

**CULTURAL RESOURCES STUDY AND EVALUATIONS
FOR THE
TAHOE BILTMORE RESORT AND CASINO
BOULDER BAY RESORT PROJECT
5 STATE ROUTE 28
NORTH STATE LINE, NEVADA-CALIFORNIA BORDER
LAKE TAHOE, WASHOE COUNTY, NEVADA**



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MAY 2009
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INTRODUCTION

In August of 2008, Foothill Resources, Ltd., and sub-contractor Susan Lindström, were contracted by Hauge Brueck Associates of Zephyr Cove, Nevada, and Sacramento, California, to conduct cultural resources investigations and evaluations for the proposed Boulder Bay Resort Project at Crystal Bay, Washoe County, Nevada, on the north shore of Lake Tahoe. The report was prepared for submittal to the Tahoe Regional Planning Agency (TRPA), as a condition of approval for the application for the Community Enhancement Program (CEP), Boulder Bay Development Project, 22 Highway 28, Washoe County, Nevada.

The report was prepared by Historian Judith Marvin, assisted by Terry Brejla, Foothill Resources, Ltd., Murphys, California; and Susan Lindström, Consulting Archeologist, of Truckee, California. It was completed on December 3, 2008, and revised in April and May 2009 after consultation with the Nevada State Office of Historic Preservation.

PROJECT AREA

The proposed Boulder Bay Resort Project is located in Crystal Bay, adjacent to the California/Nevada state line, on the north shore of Lake Tahoe in Washoe County, Nevada. It includes the extant 1946 four-story Tahoe Biltmore Resort and Casino, six 1952 cottage units, two 1920s residences, a 1940 storage building, vacant parcels that were occupied by the Tahoe Mariner Lodge, and parking areas. The address is 5 State Route 28, Crystal Bay, Nevada (Figure 1)

The project is located at approximately 6,250 feet above mean sea level (amsl) within the NW ¼ of the NE ¼ of Section 30 (irregular), Township 16 North, Range 18 East, MDBM (Figure 2). The site is bounded east, southeast, and south by State Route 28, Stateline Road to the west, and Wassou and Lakeview Roads to the northwest. The Crystal Bay Club, Jim Kelley's Nugget, the Bear Den, and the Crystal Bay Motel border the project to the south across State Route 28, on the north shore of Lake Tahoe (Figure 3).

The 15.6-acre project area is proposed to include the following contiguous Assessor Parcel Numbers: 123-052-02, 123-052-03, 123-052-04, 123-053-02, 123-054-01, 123-053-04, 123-071-04, 123-071-34, 123-071-35, 123-071-36, and 123-071-37. The Crystal Bay Motel, located across State Route 28 on Assessor Parcel Number 123-042-01, would also be demolished under proposed plans for stormwater treatment facilities.

The Historic Resource Inventory Report addresses guidelines established by the Nevada State Historic Preservation Office (NvSHPO), Section 106, and Tahoe Regional Planning Agency (TRPA), acting as the lead agency for this project for Historic Resource Protection, Chapter 29, of its Code of Ordinances.

The Tahoe Biltmore Resort and Casino, a historical resource, is located within the proposed project boundaries, and the following summary scope of work was written to outline some of the tasks that were used to complete the survey and evaluation.

1. A preliminary investigation into previously published and archival materials relating to the history of the property and the project area.
2. A field survey of the proposed project area and architectural resources to record those over 50 years of age.
3. Research in the offices of the Washoe County Recorder, Assessor, and Nevada Historical Society, Reno; the Nevada State Historic Preservation Office, Carson City; the Gatekeeper Museum, Tahoe City; and the files of archaeologist Susan Lindström.
4. Consultation with informants with pertinent information regarding the history of the Tahoe Biltmore area.

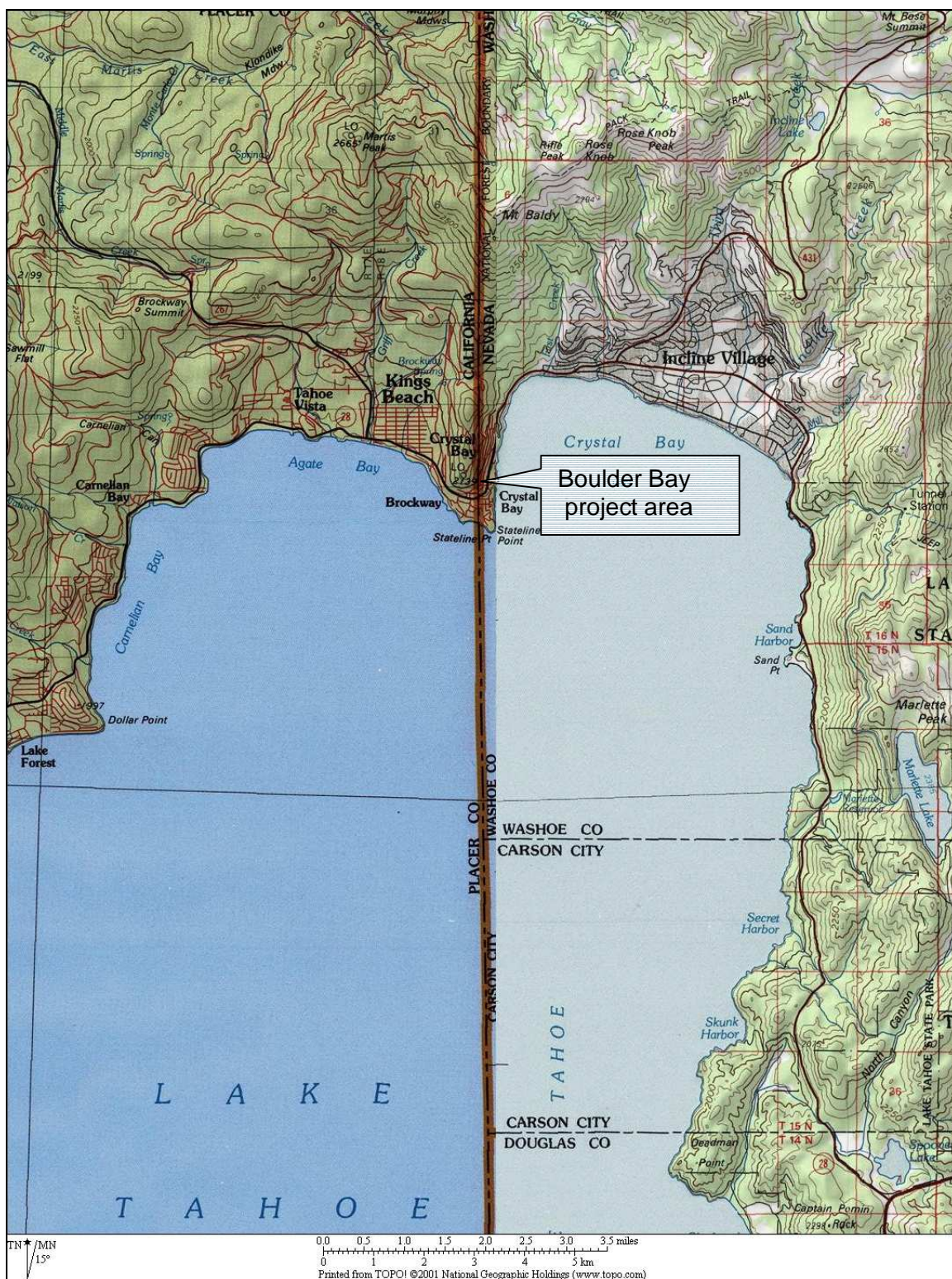


Figure 1. Project Vicinity.

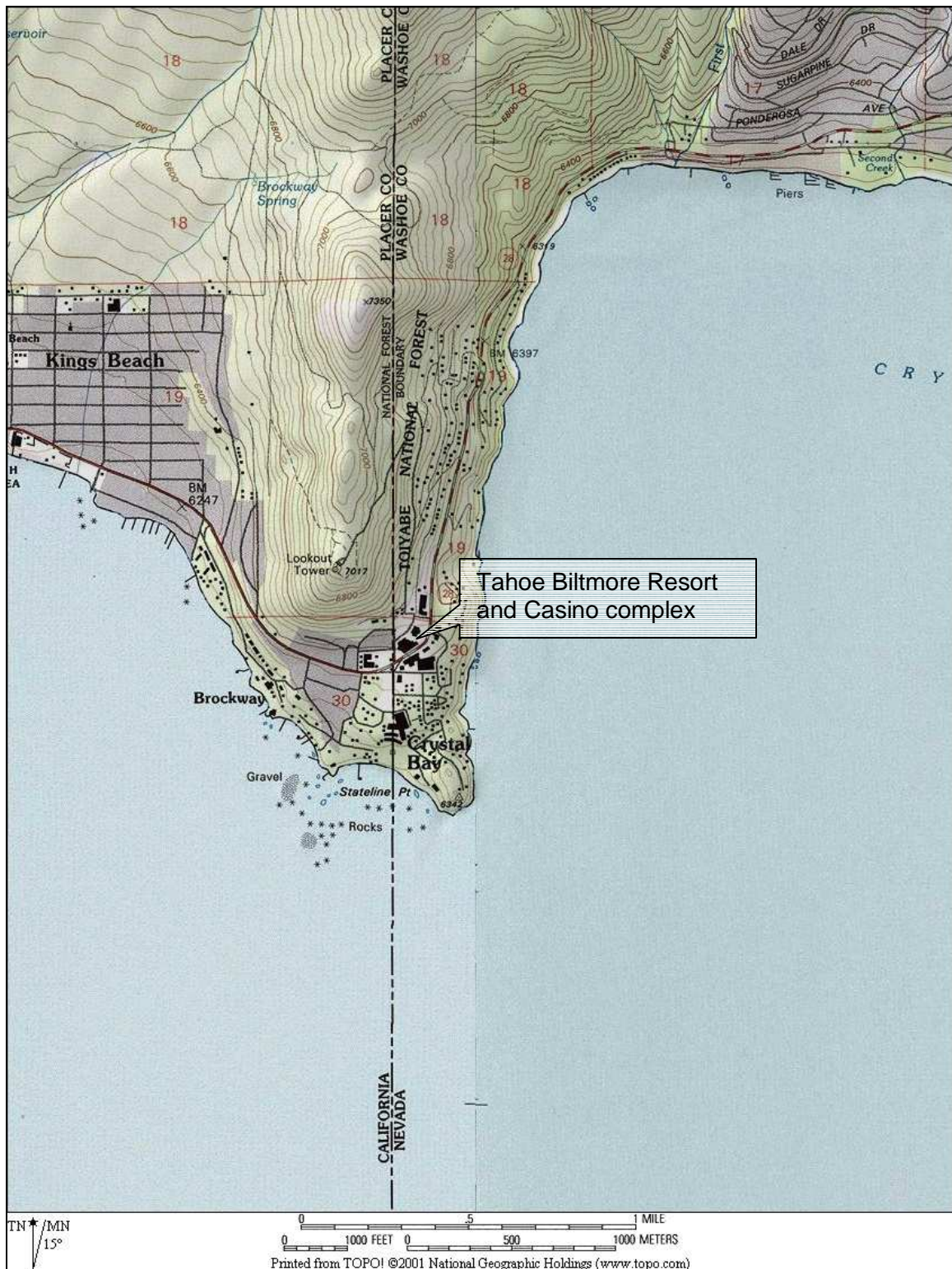


Figure 2. Project Location (Kings Beach, CA and Marlette Lake, NV quadrangles, USGS 1992).

5. Preparation of an *Intensive Survey Report*, including a historical background, research on the buildings, and recordation on the Nevada State Historic Preservation Office *Historic Resources Inventory Form*.
6. An evaluation of the survey area and buildings' eligibility for listing in the National Register of Historic Places, TRPA's Eligibility as a Historic Resource, and recommendations for mitigation.

CULTURAL OVERVIEW

WASHOE PREHISTORY AND HISTORY

The prehistoric archaeology and ethnography pertaining to the project vicinity have been summarized by Lindström and Waechter (1995) and Bloomer, Waechter and Lindström (1997). In broadest terms, the archaeological signature of the Tahoe Basin marks a trend from hunting-based societies in earlier times to populations that were increasingly reliant upon diverse resources by the time of historic contact (Elston 1982, 1986). The shift in lifeways may be attributed partially to factors involving paleoclimate, a shifting subsistence base, and demographic change. Some of the oldest archaeological remains reported for the Tahoe region date from the Pre-Archaic time period at about 9,000 years ago (*Tahoe Reach Phase*). Subsequent Pre-Archaic to Early Archaic occupation dates from about 7,000 years ago (*Spooner Phase*). The most intensive period of occupation in the region occurred at varying intervals between 4,000 and 500 years ago (*Martis Phase* during the Early and Middle Archaic, and *Early Kings Beach Phase* during the Late Archaic). The protohistoric ancestors of the Washoe (*Late Kings Beach Phase*), also of Late Archaic times, may date roughly from 500 years ago to historic contact (Elston *et al.* 1977).

The Boulder Bay project area falls within the center of Washoe territory, with primary use by the northern Washoe or *Wa She Shu* (Downs 1966; Nevers 1976). Prehistoric archaeological sites and Washoe ethnographic encampments have been recorded west of the project at Kings Beach and along Griff Creek near its confluence with Lake Tahoe (d'Azevedo 1956, 1986; Freed 1966). The ethnographic record suggests that during the mild season, small groups traveled through high mountain valleys fishing and collecting edible and medicinal roots, seeds and marsh plants. In the higher elevations, men hunted large game (mountain sheep, deer) and trapped smaller mammals.

The Washoe once embodied a blend of Great Basin and California in their geographical position and cultural attributes. Washoe ethnography hints at a level of technological specialization and social complexity for Washoe groups, which is non-characteristic of their neighbors in the Great Basin. Semi-sedentism and higher population densities, concepts of private property, and communal labor and ownership are reported and may have developed in conjunction with Washoe residential stability stemming from a rich and reliable subsistence resource base (Lindström 1992). The Washoe are part of an ancient Hokan-speaking residual population, which has been subsequently surrounded by Numic-speaking intruders, such as the Northern Paiute (Jacobsen 1966). However, even into the 21st century, the Washoe have not been completely displaced from their traditional lands at Lake Tahoe. The contemporary Washoe have developed a Comprehensive Land Use Plan (Washoe Tribal Council 1994) that includes goals of re-establishing a presence within the Tahoe Sierra and re-vitalizing Washoe heritage and cultural knowledge, including the harvest and care of traditional plant resources and the protection of traditional properties within the cultural landscape (Rucks 1996).

HISTORICAL OVERVIEW

Lake Tahoe

Located in Placer and El Dorado counties in California and Douglas and Washoe counties and Carson City in the state of Nevada, Lake Tahoe is situated at an elevation of 6,228 feet in the Central Sierra Nevada. Traditionally, the area had been home to the Washoe tribe for many centuries. The first non-Native American to view the lake was John C. Frémont, passing through Alpine County on his way to California in 1844, who gained the first view from a lofty summit in February of that year. Frémont named the lake Bonpland, for a noted French botanist. The official mapmaker of the new state of California named it Lake Bigler in 1853, after John Bigler, the third governor of California, and it appeared on subsequent maps under that sobriquet. In 1862, however, through the successful efforts of William Henry Knight, the more appropriate Washoe name for the lake, “Tahoe,” (meaning “big water,” “high water,” or “water in a high place”) was adopted and used on the first general map of the Pacific States, published by Bancroft Publishing House in that year.

It was precious metals that provided the impetus for most of the visitors to the Tahoe Basin. The discovery of gold on the American River in January of 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 the rivers and tributaries of the Sierra Nevada foothills. The movement that ensued has been called one of the greatest peacetime mass migrations in human history, as thousands poured into the region in search of the elusive metal. Many of the argonauts who came overland to the gold fields crossed the Sierra via Lake Tahoe, traveling either the Scott Route (later the Placer County Emigrant Road) on the north shore of the lake, or the Placerville Road along the south shore.

Early development at 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 for the construction of homes and commercial enterprises in the surrounding communities. The rich placer diggings in the California gold country had been played out and the area was experiencing a depression; disillusioned gold miners rushed to the Comstock strike, again passing by Lake Tahoe on their return route.

While the major timber companies were located on the Nevada side of the lake (the Carson and Tahoe Lumber and Fluming Company at Glenbrook and the Sierra Nevada Wood and Lumber Company at Crystal Bay), other smaller operations were developed along the north shores of the lake during the boom period between 1860 and the 1890s. By the late 1890s the forests had been logged out and the companies ceased operations.

Soon after the loggers, however, came the recreationists, men who saw the possibilities of Lake Tahoe as a pleasure and health resort. Fishing and hunting were the earliest recreational pursuits, soon followed by boating, bathing in the hot springs, swimming,

and gambling on the Nevada shore. The first permanent settlements were at the mouth of McKinney Creek, Ward Creek, Glenbrook, and Tahoe City, where the Tahoe House was erected in 1864. When the Central Pacific Railroad reached Truckee, a wagon road was constructed to the lake and the tourism boom was on.

Beginning in the early 1860s, resorts had been established at Lake Tahoe as fashionable summer retreats for the well-to-do. Some of the earliest resorts on the California side of the lake included the Lake House at Al Tahoe, Rubicon Point Lodge, Grand Hotel at Tahoe City, and the Bellevue Hotel at Sugar Pine Point (Woodward Architectural Group 1993:42-43). After the turn of the 19th century, when Tahoe had become more accessible due to the completion of the Tahoe Railway, which connected Truckee with Tahoe City, tourism boomed and additional resorts were constructed. Two of these, E. J. Baldwin's Tallac and the Bliss family's Tahoe Tavern in Tahoe City, were extremely luxurious for their time.

Due to the inadequacy of the roads in the Tahoe Basin, most travelers to the lakeshore resorts and cabins traveled to their destinations by steamer or sailboat, primarily by the *Governor Stanford* and the *Tahoe*, each of which followed a set schedule, making stops at Glenbrook, Tallac, Emerald Bay, Carnelian Bay, and Brockway (Woodward Architectural Group 1993:44).

