrat) when the governor called on him at Woodside to discuss the park question (Sawyer 1993). All accounts agree that he had become more eccentric and reclusive as time went on. Casino owner William Harrah, in his oral history, says that when he called on Whittell at Woodside in the early 1960s, the millionaire was "a cripple" (Harrah 1987). Twenty years after his death, the *San Francisco Chronicle* reported he had been crippled in a shooting accident in 1954 and that he habitually drank a bottle of whisky per day (*San Francisco Chronicle*, September 19, 1989, p.B5).

When Whittell died, in 1969, Governor Laxalt, who had been his attorney, as well as one of his friends, tried to defend his memory, saying "Largely through his efforts, much of Nevada's portion of Lake Tahoe is now preserved" (*Nevada State Journal*, April 19, 1969, p.1). In his will, he left the bulk of his fortune to animal care agencies, with the largest award designated for the Society for the Prevention of Cruelty to Animals (SPCA). However, he had neglected to specify which SPCA and thus precipitated a twenty-year court battle between the Bay Area chapter and the national organization.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 26
=====

HISTORY OF THE WHITTELL ESTATE FOLLOWING WHITTELL'S DEATH

Jack Dreyfus

In 1972, the property was bought by Jack Dreyfus, primarily as an investment. In the years that he owned the property, from 1972 to 1999, he rarely visited. The property was made available to a few guests who may have stayed about six weeks a year. Among the guests were William P. Rogers, Secretary of State under President Nixon from 1969 to 1973; Michael Devers, Chief of Staff under President Reagan, and other Reagan Administration officials. Rogers and his family were the most frequent guests.

In 1985, Dreyfus built a large addition to the main house to enhance its value. The architect of the addition, Steven T. Sederquist of Incline Village, Nevada, was hired by Bryce Rhodes, Dreyfus' attorney. In designing the addition, Sederquist referred to the *Secretary of the Interior's Standards* (1977). Although Dreyfus did not want to place the property on the National Register of Historic Places, he did not want to preclude that possibility in the future.

Jack Dreyfus was born in 1913, in Montgomery, Alabama, the son of a candy manufacturer. He was educated in Montgomery public schools and, as fluctuating family finances allowed, in private schools. As a teenager, he was acclaimed as a championship golfer. Later in life, he was rated the number one gin rummy player in the country, and at the age of 62, won the U.S. Open tennis championship for ages 60 and over.

He graduated from Lehigh University in 1934, as a Latin major. After working in the family candy business for a short time, he began a series of jobs at stock brokerages in New York. He was married in 1939 to Joan Personette, a costume designer. They separated in 1943, but were not divorced until 1961.

After a short stint in the Coast Guard during World War II, Dreyfus returned to Wall Street. By 1951, he was a partner in a brokerage firm and had started his own firm, the Dreyfus Fund. In 1953, he was responsible for a series of print ads that spoke in humorous terms to small, amateur investors, a revolutionary concept at the time. This approach was enormously successful and made his fortune. In 1957, he began a famous television ad campaign that featured a lion emerging from the New York subway on Wall Street.

In 1958, Dreyfus began to suffer from disabling endogenous depression, for which he sought psychiatric help, with limited success. In 1963, as a result of his own research, he was treated with a drug "phenytoin," which was (and is) not FDA approved for this purpose. The treatment was immediately effective. Following this experience, Dreyfus began to work for the drug's approval but became convinced that it was being deliberately kept off the market.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 27
=====

In 1966, Dreyfus retired from business and dedicated himself, through the Dreyfus Health Foundation, now the Dreyfus Medical Foundation, to research and education on phenytoin. In this pursuit, he has personally proselytized every president since Richard Nixon.

Thunderbird Lodge Preservation Society

In 1997, Jack Dreyfus put the property for sale with the proceeds of sale going to fund the Dreyfus Medical Foundation. Del Webb Conservation Holding Corporation purchased approximately 140 acres constituting the grounds and all improvements of the Whittell Estate. As part of its agreement with the Bureau of Land Management to conduct and assemble a land exchange, most of the undeveloped land that had been purchased from Dreyfus was transferred to the United States Forest Service Lake Tahoe Basin Management Unit (Forest Service) in 1998. In 1999, the remaining 6.51 acres that included the Whittell Estate was transferred to the Forest Service with a 40-year deed of reservation to the University of Nevada, Reno in the name of the Thunderbird Lodge Preservation Society (Society). The Society, a non-profit entity with the majority held by members of the University of Nevada System, was formed for the purpose of preserving the Whittell Estate.

FREDERIC J. DELONGCHAMPS, ARCHITECT

In 1935, the year before he began designing buildings on Lake Tahoe for George Whittell, Frederic J. DeLongchamps was introduced by a former Governor in a volume of biographies of prominent Nevadans as follows: "Frederic Joseph DeLongchamps of Reno has to his credit more distinctive works as an architect than any other member of his profession in the state." (Scrugham p. 234). DeLongchamps had been a prominent architect in Nevada since he won a competition for the Washoe County Courthouse at the age of 29 in 1911. By 1935, he designed courthouses for seven of the state's seventeen counties, several major buildings at the University of Nevada in downtown Reno, the Reno Country Club, and residences for many individuals including leading citizens of Reno and the State of Nevada. He had served as State Architect under Governor James Scrugham. In a region with few professionally trained architects (only four were listed in the 1930-31 Reno City Directory), it was not unreasonable to claim that DeLongchamps was the leading architect in Nevada.

DeLongchamps was born 2 June 1882 in Reno. (The original spelling of his last name was DeLonchant. He changed it to DeLongchamps in 1911.) His parents had come to Nevada from Quebec. His father was a builder and was engaged in the logging business near Markleeville, California. DeLongchamps attended the School of Mines at the University of Nevada and graduated in 1904 with a B.S. in mining engineering. In his course of study, he became a good draftsman and published pen and ink drawings in a student publication. After graduation, DeLongchamps worked in Inyo County, California "in charge of development on a mining property" (Scrugham p. 234). He was subsequently advised to find easier work for his health and became a draftsman for the United States Surveyor in Reno.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 28
=====

In 1906, DeLongchamps went to San Francisco, apparently around the time of the earthquake and fire. According to Scrugham (p. 234), "by employment as draftsman or in other capacities [he] was associated with several of the outstanding architects of the San Francisco Bay District. This was his apprenticeship, and when in April, 1907, he returned to Reno he established his office as an architect." Efforts to discover the "outstanding architects" with whom DeLongchamps trained have been fruitless following inquiries to the Nevada Board of Architecture, the California Division of Architecture, the American Institute of Architects (San Francisco and Nevada chapters and the national organization in Washington), and the San Francisco Architectural Club. From 1907 to 1909, DeLongchamps was in partnership with Ira W. Tesch, a colleague from the United States Surveyors office. Together they designed 30 buildings in those years. Throughout his career, DeLongchamps often worked in partnership or in association with others.

While DeLongchamps remained based in Reno, he also maintained offices at different times in San Francisco, Los Angeles, and Miami. To practice in these places, he was licensed in California (#649: 31 March 1911), Nevada,¹⁴ and Florida. An incomplete picture of his practice includes an office in the Monadnock Building in San Francisco (where many other architects were based) in 1912; an office in the Underwood Building in San Francisco from 1924 to 1929; and a San Francisco office from 1945-1960. Little San Francisco area work is known apart from competition entries for the San Francisco City Hall in 1912 and the State Building in San Francisco Civic Center in 1917 (he was one of eight finalists). He also designed the Nevada Building for the Panama-Pacific International Exposition held in San Francisco in 1915. He received a Silver Medal for the design from the Board of Consulting Architects for "having planned a structure that far surpasses those of many states" (Kuranda p. 2). He also did a substantial amount of work in California but most of it was in the Sierras and around Lake Tahoe.

In southern California, he designed the Nevada Building for the California-Pacific International Exposition in San Diego (1916). Over a period of nearly twenty years he designed a school, two apartment buildings, a residence, and a factory in the Los Angeles area. In addition to these, DeLongchamps may have worked with the California State Architect on several state hospitals (Agnews, Norwalk, Sonoma, and Stockton), whose drawings appear in his files. His design for the Nevada State Hospital in 1920 is similar in composition and plan to the Men's and Women's Receiving Building at Agnew State Hospital in Santa Clara of 1908.

¹⁴According to DeLongchamp's obituary in the *Nevada State Journal*, "in 1914, he did take the then new Nevada examination;" according to the Nevada Board of Architecture, DeLongchamps received his license in 1949 when the Nevada Board of Architecture was first established; Ron James, who has written about DeLongchamps, says that DeLongchamps campaigned for the establishment of architectural licensing in Nevada long before it was adopted. The possibility that some general professional licensing may have been granted to DeLongchamps by the state in 1914 has not been explored.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 29
=====

DeLongchamps' work prior to 1935 is typical in many respects of that of other talented, well-trained, and socially well-connected architects in the mainstream of his generation. The diversity of his work was no doubt increased by the fact that he was among the few professionally trained architects in the state. Like many others, his work shows the influence of the dominant centers of architectural education of the time, the Ecole de Beaux Arts in Paris; university schools of architecture like that of the University of California, run by architects who had trained at the Ecole; and training in classes or ateliers run by Ecole alumni in organizations such as the San Francisco Architectural Club. The Architectural Club provided training nights and weekends for young architects who worked in the daytime. If DeLongchamps had trained at the Architectural Club, he would have been exposed to the methods of the Ecole, he would have been prepared for taking the licensing exam, and he might later be able to say that he had worked with the outstanding architects of his day. DeLongchamps was not a member of the Architectural Club but may have attended classes, lectures, or other functions while apprenticing to an architect.

Like other architects trained in this way, DeLongchamps approached his work according to certain principles of the design process and not as a revivalist of classical styles. The Beaux-Arts process emphasized hierarchy, symmetry, axially, and unity. Projects were approached rationally, and the style or appearance of buildings was the result of an effort to find an appropriate expression for each problem. Thus, DeLongchamps designed government buildings and world's fair buildings derived from monumental classical prototypes; post offices, banks, and commercial buildings referring to the Renaissance; urban and suburban houses based on medieval and post-Renaissance classical sources; and country houses and resorts with a rustic appearance, using local materials.

