

United States Department of the Interior
National Park Service

796

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.

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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)

Nat. Register of Historic Places
National Park Service

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Not For Publication: Vicinity: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

Rebecca Stee 9/18/15
Signature of certifying official/Title: Date
Nevada State Historic Preservation Officer
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: Date

Title : State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

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:) _____

by Barbara Loyall 11-17-15
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH 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. Sitting 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.

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 Valley. The valley is broad and flat, allowing the river to break into multiple channels, creating

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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 1918.¹

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

¹ 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.

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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 [sic] miles of tules. That was where they cut 3500 tons of hay. The balance was in pasture.²

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.³

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.⁴

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."⁵ 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 lands, totaling 12,040 acres. Mr. Douglass sold small subdivisions from this total until his

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

³ 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.

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

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

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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.⁶

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 area north and west of the main house that now comprise the vineyard. 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.⁷

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 port 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

⁶ "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.

⁷ Burton, "The Douglass Mansion," 8; Scofield interview, p42.

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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.⁸

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."⁹

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.¹⁰

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

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

⁹ "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.

¹⁰ 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.

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family. Initially, the door was sliding, but was replaced in 1980 with a swinging door, and 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.¹¹

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.¹²

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

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

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

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

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.¹⁴

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.¹⁵

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

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

¹⁴ DeLongchamps, "R.L. Douglas,"; Scofield interview, p26.

¹⁵ "Frey Ranch"; Scofield interview, p13.

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

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.¹⁷

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.¹⁸

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.¹⁹

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 was regraded to create an irrigation pond in 2003. Currently, the entire extent of the Northwest Field is a

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

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

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

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

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vineyard. There is an irrigation lateral on its east border, 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.²⁰

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

²⁰ 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.

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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.19th 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 re-graded 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.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

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

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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.

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.²¹

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 reflects the ranching practices of the Douglass and Frey families between 1916 and the present.

²¹ John M. Townley, *Turn This Water into Gold: The Story of the Newlands Project*, 2nd ed., (Reno and Fallon, Nev.: Nevada Historical Society, Churchill County Museum Association, and Truckee-Carson Irrigation District, 1998), 1; Fowler, 7-15.

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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.²²

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 1900.²³

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.²⁴

²² Townley, 1; Corkhill, 100.

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

²⁴ Townley, 9-10; Hulse, 141.

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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.²⁵

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 as 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

²⁵ 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.

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

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 1951.²⁷

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.²⁸ 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.

²⁶ 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

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

²⁸ 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.

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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.²⁹

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 farmers 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.³⁰

Robert L. Douglass³¹

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.³²

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.³³

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

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

³⁰ *Newlands Reclamation Thematic Resources*, 10.

³¹ 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.

³² Corkhill, 101.

³³ Scofield interview, p1.

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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...."³⁴

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 1936.³⁵

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

³⁴ Scofield interview, p2.

³⁵ Scofield interview, p4.

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(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.³⁶

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.³⁷

The Prairie Style and the Architecture of Frederick J. DeLongchamps³⁸

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.³⁹ 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.⁴⁰

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

³⁶ Scofield interview, p16.

³⁷ Scofield interview, p38.

³⁸ 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.

³⁹ 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.

⁴⁰ Harmon, 48.

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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. Indicative 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

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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 Reno Main Post Office in Reno (1934 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 from that period. 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

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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.⁴¹

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 ranching complex. The complex now supports operations for the Churchill Vineyards (2001) and

⁴¹ 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-Frey Ranch
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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-Frey Ranch
Name of Property

Churchill, Nevada
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9. Major Bibliographical References

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

Primary Sources

Churchill County Museum, Archives and Special Collections, Fallon, Nevada.
Nevada Architectural Archives. Special Collections and University Archives. University of Nevada, Reno.

