

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Westphal, Laura Russ, House

Other names/site number: Westlake; Unaliyi **DRAFT**

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 2540 West Lake Boulevard

City or town: Homewood State: California County: Placer

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 at the following level(s) of significance:

 national statewide local

Applicable National Register Criteria:

 A B C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

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

(Do not include previously listed resources in the count)

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Contributing	Noncontributing	
<u>3</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>4</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/

Other: Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation Concrete

walls STONE/Volcanic stone

roof STONE/Vermont Structural Slate

other Gable: WOOD/Red cedar boards

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Laura Westphal House, "Westlake," is a Lake Tahoe summer residence that has remained virtually unchanged on the exterior and interior, as are the garden, pier and boathouse, since its completion in 1930. The house has an L-shaped mass, with a two-story mass with a side-gabled block. The volcanic stone house has intersecting gable roofs covered in slate with clipped gables on the gable ends on the west and east. A flagstone terrace surrounds the south and east elevations of the one-story section. The primary west entry is recessed and accessed via a stone walkway with an arched colonnade. A two-story porch is located on the northeast façade of the two story section. The walls are built of volcanic stone, with horizontal board siding on the second story and gable end of the west façade. A stone chimney is located on the south wall of the one-story section. The house is situated on a concrete foundation with a partial basement. The interior of the house reflects a blending of Arts and Crafts and vernacular Residential Rustic styles. A Guesthouse/Garage is located west of the primary residence. It is also built of volcanic stone with a board and batten second story, a slate gable roof with clipped gable, arched entryway, and three-car garage. The residences are situated on a level lot, facing west towards West Lake Blvd, and east towards Lake Tahoe. The property is fenced on the west (street) side, and north and south. Entry is via a double gate of vertical peeled log slats, supported by rock posts with gabled caps. The fence is built of wood slats and rails, with rock posts and base. A lawn is located on the east side and features original stone features including a bird bath, barbecue, fountain, and well, all accessed by flagstone pathways. A wood pier, supported by wood posts, extends from the east lawn into

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the Lake. A shake gable-roofed frame boathouse and bathhouse are accessed from the pier and are sided with horizontal peeled logs. All hardware is original, and the property retains its integrity to a remarkable degree.

Narrative Description

Primary Residence Exterior

The 1930 Tudor Revival residence has a board-formed concrete foundation on all elevations, with a concrete partial basement beneath the two-story section. All first stories are of “painted rock” volcanic stone (from a quarry near Squaw Valley), mortared with Portland cement. All roofs are of Vermont Structural Slate, replacing the original slate of unknown origin, and are steeply pitched. All windows are of multi-light industrial steel sash, both fixed and casement, and most have wood shutters. All exterior doors are plank, affixed with hammered metal spade strap hinges and featuring the original brass thumb latches and escutcheons. Historical photographs below are courtesy of Hamilton (1931), for comparison with current photographs.

West Primary Façade. Primary entry is from the west, which features a two-story façade on the north, and a one-story south block. The first and second floors of the two-story section is of volcanic stone, mortared with Portland cement. Primary entry is via a recessed arched colonnade, culminating in an arched vertical plank sawbuck door with multi-light glazing and affixed with hammered metal strap hinges. A paired industrial steel multi-light casement window is located north of the entryway. The second story features intersecting front gable roofs with a clipped rear gable. The second story of the front gable features two multi-light industrial steel windows with decorative vertical board and batten siding in the gable end. The rear second story and gable are clad in horizontal red cedar siding of various widths; a paired multi-light steel window is located on the west façade. The rear gable is clipped. The one story living room section features a large stone chimney with a gabled rooftop. A paired industrial metal steel casement window with a hewn wood beam lintel pierces the wall to the south. This section is covered with a side-gable slate roof.

South Façade. The south façade includes the two-story north section and side-gabled block. The first floor of the two-story section is of stone, with the colonnaded entry. The second story is of horizontal red cedar siding of various widths, pierced by two multi-light industrial metal sash windows. The façade of the one-story block is of stone, with a central large vertical round arched picture window with a stone relieving arch. The window is flanked by rectangular multi-light metal sash French doors with hewn wood beam lintels.

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East façade, Westphal Summer Residence.

