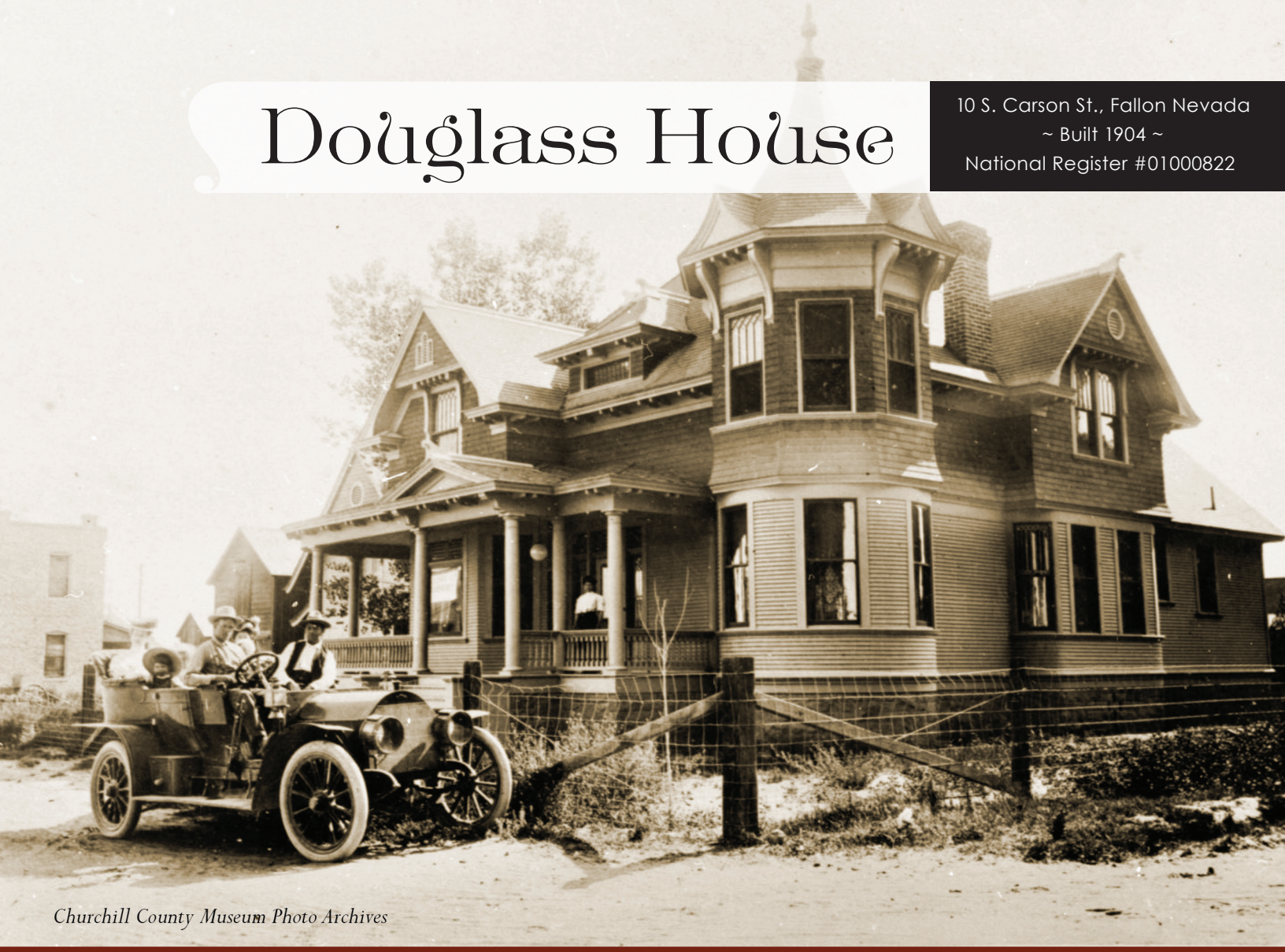
dubé group
ARCHITECTURE

HISTORIC STRUCTURE REPORT

Douglass House

10 S. Carson St., Fallon Nevada
~ Built 1904 ~
National Register #01000822



Churchill County Museum Photo Archives

THE OASIS OF NEVADA
FALLON
Incorporated 1908

Douglass House

Table of Contents

Introduction 1

History of Property 5

Architectural Evaluation 26

Character Defining Features 28

Condition Assessment & Treatment Recommendation 30

Preliminary Costs 70

Future Research Recommendations 71

References 72

Appendix A- Standards of Preservation 76

Appendix B- Jerry Noonkester Interview 81

Appendix C- Frank Woodliff Report 87

Appendix D- National Register Nomination 96

Appendix E- Sanborn Maps 122

Appendix F- Churchill County Archives 127

Appendix G- Building Code Analysis 133

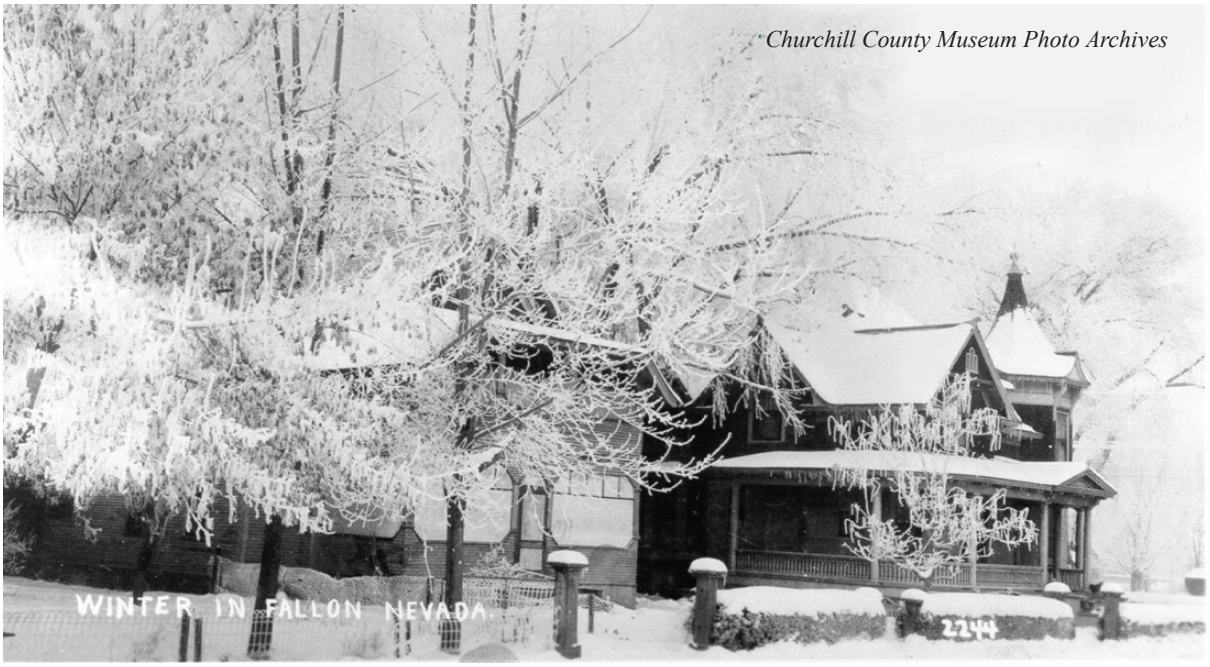
Appendix H- Deed 138

Appendix I- Photos 144

Appendix J- Drawings 164

Douglass House

Introduction



Churchill County Museum Photo Archives

The Douglass House is considered one the most outstanding examples of Queen Anne architecture in Nevada. Constructed in 1904 as a residence for a prominent Fallon businessman, Robert L. Douglass, the property was listed on the National Register of Historic Places in 2001. The property located at 10 S. Carson Street was acquired by the City of Fallon in 2008. Under the city's oversight, the facility is today used primarily to host special events and meetings. Rightfully proud of this magnificent structure, the City of Fallon is committed to maintaining the physical condition of the Douglass House to the highest standards.

In mid-2015, the City of Fallon contracted with Dubé Group Architecture to provide an assessment of the Douglass House and outline treatment recommendations for future work at the property.

The Douglass House Historic Structure Report is partially funded by a National Park Service Historic Preservation Fund matching grant-in-aid administered by the Nevada Department of Conservation and Natural Resources, State Historic Preservation Office.

The Douglass House Historic Report has been financed in whole or in part with federal funds from the National Park Service, U.S. Department of Interior, and administered by the State Historic Preservation Office. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the State Historic Preservation Office. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Chief, Office of Equal Opportunity Programs, United States Department of the Interior, National Park Service, 1201 Eye Street, NW, Washington, DC 20005.

Douglass House

Introduction

What is a Historic Structure Report

Preservation Brief 43 of the U.S. Department of Interior National Park Service describes the purpose of a historic structure report as follows:
A historic structure report provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines all changes made to a historic property during a project-repair, rehabilitation, or restoration- and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

The completed historic structure report is of value in many ways. It provides:

- A primary planning document for decision making about preservation, rehabilitation, restoration, or reconstruction treatments
- Documentation to help establish significant dates or periods of construction
- A guide for budget and schedule planning for work on the historic structure
- A basis for design of recommended work
- A compilation of key information on the history, significance, and existing condition of the historic structure
- A summary of information known and conditions observed at the time of the survey
- A readily accessible reference document for owners, managers, staff, committees, and professionals working on or using the historic structure
- A tool for use in interpretation of the structure based on historical physical evidence
- A bibliography of archival documentation relevant to the structure
- A resource for further research and investigation
- A record of completed work

Purpose of the Report

The purpose of this report is to provide the City of Fallon with the information necessary for making appropriate decisions moving forward. This report documents the historic significance of the resource, evaluates its current condition, and recommends appropriate treatment methods for building rehabilitation in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Douglass House

Introduction

The Douglass House Historic Structure Report consists of the following sections:

Introduction

History of Property
A detailed history of the property including its significance, ownership and construction history, and changes over time.

Architectural Evaluation
A detailed description of the exterior and interior features including materials and finishes, building systems including mechanical, plumbing and electrical, and structural systems.

Character Defining Features
Identification of those exterior and interior architectural spaces, features, materials and finishes that are character-defining and therefore significant.

Condition Assessment
A description of the condition of building materials, elements, and systems and causes of deterioration.

Treatment Recommendations
This section presents the historic preservation objective and selected treatment, requirements for work, and recommended work that corresponds to the defined treatment goal.

Future Research Recommendations
We have identified additional research recommendations as funding becomes available to help identify areas of concern or special needs and develop appropriate treatment approaches.

References
A list of sources of information, such as archives, photograph collections, articles, reference documents, etc.

Appendices

PRESERVATION OBJECTIVES
Two levels of treatment have been recommended for the Douglass House: preservation and restoration. Preservation involves the retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time and this treatment will guide the majority of the repairs undertaken in addition to new improvements required to support the building's new use. Restoration involves exterior restoration of the horizontal wood siding on the first story and stone foundation by removing the stucco applied sometime in the 1940s or 1950s.

Project Team

A successful preservation project requires cross-discipline collaboration – this report would not have been possible without the involvement of all team members led by Pete Dubé, historic architect, and Ron Reno, architectural historian:

City of Fallon
James R. Souba, P.E., City Engineer
Valerie H. Lightfoot

State Historic Preservation Office
Rebecca Lynn Palmer, State Historic Preservation Officer
Elyse Jolly
Michael "Bert" Bedeau
Jim Bertolini

Dubé Group Architecture
Peter. R. Dubé, NCARB, AIA, LEED Green Associate
Ron Reno, Ph.D., RPA
Alex Leutzinger
Alex Malm

Churchill County Museum and Archives
Barbara Hodges, Photograph Curator
Bunny Corkill, Research Curator

Acknowledgments
Jerry Noonkester

Douglass House

History of Property

Newly married prominent Fallon businessman Robert L. Douglass decided in 1904 to build a house for his new family. It was not to be an ordinary house. Instead of a quiet residential neighborhood it is prominently displayed on the busy road to Reno and Carson City only two blocks from the county Courthouse and Fallon's main street. It was of a scale and complexity that made it a mansion by Fallon standards of the time. It is a 1.5 story Victorian Free Classic Queen Anne showpiece built almost at the start of a successful career in a variety of businesses and ranching enterprises as much as a place of residence. Its construction at that time was only possible due to inherited wealth. The building is at 10 South Carson Street on a corner with Williams Street. Williams would later become the Lincoln Highway and is now part of U.S. Highway 50. It is in Block 62 of the Williams Tract, within the earliest part of the newly-platted Fallon town site.