Prior to DeLongchamps' design for the Whittell estate, he had designed at least two projects in the neighborhood of Lake Tahoe using local materials with a rustic appearance. According to the index of DeLongchamps' drawings, his designs for Donner Lake Camp of 1927-1928, and the N. R. Mayfield House of 1929 in Tahoe City were both in the "Resort Rustic" style. Several other projects around Lake Tahoe in this design spirit were begun in 1936 or later, or were not dated. It seems likely that DeLongchamps would have known Glen Alpine Lodge by Bernard Maybeck and a great many other buildings around the lake with a rustic character.

An interesting and perhaps important association of DeLongchamps was with George A. Schastey (1869-1933). Schastey had studied at the Ecole de Beaux Arts with Bernard Maybeck. He had a wide-ranging practice with a particular specialty in hotels and commercial interiors. Schastey maintained an office in the Monadnock Building in San Francisco from 1910 to 1922 where he may have known DeLongchamps who had an office there in 1912. In a short biographical sketch of Schastey, Sewall Bogart stated (p. 183), "In 1923 George Schastey moved to Reno, Nevada. He had been working with Frederic DeLongchamps and the two were selected to be architects for the Arcade and Medico Building at 130 N. Virginia Street, Reno." It is not known how often Schastey and DeLongchamps worked together before Schastey returned to work on a project in Woodside, California in 1928. (Schastey had designed

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Whittell Estate Historic District Page 30

=====
a prominent stone gatehouse as part of an estate for Herbert E. Law in Portola Valley in 1914, which would have been well-known to George Whittell who lived on a large estate in the adjacent town of Woodside.) One of Schastey's projects from those years was the Ralph Elsan Hunting Lodge on Franktown Road on the west side of Washoe Valley between Reno and Carson City of about 1925. This was a very large and imposing one-story building whose exterior walls appear to have been of shingles and river stone. Although very different in design from Thunderbird Lodge, the rustic character and accommodation of the sporting life of males in a spectacular setting was a precedent that must have been known to DeLongchamps.

DeLongchamps was associated with other architects as well. He worked for many years in association with George Ferris and his son Lehman Ferris. He began working in 1916 with George L.F. O'Brien. In 1939, while the Thunderbird Lodge buildings were still being designed and built, O'Brien became a partner in the firm of DeLongchamps and O'Brien. This partnership lasted until they both retired in 1965.

During his long career, DeLongchamps was active in professional organizations and activities. He was a charter member of the Nevada Chapter of the American Institute of Architects (AIA) in 1912 and was its president in 1912 and 1949. He was a member of the San Francisco chapter of the AIA by 1913. He was a member of the national AIA and was the Nevada representative to the Commission on the Plan of Washington and Environs.

Outside of architecture, DeLongchamps remained active in mining, his first career. He was chairman of the local American Institute of Mining and Metallurgical Engineers and was active as an officer and consulting engineer to the Silver City operation of the Dayton Consolidated Mines Company. From 1937 to 1965, he owned the Talapoosa Mine. In 1919, he was president of the University of Nevada Alumni Association. He was recognized by the "Distinguished Nevadan" award in 1966. He died in 1969.

By the end of his career, DeLongchamps had designed over 500 buildings whose drawings are housed at the University of Nevada, Reno. The following is an abbreviated list of some of his most prominent buildings:

- Nevada County Courthouses¹⁵
- Washoe County, Reno
- Lyon County, Yerington
- Clark County, Las Vegas
- Ormsby County, Carson City
- Humboldt County, Winnemucca

¹⁵DeLongchamps designed a courthouse for Churchill County that was never built.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 31
=====

Pershing County, Lovelock
Douglas County, Minden

Nevada County Jails
Ormsby County Jail, Carson City
Lander County Jail, Battle Mountain

Nevada State Buildings
Heroes Memorial Building, Carson City
Supreme Court, Carson City
State Capital additions, Carson City
Nevada Industrial School, Elko
Nevada State Hospital, Reno
Nevada State Building, Reno
Nevada State Penitentiary, Carson City
Orphans Home, Carson City

Public Schools, Nevada
Sparks High School
Robert H. Mitchell School, Sparks
Wadsworth Public School
Mina Grade School
Lovelock Grammar School
Tonopah High School
Wells High School
Mineral County High School

United States Government Buildings
Post Office, Reno
Post Office, Kings Beach, California

University of Nevada, Reno
Mackay Science Hall
Education Building
Scrugham Engineering & Mines Building
Artemisia Hall
Gymnasium
Girl's Dormitory
Men's Dormitory

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 32
=====

Library
Dairy Building
Agriculture Building

Commercial and Institutional Buildings, Reno

Riverside Hotel
Medico-Dental Arcade Building
Reno Country Club
Reno National Bank
California Apartments
Bell Telephone Building
Union Federal Savings and Loan
YMCA
Northern California and Oregon Railroad, offices and shops
St. Thomas Aquinas Cathedral, rectory and school
Frandsen Apartments
Baptist Church
Lutheran Church

Commercial and Institutional Buildings Miscellaneous

Minden Fire House
Minden Hotel
Mineral County Hospital
Susanville Hotel

Private Residences, Reno

Joseph Giraud
Wanemaker/Mapes
1075 Ralston
589 California

California Courthouses and Public Buildings

Alpine County Courthouse, Markleeville
Modoc County Courthouse, Alturas
Alpine County Library, Markleeville
Susanville City Hall
Markleeville School
Lassen County Jail, Susanville
Carnegie Public Library, Alturas

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 33
=====

World's Fairs

- Nevada State Building at the Panama-Pacific International Exposition, San Francisco
- Nevada State Building at the Panama California International Exposition, San Diego

San Francisco Bay Area

- Gerwin Apartments, Redwood City
- Hill Opera House, Petaluma

Los Angeles Area

- Grant School
- Newlands Apartments
- Linbick Apartments
- Pacific Textiles Plant, Huntington Beach
- Robert H. Lord House, Glendale

Sierra Nevada and Lake Tahoe Area Resort Buildings and Estates

- Whittell Estate
- Donner Lake Camp
- H.O. Comstock House
- N.R. Mayfield House
- Galilee Dining Hall
- Price Lodge
- Tioga Lodge

ARCHITECTURAL CONTEXT OF THE WHITTELL ESTATE

Sources of the design and a framework for understanding its meaning and significance are presented below. This framework presents contexts for the buildings from the perspective of the architect, the builders and craftsmen, and the clients.

In looking for sources of the design of the Whittell Estate, it might be useful to start with a geography of George Whittell's experiences in Europe and especially of his French wife's family. Perhaps these buildings reflect a setting familiar to George and Elia Whittell that the Whittells suggested to DeLongchamps.

Whittell Family Experience

As described in more detail in the historical context on the Whittell Family (see pages 16-17), George Whittell, Jr.'s family had been engaged in real estate development in San Francisco for at least two previous generations. His mother's father, Nicholas Luning, and his father, George Whittell, Sr., both

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 34
=====

hired prominent architects to design buildings for personal use and for investment purposes. A partial list of buildings built by these men and their architects is as follows:

Building	Date	Architect
George Whittell, Sr. House California & Jones San Francisco	1887	Clinton Day
Nicholas Luning 3 houses Pine and Powell Streets San Francisco	1890	Percy & Hamilton
George Whittell, Sr. House 1143 California Street San Francisco	1892	Coxhead & Coxhead
George Whittell, Sr. Speculative Building Park Street San Francisco	1892	Coxhead & Coxhead
George Whittell, Sr. House 1272 Caroline Street Alameda	1893	Coxhead & Coxhead
Whittell Building 166 Geary San Francisco	1906	Shea & Shea
Oscar Luning Building 45-47 Kearny at Maiden Lane San Francisco	1907	Nathaniel Blaisdell
George Whittell, Sr. House Woodside	ca. 1907	unknown

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 36
=====

tradition of architects like Bernard Maybeck and Julia Morgan. Important precedents for the design of large houses for the wealthy in wilderness settings, called Great Camps, were built in the Adirondack Mountains of New York state in the late 19th and early 20th centuries. Another example of building grandly and appropriately in spectacular natural settings was established by the National Park Service all over the country. Yosemite Park buildings, including the Ahwahnee Lodge of 1926, are a nearby example.

A good summary that incorporates many of the key ideas from these sources appears in a definition of the Great Camps in *The Great Camps of the Adirondacks* by Harvey Kaiser. The owners of the Great Camps “hired local craftsmen to build lodges of native materials on a scale matching the ‘cottages’ of Newport and the spas of Saratoga” (p. 2).

Rustic designs compatible to their wilderness environment developed as the regional building style. Consciously sited in remote locations, characterized by the use of logs and indigenous stone, shingled roofs with broad overhangs and porches, and simply-proportioned window and door openings, these building complexes are among our most original examples of vernacular architecture. Although efforts have been made to link their style to European precedents, and particularly to Alpine chalets, the collective work was in fact a logical and inevitable combination of local craft traditions and readily available materials — the Adirondack style (ibid.).

While Thunderbird Lodge can be characterized in part by this description, there is an obvious comparison to make with a very different kind of place for reasons that are not strictly architectural. Another type of model was the compound of main house, guest houses, servants quarters, recreational facilities, and landscaping embodied by Wynton designed by Bernard Maybeck for Phoebe Hearst and San Simeon designed by Julia Morgan for William Randolph Hearst. Thunderbird, begun a few years after San Simeon, was a smaller, far less grandiose place, which nevertheless shared interesting features. Both were complexes of buildings in spectacular settings, both were designed to accommodate entertaining and hosting guests, and both had facilities for exotic animals.

The design of the Whittell Estate was created in an architectural context that included each of these sources and can be characterized in reference to them. In the absence of any discussion of the design in publications or correspondence by the architect or client, it is not possible to be precise about the sources of the design.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 37
=====

Construction and Craftsmanship

Thunderbird Lodge was built by the Larson Construction Company as prime contractor. Among those who performed the work were stonemasons from the Stewart Indian School¹⁶ and Andrew Ginocchio (later a partner in the Reno Iron Works Company). The Stewart Indian School was organized as the Stewart Institute in 1890 and was operated until 1980. It was named for Nevada's first United States Senator, William Morris Stewart, who also sponsored the federal legislation creating this off-reservation school for Native American children. Students came from many tribes including the Washoe, Paiute, Hopi, Apache, Pima, Mohave, Walapai, Ute, Pipage, Coropah, and Tewa. Frederick Snyder, who served as the school superintendent from 1919 to 1934, established the stone masonry apprenticeship program at the school. Snyder began the practice of using colored native stone for on-campus buildings and much of the masonry work at the Stewart Indian School is the work of student apprentices. Students from Stewart plied their trade on several off-campus projects (Harmon 2000).