East Façade. The one-story block section of the east façade is stone, pierced by a casement window, large picture window, and a pair of French doors, all with wood beam lintels. The roof is front-gabled, covered with slate. Both stories are of stone, with one multi-light metal sash window on the lower story, and one each in each second story intersecting gable. The northeast corner is wrapped with two multi-light metal sash windows on the north corner and multi-light metal French doors on the east façade. A multi-light metal sash window is located in each of the intersecting gables, and the upper gable roof is clipped. A two-story porch and pergola is located on the northeast corner of the residence. The lower story has a flagstone floor and peeled tamarack log railing. Two circular wood posts and Craftsman style wood hewn beams support the upper floor, which has a railing of peeled tamarack logs in an X pattern.

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South façade, Westphal Summer Residence.

North Façade. The first floor of the stone north façade features one stained glass window and five multi-light casement windows, paired on the northeast corner. The upper story, clad in horizontal red cedar boards of various widths, is pierced with five multi-light casement windows.

Interior

Interior floors in the house are of wide plank oak throughout. The walls are of stone on the first floor living room, white knotty pine boards with flush molded battens in the dining room, kitchen, and office. Almost all of the interior is either hewn or sandblasted. The hallway and north wall of the living room are clad in half-round horizontal peeled tamarack logs. The second floor bedroom walls are of sand-blasted board and batten wood walls; bathroom walls are plaster or sheet rock, covered with wallpaper. Windows are all of multi-light industrial metal sash, fixed and casement, except for one bathroom which has stained glass fenestration. Interior doors are solid wood, some affixed with hammered metal strap hinges, and others with butt hinges. All lighting fixtures and hardware are original.

(Continued on Continuation Page, Section 7 Page 1)

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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 contribution 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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
ENTERTAINMENT/RECREATION

Period of Significance

1930-1940

Significant Dates

1930

1940

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Kent, Thomas J., Sr., and Hass, Andrew T., San Francisco, architects
Larsen & Larsen, San Francisco, builders

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Westphal Residence at Lake Tahoe is significant under Criteria A and C. Under Criterion A, the property appears eligible as it represents a significant period in the development of the Lake Tahoe Basin since its construction in 1930. It is associated with the growth and development of Lake Tahoe as a seasonal destination for the San Francisco economic and social elite. Built as an assemblage of related buildings and features set along the west shore of Lake Tahoe for a descendent of the pioneer Russ family of San Francisco by San Francisco architects and builders, the property conveys a strong identity with the lifestyles of early 20th century mountain summer residences of San Francisco's aristocracy.

Under Criterion C, the 1930 residence, guesthouse/garage, and other features convey a sense of design representative of Lake Tahoe Tudor Revival architecture of the early 20th century. The use of stone construction, steeply pitched slate gable roofs, arched doors, industrial steel multi-light casement windows, and large chimneys, are reflective of the style. Of exceptional importance is that no part of the house exteriors or interiors was ever altered, a rare occurrence in summer homes. The pier, piles, boathouse, and bathhouse on the property were built of wood, peeled logs for buildings and piles, and wood deck for pier, have been maintained with those same materials, and retain their integrity to their period of construction, unusual when most piers on the Lake have been replaced with metal and other modern materials. The historic period landscape features—lawn, trees, stone walkways, terraces, barbecue, birdbath, fountain, well, and other features—also contribute to the property's eligibility. As such, they are contributing elements to the historic property as features which date to their period of significance. The exteriors and interiors of the buildings, features, and landscape of the property retain integrity of location, design, setting, materials, workmanship, feeling, and association that embody the Tudor Revival character and blend with the environment to a remarkable degree.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background

Lake Tahoe. Lake Tahoe is located in the Sierra Nevada of California at an elevation of 6400 feet. The largest natural lake in California, Lake Tahoe is located within four counties: Placer and El Dorado in California, and Washoe and Douglas in Nevada. The area has been occupied by Archaic Native Americans for over 9000 years, and by members of the Washoe or *Wa She Shu* from 500 years to historic contact. The first non-Native American to visit the lake was the explorer John C. Frémont, passing through on his way to California in 1844. It was precious metals that spurred the impetus for most of the visitors to the Tahoe Basin, however. The discovery of gold on the American River in January 1848 spurred would-be miners and entrepreneurs from "the States" and virtually every country in the world to rush to the rich gravel bars on rivers and tributaries of the Sierra Nevada foothills. Many of the argonauts who came overland to the gold fields crossed the Sierra via Lake Tahoe.