Books and Articles

- Bennett, Dana R. "The Up-Growth of New Industries': Transformation of Nevada's Economy, 1918-1929." *Nevada Historical Quarterly* 52, No. 3 (Fall 2009), 175-196.
- Childers, Roberta. *Magee Station and the Churchill Chronicles*. Reno: Jamison Station Press, 1985.
- Corkhill, Bunny. "Where in the Oasis Am I?." *In Focus* 8 (1994-1995): 100-102.
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- Rowley, William D. *Reclaiming the Arid West: The Career of Francis G. Newlands*. Bloomington & Indianapolis: Indiana University Press, 1996.
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- Townley, John M. *Turn This Water into Gold: The Story of the Newlands Project*, 2nd ed. Reno and Fallon, Nev.: Nevada Historical Society, Churchill County Museum Association, and Truckee-Carson Irrigation District, 1998.
- Twombly, Robert C. "Saving the Family: Middle Class Attraction to Wright's Prairie House, 1901-1909." *American Quarterly* 27, No. 1 (March 1975), 57-72.

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Name of Property

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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-Frey Ranch

Churchill, Nevada

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

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

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-Frey Ranch
Name of Property

Churchill, Nevada
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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-Frey Ranch

Name of Property

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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.

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Douglass-Frey Ranch
Name of Property

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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.

Name of Property: Douglass-Frey Ranch
City or Vicinity: Fallon

Douglass-Frey Ranch
Name of Property

Churchill, Nevada
County and State

County: Churchill State: NV

Photographer: unknown

Date Photographed: unknown (c.1920)

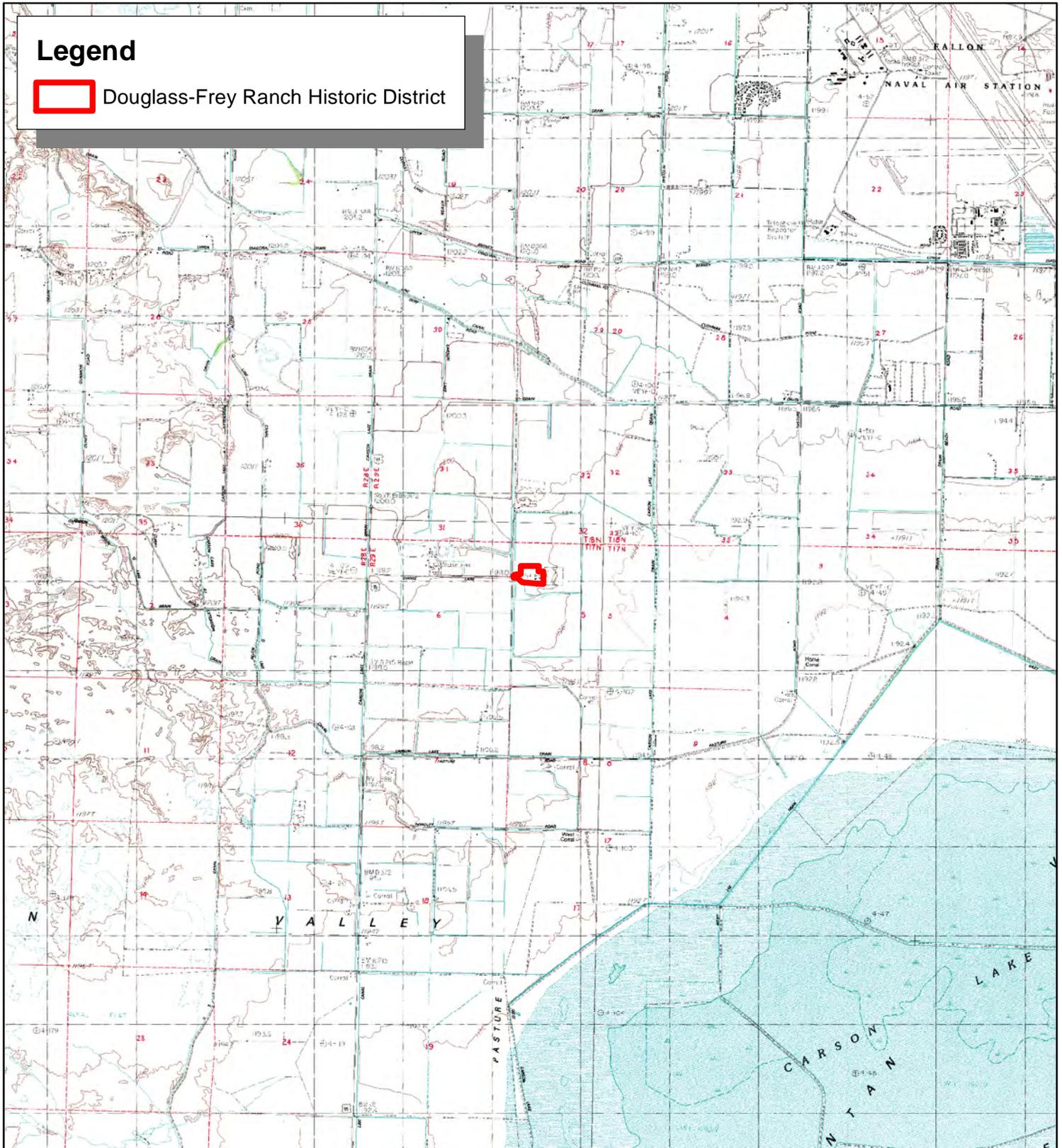
Description of Photograph: East elevation, looking west, showing house prior to additions and alterations by Frey family.