Significance

The significance of the Douglass House has already been recognized by its inclusion in the National Register of Historic Places in 2001. The nomination form is included as Appendix E.

CRITERION A: ASSOCIATION WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY

The property is a prominent early building near the center of the town of Fallon. It's eligibility to the National Register under Criterion A is entirely due to this association with the developing town. No important event specifically happened in the Douglass House. A detailed account of the significance of Fallon is in the National Register Form (Appendix NR FORM) of which highlights are repeated here.

Fallon is one of many towns which burst into prominence during the early years of the twentieth century, but unlike most of the others such as Tonopah and Goldfield, Fallon owed its sudden prominence to a Federal intervention into agriculture. Fallon was the focus of water diverted from many sources and concentrated into the Newlands Irrigation Project. This project received national attention as one of the earliest implementations of the Newlands Reclamation Act of 1902.
The town was anchored on a small number of businesses near the crossroads which is now occupied by the courthouse. With the impetus of the proposed irrigation, District Two entrepreneurs platted a town site. The western half of the proposed town was laid out by state Senator Warren W. Williams who also managed the legislative effort required to move the county seat from Stillwater to the brand new town, named after rancher Mike Fallon who sold the land to Williams. Construction on the courthouse was finished promptly in 1903 thanks to its simple frame design. With its construction in 1904, the Douglass House was among the first major buildings to grace the new community. It was also one of the minority of early buildings that reflected an architecture clearly meant to be long-lasting. For some time there would be a large number of simple board structures typical of a frontier town.

Initially growth was not very fast. The Sanborn insurance inspectors estimated the population at a mere 350 in 1905. This changed dramatically after a greater supply of water was ensured by completion of Lahontan Dam in 1915 after which the irrigation prospered, at least until recent times. By 1912, the population was up to 1,800 persons with an additional sizable number of people in the surrounding farm district.

Douglass House

History of Property

By relying on irrigation for its livelihood, Fallon was spared the worst of the boom-and-bust fluctuations that plagued mining towns. Fallon's future seemed secure enough to warrant incorporation in 1908. It also benefited from the stable jobs of county employees and workers associated with administering the irrigation district. Another important focus of business was as a regional transportation center made possible by Fallon's position on the Central Route through Nevada with its modern successors, the Lincoln Highway which formally included Fallon in 1913 and by its successor, U.S. Highway 50. Fallon was also linked by rail with the Central Pacific in 1907. Finally, Fallon has benefited since World War II with the presence of Naval Air Station Fallon (Pieplow 2001a:4-7).

CRITERION B: ASSOCIATED WITH LIVES OF SIGNIFICANT PERSONS

Robert Lee "Bob or R.L." Douglass moved to Nevada in 1900, possibly bringing with him Nevada's first automobile. He remained an auto enthusiast, using the machines to travel widely through Nevada and California, racing, and pursuing interests in a stage company – the Hazen-Fallon Stage Line (Figure ROBERT). It is a rare photo of his family or home that fails to prominently feature one of his automobiles (Figure DOUGLASS FAMILY). Although not a key organizer, he was a staunch backer of the Lincoln Highway Association and its efforts to improve the portion of the highway through Fallon and the surrounding region.

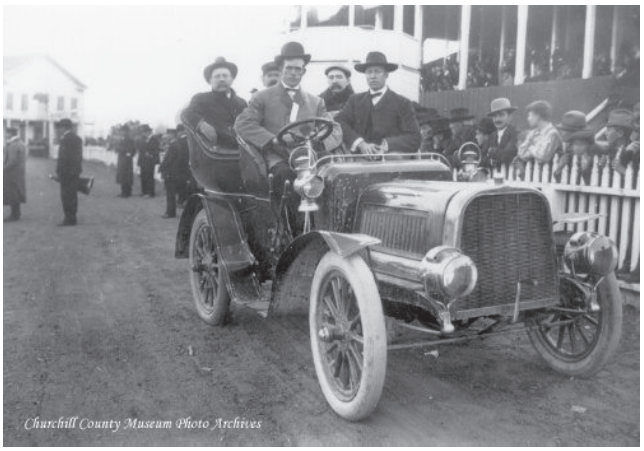


Figure ROBERT.Robert L. Douglass in the car in which he won the 5 mile race in Reno. Churchill County Museum and Archives 706-GR-133/706-116-3.

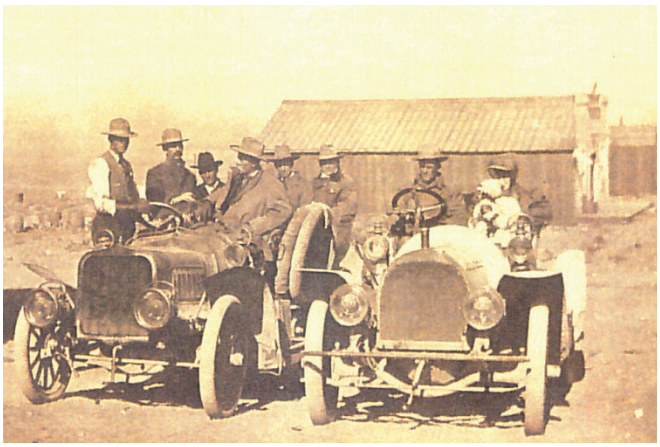


Figure DOUGLASS FAMILY. Robert Douglass with his wife Eleanor and daughter Mary (with one of her dolls) are in the car at right during a 1907 visit to Fairview, Nevada, location of one of Douglass' banks. Governor John Sparks is in the other vehicle. California State Automobile Association 2000.0327.

After a false start in mining, Robert went to the Fallon area to work on the Island Ranch, owned by his uncle, J.M. Douglass. In 1904 J.M. died, leaving the ranch to Robert and another nephew, William J. Douglass. Still younger than 30, he was already one of the wealthiest men in the state. That same year he married Eleanor, a daughter of Senator George Ernst, and proceeded to build his home on Carson Street (Figure ELEANOR).

Douglass House

History of Property



Figure ELEANOR.Eleanor Ernst Douglass about the time of her marriage to Robert L. Douglass. Churchill County Museum and Archives 706-GR-96/9118.

Like many other established ranchers with their own water rights, Douglass actively opposed the Newlands Project. In addition to running the ranch, he was president of the Churchill County Bank in 1906 and operated another bank and mercantile store at the mining camp of Fairview. He also owned the Fallon Meat Company. Several of his business interests were in partnership with Joe Jarvis (Hansen 2008). In 1911 he even schemed to develop a whole new town site to be called Island City at the Island Ranch (Nevada Press n.d.).

Douglass was prominent in local and state politics. He was a state senator from 1907-1911, a democratic presidential elector in 1917 and continued to be active in politics for the rest of his life. In later years he was chairman for the Nevada State Fish and Game Commission and was the Internal Revenue Agent for Nevada for 18 years. He finally sold the remnants of the ranch in 1944 and moved to Oakland, California where he died in 1954 (Pieplow 2001a:10-12). For more details regarding Douglass' life, see Appendix NR NOMINATION.

Douglass had a direct role in the incorporation of Fallon in 1908 since it was he as a state senator who introduced the legislation making this incorporation possible. After an extensive legal challenge, it survived to form the basis for the present existence of the City of Fallon (Mackedon 2008:10-14).

In writing the National Register nomination, Pieplow rightly documented the local importance of Robert L. Douglass in the fields of local boosterism, politics, banking, ranching, and other business enterprises along with his support of early transportation development. Recommending the Douglass House as eligible under Criterion B on this basis was improper however, as noted in the 2001 Supplementary Listing Record in which the Keeper of the National Register deleted its significance under Criterion B. It is necessary that the property is closely identified with the productive life of the individual in question. If the individual's contributions did not occur in the residence, then the residence is only considered as a last resort if there is no other surviving resource that is more closely associated. In this case, the magnificent Douglass-Frey (Island) Ranch is a far better resource in this regard since Douglass used it as his headquarters for many years (Frey 2015). It is also a much more distinguished design, executed by Frederic DeLongchamps of Reno (Figure ISLAND RANCH). This building was DeLongchamps' only foray into Prairies Style architecture (Harmon 2006:196).

Douglass House

History of Property



Douglass House at the Island Ranch (National Register of Historic Places, 2015. Photograph by Jim Bertolini)

A second building which still survives in Fallon also has a much stronger association with Douglass' active career than the 1904 house. This is the Churchill Bank Building on Maine Street (Figure BANK). The stone building is intact with a slightly later addition also of stone. Unfortunately the distinctive twin oriel bays and pediment have not survived.



Figure BANK. The Churchill County Bank on Maine Street in Fallon, managed by Robert L. Douglass. Churchill County Museum and Archives 427-G-07599.

The property had a much longer association with Dr. Nichols. Curiously enough, an attempt was not made in the nomination to work up a defense of significance in regard to the hospital, but it was only one of many buildings in Fallon specifically dedicated to medical practice during this period. Most were short-lived; the newspapers were full of advertisements for new private hospitals which rapidly disappeared (Pieplow 2001c). Since the hospital was demolished after the nomination was written this issue is now a moot point. There is nothing in his career marking him as a particularly important person in the history of medicine in Nevada. His personal practice out of the Douglass House was indistinguishable from that of several other doctors of the period. Further information on the career of Dr. Nichols is in the appended National Register nomination.

CRITERION C: DESIGN AND CONSTRUCTION

The Douglass House is the best, and indeed the only, example of a Queen Anne turret house in Fallon. Relatively ordinary in scale when compared with spectacular examples from places such as San Francisco (Pomada et al. 1978), it stands out in relation to the other buildings constructed in Fallon during the early years of the twentieth century. Due to degradation of the building's integrity by application of stucco, better examples of this type are present in many communities in Nevada despite the assertions of the statewide significance of this building in the text of the National Register nomination. The Nevada State Historic Preservation Office correctly identified the level of significance for this building as strictly at the local level. Problems with the exterior integrity of the building, which may be reversible, are largely offset by the relative lack of interior modifications, presence of some superb examples of built-in furnishings, and creative use of mass-produced millwork. Unfortunately, the designer of the building remains unknown.

RESEARCH POTENTIAL UNDER CRITERION D

Although there may be unknown archaeological deposits subsurface on the property, these have not been identified. Also, the property lacks material remains with information potential regarding the history of architectural materials or design. Therefore, it is not regarded as eligible to the National Register under Criterion D for its research potential.

OWNERSHIP HISTORY

The Douglass House was built in 1904 for Robert L. Douglass. He and his family moved out of the house to the Island Ranch south of Fallon in November 1906. Various reasons are given including difficulty maintaining the complex house, difficulty with servants (no surprise if the servants' quarters were as tiny as they appear to have been) and death of a family member in the house. It appears that the house was generally vacant until September 1913 when Dr. F.E. Nichols purchased the house for use as a residence and clinic. The Douglass family may have used the house during this time more than is indicated in the Pieplow narrative if Eleanor Douglass Scofield (2001:103) remembers correctly that her brother Robert Lee Douglass, Junior was born in the house on March 4, 1909. The year following his purchase of the house Nichols built the Cottage Hospital on the location of the garage.

Douglass House

History of Property

Dr. Nichols lived and practiced at the house until his death in 1935. His widow, Annie B. Nichols, sold the house and the hospital (by then converted to apartments) to Mr. and Mrs. Clarence Forsberg in 1951. After several changes of ownership and tenants, it was sold by Bruce and Darby Homer to Jerry R. and Suzanne Noonkester in 1996, who refurbished the residence and operated it as a bed-and-breakfast called "The 1906 House" (Churchill County Recorder's Office Online Records; Pieplow 2001a:8-10). The City of Fallon acquired the property in 2008. The early ownership history was gleaned from newspaper accounts. Curiously, attempts to find deeds for Douglass' purchase of the lots and for his sale of the house to Nichols failed despite heroic assistance by the staff at the Recorder's Office.

CONSTRUCTION HISTORY

The following archives were consulted in addition to online sources and published works:

- Churchill County Museum, Fallon
- Churchill County Recorder, Fallon
- Nevada State Historic Preservation Office, Carson City
- Nevada Historical Society, Reno
- Nevada State Library and Archives, Carson City
- University of Nevada Special Collections, Reno

DOUGLASS HOUSE

The Douglass House was built in 1904 by an unknown architect from Reno. In most ways it is a typical Queen Anne tower house with restrained Classical decorative elements. Pieplow (2001a:10-11; 2001b:90-91) reviewed the local newspaper, the Churchill Standard, for the period of construction in 1904 and gleaned the following details:

April 2	Two lots are purchased by Douglass for the new house.
April 23	Plans are completed by a Reno architect.
April 30	Ground broken.
May 14	Foundation is nearly completed and lighting is to be electric.
May 21	Stone foundation completed.
June 11	House is nearing completion.
July 2	Plumbers are piping the interior.
July 16	G.E. Porter, a Reno electrician, is working on the house.
By Sept.	Robert and Eleanor moved in.