Early development on the lake, however, was precipitated by the discovery of silver on the Comstock Lode in Nevada. The rich forest reserves of the Lake Tahoe basin were tapped to provide timbers for the ever-deepening mines around Virginia City and the construction of homes and commercial enterprises in the surrounding communities. While the major timber companies were located on the Nevada side of the lake, other smaller operations were developed along the north and west shores during the boom period between 1860 and the 1890s. Soon after the loggers came the recreationists, men who saw the possibilities of Lake Tahoe as a pleasure and health

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resort. Fishing and hunting were the first recreational pursuits, followed by boating, bathing in the hot springs, swimming, and gambling on the Nevada shore.

Around the turn of the 19th century, D. L. Bliss, owner of the largest timber company in the Basin, continued selling and developing his former timber lands on the shores of Lake Tahoe. On the West Shore, prominent San Francisco families purchased lands for retreats and long-term speculation. Included were I.W. Hellman's Sugar Pine Point, Henry J. Kaiser's Fleur du Lac, Herbert Fleischacker's Idyllwild, summer residences of William Kent, the Rideouts and McClatchys, and others who developed large lakefront estates. Others of San Francisco's well-to-do soon followed, including the Russ/Westphal family, albeit on smaller parcels.

The development of a viable transportation corridor around Lake Tahoe in 1931, coupled with the popularity of the automobile, was to forever alter the character of the basin. The region was now readily accessible to the public, including the middle class, who created another rush to the area to camp, build modest cabins, and utilize the lakeshore for numerous forms of recreation. From the beginnings of tourism in the basin, however, the lakeshore was utilized almost exclusively during the summer months, with resorts and cabins opened on Memorial Day and shuttered on Labor Day. In recent years, however, the Basin has seen increased tourism during the winter months, especially since the development of Olympic (Squaw) Valley for the Winter Olympic Games in 1960 and the subsequent construction of numerous other ski resorts. Small, family oriented, rustic cabins have given way to modern year-around subdivisions, the remodeling of older structures, and the demolitions of many others, as recent-day lake dwellers increase the size and usage of their properties.

Westphal Property Ownership. Although the property address is listed as Homewood, about six miles to the south, the area is more closely associated with Sunnyside, and was subdivided as Lot 7 of a portion of the Sunnyside Tract in 1900 (Map Book A:14). Located about one and one-half miles north of the subject property, the first recreational activities in the area were provided by Mrs. Hayes, a Nevada resident, who established her Sunnyside Cottage, a boathouse and wharf, in the early 1880s at the outlet of Ward Creek, about half a mile north of the Westphal property.

The first patent to the land that included the subject property was filed February 10, 1875, by Jotham O. Forbes, a pioneer resident of El Dorado County. In 1878, Jotham O. Forbes, Jr., deeded a portion of the land to Theodore J. Hay and another to J.P. James (Deed Book DD: 459, 536). No research was conducted on the following years until the 1920s.

Southwest of Ward Creek, Phebe Mason Rideout (1847-1932) and Norman Rideout (1832-1907) were the owners of the land adjoining Hurricane/Sunnyside Bay. Their property included lands running north along the Bay to the William Kent property. In 1891, their daughter, Grace Rideout (1866-1954), married Dr. William Ellery Briggs of Sacramento (1853-1931). By 1935, Grace Briggs name was depicted on a map of a portion of Sunnyside Tract, adjoining the subject property (Boyd 1935).

By the late 1920s, the subject property was owned by William Kent of Marin County. On September 23, 1927, William and Elizabeth Kent entered into an agreement to sell the subject property to Emil S. Wangenheim. In April 1930, Wangenheim deeded the parcel to Laura B. Westphal. (OR Book 286:75). An adjoining pie-shaped portion of Lot 7 (35.9 ft on west, 8 ft on east) was deeded to Laura Westphal (OR Book 288:150), thus enlarging the property to the current dimensions of 135.9 ft. on the west and 106 ft. on the east, including 1.083 acres. By November 25, 1930, the Westphal house was depicted on a photograph of the property, suggesting that it was completed that year.

(See Continuation Sheet, Section 8, Page 1)

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Boyd, J.C. & M.D.

1935 *Plat of Resurvey of Portion of Sunnyside Tract in Section 24, T. 15 N. R 16 E., MDB&M, Placer Co., Cal.* Placer County Surveyor Book D, pg. 54.

Carlisle, Henry C.