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.

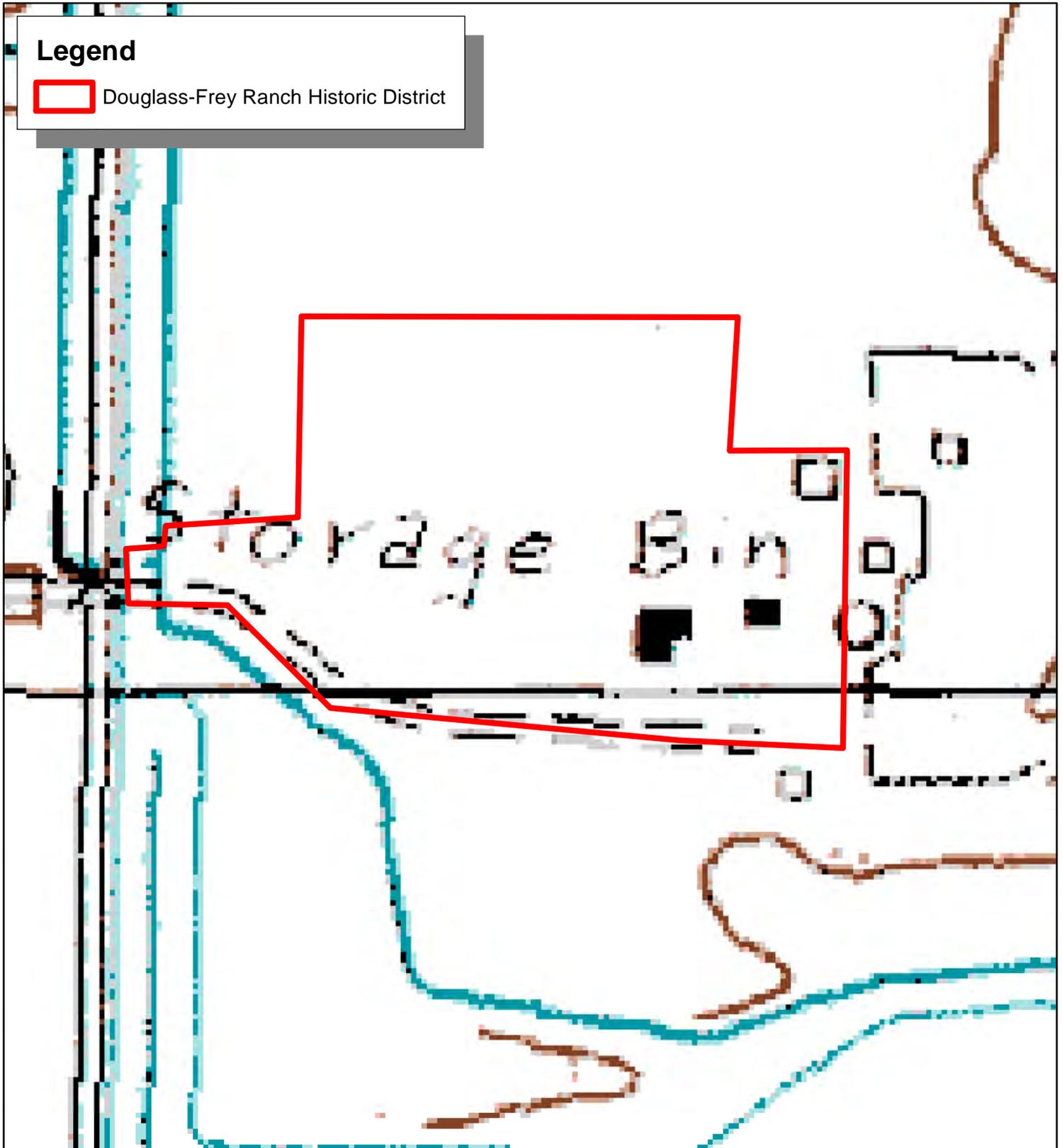
NRHP Boundary Map (large extent) Douglass-Frey Ranch Historic District South of Fallon and Fallon USGS Quadrangles