The Douglass House is a 1.5 story irregular-plan frame house with a one-story wing at the rear, and a small unimproved basement which serves as a mechanical space. The foundation is made of quarry-faced ashlar on exposed outer surfaces and fieldstone on inner surfaces of the crawlspace and basement. This foundation has been recently supplemented with some concrete on the interior. The exterior of the foundation is now completely obscured by stucco and a large portion of it along the south side of the building is presently buried beneath a recent handicap ramp.

Walls of the ground floor were originally clad with narrow wood bevel siding. Except for the portion of the ground floor walls preserved within the enclosed service porch at the rear of the building, this siding is covered with stucco. A band of flat wood trim surmounted by a large half-round molding served as a water table at the base of the wall. Another flat band of wood trim delineated the top of the ground floor walls. This top trim formed the top of window surrounds. Groups of windows in protruding bays and the tower shared half-round sills which continue without break between the

windows. These details are seen most clearly on the tower in Figure NR2. The protruding half-rounds are still visible since the stucco has generally followed their contours. The other trim details have been submerged in the thick stucco so now the wall surface is flat with no window trim at all.



Figure NR2.Douglass House ca. 1906. The caption in the National Register nomination dates this photo to 1904 but this date seems unlikely given the height of the tree which is now well above the house ridgeline. Also it appears that the water tower has been removed by this time (though it could be hidden behind the tower). This view is southwest from the corner of Carson and Williams Streets. The round attic vent of the garage is just visible over the porch. To the left of the garage is the Douglass Barn and at the extreme left is the Allen Boarding House. Churchill County Museum and Archives 706-GR-5/PH-102-5.

The boundary between the main floor walls and everything above them is delimited by means of a fairly small cornice molding which forms the fascia of the front porch, wraps all around the walls of the main body of the house, and continues to form the fascia for the roof of the single-story kitchen wing at the rear of the building. It also forms the fascia for the small bay at the southwest corner of the house. The molding is only interrupted at the very rear of the kitchen wing where it takes the form of cornice returns in the gable end, a detail which ties in nicely to the treatment of gable ends in the dormers.

The delightful variety of architectural forms on display in the upper floor is tied together in a variety of ways. All upper wall surfaces are covered with rectangular shingles. In the few places where a vertical wall surface would intersect with the lower floor wall, the base of the upper wall flares

outward to rest on top of the cornice molding noted above. Upper floor walls are surmounted by prominent but rather plain frieze boards incorporating a shallow cornice molding. While there is a generous overhang in gable ends, the portion of each gable end above the top of a window is cantilevered all the way out to the fascia molding and supported by brackets. Wherever they occur, fascia moldings match the one already described between floor levels.

The main part of the building has a hip roof. This basic form is interrupted by four gabled wall dormers, a hip-roofed wall dormer and the tower (Figure NR3). A hip roof with lower cross-gables is one of the most common of Queen Anne roof configurations (McAlester 2013:351). All major roof elements have a 45 degree pitch. Several minor roof elements have steeper or shallower pitches and in many cases are curved to add variety to the composition. The rear wing has a gable roof also at 45 degrees. The roof has moderate overhangs with enclosed eaves. The soffits are supported at varying intervals with scrolled brackets and false rafter tails. The roof was originally clad with wood shingles now replaced with green composition shingles. The tower retains its distinctive finial at the top of the curved octagonal roof. Ridge caps and finials on the rest of the roof have disappeared.



Figure NR3. Douglass House ca. 1905-1906. In this view, which is nearly identical to Figure NR2, snow highlights the complex roof geometry. Churchill County Museum and Archives 706-GR-119/PH-109-9.

The composition of the front façade on Carson Street is quite remarkable. (Figure NR1). From the height of the tower at the right, the hip roof (which would have been far more impressive with its cap and finials) is in the background at a considerably lower height. Moving farther to the left is a slightly lower protruding gable end that is still striking due to its large size and gable treatment. Finally, at the extreme left, the outline drops again to the shallow pitch of the corner porch with its supporting columns.

As befits the protruding temple-front pediment entrance, the building is set on its plinth of stone. Five concrete steps with curbs ascend to the front porch with its Doric columns. The porch deck is made



Figure NR1.Douglass House front facade in 1904 facing west from Carson Street. While the house and water tower are completed, construction has not yet begun on the garage. This picture shows that the house already had the polychrome paint scheme it would retain with minimal changes until at least the 1920s. As usual, Douglass is in one of his automobiles. Churchill County Museum and Archives PH-573-5/7.

of wood. Railings are wood with turned balusters. The porch roof is low-pitch with paired shallow brackets supporting the soffits. The porch is highly asymmetrical as it curves around the southeast corner of the house. There is no attempt to place the columns evenly. Instead they echo the width of the front entrance, wall widths, and the width of the front bay. No column is allowed to obstruct the view out of the large picture window (Figure NR4). Originally a single large spherical lamp globe hung above the front door. This has been replaced with a wrought-iron fixture.

The front door has a small panel with a medallion and a single large light with beveled glass. Below the light is an elaborate rounded sill. Sidelights and transoms are made of leaded glass in intricate



Figure NR4. Douglass House in 1906 facing southwest with Mercedes automobile in foreground and garage at the left. Churchill County Museum and Archives 706-GR-117/PH-103-8.

patterns. A molding with dentils runs along the bottom of the transoms. Fittings are present for a screen door, which has been removed.

To the left of the entrance is a large canted bay with a single large picture window flanked on each side by a 1/1 double-hung window. Although it looks like a later modification, the picture window is original. The bottom level of the tower is to the right of the entrance. It is notable for its curved 1/1 double hung windows.

The upper level of the turret has 1/1 double-hung windows with decorative leaded lights comprising the upper sashes – a detail shared with all upper-floor 1/1 windows. Whimsical curved gablets supported by large brackets rest on the eaves of the turret in the cardinal directions and also form hoods for the east and north-facing windows. The tower is further distinguished from the rest of the building by having the window sills connect and continue for the entire perimeter of the tower and by application of an extremely wide frieze.

Directly above the doorway is a small hipped-roof dormer with a horizontally-oriented window which admits light into the upper hallway. At the left of the front façade is a protruding wall dormer which has become rectangular in plan. It has a single 1/1 window framed with cornice returns. Its plain surround is enhanced by the large brackets which support the cantilevered attic above it. Another subtle classical detail is the louvered attic vent in the shape of a small Palladian window.

Considering the importance of Williams Street and the fact that it has vastly more traffic than Carson, the architect was seriously remiss in the awkward design of the kitchen wing (Figure NR5). Clearly he thought of it as being a dependency out of sight to the rear rather than the most visible façade of the building. The tower is at the left. In the center is a projecting two-story bay. The ground floor is canted with two normal 1/1 windows on the flat outer face and a curved 1/1 double-hung window set in each of the curved sides of the bay. The upper bay overhangs the cutaway portions of the lower one and is again in the form of a gabled wall dormer. Aside from being wider, it is of the same pattern as the one on the front façade. It has a pair of 1/1 windows of the usual pattern for the upper floor. In this case the attic vent is circular. Unfortunately, the large chimney with its corbelled top, which added considerable interest to the roof between bay and tower, has been replaced with a stovepipe. The right third of this façade is the kitchen extension with its two mismatched 1/1 windows.



Figure NR5.Douglass House ca. 1906 facing south-southwest from Williams Street. This is the only historic photo that portrays all three chimneys. Churchill County Museum and Archives 330-DU-1/PH-25-9.

Ironically, the south side of the building exhibits a spectacular example of picturesque composition. It was impossible to view this side as a whole during most of its existence due to the outbuilding immediately to the south. With

removal of the Cottage Hospital/Apartment building it is only now possible to view this façade in its entirety. At its right end is the recurved end of the front porch. Within the porch is the remarkable bay which was installed solely to accommodate a bar inset into the interior wall. In each side of the bay is set a small curved polychrome stained glass window with a geometrical design.

At the center of this façade is a small 1/1 window in the ground floor and offset above it is a wall dormer with a single window and another circular attic vent. Upon close inspection, it can be seen that this dormer is set into the front wall dormer – in effect the pair make up a cross-gabled dormer!

Considerable floor space was sacrificed to create the inset in the main body of the building needed for the triple window canted oriel bay at the rear corner of the original house. This bay is supported by brackets and its roof merges with the sill of the window directly above it. In turn, this 1/1 window is set into the smallest of the gabled dormers which retains most of the characteristics of the larger ones. The original southwest corner of the house is visible by the dormer. On the first floor is a narrow addition which forms an "L" in plan, ending at the door to the rear service porch (according to the Sanborn maps in Appendix SANBORN – the notion that this is an addition needs to be confirmed with physical evidence since there are no historic photos of this part of the building). This addition was put seamlessly into the design by extending the main hipped roof over the part of it adjacent to the main part of the building and extending the gable roof of the kitchen wing over the rest as a small shed. The basement lies under this addition and the southwest portion of the main building.

At the left end of the south façade is the enclosed service porch with its door and transom (equipped with a decorative screen door) and pair of eight-light windows. New concrete steps with iron railings lead to both the rear door and to the rear of the porch.

The rear of the building is dominated by the gable end of the kitchen wing which has a single 1/1 window on the left and a ribbon of three eight-light windows in the right corner for the enclosed porch. The electrical box lies between these windows. A small sunshade has been installed over the single kitchen window. To the right of the kitchen wing is the new fenced enclosure guarding the steps down to the basement. Visible near the top of the hipped-roof is a smaller brick chimney. As shown on Figure NR1 this chimney originally had a corbelled top similar to the big parlor chimney, but the top of this chimney has also been replaced with a stove pipe.

A departure from the usual Queen Anne can be discerned in the floor plan of the Douglass House. Despite its many minor irregularities, it is basically a double-pile central-passage house differing little from the plan imported from England during Colonial times (Hubka 2013:54). Since this is a plan with striking bilateral symmetry, considerable ingenuity was expended in disguising its presence with small protrusions of various sorts and with the corner porch. Close examination of the floor plan shows that although the central passage is interrupted by a doorway next to the staircase, upon passing though this door there is unimpeded passage through one end of the dining room and out of the rear of the main part of the house to the kitchen area at the rear. By deleting one wall of the central passage, the dining room is thus far more spacious than it would otherwise be while the central passage retains its function as an axis for circulation through the building.

Interruption of the central passage was developed in the Northeast and was normal in most houses of this plan which made their way to the West (Carter and Goss 1988:26-27). Any architect of the period would have been familiar with this plan. For example, in Reno the Steele Ranch House and the Lake

Mansion both have this plan. In both of these cases, a kitchen dependency was added to the rear later, whereas in the Douglass House the one-story kitchen at the rear was part of the original design (Cafferata n.d.:18; Reno and Furnis 2006; Walton-Buchanan 2007:36). Both of these residences are Italianate and the design is most at home in Georgian or various other Classical styles which proudly display the symmetry of the design rather than attempt to hide it.

Even though disguised, it is not too surprising that this plan should have been selected for this particular house. The Douglass House, also significantly called the Douglass Mansion, was built partly as a residence, but even more as a symbol of Douglass' success and importance as has already been suggested in the discussion of the building's setting. There was no possibility of a visitor failing to identify the front entrance on Carson Street with its prominent temple-front pediment over the front steps. Ascending the steps and passing through the covered porch, one next is halted at an elaborate front door with side lights and an elaborate doorbell. Having gained entry, the visitor is confined to the foyer or reception hall. Only upon further invitation would the visitor be shown to the appropriate part of the house or declined entry entirely depending on the person's standing and mission. This kind of separate entry was rapidly disappearing from early twentieth-century houses with their more open plans, but it was highly suited to a person who was highly conscious of social position. It may be that details such as this led to the early move by the Douglass family to a more forward-looking house. An observation by Jane Pieplow (2001d) seems to strike to the heart of the matter and indicates that the clients were poorly served by their architect: "It strikes me as odd that such a young, up and coming Fallon businessman as Douglass would choose an architectural style that was nearly over. You would think that he might have moved to something more modern" -- which of course he did.

