

# **Notice of Public Meeting**

## **Board of Museums and History**

Friday, September 11, 2015  
9:00 a.m.

### **Meeting Location**

**The Lost City Museum  
721 S. Moapa Valley Blvd.  
Overton, NV 89040**

***Site is open and accessible to the public \*\****

### **Teleconference participation option**

**1-888-363-4735  
Access code: 7603239**

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- Action may be taken on those items denoted "Action".
  - Items on this agenda may be taken in a different order than listed.
  - Two or more agenda items may be combined for consideration.
  - An item may be removed from this agenda or discussion relating to an item on this agenda may be delayed at any time.
  - Public comment will be allowed after discussion of each action item on the agenda but before voting on the item. Because of time considerations, the period for public comment may be limited to 3 minutes at the discretion of the chair, and speakers are urged to avoid repetition of comments made by previous speakers.
  - Meetings are audio-recorded and transcribed as part of the public record. Speakers must identify themselves before speaking.
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### **1. CALL TO ORDER AND CONFIRMATION THAT THE MEETING WAS PROPERLY POSTED**

### **2. ROLL CALL AND DETERMINATION OF QUORUM**

### **3. PUBLIC COMMENT**

Public comment is welcomed by the Board. A period of public comment will be allowed after discussion of each action item on the agenda, but before voting on the item. Because of time considerations, the period for public comment by each speaker may be limited to 3 minutes at the discretion of the Chair, and speakers are urged to avoid repetition of comments made by previous speakers.

**4. ACCEPTANCE OF MINUTES (For Possible Action)**

- A. June 19, 2015 general meeting

**5. CALENDAR FOR NEXT MEETINGS (For Possible Action)**

- A. December 3-4, 2015 (two-day meeting), Nevada State Museum, Las Vegas  
B. March 2016 – consideration of date and venue  
C. Consideration for scheduling board planning retreat

**6. NOMINATIONS TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES  
(For Possible Action)**

- A. State Register of Historic Places  
1. Berry House, Humboldt County, Winnemucca  
B. National Register of Historic Places  
1. Douglass-Frey Ranch, Churchill County, Fallon

**7. NATIONAL AND STATE REGISTER OVERVIEW & TRAINING**

- A. Program Manager Jim Bertolini, presents a National and State Register overview and training. (Information and Discussion)

**8. AGENCY REPORTS**

- A. Department of Tourism & Cultural Affairs – Claudia Vecchio, Director (Information and Discussion)  
B. State Historic Preservation Office – Rebecca Palmer SHPO (Information and Discussion)  
C. Division of Museums and History - Peter Barton, Administrator (Information, Discussion and Possible Action)  
1. Legislative audit  
2. Personnel report  
3. Consideration of special gallery naming for retired Board member Janice Pine, who served this Board from January 29, 1992 until June 30, 2015.  
4. Consideration for a letter of support concerning threats to funding of Nye County museums.  
D. Public Relations report – Felicia Archer, PIO (Information and Discussion)  
E. Board Reports – Museums (For Possible Action)  
1. Nevada Historical Society, Reno  
a) Publication schedule and matters related to the *Quarterly*.  
b) OSHA violation/citation, March 3, 2015 (included in agency report), follow-up action to restore failed compact storage unit. Agency funding request for repair in the amount of \$4,827 from category 48, Special Projects.  
c) Agency request to replace site entry signage, requesting funds from category 48, Special Projects in the amount of \$15,000. Additional details, and sign schematics will be available at the meeting.  
2. Nevada State Museum, Carson City  
a) Report on annual Coin Show, August 21-22, 2015  
3. Nevada State Railroad Museum – Carson City  
a) Request to deaccession a brass gong, RM-5143-G-001, and a brass air whistle, RM-5143-G-002, both items have no significance to Nevada or the museum's collection and will first be offered to an institution outside the Division.

NOTE: The updated report on V&T Coach No. 17 has been deferred until the December meeting per agreement of member Markoff and Museum Director Corbin

4. Nevada State Railroad Museum – Boulder City
  - a) Stakeholder Group meeting – I -11 Phase 1 Boulder Bypass; restoration of rail service opportunities, September 17 at Nevada State Railroad Museum, Boulder City
  - b) Litigation arising from incident on live steam train on December 21, 2014
5. Nevada State Railroad Museum – East Ely Depot
  - a) Interlocal contract for joint operations, ticketing and revenue sharing with the White Pine Historical Railroad Foundation.
6. Lost City Museum, Overton
  - a) Request to deaccession a taxidermy mount, Big Horn Sheep head and neck in ¾ profile. The item is out of scope of the museum's collections and will be offered to an institution outside the Division.
7. Nevada State Museum, Las Vegas
  - a) Update concerning the real property located at 711 South Seventh Street, Las Vegas, donated to the museum, without prior knowledge in the Will of Jacqueline Shuffield dated September 20, 1990.

**9. COMMITTEE REPORTS & APPOINTMENTS (Information and Discussion only unless otherwise noted below)**

1. Collections, Robert Stoldal, Chair
2. Facility Use, Dan Markoff, Chair
3. Finance, Robert Ostrovsky, Chair (For Possible Action)
  1. Morgan Stanley Investment reports: May & June 2015 and first half 2015 performance report
  2. Consideration for establishing "Major Donor" Committee
4. Membership, Seth Schorr, Chair
5. Museum Store, Pete Dubé, Chair (Report distributed at meeting; For Possible Action)
6. Nevada State Prison, Alicia Barber, Chair

**10. NEVADA CULTURAL AFFAIRS FOUNDATION – Bob Ostrovsky, Chair (Information and Discussion)**

**11. PRIVATE FUNDS BUDGETS ADJUSTMENTS (CURRENT YEAR) (For Possible Action)**

- A. Changes approved by the Division Administrator (informational only)

None.
- B. Changes requested from the Board over \$5,000.
  1. Increase authority in Budget Account 5036, Nevada State Museum, RGL 3578 by \$25,000 to reflect additional proceeds available under the Bureau of Land Management (BLM) Cooperative Agreement. Offset in category 20, by a like amount (\$25,000).
  2. Establish new authority in Budget Account 5035, Nevada Historical Society, RGL 3871 in the amount of \$3,500 for fees generated by the History Conference. To be offset by a like amount (\$3,500) in category 35, Administration.
  3. Establish authority in Budget Account 5033, Board of Museums and History, RGL 4251 to receive a donation in the amount of \$1,100 from a private individual. To be offset by a like amount (\$1,100) in category 35, Administration.

**C. Restricted Funds/Donations Received:**

1. Discussion and action on request to accept restricted funds in the amount of \$1,000 from Todd Russell on behalf of the John & Grace Nauman Foundation for the Museum's Nauman Fund. These funds will be held in the State Treasurer's Office under B/A 5036, Category 55.
2. Discussion and action to accept restricted funds in the amount of \$2,700 from the NV 150 Foundation for the installation of the NV 150 exhibit in Battle Born Hall, 2<sup>nd</sup> Floor, State Capitol. These funds will be held in the State Treasurer's Office under B.A 5036, Category 55.
3. Discussion and action to accept restricted funds in the amount of \$1,100 from Steve and Wendy Kaplan for the Board Trust Fund. These funds will be held in the State Treasurer's Office under B/A 5033, Category 55.

**12. PUBLIC COMMENT AND DISCUSSION**

Public comment is welcomed by the Board. A period of public comment will be allowed after discussion of each action item on the agenda, but before voting on the item. Because of time considerations, the period for public comment by each speaker may be limited to 3 minutes at the discretion of the Chair, and speakers are urged to avoid repetition of comments made by previous speakers.

**13. BOARD MEMBER COMMENT ON NON-AGENDIZED ITEMS**

**14. FUTURE AGENDA ITEMS**

**15. ADJOURNMENT**

**NOTICE POSTING LOCATIONS**

<http://museums.nevadaculture.org>

**NEVADA DIVISION OF MUSEUMS & HISTORY, 401 N. Carson Street, Carson City, Nevada**  
**STATE HISTORIC PRESERVATION OFFICE, 901 South Stewart Street, Carson City**  
**EAST ELY RAILROAD DEPOT MUSEUM, 1100 Avenue A, Ely, Nevada**  
**NEVADA HISTORICAL SOCIETY, 1650 North Virginia Street, Reno, Nevada**  
**NEVADA STATE MUSEUM LAS VEGAS, 309 S. Valley View Blvd., Las Vegas, Nevada**  
**LOST CITY MUSEUM, 721 South Highway 169, Overton, Nevada**  
**NEVADA STATE MUSEUM, 600 North Carson Street, Carson City, Nevada**  
**NEVADA STATE RAILROAD MUSEUM, 2180 S. Carson Street, Carson City, Nevada**  
**NEVADA STATE RAILROAD MUSEUM, 600 Yucca Street, Boulder City, Nevada**

The public may acquire this notice and agenda and supporting materials, pursuant to NRS 241.020(2) by contacting Deborah Rabe, Administrative Assistant III, Division of Museums and History, (775) 687-0630 or via email to [drabe@nevadaculture.org](mailto:drabe@nevadaculture.org). Supporting documents are available from the Nevada Division of Museums and History at 401 N. Carson Street, Carson City, Nevada 89701.

\*\* We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend the meeting. If special arrangements are necessary, please contact the Nevada Division of Museums and History by calling (775) 687- 0630 at least two days in advance of the meeting.

**Minutes  
BOARD OF MUSEUMS AND HISTORY  
June 19, 2015**

**Location**

University of Nevada  
Mathewson – IGT Knowledge Center  
Room KC 110  
1164 N. Virginia Street  
Reno, NV 89503

**With a video link to \***

Nevada Department of Environmental Protection  
Red Rock Conference Room  
Suite 230  
2030 E. Flamingo Road  
Las Vegas, NV 89119

**BOARD MEMBERS PRESENT**

Robert Stoldal, Chairman  
Bryan Allison  
Alicia Barber  
Sarah Cowie  
Renee Diamond  
Doris Dwyer  
Daniel Markoff  
Robert Ostrovsky  
Janice Pine  
Seth Schorr

**BOARD MEMBERS EXCUSED**

Pete Dubé

**DEPARTMENT OF TOURISM AND CULTURAL AFFAIRS, DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES STAFF PRESENT**

Claudia Vecchio, Director, Department of Tourism and Cultural Affairs  
Felicia Archer, Public Information Officer, Department of Tourism and Cultural Affairs  
Peter Barton, Administrator, Division of Museums and History  
Henna Rasul, Senior Deputy Attorney General, Attorney General's Office  
Greg Corbin, Director, Nevada State Railroad Museum, Carson City  
Jim Barmore, Director, Nevada State Museum, Carson City  
Dennis McBride, Director, Nevada State Museum, Las Vegas \*  
Sheryl Hayes-Zorn, Acting Director, Nevada Historical Society  
Karyn deDufour, Deputy State Historic Preservation Officer, State Historic Preservation Office  
Jim Bertolini, Historic Preservation Specialist II, State Historic Preservation Office  
Carrie Edlefsen, Administrative Services Officer II, Division of Museums and History  
Lauri Brown, Administrative Assistant IV, Division of Museums and History

**GUESTS IN ATTENDANCE**

Michael Bertrand, Bertrand & Associates, LLC  
Kathy Flanagan, Las Vegas Valley Water District/Springs Preserve \*  
Robert Chattel, La Concha Motel, Clark County, Las Vegas  
Maurice White, Board Member, Nevada State Prison Preservation Society  
Brian Hutchins, Counsel, Nevada State Prison Preservation Society

Glen Whorton, President, Nevada State Prison Preservation Society  
Tom Porada, Vice President, Nevada State Prison Preservation Society  
Ricki Barlow, Las Vegas City Councilman \*  
Joseph Mitchell, Branch No. 1, Las Vegas Grammar School (Amendment), Clark County, Las Vegas \*  
Heidi Swank, Director, Nevada Preservation Foundation \*  
Courtney Mooney, Historic Preservation Officer, City of Las Vegas \*  
Danielle Kelly, Executive Director, Neon Museum \*  
Maggie Zakri, Collection and Archive Specialist, Neon Museum \*

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1. The Chair called the meeting to order at 9:00a.m., and confirmed a quorum was present and the meeting was posted in accordance with NRS 241. (1,2)
2. New members Bryan Allison and Seth Schorr were introduced to the Board.
3. Member Pine entered the meeting at this time. Mr. Barton acknowledged member Pine would be leaving the Board as soon as a replacement is recruited.
4. There was no public comment at this time. (3)
5. The Board approved the meeting minutes of the April 8, 2015 meeting including the correction of redefine historic not refine historic under item 10. Robert Ostrovsky moved, seconded by Janice Pine and approved without dissent. The Board also approved the Finance Committee meeting minutes of May 19, 2015 meeting. Robert Ostrovsky moved, seconded by Daniel Markoff and approved without dissent. (4)
6. The Chair took item #11, Admission Charges Yearly Review per NRS 381.0045 out of order. The Board approved the proposed yearly admission charges. Motion by Dr. Dwyer, seconded by Dr. Barber and approved without dissent. (11)
7. The Chair took item #6A1, State Register of Historic Places out of order. The Board considered the application of the La Concha Motel, Las Vegas to the State Register of Historic Places. Member Daniel Markoff made the motion to approve; seconded by member Janice Pine and approved without dissent. (6A1)
8. The Chair to item #6B1, National Register of Historic Places out of order. The Board considered the application of the Branch No. 1, Las Vegas Grammar School (Amendment), Las Vegas to the National Register of Historic Places. Member Renee Diamond moved approval, seconded by Dr. Dwyer and approved without dissent. (6B1)
9. The Board approved scheduling the December 2015 meeting at the Nevada State Museum in Las Vegas. This would be a two-day meeting on December 3 & 4. Motion by Daniel Markoff, seconded by Renee Diamond and approved without dissent. (5B)
10. The Board took a recess at 10:42a.m., and reconvened at 10:52a.m.
11. The Chair took item #12, Train Ride Rates Yearly Review per NRS 381.0045 out of order. The Board approved the proposed yearly train ride rates. Member Renee Diamond made the motion, seconded by member Pine and approved without dissent. (12)
12. The Board reviewed reports from the Director of the Department of Tourism & Cultural Affairs and discussed the NV Commission on Tourism support of \$100,000 for Seven Magic Mountains the colorful rock sculptures by artist Ugo Rondinone. This to be installed on public lands adjacent to I-15 south of Las Vegas. (7A)
13. The Board acknowledged that there was no report from the State Historic Preservation Officer. (7B)
14. The Board reviewed the Division Administrator's report including the restoration of one position [Museum Director III at the Nevada Historical Society] and the gain of a new position [museum attendant II] at the Nevada State Museum in Las Vegas, along with the approved Capital Improvement Projects for the Lost City Museum, Nevada Historical Society, Nevada State Museum in Carson City and Las Vegas, the Legislative audit, the Board manuals and the History Relevance Campaign – National Governor's Association. (7C)
15. PIO Felicia Archer presented a report of media and marketing efforts of the last quarter. (7D)

16. The Board took a recess at 11:45a.m., and reconvened at 12:45p.m.
17. The Chair took item #10B, Review of letter dated October 27, 12014 concerning findings and recommendations from independent auditor, SFY 2014 Museum Dedicated Trust Fund out of order. Michael Bertrand went over the recommendations with the Board. (10B)
18. The Chair took item #13A, Museum Store Report out of order. The Chair announced that the Museum Store Committee consists of Chairman Pete Dubé, Renee Diamond, Dr. Doris Dwyer, Seth Schorr and Bryan Allison. (13A)(16)
19. The Chair announced that the Membership Committee consists of Chairman Seth Schorr, Bryan Allison and Janice Pine. (16)
20. The Chair announced that the Facilities and Equipment Use, Rental and Lease Committee consist of Chairman Daniel Markoff, Renee Diamond and Pete Dubé. (16)
21. The Chair took item #8A Collection Committee, out of order. The Collections Committee consists of Chairman Stoldal, Dr. Alicia Barber, Dr. Doris Dwyer, and Daniel Markoff and will provide the Board with a quarterly update. (8A)(16)
22. The Chair announced that the Nevada State Prison Committee (AB 377) consists of Chairman Dr. Alicia Barber, Bryan Allison, Dr. Sarah Cowie, Dr. Doris Dwyer and Seth Schorr. (16)
23. The Chair took item #10D, Discussion and action on creation of new budget account, B/A 5040 "Nevada State Prison Trust Fund" pursuant to AB 377 of the 78<sup>th</sup> General Legislative Session, enrolled as Chapter 255 and in effect as of July 1, 2015, out of order. An extensive and lengthy discussion ensued concerning the development of Nevada State Prison Trust Fund managed by the Treasurer's Office. Member Pine made the motion, seconded by member Diamond and approved without dissent. (10D)
24. Under Agency reports the Nevada Historical Society (NHS) reported on the OSHA violation/citation, March 3, 2015. (7E1b)
25. NHS reported the *Quarterly* will be on schedule in 2016. (7E1a)
26. There were no questions for Nevada State Museum – Carson City. (7E2)
27. Nevada State Railroad Museum – Carson City reported the successful unveiling of the Glenbrook. (7E3a)
28. Advanced ticket sale for the Santa Train was discussed for the Nevada State Railroad Museum – Boulder City. (7E4)
29. Nevada State Railroad Museum – East Ely Depot draft proposal for the automatic renewal of interlocal contract with White Pine Historical Railroad Foundation and/or the City of Ely to expire June 30, 2015. (7E5a)
30. Lost City Museum will host the September 11, 2015 Board Meeting. (7E6)
31. Nevada State Museum, Las Vegas per Henna Rasul, Sarah did not indicate that a letter sent regarding the property located at 71 South Seventh Street, Las Vegas, donated to the museum, without prior knowledge in the Will of Jacqueline Shuffield dated September 20, 1990. (7E7a)
32. The Chair took item #9, Contract Review out of order. The Board considered the two-year contract with On-Cell System, Inc., in the amount of \$19,076 for the development and implementation of the web-based phone application tours for Division museums affective July 1, 2015. Member Ostrovsky made the motion, seconded by member Schorr and approved without dissent. (9)
33. The Morgan Stanley Investments Report and Treasurer's Accounts were discussed. (10A)
34. Review and approval of the Museum Dedicated Trust Fund (MDTF) was conducted by the Board. Member Diamond made the motion, seconded by member Schorr and approved without dissent. (10C)
35. The Nevada Cultural Affairs Foundation continues to negotiate with Nevada 150 Foundation for developing a successor organization to take over that funding source and awaiting the Governor's approval in the near future. (14)
36. The Board moved to accept a \$3,500 gift from ASM Affiliates for NSM-CC. Member Diamond moved, seconded by member Pine and approved without dissent. (15C1)

37. The Board moved to accept a \$1,000 gift from Cora Johnson for NSM-CC. Member Ostrovsky moved, seconded by member Diamond and approved without dissent. (15C2)
38. The Board moved to accept a \$1,000 gift from Hazel Woodgate for NSM-CC. Member Pine moved, seconded by member Diamond and approved without dissent. (15C3)
39. There was no public discussion. (17)
40. There was no Board comment on non-agendized items. (18)
41. For future agenda the following: a) create some kind of major donor committee to ask for funds from the community, mining industry, etc who will give directly to the Private Funds Budget [requested by member Ostrovsky], b) V&T Coach 17 status report [requested by member Markoff]. (19)
42. Meeting was adjourned by order of the Chair at 3:38pm. (20)



**BOARD OF MUSEUMS & HISTORY MEETING  
SEPTEMBER 11, 2015**

**State Historic Preservation Office (SHPO)  
*Staff Recommendations***

**National Register of Historic Places**

**Douglass-Frey Ranch, Fallon, Churchill County**

The Douglass-Frey Ranch is a historic ranching complex south of Fallon in the Lahontan Valley, established by Robert L. Douglass, a prominent local rancher and developer, and currently owned and operated by the Frey family. Situated to the northwest of Carson Lake at the eastern extent of the Carson River watershed, the ranch rests within a well-watered area that has sustained ranching for a century and a half. The nominated area encompasses eleven acres comprising that portion of the Douglass Ranch that represents agricultural production in the valley in the early- and mid-twentieth century. This includes a Prairie-style ranch house, the Bunk House, a barn, a shed, a portion of an irrigation channel, and a historic farm field used currently as a vineyard. There are also several ornamental landscape features around the main ranch house including tree alleys and open grass lawns.