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



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

NRHP Boundary Map Douglass-Frey Ranch

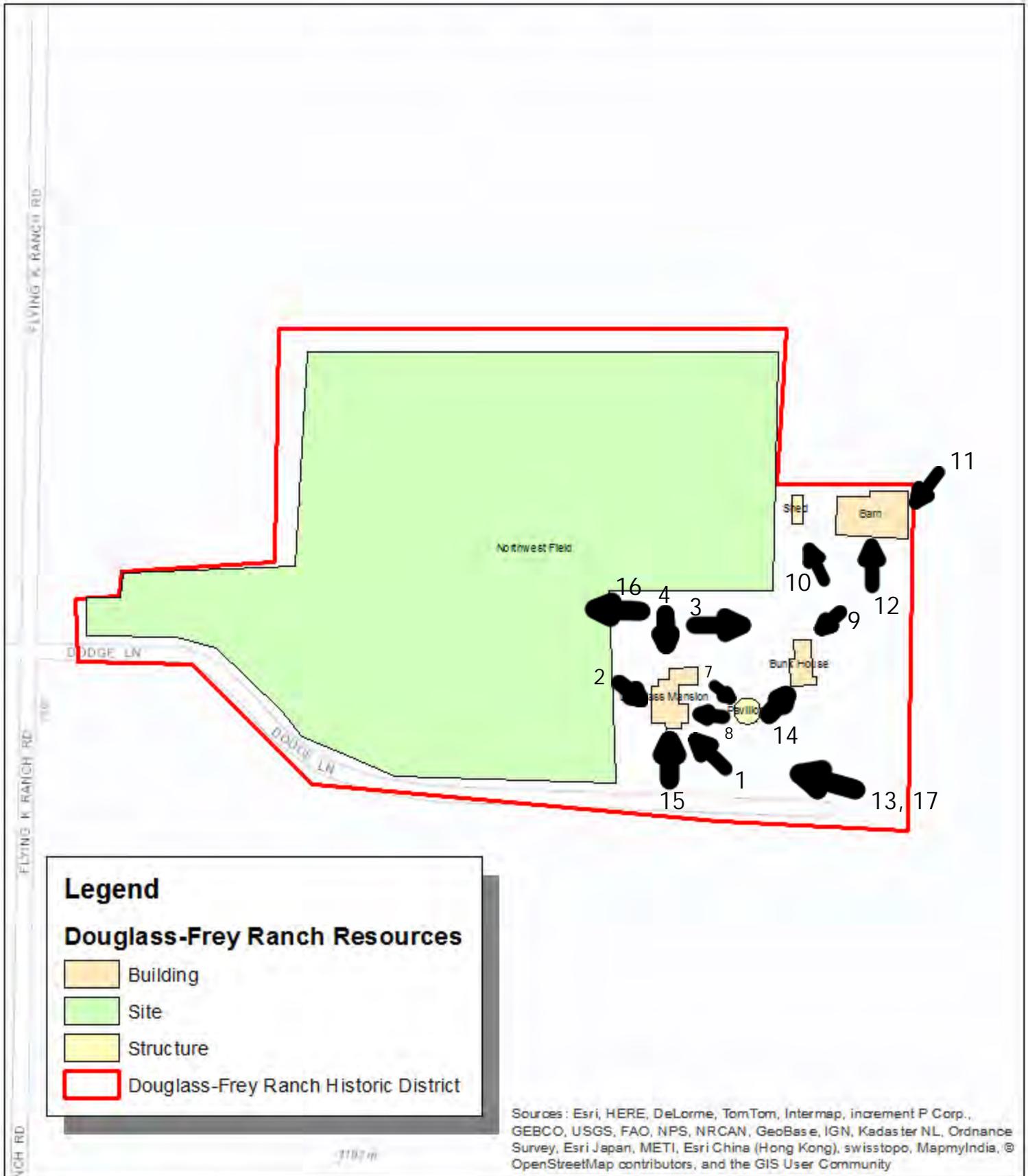


Author: NVSHPO (Bertolini)
Date: August 10, 2015
Datum: NAD 83
Projection: UTM Zone 11N