EXTERIOR ALTERATIONS

The house has survived to the present with remarkably few major exterior alterations.
Sanborn maps indicate that the three small rooms used as a restroom, closet, and pantry immediately south of the rear service porch, were added shortly after construction between 1905 and 1909. If that was the only early restroom in the building prior to its recent restoration as indicated by Woodliff, it appears that, unlikely as it seems, the building for a short while may have depended on a privy and chamber pots (Appendix WOODLIFF). The only other exterior alteration that likely occurred quite early was enclosure of the rear service porch.

The brick chimney on the north side of the building has been replaced with a steel stovepipe. It is likely that this chimney was lost during the 1954 earthquake which demolished many chimneys throughout the region and knocked off the top of Fallon City Hall's brick bell tower across the street from the Douglass House (Pieplow 1998:53). A third brick chimney of the same design as the others was in the roof of the kitchen wing (Figure NR5). This chimney has been completely removed.

At about the same time in the late 1940s or early 1950s, it appears that stucco was applied over the stone foundation and all of the first story wall surfaces. The Noonkesters observed that wood siding remains in place under the layer of stucco (KNPB 2007). The stucco is so thick that it is flush with the outer surfaces of window surrounds rendering the surrounds invisible.
The roof was originally sheathed with wood shingles. By 1996 these were covered with two additional layers of asphalt composition shingles. During the remodel to become a bed-and-breakfast business, all of these old layers were removed, the roof patched to repair damage from an attic fire, and the

present fiberglass reinforced "architectural" composition shingles were installed. At some point during these re-roofing episodes the original distinctive ridge caps and protruding finials were lost.
The City of Fallon has invested in a concrete handicap access ramp, rear concrete steps, concrete walks, additional steel fencing, and other landscaping improvements since its acquisition of the property.

WATER TOWER (No longer exists)

One of the first things built on the property was a water tower taller than the highest point of the house (Figures NR1 and NR3). This tower consisted of a square-plan openwork steel structure which supported a tank at its apex. From the photos, the tank appears to have been hexagonal and made of wood. The 1905 Sanborn map indicates that the tower was 40 ft tall and equipped with a gasoline engine for pumping. The height of the tower is reduced to 36 ft on the 1909 Sanborn (Appendix SANBORN). These towers were scattered throughout town during this period and are plotted on the Sanborn maps. The maps indicate that water tower use was shared since there generally was no more than one in a given block and sometimes less.

Water towers became superfluous in 1912 when city-wide sewer, hydroelectric lighting, and water system were established (Williams 1913:794). A central redwood tank on Rattlesnake Hill replaced the small water towers in town (Hansen 2008:74). Although the tanks in the city soon disappeared, they remain a distinctive part of the architectural landscape at surrounding farms and ranches. The surviving structures have been enclosed to provide additional outbuildings unlike the open frame tank supports used for the early towers in town (Zeier and Reno 2011).

The water tower is last shown on the 1912 Sanborn and was probably removed shortly thereafter. It was definitely removed by the time the hospital was extended to the rear of the original garage and over the site of the former water tower sometime around 1914.

GARAGE/HOSPITAL (No longer exists)

Douglass was a prominent early proponent of automobiles in Nevada and always possessed one or more of these vehicles. As soon as the house was completed he constructed a garage for the autos which was far larger than the tiny one-car garages typical of the time. As shown on the 1905 Sanborn map it was nearly square in plan and nearly as large as the main part of the house. Since the very early cars lacked reverse gears, he equipped the garage with a turntable. Photographs (Figures GARAGE, NR3, NR4) show it was 1.5 stories tall and that an original shed-roofed extension ran along most of the south side. The front, which faced Carson Street, had at least one and possibly two bays with twin paneled carriage-house doors. It had narrow bevel siding with corner boards matching the house. The gable end was clad in the same material, separated from the lower wall by a plain protruding belt course. The end of the attic protruded, supported by brackets and had a circular louvered vent. A paneled double door provided outside access to the upper floor by means of a block and tackle. The steeply pitched roof had a plain fascia and the barge board was provided with a small cornice molding.

RECENT GARAGE

A small front-gabled brick garage was built in the 1950s at the rear of the lot between the house and the hospital building, which by then was converted to apartments (Figure DUBE). The bricks have been lightly covered with stucco and painted white. The roof is clad with composition shingles. The roof has moderate overhangs with exposed rafter tails. The gable ends are clad with horizontal wood siding. The garage is equipped with two overhead doors.

Douglass House

History of Property

In 1914 the garage was incorporated into the much larger Cottage Hospital by Dr. Nichols. Since it has been demolished, Pieplow's description in the National Register nomination must suffice (Appendix E). The Cottage Hospital is shown in Figures NR7, NR8, and 1243-GR-012.



Figure GARAGE.Close-up photo of the Douglass Garage. Churchill County Museum and Archives 706-GR-141/117-2-1.



Figure NR7.Dr. Nichols' home and Cottage Hospital facing southwest ca. 1913-1917. Churchill County Museum and Archives 707-GR-01/PH-560-6.



Figure NR8.Dr. Nichols' home and Cottage Hospital facing southwest ca. 1913-1917. Churchill County Museum and Archives 1824-GR-79/35MM-021-3.



Figure 1243-GR-012. Dr. Nichols' home and Cottage Hospital facing southwest ca. 1913-1917. Churchill County Museum and Archives 1243-GR-012.

This building was demolished by 2008 (Gauthier-Novak 2008:104). The turntable was not present at the time of demolition, indicating it was removed when the hospital was constructed (Ryan Swirczek, Director, Department of Public Works, City of Fallon, personal communication with Pete Dubé, 2015).

LANDSCAPING

The Douglass House is the centerpiece of a typical urban layout on a flat parcel bounded on two sides by streets which were initially unpaved, at the south by Douglass' barn, which was an end-gabled 1.5 story frame structure visible in several early photographs, and in the west by adjoining properties. As shown on Figure NR1, the lot at first was barren except for a deciduous tree. The earliest landscape improvement appears to be a perimeter fence made of wood posts and plain wire mesh. Based on the photos, this fence was in place by 1905. By around 1916, a neatly-trimmed hedge had engulfed the wire fence north and east of the Douglass House and had also been planted in front of the Cottage Hospital by 1917 (Figures NR7 and NR8). By that time, the simple wood posts appear to have been replaced with steel tubing. Gates are also made of steel tubing with wire mesh. Gate posts are in the shape of newel posts with protruding bases and low-pitch pyramidal caps. The material of the posts could not be determined from the photos. By this time there was also a sidewalk although the streets were still unpaved.

The trees and those on surrounding lots formed an important part of the character of the neighborhood until recent times. In places the crowns nearly touched over the side streets.
In addition to the trees, the photo from around 1917 (Figure NR7) shows two fairly recent additions to the urban landscape in the form of a power pole and fire plug from the municipal water system.
The lot has been entirely re-landscaped to make it a suitable setting for a bed-and-breakfast business and subsequently by the City of Fallon. A large free-standing white-painted wood pergola was constructed in the northeast corner of the property. Google Earth photos indicate it was built between 2005 and 2010. Sidewalks and pathways are now of concrete which has been stained and impressed with a faux random ashlar pattern. A recent decorative black steel fence replaces the former hedge and continues along the new handicap ramp and concrete side steps installed by the City. These concrete steps replace a set with steel railing shown in the 2001 National Register photos. Most of the decorative fence was in place in 2001 and additions to it are of the same decorative style. There are areas of grass and planter boxes with shrubs and immature deciduous trees. Some areas are covered with cobbles.

A double street light in a Victorian style is in the yard just north of the house. This light is shown on the 2001 National Register photos but is not visible in historic photographs.
Recent white vertical dog-eared board fences are at the rear of the property and surround the steps down to the basement. The basement surround was built after 2001.
The area formerly occupied by the original garage and subsequent hospital building is now paved with asphalt. This parking lot continues south to occupy the adjoining parcel which once was occupied by the Douglass Barn.

WAS BEN LEON THE ARCHITECT?

In the course of her extensive research on the property for the National Register nomination, the only direct reference Jane Pieplow (2001a, b) found regarding the architect was that he was based in Reno. Due to the proximity both in time and space between the Douglass House and the Churchill County Court House and Jail designed by Ben Leon, she thought it likely that Leon had designed all three buildings. Additional research was conducted as part of the present investigation in an attempt to determine if Leon was in fact the architect. Almost no information about Leon is in the Architects' files at the Nevada State Historic Preservation Office or in Adkins et al. (1990:50-51).

Douglass House

History of Property

It is not known when Benjamin (Ben) Leon arrived in the Reno area. According to the 1900 Federal Census, Ben Leon was 34 years of age, was born in Pennsylvania, was married to Rose Leon, and had four children. At that time he lived in Reno and his occupation was listed as carpenter. That same year he was listed in the Reno City Directory as an architect with a residence at 618 Center Street (Daily Nevada State Journal 1900).

The 1902 Reno Directory is the first with a section of architects. Leon is one of the six architects listed (Haley 1902). The same entry is repeated in the 1904 Directory (Haley & Durley 1904). In his individual listing that year and again in 1906, Ben's primary occupation is foreman of the Nevada Mill and Lumber Company (Barndollar Durley 1906).

By 1907, Leon is among seven architects listed in the Reno Directory and his address has moved to 658 N. Center Street (Reno Printing Co. 1907) which remained his home address for the rest of his life. He is similarly listed, though with his name misspelled, in 1909 (City Directory of Reno and Sparks 1909).

In 1909, Leon is also listed as the proprietor of the Union Lumber Company. At that time he was in partnership with James W. German in that company. Ben bought out German to become sole proprietor of that concern on November 29, 1911 (Nevada State Journal Jan 11, 1912 7:4). The Union Lumber Company was located at 401-407 Sixth Street in Reno. It offered "Rough and Finished Lumber, Shingles, Mill Work, Bar Fixtures, Doors, Windows" (Nevada State Journal 1910).

It appears that Leon gave less attention to his architectural practice in later years. His occupation in the 1910 Federal Census is Lumberman in the Milling industry while his personal occupation in the Directory of that year is simply Union Lumber Company (Nevada State Journal 1910). He is absent from the Architects' sections in the 1911 and 1913 Directories (Reno City Directory Publishing Co. 1911; Polk 1913). In 1911 his personal occupation is Lumberman and in 1913 it is Manager of the Union Lumber Company. The 1915 Directory lacks an Architects section, but Ben's personal occupation is again listed as Union Lumber Company (Nevada Directory Publishing Co. 1915).

Only a few of Ben Leon's designs are known. His most important work is the Churchill County Courthouse, constructed in 1903-1904 only two blocks away from the Douglass House. This is a simple rectangular-plan frame building in a Neo-Classical style. Leon produced the plans for a mere $100. The building was constructed by a Fallon contractor and is the only frame courthouse to survive in the state (James 1994:41; James and Kuranda 1987).

The Twaddle Mansion in downtown Reno was built around 1905-1906. This 2½ story frame structure has a rectangular side-entry plan. Though identified as Colonial Revival in the National Register form, it would probably better be considered Italianate (Boghosian 1982; McAlester 2013:283-289). It is marked by its highly decorated porch and interior.

The small Churchill County Jail was designed by Leon in 1905 and constructed of stone with minimal Greek Revival details adjacent to the Courthouse in 1906 (Flores and Woodliff 2001).
Also completed in 1906 was the Cross-Gabled Shingle Style Parsonage for the First Congregational Church of Reno (Nevada State Journal June 24, 1906 2:2). The newspaper's photograph of this building,

which no longer exists, shows it was built exactly as envisioned by Leon in his drawings and specifications, now on file at the University of Nevada, Reno Special Collections (NAA9-5-1,2). Plans and specifications for three projects which may or may not have been realized are also on file at the University of Nevada. One is for a small 1.5 story bungalow for E. Shaver on Riverside Avenue in Reno (NAA9/6). The second is for a 1.5 story Queen Anne Cottage with very simple classical details (NAA9/2).

The third design, the Clarke Residence, is of special interest in relation to the Douglass House since it is another Queen Anne Tower House (NAA9/1). As shown on the elevation, the building has very little millwork for a Queen Anne. Instead of relying on classical details this one has some half-timbering or stick work. Leon did not bother to draw in details of wall textures (Figure CLARKE ELEV). Unlike the Douglass House, this design has a side entry plan, which is much more common for Queen Anne residences. Sectional details indicate that all three of the buildings are platform framed. The tallest rooms are on the ground floor of the tower house at 11'8" which is not unreasonable for a Victorian form, while the bungalow has interior walls a more modest 9'7½".