The Douglass-Frey Ranch is significant under Criteria A, B, and C. The Ranch is significant under Criterion A in the area of Agriculture for its reflection of ranching and irrigated agricultural traditions that began in Lahontan Valley in the 1860s and continue to the present. The Ranch is significant under Criterion B in the area of Agriculture for its association with Robert L. Douglass, a prominent figure of Churchill County's early development who expanded the use of Lahontan Valley for farming and ranching through his business ventures. The Douglass Mansion, the main ranch house, is also significant under Criterion C at the state level as a rare reflection of Prairie-style architecture in Nevada, and as a prominent work by renowned Nevada architect Frederick J. DeLongchamps. The period of significance begins in 1916, corresponding with the construction of the Bunk House, the earliest known and earliest remaining physical development on the site. The period ends in 1965, reflecting the ongoing significance of the property to ranching and agriculture in the Lahontan Valley as reflected by the Freys' ownership and development. The district retains strong integrity to the period of significance. The Frey family has made modifications to the landscape and buildings, most of which are either historic in their own right, or compatible and relate to the historic functions of the resources and landscapes in the district.

*Staff recommends listing.*

## **State Register of Historic Places**

### **State Register Program Guidelines and Materials**

NVSHPO staff are requesting Board review and comment for newly-drafted standards and guidelines for the Nevada State Register of Historic Places. Staff seeks to finalize and publish the new materials by the close of the 2015 calendar year.

Since its establishment in 1979, the Nevada State Register has been guided by the legislative provisions in NRS 383.085, with programmatic clarifications drawn on an as-needed basis from the federal guidance for the National Register of Historic Places. However, both the NVSHPO and the state review board have typically applied different standards and expectations to the State Register. These draft program standards, guidelines, and other materials, seek to establish the Nevada State Register of Historic Places as an independent program, separate from the National Register, with its standards and expectations made clear to the public. With these new guidelines in place, it is the hope of staff to create a more defined image of the program that is designed specifically for Nevada's unique cultural landscape and resources. While the format and structure of the State Register is still strongly inspired by the federal register, the new program materials seek to establish a new identity for the state program as it moves ahead in the twenty-first century.

*Staff recommends adoption of the new standards, guidelines, and materials.*

### **Berry, George G., House**

The Berry House is a one-story, Queen Anne-style cottage at the east corner of Garrison and Second Streets in the southern portion of the town of Winnemucca. Built in 1874, the house is significant under Criterion B as the residence for George G. Berry, a prominent political and judicial figure in early northern Nevada. Berry invested in newspapers and mining claims in the area, supported the development of Nevada's Democratic Party, and was a crucial player in the establishment and platting of Winnemucca in 1874, and built the home at Second and Garrison Streets as his permanent residence. The home is also significant under Criterion A for its long-term association with the Basque heritage of Nevada, being a Winnemucca residence for the Legarzas and their extended family from 1908 to the sale of the house in 2010. The home has two periods of significance, the first beginning with Berry's construction of the house in 1874 and ending in 1881 with Berry's departure from Winnemucca. The second period of significance spans the period of occupation by the Legarza family from 1908 to 1965, with ongoing significance to 2010. The house represents nearly a century and a half of diverse history within Winnemucca and Humboldt County and is eligible for listing in the Nevada State Register.

*Staff recommends listing. Staff recognizes the loss of historic integrity but recommends the use of the new aspects of integrity proposed in the standards and guidelines named above, specifically that eligible properties should have integrity of overall design and historic association. Taken within the context of over a century of Basque occupation in the home, staff considers this condition met and recommends listing.*

### **NVSHPO Staff note:**

None; no materials or nominations currently expected for the December 2015 meeting.

State Register Number: 150155

Property Name: Berry, George G., House

NEVADA DEPARTMENT OF CULTURAL AFFAIRS  
STATE HISTORIC PRESERVATION OFFICE  
901 S. STEWART STREET  
CARSON CITY, NEVADA 89701

Rev. 9/2014

NEVADA REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. NAME OF PROPERTY

Historic name: Berry, George G., House

Other names: Legarza, Juan Martin, House; Dufurrena, Nieves, House

2. LOCATION

Street Address: 451 W. Second Street

City or Town: Winnemucca

County: Humboldt Zip 89445

Original Location?  Yes  No.

If no, date moved: \_\_\_\_\_

3. CLASSIFICATION

Ownership of Property: private

Category of Property: building

Number of Resources within Property

Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total:	<u>2</u>

4. CERTIFICATION

A. BOARD OF MUSEUMS AND HISTORY

As the chair of the Nevada Museums and History Board, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

\_\_\_\_\_  
Signature of the Chair Date

B. STATE HISTORIC PRESERVATION OFFICE

As the Nevada State Historic Preservation Officer, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

\_\_\_\_\_  
Signature of the State Historic Preservation Officer Date

Property Name: Berry, George G., House  
State Register Number: 150155

**5. FUNCTION OR USE**

Historic Function: Domestic – Single Dwelling  
Intermediate Function: Domestic – Single Dwelling  
Current Function: Domestic – Single Dwelling

**6. ELIGIBILITY CRITERIA (select one or more from instructions)**

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

**7. STATEMENT OF SIGNIFICANCE**

**Areas of Significance** Politics and Government; Ethnic Heritage - Basques  
**Period of Significance** 1874-1881; 1908-1965  
**Cultural Affiliation(s)** Basques  
**Significant Person(s)** George G. Berry  
**Architect/Builder(s)** \_\_\_\_\_

**Statement of Significance:**

The Berry House is significant under Criterion B for its association with George G. Berry, a prominent political and judicial figure in early northern Nevada. Berry invested in newspapers and mining claims in the area, supported the development of Nevada's Democratic Party, and served as the district judge for Humboldt County. He was also a crucial player in the establishment and platting of the town of Winnemucca in 1874, and built the home at Second and Garrison Streets as his permanent residence. The home also reflects long-term association with the Basque heritage of Nevada, being a Winnemucca residence for the Legarza extended family from 1908 to the sale of the house in 2010. The period of significance for the home includes its construction in 1874 to Berry's departure from Winnemucca in 1881, and also spans the period of occupation by the Legarza family from 1908 to 1965, with ongoing significance to 2010. The house represents nearly a century and a half of diverse history within Winnemucca and

Property Name: Berry, George G., House  
State Register Number: 150155

Humboldt County.<sup>1</sup>

### Development of Winnemucca

The Berry House was constructed during Winnemucca's first period of development as a ranching town between 1869 and 1874. The site began as a trading station along the Overland Trail, established at the site of French or Frenchman's Ford, a popular crossing over the Humboldt River. The completion of the Central Pacific Railroad and the transcontinental railroad system by 1869 gave area ranchers access to national commodity chains, spurring expanded ranching operations throughout the region. To the north and south of Winnemucca, the relatively well-watered Grass and Paradise Valleys provided enough forage to sustain modest ranches that sent their livestock either to local mining communities, or regional markets in California and Oregon.<sup>2</sup>

The Central Pacific Railroad's selection of Winnemucca as a change-over stop for its trains spurred the early growth of the town. Determining that engines and personnel would be switched out at this stop, the railroad constructed a roundhouse and ice house. Winnemucca's location allowed it to become a primary trade hub for the surrounding gold and silver camps north as far as southern Idaho, and south into Grass Valley and the East and Sonoma mountain ranges. The success of the town convinced officials to move the county seat from Unionville to Winnemucca in 1872. Combined with the town's status as a ranching hub for the state, Winnemucca became one of Nevada's most prominent communities outside of Virginia City and Austin. Contemporary historian Sam Davis claimed in 1913 that Winnemucca was "now destined to be among the larger cities of the 'New Nevada,' which is springing into being with the influx of a more permanent agricultural population." The dwellings of this neighborhood, for merchants, railroad employees, and administrators, were generally of typical fashion for late-nineteenth century western towns: wood frame buildings of Gothic or Queen Anne styling.<sup>3</sup>

The wealth produced in Winnemucca over the late-nineteenth century contributed to the development of a small residential district that came into being by the 1880s. Laid out in a grid, the town used the Humboldt River as its axis, with numbered streets running southwest to northeast, and named streets running northwest to southeast. Several blocks of homes sprung up from First Street southeast to Fifth Street and from Bridge Street southwest to Lay Street, in a neighborhood that became known as Uppertown or Lanterntown by residents. The Berry House appears to have stood southwest of the developed town until the early 1900s, as evidenced by an 1881 birds-eye sketch of Winnemucca, and the absence of Sanborn fire insurance maps for that area of the town until the twentieth century. By 1912, residential growth placed the Berry House within a

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<sup>1</sup> Humboldt County Assessor, "Ownership History," Parcel # 3638-30-276-003, <http://www.hcnv.us:1401/cgi-bin/asw100>, accessed July 2, 2015.

<sup>2</sup> James W. Hulse, *The Nevada Adventure*, 3<sup>rd</sup> ed. (Reno & Las Vegas: University of Nevada Press, 1972), 124; James W. Hulse, *The Silver State: Nevada's Heritage Reinterpreted*, 3<sup>rd</sup> ed. (Reno & Las Vegas: University of Nevada Press, 2003) 123.

<sup>3</sup> Hulse, *The Silver State*, 123-24; Sam P. Davis, ed. *The History of Nevada*, Vol. II, (Las Vegas: Nevada Publications, 1913, rep. 1984), 912; U.S. Department of Agriculture, *The Humboldt - Nevada's Desert River and Thoroughfare of the American West*, by Victor O. Goodwin, Nevada Humboldt River Basin Survey, 1966, "Synoptic History of Settlement: Humboldt River Basin," 5.

Property Name: Berry, George G., House  
State Register Number: 150155

small residential neighborhood southwest of the commercial main street. In 1913, historian Sam Davis complimented Winnemucca for its "homelike homes, for with hardly any exception they are very tasty and comfortable, with abundant shade trees, verdant lawns and the general appearance of being a most desirable place in which to reside. The town has excellent water and electric-light service, and a sewer-system lately installed at a cost of \$50,000." The modest Victorian house at the corner of Second and Garrison Streets has been home to many of the town's earlier residents, and supported one of the region's many Basque families as well.<sup>4</sup>

### George G. Berry

George G. Berry was among Winnemucca's earliest residents, building the house at Second and Garrison in 1874. Berry spent nineteen years in Nevada, during which time he served as a District Judge and a practicing lawyer, supported several newspapers, and served as the president of the Humboldt Mill and Mining Company. Known to many as the "Copperhead Judge" of Humboldt County for his staunch Democratic politics and southern secession sympathies that remained with him throughout his life, Berry lived an adventurous life.<sup>5</sup>

Berry was born in Brownsville, Pennsylvania on December 11, 1826. His family moved to Illinois when he was eleven and when the Mexican War broke out, nineteen-year-old Berry enlisted in Alton for Company E of the First Regiment of Illinois Volunteers under Col. John J. Hardin. During the war, he took part in many of the conflict's major battles, including Monterey and Buena Vista. In 1848 he embarked upon a seven-month journey to San Francisco where he joined the rush to the gold fields of northern California. Although Berry, like many others, failed to strike rich, he did begin a career in law under the guidance of General P. H. Harris of Oroville, California. Eventually he became Harris's partner and in 1861, ran a successful campaign for justice of the peace for Butte County. The same year he married Margret R. Berry in Sacramento.<sup>6</sup>

After the silver strike in the Virginia Range on what became known as the Comstock Lode, Berry and Margret left for Nevada in 1862. Records place them in Star City and later Unionville, two neighboring mining towns southwest of Winnemucca, nestled into the eastern slope of the Humboldt Range, overlooking Buena Vista Valley. By 1863, Star City was among the larger commercial towns within the Humboldt Mining District, serving as a relay point for wagon traffic between San Francisco and Boise before the town's economy collapsed in 1868. Unionville proved a slightly more stable commercial center, supporting several of the mining towns in the area until the 1880s when declines in mining output led to the same demise. While residing in these communities in what would later become Pershing County, Berry was elected Humboldt County prosecuting attorney in 1863 and the District Five judge for Humboldt and Lincoln Counties in 1867, serving from then until

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<sup>4</sup> Nevada State Register of Historic Places, Cumley-Richardson House, Winnemucca, Humboldt County, 080148, (Section 8, continuation sheet 2 of 3); Sanborn Fire Insurance Maps, 1885, 1890, 1897, 1904, and 1907, Special Collections & University Archives, University of Nevada, Reno; Davis, 913.

<sup>5</sup> "George G. Berry," *The Humboldt Historian* 1, No. 1 (Summer 1978).

<sup>6</sup> "The Late Judge Berry," *Silver State*, February 23, 1892; "Illinois Mexican War Veterans," Illinois State Archive, <http://www.ilsos.gov/isaveterans/mexicanSearch.do> (accessed June 4, 2015).

Property Name: Berry, George G., House  
State Register Number: 150155

1872. There he also pursued mining interests and became a partner in and editor of the *Humboldt Register* newspaper in 1867.<sup>7</sup>

During his tenure as publisher of the *Register*, Berry became an outspoken advocate for contemporary Democratic Party politics. This included a rejection of Reconstruction policies in the American South, and the rejection of the concept of racial equality espoused by Radical Republicans. In an 1868 editorial in the *Humboldt Register*, Berry asserted that the Democratic Party believed “that the Declaration of Independence...was never intended by its authors to embrace the inferior and savage races, but that it simply related the distinction of cast [sic] founded on birth, blood and divine right then existing in all European countries.” In other words, he claimed, only “all Europeans were equal before the law and endowed with the same rights.” Such beliefs were quite common within American society and represented the Reconstruction-era Democratic political platform. Although as a pro-Union state, some Nevadans sought repeal of discriminatory laws, including Republican Party members Warren M. Nye and William Stewart, Berry’s beliefs were more indicative of popular public opinion during this period. Berry was an active leader in state-wide Democratic politics, serving as a delegate from Nevada to the National Democratic Conventions in New York and Baltimore in 1862 and 1872, respectively. He advocated strongly for the nominations of both Salmon P. Chase and Horace Greeley for President. His correspondence with other Democrats is peppered with lively opinions and epithets christening fellow Democrat Governor Bradley, “old hoof and horns.”<sup>8</sup>

Berry left Unionville in 1869 as a result of the anti-Chinese Unionville Riots. Although Berry espoused commonly held beliefs on racial hierarchy, in an editorial published in the *Humboldt Register* just prior to the riots, he opposed the “forcible expulsion and banishment” of the Chinese from the town. Berry elaborated that while the removal of the Chinese could be beneficial, their violent removal “could only end in bringing discredit on those who would accomplish good work...” The Anti-Chinese League ignored Berry’s advice, and records suggest he began to receive death threats as a result of his advocacy for a non-violent solution. He abandoned the *Register* and moved to Elko where he pursued mining interests in Tuscarora and helped establish the *Elko Daily Independent*, which he co-owned until 1872. Although he continued to serve as the Fourth District judge until 1871, Berry’s legacy regarding the Unionville Riots reversed somewhat, as he obstructed efforts on the part of U.S. Marshal Richard V. Dey to arrest eighteen of the persons indicted for the riots. By 1872, Berry moved to Pioche and became a partner in

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<sup>7</sup> It should be noted that in the 1860s, Nevada comprised of fewer counties. In 1864, Humboldt County comprised what is today Humboldt, Pershing, and portions of Washoe and Churchill Counties. At the same time, Lincoln County was established from Nye County in 1866 as a result of a congressional state boundary adjustment in that year. *History of Nevada*, (Oakland, Calif.: Thompson & West, 1881), 99; Eugene P. Moehring, *Urbanism and Empire in the Far West, 1840-1890*, (Reno & Las Vegas: University of Nevada Press, 2004), 133.

<sup>8</sup> Michael S. Coray, “‘Democracy’ on the Frontier: A Case Study of Nevada Editorial Attitudes on the Issue of Nonwhite Equality,” *Nevada Historical Quarterly* 21, No. 3 (Fall 1978), 202 fn 17; Elmer Rusco, “Thomas Detter: Nevada Black Writer and Advocate for Human Rights,” *Nevada Historical Quarterly* 47, No. 3 (Fall 2004), 210.

Property Name: Berry, George G., House  
State Register Number: 150155

the *Pioche Record*. On April 16, 1873, George G. Berry was admitted to the bar by the Supreme Court of Nevada.<sup>9</sup>

In April of 1874, Berry purchased 200 acres of federal land along the Humboldt River in trust for the town site of Winnemucca, bringing the town site into private hands under Humboldt County's jurisdiction. He also purchased 120 acres southwest of the town site on which he built the residence that now stands at Second and Garrison Streets, where the Berry's lived for seven years. Newspaper accounts reveal that Berry traveled through and stayed in Winnemucca on business and judicial matters on many occasions, perhaps influencing his decision to move there in 1874. Here, the childless couple raised their orphaned nieces Laura and Annie. While in Winnemucca, Berry became president of the Humboldt Mill and Mining Company, and became the first chairman of the trustees of the first school board. Meanwhile Margret Berry became the president of the Winnemucca Library Hall association. That fledgling group leased a building to house the first public library located on Bridge Street. In 1877, Berry became one of the first members of the Mexican Veteran Association of the State of Nevada.<sup>10</sup>

Despite Berry's success in Winnemucca, in 1881 he and Margret moved to Tombstone, Arizona.. In Tombstone, Berry continued to invest in newspapers, staked mining claims, and practiced law. He also happened to be wounded on March 18, 1882 at Campbell and Hatch's Billiard Saloon in Tombstone during the infamous attack that mortally wounded Morgan Earp. Berry died February 12, 1892 in Tombstone suffering from "Bright's Disease."