Andrew Ginocchio spent three or four summers working for Larson Construction Company at the Whittell Estate. His tasks included building a steel elephant cage and "putting up buildings, gardens, and arches" (UNR Oral History). The Indian masons stayed on the site. Another group of masons came and went each day by barge from King's Beach. The story that these masons were French has not been confirmed. The masons were not closely supervised and had a great deal of latitude in their work. A story is told that when the masons began working in the morning, Whittell had often not gone to bed. In these encounters, Whittell would tell them what to do that day. Otherwise they would decide for themselves. Evidently the architect was not present or at most rarely present during this period.

A separate subcontractor, under the leadership of Anthony Soletti, created the decorative metal work. Pieces created include images of large birds, squirrels, deer, and birds on the outsides of buildings, especially on the chimneys; sconces, light fixtures, and chandeliers; door latches, escutcheons, grilles, and hinges; tunnel doors; cover plates over truss joints; and fireplace screens in designs depicting birds in flight. When the project began, Soletti was associated with the Allied Arts Guild in Menlo Park, California. The Allied Arts Guild was established by Mr. and Mrs. Garfield Merner in 1929 on 3½ acres in a picturesque group of Spanish-styled buildings. "Their idea was to establish a crafts guild similar to what they had known in Europe" (Foster p. 51). Decorative artists working in various crafts shared facilities in the several buildings of the Allied Arts Guild. During the time when work was going on for Whittell, Soletti left the Allied Arts Guild and established his own business, the San Mateo Iron and Artwork Company in San Mateo.

¹⁶Efforts have been unsuccessful to reach Marvin D. (Dan) Morgan in order to talk with him about the construction of the stone work. Mr. Morgan, a member of the Fallon Paiute Shoshone Tribe and son of a stonemason who worked on the property, had been identified by Phil Caterino, director of the Thunderbird Lodge Preservation Society, as a possible source of information.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 38
=====

Anthony Soletti (1916-1992) was born north of Venice and came to the United States at the age of 19. At the time he worked for Whittell, he had an apprentice who came from Italy. The apprentice and the apprentice's son assisted Soletti on the Whittell project. The making of the decorative metal for Whittell was done in Menlo Park and San Mateo. Only Soletti was allowed to come to the Lake Tahoe estate. At least one drawing survives on which DeLongchamps designed metalwork (for the front door of the main house) that was to be executed by Soletti. Someone named Holden, whose name appears on drawings recently discovered at San Mateo Iron and Artwork and donated to the Thunderbird Lodge Preservation Society, may have designed some of the metal. It may be that some of the metalwork was designed by Soletti.

During his career, Soletti made decorative iron and metalwork pieces for many private residences including Whittell's Woodside estate and many others on the San Francisco Peninsula, residences in Hollywood, the Villa Hotel in San Mateo, and Saint Brigid's Church in San Francisco. In addition to decorative metalwork, the company also did standard commercial metalwork. Since Soletti's death, the business has been continued by two sons of Soletti's apprentice for the Lake Tahoe work.

The craftsmanship, materials, and methods used in building Thunderbird Lodge were in the spirit of the Arts and Crafts Movement and the Great Camps. The principal building material, stone, was quarried locally and laid up by local masons. Roofs were wood with exposed trusses in some of the buildings. The structure of the buildings was evident in the straightforward use of materials. The structure itself was not disguised or embellished. The metal decorative elements were made by a regional company who worked on site.

Lake Tahoe/Sierra Nevada Region

The architectural context of the Lake Tahoe and adjacent Sierra Nevada region can be described in two categories. The first is the indigenous architecture of the area, designed by architects and builders from the time lumbering began to die out and a resort economy began to develop. The second is the architecture of great estates around the lake.

As the lumbering business slowed, property owners looked for new sources of income and in the 1890s and 1900s began developing resort hotels and summer cabins. For reasons of both economy and appearance, buildings like Tahoe Tavern (1901) and Glenbrook Inn were built of wood with stone chimneys. Designs of simple, rustic looking buildings of local materials were built for summer visitors through the 1930s.

On a much grander scale, wealthy San Franciscans came to Lake Tahoe during the same years and built large estates, typically consisting of a main house, guest houses, and boat houses. Well-known Bay Area architects, including Maybeck, Morgan, and John Hudson Thomas, now identified with the Bay Area Tradition, designed houses in the area. Maybeck's Glen Alpine Lodge near Fallen Leaf Lake, is a striking

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 39
=====

and unusual stone building. Morgan's Schilling house of 1939 reflects her recent travels in Bavaria. It was begun after Thunderbird Lodge and shares many of its qualities including stone walls, steeply pitched roofs and dormers, and flaring eaves.

Several of the great estates now open to the public, represent the great houses of the turn of the century. At the Tallac Site, the main room in the Baldwin Estate of 1921 is a central living room with a high open ceiling and exposed trusses, much like Thunderbird Lodge. All three elements of Tallac, the Baldwin Estate, the Pope Estate of 1894, and Valhalla of 1923, include landscaped grounds, guest cabins, and boat houses.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 40
=====

EVALUATION

SIGNIFICANCE STATEMENT

The Whittell Estate is eligible for the National Register of Historic Places under criteria A, B, and C at the state level. It meets criteria consideration G for properties that have achieved significance within the past 50 years under criteria A and B.

Criterion A

Under criterion A, the property is significant for its association with several different periods of land development and use at Lake Tahoe including:

- the development of Lake Tahoe as a resort area for the wealthy. This use of lakeside property began in the 1880s and continues today.
- the "One Sound State" campaign of the early 1930s that was conducted by land developers, boosters, state officials, and journalists in Nevada and aimed at the wealthy, mainly in California. One of the main "selling" points of the campaign was the lack of income, inheritance, and sales taxes.
- the role of conservation in preserving Tahoe's lakeside property from development in order to preserve the natural conditions and to provide recreational opportunities for all citizens, not just the wealthy. Whittell at one time controlled nearly the entire Nevada shoreline. He initially voiced plans to extensively develop his property. However, he only constructed the buildings associated with the Whittell Estate. His unwillingness to either part with or develop his land meant that it remained undeveloped and inadvertently provided the opportunity for the land to become part of the future efforts to create protected public lands along the lake shore. In 1967, the State of Nevada condemned 5,300 acres of Whittell's holdings for the new Lake Tahoe State Park. Jack Dreyfus continued the protection of the property from development during his ownership. In 1998 and 1999, the remaining acreage of Whittell's holdings, approximately 140 acres, were deeded to the United States Forest Service, and the 5.6 acres that comprise the Whittell Estate were transferred to the Thunderbird Lodge Preservation Society.

For its critical part in the ongoing conservation and environmental restoration of Lake Tahoe, one of the country's natural scenic treasures, the Whittell Estate meets criteria consideration G at the state level.

- Lake Tahoe is viewed as one of this nation's natural scenic treasures. After World War II, there was a growing awareness that the development in the Tahoe Basin was adversely impacting on the lake's environment. A local, bi-state, and national concern developed on

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 41
=====

how to manage and regulate development at Lake Tahoe. Two decades of studies on the environmental status of the lake and efforts at finding ways to coordinate and regulate growth in the five counties and two states that make up the basin, resulted in the creation of the Tahoe Regional Planning Agency (TRPA), the first bi-state regional environmental planning agency in the country, in 1969.

Criterion B

Under criterion B, the property is significant for its association with George Whittell Jr. and the Whittell family, a prominent California and Nevada mining family. George Whittell Jr. was a colorful, socially-prominent, investor who managed substantial commercial holding in San Francisco and at one time controlled almost the entire Nevada shoreline of Lake Tahoe. Whittell's control of much of the eastern shore of Lake Tahoe and his resolute opposition to development of his property, during his ownership between 1938-1969, contributed to the conservation of the vital portions of Lake Tahoe's shoreline. For its association with Whittell, the property meets criteria consideration G at the state level The property is part in the ongoing conservation and environmental restoration of Lake Tahoe, one of the country's natural scenic treasures.

Criterion C

Under criterion C, the property is significant for the following:

- The Whittell Estate is one of the last and best examples of a great residential estate on Lake Tahoe from the period in which prominent San Francisco society built homes on Lake Tahoe.
- The Whittell Estate is an outstanding example of an approach to architectural design that is intended to be in harmony with its setting. The siting, design, and materials of the buildings, landscape features, walls, paths, and driveway are a result of this design philosophy.
- The Whittell Estate represents a high level of expertise in building crafts—stone masonry, iron work, and wood work. Examples of this craftsmanship are evident in the buildings, tunnel, walls, steps, fountain, etc.
- The Whittell Estate is an example of the work of Frederic J. DeLongchamps, who served as Nevada State Architect and who was Nevada's most prominent architect.

PERIODS OF SIGNIFICANCE

Criterion A

The period of significance under criterion A is 1938-1969. Whittell first bought the property in December 1937, with buildings being constructed in 1938. The period of significance begins with the construction of the Whittell Estate and includes the time that he owned the property. It ends with his

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 42
=====

death in 1969. This period of time reflects the three periods of development at Lake Tahoe as described under criterion A.

Criterion B

The period of significance under criterion B is 1938-1969. This corresponds to the ownership of the property by George Whittell Jr.

Criterion C

The period of significance under criterion C is 1938-1940. All the buildings designed by Frederic J. DeLongchamps were designed and built during this period. All other buildings that are contributing features were built during this period. The property is also significant as an example of building crafts. However, no definitive information was found on how long it took to complete the intricate layout of paths, walls, steps, and fountain. If information on this is found in the future, the period of significance under criterion C should be extended to include this work.

INTEGRITY

The Whittell Estate retains a high degree of integrity in all seven of the aspects of integrity.

Location

The Whittell Estate retains its integrity of location both as a district and in the location of individual features within the district.

Design

The property retains a high degree of design integrity in the layout, spatial organization, and overall design characteristics of the group of buildings, structures, and landscape features that are the Whittell Estate. The design of individual buildings or features also remains largely intact and unchanged. The design is also strengthened by the high degree of integrity exhibited through unaltered nature of the location, setting, workmanship, and materials.