With the advent of the automobile in the twentieth century, the need for good roads became imperative. Increasing pressure from travelers and tourists, coupled with the passage of the Federal-Aid Road Act in 1916, provided the impetus for the State of California to upgrade the roads into the Tahoe Basin. Finally, the road ringing Lake Tahoe, the Brockway Highway (State Route 28), was completed in 1931, enabling travelers to reach Nevada's north shore of the lake and providing an impetus to development of that region. During the mid-1930s the Lincoln and Victory coast-to-coast highways had been completed and the Lincoln Highway (present U.S. 50) became the major access to the basin. By 1935 a passable auto route had been completed around the lake (Woodward Architectural Group 1993:44-45).

The development of a viable transportation corridor around Lake Tahoe, 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 Tahoe Basin has seen increasing use during the winter months, especially since the development of 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 demolition of many others, as present-day lake dwellers increase the size and usage of their properties.

Transportation

State Route 28 (SR 28) bounds the Boulder Bay project area on the south and east. From 1852 to 1855 westbound emigrants and eastbound prospectors traveled this general route between the Auburn gold fields and the Comstock silver mines. Known as Scott's Route (and later as the Placer County Emigrant Road), it crossed the Sierra crest above Squaw Valley and entered the Lake Tahoe Basin at Tahoe City. It wound its way along the lake's north shore, generally following the modern route of SR 28.

The network of roadways established during this early era was later integrated into the trans-Sierra highway system. System roads in the Lake Tahoe Basin generally date after 1910. During the 1930s the Forest Highway system was established, which resulted in a statewide network of engineered and major routes through the montane regions. The current route of SR 28, formerly known as the "Tahoe Highway," was designated during the period 1920 to 1930 by the U.S. Bureau of Public Roads. Grading and base course surfacing work on the entire route was completed in 1933. Maintenance responsibilities were turned over to the Nevada Department of Transportation in 1935. Since that time, SR 28, including the segment that passes through Crystal Bay, has been subject to various improvements.

Lumbering

In the latter half of the 19th century, the need for enormous quantities of timber for the Comstock mines and the San Francisco market led to the development of several lumber companies in the Lake Tahoe basin. The companies developed networks of sawmills, railroads, tramways, flumes, and rafting operations designed to cut and move the lumber.

One of the largest was the Carson and Tahoe Lumber and Fluming Company of Bliss and Yerington, formed in 1873. Their headquarters were at Glenbrook, with holdings in the east-central, south, and southwestern portions of the basin. A network of rafting operations fed the mills at Glenbrook until 1897, from where wood was transported via switch-back railroad to Spooner Summit and then flumed down to wood yards on the Virginia and Truckee Railroad (V&TRR) near Carson City.

One of the rival competitors, the Sierra Nevada Wood & Lumber Company (SNW&L Co.), run by W.S. Hobart, cut timber in the northern and northeastern sections of the Tahoe Basin, inland from Crystal and Agate bays. Timber was moved by rafts and railroad to the mill at Mill Creek, then elevated by an incline tramway and transported in V-flumes through a tunnel in the Tahoe divide and down to a yard at Lakeview on the V&TRR. The SNW&L Co. eventually owned over 65,000 acres of land, with most of its production finding markets on the route of the Central Pacific Railroad (CPRR), although significant amounts went to the Comstock.

During the 1870s, Seneca Hunt Marlette entered into a partnership with Gilman Nathaniel Folsom of Washoe City, Nevada, to supply logs and cordwood from

timberland surrounding Crystal Bay to Walter Scott Hobart's Mill Creek mill (Scott 1957:317). The partnership by then had a year-round operation, and a crew of 150 French-Canadian lumberjacks and 225 Chinese woodcutters were dropping and splitting the heavy stands of pine. One of their camps was located north of Crystal Bay near the present Mt. Rose Highway, while camp "Number One" was set up on the shores of Crystal Bay (Scott 1957:317).

The partnership was dissolved by Hobart in the fall of 1888, when he moved his base of operations to Hobart, where he continued to harvest logs and cordwood for the SNW&L Co. (Scott 1957:318). Marlette, along with Overton, Superintendent of Hobart's incline operation at the Mill Creek mill, took over at Crystal Bay. By this time, however, timber reserves were fast being depleted.

Settlement

Campbell's Springs. The William Wallace and Lambo Company, who harvested 25 tons of wild hay in 1862 near the present location of Brockway, was evidently the first business enterprise to take advantage of the area surrounding the abundant hot springs (Scott 1957:319).

The "Hot Springs" were noted in an account of a newspaper correspondent in 1863, whose description was followed by the observation that "at a comparatively trifling expense, baths and other accommodations could be provided here to meet the wishes of the most fastidious" (*Sacramento Daily Union*, December 9, 1863, in Lekisch 1988:10).

His prediction was to prove true when an enterprising partnership composed of two Truckee residents, William "Billy" Campbell, a stage operator, and George Schaeffer, a mill owner, privately began construction of a wagon road which followed Middle Martis Creek to the natural hot springs. Soon after completion of the road in August of 1869, Campbell took title to 63 acres surrounding the hot springs and erected a 20-square-foot bathhouse over the mineral spring at the lakeshore. By the end of the month Campbell had constructed several more cottages and was ready to receive guests.

By the following spring, Campbell had taken on a new partner, Henry Burke, from Tahoe City and Truckee, and a commodious 40-by-60-foot hotel had been completed. Two more cottages were erected, in addition to the original three, and were made available for families who wished to stay for extended periods.

A visitor to the hot springs in 1873 noted that R. A. Ricker was in charge of the hotel that year, making it one of the most popular resorts on the lake, and "about to furnish a number of family cottages." The resort had boiling soda and sulphur water in the bath house, hot water in the rooms, and pleasant accommodations (*San Francisco Daily Evening Bulletin*, July 15, 1873, in Lekisch 1988:10). The following year a new wagon road was constructed to Tahoe City by way of Observatory Point, providing Campbell and Burke with incentive to extend their stageline to McKinney's Landing, and offering

tourists to the Springs a round-trip via the Martis Creek road from Truckee, returning by the lakeshore road to Tahoe City and back (Scott 1957:321).

Probably the most colorful manager of the Hot Springs Hotel during the 1870s was the Reverend R. A. Ricker, a clergyman with an entrepreneurial bent. He cleared the grounds by blasting boulders, felled trees, constructed a large stable, wharf extension and storehouse, loading platforms, and other amenities. In addition, he sold cordwood to the Virginia City mines, pine slabs for the lake steamers, and convinced Davis and Scott to ship the cedar shakes from their shingle mill two miles north of the Springs from his wharf to Glenbrook. Ricker also found time to save souls, preaching sermons on Sundays and discoursing against woman suffrage late into the night. By the end of 1878 Campbell had added eight rooms to his hotel and the mineral springs were famous throughout California and Nevada (Scott 1957:322-323).

Their notoriety, however, did not provide enough remuneration for the continuous operation of the establishment, and the hotel was padlocked for nonpayment of taxes by the conclusion of 1881. Two years later, in the summer of 1883, the proprietor of the Grand Central at Tahoe City, A. J. Bayley, leased the hotel and placed it under the management of his son A. A. Bayley. The name of the resort was changed to “Carnelian Hot Sulphur Springs,” thus confusing it with Carnelian Bay, 3½ miles west. The first post office established at the hot springs, therefore, was officially called “Carnelian.”

A succession of proprietors then took over the operation of the resort; by 1882 the hot springs were the “property of Sisson, Wallace & Co.” (Angel 1882:404). In successive years Stuart McKay, A. V. Bradley, Joe Short, and others operated the establishment. In 1893, the directors of the Lake Tahoe and Chautauqua Improvement Company, a Reno company, proposed the first real estate development in the area, along with a great sanitarium, a summer resort, home locations, and an electric railway. Nothing was to come of this enterprise, as farseeing as it was for its day. By 1899 the Hot Springs was noted as in disrepair and the road in bad shape.

Brockway. The dawn of the new century, however, was to usher in a more prosperous era for the Hot Springs. The hotel and property were purchased by Frank Brockway Alverson and his wife, Nellie Staples Dow Comstock Alverson, who became owner/managers. The resort was renamed “Brockway Hot Springs” for Frank’s uncle and promoted with his slogan, “Top of the Map, Top of the List.” Alverson introduced saddle horses, a tally-ho coach, launching steamers, fishing boats, tackle, parasols, and “free swimming suits” to boost patronage. Hot water was piped to all the hotel rooms, cottages, and kitchen, which now accommodated 75 guests.

Even these amenities weren’t enough to provide financial stability for the resort; in the spring of 1909 the couple were forced into bankruptcy and the hotel and hot springs were purchased at public auction at the courthouse in Auburn for \$9,000. Melville Lawrence and Harry O. Comstock, operators of Tallac, purchased the hot springs as a “protective investment” and hired various managers to operate Brockway. In the summer of 1914

Lawrence and Comstock departed Tallac and Lawrence moved to Brockway, while Comstock took over the company cattle ranch at Meyers.

Under “Uncle Mel” Lawrence the resort prospered, spurring Harry Comstock and his family to depart the south end of the basin and join Lawrence in the development of Brockway and their extensive land interests. The pair constructed the Brockway casino and dining room in 1917, and, during the 1920s, a golf course adjoining the present King’s Beach. The resort became a club and Comstock took Robert P. Sherman, a Los Angeles developer, as a partner after the death of Lawrence. The partnership added cottages, built a swimming pool, and subdivided much of the property. Land and memberships were sold under the name Brockway-Tahoe Club, with water provided by the Brockway Water Company.

In addition to developments at Brockway, Tahoe Vista, and Griff Creek, Comstock and Sherman, along with Spencer Grant, developed the Nevada Vista Subdivision at Crystal Bay in 1926. The subdivision included eight blocks, with three to 25 lots in each, and encompassed the present Crystal Bay residential area. Comstock purchased Sherman’s interest in the late 1920s and continued developing all of the properties as the Brockway Water & Land Development Company.

Harry Comstock, who had finally made a success of the hot springs, supervised the many improvements at the resort, golf course, and water company, as well as contributing to the conservation, development, and promotion of the entire Lake Tahoe region, earning the sobriquet “Mr. Tahoe” before his death in 1954. Comstock’s daughter, Gladys Comstock Bennett, and his son-in-law, Maillard Bennett, then became owner/managers of the resort. (Scott 1957:327-329).

King’s Beach. The first commercial enterprise in what is now King’s Beach was Wiggins’ Station, built in 1864 by wood contractor George W. Wiggins and known as the “loggers’ headquarters.” John Griffin, a Truckee Basin lumberman, had taken over Wiggins’ establishment by 1872 and continued to provide timber and cordwood from the north slopes of the Tahoe Basin to purchasers from Truckee and the Comstock. His establishment was described as a log cabin with quarters in the rear for “Griff” and his family, corrals for his draft oxen and other stock, and several outlying shacks for the workmen. Griff Creek, named for him, entered the lake to the east of the compound (Scott 1957:332-333). The area was described in 1882:

a small creek enters the lake, about the mouth of which is some pretty meadow land. Griffin’s saw-mill is on this stream... east a few miles are the hot springs, near the state line, now the property of Sisson, Wallace & Co. [Angel 1882:404].

Development of the area began in the late 1890s, after its acquisition by Frank Brockway Alverson, of Brockway Hot Springs. The land that is now King’s Beach was developed by Joe King, who reputedly won it in an all-night poker game with Robert Sherman, Harry Comstock’s partner in the Brockway Springs property at the time. King, from Truckee and Tahoe City, developed the area into a community of motels, theaters,

markets, stores, cafes, and homes (Scott 1957:333). A post office was established in 1937 and discontinued in 1942 (Lekisch 1988:68).

Forty thousand lots had been subdivided at Tahoe Vista, Brockway, and King's Beach by 1927, but only 17,000 had been sold by 1929 when the stock market crashed. Most of those were lost during the Depression (Zauner 1982) and it wasn't until the early 1930s that property development began in earnest, spurred, no doubt, by the 1931 Nevada law which legalized gambling and led to the development of nearby Crystal Bay as a tourist and gaming center.

Crystal Bay (except as noted, abstracted from Woodward Architectural Group 1993:45-50). It is unknown exactly how Crystal Bay was named, as some accounts note that it was named for its crystal clear waters, or for the rock crystals found in the area, but it appears more likely that it was named for George Iweis Crystal, the first property owner (Cal-Vada Lodge Hotel NRHP Registration Form 1994). It was identified as Crystal Bay on maps of the area as early as the 1870s (Wheeler 1876).

By the 1920s the California side of Lake Tahoe was heavily developed with resorts and summer residences, but the Nevada side, outside of the south shore near Zephyr Cove was essentially overlooked. The area between Crystal Bay and Zephyr Cove was largely undeveloped, except for the Bliss family holdings at Glenbrook and those of W.S. Hobart of Sand Harbor. The advent of the automobile and the opening of the Brockway Highway, however, facilitated the development of Nevada's north shore.

In the summer of 1927 Norman Henry Blitz arrived at Crystal Bay to promote and sell property owned by wealthy San Franciscan Robert Sherman. Using a Fresno scraper pulled by a team of draft horses, Blitz carved roads to his various subdivisions. As a contractor, he built Crystal Bay Lodge and Cal Neva. Sherman and his partners, Spencer Grant and Harry Comstock, developed the Tahoe Vista, King's Beach, and Brockway areas, while Sherman is credited with the founding of Cal Neva Lodge (Lindström and Waechter 1995).

By the mid-1940s, four major resorts had been developed in Crystal Bay: the Cal Neva Lodge, La Vada Lodge, Ta-Neva-Ho (Crystal Bay Club), and the Tahoe Biltmore. The first of these, the Cal Neva Lodge, erected in 1927, was the first commercial and tourist development in the Crystal Bay area.

The second plat in the Crystal Bay area was recorded by the Nevada Vista Corporation in 1928 as the Addition to the Nevada Vista Subdivision, located adjacent and northwest of the Nevada Vista Subdivision. The subdivision, plated by Jerome E. Barlieu, was generally bounded by Crystal Drive to the south, Reservoir Drive to the north, State Line Road to the west, and Somers Drive to the east, straddling the state highway. Encompassing the present Tahoe Biltmore complex, it featured four irregular blocks, with lots ranging from seven to seventeen in each.

In 1927 Lawrence McKelvey of Truckee purchased major portions of the subdivision, constructing the La Vada Lodge that same year. With two lodges at Crystal Bay, and the 1931 passage of the law that legalized gambling in Nevada, the stage was set for the casino development of the area. Another impetus for development was the passage of laws reducing the necessary residency requirements to obtain a divorce in Nevada to three months. Undoubtedly, many of those seeking a divorce spent time in the resort and gaming communities in the state.

In the early 1930s McKelvey enlarged and remodeled his La Vada Lodge as a gambling club, renaming it the Cal Vada Lodge and constructing a collection of rental cabins. In 1935 he constructed the Cal Vada Lodge Hotel to house his increasing tourist and gaming clientele. By 1940, the Cal Vada Lodge was advertised as “The Monte Carlo of Lake Tahoe.” In 1942 McKelvey sold some partnerships in the lodge, with the resulting partnership incorporated and named Cal Vada Lodge, Inc. The complex was sold to San Francisco businessman and band leader Tom Guerin and his partners in 1955, who changed the name to Bal Tabarin Corporation. In 1985 the complex was sold to the Tahoe Biltmore, Inc.

Straddling the state line, the first Cal Neva Lodge was built in 1926 for San Francisco real estate entrepreneur Robert P. Sherman as a vacation home and guest house for prospective purchasers of real estate in Nevada, Lake, and Brockway Vistas’ tracts. After the lodge was consumed by fire in 1937, it was rebuilt in 31 days by new owner Norman Blitz, “The Duke of Nevada.” The resort and casino then went through a succession of owners, including members of the Chicago mob, until it was purchased by Frank Sinatra in 1960. The lodge then entered its heyday, with visits from the likes of Dean Martin, Marilyn Monroe, Jack Kennedy, and the Rat Pack, when it became a world-recognized gaming and entertainment center, as residents, motels, and local businesses flourished. Sinatra was forced to sell the property in 1963, after Mafioso Sam Giancana visited the lodge after being banned by the Nevada Gaming Control Board. The Cal Neva was restored as a modern casino hotel by developer Charles Bluth in 1985 (Comer 2003, Lindström and Waechter 1995; Scott 1993:125-126).

A third gaming and tourist establishment was constructed in Crystal Bay in 1937, the Ta-Neva-Ho (later known as the Crystal Bay Club). Built by Norman Blitz and Pete Bennett, it was located northeast of the Cal Vada Lodge Hotel facing the Brockway Highway. Originally housing a conglomeration of businesses intended to serve the rapidly developing community on the North Shore of Lake Tahoe, including a casino, restaurant, post office, drug store, dress shop, and dance studio, over the succeeding years a bank, drug store, bakery, several bars, furniture store, and other gaming operations occupied the site. The first to operate the casino was Jim McKay and his Reno associates, licensed for roulette, craps, 21, and nine slot machines. For many years the casino was open only in the summers from June through August, and also operated under the name “The 49er” (Moe 2001:29-31).

The club was purchased by Frank Fat and August Nyberg in the 1942-43 season, and in 1945 they sold their interest to John Rayburn. There was little information on the

operation during the war years, as the season was limited. After the cessation of hostilities, Rayburn and his associates began to expand the operations and a grand opening featured roulette, craps, blackjack, and 37 slot machines. By the summer of 1947, the gaming business on the North Shore was booming.

In the winter of 1955-56, Rayburn and associates undertook a major expansion and, on May 1, 1956, reopened under the name the “Crystal Bay Club.” The Crystal Bay Motel, located within the project area, was erected during this period on Lot 1, Block F of the Nevada Vista Subdivision. Starting in 1958 the club expanded its operations from April through October (Herz 2003; Moe 2001:29-31; Washoe County Assessor’s Records).