Notable is the that the overall massing of the front façade is very similar to the Douglass House with the tallest tower element on the right, followed by the lower crest of the main roof, then a lower gable end (in this case a true gable end rather than a dormer) and finally a one-story element on the left. It may be that this arrangement of building elements in decreasing heights from right to left is the single most telling clue encouraging one to think that Ben Leon may indeed have designed the Douglass House. Also in common with the Douglass House is use of continuous belt courses serving also as window sills on the tower, an ashlar foundation of about the same height as used at the Douglass House, and selection of an octagonal tower.

The most ambitious design we know of by Ben Leon is the unrealized concept drawing for Reno schools in the Mission Revival Style. Ben's drawings have been lost, but on file at the University of Nevada is a perspective view based on them drawn by a professional renderer (NAA9). Since only four schools were ever completed in Reno in this style, it appears that Leon lost out in a competition for these schools in 1909 to George A. Ferris who ultimately designed all four by 1912 (Adkins et al. 1990:29; Nicoletta 2000:79; Walton-Buchanan 2007:55). The need to hire a renderer to complete this perspective drawing appears to show the limitations of Leon as a draftsman. His own drawings are limited to simple elevations and floor plans. The rendering shows a lack of awareness of the economic realities of the competition since it shows a building which was much larger than the more compact Ferris designs.



Figure CLARKE ELEV. Front elevation of the Clarke House (University of Nevada Reno Special Collections NAA9/1/1).

Ben Leon died of appendicitis in Reno on May 20, 1915 at the age of 47. In the obituaries he is identified solely as the owner of the Union Mill and Lumber Company and is touted as a prominent man in the western

lumber business. Not a word is said about his architectural practice. He was a Woodsman of the World and services were appropriately conducted by Rev. Trout of the Congregational Church (Nevada State Journal May 22, 1915 16:1-2; Reno Evening Gazette May 20, 1915 8:1). Ben was also a member of the Reno Elks (Reno Evening Gazette July 10, 1907 3:4). His death forced sale of the Union Mill and Lumber Company (Reno Evening Gazette October 22, 1915 11).

Ben Leon's architectural practice was part of a practical business model. It was subsidiary to his primary occupation as a lumber dealer and was partly used as a way to generate more business for the Union Mill and Lumber Company. The close relation between the two businesses is indicated by the printed covers he used for specifications, a detail of which is reproduced in Figure SPECS. It was so common for lumberyards to engage architects to produce commonplace generic designs as part of their business that they were called by other architects with more artistic pretentions "lumberyard architects" (Lasner 2014).



Figure SPECS. Standard printed specifications cover printed by the Union Lumber Company featuring Benjamin Leon Architect (University of Nevada Special Collections NAA9/6/5).

Unsubstantiated testimony of a grandchild suggests that Ben Leon received his architectural training in New York (Peterson 2009). It appears that his training was largely of a practical nature in the building trades, which was quite common for the times. Close inspection of his plans suggests he was largely self-taught, which was also much more common than professional training for architects of the period (Cuff 1995:26). He was fully competent to design in the common styles prevalent at the turn of the twentieth century. All of his designs would have been completely familiar and comfortable to his clients. He was active during a resurgence of growth in Reno, which served as a financial and logistic center for the early twentieth-century mining boom throughout the state. Reno also served as the support center for the newly developing Newlands irrigation project in the Fallon area. Despite intense competition from out-of-state architects, principally based in California, this period was wide open to aspiring architects since there were no professional requirements for entering the field at that time in Nevada. Lagging far behind surrounding states, Nevada did not have a law requiring registration of architects until 1949 (Adkins 1992:30).

Leon's combination of architectural practice with a building supply company actually was something of a threat to early attempts to create a distinctive architectural profession in the state and elsewhere in the nation. For example, in 1941 the Nevada State Association of Architects formally investigated Howard Brandis for practicing architecture while collecting a salary from a lumber company (Adkins 1992:26). This was part of a widespread need to create a distinctive role for professional architects and often caused architects to obscure their association with design-build firms (Lasner 2014).

An even greater problem for architects was competition from the multitude of standard plan books or simply from the plans that competent builders carried about in their heads. The $100 that Leon received for designing the Churchill County Courthouse was no doubt at the upper end of the fees he gained from his commissions, but even if halved for smaller buildings his fees were still much more than the costs incurred by bypassing a custom-designed plan. For example, any of the 112 house

plans offered by Henry L. Wilson in his 1910 book could have been purchased for a mere ten dollars. It is likely that many undocumented designs by Ben Leon were built in the Reno area but his designs, while competent, were not sufficiently distinctive to make them worth their extra cost. Any competent builder of the period could have produced a typical Leon building without difficulty based on a simple sketch of the desired floor plan and naming of the desired decorative style. This may have led to what appears to have been a great reduction in Leon's architectural practice in the five years before his early death.

Unfortunately, although our research has pulled together some additional aspects of Ben Leon's career as an architect, his connection with the Douglass House remains only an intriguing possibility. There is no compelling evidence that Leon designed it.

EXTERIOR CHARACTER-DEFINING FEATURES

Queen Anne houses were romantic and picturesque reactions to long-established Classical styles. They were the exuberant precursors to Postmodernism – to quote one student of the style (writing before Postmodernism came into vogue), "These houses are the most provocative, seductive, brazen, tongue-in-cheek architecture produced by man" (Sinclair and Lewis 1985:55). Most of the character-defining features of the Douglass House are common to many Queen Anne Style houses (McAlester 2013:344-350, 358-363).

IRREGULAR PLAN AND MASSING

In plan the basic layout is made complex by extending elements such as bays of different shapes and the tower in all directions and in one place by subtracting from the basic mass of the core building. When viewed in elevation, from all sides there are contrasting heights and shapes of the various elements and great care is taken to avoid symmetry between elements (though nearly every individual element is itself symmetrical). Although there are numerous Classical elements or references, these are applied to the overall building in a decidedly non-Classical manner.

VARIETY OF EXTERIOR SURFACE TREATMENTS

As originally designed, there was an exciting contrast between the rough-textured stonework of the tall foundation, the deep horizontal shadow lines of the bevel siding, and the finer crosshatch shadow lines of the shingles. On a smaller scale were smooth tympanum areas, highly varied molding styles and widths, and the rounded accents from the pillars and balusters. The smoothing effect of the stucco is completely contrary to the design theory of Queen Anne houses, making the building look much more modern than is appropriate.

VARIETY OF COLOR

Recent studies of the colors used on Queen Anne houses have found that the original color schemes were usually quite bright and made use of several contrasting colors. While not as outrageous as some modern applications have been, they were certainly anything but the monochrome whites or gray tones they tended to be repainted into in later years (Pomada et al. 1978). Color theorists of the time were at least agreed upon one thing, following the lead of people such as Andrew Jackson

Downing, that white was completely unacceptable for the new style (Pomada et al. 1987:16). Photographs of the Douglass House as it was first constructed show that it was in line with this way of thinking, at least for the most part. They show that the pillars, friezes, water table, window surrounds, and vents were extremely light colored – most likely white. The tympanum over the front entrance and those in the tower were also very light colored. The wall coloring of the first floor is slightly darker than this trim but here it is necessary to be cautious. The shadow lines formed by the 2 ½ by ½ inch bevel siding makes this wall surface appear much darker than it is painted unless the light source is from below to eliminate shadow lines. Hence the ground floor walls may well have been white. Additional support for the ground floor being white is the childhood recollection of Eleanor Douglass Scofield, who remembers the building as white with green trim (2001:103). Some caution is warranted regarding this particular recollection since the family briefly moved into a white frame house at the Island Ranch before their DeLongchamps house was built. In contrast, the shingles of the upper floor were a fairly dark color as were soffits. The fascia and associated belt course appear light in some photos and dark in others.

The original wood shingles would have varied from a rich brown to a light gray depending on age and how long it was since they were oiled. These colors had the advantage of being fairly neutral in relation to the color scheme of the rest of the building.

FENESTRATION

The building is remarkably fortunate to retain all of its original windows. Any visual alteration of these windows would have a drastic adverse impact on the integrity of the building. Deletion of the ground level window surrounds has heavily altered the looks of these windows. The picture window is of particular interest as the strongest exterior statement that despite the somewhat dated style, this is still a house of the twentieth century.

DOORS

The front door in particular is unique. It is worth a visit to this house to experience this one detail in all of its complexity.

CHIMNEYS

A glance at the historic photos shows how much of a visual impact the three corbelled brick chimney tops had on the roofline.

ROOFTOP DECORATIONS

The visual impact of the ridge caps and prominent finials was great. This is particularly the case since the building is only lightly decorated by Queen Anne standards. It is fortunate that at least the tower finial has survived.

NATIONAL REGISTER UPDATE

Updating a National Register form with the assistance of the Nevada State Historic Preservation Office is a routine matter. It is recommended that the following updates be made to the form:

5. Classification:
Property is now under public-local ownership. Due to demolition of the Garage/Cottage Hospital there is now only one contributing resource.

6. Function or Use:
Current Function is now Government/Municipal Building.

8. Statement of Significance:
Per comment by the Keeper, it is not eligible under Criterion B.
The only Area of Significance is Architecture. Although it was involved with Health/Medicine later in its career, demolition of the Cottage Hospital precludes any consideration that the remaining house is significant under this category.

The Period of Significance should be confined to the period of ownership by Douglass from 1904-1913. This ensures that alterations made by Dr. Nichols to convert part of the house to a clinic are viewed as non-significant and detracting from the architectural integrity of the building as originally constructed.

Significant Dates: Should be changed to N/A.

Significant Person: Delete "R. L. Douglass."

Property Owner: City of Fallon, Nevada [WITH PREFERRED CONTACT INFORMATION].

Drawings:
Much more accurate measured drawings are attached to replace the sketch plans included in the original nomination.

APPENDICES
Appendix C. WOODLIFF. 1996 Building Survey
Appendix D. National Register Nomination
Appendix E. SANBORN. Sanborn Insurance Maps

FIGURE CAPTIONS: NR- PREFIX INDICATES THE PHOTO NUMBER IN THE NATIONAL REGISTER FORM. WHERE AVAILABLE BOTH CHURCHILL MUSEUM FILE NUMBERS ARE INCLUDED FOR CROSS-REFERENCING WITH OTHER DOCUMENTS

Douglass House

Architectural Evaluation

The building exterior retains its original form, massing, fenestration and openings. The original cedar roof shingles have been replaced with contemporary architectural asphalt-impregnated fiberglass shingles and the ground floor wood lap siding has been covered with stucco.

- The roof is in fair to good condition but there is visible water damage at eaves and soffits
- The wrap-around porch is intact with original decking, solid wood columns, decorative turned wood balusters, and wood strip ceiling – all in fair condition
- The primary entry door, including sidelights and transom, is intact as are the 1 over 1 wood sash windows and they are in fair condition
- Wood trim, fascia boards, and sills are in fair condition
- The second story rectangular wood shingles are original and in fair condition
- Without destructive demolition the condition of the original lap siding under the stucco cannot be determined
- The stucco is in poor to fair condition

The interior retains a fair degree of integrity with most of the primary function areas intact and spatially unaltered. On the main level, the kitchen and bathrooms appear to have been substantially modified over the years. On the second floor it appears a small bathroom was added at the end of the hallway, carving out a large portion of the adjacent bedroom. The loss of that portion, coupled with a new mechanical chase, has altered this south-facing bedroom.

- The exposed pine flooring throughout is in fair condition with a recent refinish undertaken by the prior owner
- The original interior pine doors, casings, and trim are in fair to good condition
- Built-in furnishings, consisting of buffet, china hutch, window seats are in fair to good condition
- Coved plaster ceilings are intact and are in fair to good condition
- The original oak mantle over the fireplace is in good condition while the porcelain tile mantel and surround are in poor condition
- The decorative gingerbread spanning wood columns surrounding the formal dining room are in fair to good condition
- Finished wall surfaces consisting of paint over original plaster are in fair condition

Structural Systems
The foundation, measuring roughly 53' by 36', consists of a stone stem wall likely sitting on top of rock rubble trench footing, which would be typical of the locale and era.

