

JAMES NEWLANDS JR. & AUDET-INGERSOLL INC. APARTMENTS
1342-1344-1/2 North Formosa Avenue
CHC-2017-1349-HCM
ENV-2017-1350-CE

Agenda packet includes:

1. [Under Consideration Staff Recommendation Report](#)
2. [Historic-Cultural Monument Application](#)
3. [Letter of Support](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-1349-HCM
ENV-2017-1350-CE**

HEARING DATE: April 20, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1342-1344 ½ North Formosa Avenue
Council District: 4 – David Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: West Hollywood Boulevard Tract
No. 2, Lot 40

PROJECT: Historic-Cultural Monument Application for the
JAMES NEULANDS JR. & AUDET-INGERSOLL INC. APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Belmond Homes LP c/o Michael Cohanzad
11601 Santa Monica Boulevard
Los Angeles, CA 90025

Franklin E. and Annette M. Johnson
1342 North Formosa Avenue
Los Angeles, CA 90046

APPLICANT: Jianna Maarlen
P.O. Box 206
Los Angeles, CA 90078

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Not take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation do not suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The subject property is a two-story, four-unit Mediterranean Revival-style apartment building constructed in 1924 in Hollywood on Formosa Avenue between Sunset Avenue and Fountain Avenue. It was designed by noted architect Frederic Joseph DeLongchamps (1882-1969) for James Newlands Jr., a Bay Area developer, and Audet-Ingersoll Inc., a Los Angeles-based real estate firm.

Rectangular in plan, the apartment building has a stucco exterior and a low-pitched tiled roof in the front section of the building and a flat, composition roof with a parapet wall in the rear. A symmetrical primary façade features a recessed, arched, front porch entry with quoined surround, double-hung windows, and a wrought iron balcony on the second level. The front entry is flanked with wrought iron lighting fixtures and there is an inverted arrowhead motif located above the center second story window. Interior features include hardwood floors, built-in cabinetry, and original tile work. There is also an original four car garage at the rear of the property.

Frederic Joseph DeLongchamps was born in 1882 in Reno, Nevada and graduated from the University of Nevada in 1904 with a Bachelor's degree in mining engineering. While at college, he excelled at drafting and after graduating, he found work as a draftsman in the United States Surveyor's Office in Reno. In 1906, following the earthquake, DeLongchamps apprenticed with several San Francisco architects to assist with rebuilding the city and in 1907, he returned to Reno to open his own architectural firm. From 1919 to 1926 DeLongchamps served as the Nevada State Architect. Until he passed away in Reno in 1969, DeLongchamps remained active in his diverse career, during which he designed several hundred projects that included government buildings, hotels, hospitals, commercial structures, apartments, schools, churches, and single-family residences across various Nevada counties, as well as in San Francisco, Los Angeles, and Miami, Florida. Over thirty-three of his designs, primarily located in Nevada, are individually listed in the National Register of Historic Places.

The subject property is located near the site of the former Pickford-Fairbanks Studios (no longer extant). From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types.

Alterations to the subject property over the years include the installation of aluminum awnings above the front windows, replacement of some original windows with vinyl single-hung windows, the removal of an arched partition between the dining room and living room in one unit in 1959, and a kitchen remodel in another unit in 1962.

The citywide historic resources survey, SurveyLA, did not identify the property as eligible for historic designation at any level.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or

sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

DISCUSSION

The applicant argues that the subject property exemplifies three of the Cultural Heritage Ordinance Criteria. First, the applicant states that it “reflects the broad cultural, economic, or social history of the nation, state or community” as a reminder of the impact of the early entertainment industry on the development of Hollywood. The applicant also states that the subject property “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction” as an example of a Mediterranean Revival-style apartment building. In addition, the applicant argues that the property is “a notable work of a master builder, designer, or architect whose individual genius influenced his or her age” as a rare residential design by noted architect Frederic Joseph DeLongchamps.

Staff do not find that the James Newlands Jr. & Audet-Ingersoll Inc. Apartments appear to meet any of the Cultural Heritage Ordinance criteria. The most significant factor in the development of Hollywood in the 20th century was the entertainment industry. There are a plethora of extant multi-family residences from the 1920s and 1930s boom era and there is no evidence to suggest that the subject property rises to the level of historic significance as individually representative of early 20th century development in Hollywood.

The subject property is also not identified with historic personages or important historical events and is not an excellent example of Mediterranean Revival-style architecture. Other more exemplary multi-family properties in this style that are already locally designated include the Gless Apartments (1925, HCM# 804), the Ojai Apartments (1928, HCM# 842), Casa Laguna (1928, HCM# 832), and the Marsh Duplex (1926, HCM# 999).

Furthermore, while Frederic Joseph DeLongchamps appears to be a significant architect in the state of Nevada, who also had several commissions in Florida, Wyoming, Oregon, and California, the information provided in the application does not substantiate the subject property as “notable” within the context of DeLongchamps’ body of work. DeLongchamps’ architectural firm was based in Reno and the majority of his designs are government and public buildings located in Nevada, many of which are designated historic resources.

FINDINGS

Based on the facts set forth in the summary, discussion, and application, the Commission determines that the property is not significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: James Newlands Jr. & Audet-Ingersoll Inc. Apartments		Historic Name	
Street Address: 1342-44½ N Formosa Avenue		Zip: 90046	Council District: 4
Range of Addresses on Property: 1342-44½ N Formosa Avenue		Community Name: Hollywood	
Assessor Parcel Number: 5548-021-033	Tract: West Hollywood Boulevard Tract No. 2	Block: N/A	Lot: 40
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1924	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: Private Development
Architect/Designer: Frederic Joseph DeLongchamps	Contractor: Not Listed		
Original Use: Apartment Building	Present Use: Apartment Building		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
	If "No," where?:		

3. STYLE & MATERIALS

Architectural Style: Mediterranean Revival		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Frame	Type:	
	Cladding Material: Stucco	Cladding Material:	
ROOF	Type: Hipped	Type: Flat	
	Material: Clay tile	Material: Rolled asphalt	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material:	
ENTRY	Style: Centered	Style:	
	Material: Wood	Material:	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state or community
<input type="checkbox"/>	Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	1959	Non-bearing arched partition between living room and dining room removed in one unit.
2.	1962	Kitchen remodeled in one unit.
3.	Unknown	Some windows replaced with vinyl single hung within the original frames.
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in a Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by a historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designation(s):		

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Jianna Maarlen		Company:	
Street Address: P. O. Box 206		City: Los Angeles	State: CA
Zip: 90078	Phone Number: 310-428-6318	Email: silvergirlpictures@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Belmond Homes LP Attn: Issac Cohanzad		Company: Wiseman Residential	
Street Address: 11601 S. Santa Monica Boulevard		City: Los Angeles	State: CA
Zip: 90025-2907	Phone Number: 310-473-3000 & 310-914-5555	Email: leasing@wisemanresidential.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

Name:

01-11-17

Date:

Charles J.
Fisher

Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2014.06.06 11:09:19 -07'00'



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

10. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Nomination Form | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input type="checkbox"/> Bibliography | 8. <input checked="" type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

James Newlands Jr. & Audet-Ingersoll Inc. Apartments
Architectural Description

This four unit Mediterranean Revival apartment building is laid out as flats with two on each floor. The rectangular shaped building has a stucco exterior with a symmetrical facade, featuring an arched front porch entry with concrete stone demarcations and a decorative capstone. The facade is punctuated with five sets of two double hung windows, with decorative wooden shutters bracketing the two outside upper pairs. there are also aluminum awning on each of the front windows, which are not an original feature.

The center top windows have a decorative grill, as do the two lower sets of windows. The porch is flanked with wrought iron lighting fixtures and an inverted arrowhead motif is located above the center second story window set. A flat cornice is immediately under the tile roof along the front section of the building. The rear portion having a flat rolled composition roof within a parapet wall.

The arched porch is accessed by three dark red brick and colored concrete steps, leading to the four multi light glass and wood front doors. The two upper units are accessed by stairs going up the center of the building. The two first floor units are accessed by side facing doors, hidden behind the arched porch entry.

Interior features include hardwood floors, built in cabinetry and original tile work.

An original four car garage is at the rear of the property.

James Newlands Jr. & Audet-Ingersoll Inc. Apartments

1342-44½ N. Formosa Avenue

Significance Statement

Built in 1924, this simple dignified Mediterranean Revival style apartment building is one of only two apartment buildings in Los Angeles to be designed by famed Nevada architect Frederic Joseph DeLongchamps. DeLongchamps, who's original surname was the French "DeLonchant", was born in Reno, Nevada on June 2, 1882. His Quebec-born father was a contractor and also worked for the logging business in Markleeville, California. DeLongchamps was initially schooled in mining engineering and was engaged in the mining business for the rest of his life.

He became an excellent draftsman during his education and later apprenticed with several San Francisco architects during the rebuilding after the 1906 San Francisco Earthquake. In 1907 he returned to Reno and open his architectural office. He was soon engaged in the design of government building, including several county courthouses. Eventually opening branch offices in San Francisco, Los Angeles and Florida, where he was also licensed to practice architecture. There are several more extensive biographies of the architect attached to this application. There are also original architectural renderings of the building attached as well.

The building is situated on Lot 40 of the West Hollywood Boulevard Tract No. 2, which was subdivided in 1906 by Hollywood pioneer real estate developer Nelson A. Ross and four partners. Ross eventually sold the lot to Mary S. Lallande Green, who sold it to James Newlands, Jr. in 1924. Newlands, a resident of San Francisco, was also a native of Reno, and a nephew of Nevada Senator Francis Newlands. He had been an active developer in the Reno area before moving to San Francisco. One of his subdivisions was declared The Newlands Historic District in 2016. For the Formosa project, he partnered with the local firm of Audet and Ingersoll and hired DeLongchamps as architect.

The property is near the location of what was then the Pickford-Fairbanks Studios. In 1922 Mary Pickford and her husband, Douglas Fairbanks, purchased the Jesse Hampton Studios and established Pickford-Fairbanks Studios, which was later renamed United Artists in 1927. United Artists founded by D.W. Griffith, Mary Pickford, Charlie Chaplin, and Douglas Fairbanks. Over the years the 11 acre lot was also Samuel Goldwyn Studios and the Warner Hollywood Studios.

According to local lore, due to the rise in work from the studios there was an increased need for housing during this time and buildings were erected to service

the housing needs of studio workers, actors, directors, etc. Owners' concern was for the buildings to house more people than single family homes but to still retain the look and feel of a single family home. Thus the majority of the buildings lining N. Formosa Ave between Sunset Blvd and Fountain are all fourplex buildings designed by different architects in unique architectural styles.

Further research is still needed to establish who in the movie industry may have lived at the property. It is clear, however, that the building was built at the behest of money, costing \$16,000.00 to build, a bit on the high end of the cost of fourplexes in the mid 1920s, along with use of such a prominent architect.

Newlands sold the building to his partner, real estate man George Charles Audet in 1927. Born in Quebec, Canada on October 15, 1889, Audet immigrated to the United States in 1907 and became a citizen in 1921. Prior to going into real estate, he was an automobile dealer. In 1919, he became a senior partner in the real estate firm of Booth, Cleveland and Audet, Inc. One of the other partners was Harry Chandler, publisher of the Los Angeles Times. Eventually basing his operations in North Hollywood, he was heavily involved with the movie industry and a prominent member and eventually president of the Laurelwood, Universal City and Sherman Oaks Chamber of Commerce.

Audet sold the property to W. P. Beaty and he quickly sold it to Ella M. H. Waterhouse on September 8, 1930. This was the beginning of several quick transfers to Mattie J. Hooper on June 19, 1931, Title Insurance and Trust Company in 1934, Nancy Atherton in 1938, Helga Moray Garnett on July 22, 1942 and Johann and Cecelia Reiss on January 9, 1943.

The Reiss's transferred it to Franklin Edvold Johnson, who had been renting the unit at 1342 N. Formosa, on June 15, 1950. Born in Stockton, Manitoba, Canada on October 16, 1908, Johnson had become a United States citizen in 1947. The Johnsons remained there until Franklin's death on March 14, 1993. The building went to his wife Annette Marie Antoinette (Rivet) Johnson (1916-2013). On May 17, 2007, she deeded it was sold to Robert D. Akre, who transferred it to Tierra Formosa LLC on June 29, 2007. As a condition of the sale, Akre had agreed to give a life tenancy to Mrs. Johnson and that he would preserve the building.

Annette Johnson remained in the building after its sale, until her death on April 16, 2013, at the age of 96. She had held the mortgage on the building and a dispute then occurred between her heirs and the owner. On November 5, 2015, it was transferred to Julie Valfro, who held it in the Johnson Trust for about three months, when it was sold to Belmont Homes LP, a subsidiary of Wiseman Residential on January 29, 2016.

James Newlands Jr. & Audet-Ingersoll Inc. Apartments is a rare residential design by master architect Frederic Joseph DeLongchamps. It also reflects the broad cultural, economic and social history of the Hollywood as a reminder of the development patterns that help to reflect the impact of the early entertainment industry in Hollywood.

Over the years the Apartments has been a home to many artists and people working in the film industry.

In 2013 Andre Braugher lived in unit 1344 1/2 as a guest of Ms. Maarten while she was in New York City. Braugher needed a place while filming the pilot episodes of Brooklyn Nine-Nine before the show was picked up and earned an Emmy nomination. In fact Braugher was living in the building with his dog the night he was nominated for an Emmy before returning to his family home in New Jersey.

World-renowned filmmaker Terence Malick, his wife Ecky and their Labrador retriever Mazy also lived in the building in 2015 while Malick was editing The Voyage of Time at The Lot nearby. Ecky could be seen every day walking her dog on the streets and visiting with the neighbors as well as touring the old Chaplin bungalows next door. She was charmed by the street, the buildings and even lamented that many of the old Hollywood buildings they had lived in over the years had been demolished. They returned to their home in Austin at the end of 2015 but not before leaving gifts with the residents of the building before departure.

James Newlands Jr. & Audet-Ingersoll Inc.

Apartments

Bibliography

Books:

McAlester, Virginia and Lee....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Websites:

Frederic Joseph DeLongchamps, Architect (1882-1969).....Living Spaces (Attached)

A Guide to the Frederic J. DeLongchamps Architecture Records.....University of Nevada, Reno (Attached)

Frederic Joseph DeLongchamps.....Wikipedia Page (Attached)

Nevada Historical Society Articles, Fall 2006 Issue:

Blesse, Robert.....The Frederic Joseph DeLongchamps Collection.....Page 221

Harmon, Mella Rothwell.....The Extraordinary Career of Frederic J. DeLongchamps.....Page 183

James, Ronald M.....Frederic J. DeLongchamps.....Page 175

Los Angeles Times Articles:

Studio City Building Sale Negotiated.....May 23, 1937, Page F1

Freeport Sulphur Takes Option on Tin Project.....May 31, 1941, Page 21

Historic Reno Preservation Society 'Footprints' Article (unknown date):

Coleman, Carol.....Frederic DeLongchamps, Architect.....Page 3 (Attached)

Additional Data Sources:

Los Angeles County Assessors Records

Los Angeles City Building Permits

Los Angeles County Subdivision Maps

United States Census Records

Social Security Death Index

California Death Index.





DeLongchamps Flats Photographs



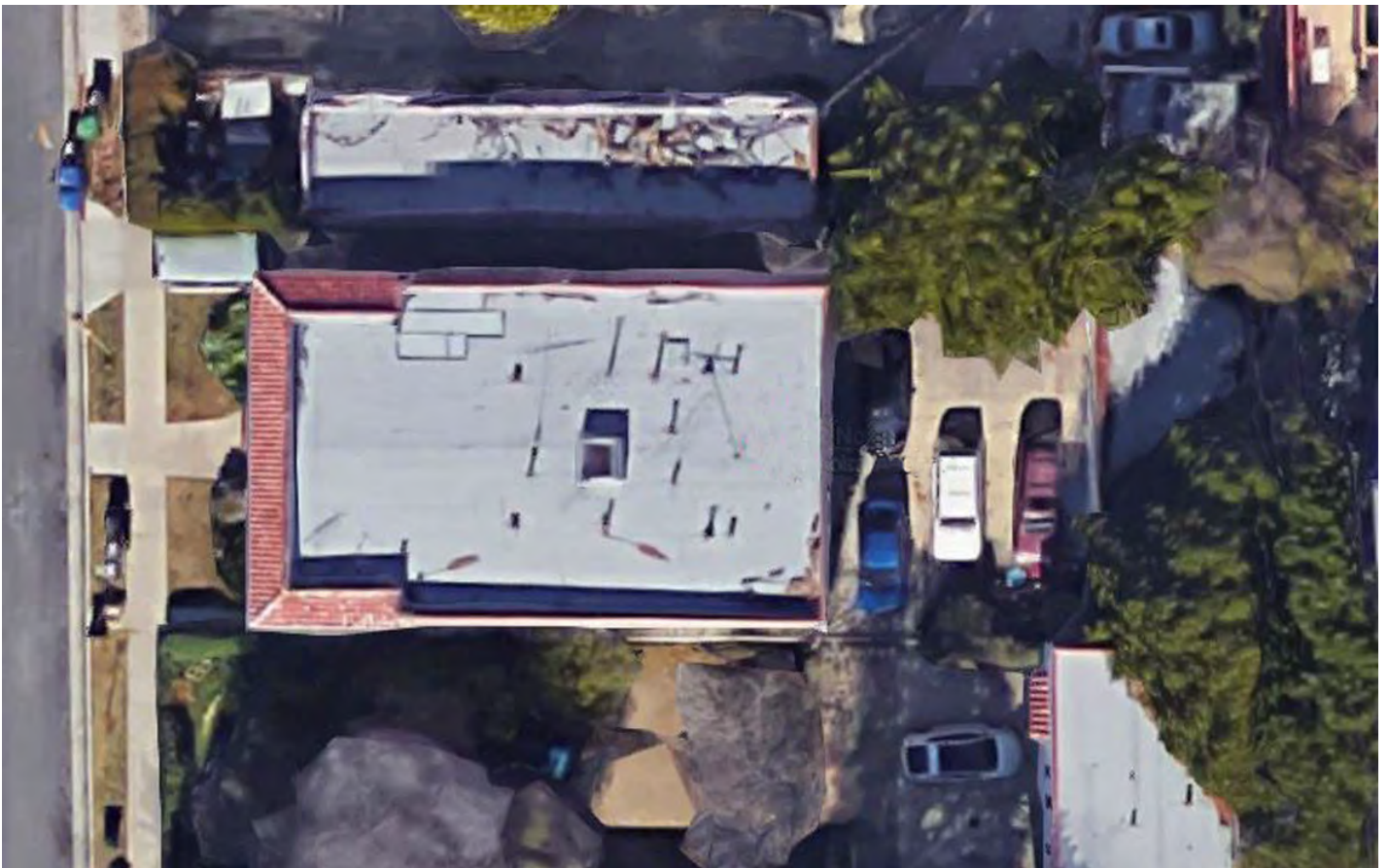
DeLongchamps Flats, front facade, 1342-44½ N Formosa Avenue, September 6, 2016, (Charles J. Fisher photo)



DeLongchamps Flats, front facade, 1342-44½ N Formosa Avenue, September 6, 2016, (Charles J. Fisher photo)



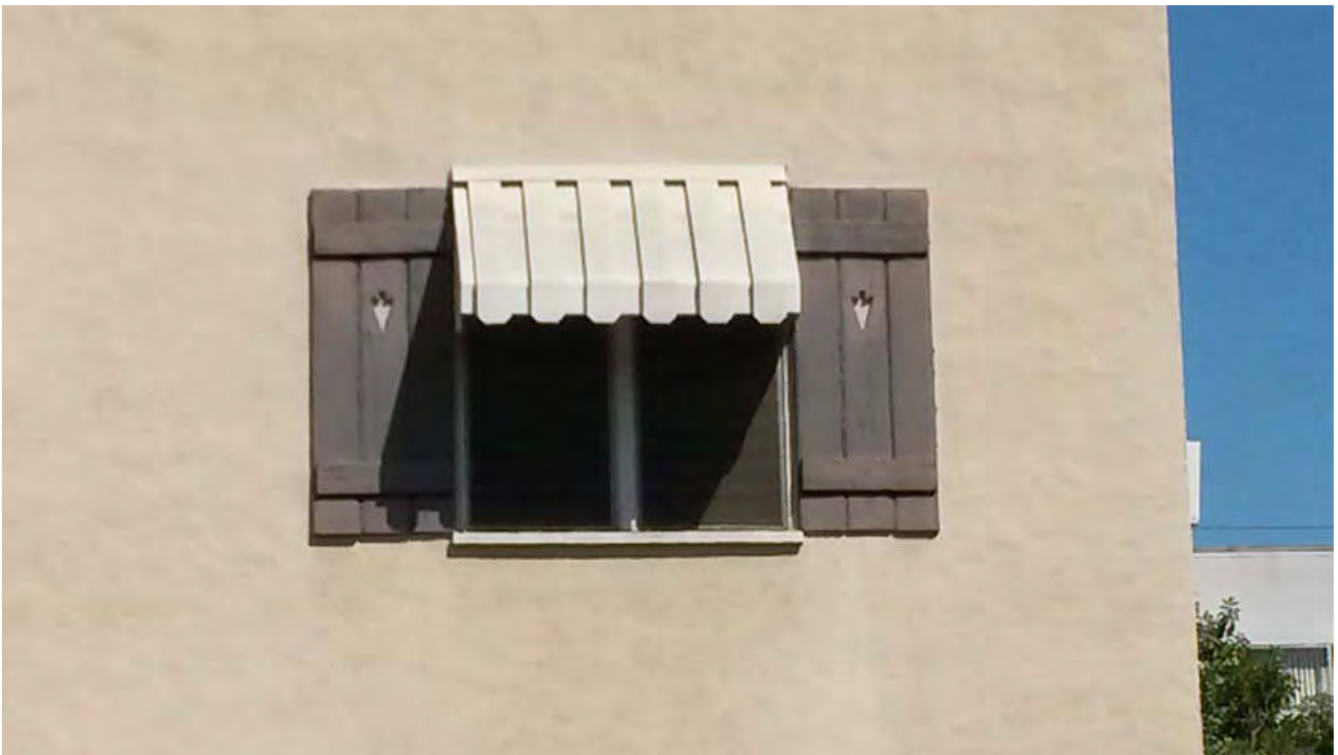
DeLongchamps Flats, front facade, 1342-44½ N Formosa Avenue, September 6, 2016, (Charles J. Fisher photo)



DeLongchamps Flats, satellite view, 1342-44½ N Formosa Avenue, January 18, 2017, (Google Earth photo)



DeLongchamps Flats, front facade, 1342-44½ N Formosa Avenue, January 18, 2017, (Jianna Maarten photo)



DeLongchamps Flats, front window with shutters, 1342-44½ N Formosa Avenue, September 6, 2016, (Charles J. Fisher photo)



DeLongchamps Flats, arrowhead motif in front facade, 1342-44½ N Formosa Ave, September 6, 2016, (Charles J. Fisher photo)



DeLongchamps Flats, front porch, 1342-44½ N Formosa Avenue, September 6, 2016, (Charles J. Fisher photo)



DeLongchamps Flats, staircase, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



DeLongchamps Flats, typical living room, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



DeLongchamps Flats, typical dining room, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



DeLongchamps Flats, typical door hardware, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



DeLongchamps Flats, staircase, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



DeLongchamps Flats, typical original cabinetry, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



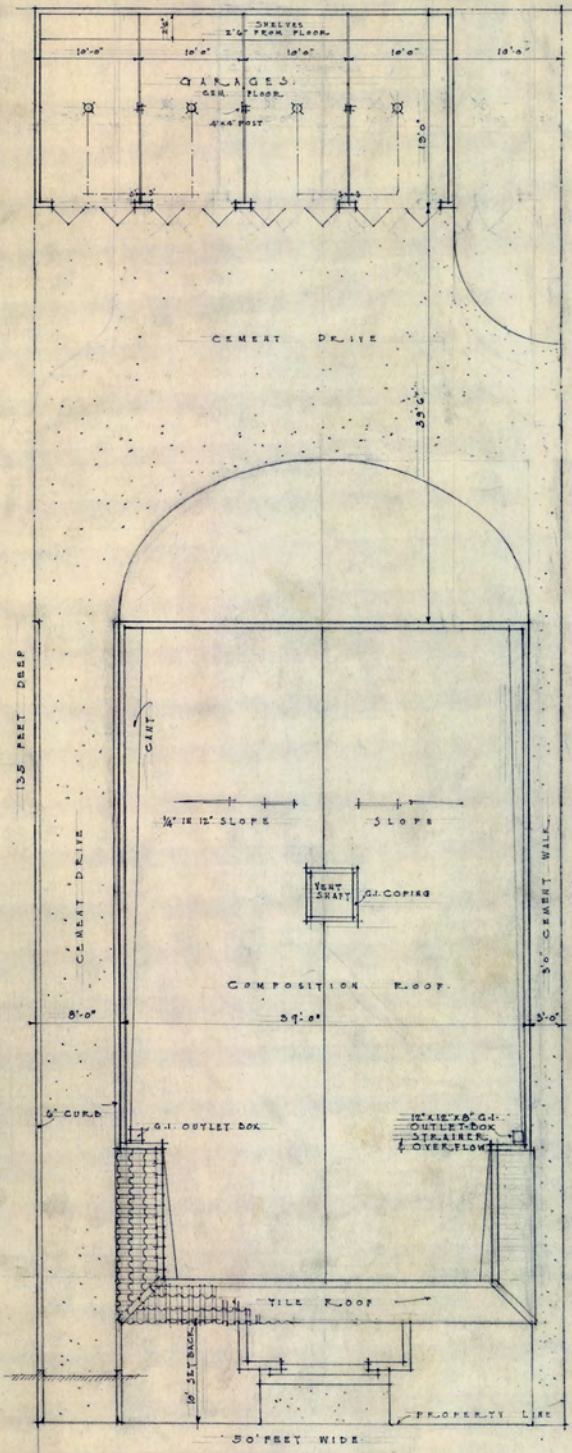
DeLongchamps Flats, typical bathroom, 1342-44½ N Formosa Avenue, October 29, 2016, (Richard Koehaer photo)



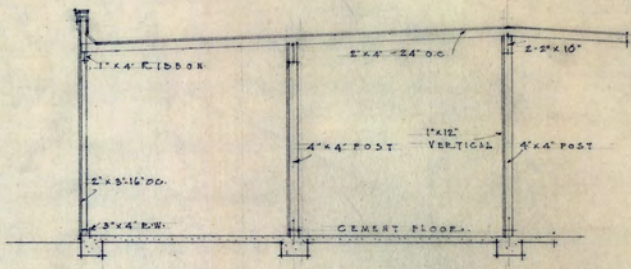




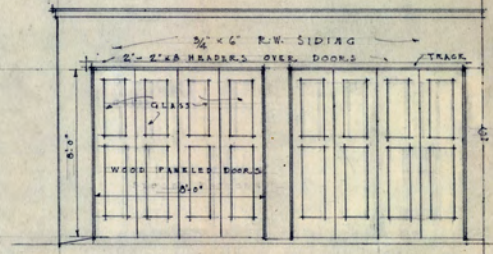




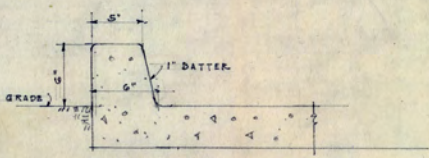
ROOF & PLOT PLAN
SCALE 1/8" = 1'-0"



SECTION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



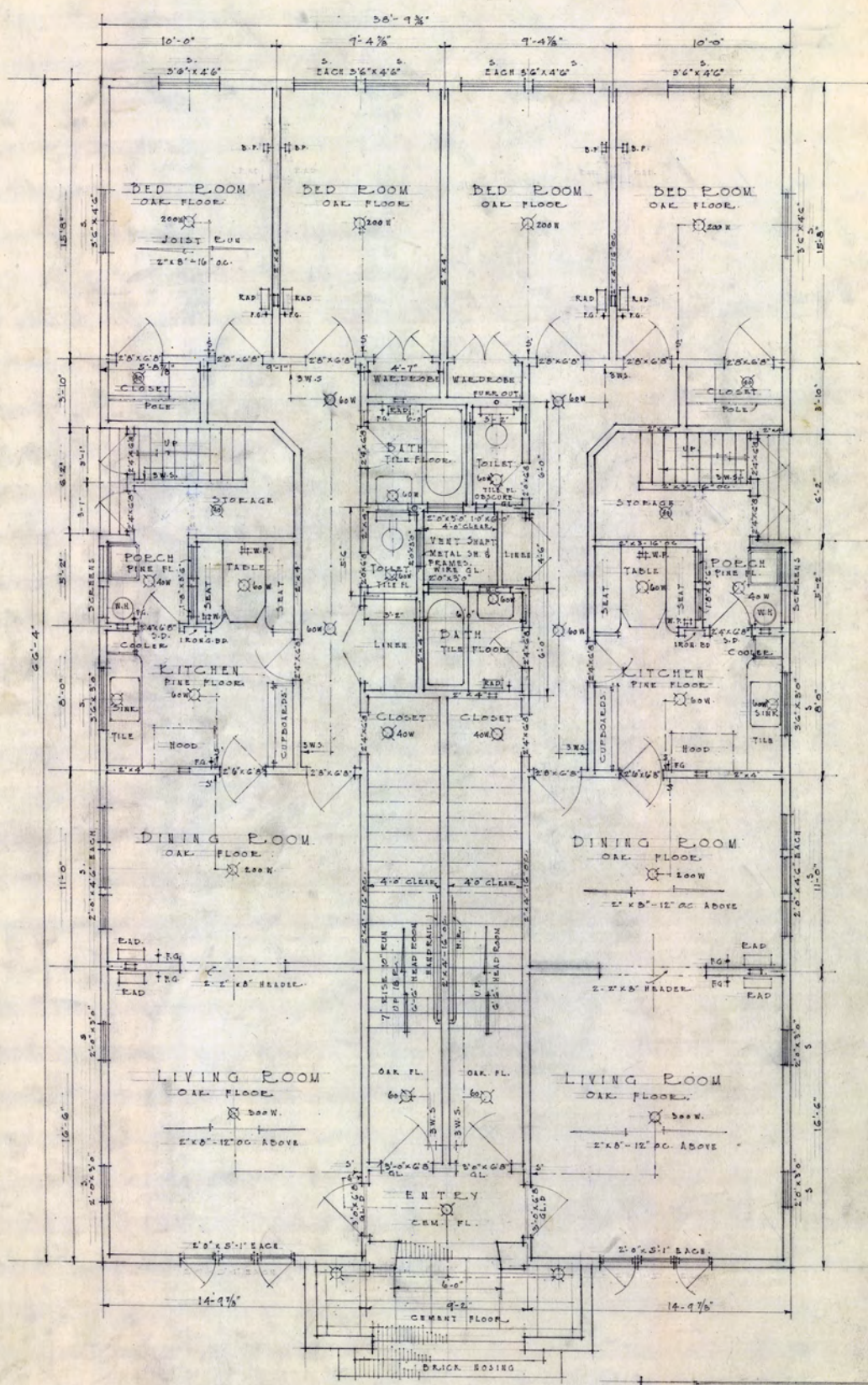
CURB DETAIL ON DRIVEWAY
1/4" = 1'-0"

JAN-15-24	APARTMENTS FOR JAMES NEWLANDS, JR. & AUDET-INGER, SOLL, INC. 15 FORMOSA ST. LOS ANGELES CAL.	DRAWN BY J.E.D.
SHEET No. 1		CHECKED BY J.E.D.
DESIGNER No.	F. J. DE LONGCHAMPS ARCHITECT 1020 CHAPMAN BLDG. LOS ANGELES CAL.	REVISED