1954 *San Francisco Street Names. Sketches of the Lives of Pioneers for Whom San Francisco Streets are Named.* American Trust Company, San Francisco.

Hamilton, Frederick

1931 "Westlake – A Country Home at Lake Tahoe, California. *The Architect and Engineer.* August 1931, Volume 106, Number Two.

Lekisch, Barbara

1988 *Tahoe Place Names, the Origin and History of Names in the Lake Tahoe Basin.* Great West Books, Lafayette.

McAlester, Virginia Savage

2013 *A Field Guide to American Houses.* A.A. Knopf, New York.

Mires, Peter B.

2016 *Lake Tahoe's Rustic Architecture, Images of America.* Arcadia Publishing, Charleston, South Carolina.

Oakland Tribune

var *Oakland Tribune*, Oakland, California.

Pacific Coast Architecture Data Base

n.d. Pacific Coast Architecture Data Base, San Francisco.

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var. Deed Books, 1851-1971, Digital Archives.

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 # _____

___ recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.08 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-----------------------|----------------------|
| 1. Latitude: 39.12783 | Longitude: 120.16108 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 10 | Easting: 745417 | Northing: 4334762 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary includes all of Assessor's Parcel 084-121-007-000

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire parcel as depicted on the Sunnyside Tract subdivision map, 1935.

11. Form Prepared By

name/title: Judith Marvin, Architectural Historian
organization: Foothill Resources, Ltd.
street & number: Post Office Box 2040
city or town: Murphys state: CA zip code: 95247
e-mail judithmarvin@goldrush.com
telephone: (209) 728-1408
date: December 2023

Additional Documentation

Submit the following items with the completed form:

Maps: A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Westphal House
City or Vicinity:	Homewood, Lake Tahoe
County:	Placer
State:	California
Photographer:	James Respass
Date Photographed:	October 2023
Location of Original Files	346 Pope Street, P.O. Box 368, San Andreas, CA 95249

Please see attached

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Hallway. Walls of the hallway are clad in peeled log siding, with entry from the west, living room to the south, office on the north, and kitchen on the east. A frame stairway provides access to the second floor from the north wall, with a plank door, affixed with strap hinges, located beneath the stairs. The stairway posts are of narrow width boards with straight and curved lines, with a simple wood railing.



Hallway and Staircase, Westphal Summer Residence

Living Room. The living room has a wide plank oak floor, multi-light metal sash fixed and casement windows and French doors, except for the large south-facing arched picture window, and a rectangular picture window in the east wall. A large stone fireplace with large round arched opening is centrally located on the west wall, with a built-in adjoining bookcase. The interior walls are of stone, with scrolled board and batten wood from the stone to the roofline, and a north wall of horizontal peeled log. The room is accessed by open entryways from the hallway and kitchen, via two wood steps. A balcony extends into the north wall of the second story. It is supported by peeled tamarack logs and has a three-sided railing of peeled tamarack logs in an X pattern. The room is open to the exposed heavy hewn king post trussed rafters and wide board ceiling over exposed rafters.



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Living Room, Westphal Summer Residence

Office. The office is located midway between the dining room and the laundry/storage room on the north side of the first floor of the house. The walls are of vertical white knotty pine board and batten, and the window is multi-light metal sash. The room has an open entryway from the hallway, a doorway to the laundry room, and a pass-through to the dining room. The room features a built-in wood frame desk which wraps around the east and north walls. The desk drawers are faced with quarter sawn barked logs. A small half-bath is located west of the office and features a stained-glass window and wallpapered walls. A laundry/storage room is located west of the office and features original cabinetry.

Dining Room. The dining room is located on the northeast corner of the first floor, with multi-light metal casement windows on the corner. It has an open entry to the hallway and is open to the kitchen. A French door provides entry to the east elevation. The walls are clad in white knotty pine.

Kitchen. The kitchen is open to the dining room on the north side, and to the living room on the south via a small stairway. The walls are of white knotty pine, and the cabinets of wood with cabinet doors and drawers with original hardware. A fixed multi-light metal window is located on the east wall. The only alterations noted were a modern stove top, oven, refrigerator, and stainless steel sink. A small bar area is located in the southwest corner of the kitchen. The room has a small open bar, and original wood cabinets and hardware.