In 1960 Rayburn sold his interest to his partners Mac McCloskey and Hjalmer “Slim” La Borde. La Borde eventually retired and sold his interest to McCloskey, who sold to the Ohio Investment Company of Cincinnati in 1968. They operated the club until it was sold in 1979 to a group of investors headed by Conrad Priess, who operated the casino until May of 2002 when the club entered a Chapter 13 bankruptcy and closed. It was then purchased by Elise and Roger Norman, who undertook a total renovation, and reopened July 31, 2003.

The Sierra Lodge was opened in 1946, yet another in the string of gambling establishments on the Brockway Highway. It was purchased by Stanley Parsons in 1953, and operated by Tony Gallarini and Mabel and Dixie Reese, who had previously operated Rayburn’s Buckhorn Inn at King’s Beach, in the early 1950s. Parsons took over the operation in 1956, and in 1962 sold to Jim Kelly. Kelly renamed it the Nugget, for his club in Reno, and rebuilt it after a fire in 1980 (Moe 2001:31; Van Tassel 1985:81).

The last new casino to be erected at Stateline was Capy Rick’s rustic Capy Rix’s Lodge just east of the Tahoe Biltmore in 1948. Purchased by Jimmy Hume and partners the following year, it was renamed the Northshore Club. It was then sold to George Raymond Smith of Reno and others in 1970. At the end of the decade it was renamed the Tahoe Mariner and operated from 1979-1981, when it closed forever. Sitting forlorn and empty for 20 years, it was demolished in 2000 (Moe 2001:31; Scott 1993:126). The property is now included within the Boulder Bay Resort project.

Tahoe Biltmore Resort and Casino. Located in Block C of the Addition to Nevada Vista Subdivision and facing the Brockway Highway, directly opposite the Crystal Bay Club, Joseph Blumenfeld and his brother Nathan opened their Tahoe Biltmore hotel and casino in the summer of 1946 (Figure 4). The building was designed by San Francisco theatre architect Bernard G. Nobler, who designed buildings in San Francisco and Hawaii, including the San Francisco Redevelopment Agency Diamond Heights Housing Project. He joined the American Institute of Architects in 1951 and was a partner in Nobler and Chen in San Francisco in 1962, and also principal of his own Redwood City firm. He died in Honolulu in 2003 at the age of 87.



Figure 4. Tahoe Biltmore Hotel, ca. 1950.

The engineer for the project was M.D. Perkins of San Francisco, and A.E. Erickson Construction Company erected the building (Nobler 1946; Van Etten 1986). When completed, the hotel boasted 95 rooms and 15,000 square feet of gambling space. It was known as “the Class of Tahoe” for years, and its lodging facilities were a big draw (Moe 2001:31).

The original room configuration, however, was vastly different from today’s interior. The casino was located on the basement floor, with the foyer, lobby, cocktail lounge, and dining room on the first, and hotel rooms on the second and third. The casino entrance was at street level on the primary south elevation, with the hotel entry on the north elevation. There were no major entries on the east or west elevations (Nobler 1946).

The Blumenfeld brothers were well-known San Francisco Bay Area theatre owners. They were the sons of Max and Rebecca Blumenfeld, natives of Austria who spoke Yiddish. In 1930 the family were residing on 37th Street, where Max was listed as a “picture house proprietor,” Joe as a theatre manager, sister Esther a theatre stenographer, while young Nathan and Jackie had no occupations. Also residing with the family was a servant from the Philippines. Both Joe and Esther were born in New York, but the younger two children in San Francisco. In 1910 Max had been listed as a hotel waiter, so his rise to entrepreneurship was rapid (U.S. Federal Census 1910, 1930).

Although not all were built by them, the Blumenfeld chain of theatres eventually came to include the Alhambra, Castro, Stage Door, Regency I and II, United Artists, Orpheum, and Tivoli in San Francisco; the Esquire, Roxie, Franklin, and Cerrito in the East Bay; and Sequoia, Tamalpais, Fairfax, and Rafael in Marin County. Joseph died in 1981 and Nathan in 1996, but the theatre chain is still owned by their descendants.

As noted in the original 1946 plans for the Tahoe Biltmore, the owners were Nathan Blumenfeld and Harold Wyatt. Wyatt was a San Francisco attorney who was also associated with San Francisco nightclubs. In 1967 he was licensed by the State of Nevada, along with John Burton, to operate the Fan Tan Club in Reno, but it closed shortly thereafter (Kling and Melton 2000:49; U.S. Federal Census 1930).

Except as noted, the following history of the Tahoe Biltmore ownership is quoted verbatim from Van Etten (1986):

Unfortunately for the Blumenfelds, the success of their north shore gaming venture fell short of expectations. An item in the August 21, 1952 *Sierra Sun* noted the results of bidding for the purchase of the defunct Biltmore: Sanford “Sandy” Adler, whose thriving Cal Neva club across the highway had doubtlessly been a factor in the Blumenfeld’s disappointing debut – was the Biltmore’s new owner. Adler, who renamed his new enterprise the Cal Neva Biltmore, operated it successfully for half a decade, selling it in 1956 to a group composed of Eddie Hopple, Jackie Gonn and David Crow [Figure5]. This trio, formerly partners in a New York advertising agency, lasted only a year on the North Shore casino scene before selling out to Neta and Lincoln Fitzgerald (of Fitzgerald’s in Reno) in 1957.



Figure 5. Cal-Neva Biltmore Hotel, ca. 1951. (Photo by Don Knight. Special Collections Department, University of Nevada, Reno Library.)

Under the Fitzgerald's ownership, the Biltmore became Nevada Lodge, and began to enjoy a period of expansion and development. With Carlton Konarske (Mrs. Fitzgerald's brother) as general manager, Nevada Lodge soon became the center of North Shore civic affairs. The Nevada Room was the scene of the annual Snow Ball and the North Tahoe Chamber of Commerce-sponsored Miss Sierra Snowflake Pageant, with such emcees as Regis Philbin and Soupy Sales lending an air of celebrity to such occasions. Also appearing onstage in the Nevada Room were such early-60s headliners as Phyllis Diller, Rowan and Martin, Helen O'Connell and Rudy Vallee [Figure 6].

So successful was the Fitzgerald's operation that in 1959, they were able to absorb their smaller next-door-neighbor to the west, Joby's Monte Carlo. This diminutive club, founded by Joby Lewis in the early 1950s, provided adjacent square footage for expansion of the Nevada Lodge's thriving operations [Figure 7].

In 1964, the Fitzgeralds opened a second showroom – the Topaz Room – this for the staging of a French revue named “Vive Les Girls” – the likes of which the North Shore had never seen. John Carrolton, now with Harrah's in Reno, was the musical director of this first-of-its-kind extravaganza. The novelty of its spectacular choreography – or perhaps its lineup of bare female torsos – helped sustain the act as a popular North Shore attraction for five years.

In 1959 Fitzgerald purchased the nearby Bal Tabarin complex, operating it for one season before permanently closing it. During that period he remodeled two of its cabins for personal use, and others for maid's quarters and employee housing. In the late 1950s and early 1960s he also purchased two buildings at Wassou and Reservoir roads, located on Lot 7 of Block D of the Addition to Nevada Vista Subdivision, from Mary Gallerani, both evidently built as summer homes in the 1920s. After his purchase Fitzgerald remodeled and converted them for use as Nevada Lodge employee housing. At about the same time Fitzgerald moved the Horse Book Building, built about 1940, from its original site west of the Monte Carlo Casino (Lots 1 or 3, Block C of the addition to Nevada Vista Subdivision) to its present location. Since about 1970 it has been used as a storage building (Woodward Architectural Group 1993:5, 10, 13).



Figure 6. Nevada Lodge postcard, ca. 1970. (Special Collections Department, University of Nevada, Reno Library.)



Figure 7. Monte Carlo, ca. 1962.

During the 1970s and the early 1980s, the Fitzgerald's hotel-casino shared to some extent the misfortunes which have plagued other businesses during those years. Closure of competing clubs – for a variety of reasons – have affected the community's ability to draw crowds. However, a revitalization of the area is on the horizon [1986], with the Nevada Lodge's transfer of ownership (and resumption of the original Tahoe Biltmore name) playing a key role in the area's economic recovery.

Frank Martin, new general manager of the Tahoe Biltmore, brings 16 years of experience in the casino industry to his new position. Martin promises that the facility will once again play host to exciting local events. "We intend to put the 'fun' back in the Tahoe Biltmore," says Martin, and to that end, the gradual upgrading of the hotel-casino's 95 rooms and dining facilities have already begun.

A completely remodeled kitchen will soon be turning out breakfast, lunch and dinner buffets. Many other subtle revisions – within and without – are in the Biltmore's future. So far, only the show marquee bears witness to the changes to come, but soon new signs will proclaim the facility's return to its past, to reassume the place in history it first began 40 years ago (Van Etten 1986).

The dreams of those new owners suffered in recent years, however, with the extensive development of South Lake Tahoe as the dominant resort, casino, and winter sports center of the area. With its purchase by Boulder Bay, LLC, the history of the venerable building is to change yet again, this time to be replaced by a condominium development featuring dining, retail, spa, fitness, entertainment, gaming, conference, hotel, and other facilities.

Water Management

Although the operations of the Brockway Water Company were based out of King's Beach, the company supplied water to north shore communities on both sides of the state line. The company conveyed water to three reservoirs near the Nevada state line that served the growing gambling resort community of Crystal Bay. A history of the Brockway Water Company and Griff Creek water system is detailed in Lindström (1993) and is summarized below. Much of this history is derived from records on file with the North Tahoe Public Utilities District (NTPUD), located in Tahoe Vista. The NTPUD was successor in interest to Brockway Water Company in 1967.

The Brockway Water Company drew water from Griff Creek, and nearby Mt. Baldy Springs and Mt. Home Stream, through a system of dams, reservoirs, stilling basins, ditches, and pipelines. Occasionally water was pumped from Lake Tahoe to supplement the gravity-fed stream and spring supply. Water rights on Griff Creek were first established in 1892.

Water to service commercial and residential development at Crystal Bay originated at the Mt. Baldy Reservoir and was conveyed through 2,800 feet of six- and eight-inch-diameter steel pipe to a pressure break and then through 500 feet of eight- and six-inch steel pipe to

another settling tank, called a “stop tank.” From this tank the water was conveyed 6,956 feet through another six- and eight-inch steel pipe to the first of three concrete-lined open reservoirs located above the community of Crystal Bay. The pipeline was installed in a shallow trench and contoured around the ridge between Brockway and Crystal Bay in the vicinity of Beaver Street and Park Lane. Near this point, the pipeline branched, with one line servicing Brockway and the other Crystal Bay. A supplemental lake intake pipeline intersected in this vicinity near SR 28 at Crystal Bay to serve the residents and the clubs (Lee Schegg, personal communication 2008).

Three reservoirs were once located up slope and north and west of the Tahoe Biltmore. The Biltmore Reservoir and Little Reservoir were located at the end of Reservoir Drive, and the Cal Neva Reservoir was located near the intersection of Reservoir Drive and Lake View Avenue (near the site of a modern water tank). All three reservoirs are shown on a 1953 map of the “Brockway Water Company” (Appendix A, Archaeological Site Record). The Biltmore and Little reservoirs appear on the 1955 USGS 7.5 Kings Beach quadrangle. The NTPUD operated these three Crystal Bay reservoirs until 1983 when they took them out of service as mandated by the safe drinking water act. In their place, the District built an enclosed tank at King’s Beach and filled in and re-contoured the reservoir sites (Lee Schegg, personal communication 2008). Current aerial photographs depict a sizeable clearing at the upper end of Reservoir Drive, due west of three residences (9971, 9955 and 9935 Reservoir Drive), which is likely the site of the Biltmore and Little reservoirs. Water service for Crystal Bay is currently supplied by the Incline Village Improvement District (IVGID, formerly the Crystal Bay Water District), with water storage in the tank located above the intersection of Reservoir Drive and Lake View Avenue.

Two pipeline remnants of this earlier system – one four-inch line and one six-inch line – are currently exposed in the steep cut bank that borders the Tahoe Biltmore upper parking area. Both lines are shown on a 1974 map entitled “Washoe County Sewer Improvement District No. 1 Water System” (Check print 9/11/74, Sheet 4 of 4, prepared by Cook and Associates). On this map, the two pipelines run along the southern edge of Reservoir Drive and are shown to connect with the lower of the two reservoirs located farther up the street. The lines run parallel, with the six-inch pipe serving as an overflow line (see Appendix A).

The two pipelines appear to be contemporaneous with the reservoirs and since the reservoirs are shown on a 1953 map, it is likely that the pipelines were also constructed prior to that time. The reservoirs do not appear on aerial photographs dating from 1939. Lee Schegg (personal communication 2008) suggests that the reservoirs were built shortly following World War II, and that their construction may have coincided with construction of the Tahoe Biltmore property. An oral history taken from Sid Gibault, a former employee of the Brockway Water Company who was subsequently employed by the NTPUD, documents construction of the pipeline ca. 1946, the year he hired laborers from San Francisco to dig the pipeline trench. Part of the reason for building the pipeline and reservoirs was for increased fire protection and water service for the post-war building boom at Crystal Bay.

ARCHITECTURAL CONTEXTS

Resort Rustic (1900-1940)

Resort Rustic buildings were constructed in the Tahoe Basin from the early 1900s through the 1940s. Derived from the Adirondack Rustic Style (1870-1930), the architecture was first developed in the Adirondack region of upstate New York, where William West Durant, president of the Adirondack Railroad, developed the area for the well-to-do. Durant's architectural style used glorified log construction for rustic camps and resorts for America's upper class. As noted by Ana Koval in her report on the *Historic Resources of the Nevada Side of the Tahoe Basin*, prepared for the TRPA:

The building complexes designed and built in this style were set on a lake or a river against a background of forest and mountains. They were built of readily available natural materials in a local craft tradition. They are characterized by the use of logs and indigenous stone, shingled roof with broad overhangs and porches, and simply proportioned window and door openings. All of the features described above are also characteristic of the Resort Rustic style of architecture found at Lake Tahoe; however, for the most part, the buildings constructed at Lake Tahoe were not built in the same grand scale as the great lodges of the Adirondacks...

The Resort Rustic style is characterized by rough stone foundations and large, stone chimneys and moderate to steeply pitched gable and hipped roofs – often covered with wooden shingles or shakes and pierced with dormer windows. Asymmetrical composition, unpeeled logs or half-round logs or bark siding; and numerous small windows with many panes and simple undecorated frames are elements of this style.

Three examples of the Resort Rustic style are the Comstock Lodge, sided with half-round logs, at 680 Lakeside Drive in Zephyr Cove; 450 Tuscorara in Crystal Bay which is sided in bark, and the Cal-Neva Lodge in Crystal Bay (Koval and Caterino 1989:51-52)

The style has also been called Rustic Vernacular and has been defined:

Successfully handled, [rustic] is a style which, through the use of native materials in proper scale, and through the avoidance of rigid, straight lines, and over-sophistication, gives the feeling of having been executed by pioneer craftsmen with limited hand tools. It thus achieves sympathy with natural surroundings and with the past (Tweed et al. 1977:93, in USDA Forest Service 2001:56).

The Tahoe Biltmore Resort and Casino, although somewhat altered in the early 1960s and early 1990s, still exhibits many of the elements of the Resort Rustic style, including steeply-pitched hip roof covered with shingles, dormers, broad overhangs, use of

indigenous stone, asymmetrical composition, simple window openings in the upper stories, with no rigid, straight lines, and a sympathy with its past.

Googie Architecture (late 1940s-early 1960s)

Googie architecture, also known as Populuxe, Coffee Shop Modern, or Doo-wop, is a subdivision of futurist architecture, influenced by car culture, the Space Age, and the Atomic Age. It originated in Southern California in the late 1940s and spread across the country until about the mid-1960s. Motels, coffee houses, diners, gasoline stations, bowling alleys, and drive-ins were most frequently designed in the style.

Googie features include upswept roofs, curvaceous, geometric shapes, tapered columns, curved domes, and bold use of glass, steel, and neon. It was also characterized by space-age designs that emphasized motion, such as boomerangs, flying saucers, atoms and parabolas, and free-form designs such as “soft” parallelograms and the ubiquitous artist’s-palette motif. The designs reflected America’s love affair with futuristic designs and Space Age themes. The style, like that of the 1930’s Art Deco style, became undervalued as time went on, and many buildings in this style have been demolished (Hess 2004a:10-25; Jepsen 1998).

The name was derived from Googie’s Coffee Shop, designed by architect John Lautner in Los Angeles in 1949. Its roots, however, lie in the Streamline Moderne architecture of the 1930s. With the increasing dominance of the automobile, large, eye-catching signage became an important feature in attracting business by advertising to vehicles on the road. This was achieved through bold style choices, including large pylons with elevated signs, bold neon letters and circular pavilions with a central mass (Hess 1985:109, 2004a:41-42; Nicoletta 2000:37-38).

Perhaps the most celebrated example of Googie’s legacy is the Space Needle constructed for the 1962 World’s Fair in Seattle, Washington (Hess 2004a:192). Its boomerang shape topped by a flying saucer is replicated in the Tahoe Biltmore sign, albeit in a simpler vernacular style. The Tahoe Biltmore sign, erected in the same year as the World’s Fair, was undoubtedly influenced by the Space Needle.

Ranch (1935–Present)

This style originated in the mid-1930s but became the dominant style throughout America after World War II, and is seen in commercial buildings, particularly in the west, as well as in residences. Although borrowing the name, materials, and profiles of earlier rustic styles, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century, the style is completely modern. Asymmetrical, rambling, one-story shapes with low-pitched roofs dominate. Three common types of roof forms are used: the hipped version is probably the most widespread, followed by cross-gabled and side-gabled examples. There is usually a moderate or wide eave overhang, which may be either boxed or open, with the rafters exposed. Wooden and brick wall cladding are used, sometimes in combination, though concrete block was more

common in certain localities, predominantly in the arid southwest. Builders frequently added modest bits of traditional detailing, usually loosely based on western motifs. Decorative iron or wooden porch supports and decorative shutters are the most common. Some examples of this style boasted aluminum casement windows, which emerged from World War II technology; ribbon windows are frequent as are large picture windows in living areas (Ames and McClelland 2002; Hess 2004b:11, 112; McAlester & McAlester 1984:479-480). The cottage units at the Tahoe Biltmore complex were constructed in this style in 1952.