NAA/134/1

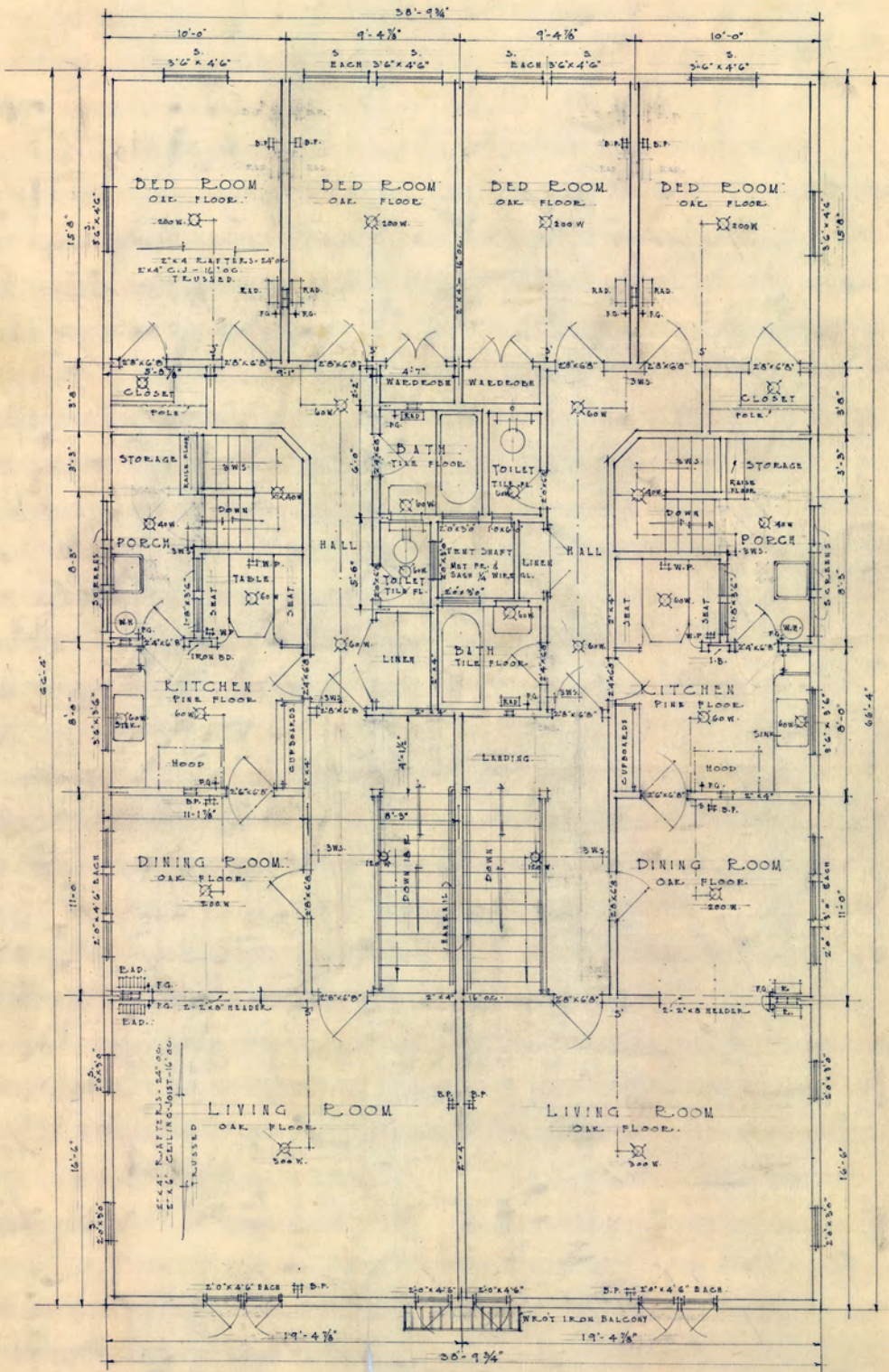
Completed - checked

Cus Line



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

JAN 8 '24	APARTMENTS FOR JAMES NEWLANDS JR. & AUDET-INGERSOLL INC. 1500 FOREMOA ST LOS ANGELES	DRAWN BY F.H.S.
SHEET No. 3	F. J. DE LONGCHAMPS ARCHITECT 1020 CHAPMAN BLDG LOS ANGELES CAL	CHECKED J.H.S.
SET NO		REVISED



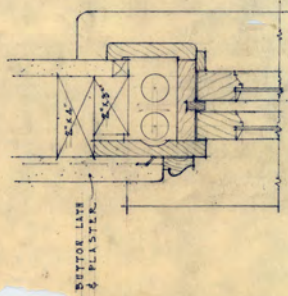
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE TAKEN TO STUD LINES

JAN-0-24	APARTMENTS FOR JAMES NEWLANDS JR. & AUDET-INGER, SOLI, INC. 1500 FORMOSA ST. LOS ANGELES, CAL.	DRAWN BY J.N.O.
DRAWING No. 4	F. J. DE LONGCHAMPS ARCHITECT 1020 CHAPMAN BLDG. LOS ANGELES, CAL.	CHECKED BY J.N.O.
REV. No.		REVISED

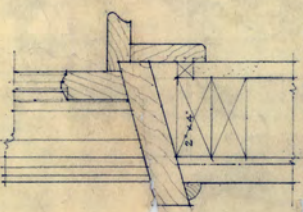
NAA1134/4

F. J. De Longchamps, Architect



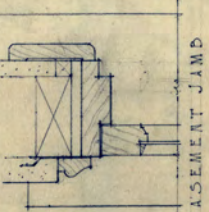
JAMB SECTION

NOTE: WHERE MOLLIONS OCCUR ON
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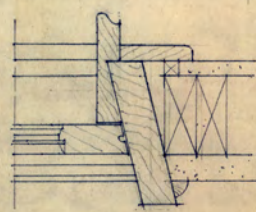


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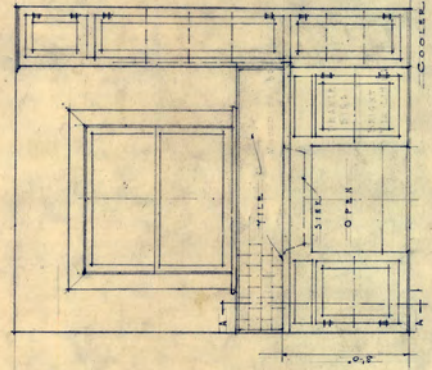


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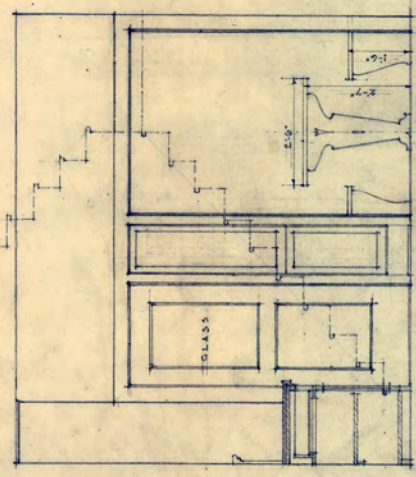


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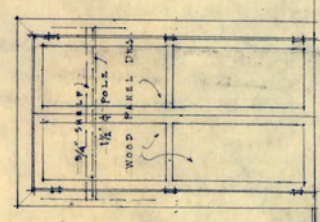
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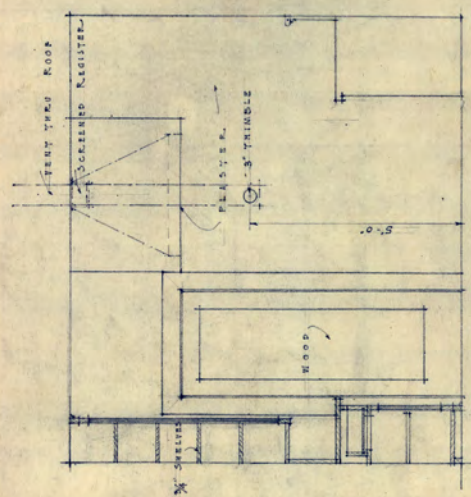
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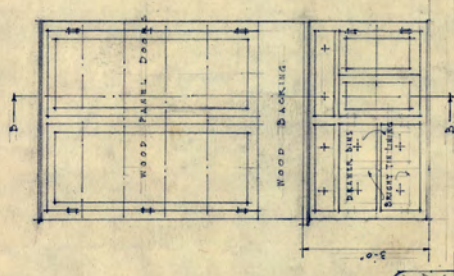
BREAKFAST NOOK



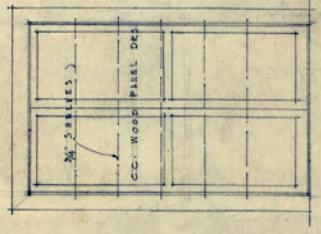
WARDROBE



MOOD

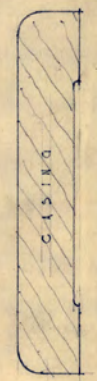


KITCHEN CUPBOARDS

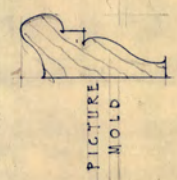


LINEN CLOS.

INTERIOR DETAILS
SCALE 1/2" = 1'-0"



CASING



PICTURE MOLD

DATE: 12-24	APARTMENTS FOR	DRAWN BY
DRAWN NO.	JAMES NEWLANDS, JR., &	J.N.D.
7	AUDET-INGER, SOLL, INC.	CHECKED BY
	LOS ANGELES, CAL.	J.E.
BY: 10-	P.J. DE LONG CHAMPS	REVISION
	ARCHITECT	
	1020 CHAPMAN BLDG.	
	LOS ANGELES, CAL.	

F. A. DeLongchamps, Architect **(1882-1969)**

By Charles J. Fisher

A native of Reno, Nevada, Frederic Joseph DeLonchant was born on June 2, 1882 to Phelix (Felix) and Avilda or Exilda (Gibrault). His Quebec-born father was a contractor who also ran a logging business near Markleeville, California. Fred Delonchant graduated from the University of Nevada, Reno, in 1904 with a Bachelor's degree in mining engineering. He excelled as a draftsman during his college period and found work as a draftsman in the United States Surveyor's office in Reno, after a stint of mining development in Inyo County, California, which proved hard on his health. He was, however, to maintain mining interests for the rest of his life

After the April 1906 earthquake in San Francisco, he moved to that city and apprenticed with several major architects in that city as well as very likely training at the Architectural Club in that city. Returning to Reno in 1907, he established his own architectural practice with Ira W. Tesch, who he had worked with in the United States Surveyor's Office. The partnership was to design 30 buildings from 1907 to 1909. Over the years he worked with several different partners.

At some point he changed his surname to "DeLongchamps" for professional purposes. He also married his wife, Bessie, around 1908. Their son, Fred Jr., was born later that year. They later adopted a second son, Galen (1916-2001).

Based in Reno, DeLongchamps had a diverse career, designing a number of government buildings, including courthouses in various Nevada and Northern California counties. He also designed hotels, hospitals, commercial buildings, apartment buildings, schools, churches, single family houses and factories, maintaining branch offices at various times for work in San Francisco (1911-1960), Los Angeles and Miami, Florida. He had one of the first California architects' license, being number 649, which was issued March 31, 1911. In 1915 he designed the Nevada exhibit buildings for the Panama Exhibition in San Francisco and received a silver medal for that design from the Board of Consulting Architects. The following year he designed the Nevada Building for the California Pacific Exposition in San Diego's Balboa Park.

He was to a substantial amount of work in the Bay Area as well as in the area of the Sierra Nevada counties and Lake Tahoe. His courthouses for Modoc County (1914) and Alpine County (1928) are still in use today and are listed on the National Register of Historic Places. Some of the Nevada courthouses include those for Washoe (1910), Lyon (1911), Douglas (1916), Pershing (1920) and Humboldt (1921) which are also on the National Register. In 1915 he designed the legislative wings for the 1871 vintage Nevada State Capital Building. Subsequently, in 1919, he was appointed Nevada State Architect, a position he held until the office was abolished in 1926, after designing a number of buildings as the state was building its modern government infrastructure.

Most of his work in Los Angeles was done in the 1920s, where he is credited for a school, two apartment buildings, a residence and a factory over a 20 year period. One of these buildings was a small apartment building at 1342-44½ N. Formosa Avenue, which was designed in 1924 for Bay area developer James Newlands, Jr. and the local Los Angeles firm of Audet-Ingersoll, Inc. In many ways the four flat building was a departure for the Beaus-Arts trained architect. The building incorporates clean modern lines while still retaining a large classical arch on the front porch. This new approach was to continue in his career as the public's tastes began to change and the classical designs of the early 20th Century began to give way to the Mid 20th Century concepts of less ornamentation on buildings. DeLongchamps' adaptability to change was to sustain him well throughout his long career.

In 1939, DeLongchamps entered into a new partnership with George L. F. O'Brien. The firm was to remain active well into the 1960s, with Hewitt Wells coming on as an additional partner in 1962, forming DeLongchamps, O'Brien and Wells.

When DeLongchamps passed away in Reno on February 11, 1969, he left a impact on the built environment in at least five states that remains as testimony to his skill as a master architect. His early work is highly regarded and there are over 33 of the designs individually listed on the National Register:

Alpine County Courthouse, 14777 CA 89, Markleeville, CA
Carson City Public Buildings, Carson St., Carson City, NV

Douglas County Courthouse, 1616 Eighth St., Minden, NV
Douglas County High School, 1477 US 395, Gardnerville
Douglass-Frey Ranch NRHP 15000796, Churchill County, NV
Fallon City Hall, 55 E. Williams Ave., Fallon, NV
Farmers Bank of Carson Valley, 1597 Esmeralda Ave., Minden, NV
Joseph Giraud House, 442 Flint St., Reno, NV
Humboldt County Courthouse, Winnemucca, NV
I.O.O.F. Building, Mason Valley, 1 S. Main St., Yerington, NV
Immaculate Conception Church, 590 Pyramid Way, Sparks, NV
Lyon County Courthouse, 31 S. Main St., Yerington, NV
MacKay School of Mines Building, University of Nevada, Reno campus, Reno, NV
Manzanita Hall, University of Nevada, Reno campus
McCarthy-Platt House, 1000 Plumas St., Reno
Minden Butter Manufacturing Company, 1617 Water St., Minden, NV
Minden Inn, 1594 Esmeralda Ave., Minden, NV
Minden Wool Warehouse, 1615 Railroad Ave., Minden, NV
Modoc County Courthouse, 205 South East St, Alturas, CA
Nevada-California-Oregon Railway Passenger Station, 1400 Center St. Lakeview, OR
Nevada State Capitol (legislative wings only), Carson City, NV
Nevada-California-Oregon Railroad Depot, Reno, NV
Mary Lee Nichols School, 400-406 Pyramid Way, Sparks, NV
Oats Park Grammar School, 167 E. Park St., Fallon, NV
Pershing County Courthouse, 400 Main St., Lovelock, NV
Reno National Bank-First Interstate Bank, 204 N. Virginia St. Reno, NV
Riverside Hotel, 17 S. Virginia St., Reno, NV
US Post Office-Reno Main, 50 S. Virginia St., Reno, NV
Vachina Apartments-California Apartments, 45 California Ave., Reno, NV
Washoe County Courthouse, 117 S. Virginia St. Reno, NV
Washoe County Library-Sparks Branch, 814 Victorian St. Sparks, NV
Webster School, 135 School St., Markleeville, CA
Whittell Estate, 5000 NV 28 Incline Village, NV

Eleven of these buildings are part of a thematic nomination in 1986 that recognizes the architect's career. The plans and renderings for Five-hundred-and-fifty-eight of DeLongchamps' projects are housed in the special collections library at his alma-mater, the University of Nevada, Reno.



Frederic Joseph DeLongchamps,
Architect [1882-1969]

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Thematic Nomination of the Architecture of Frederick J. DeLongchamps

AND/OR COMMON
N/A

2 LOCATION

STREET & NUMBER
See individual inventory forms N/A - NOT FOR PUBLICATION

CITY, TOWN CONGRESSIONAL DISTRICT

STATE See Forms N/A VICINITY OF 2

STATE Nevada CODE 32 COUNTY See Forms CODE 031

3 CLASSIFICATION

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<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
<input checked="" type="checkbox"/> thematic	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	N/A	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME See Individual Inventory Forms

STREET & NUMBER

CITY, TOWN _____ STATE _____

_____ VICINITY OF _____

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. See Individual Inventory Forms

STREET & NUMBER

CITY, TOWN _____ STATE _____

6 REPRESENTATION IN EXISTING SURVEYS

TITLE See Individual Inventory Forms

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN _____ STATE _____

7 DESCRIPTION

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<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED	See Individual Inventory Forms.	

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY

The Thematic Nomination of the Architecture of Frederick J. DeLongchamps represents the work of Nevada's most prolific twentieth century architect. During the course of his career (1907-1965), DeLongchamps' architectural firm was responsible for the designs of over 500 buildings as well as numerous additions and alterations to existing structures. Five-hundred-and-fifty-eight of the architect's projects are documented through the firm's drawings now housed at the Special Collections Department of the University of Nevada-Reno, University Library. This collection reflects the scope and evolution of the architect's work. Represented are designs for public, commercial and residential buildings in a variety of styles and economic programs. Although examples of the architect's work can be found in California, Oregon and Wyoming, the vast majority was undertaken in his native state of Nevada. The eleven buildings included in this nomination exemplify the architect's public and commercial work in the northern Nevada communities of Minden and Reno during the period 1910 to 1934. These buildings constitute the first phase in an on-going project to identify and nominate surviving, intact examples of the architect's work in the state.

Buildings were selected for nomination based upon integrity, location and common architectural and historical themes. Although several of the structures have been modified since their construction, all retain their overall architectural integrity and cohesion as a group. All of the buildings occupy prominent sites integral to the architectural character of their respective communities. In addition, the structures share secondary historical associations with the commercial and urban development of the area.

METHODOLOGY

Frederick J. DeLongchamps has long been recognized by the Nevada architectural and preservation community as exerting a major influence upon the state's architectural development. A systematic assessment of the architect's work was begun in 1981 by the Nevada Division of Historic Preservation and Archeology (HP&A) with research into the architect's career as a whole. An overall evaluation of the architect's work was made possible in 1984 when the Special Collections Department of the University of Nevada-Reno, University Library completed an ambitious project to curate and index drawings related to 558 jobs completed by the architect's firm between 1907 and 1964. This project, funded through HP&A, made possible the retrieval of drawings by building name, client, location, date of construction, building type and drawing type. Using the above information to establish a context from which to evaluate the architect's work, two comprehensive architectural surveys in northern Nevada were evaluated to identify surviving DeLongchamps' buildings. Survey data was field checked by HP&A staff during the summer of 1985 to insure the accuracy of survey data. Buildings were then reviewed against the Standard Criteria for Evaluation to the National Register of Historic Places.

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The six buildings located in downtown Reno were identified as a result of a 1983 comprehensive architectural survey of the city's original commercial and civic core. This survey was undertaken by the Nevada Division of Historic Preservation and Archeology and the City of Reno, Nevada. Survey work was completed by Rainshadow Associates, a Nevada-based historic preservation consulting firm. The five buildings located in Minden were identified in 1981 through a comprehensive architectural survey of the Carson Valley undertaken by the Douglas County Planning Department and the Nevada Division of Historic Preservation and Archeology. This survey was completed by the Douglas County Planning Department staff.

ELABORATION

The early twentieth century was a period of expansion and development in Nevada. The state's great gold, silver and copper mining booms were accompanied by a growing population and diversification of support industries. New towns appeared and established communities replaced "first period" buildings with substantial structures reflecting their prosperity and permanence. Demand increased for a variety of public, commercial and residential buildings.

As part of Nevada's small architectural community, Frederick J. DeLongchamps maintained a diversified architectural practice providing a full range of architectural services. The architect was responsible for work in a wide range of building types and economic programs. DeLongchamps' body of work is characterized by its integrity of design. His work employs a conservative design approach which incorporating influences found in the mainstream of American architectural theory.

The architect favored monumental Neo-Classical designs for his public and commercial buildings although isolated examples of Gothic Revival, Moderne and Art Deco designs can be found in his work. These commercial and public buildings are frequently symmetrical and enlivened by elaborate ornamentation. In contrast, DeLongchamps' residential buildings often draw inspiration from the eclectic revivals popular for suburban dwellings of the period. Among these designs prototypes are English Cotswald cottages, French Vernacular architecture, Mediterranean Architecture, Spanish Colonial architecture and American Colonial Revival architecture.

Throughout his career the architect favored stone, brick and terra cotta as building materials. To enliven a facade, DeLongchamps' would employ bricks of contrasting colors set in a variety of patterns. He used terra cotta tiles both as a building face and a decoration. Its highly flexible properties allowed application in intricate patterns. He is the only Nevada architect identified to date to make extensive use of terra cotta as a building material.

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Although similar in use, DeLongchamps' public and commercial buildings in Minden and Reno illustrate the architect's response to two vastly different architectural programs. The planned community of Minden, Nevada was organized as an agricultural shipping center for Carson Valley. With the exception of the Douglas County Courthouse (1915-1964), the remaining buildings: the Minden Inn (1912-16), the Minden Wool Warehouse (1915), the Minden Butter Manufacturing Company (1916), and the Farmers Bank of Carson Valley (1916-18), were commissioned by the locally prominent Dangberg family, the founders and principal promoters of the town. The Minden buildings, designed during the first full decade of the architect's career, are located in the commercial core of the town and establish the community's design character through scale, massing, materials and architectural style.

The buildings can be stylistically divided into two groups according to function. The Minden Inn, the Douglas County Courthouse and the Farmers Bank of Carson Valley are low scale, Neo-Classical style buildings distinguished by their symmetrical compositions, restrained ornamentation, and use of locally fired, yellow brick. The Minden Wool Warehouse and the Minden Butter Manufacturing Company are functional in design and derive their restrained Utilitarian style from form embellished with minimal ornamentation.

The Minden Inn, the Douglas County Courthouse and the Farmers Bank of Carson Valley are "boxy", rectangular buildings. The yellow brick facing is laid to enhance the design of the structures. The Farmers Bank of Carson Valley includes a projecting parapet banded by brick laid in soldier courses. The Minden Inn incorporates banded brick on the first story which extends to banded quoins and pilasters on the upper stories. Brick pilasters and a visual water table accent the Douglas County Courthouse. All three buildings include terra cotta ornamentation used to define their Neo-Classical design.

Locally fired, red brick, laid in contrasting bands are incorporated in the Minden Butter Manufacturing Company and the Minden Wool Warehouse. The Wool Warehouse is a story-and-one-half brick building supported by a raised, cement-parged basement. The gable ends of the structure include corbelled brick raking courses and paneled brick corner towers. The exaggerated central parapet of the Minden Butter Manufacturing Company included decorative brick panels and brick pilasters.

In contrast, the six Reno buildings, the Washoe County Courthouse (1910), the Reno National Bank (1915), the California Apartments (1922), the Riverside Hotel (1926-7), the Bell Telephone Office (1929), and the Reno Post Office (1934) were individual commissions designed for an existing urban center. The buildings are architecturally sophisticated and exhibit similarities in style, proportion, massing and materials. With the exception of the Gothic Revival style, Riverside Hotel, the buildings are interpretations of Classical Revival design and represent a stylistic progression from the Beaux Arts-influenced Washoe County Courthouse to the restrained Moderne design of the Reno Post Office.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES See Forms

BUILDER/ARCHITECT Frederick J. DeLongchamps

STATEMENT OF SIGNIFICANCE

SUMMARY

The eleven buildings encompassed in this nomination are representative of the commercial and public work of prominent Nevada architect, Frederick J. DeLongchamps in the northern Nevada communities of Reno and Minden during the period of 1910 to 1934. DeLongchamps, who maintained an architectural practice in Reno from 1907 to 1965, is significant to the architectural development of Nevada for the volume of work completed during his career, its range in terms of building types and its quality of design. Noted for his Neo-Classical buildings, DeLongchamps also designed period revival residential structures and utilitarian commercial buildings. During the course of his career he was responsible for introducing current American architectural theory to the state. This nomination is the first phase of an on-going project to identify and nominate significant, intact examples of the architect's work. The Minden and Reno structures are also significant to the historical development of their respective areas. The buildings located in Minden, Nevada, are associated with the locally prominent Dangberg family, the founders and principal promoters of the town of Minden. The DeLongchamps buildings in Reno are prominent structures located in the commercial core of the city. In addition, the Washoe County Courthouse, the Riverside Hotel and the California Apartments are associated with Reno's twentieth-century divorce industry.

Frederick J. DeLongchamps (Criteria C)

During the fifty-eight years that Frederick J. DeLongchamps practiced architecture in Nevada, the architect and his firm were responsible for the designs for over five hundred buildings. The five-hundred-fifty-eight projects credited to the architect's firm played a significant role in molding the architectural character of the state. The impact of the architect's work becomes apparent in light of Nevada's topography and historical development. Seventh largest of the fifty states, Nevada remains sixth lowest in population. With its arid, high desert climate and basin and range topography, Nevada was inhospitable to many of the agriculturally-oriented settlers migrating west in the nineteenth century. The state has consistently relied upon mining and associated boom cycles as the mainstay of its economy. It was not until the first quarter of the twentieth century that the availability of water, improved transportation, gaming and developments in mining technology made much of the state attractive to long term settlement and permanent development. Frederick DeLongchamps became the principal architect in the state during this period.

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The son of French Canadian immigrants, Frederick DeLongchamps was born in Reno on June 2, 1882. After securing a degree in mining engineering from the University of Nevada-Reno in 1904, DeLongchamps briefly pursued a mining career. Physical limitations forced the future architect to revise his career objectives, although he retained a life-long interest in mining engineering. After briefly serving as a draftsman for the U.S. Surveyor's Office in Reno, DeLongchamps moved to San Francisco in 1906 and served an apprenticeship in architecture. Although the architect with whom he studied is, unfortunately, unknown, his early work is strongly influenced by the formality and classicism characteristic of Ecole des Beaux Arts training. In 1907, DeLongchamps returned to Reno and entered into an architectural partnership with Ira W. Tesch, a former colleague at the U.S. Surveyor's Office. The architectural firm won commissions for approximately thirty buildings between 1907 and 1909.

DeLongchamps' solo career dates to 1909 in which year he won the design competition for the Washoe County Courthouse (1910). The next ten years were a prolific period in the architect's career; resulting in the designs for 103 buildings. An indicator of the architect's popular success during the period can be seen in his commissions for the Nevada buildings at the 1915 Panama-Pacific Exposition in San Francisco and the Panama-California Exposition in San Diego. According to the architectural themes selected for these expositions, DeLongchamps employed the Classical Revival style for the Panama-California Exposition and the Spanish Colonial Revival style for the Panama-California. DeLongchamps was awarded a silver medal by the Board of Consulting Architects of the Panama-Pacific Exposition for "having planned a structure that far surpasses those of many states." The architect was also one of eight finalists in the San Francisco Civic Center state building competition. DeLongchamps' drawings were published in March 1917 in the San Francisco-based journal, The Architect and Engineer of California.

Although DeLongchamps designed buildings in California, Florida, Wyoming and Oregon, the majority of his work was executed in his native state. His identification with the state increased in 1919. In April of that year, the Nevada Legislature appropriated \$520,000.00 for a capital building campaign and authorized the appointment of a Supervising Architect. Later that month State Engineer Scrugham appointed DeLongchamps State Architect. The position of State Architect was abolished in 1921. DeLongchamps was reappointed State Architect in 1923 when the office was reestablished and remained in the position until 1926 when the office was again abolished. As Nevada's only State Architect, DeLongchamps was responsible for the design of numerous state buildings. Among his notable state buildings are: the Nevada Industrial School, Elko (1919), the Nevada State Hospital, Sparks (1920), the Heroes Memorial Building, Carson City (1920), the Nevada State Building, Reno (1926) and the State Supreme Court Building, Carson City (1936). During the 1920's DeLongchamps continued to expand his private practice. One-hundred-and-thirty buildings have been identified as DeLongchamps' designs from this decade and include buildings in English Country, Mediterranean, Tudor Revival, Gothic Revival and Neo-Classical Revival styles.

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The 1930's witnessed a slight decline in the volume of DeLongchamps' work. Approximately 86 buildings have been identified as DeLongchamps' designs during this period, many of which integrate Neo-Classical forms with Moderne ornamentation.

In 1939 DeLongchamps entered into a partnership with architect George L.F. O'Brien. This partnership made permanent a professional association begun in 1916. The DeLongchamps & O'Brien partnership continued to the architects' concurrent retirement in 1965.

One of the few architects to practice in Nevada in the early twentieth century, DeLongchamps is the only one to leave a substantial body of work. City Directories for Reno, the state's major urban center of the time, list ten architects in 1912. The number had fallen to two in 1920-21 and included four in 1930-31. Throughout his career, DeLongchamps collaborated with many of Nevada's small architectural community. He was closely associated with George O'Brien as a partner from 1939-1965. He collaborated with architects George Ferris and son, Lehman Ferris, on the Nevada State Building, Reno (1926). Lehman Ferris received some of his professional training in DeLongchamps' office where he worked as a specifications writer in the late teens. While DeLongchamps' served at State Architect, Lehman Ferris was employed by his office as a specifications writer and building inspector.

DeLongchamps was active in community and professional associations. He was a chapter member of the Reno Chapter of the American Institute of Architects and served as its first president in 1949. He maintained memberships in the Reno Chamber of Commerce, Rotary Club and the Elks Club. He served as president of the University of Nevada Alumni Association in 1918 and 1919. DeLongchamps was awarded the University of Nevada-Reno's Distinguished Nevadan Award in 1966. The architect died in Reno on February 11, 1969.

Development of Minden (Criteria A)

The five DeLongchamps buildings located in Minden, Nevada are associated with the early development of the town and with its founder and principal promoter, H.F. Dangberg, Jr. Minden was established in 1905 as an agricultural shipping center and railhead for Carson Valley. Although proposals for the construction of a railroad to serve the area were circulated as early as 1876, limited support for the project was enlisted until the turn of the century. The selection of a terminal site became a major community controversy once the decision to extend rail service to the Valley was made. Originally, the town of Gardnerville was considered for the depot, however, land prices proved prohibitive. In 1903, H.F. Dangberg, son of the founder of the locally prominent Dangberg Land and Live Stock Company, donated a terminal site two miles northwest of Gardnerville to the Virginia & Truckee Railroad. The Dangberg family were among the first settlers of the Carson Valley. H.F. Dangberg, senior settled in the area in 1856 and founded the region's largest cattle ranch. By 1905, the Dangberg Land and Live Stock Company encompassed 48,000 acres. The significance of the family to the development of the Carson Valley was recognized in 1980 when the 33.7 acre, Dangberg home ranch was listed in the National Register of Historic Places.

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All of the Reno buildings are constructed in masonry accented by contrasting masonry or terra cotta ornamentation. The buildings are characterized by their regular massing and symmetrical disposition of bays. While the two-and-one-half-story California Apartments adopt a low, residential scale reinforced by a shallow, hipped roof with projecting eaves, the remaining buildings are monumental in scale. The designs of the buildings are formal compositions characterized by raised basements, symmetrical facades with highly defined entries and diminished roofs marked by wide cornices.

The Bell Telephone Building (1929) integrates original terra cotta ornamentation. The building includes fluted terra cotta pilasters topped by rectangular panels decorated with a foliated motif surrounding a central bell shape, the symbol of the Telephone Company. DeLongchamps served as supervising architect for this building as well as designer.

The influence of the Beaux Arts School is evident in much of DeLongchamps' work. It is especially visible in his designs in the Classical Revival style for the Washoe County Courthouse (1909-1910) and the Reno National Bank (1915), prominent downtown buildings. The Courthouse is a dramatic building, large in scale and formally composed. Attention is focused on the center of the building with its massive columned portico monumental stairway and heavy central dome. Pilasters articulate the walls and ornamentation is heavy and profuse. Here DeLongchamps made extensive use of intricately detailed, cast terra cotta for the facade. The overall elaboration of this building typifies this stage of his career.

Smaller or more modest buildings designed by the architect during this same period often employ only a few elements of the Classical Revival. Usually, a small Classical portico and cornice are the building's only style features. An example of this design treatment is the California Apartments. The building exhibits the same formal symmetrical plan seen in the architect's larger works, enhanced by careful attention to detail.

In the 1920's and early 1930's, DeLongchamps made use of Period Revival motifs in many of his designs. His Period Revival buildings tend to be rich in texture and inventively detailed. An example is the Riverside Hotel (1927), a red brick building with extensive terra cotta detail in a Gothic Revival motif.

In the mid-1930's, DeLongchamps incorporated Art Deco and Art Moderne motifs in public buildings such as the U.S. Post Office Building (1934). These buildings are formal and symmetrical in layout with a low massing and compact, blocky shapes. Articulation takes the form of slight offsets in the wall surfaces. Vertical groups of large plate glass windows with metal moldings and frames are separated by geometric motif spandrels. Ornamentation is flat and geometric. Interior ornamentation is often elaborate.