All of the buildings and structures that were designed by Frederic DeLongchamps remain. These include the main house, garage addition to the main house, lighthouse and garage addition, card house, cook and butler's house and garage, admiral's house, and gatehouse. In 1985, a two-story bedroom addition was built on top of the deck of the garage that attaches to the main house. Also in 1985, an entertainment room addition was built on top of the deck of the garage that attached to the lighthouse. Both of these buildings are additions to the original design of the property and are non-contributing features. However, there have been few if any changes to the design of the other buildings and structures designed by DeLongchamps. Overall, there is integrity of design.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 43
=====

In addition to the buildings designed by DeLongchamps, there are three other buildings/structures on the estate from its period of significance. These are the Elephant House, Boat House, and wild cat cage. The design of these buildings remains unaltered. The only structure that was added after the period of significance was the water filtration building, and it is a non-contributing feature.

The design of the landscape features was the result of artisan stonemasons that worked on the property. No site plan was found of these features, and it is unlikely that there was an overall design for these features. However, it is evident that the three gates, paths, walls, fountains, stone features, and series of outdoor spaces were constructed to take advantage of and dramatize the existing topography and rock outcroppings. It appears that the landscape features that were built during the period of significance remain in place and are unchanged. Also there have been no newer additions to these features.

Setting

The Whittell Estate retains its integrity of setting. The buildings, road, paths and walls were all sited to conform to, rather than alter, the existing topography, rock outcrops, and vegetation that characterize the setting of this property. The property was meant to be viewed from Lake Tahoe and to appear in harmony with the natural landscape. This subordination and conformity to the natural setting continue today. The setting of the property also reinforced the privacy and exclusiveness that were inherent in the estates of the wealthy at Lake Tahoe and to the Whittell Estate, in particular.

Materials/Workmanship

The Whittell Estate retains its integrity of materials and workmanship. The property's use and workmanship of stone masonry are evident in the buildings, tunnel, walls, steps, fountain, decks and patios, etc. The stonework remains remarkably intact and unaltered. There have been slight repairs and alterations to the stone walls in front of the Cook and Butler's House and at the wall and steps from the driveway to the Main House. These changes were the result of the work done to accommodate the construction of the Bedroom and Entertainment Room Additions in 1985. The stone used in this work is evident because it is a different color of stone (more white than the original brownish stone). However, the work is harmony with the original work and does not alter the layout or design of these features.

The use and workmanship of iron work is still evident in the scenes of animals on the chimneys of the buildings, exterior doors, the exterior light fixtures and ornamentation, interior light fixtures, fireplace screens, etc. Much of this work was custom designed and fabricated for the Whittell Estate and remains in place and unaltered.

The use and workmanship of wood is still evident and unaltered in the exteriors and interiors of the buildings.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Whittell Estate Historic District Page 44
=====

Feeling

The Whittell Estate retains its integrity of feeling. The feeling that the property exhibited during its period of significance was as an expression of both a design aesthetic and an attitude toward the use of the lake and its shoreline. The Whittell Estate continues to express this feeling of harmony with the natural setting and subordination of use to the natural setting.

Association

The Whittell Estate still conveys its association with all of its areas of significance due to the high degree of integrity of the other seven aspects of integrity.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Whittell Estate Historic District Page 45
=====

CONTRIBUTING AND NON-CONTRIBUTING FEATURES

There are 21 contributing features and 3 non-contributing features in the Whittell Estate Historic District.

Contributing Features

Feature	Resource Type ¹⁷
• Gate House	building
• Admiral's House	building
• Caretaker's House	building
• Garage at the Caretaker's House	building
• Elephant House	building
• Incinerator	structure
• Cook and Butler's House	building
• Light House and Garage	building
• Garage attached to main house	building
• Main House	building
• Card House	building
• Beacon	structure
• Boat House	building
• Tunnel	structure
• Landscape	site
	including grounds, stone paths, stone walls, outdoor spaces (decking and patios) around buildings, various stone landscape features, outdoor stone light fixtures, outdoor iron light fixtures, outdoor iron ornaments (i.e., weather vane), flag poles, miniature stone house.
• Driveway	structure
• First Gate	structure
• Second Gate	structure
• Third Gate	structure
• Fountain/Waterfall	structure
• Gazebo/Tea House/Barbeque	structure
• Wildcat cage	structure

Non-Contributing Features

• Water filtration building	building
• Bedroom Addition (1985)	building
• Entertainment Room Addition (1985)	building

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¹⁷NRHP resource type corresponds to the "5. Classification" on the first page of the NRHP registration form.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Whittell Estate Historic District Page 46
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Whittell Estate Historic District Page 47
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United States Department of the Interior
National Park Service

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CONTINUATION SHEET

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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United States Department of the Interior
National Park Service

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CONTINUATION SHEET

Section number 9 Whittell Estate Historic District Page 50
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Whittell Estate Historic District Page 51
=====

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United States Department of the Interior
National Park Service

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National Park Service

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Whittell Estate Historic District Page 54
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Whittell Estate Historic District Page 55
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BOUNDARY DEFINITION AND JUSTIFICATION

Boundary Definition

The Boundary of the Whittell Estate Historic District is shown on the map on page 58.

The boundary of the Whittell Estate Historic District corresponds to that of the 6.51-acre parcel known as the Reservation Parcel, in the deed by Del Webb Conservation Holding Corporation to the United States Forest Service.

In addition, the Whittell Estate Historic District boundary includes the roadway east of the Admiral's House to Highway 28, the Gatekeeper's House, and the Entry Gate. The Thunderbird Lodge Preservation Society has an easement to this portion of the historic district .

Boundary Justification

The boundary of the Whittell Estate Historic District includes all buildings, structures, and landscape features of the district that were identified as part of the "Whittell Estate" during its periods of significance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Photographs Whittell Estate Historic District Page 56
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Original Negatives at Thunderbird Lodge Preservation Society, 5000 Highway 28, Incline Village, Nevada 89450

Rolls 1, 2, and 3. Photographer: Denise Bradley; Date: 30 June 1999

Roll 4. Photographer: Michael Corbett; Date: 1 July 1999

Rolls 5 and 6. Photographer: Michael Corbett; Date: 12 July 1999

Roll 7. Photographer: Michael Corbett; Date: 16 August 1999

- Photo 1 Gate House. SW and NW sides with first entry gate. View to E. Roll:3-11
- Photo 2 Gate House. NW side. View to SE. Roll:3-12
- Photo 3 Main Road (paved). View to NW. Roll:3-16
- Photo 4 Admiral's House. SW side. View to N. Roll:6-0
- Photo 5 Admiral's House. SE side. View to NW. Roll:6-3
- Photo 6 Water filtration structure located on the SE side of the Admiral's House. View to NE. Roll:6-8

- Photo 7 Second Entry Gate. Located at the Admiral's House. View to NW. Roll:3-17
- Photo 8 Garage at Caretaker's House. South Side. View to NW. Roll:1-16
- Photo 9 Wall between Caretaker's House and Garage. View to NW. Roll:1-17
- Photo 10 Caretaker's House. View to NW. Roll:1-14
- Photo 11 Third Entry Gate located at the Caretaker's House. View to W. Roll:1-10
- Photo 12 Elephant House. NW side. View to NE. Roll:3-23
- Photo 13 View of road and stone retaining wall. View to SW from the Elephant House. Roll:1-23
- Photo 14 View of incinerator. View to SE. Roll:1-25
- Photo 15 View of road taken from incinerator. Note metal guard rail on west side of road (left side of photo). View to N. Roll:1-26

- Photo 16 Cook and Butler's House; north side; view to SW. Roll:7-5
- Photo 17 Satellite dish on east side of Cook and Butler's House. View to NW. Roll:1-9
- Photo 18 Retaining wall on W side of Cook and Butler's House showing portions of stone work that have been replaced. View to E. Roll:3-21
- Photo 19 Retaining wall at base of road to main house showing portions of stone work that were replaced in 1985. View to E. Roll:3-20
- Photo 20 Entertainment Room Addition (1985). East side. View to NW. Roll:1-31
- Photo 21 View of Entertainment Room Addition (1985) and Lighthouse (1937). SE side. View to NW. Roll:4-31
- Photo 22 Entertainment Room Addition (1985) and Lighthouse (1937). View to N. Roll:4-30
- Photo 23 View of base of Lighthouse (1937) with supports for Entertainment Room Addition (1985). View to E. Roll:4-29
- Photo 24 View showing Entertainment Room Addition (1985) that was built on the deck of the Garage (1937) to the Lighthouse. View to SW. Roll:4-32
- Photo 25 View of interior of Garage (1937) at the Lighthouse. View to SW. Roll:4-28
- Photo 26 View of Bedroom Addition (1985). View to NW. Roll:1-4

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Photographs Whittell Estate Historic District Page 57
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- Photo 27 View of Bedroom Addition (1985) on left and original main house on right. View to NW. Roll:1-34
- Photo 28 View of Bedroom Addition (1985) that was built on the deck of the Garage (1937) to the main house. The right of photo shows the underside of the hallway that connects the two parts of the 1985 additions. View to N. Roll:4-24
- Photo 29 Main house. From (SE) side. View to NW. Roll:2-7
- Photo 30 Main house. Front Door. SE side of house. View to NW. Roll:4-0
- Photo 31 Main house. NW side. View to SE. Roll:4-15
- Photo 32 Main house showing detail of wrought iron bell. Roll:4-16
- Photo 33 Interior of main house showing view of Living room. Roll:5-0
- Photo 34 Interior of main house showing details of ornamental cover plate on truss in living room. Roll:4-7
- Photo 35 Interior of main house showing chandelier in living room. Roll:4-2
- Photo 36 Interior of main house showing light fixture. Roll:4-3
- Photo 37 Interior of main house showing wrought iron fireplace screen. Roll:4-4
- Photo 38 Interior of main house showing inside of front door. Roll:4-5
- Photo 39 Interior of main house showing hardware on door on basement floor. Roll:4-14
- Photo 40 Interior of main house showing kitchen appliances on basement floor. Roll:4-10
- Photo 41 Interior of main house showing Carrier Air Conditioner unit on basement floor. Roll:4-11
- Photo 42 Looking toward the southeast (front) side of main house from the top of the fountain/waterfall. View to NW. Roll:1-35
- Photo 43 From bottom level of fountain/waterfall in front of main house looking up to top of fountain/waterfall. Note other levels in background. View to SE. Roll:2-12
- Photo 44 Fountain/Waterfall. Top and second levels. View to NE. Roll:2-2
- Photo 45 Fountain/Waterfall. View of top where water comes out. View to NE. Roll:2-0
- Photo 46 Fountain/Waterfall. Top level with d Detail of concrete curved concrete cap where water falls from top level to second level. View to E. Roll:2-1
- Photo 47 Fountian/Waterfall. Cascade between second and third levels. View to SE. Roll:2-3
- Photo 48 Fountain/Waterfall. Fountain with cast metal "birdbath" located on third level. Note concrete fill in base of fountain. View to N. Roll:2-6
- Photo 49 Fountain/Waterfall. Light fixture located on the NE side of second level. View to NE. Roll:2-4
- Photo 50 Fountain/Waterfall. Light fixture for colored lights located on the NE side of third level. View to N. Roll:2-5
- Photo 51 Detail of path leading to front of main house. View to NW. Roll:1-3
- Photo 52 Detail of steps on east side of Cook and Butler's House. View to SE. Roll:1-8
- Photo 53 Detail of wall on west side of Cook and Butler's House. View to NW. Roll:1-6
- Photo 54 Miniature House. Located on S side of fountain/waterfall. View to SE. Roll:2-9
- Photo 55 Miniature House. View to SE. Roll:3-25
- Photo 56 Light fixture located along paths by waterfall. View to E. Roll:2-15
- Photo 57 Light Fixture. Roll:3-26