Before leaving Winnemucca, Berry sold the house to Nancy Garrison on June 25<sup>th</sup>, 1881. Garrison was the matriarch of a pioneer mining family, and lived at the home until she passed away in 1892. The home went to her son William H. Miner, who in turn sold the property in trust to Central Pacific Railroad station manager D.V. McBride and his wife Sarah. In 1901, George Nixon purchased the home from the McBrides, although it appears Nixon never lived there, as his personal residence (now demolished) was on Bridge Street. In 1908, Nixon sold his property in Winnemucca to Juan M. Legarza, a Basque immigrant who owned a large sheep ranch in Kings River. The Legarzas and their extended family occupied the house until 2010. The Nixons moved to Reno establishing a residence in a large mansion there along the Truckee River at 631 California Avenue.<sup>11</sup>

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<sup>9</sup> Elmer R. Rusco, "Riot in Unionville, Nevada: A Turning Point," in *The Chinese in America: A History from Gold Mountain to the New Millennium*, Susie Lan Cassel, ed., (Lanham, Maryland: Rowman & Littlefield Publishers, Inc., 2002), 94-98; *History of Nevada*, 99, 294; *Reports of Cases Determined in the Supreme Court of the State of Nevada During July and October Terms, 1909, and January and April Terms, 1910*, by W.G. Douglass and George N. Noel, (Carson City: 1911), p37.

<sup>10</sup> April 23, 1874, Humboldt County Deeds, Book 19, p56-57; April 25, 1874, Humboldt County Deeds, Book 19, Pg 45-46; *History of Nevada*, 271.

<sup>11</sup> June 25, 1881, Humboldt County Deeds, Book 24, pp218-220; April 16, 1892, Humboldt County Deeds, Book 30, pp372-374; January 22, 1895, Humboldt County Deeds, Book 32, pp206-208; August 20, 1901, Humboldt County Deeds, Book 37, pp288-290; March 24, 1908, Humboldt County Deeds, Book 43, pp302-303.



Property Name: Berry, George G., House  
State Register Number: 150155

### Basques in Winnemucca: The Legarza Family

The Legarza and Dufurrena families who owned and occupied the house from 1908 to 2010 were part of both the larger diaspora of the Basques in the United States and the ethnic diversification of the American West following American colonization of the region. Pushed by political insecurity in the Basque Country of Spain and France, and pulled by employment in mining and supporting industries like ranching in the western United States, enclaves of Basque families established themselves in northern Nevada by the late-nineteenth century. They became one of the most important and enigmatic ethnic groups of the Great Basin in the late-nineteenth and early twentieth centuries.<sup>12</sup>

Basque migration in the nineteenth century resulted from both economic incentives in the Americas and social, political, and economic pressures in the Basque Country. Spanish Basques had migrated to the American West beginning with Spanish colonization of the region in the seventeenth and eighteenth centuries. However, political persecution and military conflict in the nineteenth century compelled greater numbers to leave Spain and France for the Americas. Initially, Basques immigrated to former Spanish and Portuguese colonies in Central and South America. However, with gold and silver discoveries in the western United States in the 1850s and 1860s, Basques from Spain, France, and Latin America moved to places like northern California and Nevada. Records indicate that the majority of migrants to the western United States were secondary migrants from Latin America who had already garnered a reputation for sheepherding on the pampas of Uruguay and Argentina. The availability of public grazing land in the American West, the low cost of land for private use, and the markets provided by nearby mining towns provided a strong economic draw for new immigrant groups such as the Basques. Furthermore, many writers have observed that the environment of the Great Basin was rather similar to that of Euskal Herria of Basque Country.<sup>13</sup>

Completion of a transcontinental railroad network in the United States facilitated their travel to Nevada among other Great Basin destinations by the 1870s. Generally, Basques from the three French Basque provinces and Spanish Basque Navarre settled in California or southern and western Nevada, while those from Bizkaia (later called Viscayans) usually chose Idaho, eastern Oregon, and northern Nevada. Although gold and silver prospecting was the first draw for Basque immigrants, those who did not find wealth in the mining districts moved into sheepherding, a relatively accessible industry with a low opportunity cost, and that many had refined from time spent in Latin America. Their success in the western United States created a strong cultural association between Basques and sheep ranching in the region.<sup>14</sup>

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<sup>12</sup> Michael P. Malone and Richard W. Etulain, *The American West: A Twentieth Century History*, (Lincoln: University of Nebraska Press, 1989), 134.

<sup>13</sup> William A. Douglass, "Basque Immigrants: Contrasting Patterns of Adaption in Argentina and the American West," in *Currents in Anthropology: Essays in Honor of Sol Tax*, edited by Robert Hinshaw, (New York: Mouton Publishers, 1979), pp294-95; Gloria Totoricagüena, *Basque Diaspora: Migration and Transnational Identity*, (Reno: Center for Basque Studies, University of Nevada, Reno, 2005), 10-15; Gloria P. Totoricagüena, *Identity, Culture, and Politics in the Basque Diaspora*, (Reno & Las Vegas: University of Nevada Press, 2004), 66.

<sup>14</sup> Totoricagüena, *Basque Diaspora*, 10-15, 203, 206; Totoricagüena, *Identity, Culture, and Politics*, 66; U.S. Department of the Interior, National Park Service, *Hispanic Reflections on the American Landscape: Identifying and Interpreting Hispanic Heritage*, by Brian D. Joyner (Washington, D.C., 2009), p 41; Howard Wight Marshall,

Property Name: Berry, George G., House  
State Register Number: 150155

The first Basques to arrive in northern Nevada came primarily to seek their fortunes in the gold and silver fields, with the initial intent to return home after accruing sufficient financial gains. However, like most prospectors, many found more lucrative and long-term employment in the ranching industry. Those Basque immigrants who achieved success in mining towns, either by prospecting themselves or opening related businesses, often settled into banking, cattle ranching, or other long-term industries. However, sheepherding became associated most closely with the Basques of the western United States, despite the fact that those who engaged in the practice were generally newcomers of modest means who relied on unregulated public rangelands for their success. They faced unique challenges that compelled many to permanently settle in the region. Among the more successful long-term ranchers were the Altube Brothers, who founded the famed Spanish Ranch in Elko County and operated it from 1871 to 1907.<sup>15</sup>

Despite the notoriety of some Basque businessmen like the Altubes, Basque numbers remained low through the late-nineteenth and early-twentieth centuries. This was in part due to a general anti-immigrant sentiment in the United States, but was aggravated by competition over public grazing land that fueled tensions between established ranchers and the new itinerant Basque sheepherders. While the recorded numbers of Basques in censuses in California, Nevada, Idaho, and Wyoming are difficult to trace, records suggest that prior to 1900, there were very few Basque residents in the region. Those that did move into the Great Basin were mining entrepreneurs, or participated in the sizeable exodus of sheep from the California ranges into the Great Basin. A resurgence in the wool market in the early 1900s compelled Basque sheep ranchers to expand their operations, and they called upon family ties remaining in the Basque Country to send more workers. Influenced by this trend, between 1900 and 1910, the number of officially recorded Basques in Nevada went from 180 to nearly a thousand just ten years later. Nevada's geographic location, its large grazing lands for sheep, and its position as a transportation crossroads between several regions of the American West, meant that it also became a cultural crossroads for the various Spanish and French Basques of the region. As Basque ranchers utilized the transportation networks to move their livestock, other Basque entrepreneurs established hotels, restaurants, and boarding houses along the same routes.<sup>16</sup>

Basque homes and businesses provided environments where Basques native to the United States as well as newly arrived immigrants could meet in familiar surroundings.

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*Paradise Valley, Nevada: The People and Buildings of an American Place*, (Tucson: University of Arizona Press, 1995), 9; William A. Douglass, *Global Vasconia: Essays on the Basque Diaspora*, (Reno: University of Nevada, Reno, Center for Basque Studies, 2006), 134.

<sup>15</sup> M.L. Miranda, *A History of Hispanics in Southern Nevada*, (Reno & Las Vegas: University of Nevada Press, 1997), 53; Moehring, 153; Clare O'Toole, "The Roots of Basque Character and the First Diaspora to the United States," *Who Are the Basques*, The Basques in Nevada, <http://nevadabasque.com/who-are-the-basques/> (accessed June 2, 2015); Carmelo Urza, "The Age of Institutions: Basques in the U.S.," in *Community in the American West*, Stephen Tchude, ed., (Reno & Las Vegas: Nevada Humanities Committee, 1999), 234.

<sup>16</sup> Totoricagüena, *Basque Diaspora*, 206-214, 249-250; O'Toole, "The Roots of Basque Character"; Jeronima Echeverria, "Expansion and Eclipse of the Basque Boarding House in the American West," *Nevada Historical Quarterly* 43, No. 2 (Summer 2000), 127, 129; Douglass, *Global Vasconia*, 136-137.

Property Name: Berry, George G., House  
State Register Number: 150155

The Basque boarding house, or *ostatua*, became one of the most endemic representations of this phenomenon in northern Nevada communities. Boarding houses were not only a familiar environment for communal gatherings, but also provided housing for new arrivals who were largely employed on a temporary basis. Established Basque sheep ranchers often hired newly arrived immigrants to handle sizeable herds numbering upwards of 2,000 animals. In the spring and summer months, these workers remained on the range with the herds as they foraged on upland and mountain grasslands. In winter, the herds were brought in to the permanent ranch where there was shelter and feed, and the workers would stay in boarding houses in the community. Many young Basque workers moved between jobs frequently, leading to a partially transitory lifestyle where workers might balance time between work in the United States and residence with their families in Basque Country. Some stayed in Nevada looking for more permanent employment in nearby cities, which they found with increasing frequency in the late-twentieth century.<sup>17</sup>

Within this network, Humboldt County and Winnemucca proved to be among the most important cities for Basque migration in the Great Basin. The completion of the Central Pacific into Winnemucca in 1868 and the town's central location in the grazing lands of northern Nevada allowed it to become a staging area for Basque immigrants moving to northern Nevada, Idaho, and eastern Oregon. While some Basque newcomers began ranching in the area as early as the 1870s, it was not until the 1880s and 1890s that Winnemucca became a transportation center for Basque immigrants, largely of Vizcayan descent. While many stayed in Winnemucca, others moved north to McDermitt, and some helped to establish the settlement of Paradise Valley. By 1889, a practice evolved of successful ranchers traveling to Spain or France and recruiting new workers, many of whom would become successful ranchers in their own right after many years.<sup>18</sup>

The sheep industry in the Great Basin expanded significantly in the early twentieth century in response to an increase in demand for lamb and wool. Established Basque ranchers expanded their operations, contributing to the increase in Basque immigration during this period. Many newcomers established their own sheep bands after several years of work with long-term ranchers, relying upon the open ranges to graze their animals. The profit margin was high due to unregulated grazing on public lands, which included most of northern Nevada's territory. The influx of Basque workers in the early 1900s aggravated tensions with other Euro-Americans that had existed since the 1870s. Despite the unregulated status of most public land, many established sheep and cattle ranchers perceived the public ranges as their own. Furthermore, they erroneously perceived Basques who retained Spanish passports as sympathetic to the Spanish cause during the Spanish-American War. This conflict between cattle and sheep ranchers had

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<sup>17</sup> Totoricagüena, *Basque Diaspora*, 206-219; Echeverria, "Expansion and Eclipse of the Basque Boarding House," 133-134.

<sup>18</sup> William A. Douglass and Jon Bilbao, *Amerikanuak: Basques in the New World*, (Reno & Las Vegas: University of Nevada Press, 1975), 242, 259-261; Nancy Zubiri, *A Travel Guide to Basque America: Families, Feasts, and Festivals*, 2<sup>nd</sup> ed., (Reno & Las Vegas: University of Nevada Press, 2006), 291-293, 300-301; Totoricagüena, *Basque Diaspora*, 206-214, 249-250; O'Toole, "The Roots of Basque Character"; Echeverria, "Expansion and Eclipse of the Basque Boarding House," 129; William A. Douglass, "Interstitial Culture, Virtual Ethnicity, and Hyphenated Basque Identity in the New Millennium," *Nevada Historical Quarterly* 43, No. 2 (Summer 2000), 159.

Property Name: Berry, George G., House  
State Register Number: 150155

been a component of western society and politics since as soon as both industries began to utilize the western ranges in the 1860s. Without regulation, conflicts and depletion of grazing resources ensued. The perceived omnipresence of Basques in sheepherding and their status as aliens exacerbated sentiments against transient herding on Nevada's ranges. In Humboldt County, this competition, and the generally privileged status of cattlemen in politics, affected the framework under which the ranges of Humboldt County became regulated in the early twentieth century. In response to the depletion of many western timber lands, Congress passed the Forest Reserve Act in 1891 which would become the foundation of the National Forest system of multiple use administration, including grazing. By 1897, the federal government banned sheep grazing in the national forests. While the policy was reversed in 1899 in favor of regulation and permitting, it nevertheless limited grazing on popular ranges and reduced the economic viability of Basque sheepherding.<sup>19</sup>

The depletion of the ranges in northern Nevada by the first years of the twentieth century brought federal grazing administration to Humboldt County. In 1910 in response to an influx of sheep herds to the area, 112 local residents who utilized the Santa Rosa range north of Winnemucca for summer rangeland petitioned the U.S. Forest Service for status as a national forest, decrying an "influx of tramp herders and non-citizen shepherds." The following year, President William H. Taft designated the forest, thus implementing a permitting system for grazing in which many Basques, as newly arrived non-citizens, could not participate. While Basques who had established fairly permanent operations and incorporated a livestock company could secure permits, the administrative change and persistent discrimination against Basques provided obstacles to Basque ranchers in the region. The federal government compounded these obstacles in 1934 with the passage of the Taylor Grazing Act, which effectively closed the public domain to the sort of unregulated sheep grazing on which new and burgeoning Basque sheep ranchers had relied. The change compelled Basque residents to either return to the Basque Country, or to settle permanently and apply for citizenship. They were motivated by a desire to smooth relations with Forest Service officials and to gain income for their families in the home country, but also to gain respect in their American communities. In Winnemucca, whereas only 48 Basques filed for citizenship between 1871 and 1906, 108 filed between 1906 and 1912.<sup>20</sup>

Juan Martin Legarza was one such rancher who began operating in Humboldt County in the first decade of the twentieth century. He purchased the home at Second and Garrison from George Nixon in 1908. Legarza was already known in the region as a rancher and steadily gained success throughout the 1910s and 1920s. It is not clear what effect the collapse of the agricultural markets after the First World War had upon Legarza's

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<sup>19</sup> John Bieter and Mark Bieter, *An Enduring Legacy: The Story of Basques in Idaho*, (Reno & Las Vegas: University of Nevada Press, 2000), 37-39; U.S. Department of Agriculture, U.S. Forest Service, *The Humboldt Forest: A Kaleidoscope of Men and Events in the Service of the American People*, by Victor O. Goodwin, (undated report), 2; U.S. Department of Agriculture, U.S. Forest Service, *Privies, Pastures and Portables: Administrative Facilities of the Humboldt-Toiyabe National Forest, 1891-1950*, by Richa Wilson, (Ogden, Utah: Intermountain Region Facilities Group, 2000), 13-14, 32-33; Douglass, "Basque Immigrants," 295.

<sup>20</sup> Bieter and Bieter, 37-39; *The Humboldt Forest*, 2; *Privies, Pastures and Portables*, 13-14, 32-33; Urza, 232. Zubrini, 294; Douglass and Bilbao, 266-267, 286-287.

Property Name: Berry, George G., House  
State Register Number: 150155

operations. However, his actions in the 1920s suggest that he chose to settle permanently in the region and was able to recover successfully from the post-war downturn. In 1922 under the Homestead Act, he filed a claim with the General Land Office in Carson City for 145.76 acres northwest of Winnemucca along the Quinn River, twelve miles southwest of Orvada in the Gallagher Flat. The following year under the Desert Land Act, he added a further 167.88 acres, extending his claim to the north along the river. A sizeable ranching complex remains at the center of these lands, along River Ranch Road. The home in Winnemucca was a permanent residence in the railroad town and a regular stopping place for members of the family as they traveled through the area. Juan Legarza and his wife Fernanda raised a family of ten children, eight boys and two girls. Richard Legarza, a grandson of Juan Martin Legarza, related the memories of his father, Jon Joseph, of the ranching operation, which included cattle, horses, and sheep. However, family recollections describe the Great Depression as a very difficult time for the operation. Juan Legarza sold off or slaughtered much of his livestock due to dropping prices for agricultural products, and passed away in 1933. Many of the Legarza children remained in northern Nevada, if not in Winnemucca. Jon Joseph Legarza had lived in Orvada for some time, working as a grocer as well as a seasonal wildland firefighter in the 1930s, while his wife, Eloisa Juanita of the Marcuerquiaga family, ran the post office. Jon and Eloisa later moved to Wadsworth, where they raised a family that included Richard Legarza, who lived in Winnemucca and served as a district judge there for a time. One of the daughters of Juan and Fernanda, Nieves Legarza, who was born in 1906, remained in the home at Second and Garrison. She eventually married Tom Dufurrena and raised eight children. Nieves appears in the 1940 census at the Dufurrena ranch in Kings River Valley, although interviews with the family hold that Nieves remained in the home until her death. The home became a regular stop-over for family members traveling through Winnemucca until Nieves' death in 1996.<sup>21</sup>

Over the mid-twentieth century, perceptions of Basque residents transitioned from the anti-immigration perspective espoused in the 1910s and 20s to public support and celebration by the 1950s. Increasing support for Basque culture and politics represented a shift in the perceptions of Basques and the sheep industry on the part of non-Basque Americans. Bob Echeverria of Winnemucca recalled defensiveness against discrimination in the mid-twentieth century which led many Basques to abandon or minimize their participation in traditional activities. Inter-marriage with non-Basques also frequently eroded connections to cultural traditions. Richard Legarza recalled that his parents generally did not teach their children Basque language or customs because of a fear of discrimination. However, by the early 1950s, the wool industry in the American West was struggling. Deaths, retirements, and a restrictive immigration quota had led to a precipitous decline in the numbers of skilled laborers working in western sheep industry. The perception on the part of elected officials was that the industry needed an influx of specialized Basque labor. Nevada's congressional delegation sponsored the

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<sup>21</sup> David Río, *Robert Laxalt: The Voice of the Basques in American Literature*, (Reno: Center for Basque Studies, University of Nevada, Reno, 2007), 25; U.S. Bureau of Land Management, June 21, 1922, Document #09347, "Juan M. Legarza," and February 6, 1923, Document #09348, "Juan M. Legarza," both in General Land Office Records, [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov), accessed July 1, 2015; Richard Legarza, phone interviews by Jim Bertolini, July 1, 2015 and August 15, 2015; Linda Dufurrena, e-mails to Jim Bertolini, June 3 and June 9, 2015.