DeLongchamps' buildings can be described as stately, dignified, and balanced; skillfully enlivened through the use of thoughtfully applied ornamentation.

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In addition to sharing a common architectural theme, several of the nominated structures share common, secondary historical associations. The California Apartments (1922) and the Riverside Hotel (1926-7) are both associated with Nevada's early 20th century divorce industry. In the early decades of this century, Nevada's liberal divorce laws and minimal residency requirements fostered an economic boom in Reno's service and housing sectors. Both the California Apartments (1922) and the Riverside Hotel (1926-7) were constructed to fill the need for temporary housing generated by divorce law residency requirements.

The Riverside Hotel, along with the Reno National Bank (1915) are also associated with the historically significant financier and political figure, George Wingfield, who was responsible for their construction. The significance of Wingfield to Nevada history is explored below.

Both the Washoe County Courthouse (1910) and the Reno Post Office (1934) are associated with the City's early 20th century attempts to establish a civic identity in the community. Diagonally sited on opposing blocks of North Virginia Street within sight of the Truckee River, the buildings originally formed a visual anchor for the City's principal commercial artery.

The following inventory forms describe and discuss the significance of each of the buildings. Individual forms are keyed to the accompanying maps.

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Inventory—Nomination Form**

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Shortly after donating the terminal site to the Virginia and Truckee Railroad, H.F. Dangberg, Jr., founded the town of Minden adjoining the railroad right-of-way. Unlike many western towns, Minden, named for Minden, Germany, was a planned community. A town square was laid out and distinct residential and commercial districts established. Free lots were offered to businessmen willing to relocate in the new community.

Over the next ten years, the Dangbergs continued to shape the development of the community. Towards the end, the architectural services of Frederick J. DeLongchamps were retained to design four prominent buildings associated with the Dangberg business interests. These buildings, the Minden Inn (1912-16), the Minden Wool Warehouse (1915), the Minden Butter Manufacturing Company (1916), and the Farmers Bank of Carson Valley (1916-18) are the most substantial commercial structures in the community and define its architectural character. H.F. Dangberg, Jr., also influenced the relocation of the Douglas County seat from Genoa to Minden in 1916. DeLongchamps was also selected to design the Douglas County Courthouse in that year.

Reno Divorce Industry (Criteria A)

In addition to being significant for their association with DeLongchamps, three of the six Reno buildings are significant for their historical associations with Reno's early twentieth century divorce industry. These structures are the Washoe County Courthouse, the Riverside Hotel and the California Apartments.

The City of Reno, Nevada was founded in 1868 as a railhead for the Central Pacific Railroad. Reno was an important transportation center for the Comstock mining district in the 19th century and continues to serve as an important regional distribution center in the 20th century. Easy rail access was instrumental in fostering Reno's development as a center for Nevada's early 20th-century divorce industry.

The first divorce decree in Nevada was granted on November 5, 1859, in the town of Genoa, while the State was still part of the Utah Territory. Relatively few divorces were granted in the State until the early 1900's when the Nevada Legislature liberalized its divorce residency requirements to six months. Northern Nevada soon became a popular and well-publicized center for obtaining a divorce as the result of its liberal divorce requirements in comparison to other states and due to the publicity generated by prominent social figures.

Reno attracted national attention with the Corey divorce of 1906. In July of that year, the wife of U.S. Steel Corporation president, William Ellis Corey, sued for divorce in Washoe County. Actress Mabell Gilman was named corresponding defendant in the suit. The publicity from the case won Reno the national reputation as a divorce capitol.

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National Park Service**

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received
date entered

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As a result of the minimal requirements necessary for obtaining a divorce decree, northern Nevada experienced an economic boom in the service and short-term housing sectors. In 1928, Pittsburg Press columnist, Max Stern, estimated that Nevada's temporary residents contributed over \$5 million a year to Reno's economy. Reno divorces became even more fashionable in 1919 when the State's residency requirements were reduced to three months, and again in 1931 when the requirements became six weeks. By 1931, 4,800 divorce suits were filed in Washoe County. The Washoe County Courthouse served as the center for this activity. In Reno, housing for the State's temporary residents was provided by boarding houses, guest ranches (divorce ranches), apartment houses such as the California Apartments and hotels with casinos such as the Riverside Hotel.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY See Inventory Forms

UTM REFERENCES

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
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C	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING
D	<input type="text"/>	<input type="text"/>	<input type="text"/>

VERBAL BOUNDARY DESCRIPTION

See Inventory Forms

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

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kathryn M. Kuranda, Architectural Historian

ORGANIZATION

Division of Historic Preservation and Archeology

DATE

STREET & NUMBER

201 South Fall Street

TELEPHONE

(702) 885-5138

CITY OR TOWN

Carson City, Nevada 89710

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Ronald M. Jones 6/12/86

TITLE

Deputy State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Thematic Nomination of DeLongchamps Architecture

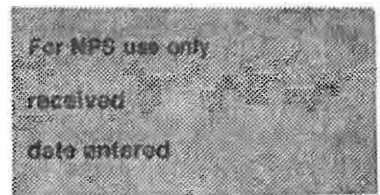
Major Bibliographical

Continuation sheet

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Item number 9

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Scrugham, James E., Nevada: A Narrative of the Conquest of a Frontier Land, three volumes.
Volume Two, "Biographies." American Historical Society, Chicago, pp. 234-5.

Acreage: Less than one acre
Location: 1616 Eighth Street
City: Minden State: Nevada County: Douglas County

Current Owner: Douglas County
Address: 1616 Eighth Street, Minden, Nevada

Data Prepared by: Douglas County Planning Department Date: 1981
Address: Minden, Nevada

Property Information

Original Use: Courthouse
Present Use: Courthouse
Condition: Good
Architect: Frederick J. DeLongchamps
Builder: Friedhoff and Hoeffel
Construction/Modification Dates: 1915/1964, 1979
Building Type: Public
Style: Neo-Classical Revival

Physical Description

The Douglas County Courthouse is a one-story, masonry structure designed in 1915 by Frederick J. DeLongchamps. The Neo-Classical style building was constructed as the Douglas County Courthouse and has served as such since its completion. Despite a south addition to the building (1964) and modification to the original windows (1979) the building retains its overall architectural integrity.

The courthouse is located on a landscaped site in Minden's residential district. The structure occupies a prominent location at the terminus of Esmeralda Avenue a street which becomes the town's main commercial artery at its opposite end.

The symmetrical, seven bay building is supported by a raised concrete foundation and rises to a flat roof banded by a low brick parapet terminating in a concrete cap course. A dentil cornice with full entablature is found beneath the parapet. Exterior wall planes are faced in beige brick laid in running band. Brick headers are used as decorative accents. A brick soldier course separates the basement from the first story.

The principal elevation (west) includes a central portico-in-anthis defined by Doric columns and reached by way of an open, concrete stair. Brick pilasters with simple capitals flank the building's portico. Building windows are one-light-over-two-light, fixed sash set in dark metal frames. These units replaced original, ten-light windows in 1979.

In 1964, a 6000 square foot addition was added to the south side of the building. This single story was designed by the Reno Architectural firm of Ferris, Erskine and Calef. The addition is compatible with the design of the courthouse and clearly distinguishable from the original building.

Statement of Significance (Criteria A, C)

The Douglas County Courthouse is an architecturally significant building representative of the work of Nevada Architect, Frederick J. DeLongchamps in the town of Minden. The structure is also significant for its historical associations with the political development of Douglas County and the establishment of Minden, Nevada. Please refer to the nomination cover form for a detailed discussion of DeLongchamps' work.

The Nevada Territorial Government created Douglas County in 1861. The county was named for Stephen Arnold Douglas, chairman of the U.S. Committee of Territories. Genoa, the oldest settlement in the territory was selected as the original county seat.

Through political maneuvering, the newly established town of Minden captured the county seat on January 1, 1916. The year before the county seat location was made official, DeLongchamps was commissioned to design the Minden Courthouse. Contractors Friedhoff and Hoeffel erected the building at a cost of \$25,000.00. The Minden courthouse was dedicated on the day the county seat was transferred.

Bibliography

Koontz, John, Secretary of State, Political History of Nevada: 1865 (Carson City, Nevada: State Printing Office, 1965).

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Thompson and West, History of Nevada with Selections and Biographical sketches of its Prominent Men and Pioneers (1881).

Boundary Descriptions

200' x 300' lot known as 1616 Eighth Street located at corner of Eighth Street and Esmeralda Avenue in Minden, Nevada. Douglas County Assessor's Map BK 25-190-52 (PARCEL)

Location of Legal Description: Douglas County Courthouse, 1616 Eighth Street, Minden, NV

Representation in Existing Surveys: The Architectural Heritage of Carson Valley, 1981, Local survey deposited with the Division of Historic Preservation & Archeology, Carson City, NV

UTM References: Zone 11 E 260540 N 4315280.

Acreage: Less than one acre 125' x 105'
Location: 1594 Esmeralda Avenue
City: Minden State: Nevada County: Douglas County
Current Owner: R & A Incorporated
Address: P.O. Box 368, Minden, Nevada 89423
Date Prepared by: Douglas County Planning Department Date: 1981
Address: Minden, Nevada

Property Information

Original Use: Minden Inn
Condition: Good
Architect: Frederick J. DeLongchamps
Builder: unknown
Construction/Modification Dates: 1912-16
Building Type: Commercial
Style: Neo-Classical

Physical Description

The Minden Inn is a three-story, Neo-Classical style building constructed between 1912-16 by the Dangberg family as the major hotel for the town of Minden and the Carson Valley. The building was designed by Nevada architect, Frederick J. DeLongchamps and is one of four major buildings commissioned by the Dangberg family in Minden. The structure retains its overall architectural integrity despite alterations to the first floor, principal elevation (N). The building has remained in continuous use as a hotel since its construction.

The Minden Inn is located at the corner of Esmeralda Avenue and Fourth Streets in Minden. The building occupies a prominent site in the Minden commercial district and is the largest building in the area. Adjoining the building to the east is a fenced, patio-pool area.

The Minden Inn is a rectangular masonry building supported by a raised brick foundation and terminating in a flat composition roof. The symmetrical building is faced in locally fired, beige brick on the north, east and west elevations. The rear (south) elevation is red brick. The corners of the principal elevation (north) incorporate stylized brick quoins which rise to an ornate projecting cornice accented by brackets. This cornice spans the north and west elevations. Building windows are single pane, plate glass on the first story and one-light-over-one light, sash on the upper stories. All windows are enframed by simple, wooden surrounds. Upper story units are supported by brick lug sills. First and second stories on the principal elevations are divided by a slightly projecting wooden cornice. The principal entrance to the building is recessed in the central bay of the north elevation. This entrance and the flanking two

bays were altered with the addition of plate glass windows and plate glass and aluminum door units c. 1960.

A plastic and metal signing reading "Minden Inn" is anchored to the northwest corner of the building.

Statement of Significance (Criteria A, C)

The Minden Inn is architecturally and historically significant to the development of the town of Minden. Constructed between 1912 and 1916, according to plans by prominent Nevada architect, Frederick J. DeLongchamps, the building is one of four commercial structures commissioned by the Dangberg family, founders and principal promoters of the town. The largest commercial building in the community, the Minden Inn along with the remaining DeLongchamps buildings establishes the architectural character of the commercial district. For a more detailed discussion of DeLongchamps work see the nomination cover form.

The Dangbergs were among the first settlers in the Carson Valley. H. F. Dangberg, senior arrived in the area in 1856 and founded the region's largest cattle ranch. By the early twentieth century, the Dangberg Land and Livestock Company encompassed 48,000 acres and included related meat packing and food processing ventures. In 1905, H.F. Dangberg, junior donated land to the Virginia and Truckee Railroad for the construction of a rail terminal for the Carson Valley. Dangberg established the town of Minden adjoining the railhead and retained the services of noted Nevada architect, Frederick J. DeLongchamps to design four buildings to house the Dangberg businesses.

The Minden Inn is one of these four buildings. The Inn was the center of social activity in the Carson Valley for the first decades of the twentieth century and earned a reputation as one of the best hotels between Reno and San Francisco.

Bibliography

Dangberg, Grace, Carson Valley Historical Sketches of Nevada's First Settlement, (Reno, Nevada: The Carson Valley Historical Society, 1972).

Miluck, Nancy, ed, Genoa-Carson Valley Book: Where Nevada Began. (Genoa: Dragon Enterprises, 1981).

Sanborn Maps, Minden, Nevada

Boundary Description

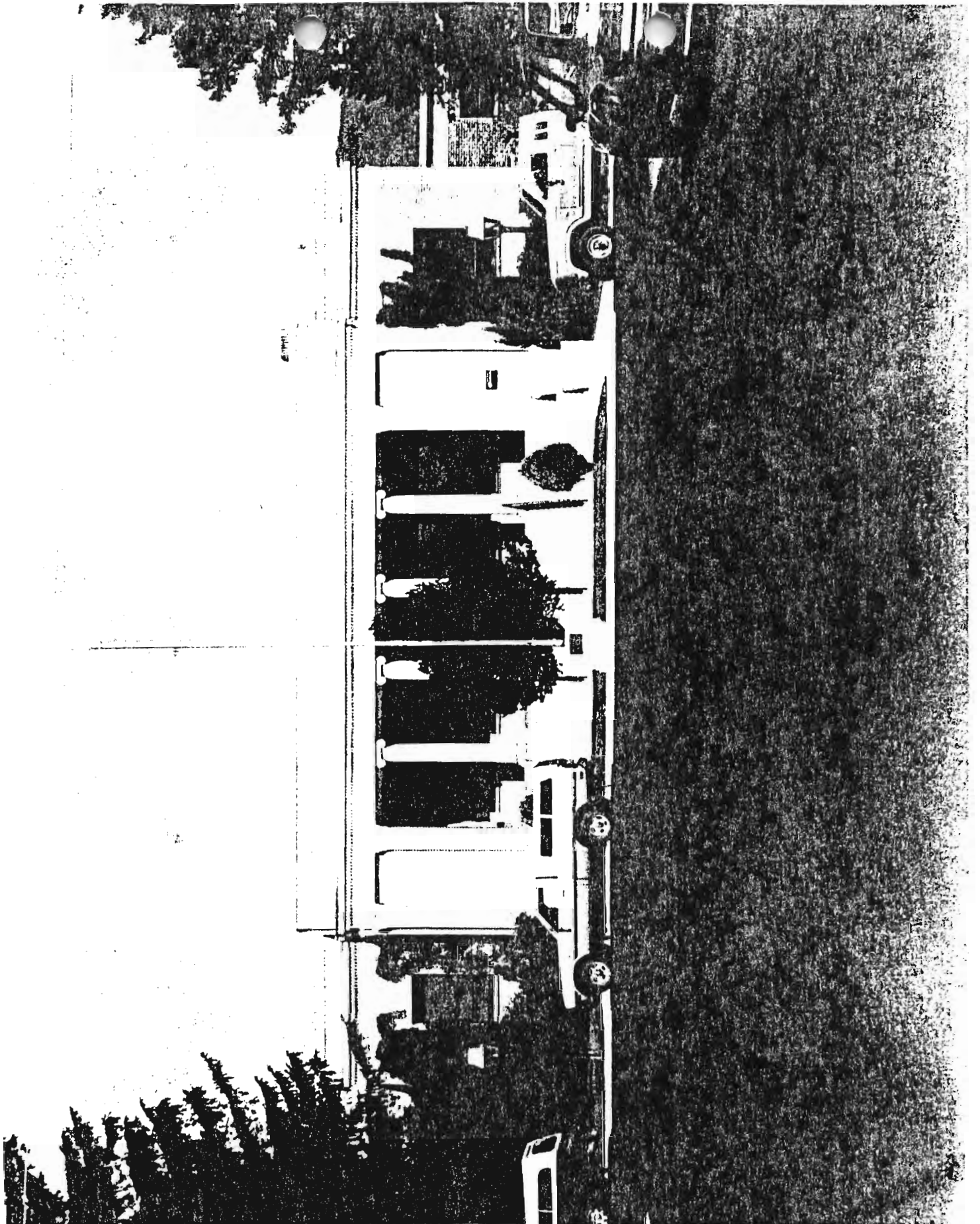
Site known as 1594 Esmeralda Avenue, Minden. Parcel is located on northeast corner of Esmeralda Avenue and Fourth Street, Township 13N, Range 20E, Section 32. Douglas County Assessor's Map BK 25-200-55 (PARCEL).

See accompanying map of Minden.

Location of Legal Description: Dougals County Courthouse, 1616 Eighth Street,
Minden, Nevada

Representation in Existing Surveys: The Architectural Heritage of Carson Valley,
1981, Local survey deposited with the Division of Historic Preservation &
Archeology, Carson City, NV

UTM References: Zone 11 E 260620 N 4315000.



BUILDING #3: Farmers Bank of Carson Valley
(Sierra Saving and Loan Association Building)

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Acreage: Less than one acre
Location: ~~1597 Esmeralda Avenue~~ 1590 4th Street
City: Minden State: Nevada County: Douglas County
Current Owner: Abbot Building Corporation ~~Sierra~~ ^{Federal} Savings and Loan Insurance Corp.
Address: P.O. Box 98, Minden, Nevada 89423 receiver for Sierra Savings & Loan Assoc.
Data Prepared by: Douglas County Planning Department Date: 1981
Address: Minden, Nevada

Property Information

Original Use Farmers Bank of Carson Valley
Present Use: Sierra Saving and Loan *Vacant*
Condition: Good
Architect: Frederick J. DeLongchamps
Builder: unknown
Construction/Modification Dates: 1916-18
Building Type: Commercial
Style: Neo-Classical

Physical Description

The Farmers Bank of Carson Valley is a two story, Neo-Classical style building constructed between 1916-18 to house the Farmers Bank of Carson Valley. The building was designed by Nevada architect, Frederick J. DeLongchamps and is one of four structures in Minden commissioned by the locally prominent Dangberg family. The structure retains its architectural integrity and retains its original use as a bank.

The building is located at the corner of Esmeralda Avenue and Fourth Streets and provides a strong visual anchor for the Minden commercial district. The building is oriented towards the east facing Esmeralda Avenue and is set back 6'-7' from the curb. Benches are located on the sidewalk adjoining the Fourth Street elevation.

The symmetrical, five by eleven bay, masonry building is supported by a brick foundation and terminates in a flat roof defined by a low parapet. South and East elevation exterior wall planes are faced in locally fired beige brick laid in running bond. North and West elevation are faced in red brick laid in five course common bank. A cornice incorporating a soldier course, terra cotta Greek Fret tiles and stylized terra cotta garlands bands the building below the parapet. Windows incorporate both single-light, fixed sash units and one-light-over-one-light, double hung sash units. First story windows include transoms with multi-pane, diamond-shaped lights. The first story, principal(s) elevations incorporates a monumental, engaged portico supported by engaged piers and Ionic columns. The slightly recessed principal entrance to the building is located in the central bay of the south elevation and includes a plate glass door unit enframed by a simple terra cotta surround and simple cornice.

The Farmers Bank of Carson Valley is an architecturally and historically significant building associated with early development of the town of Minden. The building was designed by noted Nevada architect, Frederick J. DeLongchamps for the locally prominent Dangberg family. During the first decades of the twentieth century DeLongchamps was responsible for establishing the restrained Neo-Classical architectural character of the town under the Dangberg patronage.

Please see the nomination cover form for a detailed discussion of the architect's work.

The Dangbergs were among the first settlers in the Carson Valley. H. F. Dangberg, senior arrived in the area in 1856 and founded the region's largest cattle ranch. By the early twentieth century, the Dangberg Land and Livestock Company encompassed 48,000 acres and included related meat packing and food processing ventures. In 1905, H. F. Dangberg, junior donated a site to the Virginia & Truckee Railroad for the construction of a rail terminal for the Carson Valley. Dangberg established the town of Minden adjoining the railhead and two miles northwest of the town of Gardnerville. The services of noted Nevada architect, Frederick J. DeLongchamps were retained to design four buildings to house the Dangberg business interests.

The Farmers Bank of Carson Valley was the second financial institution established in the area. Prior to 1902 banking was conducted informally by merchants and businessmen. The first formal bank, The Douglas County Farmers Bank, was organized by Arendt Jensen in Gardnerville.

On May 28, 1909, the Farmers Bank of Carson Valley was organized by H. F. Dangberg, W. F. Dressler, Fritz Heise, C. M. Henningsen and D. W. Park in the rival town of Minden. The two story Esmeralda Avenue bank building was completed between 1916-18 to house the Minden bank.

The Minden building continues to be used a commercial bank.

Bibliography

Dangberg, Grace, Carson Valley Historical Sketches of Nevada's First Settlement, (Reno, Nevada: The Carson Valley Historical Society, 1972).

Miluck, Nancy, ed, Genoa-Carson Valley Book: Where Nevada Began, (Genoa: Dragon Enterprises, 1981)

Boundary Description

Lots 11 + 12, Block H, Minden
Site known as 1597 Esmeralda Avenue, Minden. Parcel is located at southeast corner of Esmeralda Avenue and Fourth Street, Township 13N, Range 20 E, Section 29. See accompanying map of Minden. Douglas County Assessor's Book 25-200-37 (Parcel)

Location of Legal Description: Douglas County Courthouse, 1616 Eighth Street,
Minden, Nevada

Representation in Existing Surveys: The Architectural Heritage of Carson Valley,
1981, Local survey deposited with the Division of Historic Preservation &
Archeology, Carson City, NV

UTM References: Zone 11, E260600, N 4315060

BUILDING #4: Minden Wool Warehouse Page 1 of 2
(Dangberg Land and Livestock Company Building)

Acreage: Less than one acre
Location: 1615 Railroad Avenue
City: Minden, State: Nevada County: Douglas County

Current Owner: Donald E. Bentley
Address: P.O. Box 157, Minden, Nevada 89423

Data Prepared By: Douglas County Planning Department Date: 1981
Address: Minden, Nevada

Property Information:

Original Use: Wool Warehouse
Prepsent Use: Offices for Bentley - Nevada Corporation
Condition: Good
Architect: Frederick J. DeLongchamps
Builder: Unknown
Construction/Modification Dates: 1915/c.1970
Building Type: Commercial
Style: Utilitarian

Physical Description

The Minden Wood Warehouse is a single story, masonry building constructed in 1915 as a storage facility for the Dangberg Land and Livestock Company. The building was designed by prominent Nevada architect, Frederick J. DeLongchamps through a commission from H.F. Dangberg, Jr., head of the Dangberg Company. The building which is in good condition, has been slightly modified for use as offices by the Bentley-Nevada Company. The structure retains its overall architectural integrity.

The structure occupies a paved lot at the corner of sixth street and Railway Avenue in Minden, Nevada. To the north of the building is a paved parking lot.

The single story, masonry building is supported by a raised concrete basement and terminates in a shallow gable roof clad in asphalt shingles. The exterior of the structure is clad in red brick laid in common bond. Basement and first story levels are divided by a visual belt course composed of a soldier course and a header course.

The gable ends of the building are accented by a corbelled raking course. Building corners are accented by brick panelled corner pilasters which extend above the roof line. The gable-ends include central, triple, rectangular ventilators fitted with recessed louvers. The seven by two bay, rectangular building combines multi-light, fixed sash windows with one-light-over-one-light sash units set in wood frames. All windows are supported by brick lug sills. The window located in the first bay of the south elevation was altered c.1970 to a fixed, plate glass unit. The principal entrance to the building is centrally located on the last elevation. The entry, and open shed porch were added to the building C 1970.

The Minden Wool Warehouse (Dangbery Land and Livestock Company Building) is architectural and historically significant to the early development of the town of Minden. The building is also important for its association with prominent Nevada architect, Frederick J. DeLongchamps. The Minden warehouse is an example of DeLongchamps' utilitarian design and is one of four buildings designed by the architect in Minden for the Dangberg businesses.

Please see the nomination cover form for a detailed discussion of DeLongchamps' work.

The Dangbergs were among the first settlers in Carson Valley. H. F. Dangberg, senior arrived in the area in 1856 and founded the region's largest cattle ranch. By the early twentieth century, the Dangberg Land and Livestock Company encompassed 48,000 acres and included related meat packing and food processing ventures. In 1905, H. F. Dangberg, junior donated a site to the Virginia and Truckee Railroad for the construction of a rail terminal to serve the Carson Valley. This site was located two miles northwest of the town of Gardnerville. Dangberg established the town of Minden adjoining the V & T terminal in direct competition with its southeast neighbors. Noted Nevada architect, Frederick DeLongchamps, was retained to design four buildings directly related to the Dangberg business interests in Minden.

The Minden Wool Warehouse, constructed in 1915, served as the headquarters for the Dangberg Land and Livestock Company. The Dangberg Company was a major economic force in the Carson Valley from its founding in 1856 until its subdivision in 1978.

The building is currently used as offices for the Bentley-Nevada Corporation.

Bibliography

Dangberg, Grace, Carson Valley Historical Sketches of Nevada's First Settlement (Reno, Nevada: The Carson Valley Historical Society, 1972).

Miluck, Nancy, ed, Genoa-Carson Valley Book: Where Nevada Began. (Genoa: Dragon Enterprises, 1981).

Boundary Description

Site known as 1615 Railroad Avenue, Minden. Parcel is located at southeast corner of Railroad Avenue and Sixth Streets, Township 13N, Range 20E, Section 29. See accompanying map of Minden. Douglas County Assessor's Map Book 25-180-06 (Parcel).

Location of Legal Description: Douglas County Courthouse, 1616 Eighth Street, Minden, Nevada

Representation in Existing Surveys: The Architectural Heritage of Carson Valley, 1981, Local Survey deposited with the Division of Historic Preservation & Archeology, Carson City, NV

UTM References: Zone 11 E 260460 N 4315240.

Acreage: Less than one acre
Location: 1617 Water Street
City: Minden State: Nevada County: Douglas County

Current Owner: Bentley - Nevada Company
Address: P.O. Box 157, Minden, Nevada

Data Prepared by: Douglas County Planning Department
Address: Minden, Nevada

Property Information

Original Use: Food Processing plant
Present Use: Offices/Light Manufacturing
Condition: Good
Architect: Frederick J. DeLongchamps
Builder: unknown
Construction/Modification: 1916/c.1970
Building type: Commercial
Style: Utilitarian

Physical Description

The Minden Butter Manufacturing Company was constructed in 1916 by H.F. Dangberg, Jr. as a butter processing plant. The structure was designed by prominent Nevada Architect Frederick J. DeLongchamps and is one of five major commercial and public buildings designed by the architect in Minden between 1900-1920. Built as a food processing plant, the building now serves as a light manufacturing plant for Bentley-Nevada Company. The building retains its overall architectural integrity and is currently used as offices for the Bentley-Nevada Company.

The Minden Butter Manufacturing Company occupies a corner lot in the commercial district of Minden bounded by Sixth and Water Streets. The building lot is minimally landscaped and includes a south, black-topped parking area and foundation plantings.

The one-story, masonry building is rectangular in plan and supported by a concrete foundation. The asymmetrical structure is faced in locally fired, red brick and rises to a flat roof. The building's roof is hidden by a low parapet incorporating a concrete cap course. The principal, (south) elevation includes a two-story, gable roof. This parapet includes a simple, molded concrete cornice and decorative brick-work.

A prominent belt course separates the foundation from first floor. Entrance doors are located on either side of the two-story parapet. These entries are enframed by double, brick pilasters and a simple molded cornice.

Building windows are fixed, single pane, plate glass units enframed in simple brick surrounds. These units were installed C. 1970 when the building was converted to offices. Original windows were one-light-over-one-light, double hung units which occupied the same openings.

A two-story, corrugated metal, industrial building is attached to the rear of the masonry structure. This contemporary building (C. 1970) is clearly distinguishable from the DeLongchamps building and does not detract from the buildings overall architectural integrity.

Statement of Significance (Criteria A, C)

The Minden Butter Manufacturing Company is an architecturally and historically significant building important for its association with the early development of the town of Minden. The structure is also representative of the early commercial/industrial work of prominent Nevada architect, Frederick J. DeLongchamps. Please refer to the nomination cover form for a discussion of DeLongchamps' significance.

The Minden Butter Manufacturing Company was established on March 7, 1908, by R. W. Bassman, Dick Bassman, Fritz Schacht, H. Luhrs, Dick Fricke, William Dangberg and C. E. Merrick. The Company was organized to market Carson Valley produce, particularly butter, under the Windmill brand. Windmill products were marketed primarily in the San Francisco Bay area where they established a reputation for quality for Carson Valley agricultural products. Marketing Carson Valley produce in the San Francisco Bay area was made possible by the establishment of a Virginia & Truckee Railhead in Minden, Nevada. The Minden Butter Manufacturing Company was one of Minden's principal industries in the early twentieth century. The building continues to house a main economic mainstay of the town of Minden.

Boundary Description

Site known as 1617 Water Street, Minden. Douglas County Assessor's Map Book 25-180-01,02 (Parcels)

Location of Legal Description: Douglas County Courthouse, 1616 Eighth Street, Minden, Nevada

Representation in Existing Surveys: The Architectural Heritage of Carson Valley, 1981, Local Survey Deposited at the Division of Historic Preservation & Archeology, Carson City, NV

UTM References: Zone 11, E 260540 N 4315280.

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Amendment to the Thematic Nomination of the Architecture of
Frederick J. DeLongchamps
AND/OR COMMON
N/A

2 LOCATION

STREET & NUMBER
Carson Street
CITY, TOWN
Carson City
STATE Nevada
VICINITY OF N/A
CODE 32
CONGRESSIONAL DISTRICT 2
COUNTY Carson City
CODE 031

3 CLASSIFICATION

(Independent Municipality)

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
<input checked="" type="checkbox"/> Thematic Amendment	<input type="checkbox"/> BEING CONSIDERED N/A	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME Please see continuation form.
STREET & NUMBER

CITY, TOWN
VICINITY OF
STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Carson City Courthouse
STREET & NUMBER
Carson Street
CITY, TOWN
Carson City,
STATE
Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
N/A

DATE
 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
CITY, TOWN
STATE

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4. OWNER OF PROPERTY

Name: Ormsby County Courthouse (Carson City Courthouse)
City of Carson City, Nevada
C/O Carson City Board of Commissioners
2621 Northgate Lane
Carson City, Nevada 89701

Name: Heroes Memorial Building
Nevada State Supreme Court Building
State of Nevada
C/O Department of General Services
Blasdel Building, Room 104
Carson City, Nevada 89710

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The three buildings encompassed by this amendment to the Thematic Nomination of the Architecture of Frederick J. DeLongchamps are intact examples of the architect's public work in the Nevada State Capitol. The Ormsby County Courthouse (1920-1922), the Heroes Memorial Building (1920-1922) and the Nevada State Supreme Court Building (1935-36) form a unified governmental complex located on Carson City's main street opposite the Nevada State Capitol. All three structures retain their original governmental use. The Ormsby County Courthouse has served as the Carson City Courthouse since the abolition of Ormsby County in 1969 and the establishment of Carson as an independent municipality. The Nevada State Supreme Court building has served as such since its construction while the Heroe's Memorial Building has housed the offices of the Nevada Attorney General since shortly after its construction.

The structures included in this nomination were documented as part of an on going project to identify and nominate buildings designed by prominent Nevada architect, Frederick J. DeLongchamps. During DeLongchamps career (1907-1965), the architect and his firm were responsible for over 500 designs for a range of public, commercial and residential buildings in a variety of styles and economic programs. The Carson City complex exemplified DeLongchamps' public architecture during the 1920's and 1930's. The structures are sited on a landscaped city block oriented towards the Nevada State Capitol and Carson City's main commercial artery, Carson Street.

The Ormsby County Courthouse and the Heroes' Memorial Building were built from identical designs developed while DeLongchamps served as Nevada State Architect (1919-1921). The structures are located parallel to one another and flank the Nevada Supreme Court Building. The three buildings form an open landscaped court focusing upon an ornate fountain given to Carson City in 1909 by the National Humane Alliance. Originally the fountain was sited where the Supreme Court building now stands. It was moved to make way for construction in 1935 and has been at its present location since then. The granite fountain is of particular interest since it provides access to water for both horses and dogs and smaller animals. The Ormsby County Courthouse and Heroes' Memorial Building are monumental, Neo-Classical style structures constructed in coursed sandstone and rise two-stories to shallow hipped roofs clad in standing seam tin. The symmetrical, nine-bay, buildings are dominated by central, pedimented porticos which rise the height of the structures. The porticos are reached by way of open, masonry stairs which form a podium for the porticos' Tuscan-Order columns. The structures' are banded by molded cornices and incorporate one-light-over-one-light windows enframed by simple molded surrounds. Entries are centrally located, double leaf, plate-glass units enframed by simple masonry surrounds topped by a full entablature.