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Photographs Whittell Estate Historic District Page 58
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- Photo 58 Cast metal weather vane. Located on rock outcropping on shore of Lake Tahoe. View to S. Roll:3-28
- Photo 59 Cove with main house in background. Gazebo/Tea House is on right of photo. View to SW. Roll:4-17
- Photo 60 Gazebo/Tea/House and Barbeque Area. View to SW. Roll:4-18
- Photo 61 Overview of barbeque area taken from the Gazebo/Tea House. View to NE. Roll:2-30
- Photo 62 One of two fireplaces in the barbeque area. View to NE. Roll:2-31
- Photo 63 Second of two fireplaces in the barbeque area. View to NW. Roll:2-32
- Photo 64 Paths and retaining walls on NE side of main house. View to SW. Roll:2-19
- Photo 65 Path and retaining walls located between main house and Card House. View to NE. Roll:2-22
- Photo 66 Retaining walls that form a club-shaped planting bed. Located between main house and the Card House. View to NE. Roll:2-21
- Photo 67 Card House. View of W side taken from the Gazebo. View to E. Roll:2-33
- Photo 68 View of stone patio/deck with flagpole located to the north of the Card House. View to NW. Roll:3-6
- Photo 69 Lighthouse/Beacon. View to N. Roll:3-1
- Photo 70 Card House. NW side. View to SE. Roll 3:3.
- Photo 71 Card House. NE side. View to SW. Roll:3-27
- Photo 72 Interior of Card House. Roll:5-20
- Photo 73 Interior of Card House showing ceiling and truss. Ceiling. Roll:5-19
- Photo 74 View of path and serpentine, stone retaining wall that leads from the Card House to the Boat House. View to NE. Roll:3-5
- Photo 75 View of the outside of the retaining wall that leads from the Card House to the Boat House. View to E. Roll:3-9
- Photo 76 Boat House. View of the wood entry located on the SW side of the Boat House. View to NE. Roll:3-8
- Photo 77 Boat House. NW side. View to NE. Roll: 3-7
- Photo 78 Boat House. Interior. View to NE. Roll:4-12
- Photo 79 Tunnel. Steps up to Turbine House. Note stone facing covering the door. Roll:5-9
- Photo 80 Tunnel. Steps in main tunnel going up toward main house. Roll:5-10
- Photo 81 Tunnel. Hand cart tracks to boat landing in cove. Supplies for the house were loaded off the boat onto a hand cart and delivered to main house via the tunnel. Roll:5-12
- Photo 82 Tunnel. Wrought iron door leading to base of shaft with spiral staircase to Card House. Roll:5-13
- Photo 83 Unpaved road leading east from Garage at Caretaker's House. View to E. Roll:1-19
- Photo 84 Wildcat cage. View to S. Roll:3-30

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Geographical Map Whittell Estate Historic District Page 59
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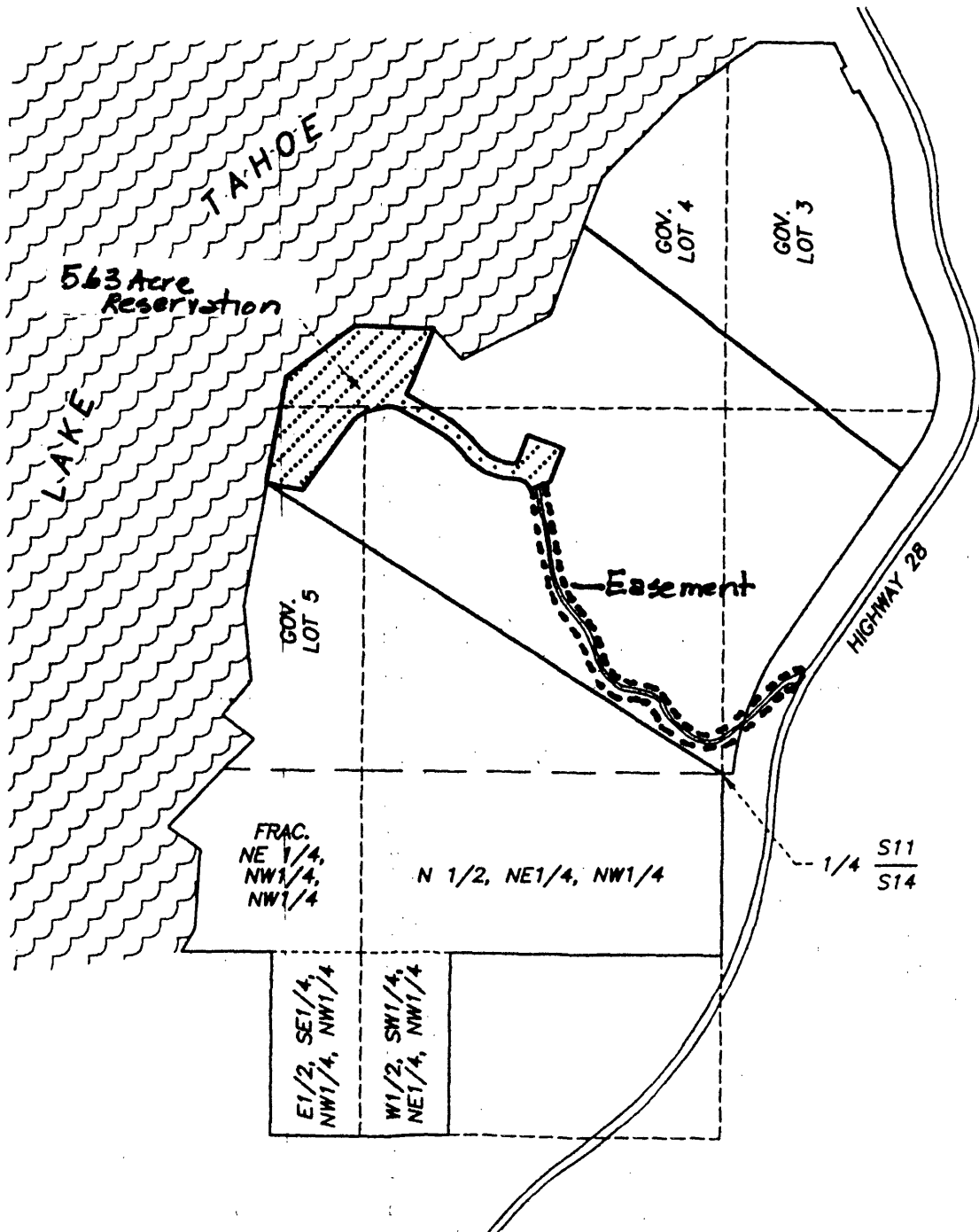
See Attached map

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Sketch Map Whittell Estate Historic District Page 60
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See Attached Map



NO SCALE

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

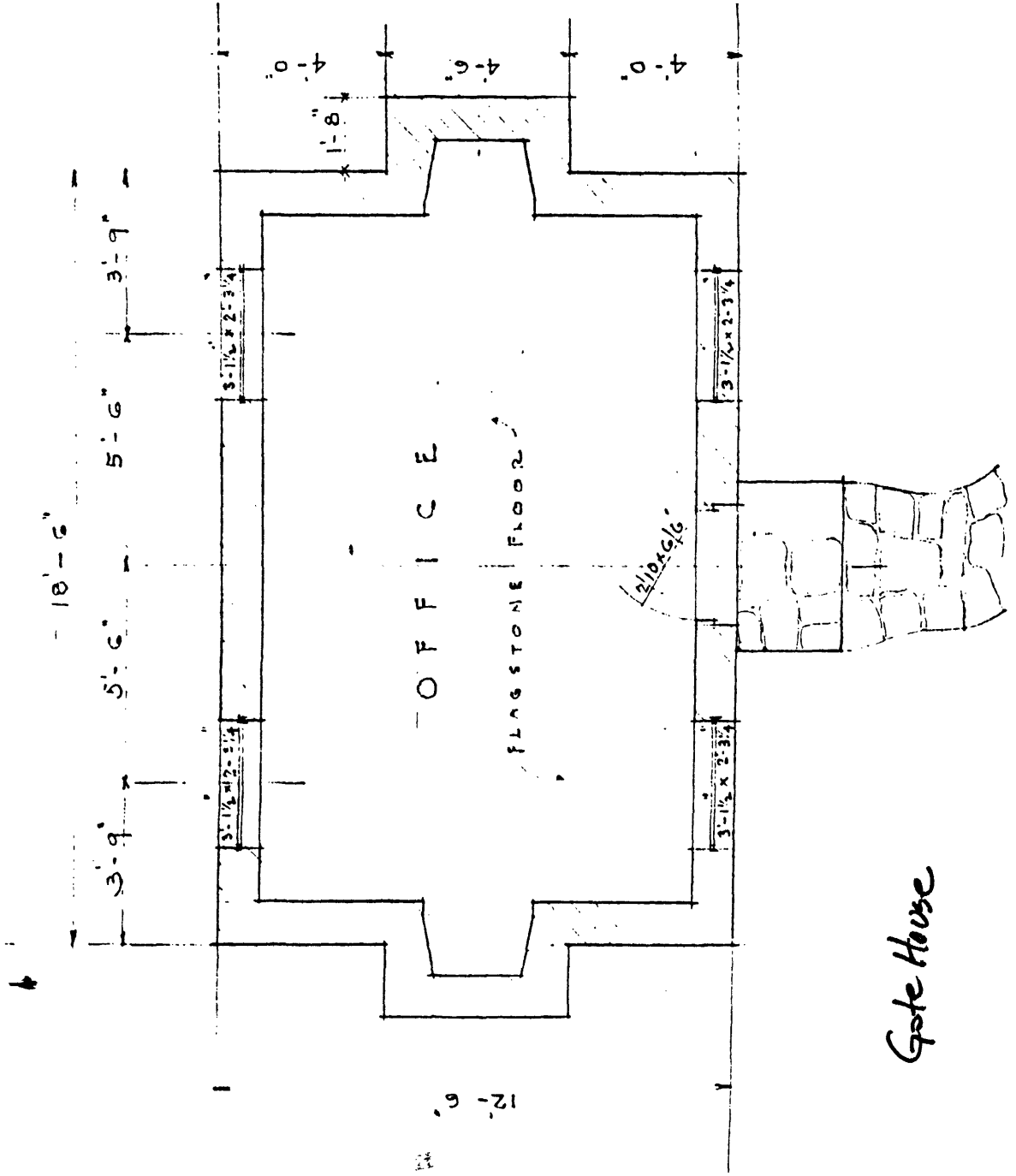
Sketch Map Whittell Estate Historic District Page 61

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Sketch map with the features of the Whittell Estate, with dimensions of the buildings and structures.
See Attached Map.