Property Name: Berry, George G., House  
State Register Number: 150155

McCarran-Walter Omnibus Immigration Bill of 1951 that allowed sheepmen's organizations to contract for Basque herders in Europe. Despite the influx of temporary laborers, permanent immigration from the Basque Country slowed by 1960 and most Basques settling into permanent business operation or ranching. The famed boarding houses began to close their doors, or adapt new business practices. Furthermore, a general decline in the wool industry nation-wide led to a decline in the profitability in sheep ranching, with many range numbers being reduced by half by 1970, and even more dramatically by the 1990s. However, by the last quarter of the twentieth century, a new if limited wave of immigration from the Basque Country revived interest in ethnic traditions and encouraged more public events and celebrations.<sup>22</sup>

While many of the smaller towns in the area have since been abandoned, Winnemucca still holds a sizeable Basque community. Including those with partial ancestry, Basques comprise around a quarter of the population, still predominantly of Vizcayan descent. Winnemucca supports several of Nevada's remaining Basque-owned businesses including the Martin and Winnemucca Hotels, both listed in the National Register of Historic Places (NRIS 03001067 and 05000471, respectively).<sup>23</sup>

### Summary

The Berry House is significant under Criterion B for its association with George G. Berry, a prominent newspaperman, attorney, and politician who helped establish the town of Winnemucca in the 1870s, supported the development of Nevada's early Democratic Party, and aided in the establishment of social organizations in the community. It is also significant as the home of the Juan Martin Legarza, a successful Basque rancher in Humboldt County whose family owned and used the home until 2010.

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<sup>22</sup> Douglass, *Global Vasconia*, 136-137; Echeverria, "Expansion and Eclipse of the Basque Boarding House," 129; Douglass, "Basque Identity in the New Millennium," 159; Douglass Bilbao, 242; Totonicagüena, *Identity, Culture, and Politics*, 71, 76; Zubiri, 291-293, 300-301; Bieter and Bieter, 139; Urza, 234-235; Richard Legarza, phone interview by Jim Bertolini, August 13, 2015.

<sup>23</sup> Douglass Bilbao, 242; Zubiri, 291-293, 300-301.

Property Name: Berry, George G., House  
State Register Number: 150155

**8. DESCRIPTION** (select information that best describes exterior fabric, structural system, and roofing material)

**Architectural Style or Type:** Late Victorian / Queen Anne

**Materials** Foundation: Stone; Concrete  
Walls: Wood / Weatherboard; Synthetics / Vinyl  
Roof: Asphalt  
Windows: Synthetics / Vinyl  
Other: \_\_\_\_\_

**Narrative Description:**

The Berry House is a Queen Anne-style cottage at the east corner of Garrison and Second Streets in the southern portion of the town of Winnemucca. It is in a residential neighborhood with mixed architectural styles from multiple periods, including the early and mid-twentieth centuries. The house sits two blocks southeast of Interstate Highway 80 and the Humboldt River. The setting of the neighborhood consists of broad, asphalt streets, with moderate tree plantings and lawn setbacks from the street.

Built in approximately 1874 by George Berry, the house is a one-story, four-room, frame Queen Anne cottage with a gable roof with asphalt composition shingles. The house is a T-shaped, front-gabled building with an intersecting gable projection on the east elevation. The siding is wood lapboard, which has been covered with vinyl lap-siding of similar design. The original windows were two-over-two wooden sash units that have been replaced with double-paned vinyl one-over-one sash windows, although they retain their simple wooden surrounds.

There is a hexagonal turret anchoring the northwest façade at the west corner. Four of the six sides of the turret are exterior, and have one-over-one sash windows. The front porch has a flat roof and covers the northwest elevation of the gable projection between the north corner of the house and the front gable. The porch has a concrete stoop, metal railings, and a poured concrete foundation. Porch posts are square with a simple, squared balustrade with a flat top-rail. There is also a decorative spindle-work frieze and lace-like brackets. The porch includes the main entry, a simple panel door, as well as a large vinyl sash window. One original wooden transom light remains over the main entry.

Along the southwest elevation are two gablets, and two irregularly spaced vinyl sash windows. The northeast elevation includes one vinyl sash window on the projecting gable end. The east corner of the building is an enclosed, shed-roof porch with a ribbon of smaller one-over-one windows wrapping around the porch. The rear (southeast) elevation is dominated by a hipped roof addition, with a small vinyl one-over-one window on its southwest elevation. The porch on the east corner was added in the late-nineteenth century as a kitchen and a screen porch, respectively. The rear addition was added in 1910 as a bathroom and laundry after the city sewer system reached Second Street and residents modified their homes to take advantage.

Property Name: Berry, George G., House  
State Register Number: 150155

When the current owners first occupied the house, the original layers of wall paper were present but painted over, and electric lines ran along the ceiling to the bulbs in the middle of each room. Today, the interior walls are furred-out and insulated, covered in drywall and plaster, and also house new electric wiring. The only original gas chandelier light fixture has been electrified and is in the bedroom. The bathroom still boasts its original claw foot tub.

#### Integrity

The Berry House retains good overall integrity of location, design, setting, feeling, and association. It retains the same footprint and design characteristics of its historic period, including roofline, massing, and window patterns. The property does have some limitations regarding the integrity of materials and workmanship. At an unknown date, likely the 1990s, the windows were replaced with vinyl units, and the wood lapboard was covered with vinyl lap siding. However, the new window sashes retain the historic window pattern, including the sash form and function, and the location of each window opening. The original lapboard is still present, only covered by vinyl lap siding. The design of the new lap-siding makes it compatible with the historic period, if not in materials, and is a reversible alteration. The Berry House retains sufficient integrity to convey its significance as an early home in Winnemucca that has been almost continuously occupied since its construction in 1874.



Property Name: Berry, George G., House  
State Register Number: 150155

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## 10. GEOGRAPHICAL DATA

**Acreege of Property:** .33 acres

**Verbal Boundary Description:** The parcel boundary for Humboldt County Parcel #3638-30-276-003.

**Boundary Justification:** The boundary includes the lot on which the Berry House was constructed, as limited by the current parcel boundary. The lot was originally larger, but northeastern sections were sold off subsequently for construction of other homes.

**Geographic Information (Use NAD 83 Meters):** \*\*add more points if necessary\*\*  
437736 mE 4535761 mN

**Source and method of UTM's:** Captured in ArcMap 10.1 in NAD 83 UTM Zone 11 North

## 11. FORM PREPARED BY

Property Name: Berry, George G., House  
State Register Number: 150155

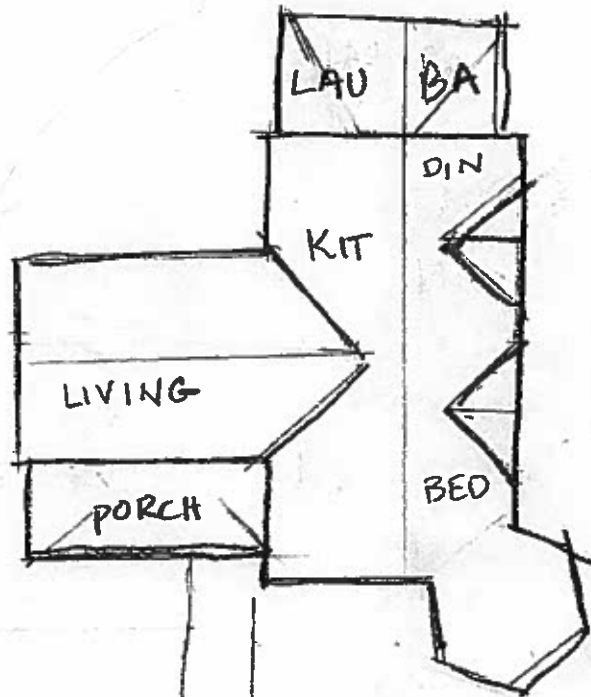
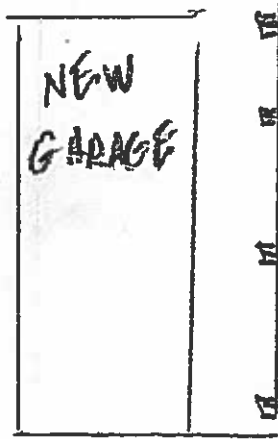
Name/Title: Ria & Tom Fransway (additions made by Jim Bertolini – Nevada SHPO)  
Organization: N/A  
Address: P.O. Box 514  
City or Town: Winnemucca State: NV Zip: 89446  
Telephone Number: (775) 623-3565 E-mail: tnrfransway@sbcglobal.net

## 12. ADDITIONAL REQUIREMENTS

Include the following items with your submission:

- Photographs** (provide one or more photographs of the front elevation of the building, minimum size to be 5 inches by 7 inches (or digital JPEG or TIFF format files of 300 dpi or greater). Multiple photographs showing additional angles and views would be preferable. Include the name of the photographer, date of photograph and direction the camera was facing).
- Floor Plan** (provide a line drawing of the floor plan of the building, if possible).
- USGS Map** (provide a scale section of a USGS 7.5-minute quadrangle or current city street map with the property marked).
- Site Map** (provide a site map that locates all properties being nominated and shows their relationship to one another).

GOBERRY HOUSE  
WINNEMUCCA, NV  
CA. 2015



GARRISON STREET

W. SECOND ST.

# Berry-Nixon House Site Map



Author: NV SHPO  
Date: 2-27-2015  
Geographic Information: NAD83 UTM Zone 11N

0 5 10 20  
Meters



# Berry-Nixon House State Register Boundary Aerial Site Map

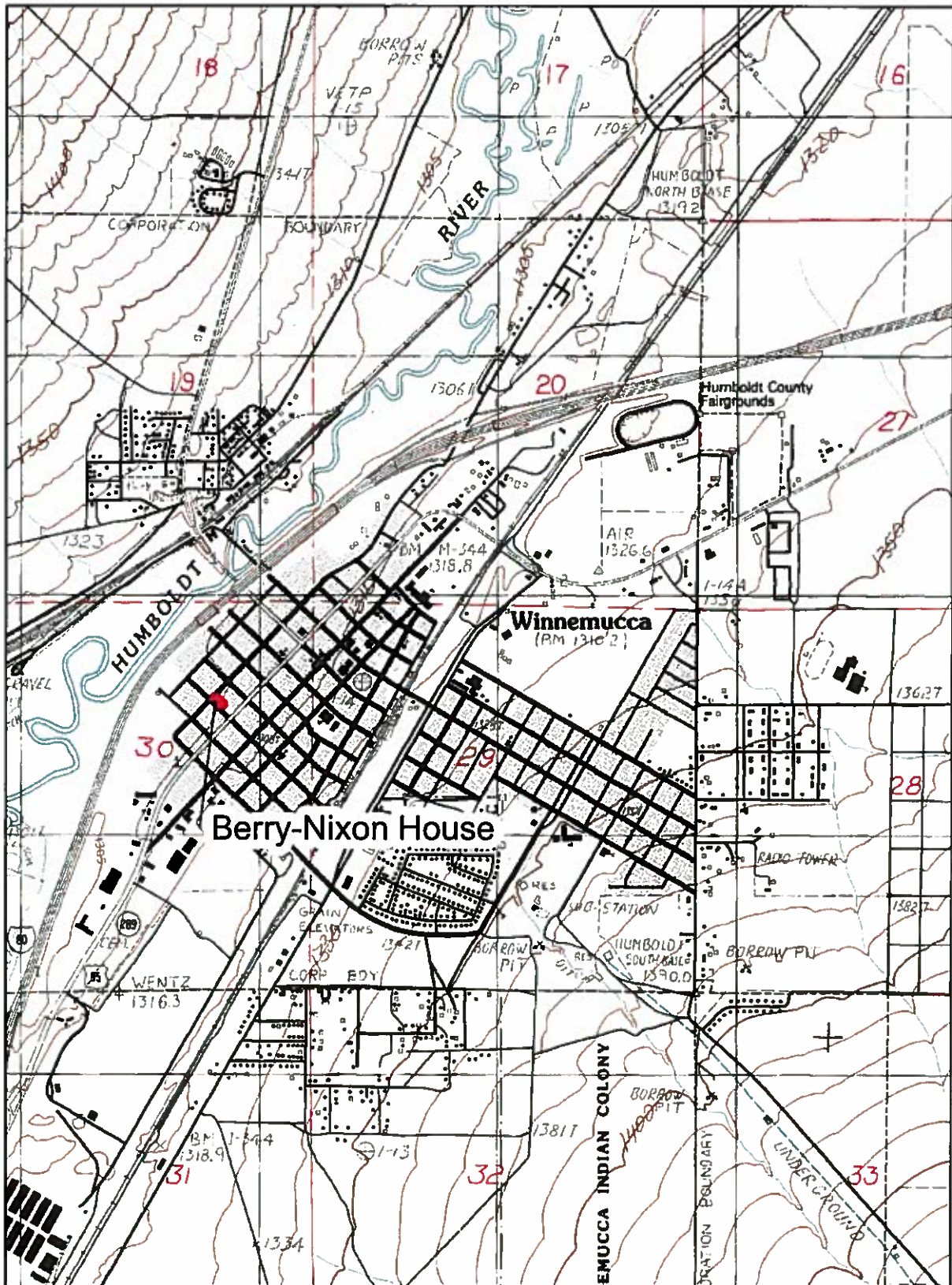


Author: NV SHPO  
Date: 2-27-2015  
Geographic Information: NAD83 UTM Zone 11N

0 5 10 20  
Meters



# Berry-Nixon House USGS Quad Map Winnemucca East Quadrangle



Author: NV SHPO  
Date: 2-27-2015  
Geographic Information: NAD83 UTM Zone 11N





Section of exposed  
lapboard, showing  
original materials

2015.01.29





2014.02.06

Non-contributing Garage, looking southeast



Northwest facade. Looking south



Northwest facade, looking southeast.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Douglass-Frey Ranch  
Other names/site number: Robert L. Douglass Ranch; Charles Frey Ranch; Island Ranch  
Name of related multiple property listing:  
Thematic Nomination of the Architecture of Frederick J. DeLongchamps  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 1075 Dodge Lane  
City or town: Fallon State: NV County: Churchill  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this x nomination     request for determination of eligibility meets  
the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property x meets     does not meet the National Register Criteria.  
I recommend that this property be considered significant at the following  
level(s) of significance:

    national      x statewide      x local  
Applicable National Register Criteria:  
x A      x B      x C          D

<hr/>	
Signature of certifying official/Title:	Date
<hr/>	
State or Federal agency/bureau or Tribal Government	

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

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

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**4. National Park Service Certification**

I hereby certify that this property is:

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

---

Signature of the Keeper

Date of Action

---

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Douglass, Robert L., Ranch  
 Name of Property

Churchill, Nevada  
 County and State

**Category of Property**

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	_____	buildings
<u>2</u>	_____	sites
<u>1</u>	<u>1</u>	structures
_____	_____	objects
<u>6</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC / Single Dwelling
- AGRICULTURE/SUBSISTENCE/agricultural field
- AGRICULTURE/SUBSISTENCE/agricultural outbuilding

**Current Functions**

(Enter categories from instructions.)

- DOMESTIC / Single Dwelling
- AGRICULTURE/SUBSISTENCE/agricultural field
- AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS / Prairie School

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STUCCO, TERRA COTTA,  
WOOD/Weatherboard

### Narrative Description

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

---

### Summary Paragraph

The Douglass-Frey Ranch is a historic ranching complex south of Fallon in the Lahontan Valley, established by Robert L. Douglass, a prominent local rancher and developer, and currently owned and operated by the Frey family. Situated to the northwest of Carson Lake at the eastern extent of the Carson River watershed, the ranch rests within a well-watered area that has sustained ranching for a century and a half. The nominated area encompasses eleven acres comprising that portion of the Douglass Ranch that represents agricultural production in the valley in the early- and mid-twentieth century. This includes a Prairie-style ranch house, the Bunk House, a barn, a shed, a portion of an irrigation channel, and a historic farm field used currently as a vineyard. There are also several ornamental landscape features around the main ranch house including tree alleys and open grass lawns.

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### Narrative Description

The Douglass-Frey Ranch sits south of Fallon in an area called the Island District, an uplifted section of land amid irrigated wetlands watered by the Carson River in Lahontan Valley and used for irrigated agriculture since the mid-nineteenth century. To the northeast are Naval Air Station Fallon and the Stillwater Marsh (NRIS# 75001104). Just southeast of the ranch is Carson Lake, a riparian area at the southern extreme of the Carson River wetlands. The Carson River, with its headwaters in the Sierra Nevada Mountains of eastern California, runs north and west through Douglas, Carson, and Lyon counties before entering Churchill County and the Lahontan



Douglass, Robert L., Ranch  
 Name of Property

Churchill, Nevada  
 County and State

Valley. The valley is broad and flat, allowing the river to break into multiple channels, creating marshes and wetlands before ultimately emptying into the Carson Sink, a large dry lake bed northeast of Fallon. While much of Nevada is dominated by sagebrush steppe, the moist, sandy soils of the wetlands provided ideal ranching land for grazing and feed crops. The wetlands are interspersed with cottonwood (*Populus* sp.), willow (*Salix* sp.), bulrush (*Scirpus* sp.), cattails (*Typha* sp.), and various rushes. The trees, shrubs, and rushes provide ample feeding grounds for several hundred migratory bird species utilizing the Pacific flyway. In peripheral areas with a high water table, Great Basin wildrye (*Elymus cinereus*), wheatgrasses (*Agropyron* sp.), lovegrass (*Eragrostis* sp.), and Indian ricegrass (*Oryzopsis hymenoides*) all provide ample forage to herbivores. It is these comparatively lush wetlands that attracted the *Toidikadi*, or Cattail eaters of the Northern Paiute, and later Euro-American ranchers and farmers into the valley. It is a primary reason why Robert L. Douglass chose to headquarter his ranching operations at this site by 1918.<sup>1</sup>

The nominated area centers on the main ranch house, the Douglass Mansion, with other historically-related resources and landscape features surrounding it. The district reflects the establishment and development of the ranch by the Douglass family between 1916 and 1944. The Mansion is surrounded by a planted grass lawn maintained by the Frey family, with a primary driveway running east-to-west twenty-five meters south of the house. The lawn extends east from the house, and includes a modern pavilion and the historic Bunk House built in 1916 of similar construction as the Mansion built two years later. A sub-surface concrete-lined irrigation ditch daylight southwest of the house at the driveway. The uncovered portion of the ditch runs along the west edge of the lawn. The ditch turns to the east thirty meters northwest of the house, and then runs sixty-five meters before turning north again. From the turn, the ditch runs north for 115 meters before connecting with a larger irrigation channel at the edge of the nominated area. A wood frame barn and open-front shed rest north of the main house, and are important representations of agricultural buildings from the Douglass period of ranching. Extending to the north and west of the lawn area is an irrigated field currently used as a vineyard, although historically it has been used for a variety of different crops including a rotation of grass hay, alfalfa hay, and various grains.