METHODOLOGY

RESEARCH METHODS

Archaeological Research Sources and Contacts

Prefield research and archaeological field survey were conducted by consulting archaeologist Susan Lindström, Ph.D. Lindström has 35 years of professional experience in regional prehistory and history, holds a doctoral degree in anthropology/archaeology and has maintained certification by the Register of Professional Archaeologists since 1982.

Prefield research entailed a literature review of prehistoric and historic themes for the project area. This included a review of prior archaeological research and of pertinent published and unpublished literature. A formal records search at the Nevada State Museum was conducted in order to identify any properties listed on the National Register, state registers and other listings, including the files of the State Historic Preservation Office (Maggie Brown, personal communication 2008). Research disclosed that the project area has never been subject to an archaeological survey and there are no prehistoric or historic archaeological sites recorded within or adjacent to the project.

Darrel Cruz, Director of the Washoe Tribe Historic Preservation Office, was contacted via telephone, email and formal correspondence in order to incorporate the opinions, knowledge and sentiments regarding any potential concerns for traditional Native American lands within the project area (see Appendix D).

Phil Gilanfarr, Architect for the Boulder Bay development, is a long-term resident of Crystal Bay and offered helpful historical information, including aerial photographs of the project area dating from 1939. Brian McRae of Lumos and Associates provided additional project maps showing resort infrastructure, which aided in assessing the historic and modern water system. Lee Schegg, Assistant General Manager of the NTPUD, was interviewed on several occasions and served as a key source of information regarding the water system that historically served the Tahoe Biltmore property, as well as surrounding resorts. He graciously searched District files and found two maps depicting this system (“Brockway Water Company Map” 1953; “Washoe County Sewer

Improvement District No. 1 Water System Maps, Check print 9/11/74, Sheet 4 of 4” prepared by Cook and Associates; see Appendix A).

Architectural Research

Archival and oral-history research for the project overview and specific site history was conducted by Historian Judith Marvin and Terry Brejla, in November and December 2008. Ms. Marvin has over 25 years experience in preparing historical documents, historic architectural surveys and evaluations, and as a principal investigator for projects surveying and evaluating historical resources. She is certified by the California Council for the Promotion of History (CCPH) as Public Historian No. 525. Ms. Brejla has worked in cultural resources for more than 20 years, participating in historical resources inventories in northern California and Nevada. She has recorded buildings and conducted extensive archival research and has a strong interest in 19th and early 20th century domestic architecture. She is a Tuolumne County (California) Historic Preservation Review Commissioner, a member of the CCPH, and the Vernacular Architecture Forum.

As part of the research phase of the project, a number of repositories and individuals were contacted to identify known historic land uses and the locations of research materials pertinent to the Crystal Bay and Brockway areas, as well as Lake Tahoe. These included a review of the National Register of Historic Places (Listed Properties and Determinations of Eligibility 1996); *Historic Resources of the Nevada Side of the Tahoe Basin* (Koval and Caterino 1989); Historic Properties Inventory Forms, Nevada State Historic Preservation Office (Sara Fogelquist, Karyn de Dufour, personal communication 2008), and general historic texts and maps.

Other major sources of information consulted included historic maps and miscellaneous local histories and inventories of historical resources (see References Cited and Consulted). In addition, interviews were conducted with persons with knowledge of the area and its history. Of great assistance were Carol Van Etten’s 1986 article on the history of the Tahoe Biltmore, and the *Tahoe Biltmore Lodge Historic Building Documentation* (Woodward Architectural Group, 1993). The original 1946 architectural plans were located in the offices of the Boulder Bay Resort, as were the plans of later additions and alterations. A listing of the repositories and agencies consulted is given below:

Nevada State Office of Historic Preservation, Carson City, Nevada
Nevada State Museum, Carson City, California
University of Nevada, Reno, Nevada
North Lake Tahoe Historical Society, Tahoe City, California
Boulder Bay, LLC, Office, Crystal Bay, Nevada

Primary historic themes within the area focus on settlement, logging, and tourism, recreation, and gambling, as well as architecture.

FIELD METHODS

Archaeological Field Survey

The archaeological field survey was conducted on November 20, 2008. Helpful field orientation was provided by Brian Helm of Boulder Bay LLC. Once the project boundaries were identified, a systematic survey was implemented, by walking transects while inspecting the ground surface. During the survey fieldwork, notes were compiled on any heritage resources observed, attributes of the natural setting, ground surface visibility, forms of ground disturbance, etc. Project boundaries were delineated by physical features and landmarks that were elicited from project expanded-scale maps and topographic maps. When possible, survey transect intervals were maintained at 10-meter (30-foot) transect intervals and were established by pacing. Cardinal directions were determined by compass. The archaeological coverage map (Figure 3) is keyed to the survey strategy employed.

Overall, project topography prior to hotel-casino development appears to have been steep, judging by the slope of the current cut banks. For the most part, the entire ground surface has been radically disturbed by grading or removed as cut bank or obscured by asphalt covering and building footprints, so that archaeological coverage can only be considered cursory. Nearly 100 per cent of the southern half of the project area is covered by asphalt parking and building improvements that comprise the Tahoe Biltmore complex. With the exception of a narrow strip of steeply sloping ground along the east side of Wassou Road, the northern half of the project area has been completely re-contoured by construction of the former Tahoe Mariner complex. Ground in the northernmost part of the project area contains spoils from grading the Tahoe Marina complex that are marked by high mounds of decomposed granite and rock that are traversed by a series of bulldozer trails. These mounds support a growth of young Jeffrey pines and white fir, along with manzanita, huckleberry oak, rabbit brush and an assortment of grasses. Attempts have been made to revegetate the site of the Tahoe Mariner site with raised beds containing irrigated shrubs and trees.

Architectural Field Survey

On 20 and 21 November, 2008, the site was visited by Judith Marvin and Terry Brejla of Foothill Resources, Ltd. The Tahoe Biltmore Resort and Casino, constructed in 1946, as well as six cottage units constructed in 1952 were photographed and recorded on the Historic Properties Inventory Forms of the Nevada State Historic Preservation Office. The 1956 Crystal Bay Motel was later added to the project design, and Ms. Marvin returned on 8 May 2009 to record that building.

RESULTS

ARCHAEOLOGICAL SURVEY

Crystal Bay Reservoirs Pipeline

Parallel segments of a four-inch and six-inch pipeline are exposed on a steep and eroding decomposed granite cut bank along the north corner of the upper parking lot of the Tahoe Biltmore. The exposed segments traverse approximately 60 feet along the southern edge of Reservoir Drive. The six-inch line is above the four-inch line and the lower one is broken. Both pipes are steel and the six-inch line exhibits a remnant bituminous tar coating. Another three-foot section of these parallel lines is exposed in the cut bank at the northwest corner of the parking lot where the cliff has been patched with sand bags. Both lines trend roughly west-southwest. The lines head westward towards the three residences along the south side of Reservoir Drive, with their eastern end trending towards a ca. 1920s structure located below the southern edge of Reservoir Drive and between the intersections of Lake View Avenue and Wassou Road. The pipelines do not appear to have serviced any of these structures as the lines pre-date the three residences and post-date the 1920s building.

As discussed above, the four-inch and six-inch pipeline segments likely date from the construction of the Biltmore and Little reservoirs ca. 1946-1953. The lines were abandoned ca. 1983 when the NTPUD closed them in response to the safe drinking water act. Although these lines may be over 50 years, they do not appear to be associated with events or personalities of recognized importance in national, state or regional history (National Register criteria A and B). The pipelines exhibit no distinctive engineering features that are exemplary of 20th century water management practices. Moreover, their poor physical integrity renders them ineligible to the National Register based upon their potential to yield important information in regional history.

Since these linear features do not meet National Register criteria, the effects of the project on these resources are not considered to be a significant effect on the environment. It is sufficient that both the resource and the effect are noted in this environmental document (see Appendix A).

Noted, Not Recorded

Other miscellaneous items were observed during the field survey, but they were not formally recorded as they appear to be modern. A one-foot section of intact 10-inch line was observed along the west side of the Tahoe Biltmore parking lot and appears to continue down Stateline Road. This line is modern and it drains from the current IVGID 750,000 gallon tank located on the north side of Reservoir Drive. Modern debris is sparsely scattered throughout the northern half of the project area and within the former Tahoe Mariner complex. Items include modern glass, plastic, milled wood, cinder block and concrete chunks, straw and hay bales, and a fragment of two-inch iron pipe and two-inch black plastic pipe embedded in a boulder pile.

ARCHITECTURAL SURVEY

A pedestrian survey of the project area and visual inspection of the architectural resources at the Biltmore Resort and Casino (Figure 3) resulted in the inventory and recordation of the hotel and casino, built in 1946 and remodeled in 1962, and again in 1993; six cottage units constructed in 1952; the Gallerani houses built in the 1920s; the 1940 Horse Book Building; and the 1956 Crystal Bay Motel. The Gallerani homes (Tony Gallerani was an operator of the Sierra Lodge in the early 1950s) and the Horse Book Building were previously formally recorded and evaluated as ineligible for listing in the National Register (Woodward Architectural Group 1993). Foothill Resources concurs with that evaluation and no further work is recommended for those resources.

In addition, the Nevada Department of Transportation conducted an Architectural Survey Report for the Crystal Bay Beautification Project on State Highway 28 in 1998. The study resulted in a Finding of No Effect, as the Borderhouse Brewery was noted as the only National Register eligible building in the Area of Potential Effects (APE), and the proposed project would not diminish the property's eligibility for listing on the National Register. One of the buildings within the present project area, the Crystal Bay Motel, constructed in 1956 (Washoe County Assessor's Record) during the expansion of the Crystal Bay Club Casino, was evaluated as ineligible for listing on the National or Nevada registers (Snyder 1998). Because the Crystal Bay Motel was recorded more than ten years ago, the Nevada Office of Historic Preservation required an updated record to be prepared (Appendix B). Located at 24 State Highway 28, it is an L-shaped two-story multi-unit frame building with a shed roof. The roof is clad in rolled composition, the walls are clad in horizontal board siding, and the building has a concrete foundation. Fenestration consists of aluminum sliders and the doors are frame. Foothill Resources concurs with the previous evaluation and no further work is recommended. None of the other properties within the APE, which included the Tahoe Biltmore property, were evaluated as potentially eligible for listing on the National Register (Snyder 1993). The Tahoe Biltmore property was not formally recorded as part of that survey.

Architectural Description

Tahoe Biltmore Resort and Casino. This architectural resource consists of a three-story reinforced concrete hotel building with a semi-subterranean basement casino (the floors of the building are described as they were depicted in the 1946 plans). The original portion of the building has intersecting hipped roofs, with a semi-circular conical roof on the southeast corner. The roofs are covered in wood shakes, and feature shed roofed dormers with multi-light metal sash windows. The walls are clad in concrete stucco, with modern stone facing on the east first floor and semi-circular bay.

Original Appearance. According to the original plans (Nobler 1946) and historical photographs in the Tahoe Biltmore, the building has been significantly altered from its original appearance. The three-story hotel and basement casino core with hipped roofs and rotunda has undergone major alterations that include the flat-roofed 1962 dining, bar, and kitchen addition to the north and west elevations, the 1993 café addition to the west

and porte cochere on the east, and numerous other alterations including the installation of mortared stone to the building's exterior.

The original casino entry, on the south primary elevation, featured a central tri-partite façade of “storefront sections” of multi-light aluminum windows set on a diagonal and separated by concrete wingwalls. Primary entry was via an Art Deco glass and aluminum double doorway in the westernmost section. The southeast rotunda featured a series of floor-to-ceiling metal windows with three vertical lights above one large light. A concrete terrace encircled the corner, with an exterior concrete stairway and metal railing leading to the casino floor. The westernmost section of the façade consisted of a two-story central section with corrugated colored glass and a stucco window surround and top ornament flanked by flat stucco walls beneath the hipped roofs.

The primary hotel entry was located on the north elevation, through a central porch with a hipped shake roof. A driveway circled around the northeast of the hotel, so that guests could enter through the entry directly into the hotel lobby, before continuing uphill to the parking area. The door was doubled glass and metal. The west elevation consisted of a flat stucco wall with a hipped roof entry on its north section. There were no entries on the east elevation, just a series of windows on the second floor and three windows on the first.

The basement floor housed a lobby, casino, private game room, cocktail lounge, dealers and dressing rooms, powder rooms and urinals. The north side of the first floor featured the entry lobby, flanked by the manager's office and general office to the east, with the coffee shop and kitchen to the west. A central foyer surrounded the copper free-standing fireplace. The cocktail lounge was located in the rotunda, with three lounges in the tri-partite south section, with the dining room, dance floor, and stage to the west. Circular stairways provided access to the casino floor from the dining room and the lobby, with a stairway from the lobby to the second floor. Powder rooms and urinals were situated where the primary hotel entry is now located. Bedrooms were located on the second and third stories, with a quarry tile “promenade” above the casino entrance.

Present Appearance. The primary entry to the hotel floor is through a porte cochere on the east elevation. Constructed of stone, mortared with concrete, with a hip roof and signage that states “Casino-Hotel,” it was added in 1993. Modern automatic opening glass and metal doors provide entry to the lobby (Figure 8).

The southeast corner of the first floor features a rotunda pierced with 11 multi-light vinyl windows set in stone archways. A concrete terrace with metal railing courses around the rotunda, with French doors providing entry into the first floor bar. Original fenestration on the second and third floors consists of multi-light steel windows with casement sash. Aluminum-framed windows have been installed on the first floor on the east elevation. The primary casino façade, on the south elevation, features double glass and metal doors with attached overhanging conical shake roofs flanking a triangular marquee that projects from the building's basement floor. A series of eleven tripartite windows courses along the first floor, with the “Tahoe Biltmore” sign on the second (Figure 9).



Figure 8. Tahoe Biltmore, east façade, 2008.



Figure 9. Tahoe Biltmore, south façade, 2008.



Figure 10. Tahoe Biltmore, north elevation, 2008.

The 1962 addition to the west side of the primary south elevation consists of a three-story flat stucco façade with a vertical central panel of T-111 patterned plywood siding with square bats and a small window on the basement floor. The stucco cladding features incised designs of conifer trees. At the same time, the large flat-roofed concrete kitchen, bar, and dining room addition was erected on the north and west elevations (Figure 10, north elevation). The most recent addition, a café, is located on the south end of the west elevation, facing the highway. It has a flat-topped hipped roof covered with composition shingles, dormers with clipped gables, multi-light floor-to-ceiling aluminum frame windows, and a small terrace with concrete floor. Constructed in 1993, it replaced the 1950s Monte Carlo Casino (Figure 11, Café and addition).

The present cocktail lounge is located in the original dining room, with the adjacent western addition housing a conference room. The original cocktail lounge is now used as a foyer, with a central free-standing fireplace surrounded with seating. The lobby and check-in desk is located on the northeast wall, with restrooms, an elevator, and arcade to the west. Hotel offices are located on the second floor of the 1962 addition.

The two exterior free-standing signs for the Biltmore are important in their own right. The “Free Parking, Courtesy Tahoe Biltmore” neon sign appears to date to the 1946 construction (Figure 12), while the three-story circular “Tahoe Biltmore” sign is a nice example of the “Googie” architectural style, popular in the 1960s (Figure 13).



Figure 11. Tahoe Biltmore, Café and 1962 addition, view north, 2008.



Figure 12. Tahoe Biltmore 1946 Free Parking sign, 2008.



Figure 13. Tahoe Biltmore 1962 Sign, 2008.

Cottage Units. According to assessor's records, the six cottage room buildings were constructed in 1952 and are very similar in design and materials (Figure 14). Three buildings, A, B, and E, are single story, contain four rooms each, and appear to have had no exterior alterations except for the replacement of the wood stoops, steps, and railings, and the replacement of the original mechanical door locks with electronic key systems. Buildings D and F are two stories with a total of twelve rooms and also appear to be unaltered except for the electronic door locks. Building C is two stories with four rooms on each floor and has been remodeled recently with electronic door locks and modern vinyl single-hung windows and sliders replacing the original metal frame casement windows. All buildings are constructed on concrete perimeter foundations. The cottage buildings were recorded from the exterior only.

Building A is a one-story, frame, four-unit building with hipped roof and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement sash; the north and south elevations have 15-light picture windows with 4/1-light side casement sash while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Access to the rooms is from the east and west elevations via plain flush wood doors with electronic key systems reached from uncovered wood stoops, at ground level on the east elevation and reached from wood steps on the west. The building is constructed on a concrete perimeter foundation.

Building B is located slightly southeast of Building A and is identical to it. It is a one-story, frame, four-unit building with hipped roof and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement; the north and south elevations have 15-light picture windows with 4/1-light side casement sash while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Access to the rooms is from the east and west elevations via plain flush wood doors with electronic key systems reached from uncovered wood stoops, at ground level on the east elevation and reached from wood steps on the west. The building is constructed on a concrete perimeter foundation.

Building C is a two-story, frame, eight-unit building with hipped roof and rectangular mass located southeast of Building E and immediately west of Building D. Each story has four units. The roof is covered in composition shingles while the walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of modern vinyl single-hung sash on the north and south elevations, with vinyl sliders and smaller single-hung vinyl sash in the bathrooms on the east and west elevations. Access to the rooms is from the east and west elevations via plain flush wood doors with electronic key systems. The upper story is reached via wood stairs with plain "2x4" wood railings to wood balconies with recessed porches on the east and west. The building is constructed on a concrete perimeter foundation.



Figure 14. Tahoe Biltmore 1952 Cottage Units, 2008. From top: Building A, view southwest; Building E, view southwest; Building C, view southwest; Building F, east façade.