In contrast, the Nevada Supreme Court Building illustrates the influence of the Moderne style on DeLongchamps' public architecture of the 1930's and is similar in design approach to the Reno Post Office (1934) [See Nomination Cover Form.] The Supreme Court Building is a two-story, masonry structure clad in terra cotta. The seven-bay, symmetrical building terminates in a flat roof delineated by a parapet. A single story penthouse corresponds to the projecting central five bays of the principal (E) elevation. The central pavilion is distinguished from the remainder of the structure by an elaborate cornice incorporating deeply incised Greek fret

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National Park Service**

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ornamentation. The central pavilion bays are divided by fluted pilasters lacking bases and capitols. Spandrels are incised with chevrons and stylized sunburst motifs. First story windows are two-light-over-two-light sash with elongated lower lights. Second story windows are two-light. The principal entrance (E) is centrally located and reached by way of an open masonry stair. A concrete, handicapped access ramp was added to the principal elevation c. 1970. This ramp is defined by a pipe railing and does not detract from the overall design of the structure.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES (1920-21) (1935-36) BUILDER/ARCHITECT Frederick J. DeLongchamps

STATEMENT OF SIGNIFICANCE

Criteria: A, C

The three buildings included in this documentation are historically significant for their association with the development of Ormsby County and the state of Nevada. The buildings are also architecturally significant for their quality of design and association with notable Nevada architect, Frederick J. DeLongchamps.

Frederick J. DeLongchamps (1882-1969) maintained an architectural practice in Reno from 1907 to 1965. During his career, DeLongchamps was responsible for the designs for over 500 public, commercial and residential buildings, the majority of which were constructed in his native state of Nevada. (For a detailed discussion of the significance of the architecture of Frederick DeLongchamps please see the Thematic Nomination Cover Form).

DeLongchamps holds the distinction of being Nevada's only State Architect. He was appointed to the position on April 10, 1919 and served until the post was temporarily abolished in 1921. DeLongchamps was reappointed State Architect in 1923 and remained in the post until it was permanently abolished in 1926. While State Architect, DeLongchamps began the development of the governmental complex encompassing the Heroes' Memorial Building, the Nevada Supreme Court Building and the Ormsby County Courthouse. DeLongchamps position as State Architect as well as one of Nevada's few architects practicing in the state during the early twentieth century, strengthened his position as Nevada's most prolific practitioner of public architecture. He was subsequently the most logical choice for the 1935 Supreme Court commission.

The three structures, the Heroes' Memorial Building, the Supreme Court and the Ormsby County Courthouse, dramatically illustrate the evolution of the architect's public architecture between the 1920's and 1930's. While the twin Heroes' Memorial Building and the Ormsby County Courthouse are monumental, Neo-Classical style designs, the Supreme Court Building is a compatible, distinctively Moderne design. Through the use of similar scales, proportion and materials the three structures are unified in a cohesive complex.

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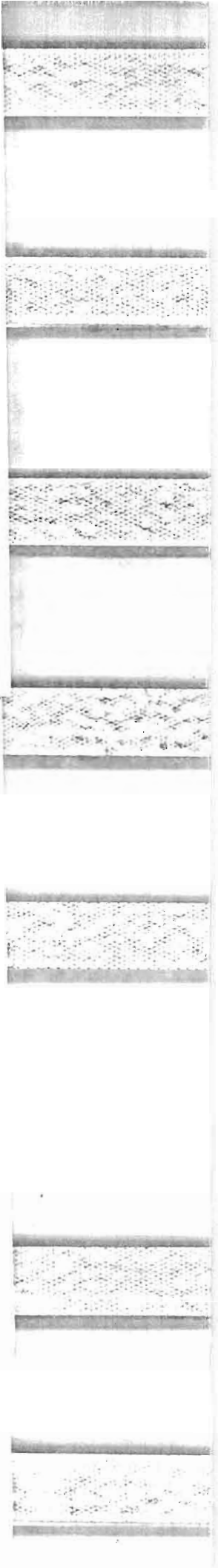
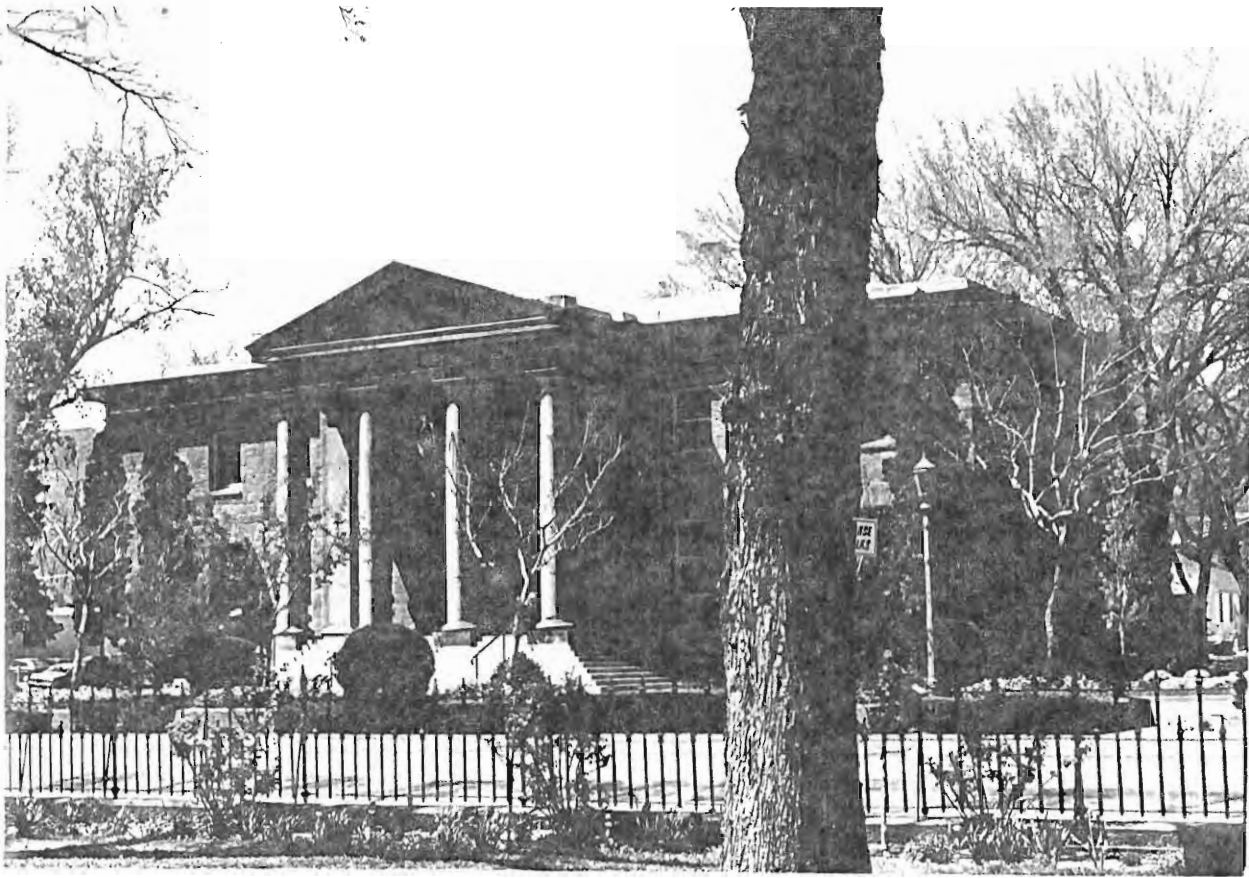
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In addition to their architectural significance, the three buildings share historical associations with the development of Carson City and the state of Nevada.

The Ormsby County Courthouse has served as the local administrative center for the community since its construction in 1920. The building replaced a 1860 hotel adapted in that decade as a courthouse by the county.

The Supreme Court building has housed the highest court in the State since its construction in 1935. In that year, the Nevada Supreme Court moved from its single room quarters in the State Capitol building across the street. The original Supreme Court room in the Capitol is intact and used for meetings.

The Heroes' Memorial building provides office space for the Attorney General. Originally designed to house general state offices, the structure has been used by the Attorney General since the late 1930's.



A Guide to the Frederic J. DeLongchamps Architecture Records

Overview

Title:	Frederic J. DeLongchamps Architecture Records
Creator(s):	DeLongchamps, Frederic Joseph, 1882-1969
Collection Number:	NC1215
Dates (inclusive):	1899-1962
Physical Extent:	0.01 cubic feet (14 boxes and drawings for 550 projects)
Preferred Citation:	Frederic J. DeLongchamps architecture records, NC1215. Special Collections, University Libraries, University of Nevada, Reno
Repository:	University of Nevada, Reno. Special Collections Department
Permanent Link:	http://dewey.library.unr.edu/xtf/view?docId=ead/NC1215-ead.xml

Biographical Note

Frederic J. DeLongchamps was born Frederic Joseph DeLonchant in Reno, Nevada on January 2, 1882. He attended Washoe County schools and graduated from the University of Nevada in 1904 with a degree in mining engineering.

He was employed as a mining engineer and draftsman in Inyo County, California before he embarked on a career in architecture. DeLongchamps spent a short time in San Francisco where he may have apprenticed, but he entered the architectural profession with no extensive formal training. He returned to Nevada in 1907 and formed a partnership with Ira W. Tesch which lasted for two years. From 1909 to 1938, DeLongchamps maintained his own firm and became one of Nevada's most prolific architects. He designed both private and public buildings including nine county courthouses in Nevada and California. He was awarded the contract to design the Nevada Buildings for the Panama Pacific International Exposition in San Francisco in 1915, winning a silver medal for his work.

DeLongchamps was appointed Nevada State Architect in 1919 and was the only person to hold the position, which was abolished in 1926. During this time, he designed many state buildings.

In 1939, George L. F. O'Brien joined DeLongchamps in partnership in Reno, and Hewitt Wells added his name to the association in 1962. The architectural firm of DeLongchamps, O'Brien and Wells continued to design buildings, mainly in the Reno area, into the 1960s.

Frederic J. DeLongchamps remained active in mining engineering throughout his life and was also involved in many community service organizations. In 1966, he was awarded the

Distinguished Service Award by the University of Nevada, Reno. He died in Reno, Nevada on February 11, 1969.

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Scope and Content

The Frederic J. DeLongchamps collection of architectural drawings and accompanying papers was acquired by the University of Nevada, Reno in 1978 from Hewitt C. Wells, DeLongchamps' partner and successor in the architectural firm of DeLongchamps, O' Brien and Wells. The drawings, dating from 1899 to 1962, were rolled and stored in approximately 250 cardboard tubes. Accompanying specifications and documents relating to the drawings were stored in separate boxes.

In 1983, the Special Collections Department at the University of Nevada, Reno received a grant from the Nevada State Historic Preservation Office to arrange and catalog the drawings and architectural records. The drawings were humidified, flattened and placed in map folders. They are stored flat on metal shelves in the Special Collections Department. Each of the approximately 550 DeLongchamps projects has been given a record number. These were assigned chronologically, with earliest projects having the lowest numbers. Drawings within each project are numbered from earliest to latest and include preliminary drawings, sketches, presentation drawings, working drawings and shop drawings. Each drawing is identified with a record number and a drawing number. Although projects containing many drawings are stored in several folders, no more than one architectural project is contained in a single folder. The drawings are arranged by record number in numerical order on the shelves.

The DeLongchamps drawings have been cataloged using MARC (machine readable catalog) format. Computer printout catalogs for the collection have been produced and are available in the Special Collections Department at the University of Nevada Reno, Library. Information for each record includes building name, architect, architectural firm, project location, client name, date of drawings (an asterisk after date indicates that the date does not appear on the drawings and was taken from another source), building type and description (includes architectural style), number and type of drawings, and record number. Drawings may be accessed in the catalogs by building name, location, client, description (style), date and record number.

Specifications exist for some but not all of the DeLongchamps architectural projects. These, and accompanying documents, are stored in 14 boxes on the Special Collection Department shelves. Record numbers assigned to the architectural drawings also apply to corresponding specifications and documents. Record numbers for the drawings are preceded with NAA 1 and for the specifications, NC1215. Drawings by other architects included in the DeLongchamps collection, appear in the printout by building name. Specifications for these drawings can be found in box 14 along with specifications having no accompanying drawings. These drawings and specifications have not been assigned a record number. A small collection of photographs were transferred to the photo archives and printed material transferred into the Special Collections or general stacks.

Restrictions

Collection is open for research. Materials must be used on-site; advance notice suggested. Access to parts of this collection may be restricted under provisions of state or federal law.

Separated Materials

Photographs have been transferred to the Special Collections Department photo archive as collection number UNRS-P1989-09

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Arrangement

- Drawings arranged chronologically; specifications arranged by project number.

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Note

See department for guide.

Index Terms

This collection is indexed under the following headings in the online catalog of the University Libraries, University of Nevada, Reno. Researchers wishing to find related materials are encouraged to use the following index terms:

People:

- [O'Brien, George L. F.](#)
- [Wells, Hewitt C.](#)

Subjects:

- [Architects--Nevada](#)
- [Architecture--California](#)
- [Architecture--Nevada](#)

Geographic Locations:

- [Reno \(Nev.\)](#)

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Administrative Information

Collection processed by staffFinding aid prepared by staffThis finding aid was produced using the Archivists' Toolkit on July 26, 2016.

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Detailed Description of the Records

Series 1: Architectural Drawings, NAA 1

See department for guide.

Series 2: Specifications and Documents

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Washoe County Courthouse

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Nevada State Penitentiary

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YMCA

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Clark County Courthouse

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Fallon Public School Building
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Modoc County Courthouse
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25
Battle Mountain Public School
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Minden Hotel
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Humphrey Supply Company Building
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Mary Lee Nichols School
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Nevada State Prison Buildings Cell Block
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Nevada State School of Industry Hospital and Cottage
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Specifications/No Drawings

This box contains un-numbered specifications and includes specifications for projects for which there are no drawings in the collection; specifications for jobs executed by other architects; and United States Government specifications.

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14	War Housing Project, Sparks
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15	Printed material and photographs of F.J. Delongchamps.

This box contains printed material and photographs donated by Galen deLongchamps, 1984. Included are Persons In The Foreground by Boyd Moore containing a biographical sketch of F.J. Delongchamps; The Artemisia 1904; F.J. Delongchamps photograph portfolio; photographs of the construction of the Washoe County Courthouse, 1910; news clips.

Nevada

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Front Cover: Frederic DeLongchamps submitted this initial sketch of the Riverside Hotel in Reno to George Wingfield in 1926. When it was completed in May 1927, the final version was taller and narrower, but the design elements remained.
(*Nevada Historical Society*)

The Extraordinary Career of Frederic J. DeLongchamps

MELLA ROTHWELL HARMON

INTRODUCTION

In 1924, Frederic DeLongchamps addressed the Reno Delphian Society and offered his philosophy of architecture.¹ "Architecture," he said, "was beautified construction, and its beauty, like personality, is the outward expression of inner excellence."² For more than fifty years, Frederic DeLongchamps practiced his personal philosophy. One cannot discuss Nevada's twentieth-century architectural history without invoking his name. Considered Nevada's pre-eminent architect, DeLongchamps was certainly one of the most prolific. His architectural career began in 1907 and lasted until his retirement in 1965. His collection of papers and architectural drawings housed at the Special Collections Department of the University of Nevada, Reno Library contains records of more than 550 projects ranging from conceptual sketches to complete sets of construction drawings for new buildings and remodels.³ Although his role in our state's architectural history is apparent to modern researchers, DeLongchamps's importance was recognized the year following his retirement when the University of Nevada awarded him the coveted Distinguished Service Award in 1966 (known now as the Distinguished Nevadan Award). Fred DeLongchamps died in Reno in 1969 at the age of eighty-six.

Frederic DeLongchamps was not an academically trained architect; rather, he earned his college degree in mining engineering from the University of Nevada in 1904. The subject of his senior thesis was *Some Geological Data about the Comstock*. His mining experience is evident in the structural designs of his buildings (miners tend to want to prevent entire mountains from falling in on them), but his architectural design acumen came straight from his innate artistic ability. He also learned a great deal about construction from his father Philease (also Felix) Delonchant,⁴ a builder of note in northern Nevada. Although his first job after

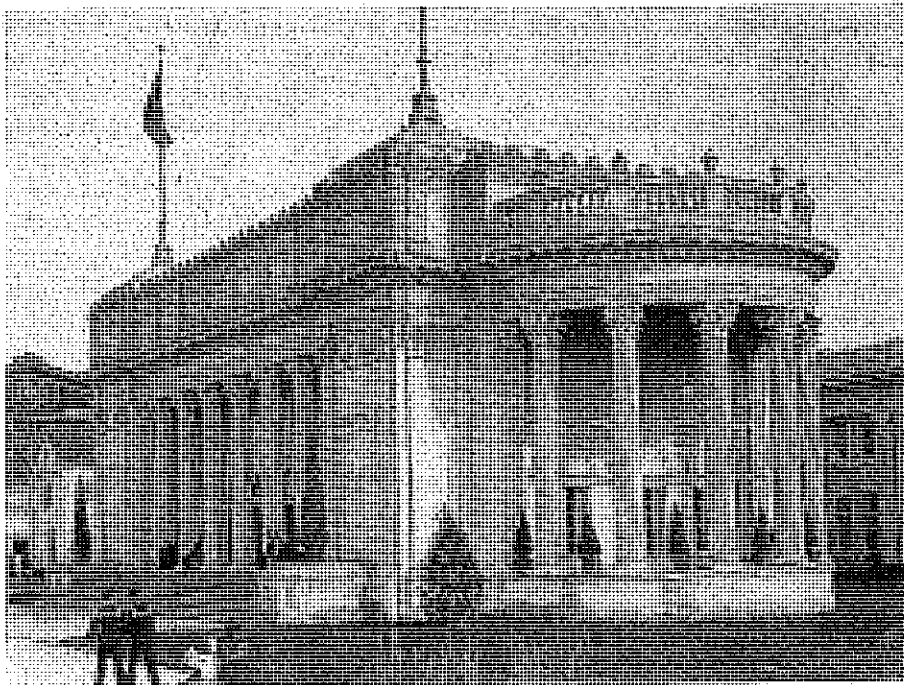
Mella Rothwell Harmon is the curator of history at the Nevada Historical Society, where she also serves as the managing editor of the *Nevada Historical Society Quarterly*. Ms. Harmon holds a bachelor of arts degree in anthropology from the University of California, Berkeley, and a master of science degree in land use planning/historic preservation from the University of Nevada, Reno.

college graduation was as an assistant mining superintendent at a mine east of Lone Pine, in California's Owens Valley, a lung ailment ultimately forced him to give up a full-time mining career. He directed his energies toward architecture, but remained active in the mining business, serving on occasion as a consulting mining engineer. From 1935 to 1936, he was in charge of clearing the Golden Fleece tunnel in the Peavine Mining District north of Reno, and from 1948 to 1952, he was the consulting engineer for the Dayton Consolidated Mines Company at the south end of the Comstock Lode. DeLongchamps owned and operated several mines of his own, including the Majuba Hill Mine in Pershing County, which produced copper, tin, uranium, silver, and gold, and the Talapoosa Mine, located about twenty-five miles northeast of Virginia City, which he operated in later years with his stepson, Galen.⁵

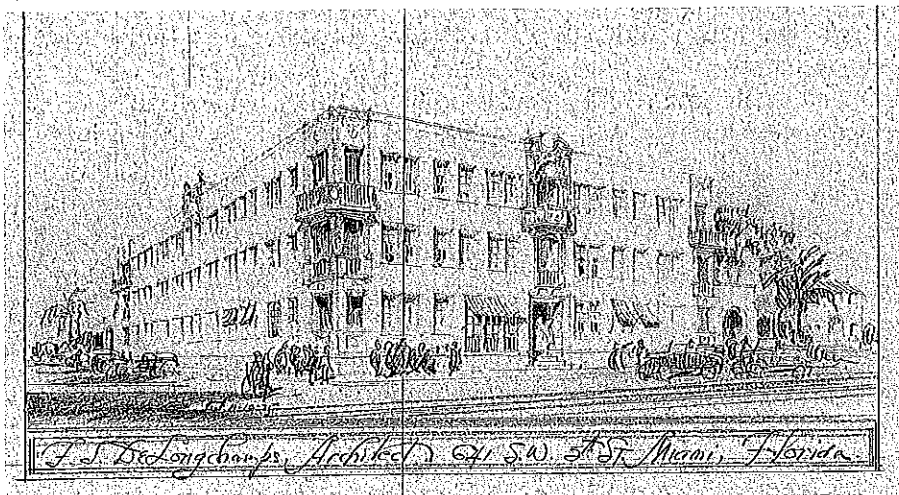
When DeLongchamps's mining job in California ended, he sought work with local architects and had a brief career as a draftsman with the United States Surveyor's Office in Reno. With his native creativity, working knowledge of building construction, and the drafting skills he learned in engineering school, DeLongchamps was well prepared to enter the world of architecture when the opportunity to do so presented itself in 1907. At that time, DeLongchamps established a partnership with Ira W. Tesch, a colleague at the surveyor's office. The firm existed for only two years because Tesch was called home to Denver to deal with family health problems. During the partnership's brief existence, DeLongchamps and Tesch won commissions for thirty buildings.⁶ In 1909, DeLongchamps opened his own firm and associated himself with the builder George Holesworth. His first solo commission was the Washoe County Courthouse (1910), which he won as the result of a design competition. When the project was finished, DeLongchamps left his practice in Holesworth's care and went to San Francisco to gain further experience. Little is known about DeLongchamps's time in San Francisco, although clearly he was exposed to the formality of the *École des Beaux Arts*, the famous school of art and architecture in Paris.⁷ DeLongchamps passed the California architect's licensing examination in March 1911 and was awarded license number 159.⁸ Soon after receiving his license, DeLongchamps opened an office in San Francisco's Monadnock Building, which he kept for many years.⁹ He also maintained offices in Los Angeles and in Miami, Florida.¹⁰ In 1912, he became a member of the American Institute of Architects.¹¹

During the ten years following the Washoe County Courthouse commission, DeLongchamps designed 103 buildings, including the Nevada buildings at the Panama-Pacific International Exposition in San Francisco and the Panama-California Exposition in San Diego in 1915. In keeping with the goals of the expositions' designers, DeLongchamps employed the Classical Revival style for the Panama-Pacific International Exposition and the Spanish Colonial Revival style at the Panama-California Exposition.

Both as an independent architect and later with the assistance of partners, DeLongchamps's firm designed public and private buildings, mostly in Nevada and California. In his collection, however, are two sketches for apartment buildings in Miami, Florida, dated 1925.¹² The two designs were in similar Spanish Colonial Revival styles, but one building was larger than the other, filling an entire



The architectural theme of the 1915 Panama-Pacific Exposition in San Francisco was Classical Revival, which had come into vogue with the World's Columbian Exposition held in Chicago in 1893. DeLongchamps submitted Nevada's entry, the Agriculture and Mining Building, for which he won a silver medal. (*Special Collections Library, University of Nevada, Reno*)



In 1925, DeLongchamps executed three designs for buildings in Miami. This is one of two designs for apartment buildings. The other Miami building was a garage with an inventive automobile storage system. (*Special Collections Library, University of Nevada, Reno*)

block. Honoring Florida's Spanish heritage, the drawings clearly demonstrate DeLongchamps's artistic abilities and sense of context. In 1926, DeLongchamps was working on a garage and hotel project in Miami. The garage was advanced for its day, with a capacity of 1,008 automobiles and a "double-deck spiral ramp system invented by Mr. DeLongchamps."¹³

By 1917, Frederic DeLongchamps's solo architectural firm had become a going concern. In that year alone, DeLongchamps completed plans for twenty-three buildings. These commissions ranged from residences, schools, churches, government buildings, and commercial buildings to a mausoleum.¹⁴ His style palette drew from a variety of period revival styles, and included Classical Revivals, bungalows, and a single American Foursquare.¹⁵ Two school buildings he designed that year followed Mission/Spanish Colonial Revival models, which DeLongchamps knew well from his recent experience at the Panama-California Exposition in San Diego.

In 1919, the state of Nevada recognized DeLongchamps's skill when state engineer James G. Scrugham appointed him Nevada's first state architect.¹⁶ The position was abolished after two years, but was reinstated in 1923 after Scrugham became governor, with DeLongchamps winning reappointment. He held the position until 1926, when the position was abolished again. During this time, DeLongchamps designed a number of state buildings, including the Nevada Industrial School in Elko (1919), the Nevada State Hospital in Sparks (1920), the Heroes Memorial Building in Carson City (1920), and the Nevada State Building in Reno (1926).¹⁷

DeLongchamps also employed draftsmen to help him with his volume of work. In 1916, a young architect from San Francisco joined the DeLongchamps firm. George L. F. O'Brien, who maintained an office in Oakland, had attended the Mark Hopkins Institute of Art and the San Francisco Atelier Beaux Arts Society. O'Brien came to Nevada in possession of sufficient architectural credentials, and DeLongchamps quickly engaged him—if, in fact, his appointment was not prearranged. In the first years of their association, O'Brien helped DeLongchamps with his work load and returned to Oakland when business in Reno slowed.¹⁸ Over the years, the two men developed a satisfactory working relationship, and in 1939, O'Brien became a full partner in the firm of DeLongchamps and O'Brien. In 1962, the firm took a third partner, Hewitt C. Wells, and until DeLongchamps and O'Brien retired in 1965, the firm was known as DeLongchamps, O'Brien, and Wells. Although a competent architect himself, O'Brien served the business end of the partnership, which was needed to keep the firm on a steady course. DeLongchamps had a reputation as a "nice guy" and a "fine man," traits that did not necessarily ensure a profitable business.

In Reno today, discovering a DeLongchamps building is like finding a rare coin among your pocket change. It is not that extant DeLongchamps buildings are especially rare, but the cachet attached to the architect's name immediately identifies the structure as a treasure. But beware the erroneous DeLongchamps attribution. They are as common as that fake Tiffany vase the *Antiques Roadshow* has taught us to watch out for.

NEVADA ARCHITECTS AND ARCHITECTURE IN THE EARLY TWENTIETH CENTURY

What was the state of architecture and the architectural profession in Reno when Fred DeLongchamps entered the scene in 1907? By the dawn of the twentieth century, Nevada had been a state for only thirty-six years and had achieved a population of 42,335. Reno, with 9,141 people, was the largest town. The first decade of the new century brought sizable growth. The 1910 census reported a state population of 81,875 and Reno had grown to a booming 17,434. The growth can be attributed to a number of factors, including the mining boom in Tonopah and Goldfield, and the development of the Reno divorce colony, which by 1909 had achieved the status of "The Nation's New Divorce Headquarters."¹⁹ Whereas, in the previous four decades, the state's architecture befitted its sparsely populated frontier circumstances, and was represented by simple vernacular forms and a variety of Victorian styles ranging from Gothic to Queen Anne,²⁰ the twentieth century promised greater things, requiring architecture that would reflect Nevada's elevated status.

In September 1903, while DeLongchamps was still a university undergraduate, the cornerstone was laid at Reno's Carnegie Library. Andrew Carnegie had pledged \$15,000, following a drawn-out application process. The building, limited in size by budget and population, was not limited in architectural design.²¹ Six architects had responded to the call for plans: Green and Orr of Reno, Fred Schadler of Reno, Mr. Woodard of Reno, E.M. Hoen of Sacramento, William Wythe of San Francisco, and William H. Willcox of San Francisco. Willcox, who was fresh from a Carnegie Library project in Alameda, California, won the commission. Willcox selected for his design a modest version of the Second Renaissance Revival style. Modest though it was, it possessed all the style-defining characteristics, including a rusticated stone base, belt courses suggesting layers, a grand arched entrance with a bracketed pediment, and tall arched windows with keystones.

The intersection of the Truckee River and Virginia Street was important as the town's birthplace. Charles Fuller had built a toll bridge and primitive hotel there in 1859, just as the boom on the Comstock Lode was getting under way and the north-south route that would become Virginia Street was gaining importance. Myron Lake, who is credited with founding Reno, bought out Fuller in 1861 and upgraded the hotel and the bridge. By 1877, Lake's bridge needed to be replaced, and the city built an iron bowstring truss bridge in its place. In 1905, two years after Reno's incorporation, city officials decided that they needed a better bridge for the town's most important section. Young bridge engineer John B. Leonard of San Francisco designed a bridge that used new concrete technology he had invented, and he included architectural details that gave the bridge extra panache.²²

Another new building opened in Reno in 1906. When Harry Gosse purchased the Riverside Hotel, located next door to the county courthouse, in 1896,

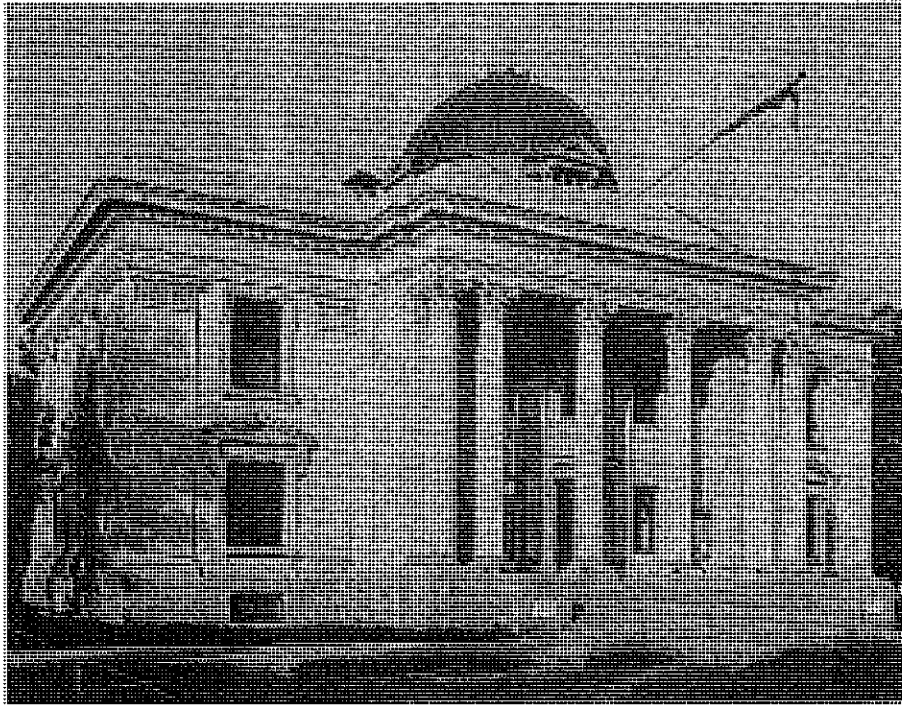
he quickly learned that the town did not offer adequate accommodations to travelers. He planned a lavish brick affair in place of the old wooden structure. Gosse completed his Chateausque version of the Riverside Hotel just in time for Reno's entrée into the national migratory divorce trade.²³ The hotel was H-shaped, with north and south wings running from east to west. The south wing comprised three stories and the north wing four. Centered on the north wing, facing the Truckee River, was an enclosed porch with an open-air patio above. At the northeast and southeast corners were turrets with circular rooms. The name RIVERSIDE, outlined on the roof of the north wing, could be seen from a great distance.