Douglass-Frey Ranch Resources

Resource #	Resource Name	Date/Period	Resource Type	Status
1	Bunk House	1916	Building	Contributing
2	Douglass Mansion	1918-1920	Building	Contributing
3	Barn	c.1920s	Building	Contributing
4	Shed	c.1920s	Structure	Contributing
5	Pavilion	1995	Structure	Non-contributing
6	Northwest Field	c.1910s	Site	Contributing
7	Ranch Landscape and Grounds	c.1910s	Site	Contributing

<sup>1</sup> Catherine S. Fowler, *In the Shadow of Fox Peak: An Ethnography of the Cattail-Eater Northern Paiute People of Stillwater Marsh*, (U.S. Department of the Interior, Fish and Wildlife Service, 1992), 9-12.

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

### Site History

After the earliest phase of ranching in the Lahontan Valley in the 1850s and 1860s, William S. Bailey began amassing a large ranch along the Carson River known by the 1870s as Island Ranch, and totaling between 15,000 and 17,000 acres. This included the land now comprising the Douglass Ranch historic district. John Sheehan, one of Bailey's many employees during the late-nineteenth century, recalled that the Bailey ranch was:

...the biggest ranch in the country. [Bailey] was the biggest cattleman in the country. The fence from the lake to the opposite end of the ranch was twelve miles long. There was miles of tules. That was where they cut 3500 tons of hay. The balance was in pasture.<sup>2</sup>

After the large property transferred to Joseph Douglass in 1891, it retained much of this undeveloped character as Douglass continued to operate the Island Ranch. When Robert Douglass acquired the property in 1906, he built a one-room school and a Protestant church for the surrounding community and his first wife, Marie Eleanor Ernst. The school and church have since been demolished, but were originally located a quarter of a mile west of the Schurz Highway (present-day U.S. Highway 95). In a 1992 interview, Eleanor Scofield, daughter of Robert L. Douglass, recalled traveling by horseback from the ranch north and west to the school.<sup>3</sup>

North of the house was an orchard planted by Douglass. He also added a golfing area north of the house with between three and five greens. Currently there are Carolina Poplars (*Populus canadensis*) interspersed throughout the landscape, planted in 1918. Eleanor Scofield, Robert Douglass' daughter, remembered that a different irrigation network than currently exists was in place in the earlier years of the ranch's operation. She indicates that a moderately-sized river lay to the west of the main ranch complex between "the main road" (likely what is now U.S. Highway 95) and the barn, and that a fence along the bank was covered in roses planted by Douglass. The grounds were open to the children when they were younger, with the bell at the Bunk House bringing them in for meals in the evenings.<sup>4</sup>

The complex also included related outbuildings: a "barn, lambing sheds, etc., and...artesian wells for watering stock, with complete facilities, including corrals and feed racks, for feeding cattle." The entire complex was fenced at the time with "woven wire."<sup>5</sup> An article in the *Fallon Standard* four years after the ranch's completion described the complex in detail:

Mr. Douglass has taken a keen interest in the development of the Island district which is largely from his original holdings, which once comprised a solid body of fine agricultural

<sup>2</sup> Roberta Childers, *Magee Station and the Churchill Chronicles*, (Reno: Jamison Station Press, 1985), 129.

<sup>3</sup> Burton, "The Douglass Mansion," 8; Eleanor Douglass Scofield, oral history interview with Marian Lavoy, June 6, 1992, (transcribed by Glenda Price), Churchill County Museum, p15; Bunny Corkhill, "Where in the Oasis Am I?," *In Focus* 8(1994-1995): 100.

<sup>4</sup> Burton, "The Douglass Mansion," 1, 8; Scofield interview, pp14-15, 27.

<sup>5</sup> "Douglass Ranch in Island District is Sold to Chas. Frey," 1, 6.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

lands, totaling 12,040 acres. Mr. Douglass sold small subdivisions from this total until his individual land holding in the district now comprise about [illegible, 1200?] acres. He plans to maintain this acreage as a splendid farm plant and will further devote the virgin lands owned by him as soon as labor and material prices will allow. He earlier gave the district the fine Island chapel which is now used as a school and a community center as well as the headquarters of religious gatherings. This chapel was given by Mr. Douglass to the district without strings and comprises one of the neat edifices of the Newlands project, reflecting credit on the donor and holding forth advantages that are distinct. It is proper to mention here that what was once a great cattle ranch holding has been transformed into a district where man can live and prosper, the Island district being one of the most desirable in the Newlands project. Fruits, cereals, hay and other products go from the farms there to market...every year and advances have been very marked there during the last few years.<sup>6</sup>

The ranch was a mechanized operation using a rotation of crops, with Douglass' ranch hands raising wheat and alfalfa, with a sizeable orchard shading the property as well. The orchard covered much of the Nearer the Mansion, Douglass had trenches dug and fertilized to support peonies and roses. There were also duck ponds to the southeast of the main house.

In 1944, Charles P. Frey, Sr., purchased the property from Douglass. The Frey family still owns the ranch and has operated it for agricultural production since that time. As is typical of agricultural properties that remain in service, the Frey family has updated and upgraded the infrastructure of the complex. As late as 1997, the Freys used the grounds and surrounding fields for alfalfa and hay production, and currently use it to sustain a winery founded by Charles Frey, Jr., in 2001, and a distillery founded by Colby Frey (son of Charles Frey, Jr.) in 2014. The nominated area includes contributing developments from the Douglass period, and the Frey operation of the ranch to 1965, with ongoing significance to the present.<sup>7</sup>

#### 1. Bunk House, c.1916, Contributing Building

Built in 1916 forty meters east of the main house, the Bunk House is a two-story, stucco house with no formal style but with apparent Colonial Revival influences. The roof is a low-pitch, hipped roof with boxed eaves. Windows are either one-over-one sash windows or fixed replacement windows where the bottom half of the window part has been in-filled with stucco. There are small basement lights as well. All windows have one-over-one screen covers. The east elevation includes a small, hipped-roof extension that served as an entrance, and formerly included an enclosed privy. A wooden staircase with a rail extends to the east and north. What appears to have been an open porch extension on the north elevation has a hipped roof, and is enclosed with large, single-pane metal windows with screen covers, and wood-panel walls. A concrete stairwell leads up from the east and the west to this secondary entrance. A lean-to

<sup>6</sup> "Within Churchill County and the Newlands Project," *Fallon Standard*, March 30, 1921; the reference to the Newlands project refers to the Carson-Truckee Irrigation Project established under the 1902 Congressional act that created the U.S. Reclamation Service. The Carson-Truckee Irrigation Project is discussed in greater depth in Section 8.

<sup>7</sup> Burton, "The Douglass Mansion," 8; Scofield interview, p42.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

carport extends away from the porch, added by Charles Frey, Sr., in the late 1950s. The stucco appears to have been re-plastered recently as part of ongoing maintenance.<sup>8</sup>

The Bunk House was used historically as multi-purpose quarters for ranching staff. The building included a cook's bedroom on the second floor as well as an open area for temporary workers to sleep. The first floor contained the kitchen and a large dining room for employees. There was a small privy outside. There was also a washroom at the front of the building for employees to clean themselves before meals. There is a large bell still used to signal meal times on the property, although it has since been moved by the Frey Family from its original location north of the Bunk House to a new location northwest of the Mansion. In the 1940s, just prior to selling to the Freys, the Douglass family remodeled the interior, dividing the upstairs floor plan into separate bedrooms for family members and ranching staff. Charles Frey, Sr., continued to use the house as quarters for his ranch hands, including his cook, Bea Whalen, and additional milkers hired on between 1955 and 1965 to support an expanded dairying operation. The house was described historically as "a two-story cookhouse and bunkhouse, of the same tile block construction, and modern in equipment including bath" as well as "numerous cabins for help."<sup>9</sup>

## 2. The Douglass Mansion, c.1918-1920, Contributing Building

Designed by Frederick DeLongchamps and built between 1918 and 1920, the Douglass Mansion (also currently known as "the big house") is the main resource of the Douglass Ranch. It is a two-story, Prairie-style house at the center of the ranching complex. The house has a low-pitch, hipped roof, with broad, boxed eaves. Its exterior is stucco over terracotta brick, supported by a wood frame. Retaining much of the original DeLongchamps design, the house is a two-story rectangular plan, measuring thirty feet wide at the façade and forty feet long. The hipped roof has a low pitch and is clad with a metal, standing seam sheathing. The roof framing is supported by 1" by 6" diagonal bracing throughout. Windows throughout the building are a combination of steel casement windows and wooden sash windows, with four steel picture window replacements on the façade and west elevation. Sash windows are generally six-over-one patterns, while casements are two-by-five, true divided glazing. Windows appear in single, paired, or three-unit sets. The home includes earthquake protection features, including steel cables installed in the concrete foundation and an additional cable wrapped around between the bricks and the mortar, installed by Douglass as part of the original design. The exterior includes decorative ventilation features underneath the primary and secondary eaves on multiple elevations.<sup>10</sup>

The south façade is dominated by an 18' by 34' sun room enclosed with tall, multi-light French windows. A porte cochere extends the south elevation by twelve feet at the southeast corner. On its northeast pillar, toward the base, is an imprinted cornerstone in the stucco that reads "RLD XVIII." The main entrance to the Mansion is centered within the porte cochere. On the east elevation north of the port cochere is an entrance added in approximately 1960 by the Frey

<sup>8</sup> Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015.

<sup>9</sup> "Frey Ranch"; "Douglass Ranch in Island District is Sold to Chas. Frey," 1, 6, Scofield interview, p15; Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015.

<sup>10</sup> F.J. DeLongchamps, "Residence for R.L. Douglas [sic]," NAA1-075, Nevada Architectural Archives, Special Collections and University Archives, University of Nevada, Reno; "Frey Ranch"; Amy Burton, "The Douglass Mansion," *Lahontan Valley News/FallonEagle Standard*, August 2, 1997, 1, 8.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

family. Initially, the door was sliding, but was replaced in 1980 with a swinging door, replaced again in 2014 with the current hardwood door. Near the center of the east elevation is a grape arbor added by Douglass at an unknown date. The arbor is topped with east-west running joists laid over two 2"x6" beams with angled ends, resting on six squared, Classical support posts. At the northeast corner is a two-story extension completed by the Frey family, including a secondary port cochere on the first floor, and an extension of the original sun porch on the second. The sun porch originally had screen windows, but in 1986, the Frey family replaced these with glass picture windows with sliding side-lights.<sup>11</sup>

The rear (north) elevation is dominated by the sun porch on the second floor. The porch was originally flush with the main wall, but was extended outward (to the east) in the 1950s by Charles Frey, Sr. On the first floor is the opening for the carport, added along with the sun porch extension. The original swinging garage door is still present near the first floor's northwest corner, and includes a pedestrian doorway in the center. Sometime prior to selling the property to the Freys, Douglass added the second garage opening east of the original garage entrance. It appears that the Frey family has since replaced the door with a new sliding track unit. Charles Frey, Sr. added a modern wooden patio deck at the northwest corner of the main portion of the house in 1986, which rests on a large stucco-over-concrete foundation.<sup>12</sup>

The west elevation is relatively undecorated and unbroken. The first floor includes steel window replacements and flush screen covers. The original coal chute near the southwest corner remains, but is closed off with a hopper window. The first floor sash and casement windows remain, but also have divided screen covers.

The interior is accessed via the entry within the porte cochere, which is the original wood, full-view door. The entry is small, opening into an interior hallway that leads to the southwest living room, the stair to the second floor, and a hallway leading to the rear of the house. The hallway was modified out of an original downstairs bedroom. The western half of the first floor is now a single open room with some secondary partition walls having been removed, with a heavily remodeled kitchen toward the rear. The second floor retains its central hallway off the top of the stairway. What were two bedrooms at the south end of the first floor have been combined, with a bathroom that retains its original c.1920 fixtures.

A *Fallon Standard* article in 1921 described the appearance of the home shortly after construction:

This is one of Nevada's finest rural homes and is located on Mr. Douglass' farm, comprising 1200 acres in the Island district eight miles south of this city. Built in 1917 it cost in excess of \$20,000 and would cost today probably twice this sum. It is built of hollow burned tile, being the only structure of the type in this part of the state. It comprises 12 rooms, has a full basement, is steam heated and is served with light and water from individual plants installed by Mr. Douglass. The Douglass family have been

<sup>11</sup> Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015; "Frey Ranch," undated memorandum, Frey Ranch LLC, provided by Debbie Frey.

<sup>12</sup> Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

spending the winter in San Mateo, California, but will re-occupy this home on June 1<sup>st</sup> and plan to make the farm the permanent family home.<sup>13</sup>

During the period of significance, the first floor included the dining room, kitchen, and pantry toward the rear of the house. Projecting off the rear of the house was a wash room and a small screen porch, with the rear entry extending off the north side of the porch. A central staircase from the kitchen led to the basement. The second floor contained five bedrooms, a bathroom, and a sleeping porch above the porte cochere. Douglass later modified the sleeping porch into a multi-purpose space, occasionally used for parties by his second wife, Mantee Douglass. The bathroom floors were concrete with coved baseboards. Finished rooms in the home had ten-foot ceilings, and there was also a full basement and a full attic. There was a vertical enclosed laundry chute from the second floor to the basement. The basement contains the floor joist beams which are 2" by 12", carrying the stamp of Verdi Lumber Co. The basement was used by Douglass to store and wash his automobiles. The southwest basement window contained a chute to feed coal to the basement furnace. Above the ramp to the basement, resting on the roof, was a hunting platform installed by Douglass that has since been enclosed.<sup>14</sup>

Since construction, there have been few modifications to the overall features of the residence, with most significant alterations occurring within the period of significance. As designed by DeLongchamps, the hipped roof was predominantly clad in wooden shingles, with a flat, tin deck at its center broken by a paired-flume chimney. The roof has since been replaced with standing metal seam. Upstairs, two bedrooms were combined into one, and an additional full bathroom added. Rooms retain their original wood floors, with wood molding and one-foot base boards. The hunting platform was eventually screened into a sun porch, and the east side above the porte cochere was opened. The platform was used as a roof top garden and Douglass frequently used it for golf driving practice. Douglass later converted the porte cochere to a screened porch since older vehicles tended to leak oil and visitors would track the oil into the house. Charles Frey Sr. covered the open half and screened it in to match the west side at an unknown date. Charles P. Frey, Jr., restored the porte cochere in 1986, but replaced the screens with picture windows with sliding sidelights. The first floor windows along the west elevation have been replaced with steel picture windows with sliding side-lights. All windows have white screen covers on their exterior that match the muntin pattern of the wood windows underneath.<sup>15</sup>

A 1944 article about the Frey's purchase described the residence as a "twelve room tile block house, with a full basement, including four car garage underneath," containing "three bath rooms and two fine sleeping porches and...equipped with all the modern conveniences." However, a 1997 article on the house mentioned that the interior had received remodeling by the two generations of Freys that had lived there through that year (and continue to use the home). These renovations have largely preserved the original floor plan of the building, including primary

<sup>13</sup> "Within Churchill County and the Newlands Project," *Fallon Standard*, March 30, 1921.

<sup>14</sup> DeLongchamps, "R.L. Douglas,"; Scofield interview, p26.

<sup>15</sup> "Frey Ranch"; Scofield interview, p13.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

passage-ways, the entry and stairwell, and the porches. The stucco also appears to have been replastered recently as part of ongoing maintenance.<sup>16</sup>

### 3. Barn, c. 1920s, Contributing Building

A wood frame, gable roof barn constructed by Douglass rests north of the Bunk House and is the only remaining historic barn on the property. While its date of construction cannot be confirmed, it appears to be from the early twentieth century, and was likely constructed by the 1920s when the Douglass family began living at this location permanently. It was used by both the Douglass and Frey families to house smaller livestock, mostly sheep. The barn has board-and-batten walls and a track for what was a sliding door (now missing) on its east elevation. The barn has a combination of fixed wood frame windows of varying sizes, including single-light and paired windows on the south elevation, and a two-by-three divided light window on the east elevation. The roof slope is divided irregularly, with an elongated extension to the north.<sup>17</sup>

### 4. Shed, c. 1920s, Contributing Structure

There is a small shed-roof, wood frame shelter west of the Barn, facing east with an open east elevation and simple wood framing. It was used to shelter a combination of equipment and livestock, mostly sheep. Its date of construction is not apparent, but it is likely that it was constructed as part of the larger complex in either the late 1910s or early 1920s and was present on the property by 1944 when sold to Charles Frey, Sr.<sup>18</sup>

### 5. Pavilion, 1995, Non-contributing Structure

The Pavilion sits twenty meters east of the Mansion and was built in 1995 for a wedding for Charles Frey, Jr.'s eldest daughter. It sits on a concrete foundation that flares upward and outward. It has a decagonal, hipped roof with steel framing and standing seam sheathing. At the center is a small cupola that extends approximately two feet above the main roof. There is a decorative beaded spire extending from the cupola roof. The metal railing and round pillars include decorative, Victorian-inspired detailing. A concrete ramp extends west to a brick-paved walkway that leads to the Mansion's east elevation and porte cochere.<sup>19</sup>

### 6. Northwest Field, c.1910s, Contributing Site

To the north and west of the Mansion is an eight-acre agricultural field currently used as part of the Frey family's vineyard. The field is flat like much of this area of Lahontan Valley, due to sedimentary processes and many decades of plowing and tilling from use as a grain and feed field, and is bounded by Dodge Lane to the south, the Mansion and Barn grounds on the east, a large irrigation ditch to the north, and Flying K Ranch Lane to the west. The portion of the field north of the Mansion was the orchard planted and maintained by the Douglass family. Subsequent decades of agriculture demolished the orchard and replaced it with other crops including alfalfa, grass hay, and grains. The west extent of the Northwest Field Currently, the entire extent of the Northwest Field is a vineyard. There is an irrigation lateral on its east border,

<sup>16</sup> "Douglass Ranch in Island District is Sold to Chas. Frey," *Fallon Eagle*, January 8, 1944, 1, 6; Burton, "The Douglass Mansion," 8.

<sup>17</sup> Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015.

<sup>18</sup> Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015.

<sup>19</sup> Debbie Frey, personal communication to Jim Bertolini (NVSHPO), August 7, 2015.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

and a larger irrigation ditch on its north border. There is an access road that bounds the north and west extents of the field. The field retains the majority of its historic extent, minus the addition of an irrigation reservoir constructed by the Freys in 2003 at its northwest corner..<sup>20</sup>

#### **7. Ranch Landscape and Grounds, c.1910s, Contributing Site**

Immediately surrounding the Mansion, Bunk House, and Barn is a vernacular ornamental landscape, dominated by a planted grass lawn area that is a result of both Douglass and Frey occupation of the site. The lawn is bordered to the south and east by the Entry Road off the Flying K Ranch Lane. The Entry Road extends east to the southeast corner of the district, and then turns north. The dirt road then splits, leading west to the garage access on the north elevation of the Mansion, and leading north along the east elevation of the Barn. The majority of the road has a poured concrete border. The lawn area and road are both bordered by lines of deciduous trees dominated by Fremont Cottonwoods (*Populus fremontii*), and including two remaining Carolina Poplars (*Populus canadensis*) planted during the Douglass period, located along Dodge Lane southeast of the Mansion. Historic images suggest that the poplars lined most of the roadways where there are now cottonwoods. Southwest of the Mansion, a brick-lined walkway extends east to the Pavilion and south to a curved turnout off of Dodge Lane.