Building D is a two-story, frame, twelve-unit building with hipped roof and rectangular mass located between Buildings C and F. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement; the north and south elevations have 15-light picture windows with 4/1-light side casement sash, while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Each story has six units, three each on the east and west; the upper floor is reached via wood stairs with plain “2x4” wood railings to wood balconies on the east and west covered by shed-roof porches. Access to the rooms is via plain flush wood doors with electronic key systems. The building is constructed on a concrete perimeter foundation.

Building E is located northeast of Buildings A and B. It is a frame, one-story, four-unit building with side gable and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with endboards. Fenestration consists of multi-light metal casement sash; the east and west elevations have 15-light picture windows with 4/1-light side casement sash while the north and south have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Access to the rooms is from the north and south elevations via plain flush wood doors with electronic key systems reached from uncovered wood stoops, at ground level on the south elevation and reached from wood steps on the north. The building is constructed on a concrete perimeter foundation.

Building F is the easternmost of the cottage buildings located immediately east of Building D. It is a two-story, frame, twelve-unit building with hipped roof and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement; the north and south elevations have 15-light picture windows with 4/1-light side casement sash, while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Each story has six units, three each on the east and west; the upper floor is reached via wood stairs with plain “2x4” wood railings to wood balconies on the east and west covered by shed-roof porches. Access to the rooms is via plain flush wood doors with electronic key systems. The building is constructed on a concrete perimeter foundation.

SIGNIFICANCE CRITERIA

The objective of this investigation is to evaluate the eligibility of the resources for inclusion in the Nevada Register of Historic Places, which are consistent with those developed by the National Park Service for listing properties on the National Register of Historic Places (NRHP). The evaluation allows the Tahoe Regional Planning Agency

(TRPA) to meet obligations of its Code of Ordinances relating to Historic Resource Protection (Chapter 29).

The purpose of the Nevada Register is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing and potential resources of the state and to indicate which properties deserve to be protected, to the extent prudent and feasible, from substantial adverse change.

Following the Nevada Register of Historic Places Criteria for Evaluating the Significance of Historical Resources, the resource was considered relative to the NRHP eligibility criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. that are associated with events that have made a significant contribution to the broad patterns of our history, or
2. that are associated with the lives of persons significant in our past; or
3. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance. Properties eligible for listing in the Nevada Register must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for its significance.

It must also be judged with reference to the particular criteria under which a property is proposed for eligibility. Alterations over time to a property, or historic changes in its use, may themselves have historical, cultural, or architectural significance.

It is possible that properties may not retain sufficient integrity to meet the criteria for listing on the National Register, but may still be eligible for listing on the Nevada Register. Property that has lost its historic character or appearance may still have sufficient integrity for the Nevada Register if it maintains the potential to yield significant scientific or historical information, or specific data.

CONCLUSIONS

ARCHAEOLOGICAL RESOURCES

The archaeological survey disclosed no significant prehistoric or historic sites, features or artifacts. Consequently, the project should not result in the alteration of or adverse physical or aesthetic effect to any significant archaeological or historical sites nor should the project have the potential to cause a physical change that would affect unique ethnic cultural values or restrict historic or pre-historic religious or sacred uses. No immediate Native American concerns regarding the project area have been identified. The Washoe Tribe of Nevada and California has been notified of survey findings and concurs with the report recommendations (see attached correspondence).

ARCHITECTURAL RESOURCES

The Tahoe Biltmore Resort and Casino is evaluated as eligible for listing on the National Register of Historic Places at the local and state levels of significance and the Nevada Register of Historical Places under Criterion A, for its association with the casino and hotel industry of Crystal Bay and North Lake Tahoe. Under Criterion B, although related to the Blumenfeld family of theatre entrepreneurs in the San Francisco Bay Area, it was owned by them for only a brief period and there are more important buildings associated with them in the Bay Area. Under Criterion C, although the building was designed by San Francisco Bay Area architect Bernard G. Nobler, the building was significantly altered in the 1960s and 1990s and it no longer retains its integrity of design, workmanship, materials, and feeling to its period of significance. It does not appear to answer any questions important in history (Criterion D) beyond its documentation in this report.

The Biltmore Resort and Casino also appears eligible as a historic resource under Chapter 29 of the TRPA Code of Ordinances under Section 29.5.A, as it is associated with historically significant events: (1) the tourism and gambling history of Lake Tahoe's north shore in the 1940s and 1950s. It does not appear eligible under Section 29.5.B, as it is not specifically associated with any significant persons, or under Section 29.5.C, due to lack of integrity to its period of significance.

The "Tahoe Biltmore" Googie Style Sign, a vernacular adaptation of the iconic Seattle World's Fair Space Needle, appears eligible under Criterion C, and TRPA's Section 29.5.C, at the local level of significance, for its Googie architectural style, a rarity in Lake Tahoe, and one of the foremost architectural styles of the early 1960s. The "Free Parking" sign is an original element of the Tahoe Biltmore Resort and Casino and apparently the only remaining signage from that era. It also appears eligible under Criterion C at the local level of significance.

Five of the six cottage units appear eligible for listing in the National and Nevada Registers under Criteria A and C, as well as meeting TRPA's Chapter 29.5A and C, at the local level of significance. Under Criterion A, they are associated with the early 1950s

resort development of Lake Tahoe's North Shore, when America was on the move. The end of World War II, coupled with the G.I. Bill which allowed returning servicemen to invest in homes, attend college, and purchase automobiles, as well as the post-war economic boom, allowed Americans to travel to distant places and partake of the resorts that were rapidly being erected in that expansive era. The cottages also appear eligible under Criterion C, as they retain a high level of integrity from the era in which they were built. They do not appear eligible under Criteria B or D.

RECOMMENDATIONS

ARCHAEOLOGICAL RESOURCES

Although the project area has been subject to systematic surface archaeological investigations, it is possible that buried or concealed heritage resources could be present and detected during project ground disturbance activities. If additional heritage resources are discovered, project activities should cease in the area of the find and the project sponsor should consult a qualified archaeologist for recommended procedures. In the unlikely event that human remains are encountered during project activity, project managers should also consult an archaeologist for further direction in contacting the county coroner. If the remains are determined to be of Native American origin, both the Native American Heritage Commission and any identified descendants should be notified.

ARCHITECTURAL RESOURCES

The applicant, Boulder Bay, LLC, has proposed two No Action Alternatives to its proposed project: Alternative A – No Action (Maintain Existing Conditions); and Alternative B – No Action (Timeshare Renovation of Existing Structure Housing Gaming); both could occur without a TRPA permit for the existing gaming structure.

Three other alternatives are Action Alternatives: Alternative C – New Structures for residential, gaming and commercial uses; underground parking facilities; a pedestrian village; a community park and open space; and an integrated on-site storm water treatment system, which is the preferred project; Alternative D – Alternative Mix and Configuration of Proposed Uses; and Alternative E – Timeshare Renovation and Redevelopment. Alternatives C and D would demolish the Tahoe Biltmore Resort and Casino, a resource evaluated as eligible under TRPA Section 29.5.A; Alternative E would retain and renovate the existing gaming structure but demolish the cottage units, adding new buildings on the remainder of the project area.

The TRPA Code of Ordinances, Chapter 29, Section 29.6.C Demolition, states that Historic resources shall not be demolished, disturbed, or removed, unless TRPA finds that:

- (1) The action will not be detrimental to the historic significance of the resource;

(2) The action is pursuant to a recovery plan approved by the applicable state historic preservation officer; or

(3) It is the only feasible alternative to protect the health and safety of the public.

Under TRPA Section 29.6.C, therefore, the only feasible alternative would be Subsection (2), a recovery plan approved by the Nevada State Historic Preservation Officer. For that reason, the following mitigation measures are proposed for a recovery plan:

Preservation and restoration of the one extant neon “Free Parking” sign from the 1940s-1950s period of significance for the Tahoe Biltmore (Figure 12), and its placement within the proposed new complex.

Preservation and restoration of the 1962 “Tahoe Biltmore” Googie architectural sign (Figure 13) and placement either within the proposed new complex, or at another appropriate location to be determined (i.e. Incline Village Historical Society, etc.).

A photograph/text interpretation of the history of the Tahoe Biltmore to include preservation of the historical photographs now on exhibit in the Tahoe Biltmore and any other items or materials relating to the early history of the resort and North Shore in a location available to the public.

Sponsorship of a booklet regarding the history of Crystal Bay for general public distribution (local shops, casinos, clubs, bookstores, etc.), smaller than the Bethel Van Tassel book (*Wood Ships to Gaming Chips*), but more specific to the North Shore than *The Golden Age of Nevada Gambling* by Moe. The book could include the historical photographs of Crystal Bay and its resort facilities archived in the Images of Lake Tahoe Collection at the University of Nevada, Reno.

Design of the complex to reflect the Resort Rustic architectural style, rather than a generic ultra-modern Lake Tahoe, including some details of the original 1946 Nobler design (Figure 15).

In response to requests from NSHPO and TRPA after preparation of the December 2008 Survey and Evaluation Report, the Alternative C building designs were developed to reflect the Resort Rustic architectural style rather than a modern Lake Tahoe style. The Alternative C designs incorporate many features of the 1946 Nobler design depicted in the original plans (e.g., multiple hipped roofs, rotunda, and dormers). Therefore, redesign of the Alternative C building plans is not required. To further reflect the style of the original building, Boulder Bay incorporated details of the Nobler plans into the design of building entry ways, doors, and windows. The Alternative D design, however, does not incorporate the Nobler features, and would not meet the requirements of this recovery plan.

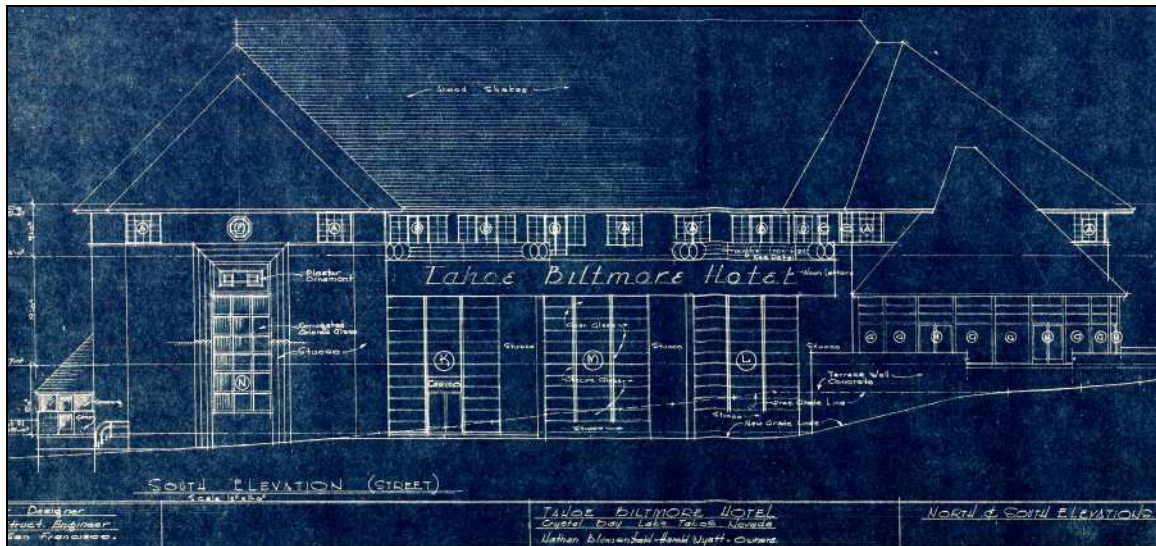


Figure 15. Tahoe Biltmore Architectural Detail (Bernard G. Nobler 1946).

The Action Alternative E – Renovation and Redevelopment proposes a renovation of the existing Tahoe Biltmore structure and the addition of new buildings on the remainder of the site. The Tahoe Biltmore Resort and Casino and five cottage units have been evaluated as historical resources eligible under TRPA Section 29.5.A, therefore the project falls under Section 29.6.D Construction, Reconstruction, Repair, and Maintenance Standards which are in accordance with the *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*, presented below (Weeks and Grimmer 1995):

The National Park Service created the Secretary of the Interior's Standards for Rehabilitation to provide ten basic principles to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as

adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
7. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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APPENDIX A

ARCHAEOLOGICAL RESOURCE INVENTORY FORMS

State of California—The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8 *Resource Name or #: (Assigned by recorder) Crystal Bay Reservoirs Pipeline

P1. Other Identifier: n/a

*P2. Location: ☒ Not for Publication ☐ Unrestricted *a. County Washoe, NV

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Kings Beach, CA Date 1992 T 16N R 18E, NW ¼ NE ¼ of Sec. 30 (irregular) ; MDBM

c. Address 5 State Route 28 City Crystal Bay, NV Zip 89402

d. UTM: (Give more than one for large and/or linear resources) Zone 10 758,500 mE/ 4346,300 mN

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate) The exposed segments of pipeline are located along the north corner of the upper parking lot of the Tahoe Biltmore hotel-casino and below the southern edge of Reservoir Drive. The resort is located at Crystal Bay, Nevada, on parcels (APNs 123-052-02, 123-052-03, 123-052-04, 123-053-02) located northwest of the intersection of State Route 28 and Stateline Drive.

*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries). Parallel segments of a four-inch O.D. and six-inch pipeline O.D. are exposed for approximately 63 feet along a steep and eroding decomposed granite cut bank. The six-inch line is above the four-inch line and the lower one is broken. The six-inch pipe served as an overflow line. Both pipes are steel and the six-inch line exhibits a remnant bituminous tar coating. Both lines trend roughly west-southwest.

*P3b. Resource Attributes: (List attributes and codes) AH6 Water Conveyance System

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☒ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) see attached

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
ca. 1946-1983

*P7. Owner and Address:

Boulder Bay, LLC
P.O. Box 307
Crystal BAY, NV 89402

*P8. Recorded by: (Name, affiliation, address)

Susan Lindström
Consulting Archaeologist
P.O. Box 3324
Truckee CA 96160, 530-587-7072

*P9. Date Recorded: 11/20/2008

*P10. Survey Type (Describe):
Cursory surface survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources and Historical Architectural Resources Study and Evaluations of the Tahoe Biltmore Resort, Boulder Bay Resort Project, 5 State Route 28, North State Line, Nevada-California Border, Lake Tahoe, Washoe County, Nevada. By Judith Marvin and Terry Brejla, Foothill Resources, Ltd., P.O. Box 2040, Murphys, California 95247 and Susan Lindström, Consulting Archaeologist, P.O. Box 3324, Truckee, California 96160

*Attachments: (check) None ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record ☒ Linear Feature Record Milling Station Record Rock Art Record Artifact Record ☒ Photograph Record Other (List) _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LINEAR FEATURE RECORD

Primary #
HRI #
Trinomial _____

Page 2 of 8

Resource Name or #: Crystal Bay Reservoirs Pipeline

L1. Historic and/or Common Name: n/a

L2a. Portion Described: ☐ Entire Resource ☒ Segment ☐ Point Observation Designation:

- b. Location of point or segment: The exposed segments of pipeline are located along the north corner of the upper parking lot of the Tahoe Biltmore hotel-casino and below the southern edge of Reservoir Drive. The resort is located at Crystal Bay, Nevada, on a parcel (APN 123-053-02) located northwest of the intersection of State Route 28 and Stateline Drive.

L3. Description (Describe construction details, materials, and artifacts found with each feature. Provide plans/sections as appropriate.): Parallel segments of a four-inch O.D. and six-inch O.D. pipeline are exposed for approximately 63 feet along a steep and eroding decomposed granite cut bank. The six-inch line is above the four-inch line and the lower one is broken. The six-inch pipe served as an overflow line. Both pipes are steel and the six-inch line exhibits a remnant bituminous tar coating. Both lines trend roughly west-southwest.

L4. Dimensions:

a. Top Width: n/a

b. Bottom Width: n/a

c. Height or Depth: 4-inch & 6 inch

d. Length of Segment: 63 feet

L4e. Sketch of Cross-Section (include scale):

Facing: _____

L5. Associated Resources: none observed

L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate): A 60-foot section comprising two parallel pipelines is exposed on a steep and eroding decomposed granite cut bank along the north corner of the upper parking lot of the Tahoe Biltmore hotel-casino. Another three-foot section of these parallel lines is exposed in the cut bank at the northwest corner of the parking lot where the cliff has been patched with sand bags.

L7. Integrity Considerations: The integrity of both pipelines is poor. They are abandoned, eroding out of a steep cut bank and the four-inch line is broken. The reservoir(s) that once fed these lines has been put out of service, infilled and re-contoured. Although these lines may be over 50 years, they do not appear to be associated with events or personalities of recognized importance in national, state or regional history (National Register Criteria A and B). The pipelines exhibit no distinctive engineering features that are exemplary of 20th century water management practices. Moreover, their poor physical integrity renders them ineligible to the National Register based upon their potential to yield important information in regional history.