0 30 60 120
Meters

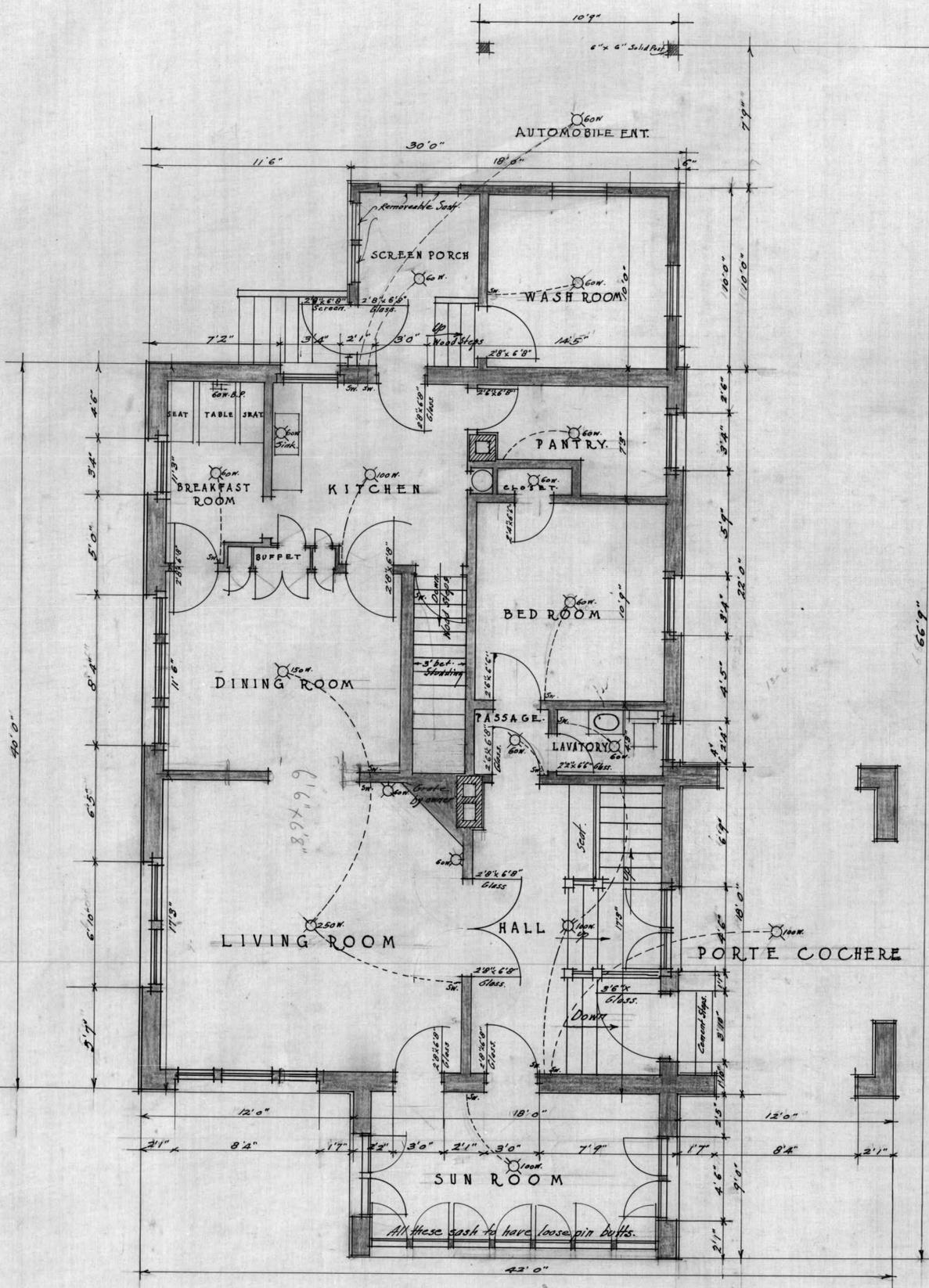


NRHP Photograph Key and Site Map Douglass-Frey Ranch