During the first few years of the twentieth century, the University of Nevada was undergoing expansion through the beneficence of Clarence Mackay, the son of Comstock king John Mackay. In 1906, the Mackay family hired the acclaimed New York architecture firm McKim, Mead, and White to design the mining school building. A friend of Clarence Mackay, Sanford White was one of the premier architects in the United States in the late nineteenth century.²⁴ He assigned his principal assistant, the architect William Symmes Richardson, to design the mining building. Richardson's modern yet academically classical Georgian Revival design included the style-defining features of perfect symmetry, balance of scale, and massing with the use of classical details.²⁵ The Mackay Mining School building set the University of Nevada on a building spree that created a campus modeled after Thomas Jefferson's University of Virginia.²⁶

In 1910, the federal government contributed to the sophistication of Reno's architectural landscape. Recognizing the town's remarkable growth during the first decade of the twentieth century, Reno acquired its first federal post office. The two-story Neoclassical building stood across the Truckee River from the Carnegie Library, on the site where the Mapes Hotel would be built thirty-seven years later.²⁷ The building's design came from the Treasury Department's standard plans for federal post offices in communities the size of Reno. Within twenty years, however, the elegant post office building became too small for the growing town, and DeLongchamps's Art Deco federal building replaced it in the 1930s.²⁸

This burst of architectural beautification throughout Reno, plus the economic boom from the southern mining districts, spawned the 1909 contest to select a design for a new county courthouse to replace the nearly forty-year-old building. Local architect Septimus F. Hoole had won the commission for Reno's first courthouse in 1871, soon after the young town had wrested county-seat status from Washoe City. Hoole's Italianate-style courthouse was built on land offered by Myron Lake, who sweetened the deal with an additional \$1,500 in cash to beautify the new building.²⁹

By 1909, the Washoe County Commission was considering a replacement for the courthouse. Having just won the title of Nevada's Divorce Headquarters and Reno's given role as the state's economic, banking, and transportation center, the



The Washoe County Courthouse was the first of nine courthouses commissions for DeLongchamps, seven in Nevada, and two in California. (*Nevada Historical Society*)

city wanted a building that would project an image of prosperity and modernity. Toward that end, the county commission announced a design competition for a new courthouse. Twenty-seven-year-old Fred DeLongchamps's plans won the contest, setting his prolific and productive career in motion.

DeLongchamps's plans, which contained the shell of the first building, were for a Neoclassical building with Beaux Arts features, a style soundly set in the twentieth century.³⁰ The ornate front façade sported a centrally placed two-story portico, the signature element of the Neoclassical style. The plans demonstrated DeLongchamps's innate architectural sensibilities, reflecting the perfect balance of scale, massing, and symmetry pioneered by early Greek and Roman architects. The use of classical elements exhibited DeLongchamps's artistic sense. Elegantly foliated capitals topped the Corinthian columns supporting the portico. The window surrounds were capped with pediments and keystones. A massive ribbed copper dome covered a shallow leaded stained-glass dome over the second-story hallway. The historian Ronald James, author of *Temples of Justice: The County Courthouses of Nevada*, noted that the Washoe County Courthouse was "one of the most *avant-garde* courthouses

ever built in Nevada" and as DeLongchamps's first courthouse, it was also his most ornate. The lavishly decorated courthouse was an apt representation of Reno's importance. Between 1909 and 1921, DeLongchamps designed seven county courthouses in Nevada and two in California.³¹ The Washoe County Courthouse was influential in directing the course of Nevada's architectural history and demonstrating DeLongchamps's maxim of architecture as beautified construction.

Throughout the nineteenth century, few architects who practiced in Nevada called the state their home. Most of the major architect-designed buildings were the work of men from out of state, usually from California, and especially from the San Francisco Bay Area. The fact that Nevada did not have a licensing board for architects until 1949 contributed to the ease with which out-of-town designers could gain commissions in the state. By the twentieth century, bolstered by the success of DeLongchamps and others, local architects gained a foothold, although the connection between Reno and San Francisco architects continues to this day.³² Despite this competition, several architects practiced in Reno early in the twentieth century. Among the ten Reno architects listed in the 1910 census, Frederic DeLongchamps was the youngest by far.³³

An overview of the architects listed in the 1910 census captures something of the situation in the state at the time. The elder statesman of Nevada architecture in 1910, at age sixty-two, was Morrill J. Curtis. M. J. Curtis had apprenticed in architecture for five years with the Saint Louis firm of Mitchell and Brady. His arrival in San Francisco in 1874 started his productive career in California and Nevada. Although his first Nevada commission seems to have been the State Mental Health Institute in Reno (1882), he is probably best known for designing the building coincidentally named Morrill Hall, in 1888, the first University of Nevada building constructed after the university was moved from its original location in Elko in 1885. Curtis's other buildings were the Overland and Golden hotels in Reno, the first Reno City Hall, the White Pine County Courthouse in Ely, several state buildings in Carson City, the Mizpah Hotel in Tonopah, and the Goldfield Hotel in Goldfield.³⁴ When Curtis died on January 25, 1921, his obituary in the *Nevada State Journal* referred to him as one of Reno's founding fathers.³⁵

George E. Holesworth often collaborated with Curtis on building designs. Holesworth, originally from Nova Scotia, Canada, took up the building trade as soon as he arrived in Nevada as a young man. Although not a trained architect, Holesworth developed design skills as his building career progressed. The Tonopah and Goldfield mining booms provided him with ample opportunity to ply his trade. Among others, Holesworth is credited with the design and construction of the John S. Cook Building at Rhyolite. The State Bank and Trust Building in Tonopah is an example of one of Holesworth's collaborations with M. J. Curtis. In Reno, Holesworth designed and built the Majestic Theater and the Jewish synagogue, Temple Emanu-el, on West Street. When DeLongchamps

went to San Francisco for further architectural experience in 1911, he left his practice in Holesworth's able hands.³⁶ Holesworth's final commission was the Platt-Sinai Building on Sierra Street in 1925.³⁷ He died in January 1926 at the age of seventy-one.³⁸

Frederick Schadler was forty-four in 1910. Originally from Gluckstadt, Holstein, Germany, he obtained his architectural training in San Francisco and apparently came to Reno in the 1890s. Schadler was responsible for a number of important buildings in the area, including the Mapes Building (not the hotel and casino, which came later), the Elks Club, the Masonic Temple in Sparks, the Twentieth Century Club, and the Cheney and Herz buildings. His residential commissions included the Bishop house, the Howell house, the Steinmiller house, and the Frank R. Humphrey house, an exquisite example of Mission Revival residential architecture. He also designed his own home, which was built between 1896 and 1897 at 445 South Virginia Street.

Also on Nevada's architectural scene in the first decade of the twentieth century was George Ferris, who was fifty years old at the time of the 1910 census. Ferris, originally from Philadelphia, brought his family to Nevada from San Jose, California, in 1906, after the April earthquake in San Francisco. He had attended Southmore College and spent two years at the Edgemore Iron Works studying structural steel construction, which had come into vogue with the development of the early skyscrapers of the late nineteenth century. Ferris's first high-profile commission in Nevada was the governor's mansion in Carson City in 1909. In Reno the same year, he designed the first of his four schools in the Mission Revival style. Ferris's Spanish Quartet, as the schools became known, included the McKinley Park, Mount Rose, Orvis Ring, and Mary S. Doten schools. Of the four, McKinley and Mount Rose are still standing.³⁹

In 1908, George Ferris's son Lehman, known as Monk, entered the practice while the elder Ferris recovered from an illness. Monk was studying electrical engineering at the University of Nevada, but left school to assist his father. Monk's first architectural projects were executed in 1914, while he worked as an electrical engineer at the McGill Copper Smelting Plant in White Pine County. After World War I, Monk went to work for his father and DeLongchamps, writing specifications.⁴⁰ It will seem that during the first decades of the twentieth century, DeLongchamps touched every Reno architect in one way or another, either as an employee of his firm or through collaborations between firms.

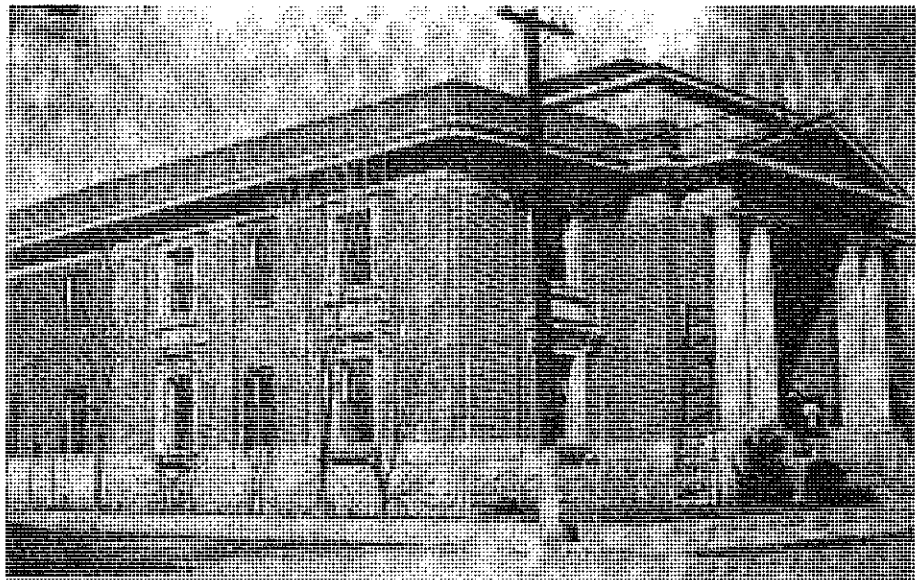
The firm of George Ferris and Son was responsible for a number of buildings in Nevada including the Reno Odd Fellows Building (1929), the exquisitely ornamented Las Vegas High School (1928), high schools in Austin and Eureka, several school buildings in Wells, and an office building in Reno.⁴¹ On his own, Monk Ferris is credited with Reno High School (with Graham Erskine), Proctor Hug and Wooster high schools, the Harolds Club Casino Tower, the original student union and education buildings at the University of Nevada, Reno, the Civic Auditorium and Nevada State Legislature buildings in Carson City, First

National Bank buildings statewide, and National Guard armories in several cities. He also drew the plans for the University of Nevada's first fraternity-built house, which he designed for his own fraternity, Alpha Tau Omega.⁴²

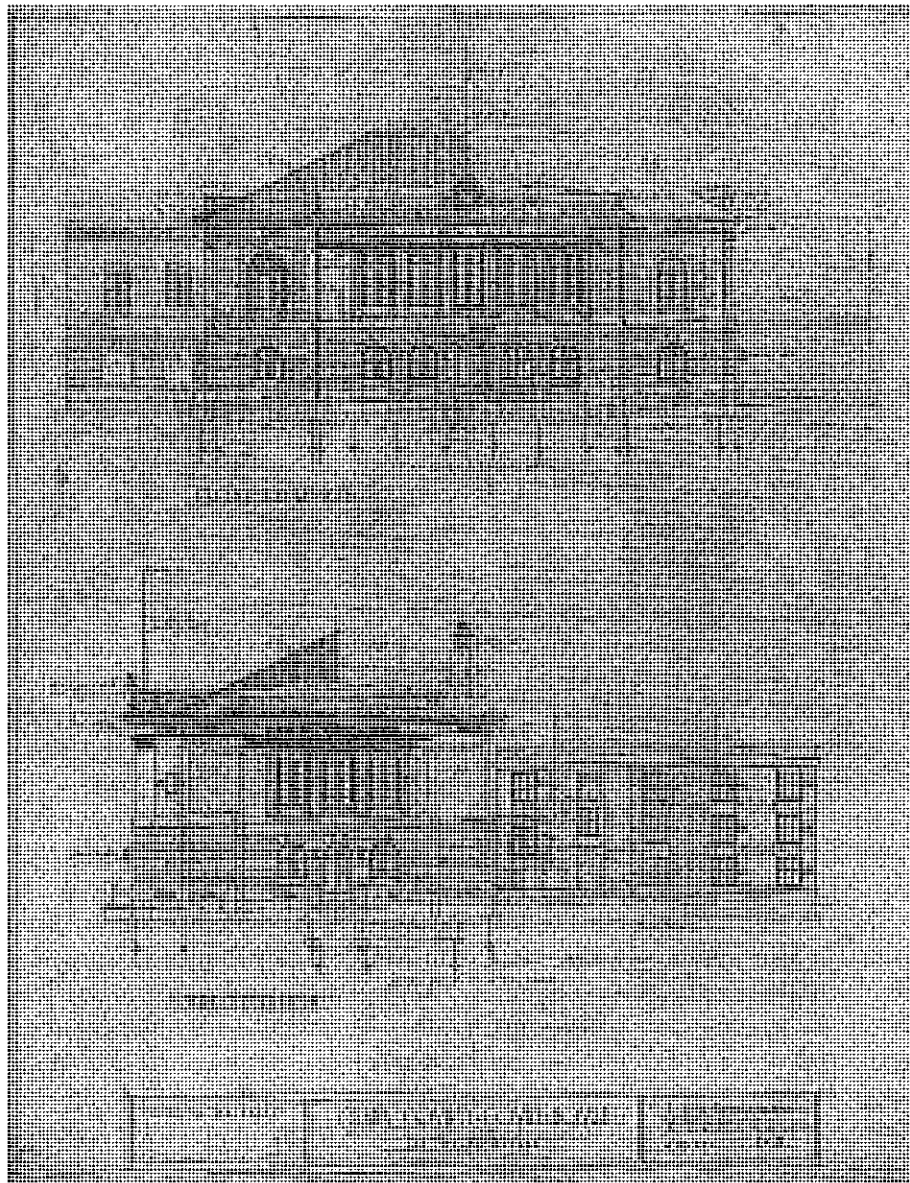
Among these eminent colleagues and within the context of late-nineteenth- and early-twentieth-century architectural styles, DeLongchamps rose to prominence with his courthouse commission. When he returned from San Francisco, having gained practical experience in formal architectural design, his pre-eminent role in Nevada's architectural history was all but ensured.

Another courthouse commission quickly followed for DeLongchamps. The Board of Lyon County Commissioners accepted his design on April 12, 1911. Neoclassical with Beaux Arts details, the building was reminiscent of the Washoe County Courthouse, but with sufficiently distinctive features to make it unique and a source of pride for Yerington, the county seat. Upon the building's opening in April 1912, the *Yerington Times* gushed: "Lyon County has the largest, best built, best furnished and best looking courthouse in the state for the money. Every taxpayer in the county should feel proud of such a building."⁴³

In 1913, DeLongchamps drafted plans for a courthouse for Clark County, which had only been in existence for four years.⁴⁴ His design was a departure from his two previous courthouses, both Neoclassical structures. Las Vegas is the only county seat in Nevada with a Spanish name, which likely inspired DeLongchamps's decision to create a building that anticipated Spanish Colonial



The 1912 Lyon County Courthouse in Yerington is Neoclassical with Beaux Arts details. (Nevada Historical Society)



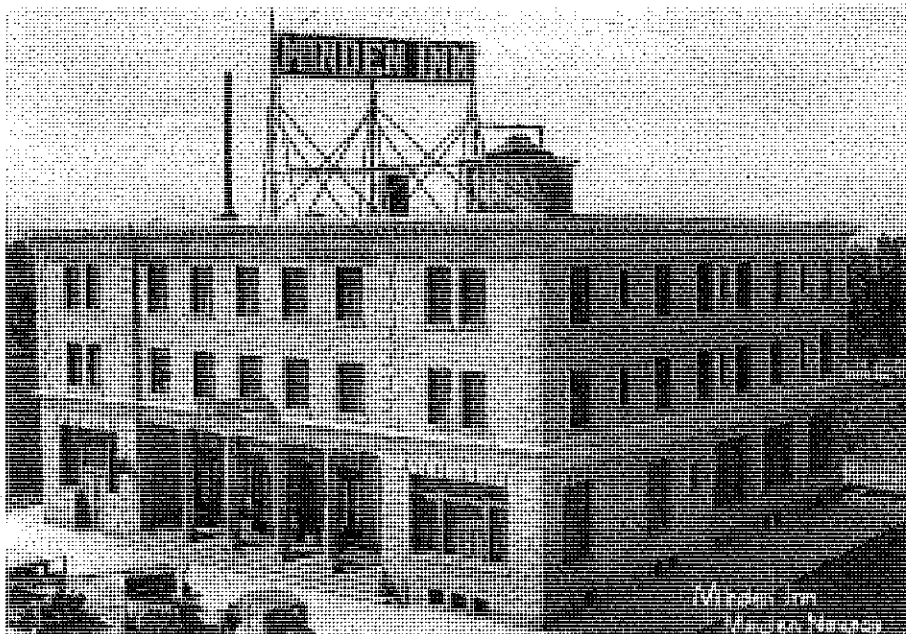
DeLongchamps's design for the Clark County Courthouse was a departure from his two previous Neoclassical courthouses. Las Vegas is the only county seat in Nevada with a Spanish name, which likely inspired DeLongchamps's decision to create a building in the Spanish Colonial Revival style. (*Special Collections Library, University of Nevada, Reno*)

Revival architecture, a style that would not formally debut until 1915. The *Las Vegas Age* commented on DeLongchamps's stylistic motivation in 1913: "The design is founded on the Spanish renaissance which is especially appropriate to this county both by reason of its historical associations, the Vegas Valley having been first explored by the Spaniards, as well as on account of the semi-tropical character of its climate."⁴⁵ Of this courthouse, Ronald James writes: "With this plan, the architect demonstrated his flexibility and his genius for drawing upon local tastes. . . . The Clark County Courthouse represented a synthesis that created a symbol of stability, grace, and authority. At the same time, it pioneered a new regional architecture."⁴⁶

Spanish Colonial Revival architecture officially debuted at the Panama-California Exposition held in San Diego, California, in 1915. As designer, architect Bertram Grosvenor Goodhue, who had written previously on Spanish Colonial architecture, selected the mode as the theme for the exposition.⁴⁷ In 1914, DeLongchamps submitted plans for the Nevada State Building at the San Diego exposition. The plans depict a two-story stucco Spanish Colonial Revival building with a red tile roof. Round arches supported by piers with impost molding formed a one-story arcade across the front of the building.

Concurrent with the Panama-California Exposition in southern California, San Francisco hosted the Panama-Pacific Exposition. This exposition's architectural theme was Classical Revival, which had come into vogue with the World's Columbian Exposition held in Chicago in 1893. The Classical Revival style drew on early Greek and Roman exemplars, especially featuring columns, arches, and pediments. The late-nineteenth- and early-twentieth-century revival manifested itself in monumental two-story porticos, which characterize the Neoclassical variant. Again, DeLongchamps submitted Nevada's entry, the Agriculture and Mining Building. For his efforts, DeLongchamps received a silver medal from the exposition's Board of Consulting Architects for "having planned a structure that far surpasses those of many states."⁴⁸ His award-winning design was for a two-story building having two semi circular porticos with Corinthian columns, arched openings with keystones, a projecting cornice, and enriched entablature topped by a pilastered parapet with cresting and statuary.

Following his success at the two expositions, DeLongchamps's next few commissions for public and commercial buildings were in the Classical Revival and Neoclassical styles. The year 1915 saw another courthouse commission—Douglas County—and buildings for two prominent men. His work on the Douglas County Courthouse brought DeLongchamps into contact with Frederick and Clarence O. Dangberg, who had established the town of Minden, the terminus of the Virginia and Truckee Railroad line, in 1905. Over the next few years, the Dangbergs provided DeLongchamps with a number of commissions, including the Minden Inn, the Minden Butter Company, the Minden Firehouse, the Minden Wool Warehouse, and several buildings on the Dangberg home ranch. Also in 1915, DeLongchamps designed the Neoclassical-style Reno National

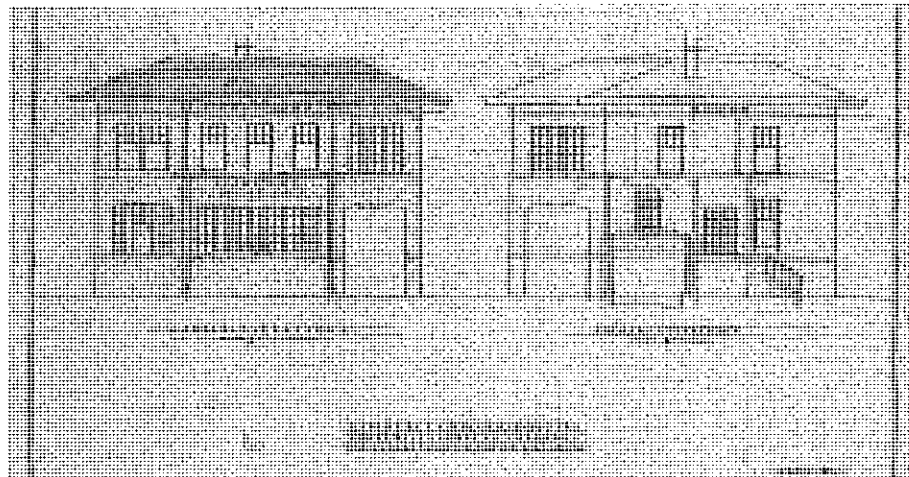


Between 1915 and 1917, DeLongchamps completed a number of commissions in Douglas County. The Minden Inn was completed in 1916 and currently houses several county offices. (*Nevada Historical Society*)

Bank building for powerful businessman George Wingfield. He also designed a remodel of Wingfield's home on Court Street.⁴⁹

For the balance of the decade, DeLongchamps and the other Nevada architects largely stayed with the popular styles of the period: Classical Revival, Neoclassical, and Spanish Eclectic (a variant of Spanish Colonial Revival) for public, commercial buildings, and many residential buildings, with a handful of American Foursquare homes for good measure.

Nationally, one of America's few indigenous styles was experiencing a degree of popularity. A group of Chicago architects that became known as the Prairie School developed the style. Frank Lloyd Wright's earliest works are in this style, and he is the acknowledged master. In Nevada, however, only two examples of Prairie-style buildings are known. The earliest was a residence that Fred Schadler designed in 1911 for John Dangberg. The second was a ranch house that DeLongchamps designed in 1919 for R. L. Douglas, a prominent Fallon businessman, automobile enthusiast, and lover of high-style architecture. His previous Fallon home, apparently designed by Reno architect Ben Leon in 1906, was an elaborate Queen Anne, an anachronistic expression of a late Victorian style. DeLongchamps's Prairie-style residence was a complete departure: low, angular, horizontal lines versus the vertical roundness of the Queen Anne.



DeLongchamps designed a ranch house for R. L. Douglas in 1919. Its most prominent feature is the broad *porte-cochère* that would have accommodated Douglas's love of automobiles. (*Special Collections Library, University of Nevada, Reno*)

The ranch house's most prominent feature is the broad *porte-cochère* that would have accommodated Douglas's love of automobiles. Although it is the only example of Prairie-style architecture in DeLongchamps extensive collection, it nevertheless confirms his versatility and his ability to focus on his clients' needs and tastes.⁵⁰

DeLongchamps ended the second decade of the twentieth century with yet another courthouse commission, this one for Humboldt County. Again employing the Neoclassical style with Beaux Arts influences, the Winnemucca building boasts an exquisite interior that features a sweeping marble staircase, a two-story atrium with Ionic columns, and a leaded-glass ceiling. DeLongchamps had to revise his plans a number of times to keep to his client's budget of \$150,000, but despite the limitations, the courtroom in the Humboldt County Courthouse is considered one of Nevada's grandest.⁵¹

NEVADA'S ARCHITECTURAL SCENE DURING THE 1920s AND 1930s

The 1920s were especially prosperous for Reno. The population grew steadily with the ever-increasing influx of divorce seekers, who, until 1927, had to live in the state for six months to avail themselves of Nevada's quick divorce laws. The divorce trade and the growth of automobile travel spurred a virtual building frenzy. In 1925 alone, construction permits were issued exceeding \$1,430,457. The growth peaked in 1929 when building permits totaled more than \$2 million.⁵² Based on the number of projects represented in the DeLongchamps papers housed at the University of Nevada, Reno, it appears

that the 1920s were the firm's busiest years. George O'Brien, not yet a partner, assisted with the volume of work.

For DeLongchamps, the decade began with two new Nevada courthouse commissions and the commission from George Wingfield for a large hotel in Winnemucca. DeLongchamps's plans for the Ormsby County Courthouse in Carson City were identical to the Neoclassical Heroes Memorial Building he had recently designed in his role as state architect. The twin buildings are located directly across Carson Street from the State Capitol at either end of the block, and, while their exteriors are identical, their interiors are not.⁵³

DeLongchamps's last Nevada courthouse commission was for Pershing County, which had become Nevada's seventeenth county when it split from Humboldt County in 1919 in a dispute over the cost of the Winnemucca courthouse. George Ferris had submitted plans for the Pershing County courthouse, but for unknown reasons they were not used. Instead, the county commissioners asked DeLongchamps to draft a courthouse design. Rumor has it that the commissioners of the young, upstart county asked DeLongchamps to design something that would be different from his previous works. What he submitted, although sporting familiar Neoclassical design elements, was highly imaginative, a circle-over-hexagon plan mimicking the Roman Pantheon. With the nation's only round historic courthouse, Pershing County succeeded in its desire to be unique.⁵⁴



The five-story Humboldt Hotel in Winnemucca, opened to guests on May 9, 1923. The marble for the building came from the American Carrara Marble Company in the town of Carrara, twenty miles from Beatty in southern Nevada. (*North Central Nevada Historical Society, Humboldt County Museum*)

The 1920s introduced several trends in art and architecture that responded to the waning of the Victorian era. One was the Arts and Crafts Movement, which, in addition to reacting to Victorian fussiness with a sense of order and purpose, also sought to reject the dehumanizing effects of the machine age. The signature architectural style of this movement was the homey Craftsman bungalow, which became a ubiquitous symbol of western back-to-nature living. Reno embraced the bungalow with its own red-brick version that was replicated in every neighborhood during the first four decades of the twentieth century.

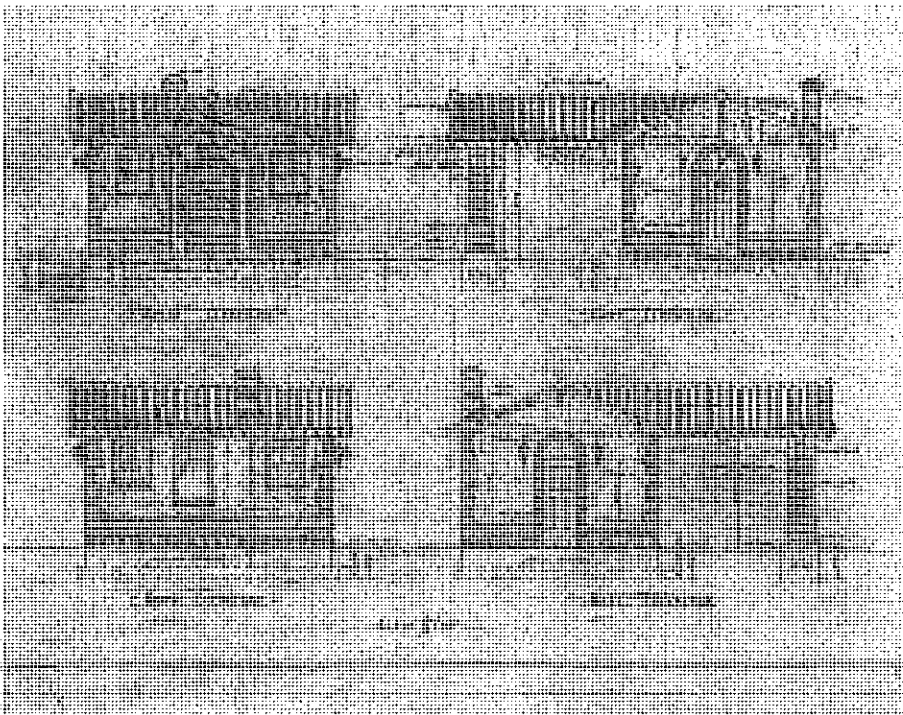
The new superintendent at the Stewart Indian School in Carson City introduced another distinctive variant of Craftsman architecture. In 1923, Frederick Snyder authorized the construction of a new dining hall made of sandstone blocks scavenged from a building in Carson City.⁵⁵ Following the completion of the dining hall, Snyder instituted a building program using colored native stone. His inspiration apparently was a chapel he had seen and admired in Arizona. To heighten the effect of the multi-color stonework, a tuck-pointing mixture of mortar and lampblack was used to outline each rock. Snyder's plans combined the building program for the campus with the school's educational policies by providing hands-on experience in the building trades for the students. Snyder's apprenticeship program integrated an architectural style sensitive to the school's western environment, the principles of the Arts and Crafts movement, and the students' own culture. The mark of Snyder's Native American stonemasons can be seen in a number of buildings off campus, particularly at Lake Tahoe. Snyder's apprentices built his cottage at Zephyr Cove, as well as the large and lavish Whittell estate, which Frederic DeLongchamps designed in 1938.⁵⁶

The other notable architectural response to Victorian styles was the Academic Reaction led by the influential New York firm of McKim, Mead, and White. The approach was marked by "a return to formal, disciplined order and the literal, archaeological adaptation of historical styles that had gone out with the Greek Revival [ca. 1860]."⁵⁷ This brought about renewed interest in historical European designs and a new interest in America's colonial past. The early twentieth century brought a resurgence of a variety of period styles that were "safe and conservative designs." These reflected historical ancestors like the half-timbered manor houses of Tudor England and the country estates of Normandy and Spain. The wealthy were the first to embrace these styles, and they kept prestigious American architectural firms busy. Over the course of several decades, however, these popular revival styles spread to more modest neighborhoods. Regional expressions developed as well, with Dutch Colonial in the East and Spanish Colonial in the West, until the 1920s, when the geographical constraints were broken.⁵⁸

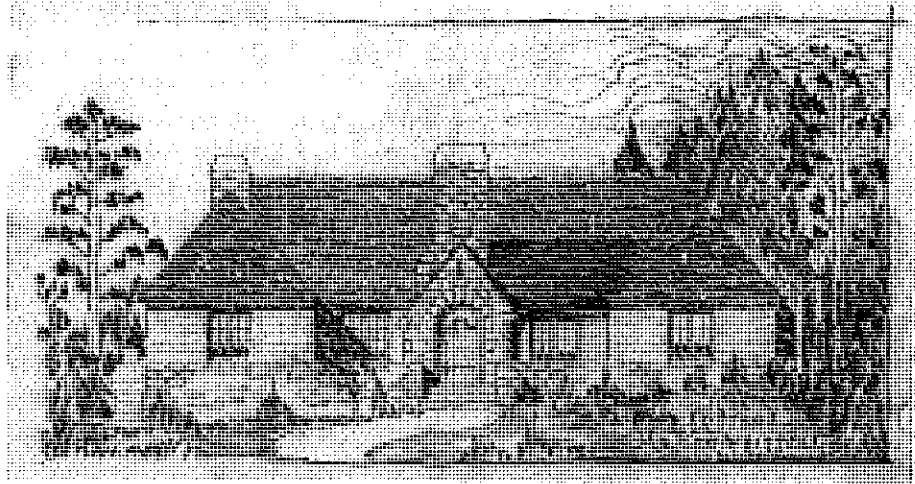
Architectural historians do not universally employ the term period revival when discussing the architecture of this era. John Milnes Baker includes the following as an example of desirable characteristics: "A good common sense livable house should be simple and dignified, but full of charm," and "a wise

use of simple materials and simple forms is another sign of good taste which is rapidly coming into favor. The exterior is so quiet and so simple as to have the charm that goes with all restrained work."⁵⁹

DeLongchamps was especially proficient and prolific in the period revival styles. Ranging from small Resort Rustic cabins at Lake Tahoe to the immense Whittell estate, and the Riverside Hotel, various styles of period revival predominate in DeLongchamps's catalog of the 1920s and 1930s.⁶⁰ Other examples from the 1920s are the Mediterranean-style C. W. West house in Reno (1923), the Renaissance Revival Knights of Pythias hall in Elko (1926-1927), the Bell Telephone building in Reno (1928), and the Mediterranean-style Harrington Petroleum Service Station (1927). The service station was DeLongchamps's second and was located at the corner of Fourth and Lake streets along the Lincoln Highway route through Reno. The 1924 Jenkins Service Station, in the Classical Revival style, was located at 977 South Virginia Street. Both buildings have been demolished.