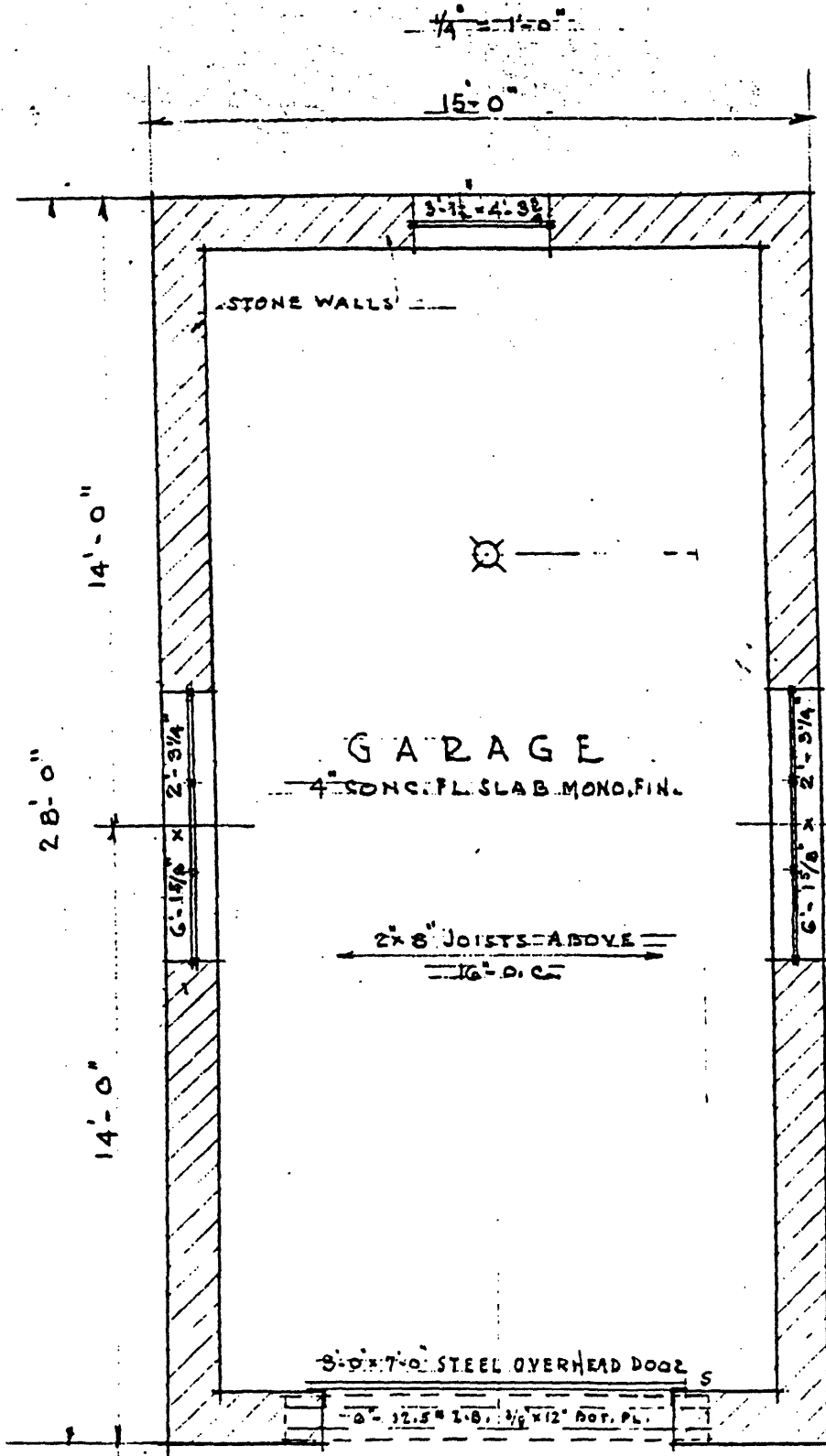
NOTE

WINDOW DIMENSIONS
ON FLOOR PLAN ARE
FRAME DIMENSIONS.
ALL AROUND FOR OUTSI
SPACING



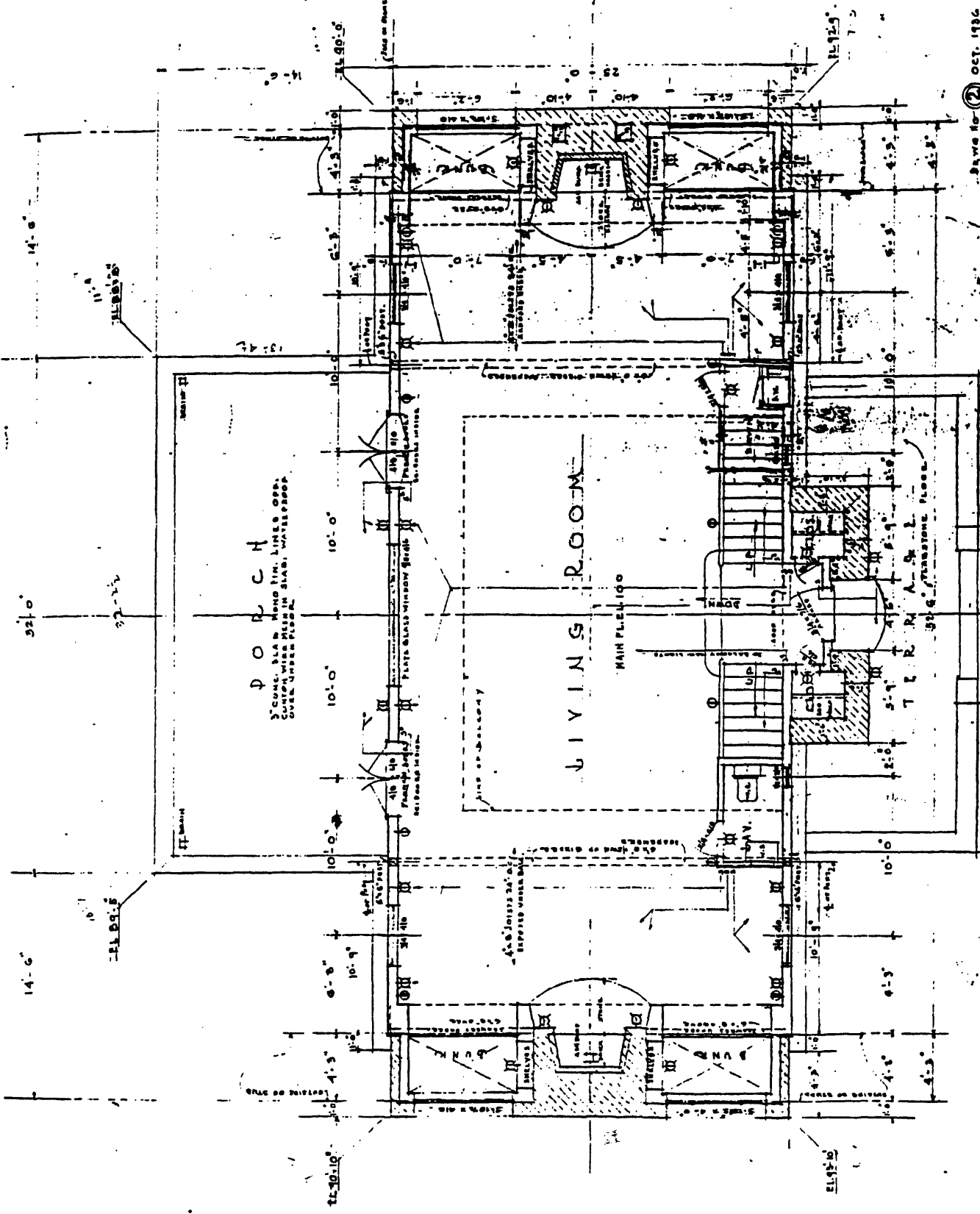
Gate House

Garage



NC
 WINDOW DIME
 ON FLOOR PL
 FRAME DIME
 ALL AROUND F
 OPENINGS.