*Historic Associated Feature – Ranch Entry Road and Driveway, c.1918 – The Ranch Entry Road includes all of the dirt roads and vehicle paths within the district, most of which are lined with poured concrete curbs. This is anchored by the primary driveway entering the property and running east from the ranch entrance off of Flying K. Ranch Lane. The Road runs east past the Mansion, turning north along the east extent of the main yard and north to the Barn before ending at an irrigation ditch that defines the north edge of the property parcel. South of the barn, the Driveway, a secondary dirt road, turns to the west and meets with the north elevation of the Mansion, providing access to the garage space in the basement.*

*Historic Associated Feature – Irrigation channel, c.1918 – A concrete-lined irrigation channel runs through much of the historic district. The channel daylights along the Entry Road, southwest of the Mansion, running straight north for seventy meters, then east for sixty-five meters, then north for 115 meters to its headgate with a regional irrigation ditch and the edge of the historic district. There are several iron or steel headgates along the channel to divert water, mostly used to flood irrigate the Northwest Field. Several headgate features include early-twentieth century metal work, suggesting the channel was constructed as part of Douglass' development of the property in 1918.*

*Historic Associated Feature – Poplar and Cottonwood Alleys, c.1918 – Lining the dirt roads along the southern and eastern edges of the historic district are Fremont*

<sup>20</sup> Historical imagery available from GoogleEarth shows an open field on December 14, 2002, and shows the construction of the new reservoir by October 4, 2003; Debbie Frey, personal communication to Jim Bertolini, July 18, 2015.



Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

Cottonwoods (*Populus fremontii*) and two Carolina Poplars (*Populus canadensis*). The poplars date from 1918 when Douglass began the construction of the DeLongchamps-designed Mansion. The cottonwoods surrounding the lawn area are of sufficient age to date from either the late Douglass or early Frey periods of operation. A younger alley of cottonwoods has been planted along the Entry Road, likely planted in the 1980s, judged by their height.

*Historic Associated Feature* – Brick pathway, mid.19<sup>th</sup> century – The brick pathway is comprised of red, fired brick laid in a herringbone pattern and curbed with poured concrete. It extends along the east elevation of the Mansion, through and east of the porte cochere before terminating at the Entry Road south of the Mansion. The pathway appears to be an historic feature laid as part of the porte cochere feature on the mansion, although it has been regarded and repaired during the Frey ownership, including the addition of the poured concrete curb. In 1995, the Frey family added a matching walking path that extends east from the porte cochere to the Pavilion.

*Historic Associated Feature* – Bell, c.1918 – A large, cast dinner bell on an iron truss frame sits on the property just northwest of the Mansion's rear patio. It was originally next to the north elevation of the Bunk House, but moved to its current location, possibly in the 1950s coinciding with the addition of the carport to that building.

#### Historic Integrity of the Ranch

The Douglass-Frey Ranch retains strong overall integrity to the Douglass and early Frey periods of operation. The historic buildings and structures reflect strong integrity of materials, workmanship, design, setting, feeling, association, and location. The overall landscape of the complex also has good integrity, retaining its historic use and function as an agricultural farm and ranch, continuing traditions established in this region in the 1860s. The overall spatial organization and circulation patterns remain as established by 1918 when Robert Douglass oversaw the construction of the complex. Historic photographs of the ranch show that during the Douglass period, the grounds were relatively open as they are now. The Barn and Shed north of the Bunk House retain their original framing, sheathing and roofing, possessing good integrity of materials, workmanship, and design. Together, the ranching complex is a strong reflection of its historic significance as a ranch operated between 1916 and 1965.

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

**Areas of Significance**  
(Enter categories from instructions.)

ARCHITECTURE  
AGRICULTURE

**Period of Significance**  
1916 - 1965 (ongoing)

**Significant Dates**  
1916 (Construction of Bunk House)  
1918 (begin construction of Mansion)  
1920 (complete Mansion and complex)  
1944 (ranch sells to Charles P. Frey, Sr.)

**Significant Person**  
(Complete only if Criterion B is marked above.)  
Robert L. Douglass

**Cultural Affiliation**  
\_\_\_\_\_

**Architect/Builder**  
Frederick J. DeLongchamps

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

The Douglass-Frey Ranch is significant under Criteria A, B, and C as a reflection of the long-seated ranching traditions of Lahontan Valley, as the country home and ranch headquarters for Robert L. Douglass, and as a rare example of Prairie-style architecture by famed Nevada architect Frederick J. DeLongchamps. The Ranch is significant under Criterion A in the area of Agriculture for its reflection of ranching and irrigated agricultural traditions that began in Lahontan Valley in the 1860s and continue to the present. The Ranch is significant under Criterion B in the area of Agriculture for its association with Robert L. Douglass, a prominent figure of Churchill County's early development who expanded the use of Lahontan Valley for farming and ranching through his business ventures. The Douglass Mansion, the main ranch house, is also significant under Criterion C as a rare reflection of Prairie-style architecture in

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

Nevada, and as a prominent work by renowned Nevada architect Frederick J. DeLongchamps. Although Douglass purchased the property that would contain the ranch in 1906, the period of significance begins in 1916, corresponding with the construction of the Bunk House, the earliest known and earliest remaining physical development on the site. The period of significance ends in 1965, reflecting the ongoing significance of the property to ranching and agriculture in the Lahontan Valley. The district retains strong integrity to the period of significance. The Frey family has made modifications to the landscape and buildings, most of which are either historic in their own right, or compatible and relate to the historic functions of the resources and landscapes in the district.

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

Prior to the 1850s, the area that is now Churchill County was part of the Northern Paiute territory of the Great Basin. The *Toidikadi*, or Cattail-eaters, were a subsidiary of the Northern Paiute and called the Carson Sink and lands to its east their home. Stillwater Marsh (NRIS# 75001104) was, and still is, a center of the *Toidikadi* culture as it provides a rich biotic environment that has supported them for centuries. Among the first Euro-American visitors to Lahontan Valley were fur trading companies exploring the Humboldt and Carson River basins in the 1830s for their potential for beaver trapping. In the 1840s, the valley also became part of the Overland Trail network that funneled tens of thousands of settlers from eastern towns and cities to farming and mining communities on the west coast. The discovery of silver in the Comstock west of Churchill County precipitated the use of Lahontan Valley and Stillwater Marsh as a ranching landscape. Displacing the Paiutes in the valley, settlers moved into the well-watered valley to raise livestock and hay, and grow produce for the local mining towns and trail supply stations. The marshes that had once been hunting and horticultural grounds for the *Toidikadi* were highly prized grazing lands in an environment that often received less than five inches of precipitation each year.<sup>21</sup>

The Douglass family first established a residence in what became downtown Fallon in 1904. However, amid losses in the family and the stresses of finding hired help to maintain the house, the Douglass family moved to Island Ranch in November of 1906.

**Ranching and Agriculture in Churchill County**

The Douglass-Frey Ranch is eligible under Criterion A in the area of Agriculture for its reflection of early and mid-twentieth century farming and ranching practices in the Lahontan Valley, and as the hub of the Lahontan Valley's largest and most successful ranching operations. While the land has been used for agricultural purposes since the 1860s, the built ranching complex that comprises the historic district reflect the ranching practices of the Douglass and Frey families between 1916 and the present.

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<sup>21</sup> John M. Townley, *Turn This Water into Gold: The Story of the Newlands Project*, 2<sup>nd</sup> ed., (Reno and Fallon, Nev.: Nevada Historical Society, Churchill County Museum Association, and Truckee-Carson Irrigation District, 1998), 1.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

Churchill County rests within what became an agricultural center for western Nevada in the twentieth century. The Carson River runs from its headwaters in California north and east through Douglas, Carson, and Lyon counties in Nevada. As it enters the Lahontan Valley, the Carson channel divides into the several sloughs, branches, and marshes spreading throughout the broad, shallow valley, eventually emptying into the Carson Sink to the northeast of Fallon. This network of wetlands provided the impetus for cattle ranching and modest irrigated crop production in the valley in the late nineteenth century.<sup>22</sup>

Spurring the growth of ranching in Lahontan Valley was the discovery of silver on the Comstock Lode in 1859. As prospectors traveled to Virginia City, Churchill County became a source for local produce, and more importantly, for hay and forage to supply travelers along the Overland Trail. Ranchers also raised livestock for the local meat markets, and tended to settle in the lowlands near waterways, including salt marshes and flats within the valley. Soon after settlement, area ranchers J.J. Cushman and David Wightman developed irrigation techniques that allowed for expanded pasture and hay-cutting fields. While the overland travel routes through Lahontan Valley drew several hundred people into the valley who established telegraph lines and freight stations, and mined local mineral claims, the decline in mining across the region by the end of the 1860s demanded a new market for the valley's agriculture. Ranchers who had purchased key water sources in the valley grazed their beef and dairy cattle in the lowlands in winter, summering their herds in the mountains in the public domain. Their ranch hands often included displaced *Toidikadi*. Early ranchers often grazed cattle and hogs on the grass and tules in the summer and burned the refuse in the fall. By 1870, irrigation networks supported thirty-six working ranches in the valley. As mining town markets declined, ranchers began driving their cattle to railroad junctions along the Central Pacific Railroad for delivery to markets in San Francisco and Sacramento. By 1880, much of the valley had been fenced or put to plow. Despite the expansion of ranching agriculture, Churchill County remained the smallest county in Nevada by population, with only 830 residents by 1900.<sup>23</sup>

Improved irrigation allowed Lahontan Valley farmers and ranchers to increase produce agriculture alongside alfalfa and hay crops and sell them in nearby mining and railroad towns. Using flood irrigation, salt marshes could be flushed of salts, boosting production. Amid this development, William Bailey began to amass ranching and farmland within the Island Ranch area, that later became the Douglass-Frey Ranch. However, overgrazing and a lack of forage coupled with the harsh winter of 1889-1890 to devastate the cattle industry in the Lahontan Valley, compelling many borrowers to sell off their ranches. Followed by a drought through much of the early 1890s, the agriculture and ranching prospects diminished until the middle of that decade. However, the environmental risks inherent in western agriculture precipitated the expansion of irrigation in the valley on a much broader scale by the first decade of the twentieth century.<sup>24</sup>

<sup>22</sup> Townley, 1; Corkhill, 100.

<sup>23</sup> Townley, 3-7; Fowler, 21. James W. Hulse, *The Silver State: Nevada's Heritage Reinterpreted*, 3<sup>rd</sup> ed., (Reno & Las Vegas: University of Nevada Press, 2004), 227.

<sup>24</sup> Townley, 9-10; Hulse, 141.

Douglass, Robert L., Ranch

Churchill, Nevada  
County and State

Name of Property

After Bailey sold his ranchland to the Douglass family, Robert L. Douglass achieved success in the ranching industry; a success that largely hinged upon the passage of the Reclamation Act by Congress in 1902. The Act not only created the U.S. Reclamation Service (now the Bureau of Reclamation), but authorized five new construction projects for irrigation networks in the west. The ultimate goal of these ambitious irrigation projects was to aid in the transfer of western lands from the public domain into private hands through various land sale authorities including the 1862 Homestead Act. In part due to Nevada Senator Francis G. Newlands' influence on sponsoring and passing the bill, Nevada's Truckee-Carson Project was among those five and sought to supplement irrigation water supplies along both the Carson and Truckee Rivers. Construction began on the Truckee-Carson Project in 1903 and continued periodically for much of the century, with the first water reaching project farms in 1906. The expanded influx of water in northwestern Nevada, along with an expansion of Congressional authority in public land sales, allowed the number of farms in the state to increase to 2,689 in 1913, covering a total of 710,000 acres. The project itself eventually watered 6,200 acres in Fernley and 66,700 acres in Lahontan Valley, despite claims that there would be sufficient water for 400,000 acres.<sup>25</sup>

During the early twentieth century, Robert L. Douglass became one of the primary large-scale ranchers in the valley. Douglass took advantage of the Newlands system in the early twentieth century, and eventually amassed one of the largest grain-producing ranches in the state. Robert was the nephew of Joseph M. Douglass, a resident of Virginia City, who acquired what became the ranch property from William S. Bailey in 1891. The southern end of Lahontan Valley had mostly been claimed in the 1860s and 1870s by various farmers and ranchers under the Homestead Act, and referred to variously as Island Ranch, or Big Island Ranch (south) and Little Island Ranch (north). Bailey acquired much of the area referred to as Island Ranch by 1869. Bailey built his ranch house approximately four and a half miles northwest of the future Douglass ranch. By 1874, Lahontan Valley resident Delia Brown asserted that "probably the largest ranch in Churchill is that of William Bailey, who has a 15,000 acre proposition...the Island Ranch." The hard winter of 1889-90 devastated Bailey's cattle herd of 6,000 head, compelling him to transfer the land to Mr. Douglass for payment of loans that Douglass had lent Mr. Bailey over the 1880s, totaling in excess of \$60,000 dollars. When Joseph Douglass passed away in 1904, the property passed to his nephews William J. and Robert L. Douglass. In 1906, Robert purchased the remainder of the property from his brother, thus acquiring the full 12,000 acre fenced ranch, a portion of which he retained and operated until 1944. Sources indicate that during that time, Douglass operated or built several ranching complexes south of Fallon on these holdings. The Lower Ranch appears to have been the ranch complex already present and perhaps built by Bailey or earlier ranches. Later, Douglass sold the Lower Ranch to the Dodge family, and it was thereafter known as the Dodge Ranch. Once the Mansion and surrounding complex was completed in 1920, the family referred to it as Island Ranch. An oral history interview from

<sup>25</sup> National Register of Historic Places, *Newlands Reclamation Thematic Resources* (MPDF), Nevada, NRIS# 64000529, pp1-6, 9; William D. Rowley, *The Bureau of Reclamation: Origins and Growth to 1945, Vol. I*, (Denver: U.S. Department of the Interior, Bureau of Reclamation, 2006), 101-103; U.S. Department of Defense, Department of the Navy, *Historical Context Study for the Dixie Valley Settlement Area – NAS Fallon*, by JRP Historical Consulting, LLC, (February 2013), 15.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

1992 indicates that the cook was for some time a Japanese man named Kay Kimachi, although he returned to Japan during the 1920s.<sup>26</sup>

Alfalfa proved an important crop for the Douglass ranch and the valley, as it remains today, being the mainstay of the Lahontan Valley's agricultural production. However, area agriculturalists experimented with a variety of alternate crops between 1900 and 1940. Sugar beets were popular in the 1900s and 1910s, while melons took precedence in the 1910s and 1920s. By the 1920s and 1930s, eggs, poultry, dairying, and orchards dominated the valley for the next half-century, aided by dairy marketing by businessmen such as George Wingfield. The availability of Truckee-Carson Project water supported 300 farms by 1908, but lack of additional capacity forced the Reclamation Service to halt new farms in 1910. However, completion of the Lahontan Dam in 1914 provided additional capacity, supporting 906 farms by 1922. The community continued to grow, sustained both by agriculture and by defense spending at Naval Air Station Fallon that opened as an aerial gunnery school during the Second World War, and although closed immediately following the war, reopened permanently in 1951.<sup>27</sup>

A national decline in the agricultural industry after the First World War led to a serious depression for farming and ranching in Nevada, affecting ranchers in Lahontan Valley like Robert Douglass. Precipitated both by falling commodity prices and severe drought in the west beginning in the 1920s, the income of Nevada's agricultural producers fell significantly. By 1921, Nevada Governor Emmet Boyle addressed the state legislature, acknowledging the damage to sheep and cattle ranching in prior years. Six years later, the assessed valuations of cattle, horses, and pigs in the state reached their lowest point of the decade. Declines in mining prices and production during the 1920s aggravated this trend, forcing many farmers and ranchers out of business. Those that remained put increasing pressure on the state legislature and the U.S. Reclamation Service to expand water storage in the Newlands Irrigation Project. Amid this decline, Robert Douglass subdivided and sold much of the land he had acquired in 1904. The largest of these sales was of the 1,360-acre Lower Ranch, purchased by the Dodge Brothers in 1928 and still operated as part of their estate as late as 1944. Although the Great Depression led to a steep decline in farming in the Lahontan Valley, New Deal policies and the market stimulus of the Second World War allowed agriculture to recover, with 729 farms supported by the Newlands Project by 1940. In 1944, Douglass sold the mansion and ranch to Charles Frey, Sr., of the Freys of Genoa.<sup>28</sup> An article in the *Fallon Eagle* described the property at the point of sale:

Sale of one of the finest ranch properties on this project, with a history dating back to the early days of Churchill county, was reported this week when R.L. Douglass announced that his Island District home ranch, including nearly 800 acres, had been purchased by Charlie Frey, well known young rancher of the Checkler district.

<sup>26</sup> Corkhill, 100-101; Childers, 83, 93, 121, 128-129; Scofield interview, pp1, 7, 12, 15; "Douglass Ranch in Island District is Sold to Chas. Frey," p6

<sup>27</sup> "Douglass Ranch in Island District is Sold to Chas. Frey," p6; Burton, "The Douglass Mansion," 8; Hulse, 321; *Newlands Reclamation Thematic Resources*, 10.

<sup>28</sup> Dana R. Bennett, "'The Up-Growth of New Industries': Transformation of Nevada's Economy, 1918-1929," *Nevada Historical Quarterly* 52, No. 3 (Fall 2009), 178-179; *Newlands Reclamation Thematic Resources*, 7-8, 10; "Douglass Ranch in Island District is Sold to Chas. Frey," p6; Burton, "The Douglass Mansion," 8.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

The sale embraced everything on the ranch, including the mansion erected by Mr. Douglass, which was started in 1918 and completed in 1920 at a cost of more than \$30,000, furnished. Sale price of the property was reported at \$60,000.