Second Floor. Four bedrooms and two bathrooms are located on the second floor, located on both sides of the central hallway. Walls are clad in vertical white knotty pine boards and flush mounted battens, except for the "stone bedroom" on the northwest corner which also features a wall mural. Ceilings are of board and batten wood, painted white. All fenestration consists of multi-light casement metal sash windows. Doors are solid wood, with incised scrolling, some with hammered metal strap hinges, and some with butt hinges. Bathrooms each have a commode, sink, and shower, with walls covered with plaster or sheetrock finished with wallpaper.

Secondary Residence/Garage. The guest house/garage was built prior to the construction of the main house and was the residence of the laborers during construction of the primary residence. It is two stories high and has a board-formed concrete foundation and rectangular mass. The first floor is stone, and the second of vertical board and batten red cedar siding of varying widths. The primary east façade has a three-car garage with wood plank doors on the first floor, and vertical board and batten siding in the upper story. A multi-light paired industrial metal sash window pierces the front gable, beneath an arched louvre. The front gable roof is clipped and covered with slate shingles. The south façade is stone, with an entry via an arched east-facing doorway with plank door, in a section which extends beyond the rectangular mass. The upper story features two paired multi-light metal sash casement windows. The roof is gabled and hipped and the hip section wraps around the west rear façade, extending almost to ground level, but with one narrow horizontal window. A shed roofed dormer, with two multi-light windows, is located on the second story. The west façade is stone, with a stone chimney with cast iron ash removal door, and an incinerator. The hip roof extends to just above ground level. The north façade features multi-light metal casement windows on both floors.

Historic Landscape. The garden, although featuring native trees and other plantings, was carefully designed. Trees include Sequoia, Aspen, Jeffrey Pine, Black Spruce, Maple, Cottonwood, Lodgepole Pine, White Pine, with Thimbleberry and shrubs around the trees. Ornamental flowers and other plantings are situated around the house and garden, in ceramic, concrete, and horizontal log planters. Flagstone pathways provide access to the house, boathouse and pier, and other features. The large lawn, which faces east towards Lake Tahoe, features stone garden elements, including the base for a well, a birdbath, a barbecue with gabled chimney, a fountain, and a planter. Adjoining the barbecue is a large stone slab, supported by unpeeled vertical logs and topped with concrete planters. An ornamental

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screen of peeled logs in the Chinoiserie style is located south of the fountain and provides a privacy barrier from the adjacent property. It was rebuilt in recent years as an exact copy of one identified in historical photographs. A single course of stones line the paths on either side of the garden, and wraps around the trees. Other circular stone features wrap around specific trees, while two circular stone features delineate either side of the entry to the wooden pier.

Chinoiserie Screen in garden seen through window, Westphal Summer Residence

Boathouse and Pier. The piles, pier, boathouse, and bathhouse on the property were constructed in 1930, all built of wood, peeled half-logs for buildings and piles, and wood deck for the pier. The pier railing is of peeled tamarack logs, and the pier is lit by two sets of nautical lanterns supported and hanging from decorative metal scrollwork bases. The boathouse is frame, with a front-gable roof covered with wood shakes. The walls are clad in horizontal peeled log siding, and the building is supported by wood piles, with open ended boat access on the north facade. Fenestration consists of eight-light wood frame windows, two sets of horizontal paired windows on the west elevation, and one set and one individual window on the east. A small side-gabled bathhouse, located on the north side of the pier, is accessed via two frame paneled doors on the south façade and has a modern Vermont Slate roof, horizontal peeled log siding.

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On December 14, 1931, Laura Westphal (1862-1944) deeded the property to her son Adolph Russ Westphal (1892-1964) (OR Book 305:008), again in 1935, and yet again on August 20, 1940, the same day that his former wife Elinor Westphal deeded her interest to him as well (Deed Book 408:23,24) (the reasons for the multiple land transfers are unknown). That same day Adolph deeded the property to Myrtle Green Walker (OR Book 408:25), who deeded the property to Ralph E. Walker (1901-1954) in turn. In various *Auburn Journal* articles, it was noted that the Walker summer home was named “Unaliyi” (reported to be a Native American Word meaning “place of friends”) and that the couple entertained there at least through 1946. In 1950, Ralph, his wife Mary, and children Marilyn and Gary were residing in Sacramento where Ralph was noted as assistant manager of the Sacramento Office of Traveler’s Insurance Company of San Francisco. During the Walkers’ ownership, in 1951 the house served as a location for the Academy Award-winning film “A Place in the Sun,” starring Elizabeth Taylor and Montgomery Clift.