✓ FLOOR PLAN ✓
 1/4" = 1'-0"



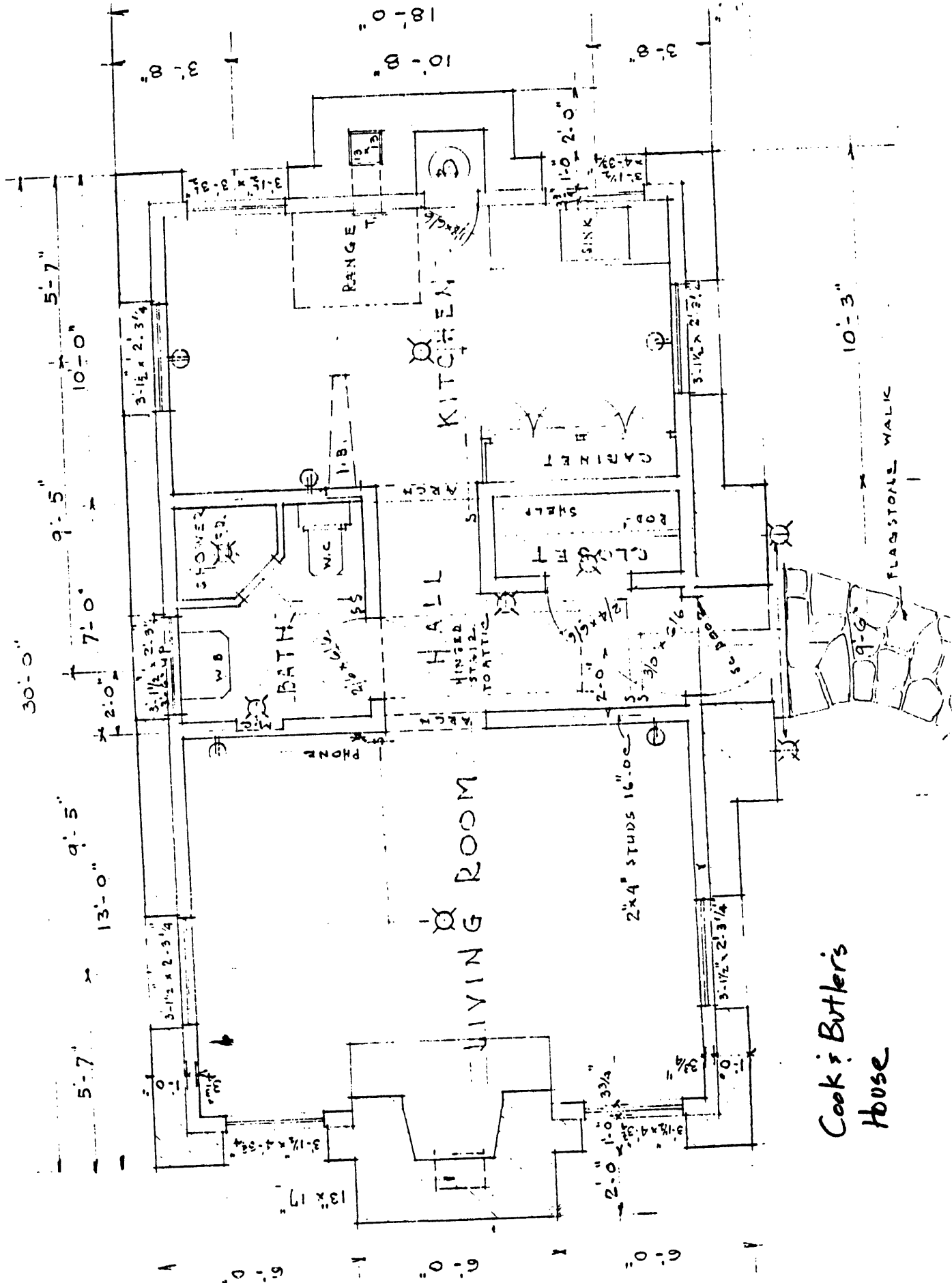
PORCH
 2" CONC. SLAB. MEND FIN. LINES. OPP.
 OVER UNDER FLOOR.

LIVING ROOM
 MAIN FIRE 100

MAIN FLOOR PLAN

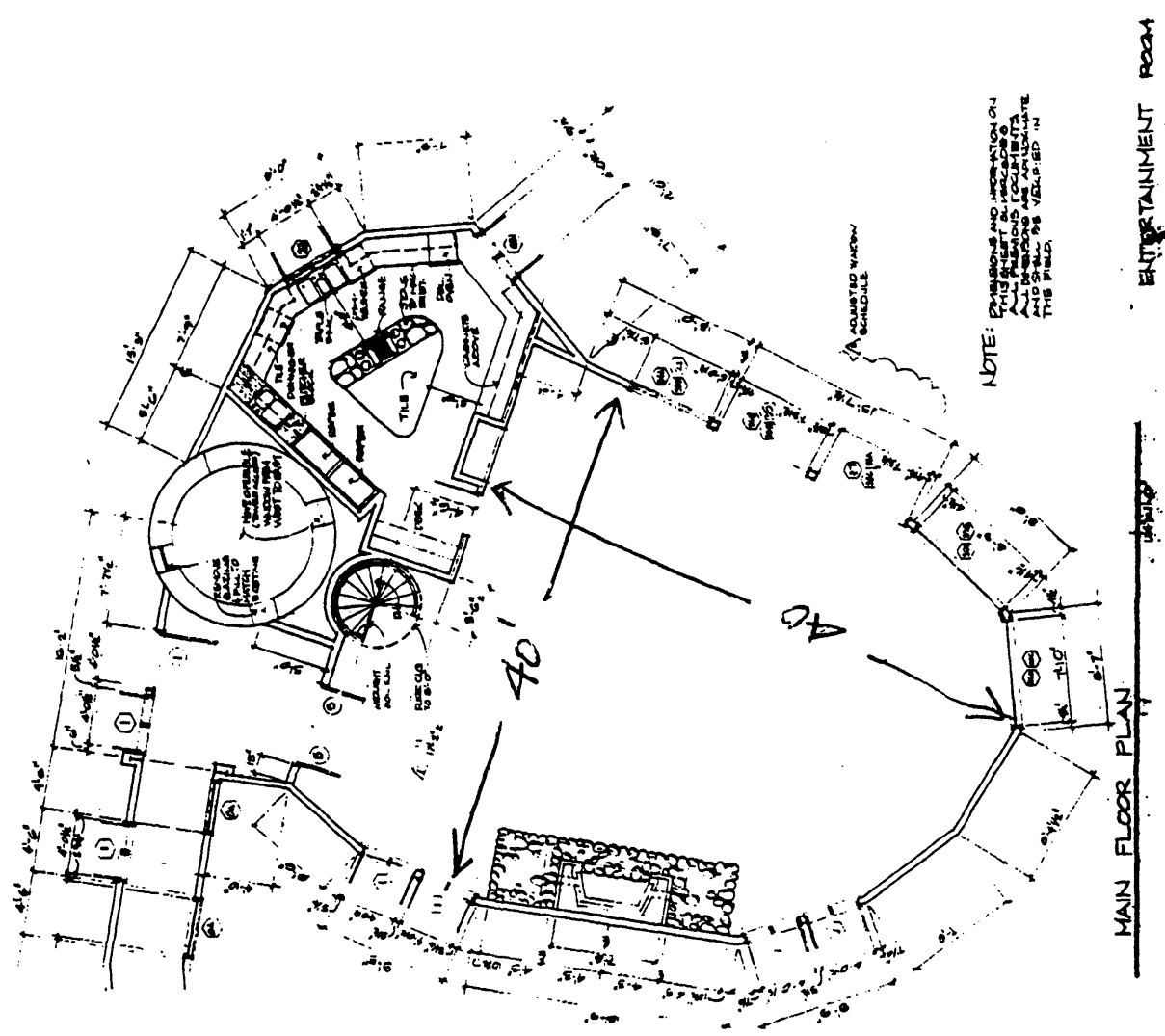
Draw No. 2 Oct. 1936

LAKE TAHOE COTTAGE
 BY GEORGE WHITTELL
 SAN FRANCISCO CALIFORNIA
 A. J. DeLONGHANS ARCHT. EST.



Cook's Butlers House

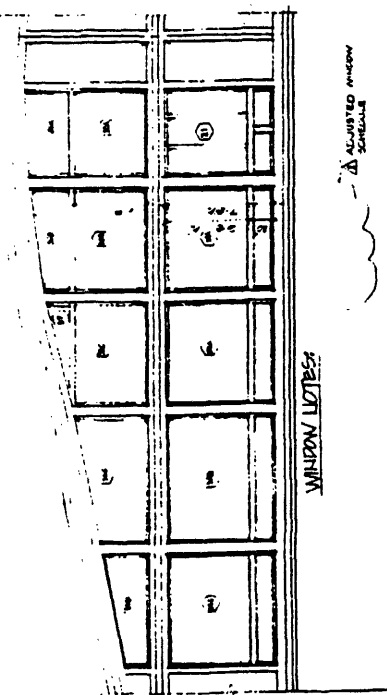
FLOOR PLAN



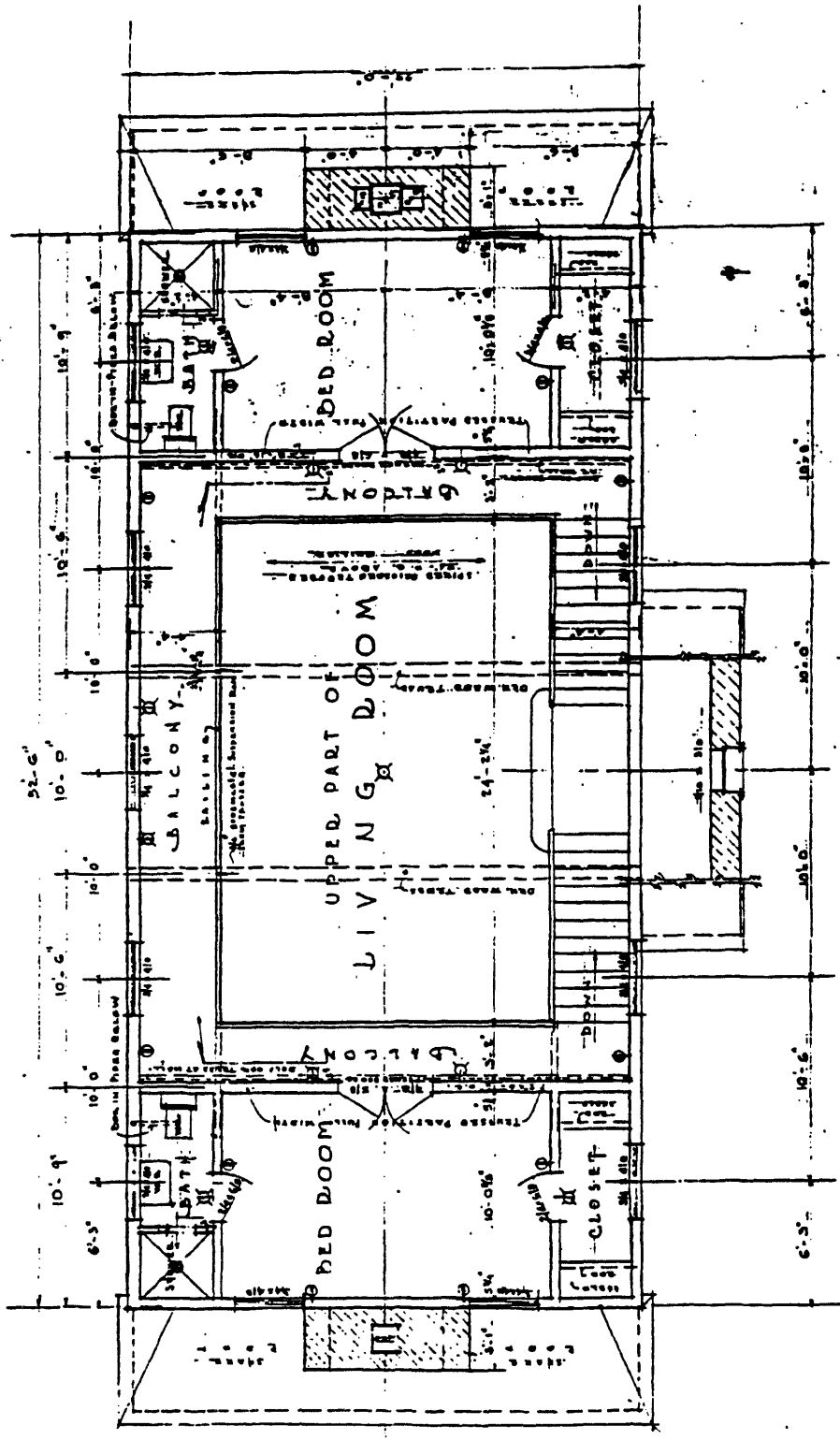
NOTE: DIMENSIONS AND INFORMATION ON THIS SHEET ARE BASED ON ALL MATERIALS SPECIFIED AND SHALL BE VERIFIED IN THE FIELD.