L8a. Photograph, Map, or Drawing

L8b. Description of Photo, Map, or Drawing (View, scale, etc.)
(see attached continuation sheet)

L9. Remarks: Three reservoirs were once located up slope and north and west of the Tahoe Biltmore. The Biltmore Reservoir and Little Reservoir were located at the end of Reservoir Drive and the Cal Neva Reservoir was located near the intersection of Reservoir Drive and Lake View Avenue (near the site of a modern water tank). All three reservoirs are shown on a 1953 map of the "Brockway Water Company" (see continuation sheet). The Biltmore and Little reservoirs appear on the 1955 USGS 7.5 Kings Beach quadrangle. Both pipelines are shown on a 1974 map entitled:

Page 3 of 8

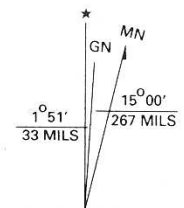
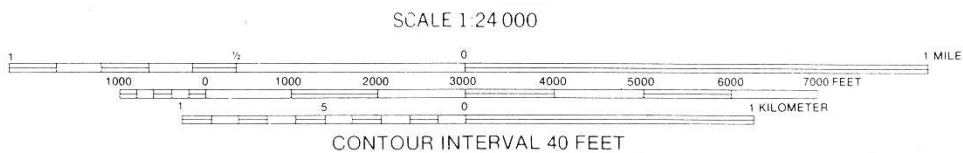
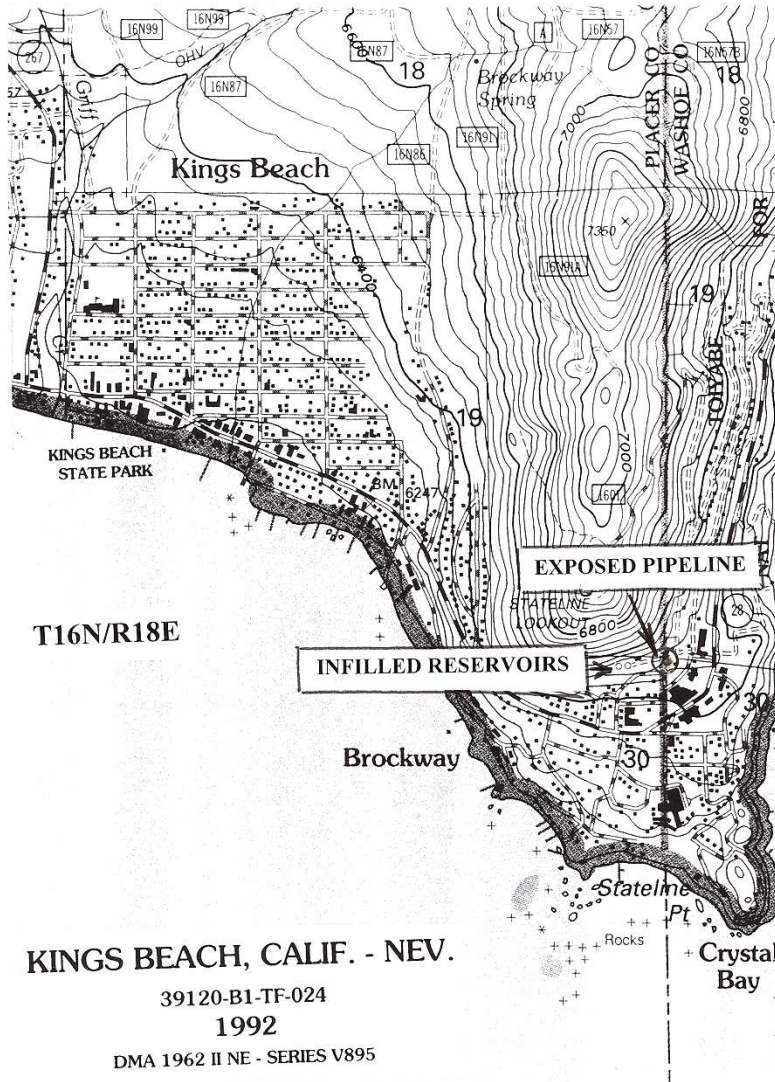
Resource Name or #: Crystal Bay Reservoirs Pipeline

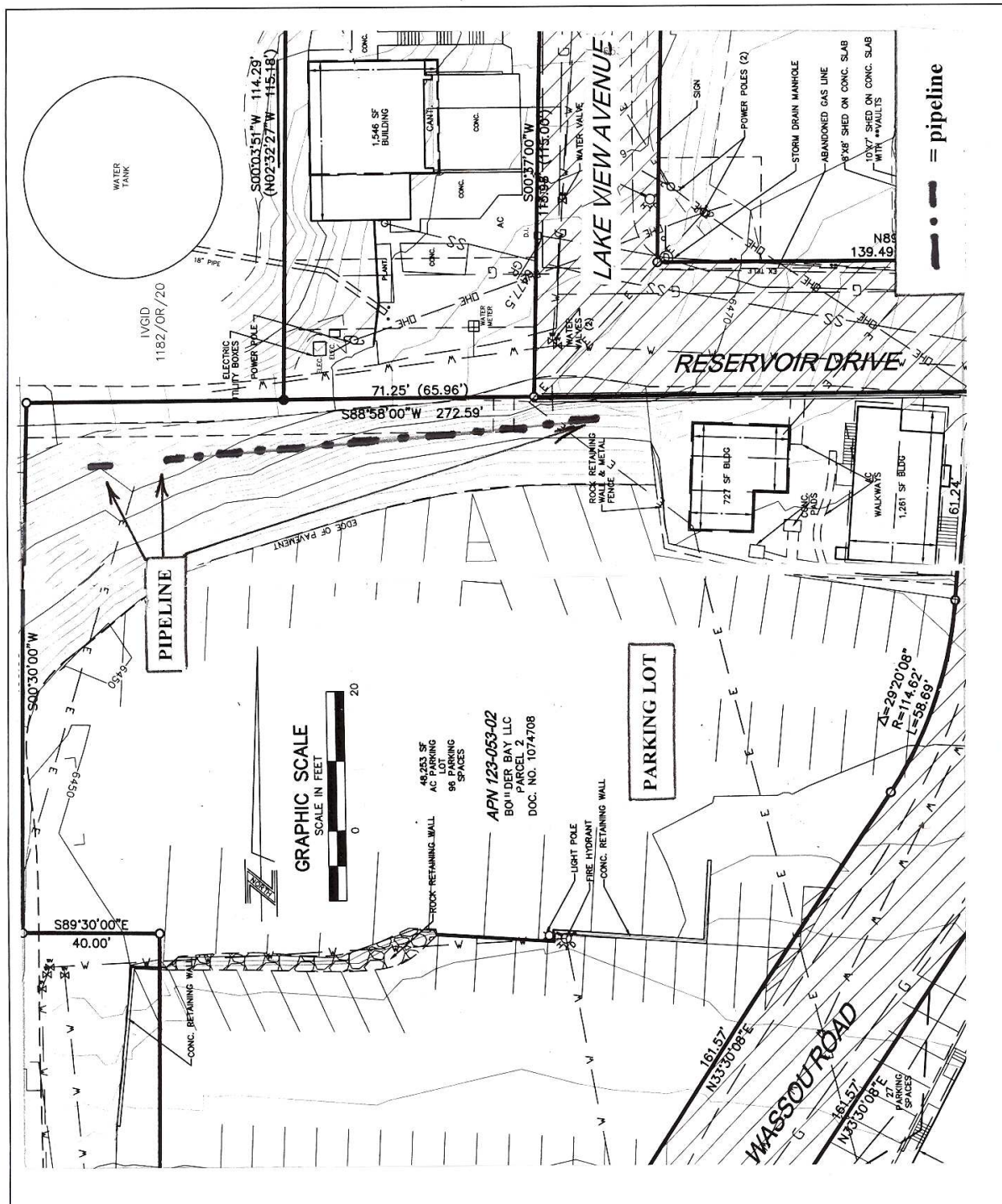
L9. Remarks (continued): "Washoe County Sewer Improvement District No. 1 Water System"-Check print 9/11/74, Sheet 4 of 4 prepared by Cook and Associates (see continuation sheet). On this map, the two pipelines run along the southern edge of Reservoir Drive and are shown to connect with the lower of the two reservoirs located farther up the street. The four-inch and six-inch pipeline segments likely date from the construction of the Biltmore and Little reservoirs ca. 1946-1953. The lines were abandoned ca. 1983 when the NTPUD closed them in response to the safe drinking water act.

L10. Form Prepared by (Name, affiliation, and address) Susan Lindström, Consulting Archaeologist, P.O. Box 3324, Truckee, CA 96160, 530-587-7072

L11. Date: November 20, 2008

Page 4 of 8 *Resource Name or # (Assigned by recorder) Crystal Bay Reservoirs Pipeline
*Map Name: Kings Beach, CA Scale: 1:24000 Date of Map: 1992





State of California—The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

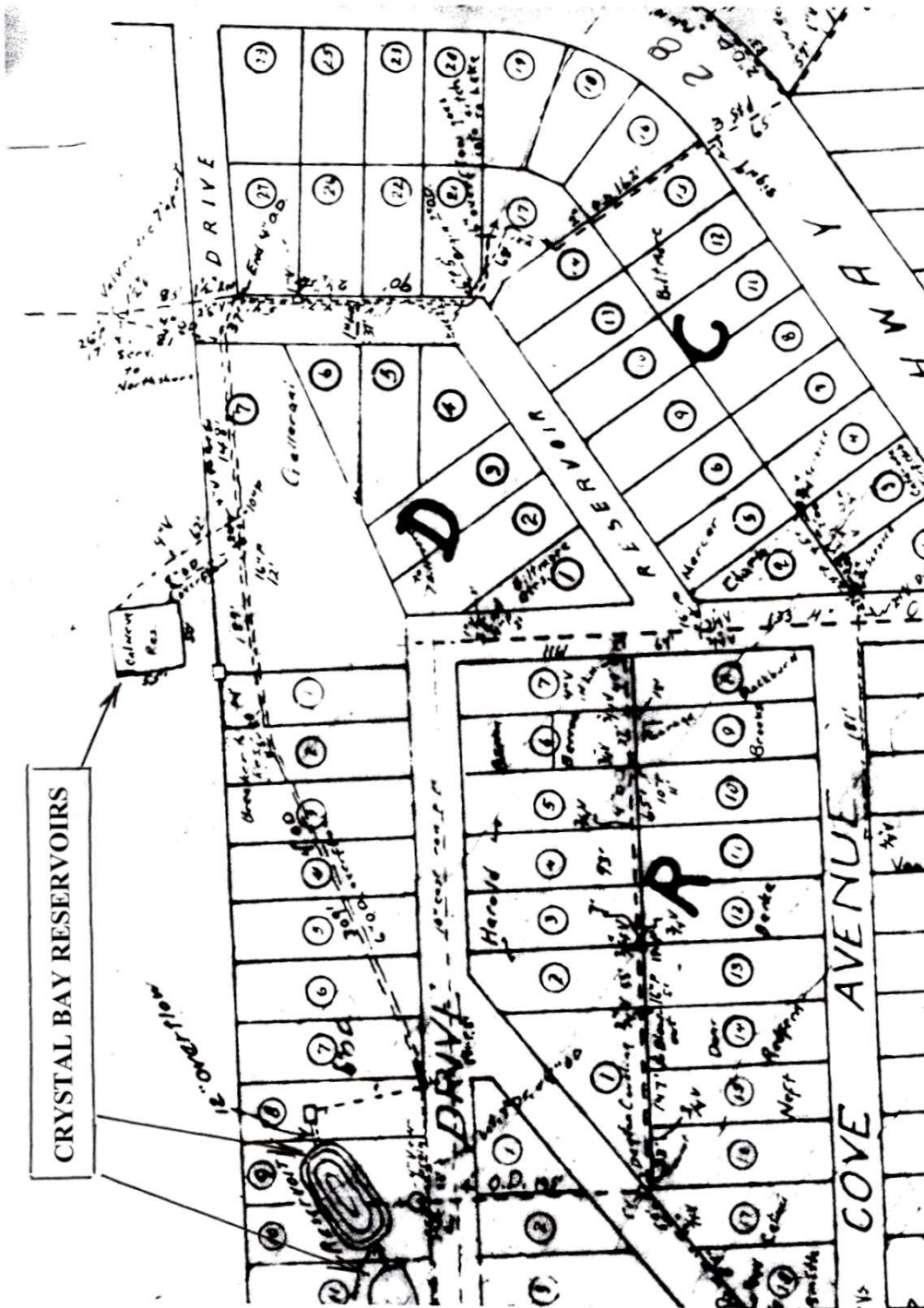
Page 6 of 8

*Resource Name or # (Assigned by recorder) Crystal Bay Reservoirs Pipeline

*Recorded by: Susan Lindström

*Date 11/20/2008

☒ Continuation ☐ Update



Brockway Water Company Map, 1953, no scale; (map courtesy of North Tahoe Public Utilities District)

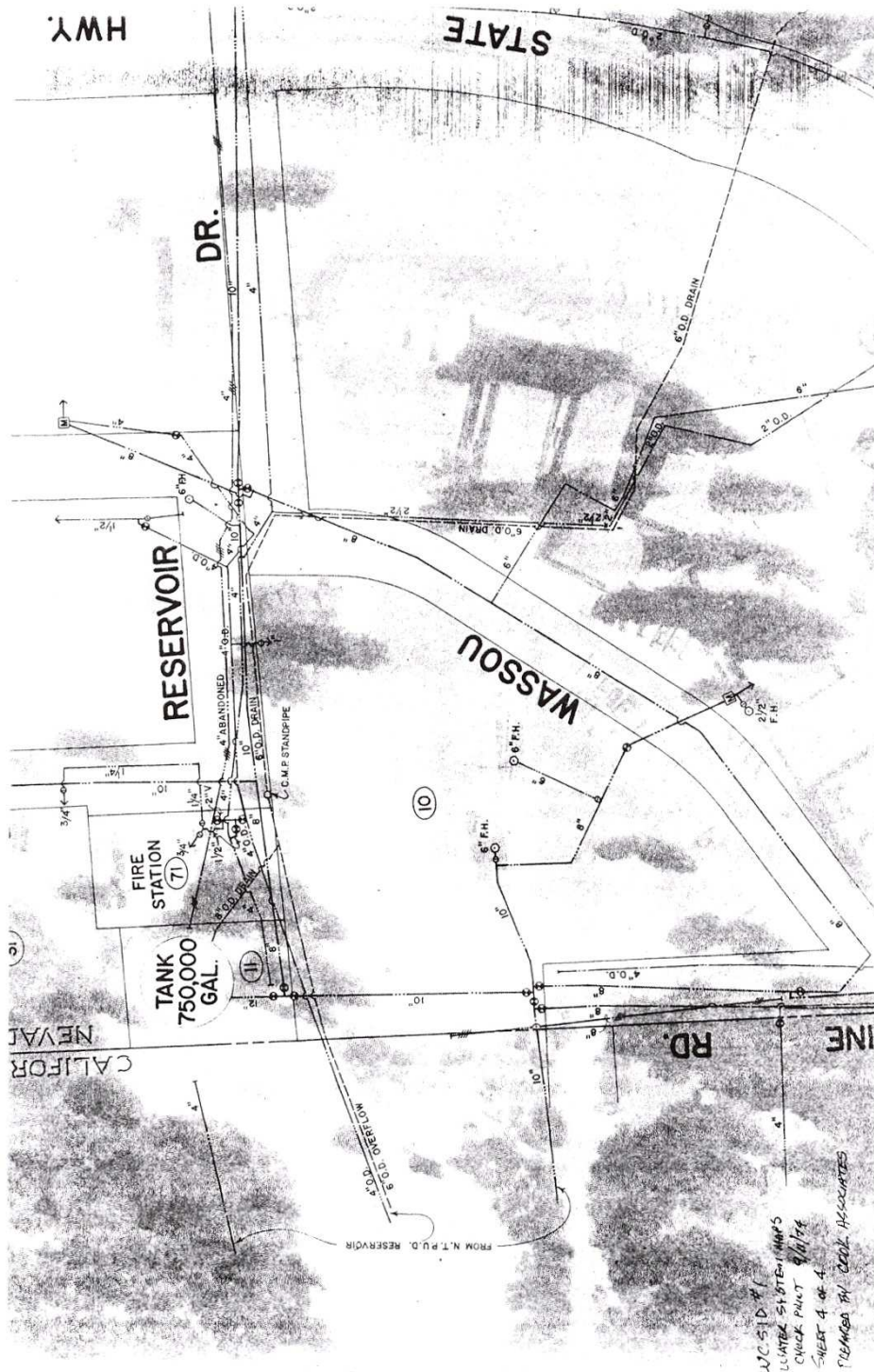
Page 7 of 8

*Resource Name or # (Assigned by recorder) Crystal Bay Reservoirs Pipeline

*Recorded by: Susan Lindström

*Date 11/20/2008

☒ Continuation ☐ Update



DPR 523L (1/95)

“Washoe County Sewer Improvement District No. 1 Water System Maps” (no scale), Check print 9/11/74, Sheet 4 of 4”
prepared by Cook and Associates (map courtesy of North Tahoe Public Utilities District)

Page 8 of 8

*Resource Name or # (Assigned by recorder) Crystal Bay Reservoirs Pipeline

*Recorded by: Susan Lindström

*Date 11/20/2008

☒ Continuation ☐ Update



Photo No.: 1 **Date:** 11/20/08 **Time:** 3:30pm **Description:** overview of parallel pipelines; six-inch line (top), four-inch line (bottom and broken); note steep and eroded cut bank; modern water tank on Reservoir Drive (back right); view is 265°



Photo No.: 2 **Date:** 11/20/08 **Time:** 3:30pm **Description:** overview of parallel pipelines; six-inch line (top), four-inch line (bottom); note steep and eroded cut bank; ca. 1910s building (bottom right); view is 50°

APPENDIX B

ARCHITECTURAL RESOURCES INVENTORY FORMS

NEVADA STATE HISTORIC PRESERVATION OFFICE
Rev. 3/00
HISTORIC RESOURCES INVENTORY FORM

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

Tahoe Biltmore Hotel

1B. Current/Common Name

Tahoe Biltmore Resort and Casino

2. PROPERTY ADDRESS

Street Address	5 State Highway 28
City, Zip Code	Crystal Bay, NV 89402
County	Washoe

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Joseph and Nathan Blumenfeld and Harold Wyatt
------	---

3B. Current Owner

Name	Boulder Bay, LLC
Mailing Address	P.O. Box 307, Crystal Bay, NV 89402
Assessor's Parcel Number (APN)	123-052-02, 123-052-03, 123-052-04.