After several changes in ownership, including to the Bechtoldt family of Tahoe City in 1972, on August 27, 1979, the property was deeded to Ray and Dagmar Dolby by Richard N. Raciah (OR:37948), and lastly from the Dolby Family Trust to 2540 Lake LLC on August 25, 2020 (OR 2020-0091159-00). During their tenure, Tom Dolby filmed *Last Weekend* there, film critic Roger Ebert noting “the vacation house itself was an architectural marvel.”

National Register Criterion A

The Westphal property appears eligible for listing on the National Register of Historic Places under Criterion A, in the theme of Recreation, at the local level of significance. The property appears eligible as it represents a significant period in the development of the Lake Tahoe Basin. It is associated with the growth and development of Lake Tahoe as a seasonal destination for the San Francisco economic and social elite. Built for a descendent of the pioneer Russ family of San Francisco by San Francisco architects and builders, as an assemblage of related buildings and features set along the west shore of Lake Tahoe, the property conveys a strong identity with the lifestyles of early 20th century mountain summer residences of San Francisco’s aristocracy, which included the pioneer San Francisco Russ and Westphal families.

Russ and Westphal Families. *Westlake* was the summer residence of Laura Russ Westphal (1862-1944), daughter of Adolphus Gustavus Russ (1826-1922) and Frances Simon (1832-1896) of the pioneer Russ family. In 1832, Immanuel Charles Christian Russ (1795-1857) immigrated with his family to New York from Germany. A silversmith by trade, Russ had been attracted to California by reading the letters of Captain Sutter and others, and he and three of his sons, Adolphus Gustav, Augustus Philip, and Frederick, enlisted as privates in Captain Jonathan D. Stevenson’s Regiment of New York Volunteers, arriving in San Francisco in March 1847. There they purchased land on Montgomery Street and opened a jewelry store and assay office. On their San Francisco property they built over 35 rental buildings, as well as erecting the Russ House Hotel, which burned in 1906. In 1927, the Russ Estate Company constructed the 33-story Neo-Gothic Russ Building, designed by architect George William Kelham, on the site of the former Russ House on Montgomery Street. The Russ Building remained the tallest in San Francisco until the 1960s, and is listed on the National Register of Historic Places. The Russ family has kept their landholdings within the family until the present day, and still owns other downtown properties.

In 1890, Laura Russ, granddaughter of Charles Christian Russ, was married to Henry William Westphal (1859-1926), a descendent of the pioneer Christian Westphal German family of San Francisco, who were also engaged in real estate. Son Henry was a founder and later president of the Merchants’ Ice & Cold Storage Company, one of the originators of refrigeration on a wholesale scale in San Francisco. A prominent businessman, he was “well-known in club and fraternal circles” in San Francisco. Henry died in San Francisco on 25 February 1926, leaving his estate to his wife Laura (Ancestry.com; *Napa Journal*, February 28, 1926; *Honolulu Star-Bulletin*, March 9, 1926).

Westlake. In 1929, the widowed Laura Westphal hired San Francisco architects Thomas J. Kent, Sr., and Andrew T. Hass to build a summer home in the Sunnyside Tract on Hurricane Bay on the northwest shore of Lake Tahoe. Named “Westlake,” the home was visited and described in an article in *The Architect and Engineer*, as “seemingly growing out of the ground, the lower courses of stone in house, garage, or boundary wall, all are of huge weathered moss-covered granite” (*sic* volcanic

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stone). The author went on to note the red cedar siding that covered the walls of the second story and natural slates of dark green and purple hues covering the steep pitch roofs. The interior was described as having wide planked oak floors, a massive log stair hall, stone fireplace, and stone walls supporting the heavy hewn trusses and ceiling beams. He went on to mention that the kitchen, bathrooms, and basement, however, were modern (Hamilton 1931).

Very little information on the house was noted in newspaper accounts of the time, but one article, published shortly after the house was constructed noted: "Mrs. Rudolph (Edie) Herald of San Francisco returned to her home... after a two weeks visit in the new Sunnyside home of Mrs. H.W. Westphal..." (*Auburn Journal*, June 11, 1931). Four years later Laura deeded her Lake Tahoe property to her son Adolph, as a portion of Lot 7 of the "Sunnyside Tract" *Auburn Journal*, June 20, 1935). Laura Westphal died October 4, 1944 at her home on Casa Way in San Francisco, leaving her estate to her son Adolph Russ Westphal (*San Francisco Examiner*, October 5, 1944, February 2, 1945). The period of significance ends in 1940, with the sale of the residence and the end of Westphal family ownership.