Walls are likely constructed with 2" x 4" studs at 16" centers, doubled around openings and at the top and bottom of all walls. The original interior finish consists of 3/4" plaster over wood lathe (typically 1" wide by 4'-0" long by 1/4" thick, spaced 1/4" apart). In some areas original plaster has been replaced with gypsum board panels. The original exterior wood siding (shingles and lap siding) would typically be installed over a single layer of building paper.

The roof structure consists of 2"x 4" rafters, collar beams and roof braces at 16" on center with spaced sheathing. The ceiling consists of 2" x 8" joists at 16" on center.

The first floor consists of 2" x 10" joists on 16" centers, doubled up under partitions, and supported by 4" x 6" girders. The subfloor consists of diagonally laid 1" x 6" T&G seasoned pine topped with 1" x 3" T&G flooring.

The second floor likely consists of 2" x 10"joists on 16" centers, similarly finished as the first floor.

Mechanical Systems
The original heating system was steam heat, which was no longer functioning circa 1995-96 (Woodliff report). The prior owner describes removing the original cast iron radiators and installing plugs in the wood floors at pipe penetrations. Heating is supplied via gas-fired 120,000 BTUH forced air updraft unit installed in the basement. Cooling is provided by a 5,500 CFM residential split system AC unit located on a pad near the exterior steps down to the basement.

As noted in the Woodliff report, plumbing remains a combination of cast iron, ABS plastic, copper and galvanized iron.

Electrical Systems
The relatively new 200 amp service panel is fed overhead by the local service provider and appears adequate to meet the current load demands. The prior owner installed a new electrical panel with circuit breakers and removed the old style fuse box at the service porch referenced in the Woodliff report. He also replaced the original push button light switches with contemporary style switches and installed surface mounted duplex receptacles. There are remnants of the original "knob and tube" wiring in the attic areas and should be preserved in place for interpretive purposes.

The lighting has been modified over the years, both interior and exterior. The two original uranium "Vaseline" glass light fixtures in the foyer and parlor should be protected and preserved.

A licensed electrician should check the outlets, ensure circuits are properly labeled, verify the load and grounding, and verify appropriate outlets are protected by ground fault circuits.

Character Defining Features:

Exterior

- Turret with octagonal, hipped-roof topped by a finial
- Steep pitch, cross-gabled hip roof
- Decorate half-bevel glass front door with leaded, beveled glass transom and sidelights with dentil molding
- Differing first and second level wall textures; bevel wood siding (currently covered with stucco) and wood shingles respectively separated by uninterrupted flared cornice molding
- Asymmetrical wrap-around porch with Doric columns, turned balusters
- Louvered attic vents
- Soffits supported at varying intervals with scrolled brackets and false rafter tails
- Upper wall base flare-outs
- Irregular, rectangular plan
- one-over-one, double hung windows with concave window stops, cottage-style with decorative leaded lights in the upper story
- Curved, stained-glass windows with blue and yellow leaded glass flanking built-in hutch (sitting room)
- Single large picture window centered between columns
- Rooftop decorations (missing)
- Finial at turret











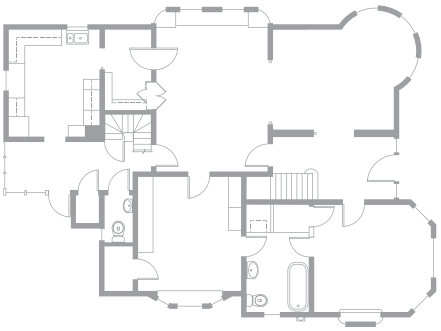
Character Defining Features:

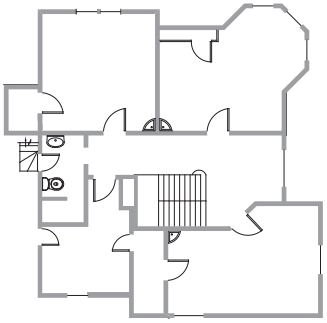
Interior downstairs

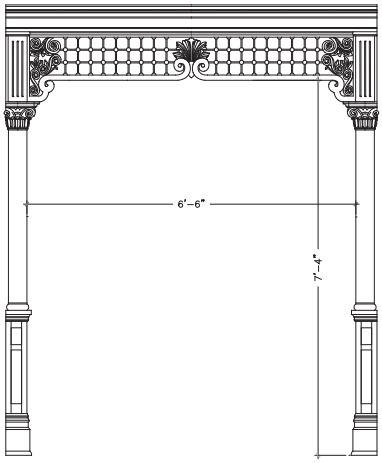
- Sitting Room: built-in hutch, pop-out bay window, and smooth plaster coved ceiling with crown molding
- Parlor: oak mantel and polished iron fireplace with tile hearth and surround, coved smooth plaster ceiling with crown molding, curved glass tower windows, pocket door, gingerbread entryway decorations
- Dining Room: pop-out bay window, pine window seat, gingerbread decorations, china cabinet with pantry access, batwing pantry door, coved ceiling
- Library: Pop-out bay window, pine window seat
- Foyer: Grand staircase, front door with sidelights and transoms with leaded glass
- Hidden circular staircase
- Interior paneled pine wood doors, including operable transoms, pine casings and trim

Interior upstairs

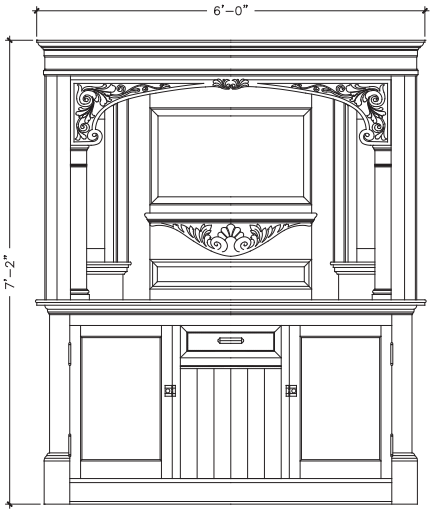
- Sitting Area: Built-in window seat, decorative window, balusters around landing
- Bedroom 1: Sloped ceilings with octagonal corner tower
- Bedroom 2: Sloped ceilings with decorative leaded glass windows at gable end
- Bedroom 3: Sloped ceilings with decorative leaded glass windows at gable end







DINING ROOM EAST ENTRY



Sitting Room Built-in Hutch

Foundation

Description:

Stucco covered quarry-faced ashlar on exposed outer surfaces and fieldstone on inner surfaces of the crawlspace and basement, with supplemented concrete on the interior. The exterior of the foundation is completely covered by pink stucco and a large portion of it along the south side of the building is buried beneath a handicap ramp. The stucco is in poor to fair condition overall with cracks visible due to settling. The stucco, including mesh, is pulling away from the foundation in some areas, likely due to water infiltration.

① Treatment Recommendations:

Remove stucco to expose stone, repoint/repair as necessary per mortar analysis.

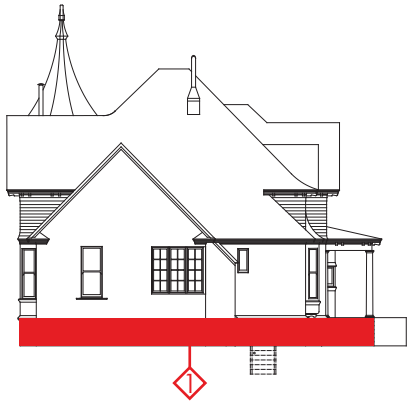












Roofing

Description:

Single layer architectural grade, green composite shingles (recent re-roof).

The basic hip roof structure is interrupted by four gabled wall dormers and a tower. All major roof elements have a 45 degree pitch. The rear wing has a gable roof also at 45 degrees. The roof has moderate overhangs with enclosed eaves. The soffits are supported at varying intervals with scrolled brackets and false rafter tails. Ridge caps and cresting on the rest of the roof have disappeared (tower finial is intact).

There is moderate water damage at eaves and soffits



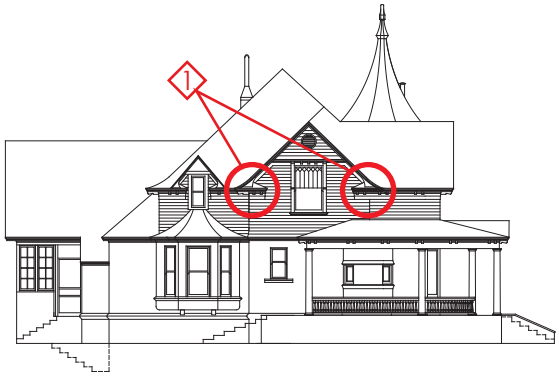


1 Treatment Recommendations:

Repair soffits and eaves and/or replace soffits and eaves with in-kind materials and methods.

Restore/Re-install steel cresting per historical photos. (original cresting is stored in back garage)

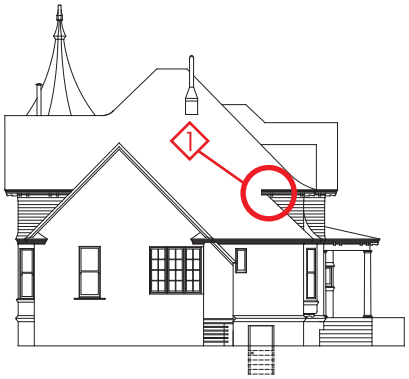
Brace brick chimneys and connect to roof diaphragm with painted tube steel supports upslope of chimneys











Walls

Description:

Walls are either horizontal bevel wood siding or rectangular shingles on the first and second levels respectively. All exterior wall surfaces on the first floor are covered with pink stucco, and are in fair to good condition.

Treatment Recommendations:

1. Research and review installation of stucco over wood siding, including date of installation, method of attachment, and description of individual components within the entire assembly for possible removal of stucco to expose original wood siding.
2. Remove window/stucco quarter-round transitions
3. Repair/replace any damaged siding with in-kind materials/methods
4. Repaint siding to match original color per paint analysis



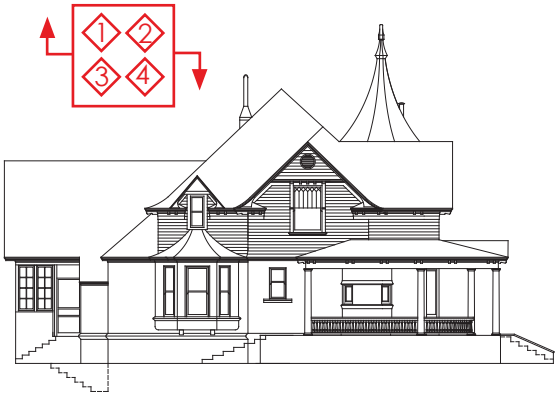














Paving

Description:

Stamped, colored concrete sidewalks surrounding perimeter of house, which ties into the city sidewalk at east elevation.

Contemporary ADA ramp on south elevation

Front steps stair count and rise/run are not original.
Original stair count was six, but recent replacement stair count is six, resulting in non-uniform riser height.

Treatment Recommendations:

1. Return front steps to original configuration
2. Sand off gray deck paint and restore deck to original finish
3. Repair/replace all damaged 1X3 T&G deck boards with in-kind materials/methods















Doors

Description:

Front door: Consists of leaded glass transom and side-lights. A molding with dentils runs along the bottom of the transoms.
The front door is original- overall it is in fair to good condition.
Hardware is still intact for missing screen door and the Doorbell is missing

Back Door:
The back door is a contemporary, insulated, steel half-light door with diagonal muttons, factory finish. We were unable to verify if the wood half-light door in the garage is the original service porch door or the interior kitchen door

Basement Door:
Contemporary, insulated, steel, flush door with factory finish

Treatment Recommendations:

1. Paint exterior front door to match original color per paint analysis
2. Re-install or replace missing screen doors
3. Locate original back door and install in place of contemporary door











Windows

Description:

All original single pane windows are intact and in fair condition.

The majority are 1-over-1 wood sash windows with original glass intact.

There are no screens installed on any of the windows. The original screens are currently stored in the back garage.

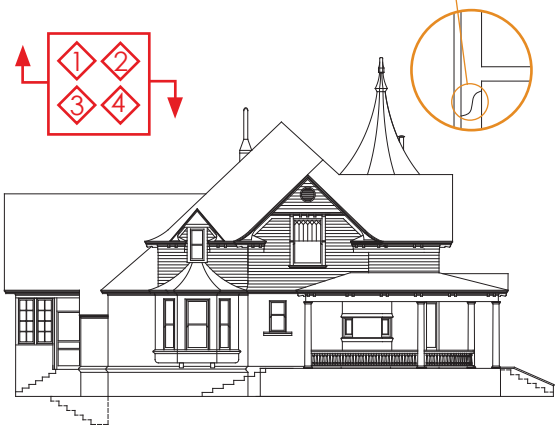
Treatment Recommendations:

1. Some windows are either painted shut or stuck. These should be freed up. Functionality of pulley/weights should be verified.
2. Survey windows for functionality and rehabilitate as required.
3. Paint windows, frames and casings to match paint original color per paint analysis.
4. Repair damaged window screens or replace in-kind.