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

	Residential	X	Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

5B. Historic Use

<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

6. CURRENT ACCESS

<input checked="" type="checkbox"/>	Permitted-local public resource	<input type="checkbox"/>	By owner permission only
<input type="checkbox"/>	Permitted-state public resource	<input type="checkbox"/>	Restricted
<input type="checkbox"/>	Permitted-federal public resource	<input type="checkbox"/>	Other (specify)

7. ACREAGE

15.6 acres	<input type="checkbox"/>	Estimated
------------	--------------------------	-----------

8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 10	<u>758,500</u>	mE	<u>4346,300</u>	mN	Zone	<u> </u>	E	<u> </u>	N	Zone	<u> </u>	E	<u> </u>	N
---------	----------------	----	-----------------	----	------	---------------	---	---------------	---	------	---------------	---	---------------	---

8B. Township/Range/Section/Map

Township 16 North, Range 18 East, NW ¼ of NW ¼ of Section 30 (irregular), USGS Kings Beach, CA Quadrangle, 1992

9. RESOURCE DESCRIPTION**9A. Resource Type**

<input checked="" type="checkbox"/>	Building	<input type="checkbox"/>	Structure	<input type="checkbox"/>	District	<input type="checkbox"/>	Object	<input type="checkbox"/>	Site
<input type="checkbox"/>	Other (specify)								
<input type="checkbox"/>	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

<input checked="" type="checkbox"/>	Basement	<input type="checkbox"/>	4	Number of stories
<input checked="" type="checkbox"/>	Porch	<input checked="" type="checkbox"/>	X	Balcony
<input checked="" type="checkbox"/>	Dormer(s)	<input checked="" type="checkbox"/>	X	Chimney
<input checked="" type="checkbox"/>	Other (please specify) Rotunda			

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-17, Wood Shakes	ES-6, Concrete Stucco; ES-20, Mortared Stone
9E. Building Structural System	9F. Foundation Structural System
SS-1, Reinforced Concrete, and SS-6, Steel	F-2, Reinforced Concrete perimeter foundation and piers

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
---	---	-----	--	----

9I. Integrity

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	1962, 1993
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

Rehabilitation or demolition for proposed Boulder Bay Resort Project

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**Bernard G. Nobler, San Francisco, Architect
M.D. Perkins, San Francisco, Engineer**10B. Builder/Contractor**

A.E. Erickson Construction Company

10C. Architectural Style/Period (See Appendix B)

French Eclectic, with Art Deco elements – Post World War II (McAlester and McAlester 1984:389)

10D. Construction Date(s)

1946		Circa
------	--	-------

10E. Date(s) of Significance

1946-1960

10F. Historic Resource Theme (See Appendix C)

Commerce and Industry: Gaming, Tourism; Architecture (Cottage Units A, B, D, E, F only)

10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A		Criterion B
		X	Criterion C (Cottage Units A, B, D, E, F only)
	Other (specify)		
	Not Eligible		
	Unevaluated		

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Cultural Resources Study and Evaluations for the Tahoe Biltmore Resort and Casino, Boulder Bay Resort Project, 5 State Route 28, North State Line, Nevada-California Border, Lake Tahoe, Washoe County, Nevada
Date Surveyed	November 20 and 21, 2008
Surveyor Name	Judith Marvin
Company	Foothill Resources, Ltd.
Address	P.O. Box 2040, Murphys, CA 95247
Telephone Number	209/728-1408

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
X	Other (please specify) Cultural Resources Study and Evaluations for the Tahoe Biltmore Resort and Casino, Boulder Bay Resort Project, 5 State Route 28, North State Line, Nevada-California Border, Lake Tahoe, Washoe County, Nevada
X	Associated Structures Summary Form
	Historic District Addendum (if applicable)

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. 9G – Description PAGE NO. 5

This architectural resource consists of a three-story reinforced concrete hotel building with a semi-subterranean basement casino (the floors of the building are described as they were depicted in the 1946 plans). The original portion of the building has intersecting hipped roofs, with a semi-circular conical roof on the southeast corner. The roofs are covered in wood shakes, and feature shed roofed dormers with multi-light metal sash windows. The walls are clad in concrete stucco, with modern stone facing on the east first floor and semi-circular bay.

The primary entry to the hotel floor is through a porte cochere on the east elevation. Constructed of stone, mortared with concrete, with a hip roof and signage that states “Casino-Hotel,” it was added in 1993. Modern automatic opening glass and metal doors provide entry to the lobby.

The southeast corner of the first floor features a rotunda pierced with 11 multi-light vinyl windows set in stone archways. A concrete terrace with metal railing courses around the rotunda, with French doors providing entry into the first floor bar. Original fenestration on the second and third floors consists of multi-light steel windows with casement sash. Aluminum-framed windows have been installed on the first floor on the east elevation. The primary casino façade, on the south elevation, features double glass and metal doors with attached overhanging conical shake roofs flanking a triangular marquee that projects from the building’s basement floor. A series of eleven tripartite windows courses along the first floor, with the “Tahoe Biltmore” sign on the second.

The 1962 addition to the west side of the primary south elevation consists of a three-story flat stucco façade with a vertical central panel of T-111 patterned plywood siding with square bats and a small window on the basement floor. The stucco cladding features incised designs of conifer trees. At the same time, the large flat-roofed concrete kitchen, bar, and dining room addition was erected on the north and west elevations. The most recent addition, a café, is located on the south end of the west elevation, facing the highway. It has a flat-topped hipped roof covered with composition shingles, dormers with clipped gables, multi-light floor-to-ceiling aluminum frame windows, and a small terrace with concrete floor. Constructed in 1993, it replaced the 1950s Monte Carlo Casino.

The present cocktail lounge is located in the original dining room, with the adjacent western addition housing a conference room. The original cocktail lounge is now used as a foyer, with a central free-standing fireplace surrounded with seating. The lobby and check-in desk is located on the northeast wall, with restrooms, an elevator, and arcade to the west. Hotel offices are located on the second floor of the 1962 addition.

The two exterior freestanding signs for the Biltmore are important in their own right. The “Free Parking, Courtesy Tahoe Biltmore” neon sign appears to date to the 1946 construction, while the three-story circular “Tahoe Biltmore” sign is a nice example of the “Googie” architectural style, popular in the 1960s.

Cottage Units. According to assessor’s records, the six cottage room buildings were all constructed in 1952 and are very similar in design and materials. Three buildings, A, B, and E, are single story, contain four rooms each, and appear to have had no exterior alterations except for the replacement of the wood stoops, steps, and railings, and the replacement of the original mechanical door locks with electronic key systems. Buildings D and F are two stories with a total of twelve rooms and also appear to be unaltered except for the electronic door locks. Building C is two stories with four rooms on each floor and has been recently remodeled with electronic door locks and modern vinyl single-hung windows and sliders replacing the original metal frame casement windows. All buildings are constructed on concrete perimeter foundations. The cottage buildings were recorded from the exterior only.

Building A is a one-story, frame, four-unit building with hipped roof and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement sash; the north and south elevations have 15-light picture windows with 4/1-light side casement sash while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end,

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino **City, County:** Crystal Bay, Washoe County

SECTION NO. 9G – Description **PAGE NO.** 6

and 3/1-light metal casement sash in the bathrooms. Access to the rooms is from the east and west elevations via plain flush wood doors with electronic key systems reached from uncovered wood stoops, at ground level on the east elevation and reached from wood steps on the west. The building is constructed on a concrete perimeter foundation.

Building B is located slightly southeast of Building A and is identical to it. It is a one-story, frame, four-unit building with hipped roof and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement; the north and south elevations have 15-light picture windows with 4/1-light side casement sash while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Access to the rooms is from the east and west elevations via plain flush wood doors with electronic key systems reached from uncovered wood stoops, at ground level on the east elevation and reached from wood steps on the west. The building is constructed on a concrete perimeter foundation.

Building C is a two-story, frame, eight-unit building with hipped roof and rectangular mass located southeast of Building E and immediately west of Building D. Each story has four units. The roof is covered in composition shingles while the walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of modern vinyl single-hung sash on the north and south elevations, with vinyl sliders and smaller single-hung vinyl sash in the bathrooms on the east and west elevations. Access to the rooms is from the east and west elevations via plain flush wood doors with electronic key systems. The upper story is reached via wood stairs with plain “2x4” wood railings to wood balconies with recessed porches on the east and west. The building is constructed on a concrete perimeter foundation.

Building D is a two-story, frame, twelve-unit building with hipped roof and rectangular mass located between Buildings C and F. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement; the north and south elevations have 15-light picture windows with 4/1-light side casement sash, while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Each story has six units, three each on the east and west; the upper floor is reached via wood stairs with plain “2x4” wood railings to wood balconies on the east and west covered by shed-roof porches. Access to the rooms is via plain flush wood doors with electronic key systems. The building is constructed on a concrete perimeter foundation.

Building E is located northeast of Buildings A and B. It is a frame, one-story, four-unit building with side gable and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with endboards. Fenestration consists of multi-light metal casement sash; the east and west elevations have 15-light picture windows with 4/1-light side casement sash while the north and south have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Access to the rooms is from the north and south elevations via plain flush wood doors with electronic key systems reached from uncovered wood stoops, at ground level on the south elevation and reached from wood steps on the north. The building is constructed on a concrete perimeter foundation.

Building F is the easternmost of the cottage buildings located immediately east of Building D. It is a two-story, frame, twelve-unit building with hipped roof and rectangular mass. The roof is covered in composition shingles while the exterior walls are clad in wide V-rustic (shiplap) horizontal board siding with end boards. Fenestration consists of multi-light metal casement; the north and south elevations have 15-light picture windows with 4/1-light side casement sash, while the east and west have 6 lights, arranged 3/2 with 2/1-light casement sash on either end, and 3/1-light metal casement sash in the bathrooms. Each story has six units, three each on the east and west; the upper floor is reached via wood stairs with plain “2x4” wood railings to wood balconies on the east and west covered by shed-roof porches. Access to the rooms is via plain flush wood doors with electronic key systems. The building is constructed on a concrete perimeter foundation.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino **City, County:** Crystal Bay, Washoe County

SECTION NO. 9I - Integrity **PAGE NO.** 7

According to the original plans (Nobler 1946) and historical photographs in the Tahoe Biltmore, the building has been significantly altered from its original appearance. The three-story hotel and basement casino core with hipped roofs and rotunda has undergone major alterations that include the flat-roofed 1962 dining, bar, and kitchen addition to the north and west elevations, the 1993 café addition to the west and porte cochere on the east, and numerous other alterations including the installation of mortared stone to the building's exterior.

The original casino entry, on the south primary elevation, featured a central tri-partite façade of "storefront sections" of multi-light aluminum windows set on a diagonal and separated by concrete wingwalls. Primary entry was via an Art Deco glass and aluminum double doorway in the westernmost section. The southeast rotunda featured a series of floor-to-ceiling metal windows with three vertical lights above one large light. A concrete terrace encircled the corner, with an exterior concrete stairway and metal railing leading to the casino floor. The westernmost section of the façade consisted of a two-story central section with corrugated colored glass and a stucco window surround and top ornament flanked by flat stucco walls beneath the hipped roofs.

The primary hotel entry was located on the north elevation, through a central porch with a hipped shake roof. A driveway circled around the northeast of the hotel, so that guests could enter through the entry directly into the hotel lobby, before continuing uphill to the parking area. The door was doubled glass and metal. The west elevation consisted of a flat stucco wall with a hipped roof entry on its north section. There were no entries on the east elevation, just a series of windows on the second floor and three windows on the first.

The basement floor housed a lobby, casino, private game room, cocktail lounge, dealers and dressing rooms, powder rooms and urinals. The north side of the first floor featured the entry lobby, flanked by the manager's office and general office to the east, with the coffee shop and kitchen to the west. A central foyer surrounded the copper freestanding fireplace. The cocktail lounge was located in the rotunda, with three lounges in the tri-partite south section, with the dining room, dance floor, and stage to the west. Circular stairways provided access to the casino floor from the dining room and the lobby, with a stairway from the lobby to the second floor. Powder rooms and urinals were situated where the primary hotel entry is now located. Bedrooms were located on the second and third stories, with a quarry tile "promenade" above the casino entrance.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino **City, County:** Crystal Bay, Washoe County

SECTION NO. 10H - Justification **PAGE NO.** 8

The Tahoe Biltmore Resort and Casino is evaluated as eligible for listing on the National Register of Historic Places at the local and state levels of significance and the Nevada Register of Historical Places under Criterion A, for its association with the casino and hotel industry of Crystal Bay and North Lake Tahoe. Under Criterion B, although related to the Blumenfeld family of theatre entrepreneurs in the San Francisco Bay Area, they owned it for only a brief period and there are more important buildings associated with them in the Bay Area. Under Criterion C, although the building was designed by San Francisco Bay Area architect Bernard G. Nobler, the building was significantly altered in the 1960s and 1990s and it no longer retains its integrity of design, workmanship, materials, and feeling to its period of significance. It does not appear to answer any questions important in history (Criterion D).

The Biltmore Resort and Casino also appears eligible as a historic resource under Chapter 29 of the TRPA Code of Ordinances under Section 29.5.A, as it is associated with historically significant events: (1) the tourism and gambling history of Lake Tahoe's north shore in the 1940s and 1950s. It does not appear eligible under Section 29.5.B, as it is not specifically associated with any significant persons, or under Section 29.5.C, due to lack of integrity to its period of significance.

The "Tahoe Biltmore" Googie Style Sign, a vernacular adaptation of the iconic Seattle World's Fair Space Needle, appears eligible under Criterion C, and TRPA's Section 29.5.C, at the local level of significance, for its Googie architectural style, a rarity in Lake Tahoe, and one of the foremost architectural styles of the early 1960s. The "Free Parking" sign is an original element of the Tahoe Biltmore Resort and Casino and apparently the only remaining signage from that era. It also appears eligible under Criterion C at the local level of significance.

Five of the six cottage units appear eligible for listing in the National and Nevada Registers under Criteria A and C, as well as meeting TRPA's Chapter 29.5A and C, at the local level of significance. Under Criterion A, they are associated with the early 1950s resort development of Lake Tahoe's North Shore, when America was on the move. The end of World War II, coupled with the G.I. Bill which allowed returning servicemen to invest in homes, attend college, and purchase automobiles, as well as the post-war economic boom, allowed Americans to travel to distant places and partake of the resorts that were rapidly being erected in that expansive era. The cottages also appear eligible under Criterion C, as they retain a high level of integrity from the era in which they were built. They do not appear eligible under Criteria B or D.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Tahoe Biltmore Resort and Casino **City, County:** Crystal Bay, Washoe County

SECTION NO. 11 - Bibliography **PAGE NO.** 9

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**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Tahoe Biltmore Resort and Casino **City, County:** Crystal Bay, Washoe County

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**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: Tahoe Biltmore Resort and Casino

City, County: Crystal Bay, Washoe County

SECTION NO. 13. Associated Structures Summary Form

PAGE NO. 11

If this inventory involves associated structures or features, please include this form with the SHPO submission.
Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: <u>2</u>	2	Contributing		Noncontributing
Number of associated features: <u>6</u>	5	Contributing	1	Noncontributing

Structure/Feature #1	Tahoe Biltmore Googie Sign	Structure/Feature #2	Neon "Free Parking" sign
Historic Name	N/A	Historic Name	N/A
Property Type	Freestanding sign w/neon	Property Type	Metal/neon sign
Historic Use	Identification/advertising	Historic Use	Identification/advertising
Current Use	Standing/operational	Current Use	Operational
Style (if applicable)	Googie	Style (if applicable)	
Materials	Steel/wood sign with indiv. neon letters supported on peeled log poles	Materials	Steel/neon
Construction date	1962, estimated	Construction date	1946, estimated
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3	Cottage A	Structure/Feature #4	Cottage B
Historic Name	Cottage A	Historic Name	Cottage B
Property Type	One-story tourist accommodation unit	Property Type	One-story tourist accommodation unit
Historic Use	Temporary lodging	Historic Use	Temporary lodging
Current Use	Temporary lodging	Current Use	Temporary lodging
Style (if applicable)	Vernacular Ranch; hipped roof, rectangular mass	Style (if applicable)	Vernacular Ranch; hipped roof, rectangular mass
Materials	Shiplap, composition shingle roof, metal casement windows	Materials	Shiplap, composition shingle roof, metal casement windows
Construction date	1952	Construction date	1952
Integrity	Good	Integrity	Good
Map Reference Code	Cottage Unit A	Map Reference Code	Cottage Unit B

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM - PAGE 2

Property Name: Tahoe Biltmore Resort and Casino **City, County:** Crystal Bay, Washoe County

Structure/Feature #5	Cottage C	Structure/Feature #6	Cottage D
Historic Name	Cottage C	Historic Name	Cottage D
Property Type	Two-story tourist accommodation unit	Property Type	Two-story temporary accommodation unit
Historic Use	Temporary lodging	Historic Use	Temporary lodging
Current Use	Temporary lodging	Current Use	Temporary lodging
Style (if applicable)	Vernacular Ranch; hipped roof, rectangular mass	Style (if applicable)	Vernacular Ranch; hipped roof, rectangular mass
Materials	Shiplap, composition shingle roof, vinyl single-hung and slider windows	Materials	Shiplap, composition shingle roof, metal casement windows
Construction date	1952	Construction date	1952
Integrity	Fair	Integrity	Good
Map Reference Code	Cottage Unit C	Map Reference Code	Cottage Unit D
Structure/Feature #7	Cottage E	Structure/Feature #8	Cottage F
Historic Name	Cottage E	Historic Name	Cottage F
Property Type	One-story tourist accommodation unit	Property Type	Two-story tourist accommodation unit
Historic Use	Temporary lodging	Historic Use	Temporary lodging
Current Use	Temporary lodging	Current Use	Temporary lodging
Style (if applicable)	Vernacular Ranch; side gable, rectangular mass	Style (if applicable)	Vernacular Ranch; hipped roof, rectangular mass
Materials	Shiplap, composition shingle roof, metal casement windows	Materials	Shiplap, composition shingle roof, metal casement windows
Construction date	1952	Construction date	1952
Integrity	Good	Integrity	Good
Map Reference Code	Cottage Unit E	Map Reference Code	Cottage Unit F

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 13



1. Tahoe Biltmore Hotel, 5 State Route 28, Crystal Bay, Washoe County, ca. 1950, view northwest.



2. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, overview, view northwest.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 14



3. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, south façade, view slightly northwest.



4. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, north elevation, view south.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 15



5. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, south façade, west end and Café addition, view northeast.



6. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, west elevation Café addition, view east.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 16



7. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, porte cochere, east elevation, view west.



8. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, south façade detail, east casino entrance.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 17



9, 10. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, elevator details.
9. Left, exterior doors. 10. Right, interior.



11. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, guest room interior.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 18



12., 13. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, interior details. 12. Left, 4th floor hallway. 13. Right, guest room, original bathroom door.



14. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, guest room, bathroom detail.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 19



15. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, 1962 "Googie" sign, view northeast.



16. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, detail, 1946 sign.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 20



17. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, Cottage Unit A, view southwest.



18. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November, Cottage Unit B, view southeast.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 21



19. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, Cottage Unit C, view northwest.



20. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, Cottage Unit D, view southwest.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 22



21. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, Cottage Unit E, view southwest.



22. Tahoe Biltmore Resort and Casino, 5 State Route 28, Crystal Bay, Washoe County, 20 November 2008, Cottage Unit F, view west.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Photographs PAGE NO. 23

HISTORIC BUILDING DOCUMENTATION

INDEX TO PHOTOGRAPHS
Tahoe Biltmore Resort and Casino
5 State Route 28, Crystal Bay, Nevada

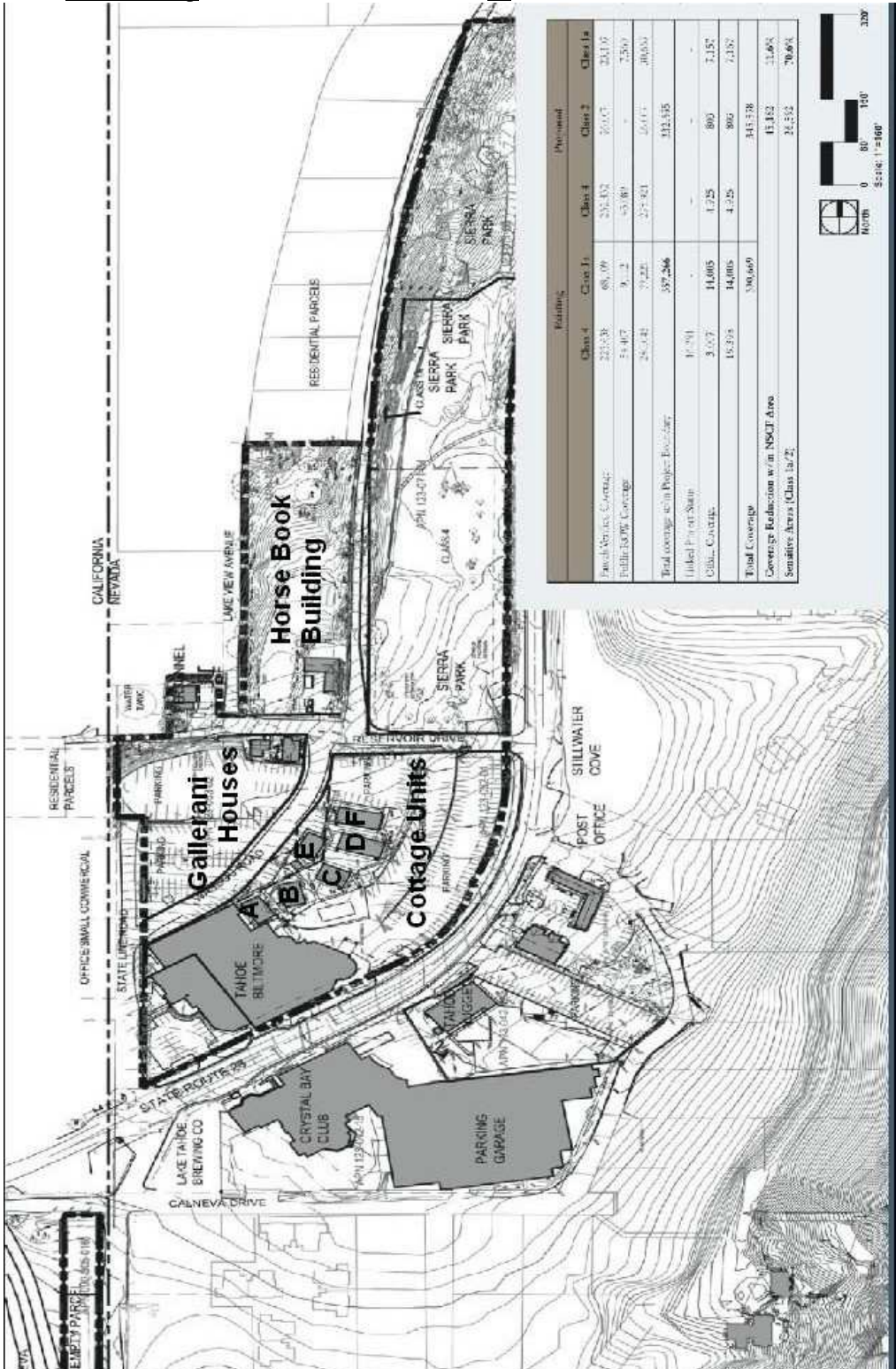
Judith Marvin, photographer
20 November 2008

Number	Facing	Description
1.	northwest	Historic photo of Tahoe Biltmore Hotel, ca. 1950.
2.	northwest	Property overview.
3.	northwest	South façade.
4.	south	North elevation.
5.	northeast	South façade, west end and Café addition.
6.	east	West elevation Café addition.
7.	west	Porte cochere, east elevation.
8.	north	South façade detail, east casino entrance.
9.	detail	Elevator, lobby exterior doors.
10.	detail	Elevator interior.
11.	detail	Guest room interior.
12.	detail	4 th floor hallway
13.	detail	Guest room, original bathroom door.
14.	detail	Guest room, bathroom.
15.	northeast	1962 sign.
16.	detail	1946 sign.
17.	southwest	Cottage Unit A.
18.	southeast	Cottage Unit B.
19.	northwest	Cottage Unit C.
20.	southwest	Cottage Unit D.
21.	southwest	Cottage Unit E.
22.	west	Cottage Unit F.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Tahoe Biltmore Resort and Casino City, County: Crystal Bay, Washoe County

SECTION NO. Location Map PAGE NO. 24



HISTORIC RESOURCES INVENTORY FORM**For Office Use Only**

YR Built _____
 NR Eligible? Y / N
 District? Y / N

1. PROPERTY NAME**1A. Historic Name**

Crystal Bay Motel

1B. Current/Common Name

Crystal Bay Motel

2. PROPERTY ADDRESS

Street Address	22 State Route 28
City, Zip Code	Crystal Bay, 89402
County	Washoe

3. PROPERTY OWNERSHIP**3A. Original Owner**

Name	John Rayburn, Mac McCloskey, and Hjalmer "Slim" La Borde
------	--

3B. Current Owner

Name	Boulder Bay LLC
Mailing Address	P.O. Box 307 Crystal Bay, NV 89402-0307
Assessor's Parcel Number (APN)	123-042-01

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE**5A. Current Use**

	Residential	X	Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

5B. Historic Use

	Residential	X	Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

X	Permitted-local public resource		By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.8 ac.		Estimated
---------	--	-----------

8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone	__	E	__	N	Zone	__	E	__	N	Zone	__	E	__	N
------	----	---	----	---	------	----	---	----	---	------	----	---	----	---

8B. Township/Range/Section/Map

Township 16 North, Range 18 East, NW ¼ of NW ¼ of Section 30 (irregular), USGS Kings Beach, CA Quadrangle, 1992

9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

X	Basement	2	Number of stories
X	Porch	X	Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-9, Rolled composition	ES-19, Horizontal V-rustic (shiplap) boards
9E. Building Structural System	9F. Foundation Structural System
SS-8, Wood balloon	F-2, Reinforced Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
---	--	-----	---	----

9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

Proposed demolition for Boulder Bay Resort Project water treatment facilities

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Modern shed roof motel (McAlester and McAlester 1984:484)

10D. Construction Date(s)

1956		Circa
------	--	-------

10E. Date(s) of Significance

1956-1959

10F. Historic Resource Theme (See Appendix C)

Commerce and Industry: Tourism

10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible		
	Unevaluated		

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Cultural Resources Study and Evaluations for the Tahoe Biltmore Resort and Casino, Boulder Bay Resort Project, 5 State Route 28, North State Line, Nevada-California Border, Lake Tahoe, Washoe County, Nevada
Date Surveyed	May 8, 2009
Surveyor Name	Judith Marvin
Company	Foothill Resources, Ltd.
Address	P.O. Box 2040, Murphys, CA 95247
Telephone Number	209/728-1408

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify) Sketch Map
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Crystal Bay Motel, 22 State Route 28, Crystal Bay **City, County:** Crystal Bay, Washoe County

SECTION NO. 9G – Description **PAGE NO.** 5

The Crystal Bay Motel is an L-shaped two-story multi-unit frame building with a shed roof. The roof is clad in rolled composition, the walls are clad in horizontal V-rustic shiplap board siding, and the building has a concrete foundation. Fenestration consists of aluminum sliders and aluminum casement, and the doors are plain wood flush. The motel building shares the parcel with a two-story office building constructed in 1982 that was not recorded.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Crystal Bay Motel, 22 State Route 28, Crystal Bay **City, County:** Crystal Bay, Washoe County

SECTION NO. 10H- Justification **PAGE NO.** 6

Ta-Neva-Ho, the present Crystal Bay Club Casino, was founded as a conglomeration of businesses intended to serve the rapidly developing community on the North Shore of Lake Tahoe. Over the succeeding years a bank, drug store, bakery, several bars, furniture store, and other gaming operations occupied the site. The first to operate the casino was Jim McKay and his Reno associates, licensed for roulette, craps, 21, and nine slot machines. For many years the casino was open only in the summers from June through August, and also operated under the name "The 49er."

The club was purchased by Frank Fat and August Nyberg in the 1942-43 season, and in 1945 sold their interest to John Rayburn. There was little information on the operation during the war years, as the season was limited. After the cessation of hostilities, Rayburn and his associates began to expand the operations and a grand opening featured roulette, craps, blackjack, and 37 slot machines. By the summer of 1947, the gaming business on the North Shore was booming.

In the winter of 1955-56, Rayburn and associates undertook a major expansion and, on May 1, 1956, reopened under the name the "Crystal Bay Club." Starting in 1958 the club expanded its operations from April through October. The Crystal Bay Motel was erected during this period on Lot 1, Block F of the Nevada Vista Subdivision (Herz 2003; Washoe County Assessor's Records).

In 1960 Rayburn sold his interest to his partners Mac McCloskey and Hjalmer "Slim" La Borde. La Borde eventually retired and sold his interest to McCloskey, who sold to the Ohio Investment Company of Cincinnati in 1968. They operated the club until it was sold in 1979 to a group of investors headed by Conrad Priess, who sold the motel but continued to operate the casino until May of 2002 when the club entered Chapter 13 bankruptcy and closed.

The Crystal Bay Motel, constructed in 1956 (Washoe County Assessor's Record) during the expansion of the Crystal Bay Club Casino, was previously recorded and evaluated as ineligible for listing on the National Register of Historic Places or the Nevada Register of Historical Places (Snyder 1998). Foothill Resources concurs with the previous evaluation. Under Criterion A, while it is associated with the casino and hotel industry of Crystal Bay and North Lake Tahoe, it represents an inconsequential part of that industry. Under Criterion B, it is not associated with any significant person. Under Criterion C, it is an undistinguished example of a common resource type, not the work of a master, and does not possess high artistic values. The integrity of its setting, feeling, and association have been negatively impacted by the 1982 construction of the office building on the same parcel. It does not appear likely to answer any questions important in history (Criterion D).

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
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Washoe County Assessor

2009 Crystal Bay Club Motel, APN 123-042-01.

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1. Crystal Bay Motel, 22 State Route 28, Crystal Bay, Washoe County, west and south façade, 8 May 2009, IMG-8648.



2. Crystal Bay Motel, 22 State Route 28, Crystal Bay, Washoe County, 8 May 2009, south façade, IMG-8638.



3. Crystal Bay Motel, 22 State Route 28, Crystal Bay, Washoe County, northeast rear elevation, 8 May 2009, IMG-8644.

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HISTORIC BUILDING DOCUMENTATION

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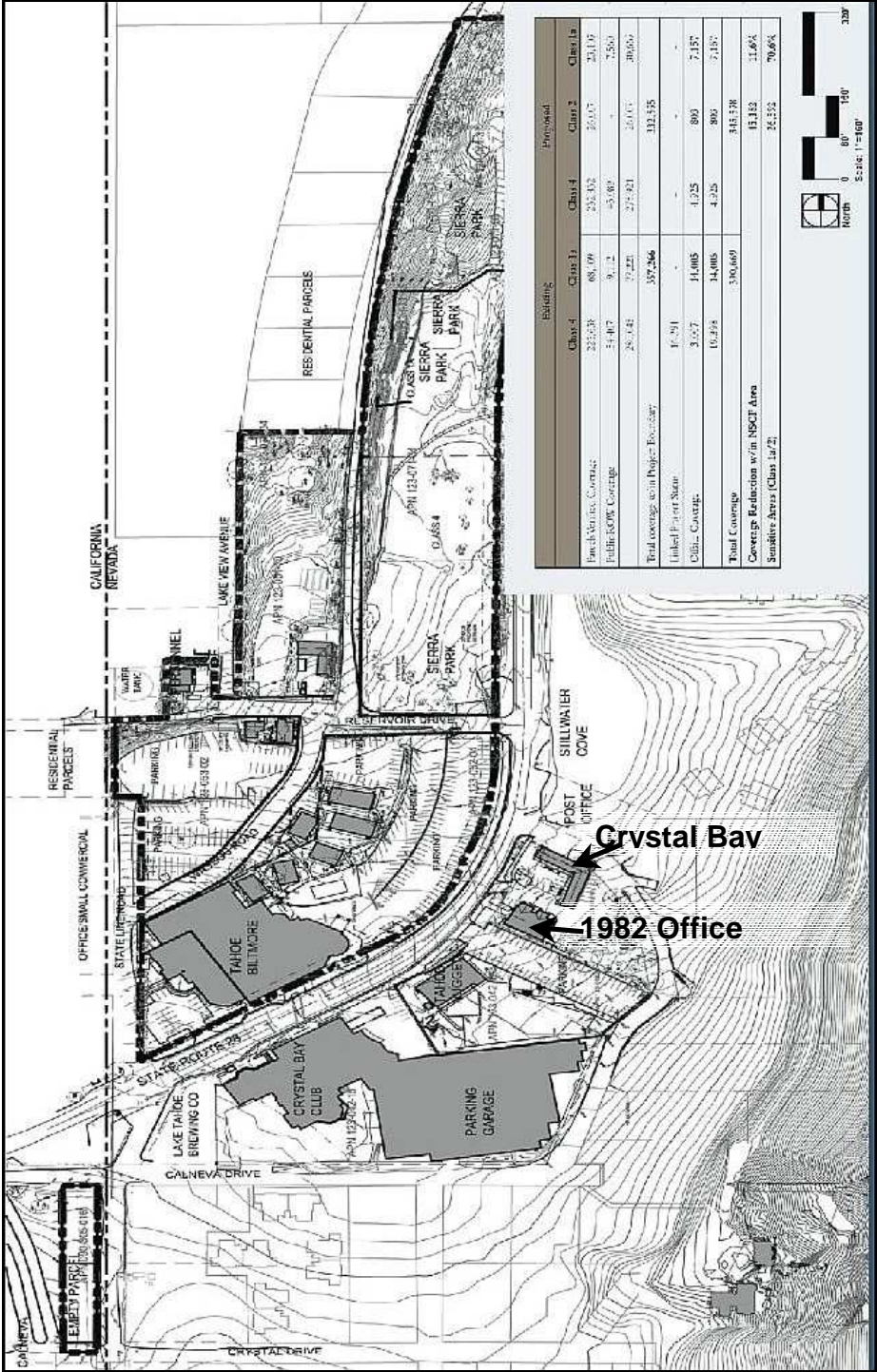
Judith Marvin, photographer
8 May 2009

Number	Facing	Description
1.	East	West and south façade
2.	Northeast	South façade, east wing of L
3.	Southwest	North rear elevation, east wing of L

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APPENDIX D

CORRESPONDENCE

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Consulting Archaeologist

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DATE: November 24, 2008

TO: Darrel Cruz, Tribal Historic Preservation Officer
Washoe Tribe of Nevada and California
919 Hwy 395 South, Gardnerville, NV 89460
775-265-8600 (775-546-3421 cell)
darrel cruz@washoetribe.us

RE: Boulder Bay Resort EIS: Archaeological Study

The Boulder Bay development is proposing a new resort at the current location of the Tahoe Biltmore Hotel-Casino and the former Tahoe Mariner Casino located in Crystal Bay, Nevada (see attached map). I'm writing to follow up on our telephone conversation today to convey the results of my archaeological study.

Archaeological survey disclosed no Native American sites, features or artifacts. Overall, project topography prior to hotel-casino development appears to have been steep, judging by the slope of the current cut banks. For the most part, the entire ground surface has been radically disturbed by grading or removed as cut bank or obscured by asphalt covering and building footprints. Nearly 100 per cent of the southern half of the project area is covered by asphalt parking and building improvements that comprise the Tahoe Biltmore complex. The northern half of the project area has been completely graded and re-contoured by construction of the former Tahoe Mariner complex.

Because no surface heritage finds were encountered, I have not called for archaeological monitoring. Nonetheless, I have recommended to the project sponsor that, in the event that prehistoric or historic artifacts are discovered, they should be afforded full protection until a qualified archaeologist is able to assess the situation and consult with the Washoe Tribe.

I wish to again bring this project to your attention and I invite your opinions, knowledge and sentiments regarding any potential concerns for traditional Native American lands within the project area. I look forward to hearing from you if you have any additional information.