National Register Criterion C

The residence appears eligible for listing on the National Register under Criterion C for its Architecture, as it is a superb example of the Tudor Revival style, popular in California in the 1920s and 1930s, a style that exhibited steeply pitched roofs, hipped or front gabled; tall narrow windows usually in groups, with metal pane glazing; arched front door and some windows. The Tudor style is loosely based on a variety of early English building traditions, ranging from simple folk cottages to grand manors. In addition to its early English roots, the style may incorporate details from contemporaneous Craftsman houses. The style was particularly fashionable during the 1920s, when it was called "Stockbroker's Tudor."

As noted in McAlester:

After 1920, Tudor houses were almost always asymmetrical, but the composition of each individual front-facing gable element was more often symmetrical. A common type had a front-facing gable on one side of a side-gabled block, and sometimes included a smaller gable nesting inside. Doorways and porches with round-arched doorways with heavy wide-plank or board-and-batten wood doors were most common. Windows almost always have one or more groupings of wood or metal casement windows, generally gathered into series of three or more. The English precedents for the style were almost always stone, brick, or stucco, and masonry is the preferred cladding. More modest early houses might have masonry first floors, but upper walls clad with weatherboard, shingles, or stucco, thus avoiding the expense of complete solid masonry construction. Stone walls, inspired by homes in the Cotswold area of England, were also popular and dominated a few stone-rich locales. Large, elaborate chimneys are commonly placed in prominent locations on the front or side of the house. Upper stories and gables may overhang lower stories. Roofs were often of slate.

Many sources were freely combined in American revivalist expressions, but united by an emphasis on steeply pitched, front-facing gables that are absent on many English prototypes, but almost universally present as a dominant façade element in American Tudor houses. The asymmetrical design provided for great versatility in floor planning, as the plan could rule the design. This allowed rooms to be oriented in any direction and windows to be placed where needed; it allowed simple inclusion of wings only one room deep, rooms that were two-stories high and wings placed at an angle; and it allowed studios, service rooms, and garages to be included into the design (2013:448-466).

The Westphal residence and garage/caretaker's residence exhibit the Tudor Revival style, as described above, to an exceptional level. As such the Westphal residence appears to be a superior example of the style which was utilized for only a handful of residences of the wealthy landowners on the shores of Lake Tahoe.

Although architectural historian Dr. Peter Mires has described George Whittell's Thunderbird Lodge as Residential Rustic (Mires 2016:70-73), it also features the multiple façade gables of the Tudor Revival style (McAlester 2013:462), as architects at Lake Tahoe often blended several styles in their designs. Bow Bay Estate, the Schilling summer home at Rubicon Bay designed by Julia Morgan, as well as Pine Lodge, the I.W. Hellman Estate at Sugar Pine Point, and Vikingsholm at Emerald

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Bay also exhibit some elements of both Residential Rustic and Tudor Revival styles with their stone construction, arched entryways and multi-light windows (Mires 2016:64, 66, and 76).

Architects. The Westphal residence, guest house, boathouse, and pier were designed by the well-known San Francisco Bay Area architectural firm of Kent & Hass. Thomas J. Kent, Sr., and his cousin-in-law Andrew T. Hass designed numerous buildings in the San Francisco Bay Area and California over the ensuing years. Some of the buildings they designed included the El Capitan Hotel in Merced, the Ashby Avenue Terminal (when they were the architects for the Key System in Berkeley), California Pacific Title Insurance Company building in San Francisco, a Placer College building in Auburn, Vacaville Memorial Building, and several homes. Both the Vacaville Memorial Building and the Kent residence in St. Francis Wood in San Francisco feature Tudor Revival elements. Although of frame construction, the Kent home was built in the Tudor Revival style with a steeply pitched front gable roof, overhanging second story, multi-light windows, and a tall side elevation chimney.