MAIN FLOOR PLAN
 ENTERTAINMENT ROOM

Entertainment Room Addition



PROJECTED PARTIAL ELEVATION
 ENTERTAINMENT ROOM



SECOND FLOOR PLAN
1/4" = 1'-0"

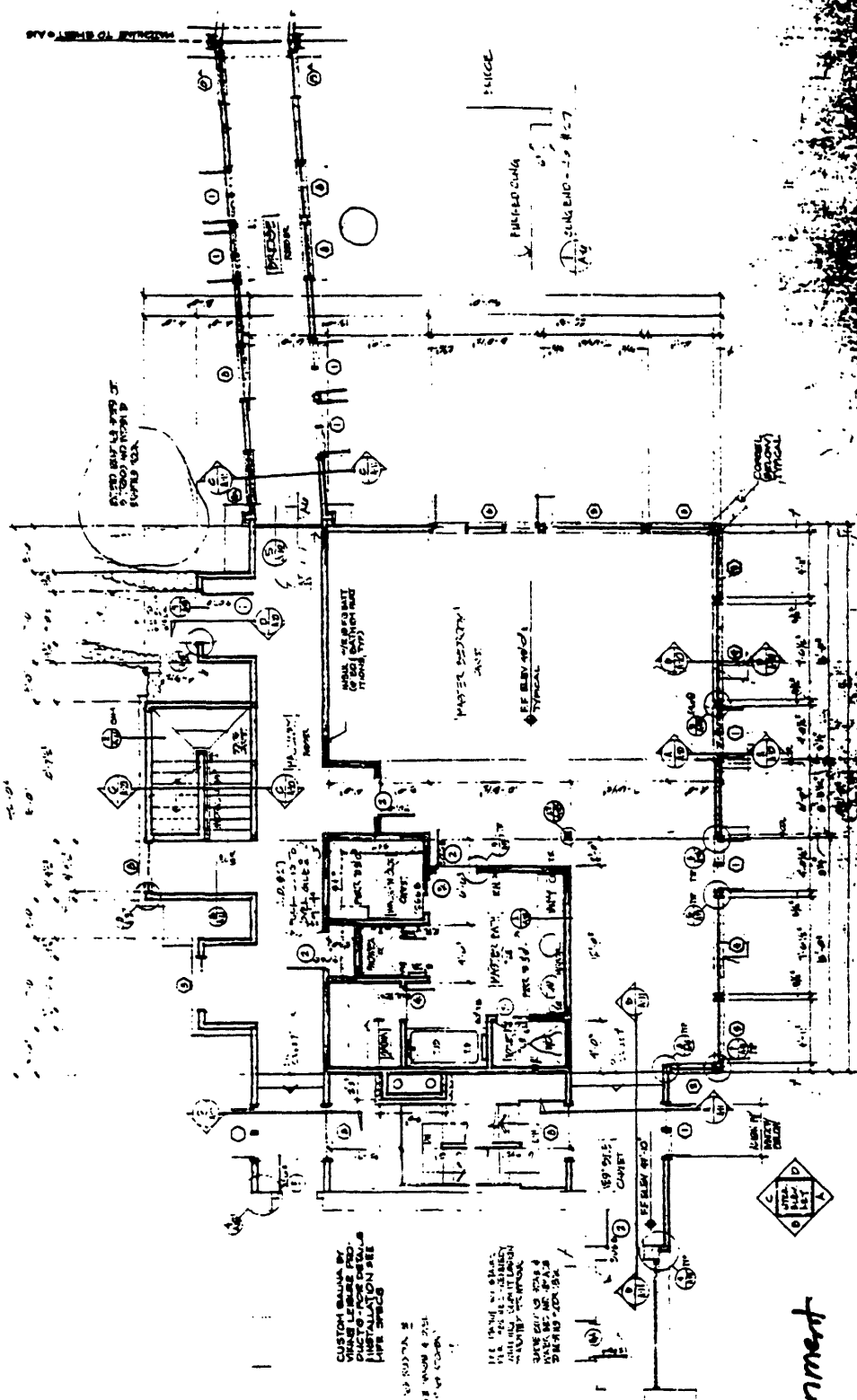
Draw No. 10 Oct. 1936

LAKE TAHOE COTTAGE
FOR
MR. GEORGE WHITTELL
SAN FRANCISCO CALIFORNIA

J. D. Longstreger, Architect
2200 S. G. Street
San Francisco, Cal.

STEVEN T SEDBROUJSKY, AIA
ARCHITECT

ADDITION & REMODEL
DREXEL ESTATE



CUSTOM BALUNIA BY
VANCE LUMBER PRO.
DUCT TO FACE DETAILS
ARE SHOWN

1 1/2\"/>

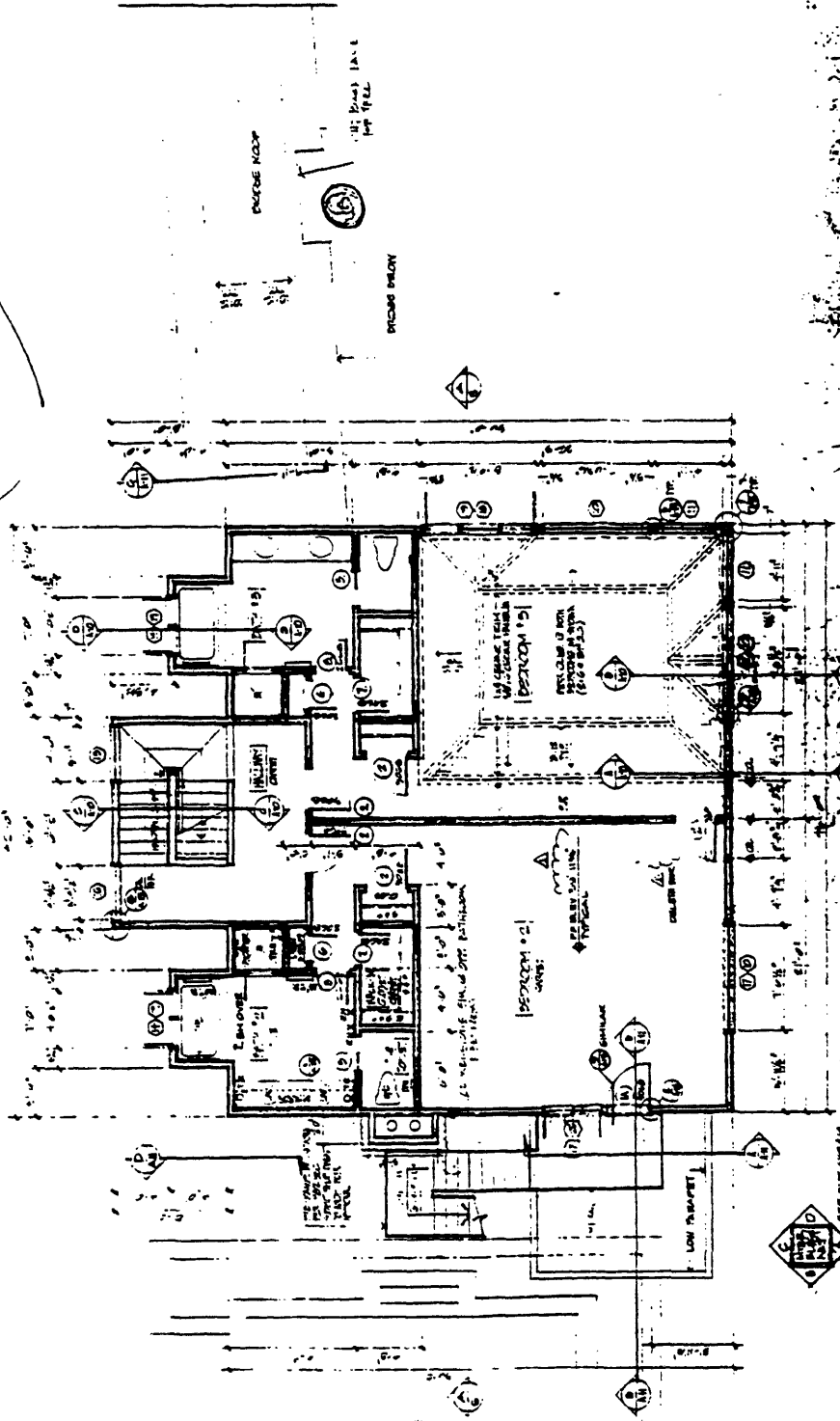
Entertainment
Room
Addition

100% CLEARPRINT

STEVEN T SEDERQUIST A.I.A.
ARCHITECT

ADDITION & REMODEL
DREYFUS ESTATE
LAKE TAHOE, NEVADA

Office # 2567



Bedroom
Addition