Wood Elements

Description:

Exterior wood elements include solid Doric columns, handrails, and hand-turned balusters at the front of the wrap-around porch.

Trim, rafter tails, and corbels.

All exterior wood is painted and in fair condition.

Treatment Recommendations:

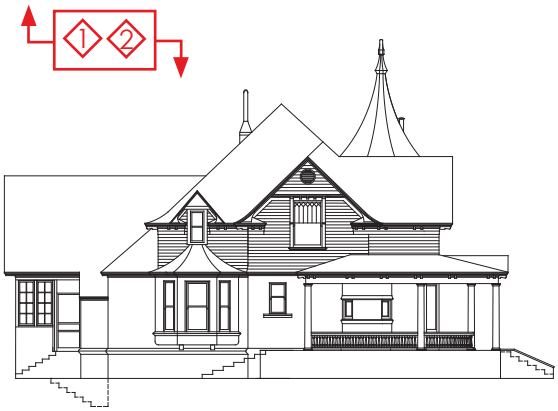
1. Paint all exterior wood elements to match original color per paint analysis.
2. Repair damaged wood elements using Dutchman to splice new in-kind material. Other possible options include epoxy patching compound for smaller repairs





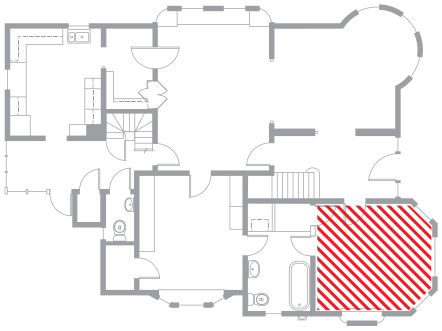








Sitting Room



Space Description:

Accessed from the main foyer, the Sitting Room is located at the southeast corner of the building, and is roughly 13' X 14'.

Aside from the smooth cove plaster ceiling, the most notable feature of the room is the built-in pine hutch in the south wall. It features a beveled glass mirror flanked by ornate, stained, leaded glass curved panels. The upper portion is framed by two outer columns and a decorative, carved corbel top. The lower portion of the hutch features an open bay and drawer flanked by glass door cabinets, All hardware is period rubbed bronze.

The east-facing wall's dominant feature is an angular bay pop-out, consisting of a lead glass transom atop a single panel picture window, flanked by 45-degree, 1/1 windows.





Condition/Observations:

Flooring: Continuous, rubbed, filled, and polished 1"X3" T&G pine plank flooring, blind and through-nailed.

Base Board: Medium stained pine- 10" high (including shoe).

Wainscot: Light blue, 35 ¼" tall, Fresco textured.

Chair Rail: Soft wood cove molding, 1 ¼" tall, lavender colored.

Walls: Smooth plaster on wood lath, pale blue color

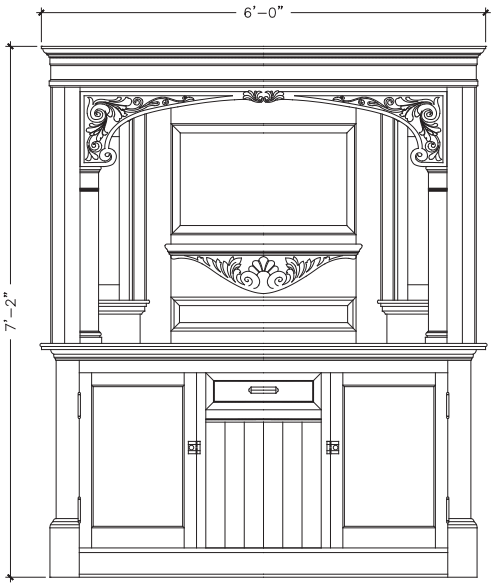
Picture Rail: Continuous, 2 ½" tall pine. Top of picture rail to finished floor is 106".

Ceiling: Coved 9'-10" high, plaster, white color, smooth finish, no sheen.

Windows: Bay windows at east elevation have leaded, beveled glass transoms flanked by 1/1 windows. South elevation built-in hutch is flanked by two exterior radiused, leaded glass windows.

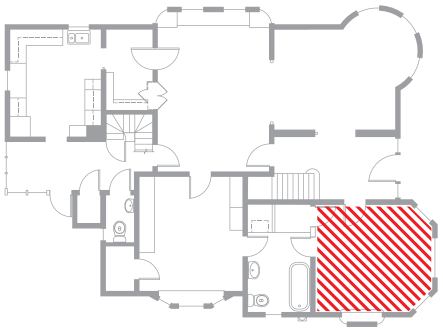
Doors: medium stained pine, solid, 5-panel with period skeleton keyed hardware

Lighting: Fixture is original with replacement globe (see Noonkester interview, Appendix B)



Sitting Room Built-in Hutch

Sitting Room



Treatment Recommendations:

The condition of this room is in fair to good condition overall with preservation treatment recommended

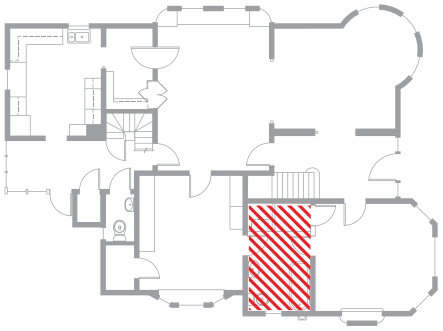
Return wainscot, walls, and ceiling to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, casework, decorative elements, base and doors

Research and replace non-original lighting with new period-appropriate fixture

Water Closet 1



Space Description:

Water Closet 1, located roughly in the center of the south elevation, sits between the sitting room and library. The rectangular proportioned room is roughly 8'X10' with access to both adjacent rooms.

The north wall under-stair cavity houses a built-in, medium chestnut stained linen cabinet and 3-1/2" deep medicine cabinet.

Floor and wall surfaces have been updated, however, the fixtures appear to be period, including a pedestal sink, claw-foot bath tub, and beveled glass mirror.



Condition/Observations:

Flooring: white/maroon checker board pattern, porcelain tile

Base Board: White painted 6 1/2" tall 3-piece wood.

Wainscot: vertical striped wall paper

Chair Rail: Maroon wallpaper border

Walls: Smooth plaster on wood lath, covered with floral patterned wall paper

Ceiling: Smooth plaster, white colored, flat ceiling. Height is 9'-9 3/4"

Windows: 1/1 sash window at center of south elevation

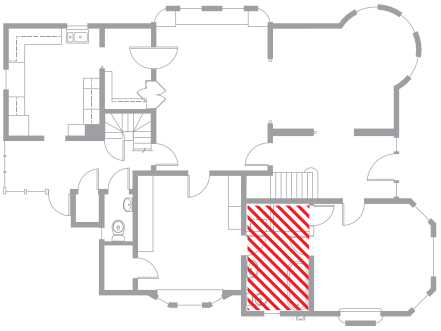
Built Ins: Linen and medicine cabinet

Doors: medium stained pine, solid 5-panel with period skeleton keyed hardware

Lighting: chain-suspended schoolhouse light fixture, and 4-lamp, wall-mounted vanity light.



Water Closet 1



Treatment Recommendations:

This room will function as the family use, accessible restroom

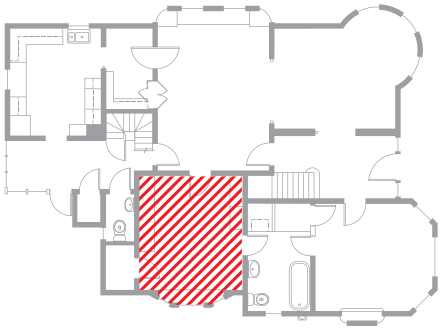
Return walls and ceiling to original paint color based on paint analysis

Retain original finishes on wood trim, casework, decorative elements, base and doors

Research and replace non-original lighting with period appropriate fixtures

Create an accessible path of travel throughout areas of the building to be used by the public

Library



Space Description:

The Library, located at the Southwest side of the building, is roughly 13' X 16' and consists of a south-facing angular bay pop-out with window seat, a smooth plaster cove ceiling, and built-in medium-stained cabinetry.

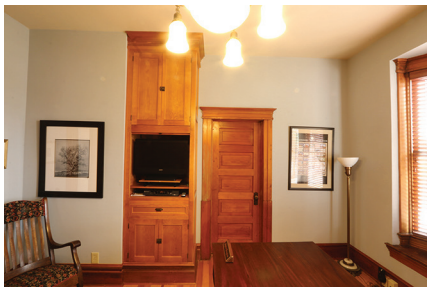
The Library opens into the Dining Room to the North and Water Closet 1 to the East. T&G Flooring and plaster wall finish are consistent with most of the rooms in the house.



Condition/Observations:

Flooring: Continuous, 3" wide, blonde, pine, plank flooring with clear protective coating.

Base Board: Medium chestnut-stained pine- 9" high (including shoe). Condition is fair to good overall. It should be noted that the Library baseboard's profile is unique to only the library and is slightly thicker than baseboard throughout the rest of Douglass House



Walls: Smooth plaster on wood lath, pale blue color

Ceiling: Flat plaster ceiling 9'- 9 3/8" high, white color, smooth finish, no sheen.

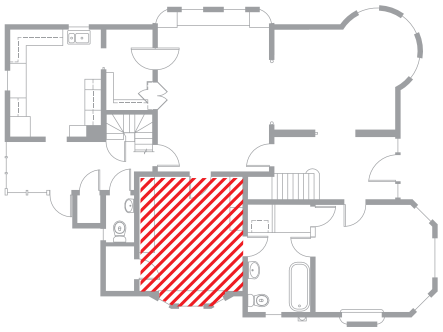
Windows: Bay windows at south elevation incorporate a medium stained, pine window seat

Built Ins: East and west walls include contemporary, medium stained, cabinetry.

Doors: medium stained pine solid 5-panel with period skeleton keyed hardware

Lighting: Non-original light fixture and ceiling medallion

Library



Treatment Recommendations:

The library is in good condition with a preservation treatment recommended

Return walls, and ceiling to original paint color based on paint analysis

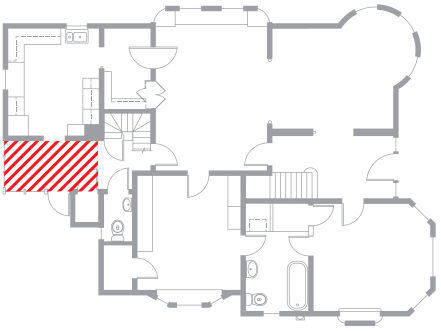
Sand and refinish wood floors

Retain original finishes on wood trim, casework, decorative elements, base and doors

Research and replace non-original lighting with period-appropriate fixture

Create an accessible path of travel throughout areas of the building to be used by the public

Service Porch



Space Description:

The Service porch is thought to have not been originally enclosed, based on the exterior wood siding covering the north and east walls. Flooring is the same vinyl checkerboard as the kitchen and the ceiling is smooth white plaster with a soffet at the east end that encloses the cramped, spiral Staircase.

The west and south sides of the Service Porch are enclosed by five 2X4 window panels.

Condition/Observations:

Flooring: black/white checker board pattern, vinyl tiles

Walls: North and east walls are horizontal, exterior wood bevel siding. South wall is smooth plaster on wood lath, white color.

Picture Rail: N/A

Ceiling: Coved ceiling 9'- 9 3/8" high, white color, smooth finish, no sheen.