Papers covering the transaction, drawn up in the law offices of Senator Andrew L. Haight, show that there are 790 acres in the tract that changed hands, and that it carries 468 acres of vested water right, with practically all of the water right land under cultivation. The rest of the tract includes some splendid pasture, duck ponds, etc. Most of the ranch has been in alfalfa. The new owner plans to put in about 100 acres of new ground and hopes to seed 30 acres to grain this year.<sup>29</sup>

The Frey family worked the ranch property for the remainder of the twentieth century and maintains the ranching operation today. Supported by the Newlands project, the area experienced continued agricultural growth as the Reclamation Service continued to expand storage. By 1965, there were 990 farmers in the project, which expanded to 1,200 by 1980. The third-generation of Frey family owners continues to operate the ranch, which was complemented by a winery in 2001 and a craft distillery in 2014. The Freys remain an important family within the ranching network of the Lahontan Valley, and continue agricultural production on over 1300 acres of land south of Fallon.<sup>30</sup>

#### Robert L. Douglass<sup>31</sup>

The Douglass-Frey Ranch is eligible under Criterion B in the area of Agriculture for its association with leading Lahontan Valley rancher Robert L. Douglass, who constructed the ranching complex between 1916 and 1920, and continued to develop it until 1944. According to one local historian, by about 1910, the Douglass Ranch was the largest grain ranch in the state of Nevada.<sup>32</sup>

Robert Lee Douglas was among Fallon's most influential early citizens. He was born on a farm in Louisiana, Missouri, on December 5, 1877. He moved to Nevada in 1900 by automobile. Douglass ventured west to join his uncle, Joseph M. Douglass, whose extensive land and cattle interests were headquartered in Virginia City. After Joseph requested help from the family in his business ventures, his nephews Robert and William moved to Nevada, Robert residing in Virginia City while William lived and worked in Reno. Robert tried mining on the Comstock, but also ventured to Alaska briefly to prospect for gold. He returned soon after and began working on his uncle's ranch in the Island District in Churchill County.<sup>33</sup>

Upon the death of Joseph in 1904, the 12,000 acre ranch was left to Robert and his brother William. Robert purchased his brother's share and began operation of the tract, which he referred to as the Island district, or Island Ranch. The two brothers also received the other businesses

<sup>29</sup> "Douglass Ranch in Island District is Sold to Chas. Frey," *Fallon Eagle*, January 8, 1944, p1, 6.

<sup>30</sup> *Newlands Reclamation Thematic Resources*, 10.

<sup>31</sup> The text under this heading has largely been reproduced and revised from the 2001 nomination for the Robert L. Douglass House in downtown Fallon: National Register of Historic Places, Douglass, Robert L., House, Fallon, Churchill County, Nevada, NRIS# 01000822.

<sup>32</sup> Corkhill, 101.

<sup>33</sup> Scofield interview, p1.



Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

owned by their uncle, including the Wells Fargo Bank, Crystal Bar, and the Washoe Club in Virginia City. That year on February 10, Robert married Eleanor Marie Ernst, the daughter of the Ernst family who operated a ranch on Old River north of Fallon, and ran a surveying office in Belmont. The *Churchill Standard* described the couple: "Mr. Douglass, or 'Bob' as he is familiarly called, is a young man of sterling worth and ranks as one of the wealthiest young men in Nevada. His gentlemanly course in life and his careful consideration for the feelings of others less favored in worldly affluence have made him a large circle of friends.... Miss Ernst is a youngest daughter of Senator Ernst...."<sup>34</sup>

Douglass balanced involvement on the ranch with various business ventures in northwest Nevada. During the course of the construction of the Truckee-Carson Irrigation Project, Douglass initially refused to join with the local irrigation district by withdrawing his lands from water-right contracts. He may have felt the organization would fail, or he did not want to be tied to the federal government through water rights to his property. Supplementing his ranch work, in 1906, Douglass became president of the Churchill Bank, the first bank in Fallon, and he oversaw the construction of the modern, four-storeroom, stone-and-brick bank building that still stands on Fallon's Maine Street. Douglass was also involved with the Douglass-Jarvis Bank in Fairview, Nevada, and owned the Fallon Meat Company and the Douglass-Cano Hazon-Fallon Stage Line. Douglass also planned and mapped a community he named Island City, south of Fallon. In part due to Douglass' land sales, the density of farms in the area increased, although the town of Island City never came to fruition. A more lucrative real estate venture for Douglass was a joint venture with Howard Brown and another developer from Yerington who subdivided 400 acres in Cave Rock Cove along Lake Tahoe. Douglass built a vacation home for his family here, but he and his partners also sold homes in the subdivision to those who could afford them, including famed baseball player Ty Cobb in 1936.<sup>35</sup>

Douglass was also involved in state and national politics, representing the county in the Nevada State Senate from 1907 to 1911 and serving as a Democratic presidential elector in 1916. From 1927 to 1932, he served as chairman for the Nevada State Fish and Game Commission, and he continued his work as an Internal Revenue agent for the state, a position he held for 18 years. He also remained active in the Democratic Party.

Throughout his time in Churchill County, Douglass continued to indulge his love of expensive automobiles. Involved in auto racing, Douglass purchased a six-passenger Pope-Toledo passenger car and entered it in the Hazen-Fairview run in 1906. By 1914, Stutz Bearcats were his preference. Flying proved another hobby for Douglass as the *Reno Evening Gazette* reported that his participation in a flight on September 20, 1919 made him the "first civilian to make a flight from Fallon to Reno."

Tragedy came in 1914 when Douglass' wife Eleanor died from malaria and rheumatism, complicated by jaundice. She was 32 years of age and left behind three children: Mary Martha

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<sup>34</sup> Scofield interview, p2.

<sup>35</sup> Scofield interview, p4.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

(1904-1984), Robert Lee, Jr. (1909-1930), and Eleanor M. (1921-2001). Douglass was re-married to Mrs. Mantee Thorpe in 1918, and they had a daughter named Josephine.<sup>36</sup>

Between real estate sales and a declining agricultural market, much of the ranch was sold over the 1920s and 1930s. In 1928, the largest land sale ever made in Churchill County was the 1,300 acres comprising the Island Ranch, purchased by the Dodge Brothers, whose family still owns this property. After 1930, in grief over the early death of his son Robert Lee, Jr., Robert L Douglass sold off most of the livestock and hired a caretaker to stay in the Bunk House. In 1944, Charles P. Frey purchased the rest of the Douglass ranch, and Robert and Mantee moved to Oakland, California. Seventy-seven years old and in ill health, Robert Lee Douglass died in Oakland in October of 1954 from a self-inflicted gunshot wound. The Knights Templar conducted last rites for him in Fallon.<sup>37</sup>

#### The Prairie Style and the Architecture of Frederick J. DeLongchamps<sup>38</sup>

The Douglass Mansion is eligible under Criterion C in the area of Architecture at the state level of significance. The Mansion is one of only two Prairie-style homes currently known to exist in Nevada, and the only Prairie-style work known to be from Frederick J. DeLongchamps' body of work.

The Douglass Mansion is a rare reflection of its style and type in Nevada. The only other known Prairie example in the state sits at 1600 Sixth Street in Minden and was designed by Fred Schadler in 1911 for John Dangberg. The Douglass Mansion is primarily defined by its hipped roof with wide eaves, symmetrical façade, and porte cochere on its south elevation.<sup>39</sup> Architectural historian Mella Rothwell Harmon elaborated on the importance of the Douglass ranch house in 2007:

The ranch house's most prominent feature is the broad porte cochere that would have accommodated Douglass' 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.<sup>40</sup>

DeLongchamps is considered one of Nevada's premier architects and one of the most prominent practitioners of the art in the state during the early twentieth century. During the fifty-eight years that he practiced architecture in Nevada, DeLongchamps and his firm were responsible for the designs of 558 projects, a contribution that played a significant role in molding the architectural character of the state. The impact of this architect's work has become especially apparent in light of Nevada's topography and historical development. Seventh largest of the fifty states, Nevada

<sup>36</sup> Scofield interview, p16.

<sup>37</sup> Scofield interview, p38.

<sup>38</sup> This section is heavily excerpted from the Multiple Property Documentation Form filed in 1987; National Register of Historic Places, *Thematic Nomination of the Architecture of Frederick J. DeLongchamps*, Nevada, NRIS 64000527.

<sup>39</sup> Mella Rothwell Harmon, "Frederick J. DeLongchamps," *In Focus* 20 (2006-2007), Churchill County Museum, Fallon, Nev., 48; Virginia Savage McAlester, *A Field Guide to American Houses*, (New York, Alfred A. Knopf, 2013), 551.

<sup>40</sup> Harmon, 48.

Douglass, Robert L., Ranch

Churchill, Nevada  
County and State

Name of Property

has remained predominantly rural outside of the metropolitan centers of Las Vegas and Reno. 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. However, the state has consistently relied upon mining and agriculture as the mainstay of its economy, with the latter dominated by ranching, and sustained through irrigated crop production. It was not until the first quarter of the twentieth century that the availability of water, improved transportation, the popularity of legal gaming venues, and recovery of the mining industry provided the impetus for expanded, permanent settlement in Nevada, during which DeLongchamps became the principal architect in the state.

The son of a French-Canadian immigrant, 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 before entering the field of architecture.. After briefly working 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, DeLongchamps' early work is strongly influenced by the formality and classicism characteristic of École des Beaux Arts training. In 1907, DeLongchamps returned to Reno and entered into a business partnership with Ira W. Tesch, a former colleague at the U.S. Surveyor's Office. Together, their architectural firm won commissions for approximately thirty buildings between 1907 and 1909.

DeLongchamps' solo career began in 1909 when he won the design competition for the Washoe County Courthouse, completed in 1910 (NRIS 86002254). The next ten years were a prolific period in the architect's career, resulting in the design for 103 buildings. An indicator of the architect's popular success during the period are his commissions for the Nevada buildings at the 1915 Panama-Pacific Exposition in San Francisco and the Panama-California Exposition in San Diego the same year. 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 Nevada increased in April 1919, when the Nevada Legislature appropriated \$520,000.00 for a capital building campaign and authorized the appointment of a Supervising Architect. State Engineer Scrugham appointed DeLongchamps to that position. However, the position of State Architect proved short lived, as the legislature abolished the office in 1921, re-established it again in 1923, and abolished it permanently in 1926. However, DeLongchamps held the office during both periods, providing architectural services to the state. During his tenure, DeLongchamps was responsible for the design of numerous state buildings. His notable projects for the state included the Nevada Industrial School in Elko (1919), the Nevada State Hospital in Sparks (1920), the Nevada State

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

Building, Reno (1926) the Heroes Memorial Building in Carson City (1920), and the State Supreme Court Building, Carson City (1936) (the last two were both listed in the National Register as part of NRIS 87001625, "Carson City Public Buildings"). During the 1920s, DeLongchamps continued to expand his private practice. 130 buildings have been identified as DeLongchamps' designs from this decade and include buildings in an array of styles including English Country, Mediterranean, Tudor Revival, Gothic Revival, and Neo-Classical Revival.

The 1930s 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, including the U.S. Post Office and Courthouse in Reno (1933, NRIS 90000135). In 1939 DeLongchamps entered into a partnership with architect George L.F. O'Brien, making permanent a professional association begun in 1916. The DeLongchamps & O'Brien partnership continued until both architects retired in 1965.

One of the few architects to practice in Nevada in the early twentieth century, DeLongchamps had a strong influence on the character of Nevada's built environment in the early twentieth century. City Directories for Reno, the state's major urban center of the time, listed 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 other practitioners in Nevada's small architectural community. He collaborated with famed Nevada architects George and Lehman Ferris on the Nevada State Building in Reno. Lehman Ferris received some of his professional training in DeLongchamps' office where he worked as a specifications writer in the late 1910s. 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.

The Douglass Mansion reflects the only known inclusion of the Prairie style in DeLongchamps' body of work. The Prairie, Craftsman, and Colonial Revival styles of the early twentieth century were a partial rejection on the part of contemporary architects of the "chaotic, overly ornate eclecticism" of the late Victorian aesthetic. Developed predominantly by renowned architect Frank Lloyd Wright, the Prairie style was defined by its low, horizontal profile, open interior spaces, increased fenestration, and "simple harmonies" between architectural details. Wright's initial plans for Prairie residences between 1900 and 1909 inspired a proliferation of the style among other American architects, largely concentrated in Midwestern cities. Architectural historian Robert Twombly posited that the Prairie proved especially popular among conservative, upper middle class families because it represented "the security, shelter, privacy, family mutuality and other values it found increasingly important in a period of urban dislocation and conflict." The concentration of Wright's contracts in Illinois, mostly in greater Chicago, and the association of the Prairie corroborates this assertion. However, as Twombly clarifies, as much as

Douglass, Robert L., Ranch

Name of Property

Churchill, Nevada

County and State

Wright intended the Prairie style to reflect the rural aesthetic of the Great Plains, the owners of the residences themselves tended to be urban and suburban dwellers.<sup>41</sup>

The location of the Douglass Mansion in a rural, ranching landscape is a unique setting in which to find a home of this style. The demand for Prairie-style plans came largely from suburban residents seeking to capture an image of a flat, open, prairie landscape that was difficult to read in the urban and suburban environments of the Midwest. In this case, the aesthetic source articulated by Wright was already present in the broad, shallow basin of Lahontan Valley. The ranching landscape of Churchill County was relatively insulated from the suburban and industrial middle class insecurities invoked by Wright's Prairie designs in Illinois. While the motivations for the selection of style are frequently dynamic, it is likely that Robert Douglass' status as a prominent area businessman and a patron of new technologies compelled him to request a modern style for what he hoped would be a modern ranch, and led him to seek plans from one of Nevada's premier architectural minds.

Aside from its geographic location, the two-story Mansion is a representative example of the Prairie style. Its symmetrical façade is dominated by multi-light fenestration and a single-story sun porch. The porte cochere and main entry on the south elevation not only anchored the exterior design of the building, but provided the storage for Douglass' small automobile collection. On the interior, typical of the style, the living room dominated the first floor, with a dining room and kitchen taking up much of the northeast corner of the house. The building also boasted six bedrooms (one downstairs and five upstairs), as well as a full bathroom on the second floor. There was also a sleeping porch on the second floor above the porte cochere. Every room included fenestration to maximize natural lighting and break down the barrier between in the interior and the broad, open landscape outside. In later years, when the Frey family made modifications to the interior, the fenestration and exterior features retained strong integrity to the original DeLongchamps plans, continuing to emphasize horizontality in the overall design.

### Conclusion

The Douglass Ranch in Churchill County, Nevada, is a well-preserved example of the Lahontan Valley's early twentieth century agricultural development by the prominent area businessman Robert L. Douglass. It is significant at the local level under Criteria A and B in the area of Agriculture for its significance to early and mid-twentieth century ranching in Lahontan Valley as influenced by prominent businessman Robert L. Douglass, and after 1944, the Frey family. The Douglass Mansion in particular is significant under Criterion C in the area of Architecture at the state level of significance. The Mansion is a well-preserved example of a Prairie-style residence designed by one of Nevada's premier early twentieth century architects, Frederick DeLongchamps. Since 1944, the Frey family has continued the agricultural traditions begun by early ranchers in the area in the 1860s. The family has effected some changes to the ranch complex since 1944 to maintain its historic use, many of which have gained significance in their own right, and all of which are compatible with the historic and architectural character of the

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<sup>41</sup> Thomas W. Hanchett, "The Four Square House Type in the United States," *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 51; Robert C. Twombly, "Saving the Family: Middle Class Attraction to Wright's Prairie House, 1901-1909," *American Quarterly* 27, No. 1 (March 1975), 57-64.

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

ranching complex. The complex now supports operations for the Churchill Vineyards (2001) and the Frey Ranch Estate Distillery (2014), both of which contribute to the ongoing significance of agriculture and ranching to the Lahontan Valley.

Archaeological significance for the ranch complex was considered by the Nevada SHPO. Ranching properties such as these often possess the strong likelihood of sub-surface archaeological deposits that can reveal information about historic ranching life and both agricultural and domestic practices used at sites such as this. However, upon a site visit and brief pedestrian survey by NVSHPO staff on July 14, 2015, there are no known archaeological features to support a significance under Criterion D. Future excavation, either for research or development, might reveal deposits or archaeological features with information potential, especially around the agricultural buildings such as the Barn or Shed. In this event, this nomination may be amended to provide additional documentation for the record.

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

## 9. Major Bibliographical References

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

### Primary Sources

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Nevada Architectural Archives. Special Collections and University Archives. University of Nevada, Reno.

### Books and Articles

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Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

U.S. Department of Defense, Department of the Navy. *Historical Context Study for the Dixie Valley Settlement Area – NAS Fallon*. JRP Historical Consulting, LLC. February 2013.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: Nevada Architectural Archives, Special Collections & University Archives, University of Nevada, Reno (DeLongchamps drawings for Douglass Mansion); Churchill County Museum, Fallon, Nevada.

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreege of Property** \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 11N

Easting: 348444

Northing: 4359381



Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

2. Zone: 11N	Easting: 348441	Northing: 4359318
3. Zone: 11N	Easting: 348496	Northing: 4359318
4. Zone: 11N	Easting : 348494	Northing: 4359178
5. Zone: 11N	Easting : 348417	Northing: 4359182
6. Zone: 11N	Easting : 348253	Northing: 4359197
7. Zone: 11N	Easting : 348205	Northing: 4359245
8. Zone: 11N	Easting : 348158	Northing: 4359246
9. Zone: 11N	Easting : 348157	Northing: 4359272
10. Zone: 11N	Easting : 348175	Northing: 4359273
11. Zone: 11N	Easting : 348176	Northing: 4359283
12. Zone: 11N	Easting : 348238	Northing: 4359287
13. Zone: 11N	Easting : 348240	Northing: 4359381

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

Beginning at the entrance to the district (SW corner, point #7 above), the district boundary runs north twenty-five meters along an access road, then eighteen meters east along the edge of the Northwest Field, then ten meters north along the same edge, then sixty-two meters east along an access road, then 94 meters north along the same access road, then 205 meters east along the north edge of the parcel, then sixty-three meters south along the east edge of the Northwest Field, then fifty-five meters east along the north edge of the complex, then 140 meters south along the east edge of the historic complex and a cottonwood alley, then seventy-five meters west along the south edge of the historic complex, then 165 meters west-northwest along the south embankment of the Entry Road, then sixty-eight meters northwest along the curving south embankment of the Entry Road, and then forty-seven meters west along the south embankment of the road to the beginning at point #7.

**Boundary Justification** (Explain why the boundaries were selected.)

The selected boundaries use largely natural boundaries of the primary historic ranch complex and its adjacent agricultural land. The boundary excludes concentrations of non-contributing buildings constructed in the non-historic period (post 1965) which are concentrated along the southern and eastern edge of the district. While the non-contributing resources are functionally-related to the historic ranching complex, they are not of sufficient age to be considered historic. The resources within the boundary reflect the comprehensive historic

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

significance of the Douglass-Frey Ranch property, including designed buildings, farming buildings, and both ornamental and production landscapes, through 1965.

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### 11. Form Prepared By

name/title: Debbie Frey, (assistance and additions by Jim Bertolini - Nevada SHPO)  
organization: Churchill Vineyards / Frey Ranch Estate Distillery  
street & number: 1045 Dodge Lane  
city or town: Fallon state: NV zip code: 89406-9280  
e-mail: cpfrey@phonewave.net  
telephone: 775-426-9017  
date: 8/11/2015

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

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

### Photo Log

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

Description of Photograph: Façade, porte cochere, and southeast corner of Douglass Mansion, looking northwest.  
1 of 17.

Name of Property: Douglass-Frey Ranch

City or Vicinity: Fallon

County: Churchill State: NV

Photographer: Jim Bertolini

Date Photographed: July 14, 2015

Description of Photograph: West elevation and northwest corner of the Douglass Mansion, looking southeast.