Thomas John Kent, Sr. Not to be confused with his son, Thomas J. "Jack" Kent, Jr. (1917-1998), an illustrious San Francisco City Planner, the senior Kent was born in San Francisco in 1889 and died there in 1963. In 1917, Kent and his family were residing on Lakeshore Avenue in Oakland and he was working as an architectural draftsman for the architectural firm of Bakewell & Brown, who designed the San Francisco City Hall, San Francisco Art Institute, and many Beaux Arts buildings in the Bay Area.

By 1927, he and Hass had formed the architectural firm of Kent & Hass with offices at 525 Market Street in San Francisco. In addition to the commercial and public buildings noted above, they were the architects of many houses in San Francisco, including several in St. Francis Wood where Kent resided. As Kent & Hass, they continued designing buildings through the 1950s (newspapers.com).

Andrew Thomas Hass. Born in Oakland in 1896, Hass was a lifelong resident of Alameda County, serving as County Architect in the 1940s and 1950s. Starting his career as an architectural draftsman, by 1925 he was listed as an architect. He designed several buildings in Alameda County, including the Alameda Power Plant, Veterans Memorial Building, Alameda County Juvenile Hall, Franklin and Woodstock schools, and reconstruction of the Oakland Rail and Ferry Terminal. He was a member of the American Institute of Architects (AIA) beginning in 1936, president from 1945 to 1947, and named a Fellow of the AIA in 1951. A graduate of both the California School of Mechanical Arts and the University of California, he also served as president of the California Council of Architects. He died in Santa Clara County in 1979 and was buried in Mt. View Cemetery in Oakland.

Landscape. As noted:

Ancillary to its rustic buildings, Tahoe's cultural landscape contains a plethora of gazebos, benches, boathouses, and yard ornaments. During the heyday of Lake Tahoe's rustic resorts... guests spent a considerable time strolling the grounds and otherwise enjoying the great outdoors... Therefore, it is important to note that the Tahoe style was not confined to primary buildings but extended to the property itself. Buildings at Lake Tahoe are inseparable from their physical setting... or viewshed. (Mires 2016:111, 114).

As defined by the National Register, a rural historic landscape is:

a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy or intervention and that possesses significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structure, roads and waterways, and natural features (McClelland *et. al.* 1999:1-2, in USDA Forest Service 2001:56).

Obstacles such as massive rock outcrops, steep slopes, and poor access called for creativity and adaptability... Thus, recreation residences also reflect individualism, emanating from the personality of the builder, the character of the local environment, and the availability of building materials (USDA Forest Service 2001:67).

The Westphal property exhibits a designed landscape of lawn, trees, shrubbery, ornamental plantings, Chinoiserie screen, and stone well, barbecue, fountain, flagstone pathways, fencing, and other elements. As they were all designed and built at the

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time the residences were erected, and complement the Tudor Revival style, they are integral to the significance of the property.

Boathouses and Piers. In the early days of travel in the Tahoe Basin, most travelers to the lakeshore resorts and cabins traveled to their destinations by steamer or sailboat. After arrival at Truckee via the Central Pacific Railroad (CPRR), which reached Truckee in 1868, they traveled by stage to Tahoe City and then by steamer or boat to their destination. After the completion of the Tahoe Railway, people and goods were transshipped directly to Tahoe City, thereby shortening the travel time.

From there, however, until the advent of the automobile and good roads, people and commodities were still delivered by boat to their various locations. This type of transportation necessitated the construction of piers and boathouses, to load and unload passengers and freight, and all of the early settlements and resorts constructed extensive piers and boathouses for their trade.

Beginning in the early 20th century, the popularity of wooden power boats on Lake Tahoe, piloted by wealthy landowners, led to the construction of smaller private piers and boathouses, as most of the well-to-do property owners utilized their boats for not only daily recreation but as a means of travel to dinner parties and events around the lake. In many cases small boathouses, for one or two boats, were attached to the lakeside end of the piers, affording an additional form of protection, often with storage space for lifejackets, cushions, oars, and other necessities.

Unfortunately, by their very nature, piers and boathouses deteriorate quickly and fall prey to the vicissitudes of time and weather. As roads and the advent of the automobile and truck replaced the steamers and boats as the major form of transportation on the lake, many were simply abandoned. Therefore, very few early structures remain, and those that are extant have often been remodeled or upgraded, resulting in a lack of integrity to their period of significance.

The log boathouse, bathhouse, and pier at the Westphal property retain their integrity to their period of construction, with log piles, wood deck, and log boathouse and bathhouse. They are important contributors to the significance of the property.