In addition to this Mediterranean Revival-style gas station, DeLongchamps designed the Jenkins Service Station with Classical Revival influences. (*Special Collections Library, University of Nevada, Reno*)



Wealthy and eccentric, George Whittell, Jr. no doubt tested DeLongchamps's easy-going manner. A number of designs for Whittell's Thunderbird Lodge were prepared before client and architect reached agreement. This is an early conceptual drawing, reflecting a far different design that the final version. (*Special Collections Library, University of Nevada, Reno*)



DeLongchamps's signature period revival building is the Riverside Hotel in Reno. Although architects from several cities around the country sent letters of interest in the project, the commission went to DeLongchamps. (*Nevada Historical Society*)

DeLongchamps's signature period revival building is the Riverside Hotel. In 1922, Gosse's Chateausque Riverside burned down, and the land stood vacant for several years until George Wingfield, who owned several important hotels in Reno and elsewhere, purchased it.⁶¹ Wingfield was politically powerful and foresaw the change in the divorce law that would increase the trade.⁶² When word of Wingfield's plans to build a new Riverside Hotel got out, architects from several cities sent letters of interest, as did DeLongchamps. Apparently, unbeknownst to DeLongchamps, Wingfield had decided to go with a local architect. When San Francisco trade journals identified DeLongchamps as the architect on the Reno project, he wrote to assure Wingfield that he was not the source of the story. He wrote on April 16, 1925,

The sketches and estimates were made entirely at my expense and you are not obligated in any way. If you decide to go ahead with this building, it would give me great pleasure to do the architecture work. I am equipped better than I have ever been before to turn out your work in the best possible manner. I am very anxious to be of service to you, knowing that you will be pleased with the results.⁶³

Construction on the Riverside Hotel began in 1926. Photographs taken during the course of construction show the structural stability of the building. When construction was completed in May 1927—in time to take advantage of Nevada's liberalized divorce law—it was clear that George Wingfield had chosen the right architect. The red brick building with vaguely Gothic terra-cotta details was an elegant addition to Reno's most significant part of town—where Virginia Street crossed the Truckee River. The three structures on the west side of Virginia Street—the bridge, the Riverside Hotel, and the Courthouse—would become icons of Reno's divorce trade and the subjects of novels, Hollywood films, and scores of postcards.⁶⁴

The 1930s introduced a new modern style and three important young members of Nevada's architectural profession. The Art Deco style and its later derivation, Art Moderne, had a national run of popularity generally from 1925 to 1940. The name refers to the *Exposition Internationale des Arts Décoratifs et Industriels Modernes*, which took place in Paris in 1925. Art Deco represented a desire on the part of architects and designers to seek out new forms or modifications of old forms, to express the continually changing character and accelerated tempo of a new age. As modern and radical as the style seemed, it traced its roots to the Beaux Arts tradition, and many architects trained in this school turned their sights to a new language of design after 1925.⁶⁵

Willis Church was the son of the noted University of Nevada classics professor (and father of the Nevada snow survey) James E. Church. A 1923 graduate of the university, Willis enrolled in the prestigious architecture school at the University of Pennsylvania, where he counted among his fellow students Louis

Kahn, who became a well-known Philadelphia architect. In the 1920s, Penn's architecture school followed the Beaux Arts tradition, but by the early 1930s, when Church and his colleagues had moved on to graduate school, the young architects found themselves influenced by the Paris exposition and were inclined to challenge previous styles and architects. Also influenced by the economic exigencies of the Great Depression that had begun in 1929, Willis explained his new thinking in a January 12, 1932, letter to his father:

There are a number of us here [University of Pennsylvania], both designers and engineers, who feel that architecture today is of necessity becoming more and more unified and standardized and that it will continue to do so. We feel certain that the old time Beaux Art plan & the pseudo-classic elevation such as the Reno Court House, Reno National Bank, and the University buildings will go—that such things having a so called true style will go. The old line architects and their non-thinking students are on the wrong track.⁶⁶



RENO NATIONAL BANK
RENO, NEVADA

DeLongchamps designed the Reno National Bank for George Wingfield, one of Nevada's most powerful men. The bank displays DeLongchamps's artistic abilities through his use of allegorical figures and classical details. (*Special Collections Library, University of Nevada, Reno*)

Willis Church earned his master of architecture degree in February 1934 and returned home to Reno. His first design was for the Nevada Art Gallery in Reno, planned for a hillside site on University Terrace. His second was the Sixth Street School in Hawthorne. A fine minimalist Art Moderne structure, the school was Church's only known completed commission in Nevada.⁶⁷

Russell Mills came to Reno in 1927 from the San Francisco Bay Area. From 1913 to 1915, he had been enrolled at the University of California in Berkeley, where he undoubtedly had been exposed to the architects of the First Bay Tradition who were practicing and teaching in the Berkeley area when Mills was a student. From 1927 until about 1935, Mills was the chief draftsman for DeLongchamps's firm. Apparently, DeLongchamps held him in high esteem, since Mills served as vice-president of the firm during 1932-1933. Mills opened his own architecture and engineering firm in 1936, which he operated until his death in 1959.

Mills brought to Reno a whimsical approach to architectural design. Two of his premier designs are a Swiss Chalet house on the Jobs Peak Ranch above Genoa (1936-1937) and the Hart House, an Oriental Revival structure in Reno (1938). Both of these are storybook enchanting and unique in the region. Mills was also adept at Art Deco and Art Moderne, with 1940s examples such as the Sparks City Hall and Firehouse (1940), the Vocational-Agricultural Building in Lovelock (1941), and the Veterans Memorial School in Reno (1949).⁶⁸

Edward Shier Parsons moved to Reno with his aunt and guardian in 1922. While he was a student at Reno High School, Dr. Effie Mona Mack noted his mechanical drawing skills and suggested that he consider a career in architecture. After high school graduation in 1924, Parsons enrolled in the University of Pennsylvania's architecture school, where he was influenced by Beaux Arts, the modern styles that so intrigued Willis Church, as well as by the architecture of Pennsylvania. Upon graduating in 1931, he was unable to find a job in Philadelphia because of the Depression. He returned to Reno and went to work for Frederic DeLongchamps, for whom he had worked during the summers, helping to complete the plans for the federal post office. By the end of the decade, Parsons had opened his own office, doing all of his own drafting, and went on to a long and prolific career. The Special Collections Library at the University of Nevada, Reno houses his collection of 605 architectural drawings.⁶⁸

Held up as an example of old-line architects, DeLongchamps nevertheless demonstrated his ability to keep pace with the new crop of young practitioners. In 1933, at the age of fifty-one, DeLongchamps produced several designs in the Art Deco and Art Moderne styles.⁷⁰ What is likely Nevada's most beautiful and interesting historic building is the downtown post office in Reno, located across Virginia Street from two of DeLongchamps's landmarks, the Washoe County Courthouse and the 1927 Riverside Hotel. The Reno downtown station is Nevada's only example of Art Deco/Art Moderne styling in a federally-constructed post office. Rigidly formal in its symmetry and massing, solid in its



The Reno Downtown Station is Nevada's only example of Art Deco/ Art Moderne styling in federally constructed post offices. At first, the federal government had difficulty accepting DeLongchamps's radical design. Although they felt the design was too plain and modern, DeLongchamps convinced the government representatives that his design was appropriate. (*Nevada Historical Society*)

bulk and material, and monumental in its demeanor, the building conveys the dignity and permanence of the federal government. Although this building, compared with DeLongchamps's earlier designs, is constrained and unfettered by architectural ornamentation, the subtle use of Classical elements and symbolic embellishments straight from the mode of Depression era art demonstrate DeLongchamps's mastery of art in architecture.⁷¹

At first, however, the federal government had difficulty accepting DeLongchamps's radical design. Although they felt the design was too plain and modern, DeLongchamps convinced the government representatives that his design was appropriate. After his retirement, DeLongchamps reported that following the conference, "They accepted the design without change. It still has a fitting appearance today. There are a lot of things to consider in best design."⁷² Indeed, in DeLongchamps's long career, he demonstrated his thoughtful consideration of best design in all of his plans.

In 1935, DeLongchamps undertook another government project. The Nevada Supreme Court and State Library Building in Carson City was a project of the Public Works Administration, one of President Franklin Roosevelt's New Deal agencies.⁷³

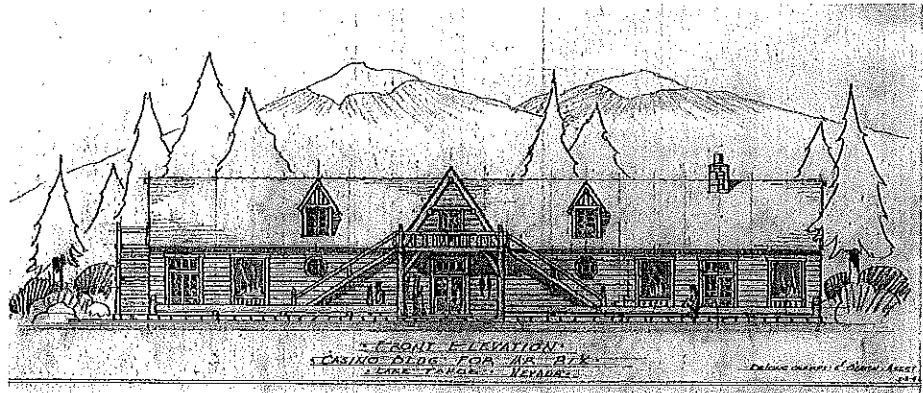
For the Supreme Court building, DeLongchamps employed materials and Classical design elements similar to those used for the post office, with the over-all appearance reflecting Art Deco sensibilities. The Supreme Court building stands between DeLongchamps's 1920s Heroes Memorial Building and the Ormsby County Courthouse. This block, located across the street from the State Capitol, demonstrates DeLongchamps's grasp of academic architectural principles by working ancient classical elements in old and new ways with equal aplomb.

Reno architecture of the 1930s cannot be discussed without mentioning the work of the Los Angeles architect Paul Revere Williams. Williams, an African American who had earned the title "architect to the stars" by the 1930s, had worked hard to overcome racism in a profession dominated by whites, both practitioners and clients. How and exactly when Williams came to Reno remains a mystery. A newcomer to the city (of whom there were many in Reno at the time) most likely brought him to town. Mrs. Luella Garvey and Dr. Raphael Herman are possible candidates. E. L. Cord, for whom Williams had designed a home in Los Angeles, has been suspected of being Williams's Reno sponsor, but Cord did not come to Reno until the late 1930s. At any rate, either Dr. Herman's house at Rancho San Rafael or Mrs. Garvey's house on California Avenue was Williams's first Reno commission, in 1933.⁷⁴

During the time Williams worked in Reno, the town did not welcome racial minorities, and Williams experienced discrimination and often had difficulty getting paid for his work. Despite these unfavorable conditions, Williams made a significant contribution to Nevada's architectural history through at least fifteen commissions throughout the state. In Reno, his best known buildings are the Garvey house, the Loomis Apartments (1939), the First Church of Christ, Scientist (1939), and the El Reno Housing Project (1939). In southern Nevada, he designed E. L. Cord's ranch in Silver Peak (1940); Carver Park, the black housing project associated with Basic Magnesium, Inc., in Henderson (1942); and the La Concha Motel in Las Vegas (1950s), the subject of a recent successful preservation effort.⁷⁵

THE 1940s TO RETIREMENT

From 1940 until the end of World War II, little in the way of construction went on in northern Nevada. Materials and construction workers were scarce, both resources being taken up by the war effort. When the war ended in 1945, however, commissions came flooding into the architectural firms. In 1931, the Nevada legislature had re-legalized gambling, but it was not until after the war that gambling began to attract the average American, creating Nevada's unique tourism industry. This change was spurred in part by the innovative Harolds Club or Bust advertising campaign of the Smith family (owners of Harolds Club) and Tom Wilson's advertising agency, as well as by the influx of casino

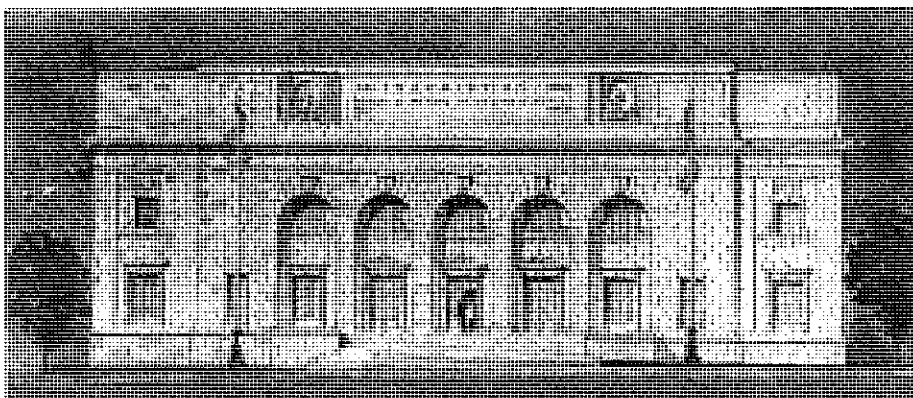


Mr. Rix casino was never built, but DeLongchamps's Resort Rustic design sought to complement the natural alpine setting of Lake Tahoe. (*Special Collections Library, University of Nevada, Reno*)

operators into Las Vegas. As a result, gambling houses changed from smoke-filled rooms to lavish hotel/casino resorts. In 1945 and 1946, DeLongchamps's firm was commissioned to prepare drawings for two gaming properties at Lake Tahoe. The first was Mr. Rix Casino, in the familiar Resort Rustic style of the 1930s. The other, dated 1946, was the Tudor Revival plan for the Normandy Village Hotel and Casino. Both designs were suitable for the alpine landscape of Lake Tahoe. Reno's first foray into modern gaming property was the 1947 Mapes Hotel, an Art Deco structure built on the site of the old post office, with plans prepared by F. H. Slocombe of Oakland before the war.

In 1947, Jeanne Wier, director of the Nevada Historical Society, asked DeLongchamps to prepare plans for a new building to be located at Evans Park, across Ninth Street from the University of Nevada campus on land that the City of Reno had donated to the society. DeLongchamps's designs incorporated space-planning considerations to meet the specific needs of the institution. Working directly with Wier, DeLongchamps created space that would provide the best balance of exhibits, research and library, staff offices, and storage—something the society had never had (and apparently never would). The plans for the 2,736-square-foot building show a minimalist Art Deco design with a parapet wall on the front façade, which served a dual purpose as the ceremonial entrance and as a screen for the mechanical equipment on the roof. The building's exterior bears a remarkable resemblance to DeLongchamps's 1933 downtown post office on Mill Street in Reno, and his 1935 Nevada Supreme Court and State Library building in Carson City. Since the Nevada Historical Society suffered from decades of inadequate funding, it is not surprising that DeLongchamps chose to recycle earlier designs for this project that was guaranteed to have a limited budget. In fact, the legislature never approved funding for the building and by 1950 the society was desperately trying to find space to rent. Staff made a plea for permission to lease space in a new wing that DeLongchamps

was designing for the Washoe County Courthouse, but the County Commission denied the request. The society had to resort to remodeling its area in the basement of the Nevada State Building that DeLongchamps had designed for the 1927 Lincoln Highway Exposition. Not until the 1960s was there another opportunity to acquire a new building.⁷⁶

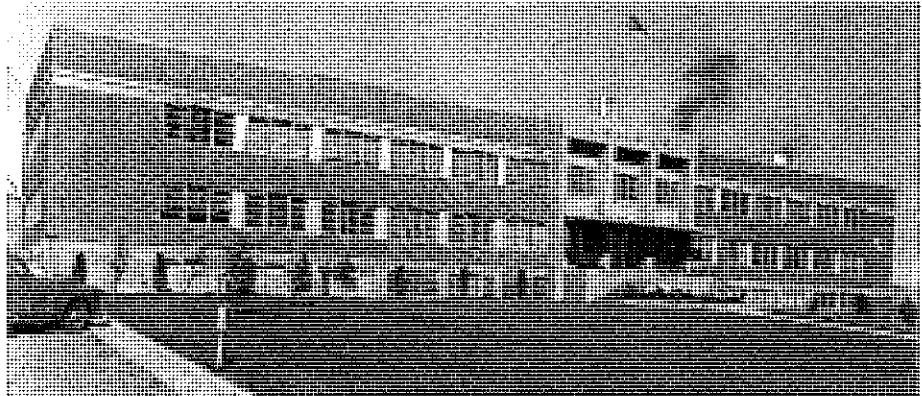


The Nevada State Building was constructed in 1925 for the Transcontinental Highway Exposition, held at Reno's Idlewild Park in 1927. The design was a collaboration between DeLongchamps and the Reno firm of George Ferris and Son. The State Building housed the Nevada Historical Society and exhibits relating to the exposition. The building was demolished to make way for the Pioneer Theater, which was completed in 1968. (*Nevada Historical Society*)

Reno's world-renowned divorce trade brought a new architect to town in 1946. Graham Erskine, who trained in architecture at Columbia University, came from New York to get a divorce and while serving his six-week residency requirement he took a job with Lehman Ferris. Ferris put Erskine to work on the plans for Reno High School, which he completed before returning to New York with his divorce decree in hand. Ferris was impressed with the work and asked Erskine to return and go into practice with him. Besides being instrumental in establishing the Nevada chapter of the American Institute of Architects in 1946, Erskine designed or assisted in the design of numerous buildings in Nevada. Among his best-known works are Hug and Wooster high schools in Reno, the Nevada State Legislature building in Carson City, and Harolds Club Casino.

The end of World War II brought about a change in architecture as American culture embraced the automobile with renewed vigor, and a baby boom stimulated the growth of housing tracts and schools. Influenced by the modernist architects who first made their mark before the war with the International style, the housing tract and the concomitant Ranch-style house gave residential housing and land use a new spin.⁷⁷ In Reno, where the population had topped fifty thousand in 1950, the tourist trade increased, and with it came a proliferation

of motels and roadside eateries, gambling establishments, and architectural styles that differed markedly from those of the pre-war phase. The transitional post-war form was the Minimal Traditional style, which the Ranch-style home supplanted in the early 1950s. Similarly, commercial and municipal architecture reflected the International style's trend toward minimal ornamentation on angular buildings.⁷⁸



The United States Bureau of Mines was founded in 1910, initially to deal with mine disasters. The Bureau's mission was soon expanded to include research and development of new and emerging science and technology in the minerals field. The construction of a USBM building on the University of Nevada campus was testimony to the important role the state and the university played in international minerals research. A DeLongchamps design, the building was constructed in 1952. (*Nevada Historical Society*)

The DeLongchamps catalog of the late 1940s contains entries describing plans for "astylistic," or contemporary buildings. Astylistic presumably means that there are no overt style-defining characteristics by which to categorize the design. In residential buildings, the term contemporary suggests a style that reflected the trend for long, low buildings, with prominent garages (denoting the growing status of the family automobile) and low-pitched roofs with wide eaves. In the nonresidential category, an excellent example of DeLongchamps's ability to excel at new forms is the United States Bureau of Mines building on the University of Nevada campus. The building is low and long, with a flat roof behind a low parapet and horizontal bands of multi-pane casement windows, which add to the building's overall horizontality. The only relief in the flat façade is the shallow projecting entrance bay, covered by a canopy.

As the 1950s progressed, two architects arrived in Reno who would contribute to the local trend toward modernism. Frank Green came to Reno in about 1950 with extensive experience in hotel and motel architecture. Born in Missouri in 1940, Green was a graduate of the University of Southern California architecture school, and an apprentice to H. C. Nickerson. Green opened his own office in Los Angeles in 1931.⁷⁹ In 1945, Green undertook a remodel

of the Hotel El Rancho Sacramento. Like its older cousin, the 1941 El Rancho Vegas (the first resort property on the Las Vegas Strip), the Sacramento property consisted of a series of guest bungalows and a trademark windmill. The El Rancho developer, Thomas Hull, planned, but never built, a Hotel El Rancho Reno, and that project presumably brought Green to Nevada. Until his death in 1976, Green designed, in Nevada and elsewhere, a number of residences and commercial buildings, and a vast array of hotel properties, including Harrah's, the Sparks Nugget, the modernistic Holiday, the Primadonna, a remodel to the Mapes, and a 1950s addition to the Riverside Hotel.⁸⁰

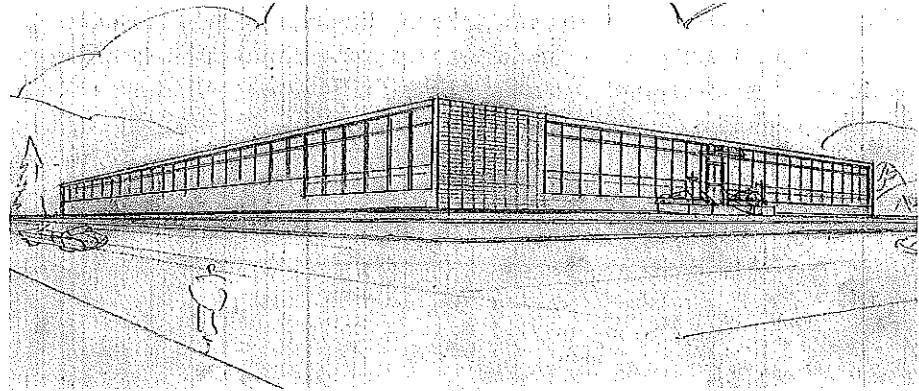
Raymond Hellmann came to Reno in 1951, with a fresh architecture degree from Yale University. Although Hellmann was adept at a wide variety of architectural styles and building types, perhaps his foremost achievement was the 1963 Fleischmann Atmospherium-Planetarium on the University of Nevada, Reno campus. The planetarium's showpiece is its butterfly-shaped roof—a 180-ton concrete-shelled hyperbolic paraboloid supported at only two points. This futuristic style is often called Populuxe, and is characterized by space-age designs that depict motion.⁸¹

In 1968, Hellmann designed a new building for the Nevada Historical Society. The building's exterior design was in the Populuxe mode; made of pre-cast concrete panels, it featured a row of vertically-elongated diamond shapes excised into the concrete, every other one containing glazing. The society's Board of Directors, however, restricted Hellmann to a reproduction of the layout of the space that the society was occupying in the basement of DeLongchamps's State Building, which was being demolished to make way for the Pioneer Theater. To compensate for the limitations placed on the new building, Hellmann's spare industrial design freed up a maximum of interior space.

Hellmann represented a new breed of architect, who urged graceful and tasteful commercial designs. Ray Hellmann died in 1997, leaving as his legacy scores of buildings, including residences, schools, libraries, banks, and casinos.⁸²

In the meantime, Frederic DeLongchamps was keeping pace with the young modernists coming to town. His 1952 Bureau of Mines Building was as competent and current as any other building of its day. Another excellent example of DeLongchamps's versatility is the 1958-1959 Washoe County Health and Welfare Building (now the county coroner's office). The one-story building is long and low, sheathed in brick and porcelain tile. The band of casement windows adds to the building's horizontality. The canopy over the entry is the only projection.

What is most likely DeLongchamps's premier modernist building was demolished in 2002, having been largely unappreciated by the Reno populace. Built in 1959 for the Union Federal Savings and Loan Company on the corner of Sierra and Court streets (directly behind the Washoe County Courthouse), the building's most notable detail was the use of brise soleil, a popular modern architectural element. Examples of the brise soleil in modern architecture began



The Washoe County Health and Welfare Building epitomizes DeLongchamps's interpretation of the International style of architecture that stressed functionalism, emphasized the horizontal aspects of a building, and rejected all non-essential decoration. (*Special Collections Library, University of Nevada, Reno*)

with Le Corbusier and the *Maison locative Ponsik* (1933) in Algiers. Brise soleil systems consist of exterior vertical panels that move with the sun and provide heat or shade to a building's interior. Besides being functional, brise soleil were used in modern architecture as spatial layering related to the modernist concept of the wall as public spectacle.⁸³

Architectural historians have compared the Union Federal Savings and Loan Building in Reno to the United States Embassy building in Pakistan designed by Richard Neutra and Robert Alexander in 1958. Demonstrating that his skill could more than adequately make dramatic shifts in architectural philosophy, with the Union Federal building DeLongchamps proved his relevance as he neared the end of his remarkable career.⁸⁴

With DeLongchamps in the mix, architects experimented in modernism in Reno in the late 1950s and 1960s. Modernism grew out of the Bauhaus School earlier in the twentieth century. Such notable European transplants as Neutra and R. M. Schindler plied their trade in unadorned elemental architecture in southern California beginning in the 1930s, competing with American experimentalists such as Frank Lloyd Wright.

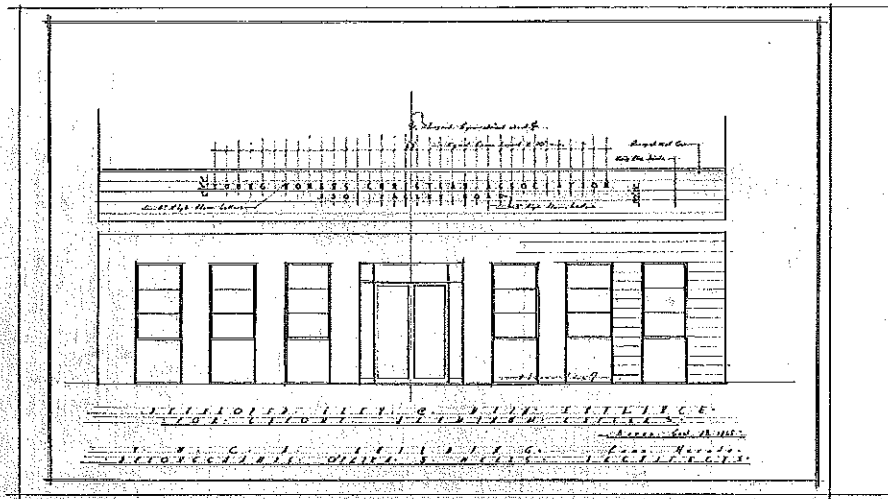
In addition to the works of Green and Hellmann, several modernist architects with international reputations executed commissions in Reno. For example, Neutra contributed to the designs of the Church Fine Arts building on the University of Nevada, Reno, campus and the Centennial Coliseum (now the Reno-Sparks Convention Center), although few of his original building design features are discernible today.⁸⁵ In 1962, Neutra's former partner, Alexander, teamed with local architect David Vhay (and with the assistance of Richard Neutra's son Dion) on the design of the Noble H. Getchell library on the university's campus. Alexander was an architect and city planner, and a graduate of the architecture school at Cornell University. His records and papers, which include

some relating to the Getchell library project, are housed at the Cornell University Library. David Vhay was the son-in-law of the Mount Rushmore sculptor, Gutzon Borglum.⁸⁶ He was also responsible for the National Judicial College building on the Reno campus. The Getchell Library, along with the Fleischmann Planetarium, falls into the general Populuxe category. The library's primary space-age feature is the zigzag roofline, created by folded concrete plates.

Although best known for his work in Las Vegas, Martin Stern, Jr., also contributed to the architectural scene in Reno. Stern, who had moved to Los Angeles in 1930, made a name for himself in the late 1950s designing coffee shops for Eminent Shipman in an architectural style later dubbed Googie by architecture critic and writer Alan Hess.⁸⁷ In Las Vegas, Stern designed the Sahara's first skyscraper, in 1959. In Reno and Lake Tahoe, he designed Harrah's and the MGM Grand. Stern donated his more than six hundred sets of plans and drawings to the library at the University of Nevada, Las Vegas.⁸⁸

In 1962, DeLongchamps, then age eighty, and George O'Brien, at seventy-five, took another partner. Hewitt Wells had graduated summa cum laude from Princeton University with a degree in architecture in 1938. His first job was with Albert Kahn in Detroit, where he was a supervising architect working on war preparedness. After the war, Wells went to San Francisco, where he worked with Masten and Hurd Architects. Wells's most notable building in Reno was begun not long before DeLongchamps and O'Brien retired. He planned the Washoe County Library around a roofed and enclosed garden court. Reading areas and the multi-tier book stacks looked out on the interior garden, which included large trees and a pool. The library's front façade was a large copper and glass screen that reflected the curvilinear plan of the interior court. The library opened on May 13, 1966, and in 1968 Wells received the Industrial Landscape Award from the American Association of Nurserymen for his interior use of hundreds of plants, shrubs, and trees. Wells's other commissions in Nevada include the United States Federal Office Building and Post Office, and the west addition to the Nevada State Museum in Carson City. In Reno, his designs include the Reno City Hall, Clayton Junior High School, an addition to the Washoe County Courthouse, the Ryland Medical Center, and a small office building on First Street.⁸⁹

During the last five years of his career, DeLongchamps completed a handful of plans for remodels and new construction. His new designs were in contemporary styles and included a fraternity house, a firehouse, two residences, and a housing project for the Reno Housing Authority. In 1961, he designed the David Campbell house, a solid example of the Ranch style house that had gained popularity after World War II. What appears to be his last commission was the Reno YWCA building (1964-1965). The plan is for a simple concrete-block building with a flat roof, casement windows, and a central entrance, an unremarkable design during a time of unremarkable and expedient designs.



The YWCA building in Reno was one of DeLongchamps's last commissions before his retirement in 1965. Like most of his later works, it lacked ornamentation and stressed the horizontal aspect of the building. (*Special Collections Library, University of Nevada, Reno*)

THE END OF AN ERA

When Frederic DeLongchamps and George O'Brien retired in 1965, Hewitt Wells continued with the business. In a December 1965 article on the two founders, DeLongchamps acknowledged that staying home was difficult. Despite "getting along in years," he wanted to have something to do. O'Brien said he would spend his time in personal activities and he looked forward to traveling.⁵⁰

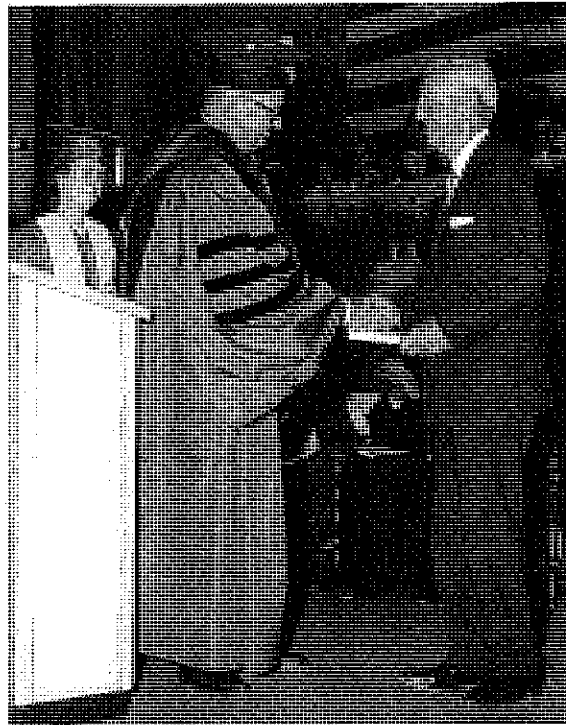
DeLongchamps's architectural career spanned nearly six decades. He prepared innumerable drawings and plans and no doubt consulted on countless other projects. He participated in the establishment of the Nevada State Association of Architects in 1939, and later, the Nevada State Board of Architects. Most of the architects who were entering the field in Nevada during the first half of the twentieth century worked as draftsmen in DeLongchamps's firm, and most of the competing firms collaborated with DeLongchamps and O'Brien at some point.

Frederic DeLongchamps contributed much to Nevada architecture. From his courthouses and commercial buildings to his estates and common homes, DeLongchamps earned the title "Nevada's pre-eminent architect." His competence and aptitude in a wide range of architectural styles were rare and remarkable. There was not an era, trend, or style he could not execute with skill.

DeLongchamps died on February 11, 1969 of a cerebral thrombosis. He was eighty-six years old. Underscoring his importance in Nevada architectural histo-

ry is a June 1915 newspaper article on the expositions going on in San Diego and San Francisco. The *Nevada State Journal* eloquently predicted DeLongchamps's exceptional abilities and importance early in his career:

The architectural advancement in Reno in recent years has been remarkable and due credit should be given such men as Fred J. DeLongchamps, who have by their faithful efforts advanced the standard of building practice and to this quality Mr. DeLongchamps owes his success. He has planned the business blocks and public and private buildings, not only in Reno, but throughout the state. The Washoe County Court House, Lyons [sic] County Court House, Clark County Court House, Modoc County (Calif.) Court House, the Y.M.C.A and the N.C.O.R.R. depot, the Nixon Building at Reno, are examples of his work, and each structure of the group compels attention as the production of an expert who realizes the need of progress and who crystallizes his art and science in a way that arouses admiration.⁹¹



Frederic DeLongchamps was honored with the University of Nevada's Distinguished Nevadan award in 1966. The award was established in 1958 to recognize prominent individuals for their significant achievements contributing to the cultural, economic, scientific, or social advancement of Nevada. (*Special Collections Library, University of Nevada, Reno*)

THE DELONGCHAMPS LEGACY

The list below is contained in a document handwritten by DeLongchamps. The commissions listed are but a part of his enormous body of work.