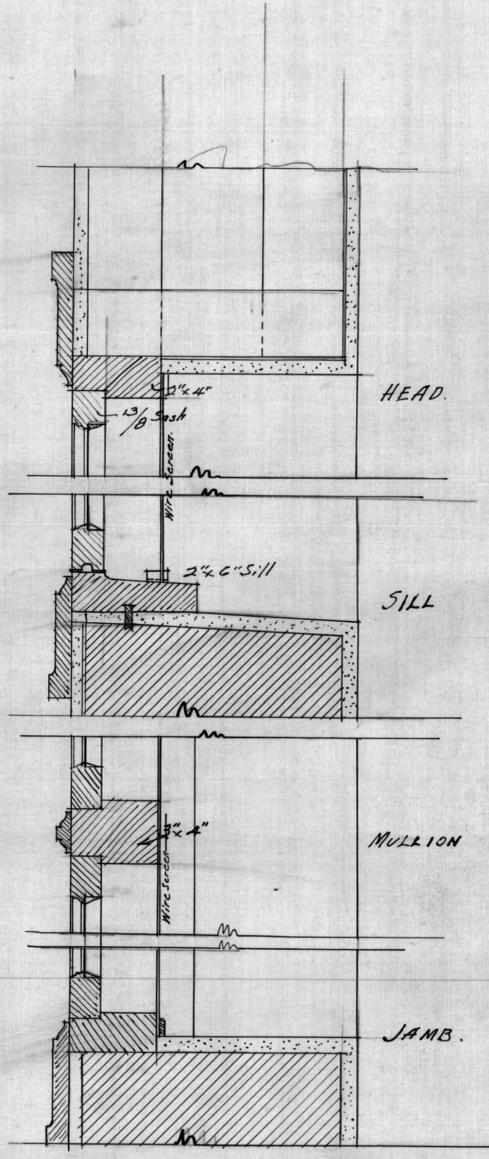
Author: NVSHPO (Bertolini)
 Date: August 10, 2015
 Datum: NAD 83
 Projection: UTM Zone 11N