2 of 17.

Name of Property: Douglass-Frey Ranch

City or Vicinity: Fallon

County: Churchill State: NV

Photographer: Jim Bertolini

Date Photographed: July 14, 2015

Description of Photograph: Looking east from north of the Mansion, with the Irrigation channel in foreground left, and in the background, the Barn (left) and Bunk House (right).

3 of 17.

Name of Property: Douglass-Frey Ranch

City or Vicinity: Fallon

County: Churchill State: NV

Photographer: Jim Bertolini

Date Photographed: July 14, 2015

Description of Photograph: Rear (north) elevation of the Douglass Mansion, looking south.

4 of 17.

Name of Property: Douglass-Frey Ranch

City or Vicinity: Fallon

County: Churchill State: NV

Photographer: Jim Bertolini

Date Photographed: July 14, 2015

Description of Photograph: Interior of entry and stair on east side of the Douglass Mansion, looking northeast.

5 of 17.

Name of Property: Douglass-Frey Ranch

City or Vicinity: Fallon

County: Churchill State: NV

Photographer: Jim Bertolini

Date Photographed: July 14, 2015

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

Description of Photograph: Douglass Mansion, second floor hallway, looking north toward the rear of the house from the top of the stair.  
6 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Pavilion, looking southeast.  
7 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: East elevation of the Douglass Mansion, showing the porte cochere (left), grape arbor (center), and sun porch extension/carport (right), looking west.  
8 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Bunk House, northeast corner, showing north and east elevations including former privy (north side of east entry), looking southwest.  
9 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Shed and lawn area north of the irrigation  
10 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Barn, east entrance and east elevation, looking southwest.  
11 of 17.

Douglass, Robert L., Ranch  
Name of Property

Churchill, Nevada  
County and State

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Barn, south elevation and lawn area, looking north.  
12 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Lawn area, with Entry Road to the south, and Douglass Mansion  
and Pavilion in background, looking west-northwest.  
13 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Bunk House, west and south elevations, looking northeast.  
14 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Douglass Mansion, façade (south elevation), looking north.  
15 of 17.

Name of Property: Douglass-Frey Ranch  
City or Vicinity: Fallon  
County: Churchill State: NV  
Photographer: Jim Bertolini  
Date Photographed: July 14, 2015  
Description of Photograph: Northwest Field and Irrigation channel, looking west from north  
of the Douglass Mansion.  
16 of 17.

**HISTORIC PHOTO ON ITS WAY** FROM CHURCHILL COUNTY MUSEUM; pending  
release of full-resolution photo.

Douglass, Robert L., Ranch

Churchill, Nevada

Name of Property

County and State

Name of Property: Douglass-Frey Ranch

City or Vicinity: Fallon

County: Churchill State: NV

Photographer: Jim Bertolini

Date Photographed: Date unknown

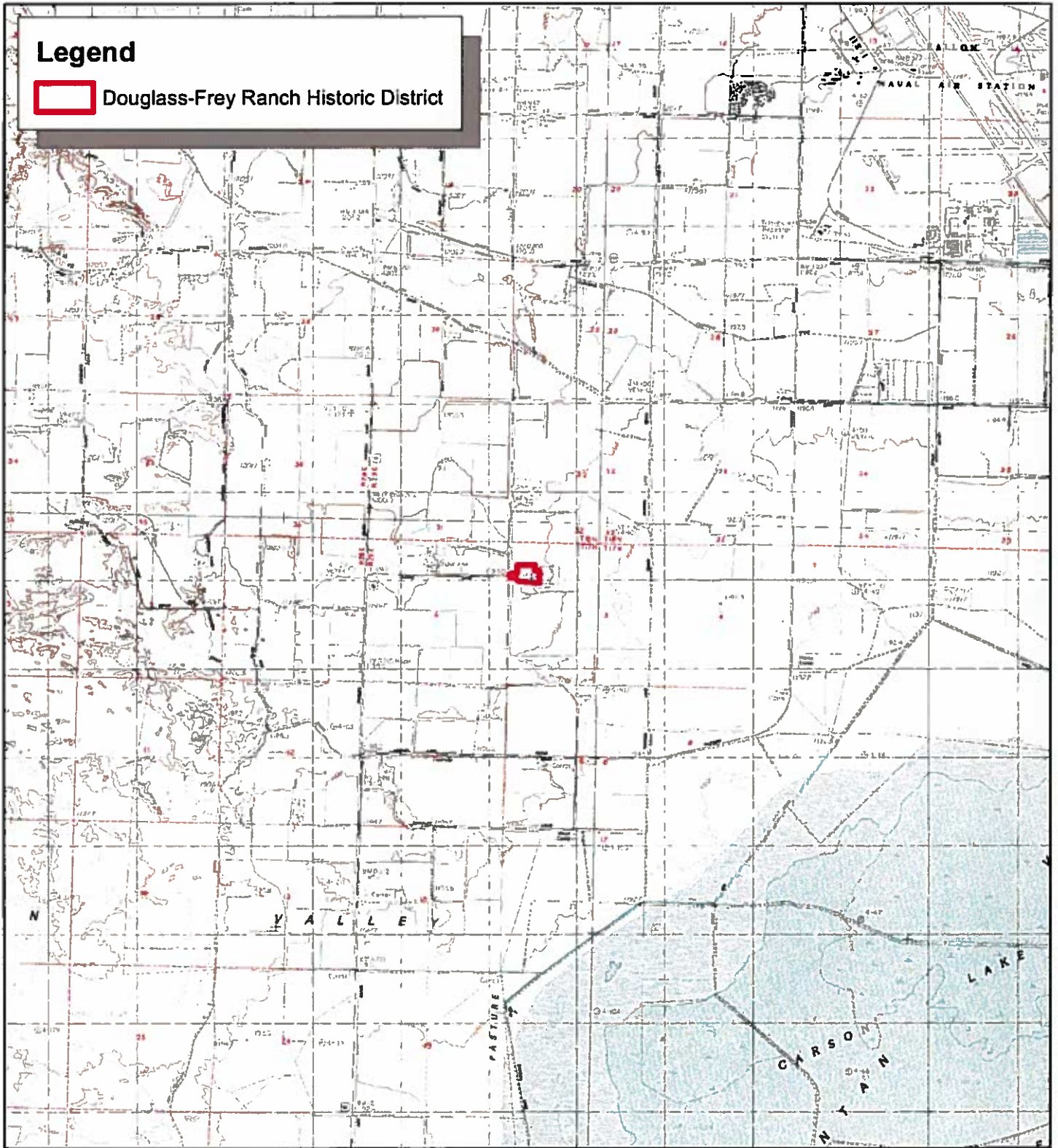
Description of Photograph: Douglass Mansion, east elevation, looking west.

17 of 17.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# NRHP Boundary Map (large extent) Douglass-Frey Ranch Historic District South of Fallon and Fallon USGS Quadrangles

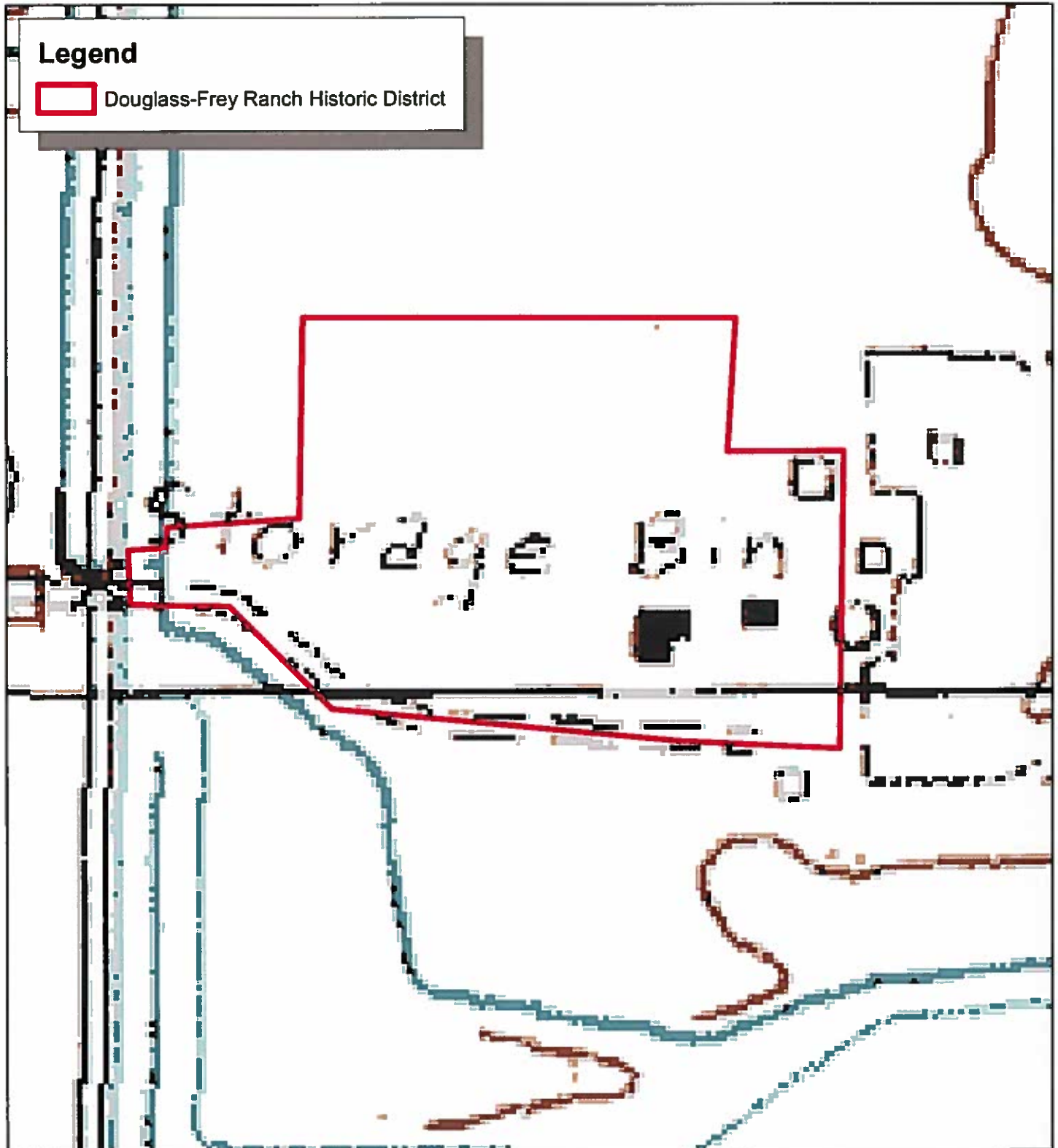


Author: NVSHPO (Bertolini)  
Date: August 10, 2015  
Datum: NAD 83  
Projection: UTM Zone 11N

0 1 2 4 Kilometers



NRHP Boundary Map small extent)  
Douglass-Frey Ranch Historic District  
South of Fallon and Fallon USGS Quadrangles



Author: NVSHPO (Bertolini)  
Date: July 15, 2015  
Datum: NAD 83  
Projection: UTM Zone 11N

0 35 70 140  
Meters





# NRHP Boundary Map Douglass-Frey Ranch

## Legend

 Douglass-Frey Ranch Historic District



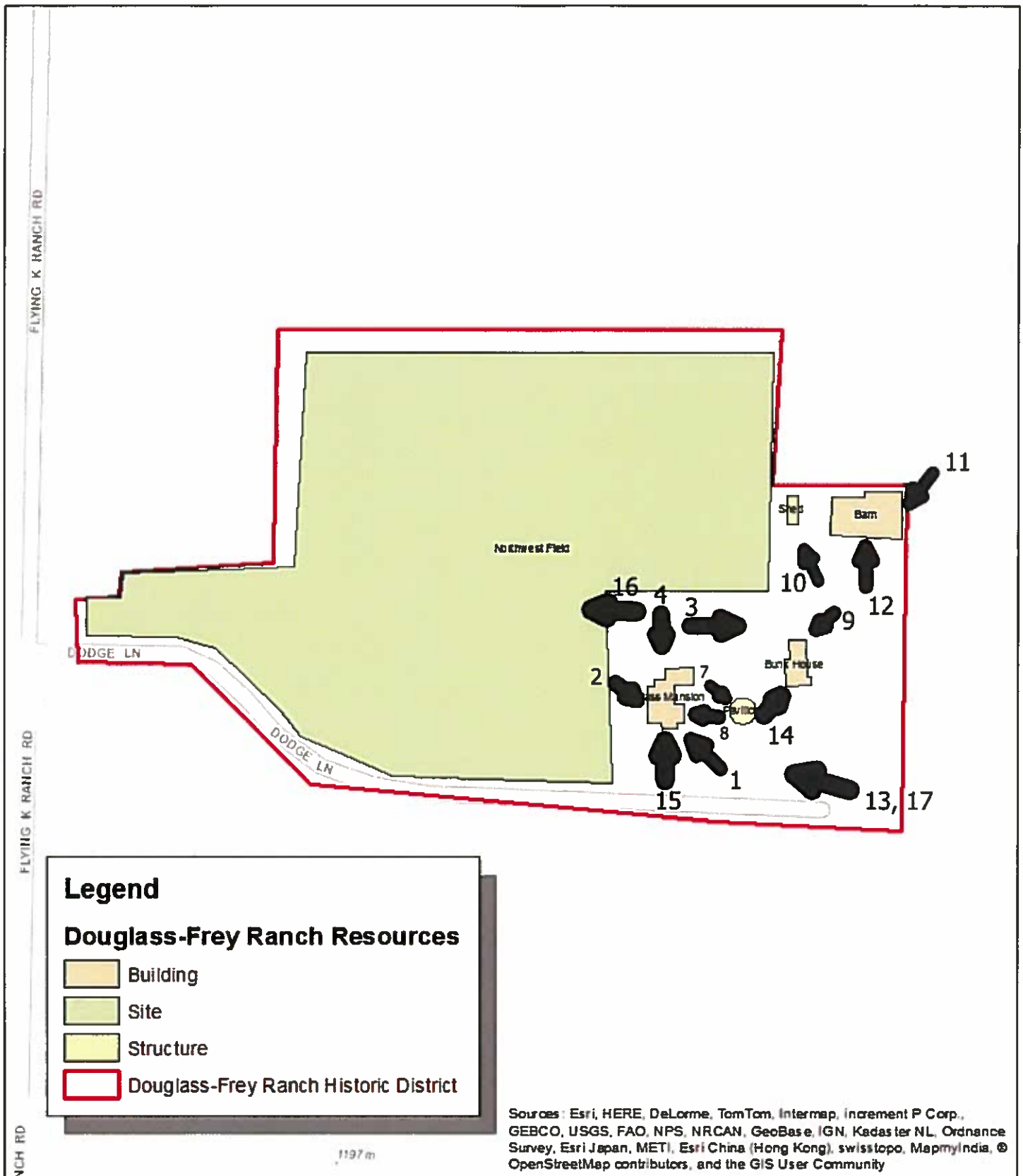
Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community

Author: NVSHPO (Bertolini)  
Date: August 10, 2015  
Datum: NAD 83  
Projection: UTM Zone 11N

0 30 60 120  
Meters



# NRHP Photograph Key and Site Map Douglass-Frey Ranch



Author: NVSHPO (Bertolini)  
 Date: August 10, 2015  
 Datum: NAD 83  
 Projection: UTM Zone 11N





1. Douglass Mansion, southeast corner, looking northwest



2. Douglass Mansion, northwest corner, looking southeast.



3. Landscape and grounds north (Cook House in background), looking east.



4. Douglass Mansion, north (rear) elevation, looking south.



5. Douglass Mansion, interior stairway and entry, looking northeast.



6. Douglass Mansion, second floor hallway, looking north.



7. Pavilion, looking southeast.



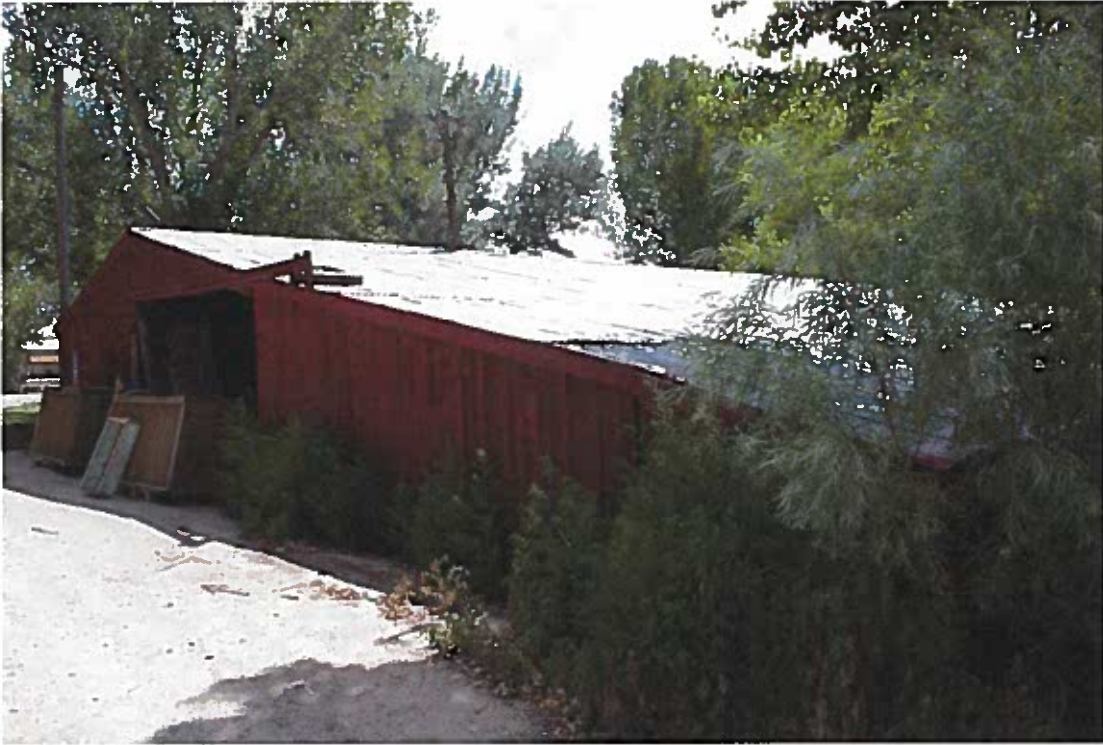
8. Douglass Mansion, east elevation, looking west.



9. Cook House, northeast corner, looking southwest.



10. Shed, looking northwest.



11. Barn, east elevation, looking southwest.



12. Barn, south elevation, looking north.





13. Ranch grounds, looking northwest from Dodge Lane.



14. Cook House, south and west elevations, looking northeast.



15. Douglass Mansion, south facade, looking north.



16. Northwest Field and Irrigation channel, looking west.



17. Douglass Mansion, c.1920, Churchill County Museum; PERMISSIONS PENDING – DO NOT CIRCULATE – FOR REFERENCE PURPOSES ONLY.