THE FOLLOWING LIST IS A SELECTED PART OF THE ITEMS THAT
HAVE BEEN COMPLETED DURING THE ACTIVE TIME ⁹²

NO.	NAME	LOCATION	DATE
1	Washoe County Courthouse	Reno, Nevada	1910
2	Wells High School	Wells, Nevada	1914
3	Reno National Bank	Reno, Nevada	1915
4	Douglas County Court House	Minden, Nevada	1915
5	Nevada Exhibit (Agricultural) PPIE	San Francisco, California	1915
6	Library Building U. of N.	Reno, Nevada	1915
7	Minden Fire House	Minden, Nevada	1915
8	Manzanita Hall Lattice U. of N.	Reno, Nevada	1915
9	Minden Hotel Dangberg	Minden, Nevada	1916
10	Dangberg & Res.	Minden, Nevada	1916
11	Humboldt County Court House	Winnemucca, Nevada	1916
12	Mineral County Hospital	Hawthorne, Nevada	1916
13	Mineral County High School	Hawthorne, Nevada	1917
14	Primary School [Mary Lee Nichols]	Sparks, Nevada	1917
15	Mina Grade School	Mina, Nevada	1917
16	Agricultural Building U. of N.	Reno, Nevada	1917
17	Nevada State Penitentiary	Carson, Nevada	1917
18	Ormsby County Court House	Carson, Nevada	1917
19	Ormsby County Jail	Carson, Nevada	1917
20	Lander County Jail	Battle Mountain [Nevada]	1917
21	Baptist Church	Reno, Nevada	1917
22	Orphans Home	Carson City, Nevada	1918
23	Dairy Building U of N	Reno, Nevada	1918
24	Churchill County Bank	Fallon, Nevada	1919
25	Lutheran Church	Reno, Nevada	1919
26	Nevada State Industrial School	Elko, Nevada	1919
27	Grammar School	Lovelock, Nevada	1919
28	Oats Park School	Fallon, Nevada	1920
29	Nevada State Penitentiary	Carson City, Nevada	1920
30	Tonopah High School	Tonopah, Nevada	1922
31	Susanville City Hall	Susanville, Cal.	1923
32	School	Sparks, Nevada	1924
33	Susanville Hotel	Susanville, Cal.	1925
34	Majestic Theater	Reno, Nevada	1925
35	Fraternal Hall	Fallon, Nevada	1926

36	Hunter Theater	Elko, Nevada	1926
37	State Hospital Buildings	Reno, Nevada	1927
38	Lawton Springs	Lawton, Nevada	1927
39	Gardnerville	Gardnerville, Nevada	1928
40	Winnemucca Baptist Church	Winnemucca, Nevada	1929
41	Sparks Library, Washoe County Lib.	Sparks, Nevada	1931
42	Sparks Catholic Church	Sparks, Nevada	1932
43	Riverside Hotel	Reno, Nevada	1926
44	Wadsworth School	Wadsworth, Nevada	1935
45	United States Post Office	Reno, Nevada	1933
46	Supreme Court and Library	Carson City, Nevada	1947*
47	Churchill County Court House	Fallon, Nevada	1947
48	Churchill Public Hospital	Fallon, Nevada	1948
49	Virginia City School	Virginia City, Nevada	1947
50	Hawthorne Schools	Hawthorne, Nevada	1947-48
51	U. S. Bureau of Mines	Reno, Nevada	1953
52	Nevada Industrial Commission	Carson City, Nevada	1958
53	Union Federal Building [UFSL]	Reno, Nevada	1959
54	Washoe County Jail	Reno, Nevada	1959
55	Archie W. Clayton Jr. Hi School	Reno, Nevada	1963
56	Washoe County Library	Reno, Nevada	1962**
57	Engineering Building U of N	Reno, Nevada	1962
58	Nevada State Women's Prison	Carson City, Nevada	1963
59	City Hall	Reno, Nevada	1963**
60	Sparks High School	Sparks, Nevada	1915-'63

* DeLongchamps designed the Supreme Court and Library between 1935 and 1937. The building was built and funded by the federal Public Works Administration.

** Although the courthouse and city hall plans were from the firm, Hewitt Wells is responsible for the design of these two buildings.

NOTES

¹Frederic DeLongchamps's first name often appears as Frederick. In hand-written material at the Special Collections Library at the University of Nevada, Reno, DeLongchamps spells his name Frederic. I chose to follow his lead.

²NAAI, Frederic J. DeLongchamps Collection, Special Collections Library, University of Nevada, Reno (cited hereafter as the DeLongchamps Collection).

³The DeLongchamps Collection is a rich and remarkable resource. It not only provides information on architectural history and DeLongchamps's accomplishments; it reveals the tastes and economic status of communities, businessmen, and homeowners who sought the architect's services and provides a building-by-building look at how towns and cities grow.

⁴The name was spelled Delonchant until 1912, when Exilda and Felix encountered relatives from Montreal who told them the correct spelling of the family name was DeLongchamps. Fred's younger brother, Philip, was also an architect; he married and moved to Sacramento, where he worked for an unknown architectural firm. Philip died of pneumonia in March 1926 at the age of thirty-seven. After being discharged from the Navy after World War I, he served as a draftsman for the state of Nevada and the state of California. Little is known of his architectural commissions.

⁵NC1215/1, DeLongchamps Collection.

⁶To date, the thirty buildings that resulted from the DeLongchamps-Tesch partnership remain unidentified. In fact, DeLongchamps does not mention the partnership at all in his handwritten biography, BC1215/1, DeLongchamps collection.

⁷The term Beaux Arts refers generally to a period of roughly 1885 to 1930, when eclectic styles advocated by Americans who studied at France's École des Beaux-Arts, the era's premier school of architecture, were popular. It specifically refers to classical precedents elaborated by lavish decorative detailing.

⁸"Passed Examinations," *Reno Evening Gazette*, 1 April 1911. Environmental Design Archives, College of Environmental Design, University of California, Berkeley, e-mail communication, Waverly Lowell, Archivist, 27 June 2006. DeLongchamps also received license # C175 in 1935. The reason for this is as yet unknown. California's architecture licensing records are housed at the California State Archives in Sacramento.

⁹The 1911 issue of *Davis' Commercial Encyclopedia of the Pacific Southwest* lists Frederic DeLongchamps as practicing architecture in San Francisco at the time of publication, coming there after having had success in Nevada. His office was at 454 Monadnock Building. Of the young architect, *Davis'* asserts, "Since coming to San Francisco Mr. DeLongchamps has been actively engaged in preparing plans for numerous buildings, and his rapid progress predicts a distinguished future in architecture." The Beaux Arts style Monadnock Building, located at 685 Market Street in San Francisco, was designed by Frederick H. Meyer. The building was under construction when the big earthquake hit in 1906. The structure was so solid the United States Army couldn't destroy it with dynamite when they tried to create a firebreak intended to save the original Palace Hotel. Meyer was responsible for a number of buildings constructed after the earthquake.

¹⁰Little is known of DeLongchamps's California commissions beyond what is included in his architectural collection housed at the Special Collections Library at the University of Nevada, Reno. These include plans for a number of public buildings (schools, courthouses, jails, and hospitals) and a variety of commercial and residential buildings throughout the state.

¹¹Boyd Moore, *Nevadans and Nevada* (San Francisco: H. S. Crocker Company, Inc., 1950), 56.

¹²Whether the Florida apartment house was ever built is unknown. According to Dawn Creamer, assistant supervisor for the Florida Master Site File maintained by the Florida State Historic Preservation Office, a hospital was built at the location in 1962. If the apartment house was built, it was then demolished to make way for the hospital. One also wonders how DeLongchamps came to submit concept drawings for a project in Florida. Although the answer to that question is unknown, one of DeLongchamps's sisters had married and moved to Florida, and was presumably in a position to suggest opportunities to her brother.

¹³"Reno Architect Given Big Job," *Reno Evening Gazette*, 23 March 1926, 6.

¹⁴DeLongchamps's design for the Nixon mausoleum was a Greek temple, with two porticos supported by Doric columns, a full entablature, and low pitch pediment. The frieze consists of triglyphs and metopes with garlands draping the side walls.

¹⁵American Foursquare was an architectural style popularized by pattern books between 1905 and 1925. This building type had four rooms, one in each corner, on one or two floors.

¹⁶The State Architect's office employed a staff of architects, engineers, draftsmen, specification writers, and inspectors. Familiar names appear on the staff list, including George O'Brien, Lehman Ferris, M. J. Curtis, and Fred DeLongchamps's brother Philip. State of Nevada, *Biennial Report of the State Architect, 1919-1920*, Nevada Historical Society, Reno.

¹⁷Mella Rothwell Harnon, "Preserving Our Cultural Heritage," *Nevada Historical Society Quarterly*, 47:1 (Spring 2004), 15-36.

¹⁸"Two Men Who Built Reno Enter Retirement," *Nevada State Journal*, 12 December 1965, 2.

¹⁹*Munsey's Magazine*, October 1909.

²⁰The term vernacular generally refers to buildings constructed without the services of an architect. Vernacular also refers to the common building styles and types of a particular place, imbued with particular local or regional cultural attributes. In contrast, architect-designed buildings are often called high style, following the tendency of certain academic schools that see anything associated with the "folk" as low and common. I have asserted many times that Reno lagged a good ten years behind other towns in its choice of architectural styles. Recent research has revealed that Reno has been unfairly accused of architectural pedestrianism. By 1875, at least well-to-do property owners were engaging architects to design fashionable homes in the most modern styles.

²¹A community had to have a minimum population and the economic where-with-all to maintain a library building in order for Carnegie to finance one. Reno had some difficulty convincing Carnegie that it met the minimum threshold. See Harmon, "Preserving Our Cultural Heritage," 19-20.

²²Sally Still Abbe, "National Register of Historic Places Nomination, Virginia Street Bridge," December 1980. State Historic Preservation Office, Carson City.

²³The Chateausque style, which combines Gothic and Renaissance detailing, was in vogue from about 1880 to 1910. It was popularized in America by the architect Richard Morris Hunt, the first American architect to study at France's École des Beaux-Arts. The pinnacle of the Chateausque style was Hunt's 1895 "Biltmore," George Vanderbilt's North Carolina country house. Virginia McAlester and Lee McAlester. *A Field Guide to American Houses* (New York: Alfred Knopf and Sons, 1990), 373.

²⁴Sanford White is known as much for his sensational death as for his architecture career. Murdered by his mistress' jealous husband, the crime was dramatized in Charles Samuels's 1955 book *The Girl in the Red Velvet Swing*, the E. L. Doctorow book *Ragtime*, and the film of the same name.

²⁵The statue of John Mackay in front of the Mackay School of Mines building was sculpted by Gutzon Borglum of Mount Rushmore fame. Don Fowler, Carol Blumstrom, Phillip I. Earl, Kenneth J. Evans, Valerie R. Firby, Alisa A. Garner, Susan Horton, Robert B. Mann, and Pamela Y. Reed, "National Register of Historic Places Nomination, Mackay School of Mines Building," August 1980, State Historic Preservation Office, Carson City.

²⁶The McKim, Mead, and White architectural firm also designed the landscape plan for the campus. Two architects by the names of Bliss and Farville, who had worked for the New York firm but had recently started their own firm in San Francisco, worked on the landscape design and were supervising architects for the construction of the Mackay School of Mines building. Richard G. White, editor, Bio-Index appendix to the *State Comprehensive Preservation Plan Revised 1991*, State Historic Preservation Office, Carson City. Frederic DeLongchamps made his own contribution to the campus plan with the 1926 renovation of the Mackay School of Mines Building and the design of the Mackay Science Building on the southeast corner of the tree-lined quadrangle.

²⁷Following McAlester and McAlester, Neoclassical is distinguished from Classical Revival by the use of full-height porches or porticos supported by classical columns. Neoclassical had a run of popularity in America from 1895 to 1950.

²⁸H. J. Kolva and Steve Franks, "National Register of Historic Places Nomination, Reno Main Post Office," included in the Thematic Nomination, Post Offices of Nevada, February 1989, State Historic Preservation Office, Carson City. The original post office building was not demolished until 1945. The Mapes Hotel replaced it two years later.

²⁹Italianate, as rendered in Nevada, is a late-Victorian style characterized by low-pitched, often hipped, roofs, wide overhanging eaves supported by decorative brackets; tall, narrow windows; and a square cupola or tower.

³⁰Richard Morris Hunt introduced the Beaux Arts style at the World's Columbian Exposition in Chicago in 1893. McAlester and McAlester, *Field Guide*, 380.

³¹DeLongchamps's two California courthouses were the Modoc County Courthouse in Alturas and the Alpine County Courthouse in Markleeville. Ronald M. James, *Temples of Justice: County Courthouses of Nevada* (Reno: University of Nevada Press, 1994).

³²Richard D. Adkins, *Coming into Its Own: Nevada and the Emergence of its Architectural Profession*, manuscript, Nevada Historical Society, Reno.

³³The 1910 United States Census lists ten Reno men under the professional categories of "architect" and "architecture." In addition, buildings in Nevada (and elsewhere) were also being designed and constructed by a variety of people including builders in a number of trades (carpenters, masons, etc.), engineers, and property owners. Beginning in the mid 1800s and continuing into the early twentieth century, house plans could be selected from a myriad offered in plan books. Also contributing to the architectural landscape were the popular catalog houses shipped to the purchaser in parts on the railroad. Among the popular house catalogs were Sears, Roebuck and Co., Montgomery Ward, and Aladdin.

³⁴The Goldfield Hotel and the Mizpah Hotel are listed in the National Register of Historic Places.

³⁵Richard G. White, Bio-Index, A20-A21.

³⁶"DeLonchant Has Office on Coast," *Nevada State Journal*, 23 May 1911, 8:4 and "DeLongchamps-Holesworth Architects," 4 December 1911.

³⁷John S. Sinai was George Holesworth's son-in-law. *Reno Evening Gazette*, 8 January 1926.

³⁸White, Bio-Index, A41.

³⁹Harmon, "Preserving Our Cultural Heritage," 26-27. In contrast to DeLongchamps, George Ferris discarded his architectural drawings upon the completion of each building he designed.

⁴⁰White, Bio-Index, A-7.

⁴¹The Las Vegas High School was listed in the National Register of Historic Places on September 24, 1986. The Lander County High School in Austin was listed in the National Register of Historic Places on July 20, 2000. While conducting a historic walking tour of the small and verdant nineteenth-century community of Paradise Valley in Humboldt County, the author was pleasantly surprised to happen on a modest Art Deco grade school building (still functioning as a school) dating to the 1930s. The cornerstone attributed the school's design to the architect George Ferris and its construction to a Depression-era federal work program.

⁴²The ATO House was listed in the National Register of Historic Places in 2004. Mella Rothwell Harmon, "National Register of Historic Places Nomination, Alpha Tau Omega Fraternity House," April 2004, State Historic Preservation Office, Carson City.

⁴³James, *Temples of Justice*, 110-112. The cost of constructing county courthouse buildings had long been an issue in Nevada. Several, especially the Esmeralda County courthouse in Hawthorne and the Lincoln County Courthouse in Pioche, had experienced severe cost overruns and charges of misconduct against the architects and builders.

⁴⁴Clark County was created from Lincoln County on July 1, 1909.

⁴⁵James, *Temples of Justice*, 45.

⁴⁶*Ibid.*, 45-46.

⁴⁷McAlester and McAlester, *Field Guide*, 418. The McAlesters prefer the term Spanish Eclectic to Spanish Colonial Revival, since the style draws on broader precedents.

⁴⁸*Nevada State Journal*, 20 June 1915, Supplement, 16.

⁴⁹Reno National Bank was listed in the National Register of Historic Places in August 1986. George Wingfield's residence burned down in 2001.

⁵⁰McAlester and McAlester, *Field Guide*, 440. Julie Nicoletta, *Buildings of Nevada* (New York: Oxford University Press, 2000), 119.

⁵¹James. *Temples of Justice*, 90-91. Lehman Ferris served as construction superintendent on the Humboldt County courthouse project.

⁵²Mella Rothwell Harmon, *Divorce and Economic Opportunity in Reno, Nevada, during the Great Depression*, M.S. thesis, University of Nevada, Reno, 1998.

⁵³James, *Temples of Justice*, 32-35.

⁵⁴*Ibid.*, 126-131.

⁵⁵Sandstone blocks are a ubiquitous building material in Carson City and can be seen on many public buildings. The stones are from the quarry on the State Prison grounds.

⁵⁶Mella Rothwell Harmon, "National Register of Historic Places Nomination, The Field Matron's Cottage, Reno," March 2003, State Historic Preservation Office, Carson City.

⁵⁷Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 176. Archaeological in this context refers to the reproduction of classical styles based on original Greek and Roman models, and therefore historically accurate.

⁵⁸Mella Rothwell Harmon, "National Register of Historic Places Nomination, Greystone Castle, Reno," August 2002. State Historic Preservation Office, Carson City.

⁵⁹John Milnes Baker, *American House Styles* (New York: W. W. Norton and Company, 1994), 118.

⁶⁰The term Resort Rustic refers to a regional style executed at Lake Tahoe and surrounding areas beginning in the early twentieth century. As the automobile opened up the area to visitors and vacationers, summer cabins proliferated. The style incorporates rough-hewn natural materials, especially wood and stone.

⁶¹In addition to others, George Wingfield owned and operated the Golden and Overland hotels in Reno and the Humboldt Hotel in Winnemucca.

⁶²In 1927, the Nevada Legislature shortened the divorce residency requirement to three months.

⁶³NC1, The George Wingfield Papers, Nevada Historical Society, Reno.

⁶⁴The Riverside Hotel was slated for demolition in 1999 to make way for a downtown redevelopment plan. Literally at the eleventh hour, thanks to a white knight in the form of ArtSpace Inc., of Minneapolis, Minnesota, a scheme to save the landmark hotel came together that was accepted by the Reno City Council and the Redevelopment Agency. Through a complex arrangement of grants and loans, the Riverside Hotel was renovated and converted to the Riverside Artists Lofts, providing low-rent housing and studio space for artists in what has developed into Reno's arts and culture district.

⁶⁵Mella Rothwell Harmon, "National Register of Historic Places Nomination, The Sixth Street School, Hawthorne, Nevada," August 1999, State Historic Preservation Office, Carson City.

⁶⁶*Ibid.*

⁶⁷*Ibid.* Willis Church apparently left Reno in the 1930s to live and work in another state, possibly in the San Francisco Bay Area. Although he was described as bright and intense, alcoholism and problems necessitating a stint in the Napa State Hospital prevented him from fulfilling his potential.

⁶⁸Mella Rothwell Harmon, "City of Reno Register of Historic Places Nomination, The Hart House," City of Reno Community Development Department.

⁶⁹Edward S. Parsons, "Charette: The Life of an Architect" (Reno: University of Nevada Oral History Program, 1983).

⁷⁰In 1933, DeLongchamps prepared drawings for the federal post office in Reno (Art Deco), a remodel for the Armanko-Heidtmann Building in Reno (Art Deco), Carson City High School (Art Moderne), and Smith Valley High School (Art Moderne).

⁷¹H. J. Kolva and Steve Franks, "National Register of Historic Places Nomination for Reno Main Post Office," State Historic Preservation Office, Carson City.

⁷²"Two Men Who Built Reno Enter Retirement," *Nevada State Journal*, 12 December 1965, 2.

⁷³The Supreme Court moved into its new quarters from the State Capitol in 1937.

⁷⁴Mella Rothwell Harmon, "National Register of Historic Places Nomination, The Luella Garvey House, Reno," January 2004, State Historic Preservation Office, Carson City.

⁷⁵*Ibid.*

⁷⁶Harmon, "Preserving Our Cultural Heritage," 28-30.

⁷⁷Reno did not wait long after the end of the war to adopt the new trend. Reno's first housing tract was Westfield Village, near Reno High School, in 1946.

⁷⁸McAlester and McAlester, *Field Guide*, 477.

⁷⁹Russell Holmes Fletcher, *Who's Who in California: A Biographical Reference Work of Notable Living Men and Women of California* (Los Angeles: Who's Who Publications Company, 1942-1943), 355.

⁸⁰Frank W. Green Collection, Nevada Historical Society, Reno. The 1955 addition to the Riverside Hotel was demolished in 2000. Longtime Nevada hotel owner Newt Crumley of Elko built the Holiday in 1950. The Holiday was one of the popular hotels in Reno that attracted high-level entertainment to its showroom. It was partially demolished to make way for the Siena Hotel/Casino.

⁸¹Populuxe reflects the optimism, affluence, and mobility of American society during the two decades following the end of World War II. The term was coined by Thomas Hine in his book *Populuxe* (New York: MJF Books, 1999). Nicoletta, *Buildings of Nevada*, 69. Harold Housley, "National Register of Historic Places Nomination, The Fleischmann Atmospherium-Planetarium, Reno," September 1994, State Historic Preservation Office, Carson City. The Fleischmann Planetarium was elevated to National Landmark status in 2006 for its architectural significance.

⁸²Rollan Melton, "Award-winning Reno Architect Hellmann Dies," *Reno Gazette-Journal*, 13 August 1997, 5C.

⁸³Hilary Sample, Princeton University, personal communication, December 2001.

⁸⁴*Ibid.*

⁸⁵Harmon, "Preserving Our Cultural Heritage," 15-36.

⁸⁶Borglum also sculpted the statue of John Mackay that stands in front of the Mackay School of Mines building on the Reno campus.

⁸⁷Googie is related to Populuxe, although if possible, is even more outlandish. Googies was a southern California coffee shop. The architecture of the Bob's Big Boy and the Denny's chain were in the same vein as Googies. Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco: Chronicle Books, 2004).

⁸⁸Myrna Oliver, "Architect Martin Stern, Jr., 84, Dies," *Reno-Gazette-Journal*, 1 August 2001, 3B.

⁸⁹Harmon, "Preserving Our Cultural Heritage," 31-32

⁹⁰"Two Men Who Built Reno Enter Retirement," *Nevada State Journal*, 12 December 1965.

⁹¹*Nevada State Journal*, Supplement, 20 June 1915, 16.

⁹²This list is from a handwritten document entitled "History, Studies, Speeches, Architecture Philosophy and Mining Engineering, By Frederic J. DeLongchamps, Reno, Nevada." The document is presumed to be in DeLongchamps's own hand and is in his manuscript collection (NC1215/1) at the Special Collections Library at the University of Nevada, Reno. The sixty commissions he lists as "a selected part" are but a tenth of the projects represented in his architectural collection (NAA1) at the Special Collections Library. The projects range from concept drawings and plans that never resulted in commissions to a vast number of completed designs.

Frederic Joseph DeLongchamps

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See also

[Index of Architects](#)

Frederic Joseph DeLongchamps, Architect [1882-1969]

DeLongchamps [†] was born 2 June 1882 in Reno. (The original spelling of his last name was DeLonchant. He changed it to DeLongchamps in 1911.) His parents had come to Nevada from Quebec. His father was a builder and was engaged in the logging business near Markleeville, [California](#). DeLongchamps attended the School of Mines at the University of Nevada and graduated in 1904 with a B.S. in mining engineering. In his course of study, he became a good draftsman and published pen and ink drawings in a student publication. After graduation, DeLongchamps worked in Inyo County, California "in charge of development on a mining property" [1]. He was subsequently advised to find easier work for his health and became a draftsman for the United States Surveyor in Reno.

In 1906, DeLongchamps went to [San Francisco](#), apparently around the time of the earthquake and fire. According to Scrugham [1], "by employment as draftsman or in other capacities [he] was associated with several of the outstanding architects of the San Francisco Bay District. This was his apprenticeship, and when in April, 1907, he returned to Reno he established his office as an architect." Efforts to discover the "outstanding architects" with whom DeLongchamps trained have been fruitless following inquiries to the Nevada Board of Architecture, the California Division of Architecture, the American Institute of Architects (San Francisco and [Nevada](#) chapters and the national organization in Washington), and the San Francisco Architectural Club. From 1907 to 1909, DeLongchamps was in partnership with Ira W. Tesch, a colleague from the United States Surveyors office. Together they designed 30 buildings in those years. Throughout his career, DeLongchamps often worked in partnership or in association with others.

While DeLongchamps remained based in Reno, he also maintained offices at different times in San Francisco, Los Angeles, and Miami. To practice in these places, he was licensed in California (#649: 31 March 1911), Nevada [2], and [Florida](#). An incomplete picture of his practice includes an office in the Monadnock Building in San Francisco (where many other architects were based) in 1912; an office in the Underwood Building in San Francisco from 1924 to 1929; and a San Francisco office from 1945- 1960. Little San Francisco area work is known apart from competition entries for the San

Francisco City Hall in 1912 and the State Building in San Francisco Civic Center in 1917 (he was one of eight finalists). He also designed the Nevada Building for the Panama-Pacific International Exposition held in San Francisco in 1915. He received a Silver Medal for the design from the Board of Consulting Architects for "having planned a structure that far surpasses those of many states" [3]. He also did a substantial amount of work in California but most of it was in the Sierras and around Lake Tahoe.

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

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

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

rustic appearance, using local materials.

† Denise Bradley, Landscape Historian, Michael Corbett, Architectural Historian and Tim Kelley, Dames & Moore, *Whittel Estate Historic District, Washoe County, NV*, nomination document, 2000, National Park Service, National Register of Historic Places, Washington, D.C.

1. Scrugham, James K, *Nevada: A Narrative of the Conquest of a Frontier Land*, three volumes. Volume Two, "Biographies." Chicago: American Historical Society, 1935. pp. 234-5.
2. According to DeLongchamp's obituary in the Nevada State Journal, "in 1914, he did take the then new Nevada examination;" according to the Nevada Board of Architecture, DeLongchamps received his license in 1949 when the Nevada Board of Architecture was first established; Ron James, who has written about DeLongchamps, says that DeLongchamps campaigned for the establishment of architectural licensing in Nevada long before it was adopted. The possibility that some general professional licensing may have been granted to DeLongchamps by the state in 1914 has not been explored.
3. Kuranda, Kathryn M. "Thematic Nomination of the Architecture of Frederic J. DeLongchamps." National Register of Historic Places Inventory, Registration Form. Prepared by the State of Nevada Division of Historic Preservation and Archeology. Certified 12 June 1986.

Frederic Joseph DeLongchamps

From Wikipedia, the free encyclopedia

Frederic Joseph DeLongchamps (June 2, 1882 – February 11, 1969) was an American architect. He was one of Nevada's most prolific architects, yet is notable for entering the architectural profession with no extensive formal training. He has also been known as **Frederick J. DeLongchamps**, and was described by the latter name in an extensive review of the historic importance of his works which led to many of them being listed on the U.S. National Register of Historic Places in the 1980s.

Contents

- 1 Life
 - 1.1 Early life and education
 - 1.2 Career
 - 1.3 Legacy
- 2 Works
- 3 Awards
- 4 References
- 5 External links

Frederic Joseph DeLongchamps

Born	June 2, 1882 <div>Reno, Nevada</div>
Died	February 11, 1969 (aged 86) <div>Reno, Nevada</div>
Nationality	American
Occupation	Architect
Practice	DeLongchamps, O'Brien and Wells
Buildings	Washoe County Courthouse <div>Reno Main Post Office</div> <div>Riverside Hotel</div>

Life

Early life and education

Born **Frederic Joseph DeLonchamps** in Reno, Nevada on January 2, 1882, he was raised in Washoe County, graduating from Reno High School in 1900, then the University of Nevada in 1904 with a degree in mining engineering.

Career

DeLongchamps was employed as a mining engineer and draftsman in Inyo County, California before he embarked on a career in architecture. He spent a short time in San Francisco where he may have apprenticed, but he returned to Nevada in 1907 and formed a partnership with Ira W. Tesch.

From 1909 to 1938, DeLongchamps maintained his own firm and became one of Nevada's most prolific architects. He designed both private and public buildings including nine county courthouses in Nevada and California. He was awarded the contract to design the Nevada Buildings for the Panama-Pacific International Exposition (1915), winning a silver medal for his work. DeLongchamps was appointed Nevada State Architect in 1919 and was the only person to hold the position, which was abolished in 1926. During this time, he designed many state buildings.

In 1939, George L. F. O'Brien joined DeLongchamps in partnership in Reno, and Hewitt Wells added his name to the association in 1962. The architectural firm of DeLongchamps, O'Brien and Wells continued to design buildings, mainly in the Reno area, into the 1960s.

Legacy

DeLongchamps died in Reno, Nevada on February 11, 1969. He was survived by his son, Galen (08 Aug 1916-22 Jul 2001). He was the father-in-law of the noted poet and artist Joanne de Longchamps (that is how she spelled the name), who married DeLongchamps's adopted son Galen.

Russell Mills is one who worked as a draftsman for DeLongchamps and went on to have a career as an independent architect.

Works

Many of DeLongchamps' works have been listed on the National Register.^{[1][2]}

His works include:

- Alpine County Courthouse, 14777 CA 89, Markleeville, CA, NRHP-listed^[1]
- Carson City Public Buildings, Carson St., Carson City, NV, NRHP-listed^[1]
- Douglas County Courthouse, 1616 Eighth St., Minden, NV, NRHP-listed^[1]
- Douglas County High School, 1477 US 395, Gardnerville, NV, NRHP-listed^[1]
- Douglass-Frey Ranch NRHP 15000796, Churchill County, Nevada
- Fallon City Hall, 55 E. Williams Ave., Fallon, NV, NRHP-listed^[1]
- Farmers Bank of Carson Valley, 1597 Esmeralda Ave., Minden, NV, NRHP-listed^[1]
- Joseph Giraud House, 442 Flint St., Reno, NV, NRHP-listed^[1]
- I.O.O.F. Building, Mason Valley, 1 S. Main St., Yerington, NV, NRHP-listed^[1]
- Immaculate Conception Church, 590 Pyramid Way, Sparks, NV, NRHP-listed^[1]
- Lyon County Courthouse, 31 S. Main St., Yerington, NV, NRHP-listed^[1]

- MacKay School of Mines Building, University of Nevada, Reno campus, Reno, NV, NRHP-listed^[1]
- Manzanita Hall, University of Nevada, Reno campus, Reno, NV.^[3]
- McCarthy-Platt House, 1000 Plumas St., Reno, NV, NRHP-listed^[1]
- Minden Butter Manufacturing Company, 1617 Water St., Minden, NV, NRHP-listed^[1]
- Minden Inn, 1594 Esmeralda Ave., Minden, NV, NRHP-listed^[1]
- Minden Wool Warehouse, 1615 Railroad Ave., Minden, NV, NRHP-listed^[1]
- Nevada-California-Oregon Railway Passenger Station, 1400 Center St. Lakeview, OR, NRHP-listed^[1]
- Nevada State Capitol (legislative wings only)
- Nevada-California-Oregon Railroad Depot, Reno, Nevada
- Mary Lee Nichols School, 400-406 Pyramid Way, Sparks, NV, NRHP-listed^[1]
- Oats Park Grammar School, 167 E. Park St., Fallon, NV, NRHP-listed^[1]
- Pershing County Courthouse, 400 Main St., Lovelock, NV, NRHP-listed^[1]
- Reno National Bank-First Interstate Bank, 204 N. Virginia St. Reno, NV, NRHP-listed^[1]
- Riverside Hotel, 17 S. Virginia St., Reno, NV, NRHP-listed^[1]
- US Post Office-Reno Main, 50 S. Virginia St., Reno, NV, NRHP-listed^[1]
- Vachina Apartments-California Apartments, 45 California Ave., Reno, NV, NRHP-listed^[1]
- Washoe County Courthouse, 117 S. Virginia St. Reno, NV, NRHP-listed^[1]
- Washoe County Library-Sparks Branch, 814 Victorian St. Sparks, NV, NRHP-listed^[1]
- Webster School
- Whittell Estate, 5000 NV 28 Incline Village, NV, NRHP-listed^[1]

Awards

- Silver medal, Panama Pacific International Exposition, 1915, Nevada Buildings
- Distinguished Service Award, University of Nevada, Reno, 1966

References

- A Guide to the Frederic J. DeLongchamps Architectural Drawings And Papers Collection (<http://dewey.library.unr.edu/xtf/view?docId=ead/NC1215-ead.xml>), University of Nevada, Reno

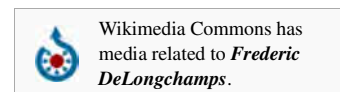
Notes

1. National Park Service (2010-07-09). "National Register Information System". *National Register of Historic Places*. National Park Service.
2. "Architecture of Frederick J. DeLongchamps TR" (PDF).
3. University of Nevada, Reno. Facilities Services. Campus Architectural Drawings Collection; AC 0645. University Archives, University Libraries; University of Nevada, Reno.