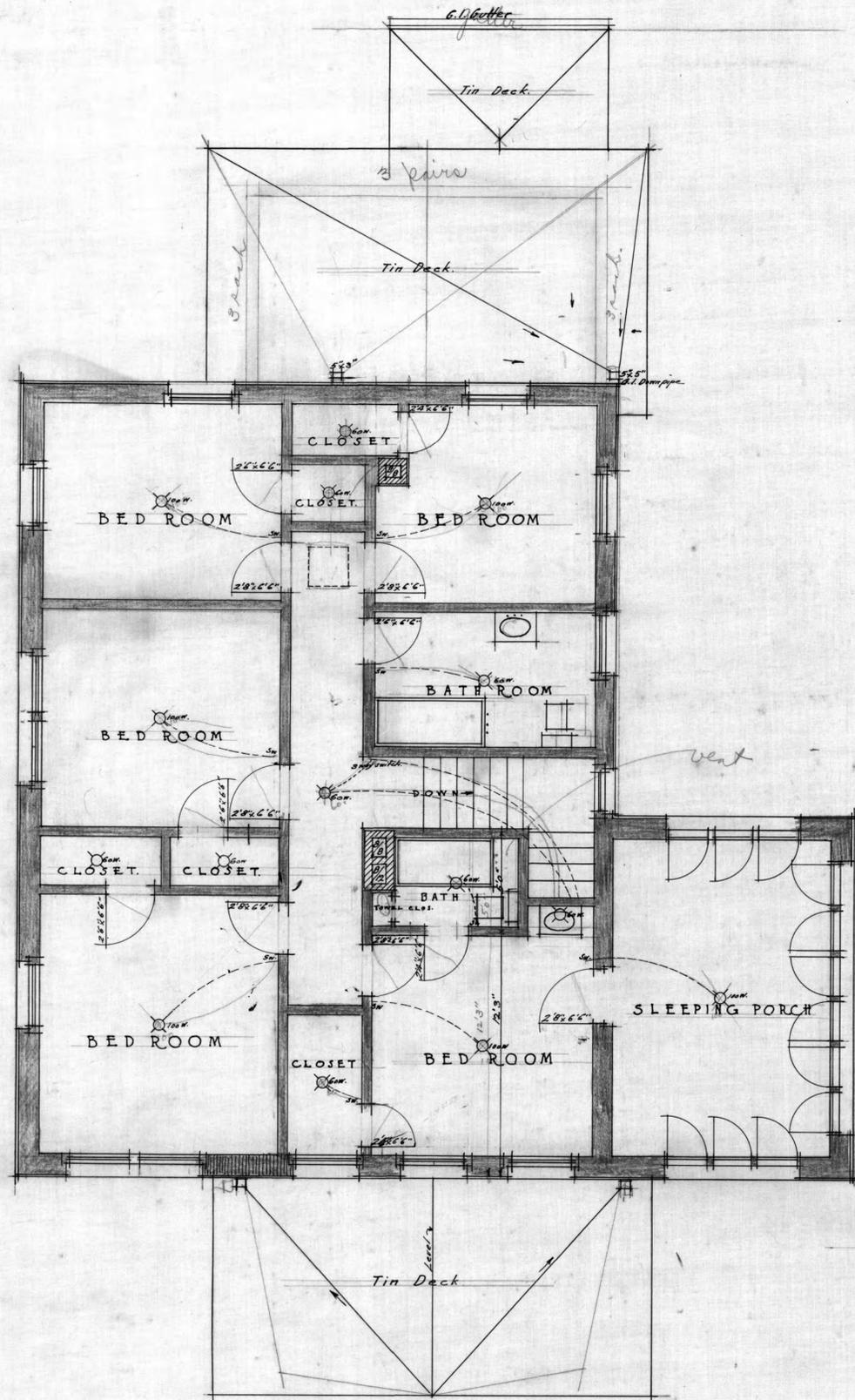




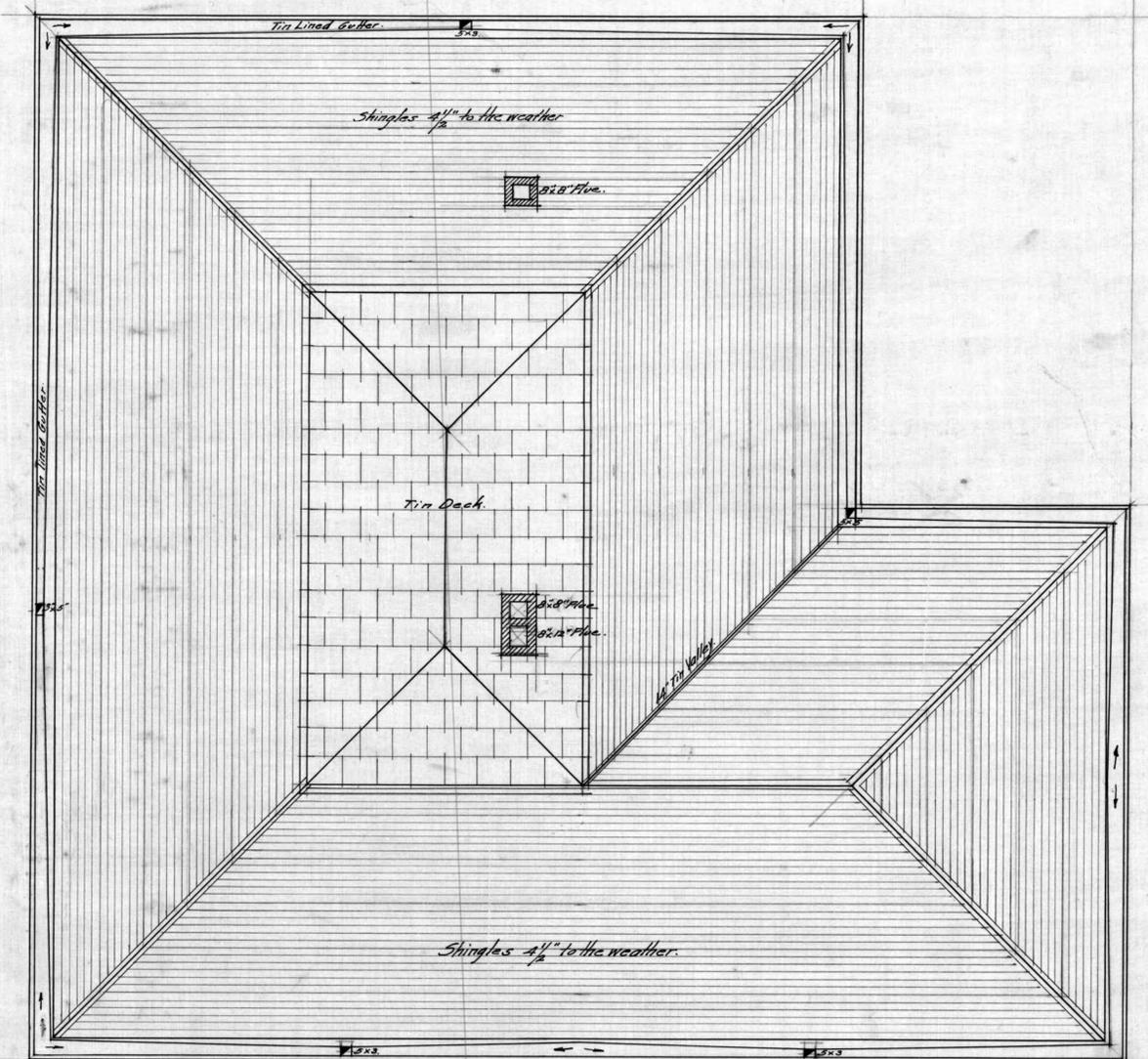
PLAN OF FIRST FLOOR.
Scale 1/4" = 1'

RESIDENCE - FOR - R. L. DOUGLAS
CHURCHILL - COUNTY - NEVADA -
P. J. DE LONGCHAMPS, ARCHITECT, RENO NEVADA





SECOND FLOOR
scale 1/4" = 1'



ROOF PLAN
Scale 1/4" = 1'

RESIDENCE FOR R. L. DOUGLAS
CHURCHILL COUNTY NEVADA
F. J. DE LONGCHAMPS ARCHITECT, RENO, NEVADA











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Churchill County Museum Photograph Collection