External links

Retrieved from "https://en.wikipedia.org/w/index.php?title=Frederic_Joseph_DeLongchamps&oldid=746210466"

Categories: Frederic Joseph DeLongchamps buildings | 1882 births | 1969 deaths | Architecture in Nevada | Architects from Nevada | Reno High School alumni | 20th-century American architects



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Frederic DeLongchamps, Architect

For over fifty years Frederic DeLongchamps was Nevada's premier architect. He designed over 500 buildings including many of the state's most significant: Washoe County Courthouse, Reno Main Post Office, Riverside Hotel, buildings at University of Nevada, Reno, and seven other Nevada and eastern California courthouses. He also designed many private homes including the Hardy House in 1914. He had an office in Reno from 1907-1965.

A Reno native, he was born in 1882 and raised in a home on Mill St. in Reno. At the time that his father built the house in 1886, Mill Street was hardly a street but a well-traveled county road that came up from Glendale. Mill Street was so-named after the Riverside Flour Mill located on the road close to the Truckee.

DeLongchamps' father came to Nevada from Montreal, Canada in 1869 and supervised the production of timber and wood for the Comstock Lode. Frederic DeLongchamps was one of five children of Exilda Gibeau and Phileas DeLongchamps. As a young man he learned the construction business working with his father. He attended Washoe County Schools and graduated from University of Nevada's Mackey School of Mines in 1904 with a degree in mining engineering. He worked in Inyo County mines in mine construction, but developed a lung problem and his doctor told him to get out of the mines.

DeLongchamps began work as a draftsman in the U.S. Surveyor's Office. He apprenticed with architectural firms in San Francisco following the 1906 earthquake. He returned to Reno in 1907 and opened an architectural firm with Ira Tesch, with whom he had worked at the Surveyor's office. They won commissions for 30 projects in their first two years in business. From 1909 to 1938, DeLongchamps maintained his own firm and became one of Nevada's most prolific architects. In 1939, George L. F. O'Brien joined him as a partner, and Hewitt Wells joined the association in 1962. The firm of DeLongchamps, O'Brien and Wells designed buildings well into the 1960s.

It would be impossible to describe all of the buildings that DeLongchamps



*Frederic DeLongchamps
(1882—1969)*

Courtesy of UNR Special Collections.


designed in his long and distinguished career, but we selected the following three which have a unique story and are among many on the National Register of Historic Places:

In 1909, at the age of 27, he submitted his design for the new Washoe County Courthouse and won. The original courthouse was constructed in 1873, two years after Reno became the county seat. DeLongchamps' 1911 design incorporated the 1873 brick courthouse into the new addition. In 1946, DeLongchamps and O'Brien designed the north wing addition to the courthouse, and in 1949 they designed the south wing addition. In 1963, more than 50 years after his original work, they designed a three story west annex addition and earthquake retrofit of the 1873 structure.

The Pershing County Courthouse in Lovelock, NV is among the most unique designs DeLongchamps produced in his long career. Pershing County was created in 1919, splitting off from Humboldt County. The county wanted a courthouse that would suit their younger community perceived as progressive and booming. Being a new county they had limited funds, but asked DeLongchamps to provide a unique design. DeLongchamps' imaginative 1920 design, a circle-over-hexagon plan gave Pershing County

the distinctive touch they wanted. The interior includes a central circular courtroom, with a surrounding round hallway. The acoustical design of the courtroom focuses the sound to the jury box in the center. This is a true round building, inside and out. It is the only round courthouse in the United States, and is still in use.

In 1936, DeLongchamps began collaborating with George Whittel, Jr. a wealthy and eccentric philanthropist, on the design of an isolated complex of buildings to be built on the east side of Lake Tahoe. This work was perhaps the most complicated and frustrating of all of DeLongchamps' projects. After more than a year of rejections, Whittel accepted DeLongchamps' plans. Skilled craftsman gave the property a rich synthesis of design, masonry, ironwork and carpentry. This beautiful mansion, known today as Thunderbird Lodge, can be viewed on a docent-led tour.

In 1978 Special Collections at the University of Nevada, Reno Library acquired the DeLongchamps Collection. It contains thousands of drawings and is, without question, the most significant collection of historic architectural records in Nevada. The collection receives extensive use from architects, historians, and historic preservationists. It forms the basis of the Nevada Architectural Archives, which contains the drawing of other significant northern Nevada architects as well. 

Material for this article came from University of Nevada, Reno Special Collections, Nevada Historical Society, the Washoe County Courthouse Historical and Preservation Society and from "Temples of Justice", written by Ron James.

Website: www.co.washoe.nv.us/clerks/Historical_Society/courthouse_historical_society

This article was written by Carol Coleman with information provided by Anne Simone. Carol Coleman is the FootPrints Managing Editor. Anne Simone is a HRPS Tour Guide who gives the DeLongchamps Architectural Tour.

Freeport Sulphur Takes Option on Tin Prospect

LOVELOCK (Nev.) March 30. (Exclusive)—Options have been taken by the Freeport Sulphur Co. on claims at Majube Hill, near Imlay, which are said to contain promising showings of tin. Owned by F. J. DeLongchamps and associates, the property produced rich copper ore from 1916 to 1919. Prospecting is said to have disclosed small percentages of tin, with the possibility of developing a commercial deposit.

A comprehensive exploratory campaign is planned by Freeport Sulphur Co. with R. S. Munsell, formerly connected with Cord interests, in charge of the work. The corporation is the second-largest sulphur producer in the world and controls the Cuban-American Manganese Co., operat-

ing manganese properties and plants in Cuba.

Operating the Bretz and Opalite quicksilver properties near McDermitt, the Bradley Mining Co. of California has optioned the Baldwin-Beko-Smith group of cinnabar claims in the Goldbanks district and is reported to be negotiating for adjacent ground. The Bretz and Opalite are important producers.

Rosal Mining & Land Co., controlled by Miss Alma Dorothy Priester and Mrs. Margaret Lang of Los Angeles, is shipping high-grade antimony from a deposit in the Lovelock area, and is preparing for development of quicksilver properties recently optioned. Antimony shipped lately to a Texas plant is said to have been the richest ever sent from Nevada.

STUDIO CITY BUILDING SALE NEGOTIATED

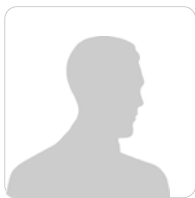
Los Angeles Times (1923-Current File); May 23, 1937;
ProQuest Historical Newspapers: Los Angeles Times
pg. F1

Studio City Building Sale Negotiated

Purchase of the property at the northeast corner of Laurel Canyon and Ventura Boulevards, Studio City, by Nathan Martin for a reported consideration of \$50,000, was announced by George C. Audet, San Fernando Valley realtor, who directed negotiations.

The property improved with a two-story business building, was purchased from Harry Cohen of Hollywood. It has a frontage of 100 feet on Laurel Canyon Boulevard and ninety feet on Ventura Boulevard.

The new owner plans immediate improvement and modernization of the structure.



Franklin Edvold Johnson

BIRTH 16 OCTOBER 1908 • Stockton, Manitoba, Canada

DEATH 14 MARCH 1993 • Santa Monica, Los Angeles, California, USA

Facts

Age 0 — Birth

16 October 1908 • Stockton, Manitoba, Canada

Age 1 — Birth of Sibling Ellin (Eleanor) Johnson (1910–1916)

July 1910 • Manitoba, Canada

Age 3 — Residence

1911 • Winnipeg City, Manitoba, Canada

Age 3 — Birth of Brother Lawrence Sidney Johnson (1912–1998)

31 Aug 1912 • Manitoba, Canada

Age 8 — Death of Sibling Ellin (Eleanor) Johnson (1910–1916)

1916 • Manitoba, Canada

Age 12 — Residence

1 Jun 1921 • Winnipeg City Ward 2, Winnipeg Centre, Manitoba, Canada

Marital Status: Single; Relation to Head of House: Son

Age 13 — Death of Brother Oliver Joseph Johnson (1897–1922)

4 August 1922 • Winnipeg, Manitoba, Canada

Age 21 — Death of Father Joseph Johnson (1862–1930)

17 February 1930 • Winnipeg, Manitoba, Canada

Age 39 — Arrival

3 Dec 1947 • Blaine, Washington, USA

Age 40 — Residence

1948 • Long Beach, California, USA

Age 40 — Residence

1948 • Long Beach, California, USA

Age 53 — Death of Mother Astdys Solveig Eggertsdottir (1868–1961)

27 November 1961 • Santa Monica, Los Angeles, California, USA

Age 61 — Death of Brother John Eggert Johnson (1896–1970)

29 August 1970 • Los Angeles, Los Angeles, California, USA

Age 68 — Death of Sister Astros Wilhelmina Johnson (1898–1977)

25 May 1977 • Winnipeg, Manitoba, Canada

Age 78 — Death of Brother Alexander Fredbjorn Johnson (1908–1986)

18 Nov 1986 • Tustin, Orange, California, USA

Age 79 — Death of Sister Josephine Solveig Johnson (1905–1987)

28 November 1987 • Seal Beach, Orange, California, USA

Age 84 — Death

14 March 1993 • Santa Monica, Los Angeles, California, USA

Residence

California

Residence

Winnipeg, Man



Sources

Ancestry Sources

-  1911 Census of Canada
-  1921 Census of Canada
-  Ancestry Family Trees
-  California, Death Index, 1940-1997
-  California, Federal Naturalization Records, 1843-1999
-  U.S. City Directories, 1822-1995
-  U.S. Naturalization Record Indexes, 1791-1992 (Indexed in World Archives Project)
-  U.S., Border Crossings from Canada to U.S., 1825-1960
-  U.S., Records of Aliens Pre-Examined in Canada, 1904-1954
-  U.S., Social Security Death Index, 1935-2014
-  Web: Manitoba, Canada, Birth Index, 1866-1912

Family

Parents

-  Joseph Johnson 1862–1930
-  Astdys Solveig Eggertsdottir 1868–1961

Spouse

-  Annette Marie Antoinette Rivet 1916–2013

Building Permit History
1342-44½ N Formosa Avenue
Hollywood

- January 26, 1924: Building Permit No. 4571 to construct a 2-story 39' X 66'4" 20-room frame and stucco apartments at 1342-44½ N. Formosa Avenue on Lot 40, of West Hollywood Boulevard Tract No. 2. Owner: James Newlands, Jr. and Audet Ingersoll, Inc. Architect: F. J. DeLongchamps Contractor: Not Shown Cost: \$16,000.00
- January 26, 1924: Building Permit No. 4572 to construct a 1-story 40' X 19' 4-room frame and stucco private garage at 1342-44½ N. Formosa Avenue on Lot 40, of West Hollywood Boulevard Tract No. 2. Owner: James Newlands, Jr. and Audet Ingersoll, Inc. Architect: F. J. DeLongchamps Contractor: Not Shown Cost: \$500.00
- July 20, 1959: Building Permit No. LA37806 to remove non-bearing partition (arched) living room to dining room in owner's unit, 1342 N. Formosa Avenue. Owner: Franklin E. Johnson Architect: None Engineer: None Contractor: Phillip W. Halls Cost: \$400.00
- October 23, 1962: Building Permit No. LA23043 to remodel kitchen in owner's unit, 1342 N. Formosa Avenue. Owner: Annette Johnson Architect: None Engineer: None Contractor: Bond Builders Cost: \$800.00

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles: Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the execution of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, for any purpose thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 5 REAR OF NORTH ANNEX 1st FLOOR

Lot No. 40 Block West Hollywood Blvd Street No 2

CITY CLERK PLEASE VERIFY

District No. 32 1/2 M. B. Page 8 F. B. Page 165

TAKE TO ROOM No. 495 SOUTH ANNEX

No. 1342-1/2-9-1/2 Hollywood Blvd Street

ENGINEER PLEASE VERIFY

(Location of Job) 1342-1/2-9-1/2 Hollywood Blvd Street

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk O. K. City Engineer Deputy

- 1. Purpose of Building: Apartments No. of Rooms: 20 No. of Families: 4
2. Owner's name: James Neufeldorf & Audet Commercial Inc Phone
3. Owner's address: 6444 Sunset Blvd
4. Architect's name: J. DE Fongebanck Phone Main 4662
5. Contractor's name: Phone
6. Contractor's address:
7. VALUATION OF PROPOSED WORK: \$16,000
8. Is there any existing (old) building on lot? No How used?
9. Size of proposed building: 39 x 66 ft Height to highest point: 25 1/2 feet
10. Number of Stories in height: 2 Character of ground: Level soil
11. Material of foundation: concrete Size of footings: 16" Size of wall: 8" Depth below ground: 12"
12. Material of chimneys: None Number of inlets to flue: None Interior size of flues:
13. Give sizes of following materials: REDWOOD MUDSILLS: 2x6" Girders: 4x8" EXTERIOR studs: 2x4" INTERIOR BEARING studs: 2x6" Interior Non-Bearing studs: 2x3" Ceiling joists: 2x6" Roof rafters: 2x6" FIRST FLOOR JOISTS: 2x8" Second floor joists: 2x8" Specify material of roof: Ply sheathing
14. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 1/22/28 J.S. (Sign here) J. De Fongebanck (Owner or Authorized Agent)

Table with 3 columns: PERMIT NO. (4571), FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Application checked and found O.K.), and a stamp area with 'RECEIVED' and 'ISSUED' text.

Handwritten calculations: 29.00, 1.75, 30.75

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	<i>mm</i>
CONSTRUCTION	O. K.	<i>mm</i>
ZONING	O. K.	<i>H</i>
SET-BACK LINE	O. K.	<i>H</i>
ORD. 33761 (N. S.)	O. K.	<i>H</i>
FIRE DISTRICT	O. K.	

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner.

No Commercial purposes to be connected with this building
Geo H. Jones

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 2

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 40 Block _____
 (Description of Property) West Hollywood Blvd Tract No 2
 District No. 2412 M. B. Page 8 F. B. Page 163
 No. 1342 1/2 - 4 - 1/2 Formosa Ave Street
 (Location of Job) bet De Longue & Fountain
 (USE INK OR INDELEBIL PENCIL)

O. K. City Clerk
 O. K. City Engineer
 By _____ Deputy
 By _____ Deputy

- Purpose of Building PRIVATE GARAGE No. of Rooms 4 No. of Families _____
- Owner's name James DeLongue Jr & Aniel - Insverell Inc. Phone _____
- Owner's address 6404 Sunset Blvd
- Architect's name F. J. De Longchamps Phone Wai 4462
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing; all Labor, etc.] \$500.00
- Is there any existing (old) building on lot? No How used? _____
- Size of proposed building 10 x 19 Height to highest point 12 1/2 feet
- Number of Stories in height 1 Character of ground Loam
- Material of foundation Concrete slab Size of footings 12 Size of wall 6 Depth below ground 8
- Material of chimneys None Number of inlets to flue _____ Interior size of flues _____
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders concrete slab
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4
 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS concrete slab
 Second floor joists _____ Specify material of roof Composition
- Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) F. J. De Longchamps
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 4572	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>11/20/24</u> <u>maehall</u> Plan Examiner	Application checked and found O. K. <u>3/8</u> <u>Woolley</u> Clerk	Stamp here when permit is issued. RECEIVED JAN 26 1924 TWOULL
---------------------------	---	--	--

Thomas 10 175

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL LOT 40	BLK.	TRACT Tract #2 West Hollywood Blvd.	DIST 9073
2. BUILDING ADDRESS 1342 N. Formosa		APPROVED	ZONE b-4-1
3. BETWEEN CROSS STREETS De Longpre AND Fountain		FIRE DIST	
4. PRESENT USE OF BUILDING Apartment		NEW USE OF BUILDING Same	INSIDE KEY X
5. OWNER F. E. Johnson		PHONE HO 5-8102	COR LOT REV COR. LOT SIZE
6. OWNER'S ADDRESS Same		P. O. L.A.	ZONE 46
7. CERT ARCH		STATE LICENSE	PHONE 46
8. LIC. ENGR		STATE LICENSE	PHONE
9. CONTRACTOR Philip W. Halls		STATE LICENSE 53286	PHONE OL 40818
10. CONTRACTOR'S ADDRESS 1800 Jewett Drive		P.O. L.A.	ZONE 46
11. SIZE OF EXISTING BLDG. 40 x 70	STORIES 2	HEIGHT 20	NO. OF EXISTING BUILDINGS ON LOT AND USE 4-unit apt & 4 det. gar

3. 1342 N. Formosa		DISTRICT OFFICE L.A.	
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONG. <input type="checkbox"/> OTHER	ROOFING built
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 400,000		SPRINKLERS REQ'D. <input checked="" type="checkbox"/> MODIFIED	
14. SIZE OF ADDITION		STORIES	HEIGHT
15. NEW WORK: (DESCRIBE) Non-bearing remove partition (arched) living rm to dining rm.		VALUATION APPROVED	DWELL UNITS
EXT. WALLS		ROOFING	APPLICATION CHECKED Cooke*
		PLANS CHECKED	PARKING SPACES
		CORRECTIONS VERIFIED	GUEST ROOMS
		PLANS APPROVED	FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		APPLICATION APPROVED	CONT. INSP
SIGNED <i>P. W. Halls</i>			INSPECTOR

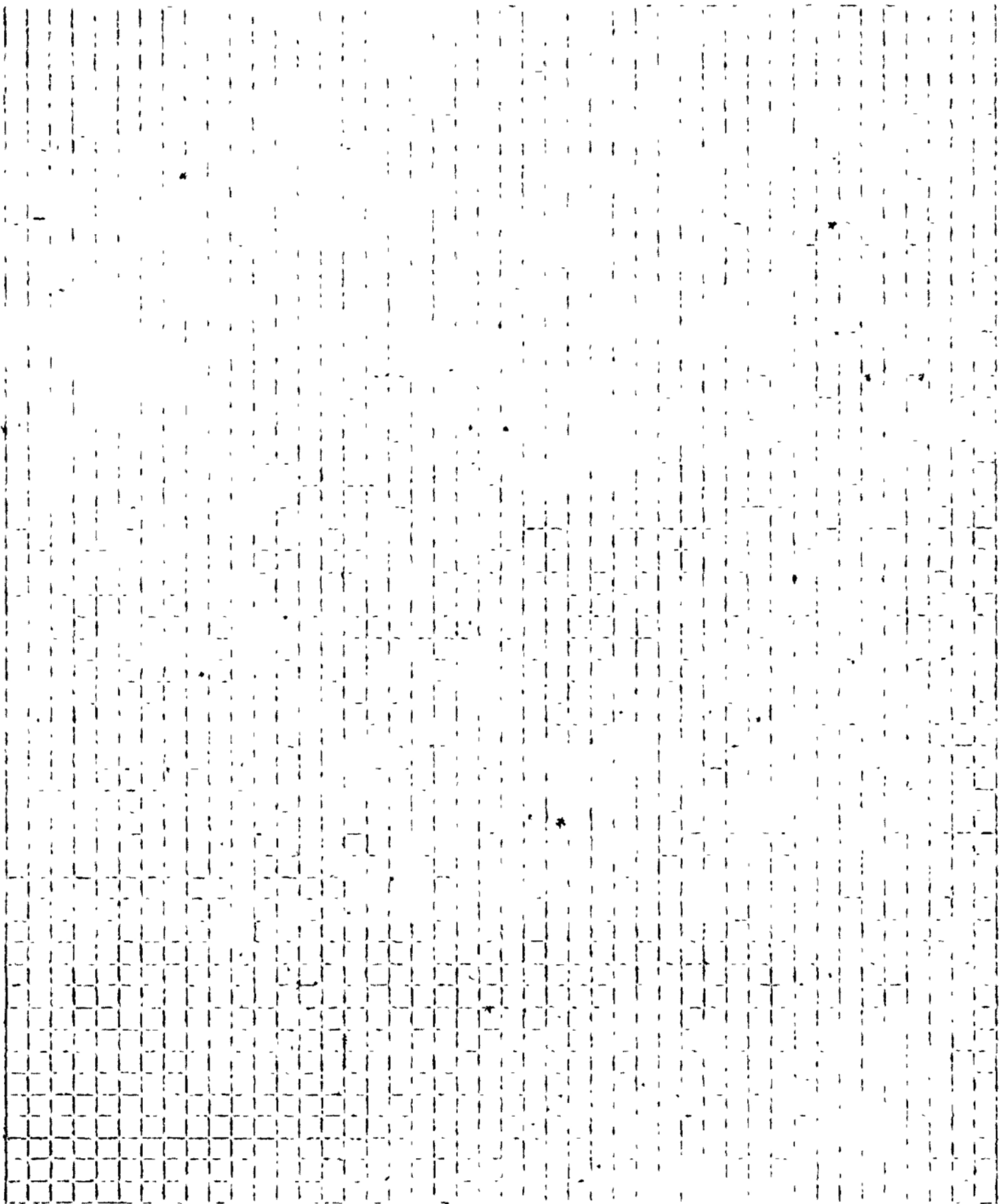
TYPE	GROUP	MAX. OCC.	P.C. 150	S.P.C.	B.P. 300	I.F.	O.S.	C/O
------	-------	-----------	-------------	--------	-------------	------	------	-----

VALIDATION CASHIER'S USE ONLY

JUL-20-59 47917 8 = 2 OK 1.50
 JUL-20-59 47918 8 = 1 OK 3.00

LA37806

GRADING
This Form When Properly Validated is a Permit to Do the Work Described.



ON FOOT LEAN SHOWS THE THICKNESS OF FOOT AND USE OF FACT

111
111

111 = 3

111

111

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form fields 1-11: LEGAL DESCR., BUILDING ADDRESS, OWNER'S NAME, CONTRACTOR, etc. Includes handwritten entries like '40', 'W. Hollywood Blvd', '1342 North Formosa Avenue', 'A. Johnson', 'Bond Bldrs', '5949 Gregory Ave'.

SEWER (Available) (Not Available)

Form fields 12-15: MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK. Includes checkboxes for 'WOOD', 'METAL', 'CONC. BLOCK', etc. and handwritten 'Remodel kitchen'.

CRITICAL SOIL

Form fields: TYPE, GROUP, MAX. OCC., P.C. SD, S.P.C., G.P.I., B.P., I.F., O.S., C/O. Includes handwritten 'V', 'K-1', '2', '5', 'X'.

Table with 4 columns: CASHIER'S USE ONLY, P.C. No., GRADING, CRIT. SOIL, CONS. Includes handwritten entries like 'LA 23043', 'OCT-23-62', '66864', 'B - 2 CK', '2.50'.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

No Change

2011

0.000000
00000000.000000
370512
20061020001001-09
20061105000001-09
2007000000000001-09
2010050710001001-09



CODE
67
9970

FOR PREV. ASSMT SEE:
15-33 & 34
5548-18

REPLAT OF PLUMMER'S SUBDIVISION M.R. 53 - 58
WEST HOLLYWOOD BOULEVARD
TRACT NO. 2 M.B. 10 - 49
TRACT NO. 11041 M.B. 194-9-10
ALTA VISTA TRACT M.B. 12 - 20

CONDOMINIUM TRACT NO. 62198 M.B. 1324-19-20

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles Department of City Planning

3/24/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1342 1/2 N FORMOSA AVE
1344 N FORMOSA AVE
1342 N FORMOSA AVE
1344 1/2 N FORMOSA AVE

ZIP CODES

90046

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-1986-831-GPC
ORD-164711
ENV-2016-1451-EIR

Address/Legal Information

PIN Number	147B181 1029
Lot/Parcel Area (Calculated)	6,724.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D5
Assessor Parcel No. (APN)	5548021033
Tract	WEST HOLLYWOOD BOULEVARD TRACT NO. 2
Map Reference	M B 10-49
Block	None
Lot	40
Arb (Lot Cut Reference)	None
Map Sheet	147B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David Ryu
Census Tract #	1899.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	Yes
Rent Stabilization Ordinance (RSO)	Yes
CRA - Community Redevelopment Agency	None
Central City Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5548021033
Ownership (Assessor)	
Owner1	BELMOND HOMES LP C/O C/O MICHAEL COHANZAD
Address	11601 SANTA MONICA BLVD LOS ANGELES CA 90025
Ownership (Bureau of Engineering, Land Records)	
Owner	JOHNSON, FRANKLIN E. & ANNETTE M.
Address	1342 N FORMOSA AVE. LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.154 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$1,160,250
Assessed Improvement Val.	\$835,380
Last Owner Change	01/29/2016
Last Sale Amount	\$3,250,032
Tax Rate Area	67
Deed Ref No. (City Clerk)	719
Building 1	
Year Built	1924
Building Class	D55
Number of Units	4
Number of Bedrooms	8
Number of Bathrooms	4
Building Square Footage	5,148.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.9450324
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique

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Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	644
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2016-1450-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

Case Number: CPC-1986-831-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES

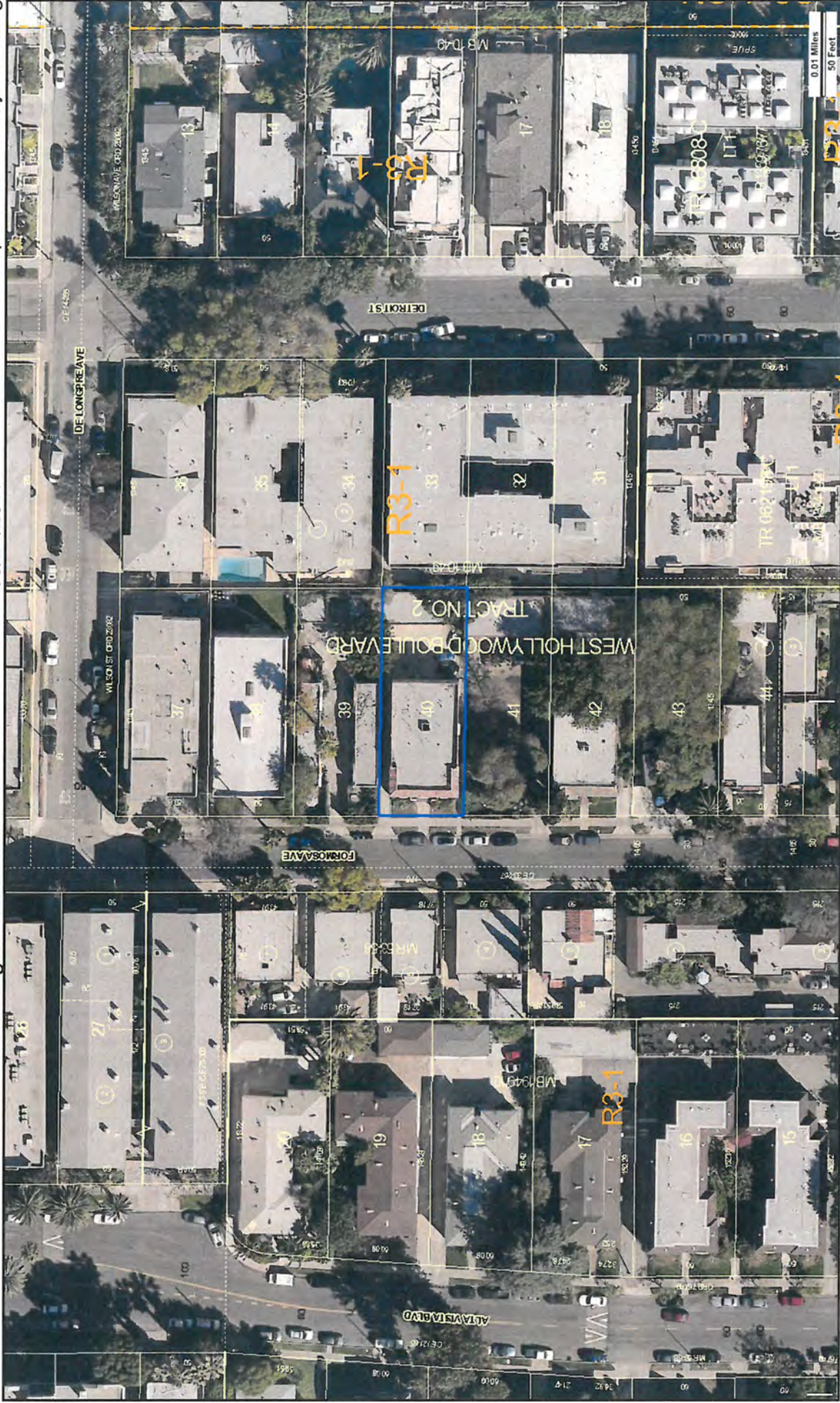
Case Number: ENV-2016-1451-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-164711



Tract: WEST HOLLYWOOD
BOULEVARD TRACT NO. 2
Block: None
Lot: 40
Arb: None

Zoning: R3-1
General Plan: Medium Residential

Address: 1342 N FORMOSA AVE
APN: 5548021033
PIN #: 147B181 1029

Mella Rothwell Harmon, M.S.
Historic Preservation Consultant
236 W. Cleveland Avenue, Spokane, WA 99205
509.309.2811/mellaharmon@gmail.com

22 January 2017

Los Angeles Cultural Heritage Commission
Office of Historic Preservation
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: Historic-Cultural Monuments application for the DeLongchamps Flats, 1342 N. Formosa Ave.

Dear Commissioners:

This letter is submitted in support of the Historic-Cultural Monuments application for the DeLongchamps Flats at 1342 N. Formosa Ave. Though I am currently living in Spokane, Washington, I spent 25 years of my 35-year career as an architectural historian in Nevada, where I served as the National Register of Historic Places coordinator at the Nevada State Historic Preservation Office, the Curator of History at the Nevada Historical Society, and in private consulting. During this time, I developed a broad understanding of and appreciation for the works of the architect F. J. DeLongchamps.

The apartment building at 1342 N. Formosa Avenue is associated with two significant people in the history and architectural history of Reno, Nevada. James Newlands, Jr., who commissioned the building, was the nephew of Nevada Senator Francis Newlands, whose own house in Reno is a National Historic Landmark. The younger Newlands was involved with the family's real estate development activities, which laid out various subdivisions in Reno. Just last month, the Newlands Neighborhood Historic District was listed in the National Register of Historic Places.

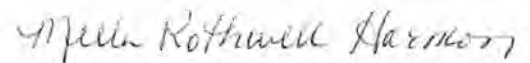
The Los Angeles building's most significance association, however, is with its architect, Frederic Joseph DeLongchamps. Fred DeLongchamps, a Reno native, is indisputably Nevada's pre-eminent architect. He started his practice in 1907 and from that time until his retirement in 1965, Mr. DeLongchamps had a hand in the execution of hundreds of buildings in Nevada and California. A collection of architectural plans for more than 550 buildings are archived at the Special Collections Department of the University of Nevada, Reno Library. More than 30 DeLongchamps buildings are individually listed in the National Register of Historic Places. His work was also the subject of an exhibition at the Nevada Historical Society in 2006, which I co-curated with Robert Blesse, the former director of the UNR Special Collections Library.

Fred DeLongchamps, though not formally trained in architecture, had the innate ability to design aesthetically pleasing, structurally sound, and highly functional buildings from small houses and commercial structures to monumental government buildings. In 1915, he contributed Nevada buildings to the Panama-California Exposition in San Diego and the Panama-Pacific International Exposition in San Francisco. In terms of styles, he talents ranged from Classical to Art Deco to what would become known as Mid-century Modern. In his residential work, he was especially adept at the romantic Period Revival styles popular in 1920s and 1930s. The DeLongchamps Flats fits into that phase of DeLongchamps's work.

It is an understatement to say DeLongchamps and his buildings are beloved throughout Nevada. While many of his buildings in northern Nevada are known and equally well loved, his rare commissions outside of this region are mostly known from the plans he left behind. To discover an extant apartment building in Los Angeles is a thrill to the many DeLongchamps enthusiasts and scholars.

Therefore, I respectfully urge the Los Angeles Cultural Commission to rule favorably on the application to include DeLongchamps Flats as a Historic-Cultural Monument and to do what is necessary to ensure the building is not demolished.

Respectfully,



Mella Rothwell Harmon
Historic Preservation Consultant