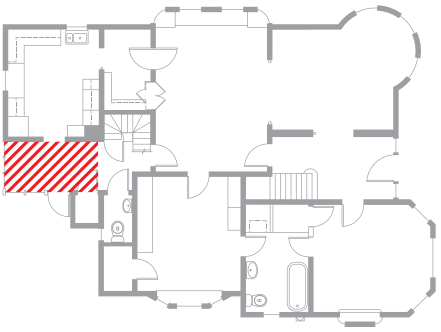
Windows: The west and south sides of the Service Porch are enclosed by five 2X4 window panels

Lighting: Original fixture (per Noonkester interview)





Service Porch



Treatment Recommendations:

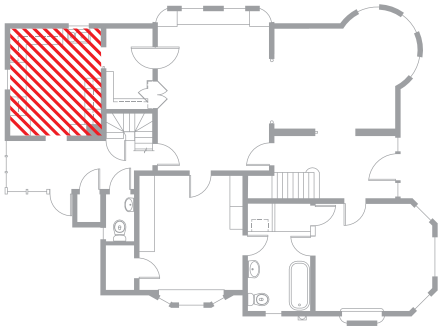
The Porch is in fair condition with preservation treatment recommended

Return walls and ceiling to original paint color based on paint analysis

Paint wood windows

Reverse exterior door to swing in direction of travel

Kitchen



Space Description:

The Douglass House kitchen is the only room in the house that has been remodeled with modern, contemporary features and materials.

The kitchen ceiling is lowered to accommodate contemporary fluorescent panel lighting. Bases, and cabinets are white-washed mdf, while the countertop is a teal laminate. The flooring is continuous black/white checker board pattern, vinyl tiles that flow into the butler's pantry. Wall surfaces are smooth, satin white (verify) and appliances are all of modern manufacture.





Condition/Observations:

Flooring: black/white checker board pattern, 12"X12" vinyl tiles

Walls: Smooth plaster on wood lath, pale blue color

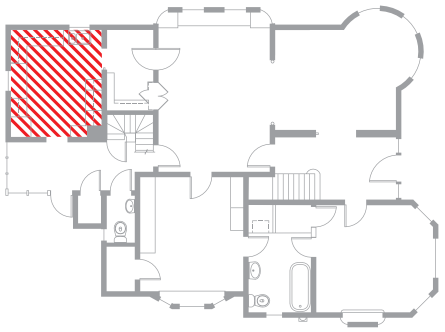
Ceiling: drop ceiling

Windows: North and west wall have a 1/1 sash window

Doors: Entry into the Butler's Pantry is through a solid medium-stained pine pocket door. Although there is no door into the Service Porch, there is a transom topped frame. It is presumed that there was originally an exterior door in this location.

Lighting: fluorescent panel lighting

Kitchen

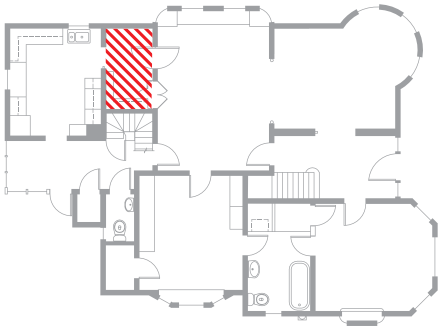


Treatment Recommendations:

This room is in fair condition with preservation treatment recommended.

The City of Fallon expressed the desire to renovate the kitchen with a new, more functional catering kitchen

Butler's Pantry



Space Description:

The Butler's Pantry is roughly 6' X 9' and covered floor to ceiling in 1"x2" T&G plank paneling, and a 12"X12" checkerboard floor that flows into the kitchen.

Built-in cabinets cover the east, west, and south sides. The cabinetless north wall has a built in counter that sits atop a center bay, flanked by two diagonal swing-out produce bins. A small cabinet door on the east wall affords access into the adjacent dining room china cabinet.

Entry into the Butler's pantry from the dining room is through the original double-swing batwing door, and into the kitchen through a solid medium-stained pocket door.



Condition/Observations:

Flooring: black/white checker board pattern, 12"X12" vinyl tile floor

Base Board: Medium chestnut-stained pine- 10" high (including shoe).

Walls: floor to ceiling 2" wide plank paneling

Ceiling: Smooth, white, flat ceiling. Height is 9'-9"

Windows: 1/1 centered on north wall.

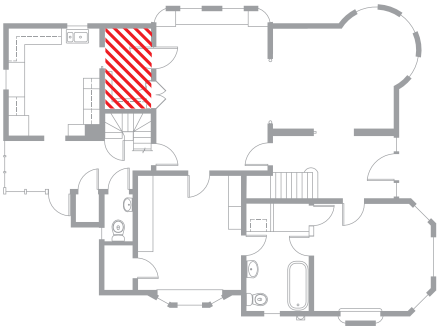
Built Ins: Built-in cabinets cover the east, west, and south sides. The north wall has a built in counter sitting atop a center bay, flanked by two diagonal produce bins. A cabinet door on the east wall opens into the adjacent dining room china cabinet.

Doors: Entry into the Butler's pantry from the dining room is through a double swing batwing door, and into the kitchen through a solid medium-stained pine pocket door. Both doors have period hardware

Lighting: non-original fixture (see Noonkester interview, Appendix B)



Butler's Pantry



Treatment Recommendations:

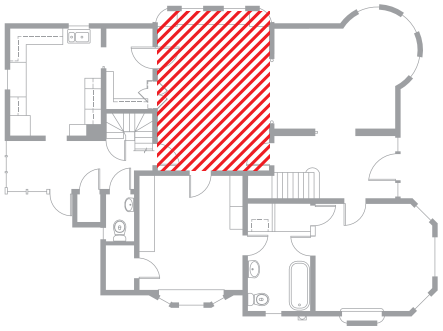
This Room is in fair condition with preservation treatment recommended

Return walls and ceiling to original paint color based on paint analysis

Retain original finishes on wood trim, casework, decorative elements, base, and doors

Research and replace non-original lighting with new period appropriate fixture

Dining Room



Space Description:

The Dining room, located at the center of the north elevation, is roughly 14' X 20' and consists of a north-facing, radiused bay pop-out with window seat, a smooth plaster cove ceiling, and a built-in china cabinet with rear access into the butler's pantry.

Entry into the Dining Room from the Parlor to the east is framed by columns, supporting carved, decorative corbels... this feature also frames the window seat pop-out bay at the north end of the room.



Condition/Observations:

Flooring: Continuous, 3" wide, blonde, pine plank flooring with clear protective coating.

Base Board: Medium chestnut-stained pine- 10" high (including shoe).

Walls: Smooth plaster on wood lath, pale blue color

Wainscot: Light blue Fresco textured, 35 ¼" tall, likely not an original feature.

Chair Rail: Lavender colored, 1 ¼" tall cove molding. Not an original feature.

Picture Rail: Continuous, 2 ½" tall pine. Top of picture rail to finished floor is 106".

Ceiling: Coved plaster ceiling 9'-10" high, white color, smooth finish, no sheen.

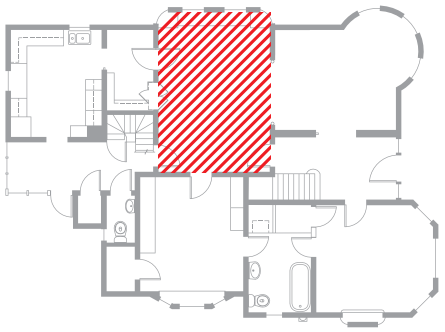
Windows: Radiused bay windows at north elevation incorporate a medium stained pine window seat

Doors: medium stained pine solid 5-panel with period skeleton keyed hardware. Access to the Butler's Pantry is through a medium-stained, solid batwing door with period hardware.

Lighting: non-original light fixture



Dining Room



Treatment Recommendations:

This room is in fair condition with preservation treatment recommended

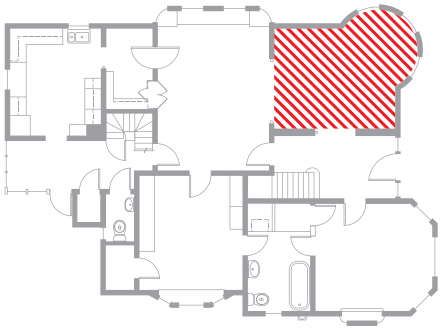
Return walls and ceiling to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, casework, decorative elements, base, and doors

Research and replace non-original lighting with new period appropriate fixture

Parlor



Space Description:

The Parlor, located at the north/east corner of Douglass House, is roughly 13' X 17'. Approximately one quarter of the room's space is provided by the signature, 11' diameter Queen Anne tower which provides a sitting area that is sun-lit by three curved, plate glass panels integrated into the radius of the tower. It should be noted that the second level of the tower is a faceted octagon, while the lower level is a simple radius.

A polished cast iron fireplace surrounded by oak and porcelain sits in the north-west corner of the room on a 45 degree wall that houses the north elevation chimney. To the left of the fireplace is an exquisite column-supported carved, decorative corbel entryway into the dining room.

The foyer can be accessed to the south through a 5' pine wood pocket door.



Condition/Observations:

Flooring: Continuous, 3" wide, blonde, pine plank flooring with clear protective coating. Condition is fair to good overall.

Base Board: Medium chestnut-stained pine- 10" high (including shoe). Condition is fair to good overall.

Walls: Smooth plaster on wood lath, pale blue color

Picture Rail: Continuous, 2 ½" tall pine. Top of picture rail to finished floor is 106".

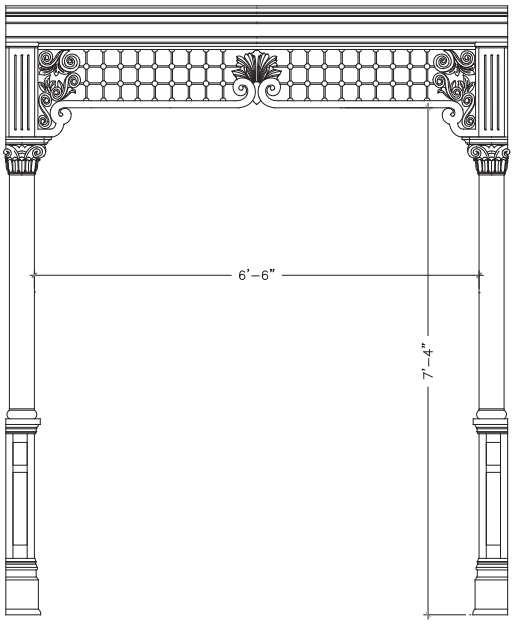
Ceiling: Coved plaster ceiling 9'-11" high, white color, smooth finish, no sheen.

Windows: Three equally spaced single pane, double-hung, curved glass plate.

Built Ins: North west corner polished, cast iron fireplace set into a decorative oak and porcelain surround.

Doors: Medium stained pine 5' pocket door leading into the Foyer.

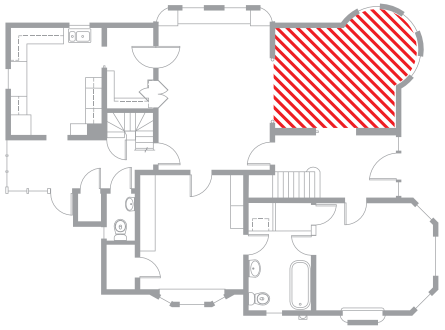
Lighting: Historic uranium "Vaseline" glass light fixture



DINING ROOM EAST ENTRY



Parlor



Treatment Recommendations:

This room is in fair condition overall with preservation treatment recommended

Return walls and ceiling to original paint color based on paint analysis

Sand and refinish wood floors

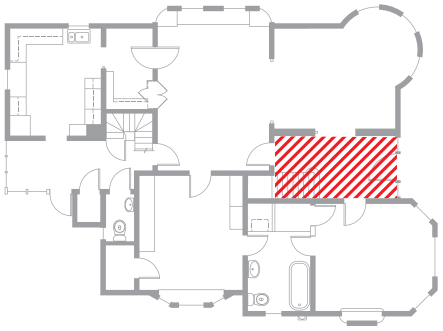
Retain original finishes on wood, trim, casework, base and doors

retain historic light fixture and adapt, if possible, for more energy efficient use

Repair porcelain tile hearth

Clean and repair cast iron fireplace

Foyer



Space Description:

Access to the foyer is through the main entrance of the house on the east elevation. The ornately constructed front door sits beneath intricately patterned leaded glass transoms, and is flanked by similarly constructed sidelights.

From the foyer, one can access the parlor to the north through a wood pocket door; the dining room straight ahead through a 5-panel wood door; or go directly up the staircase to the second floor, or the Sitting Room to the South.

T&G Flooring and plaster wall finish are consistent with most of the rooms in the house.



Condition/Observations:

Flooring: Continuous, 3" wide, blonde, pine plank flooring with clear protective coating.

Base Board: Medium chestnut-stained pine- 10" high (including shoe).

Wainscot: Light blue Fresco textured, 35 ¼" tall, likely not an original feature.

Chair Rail: Lavender colored, 1 ¼" tall cove molding. Not an original feature.

Walls: Smooth plaster on wood lath, pale blue color

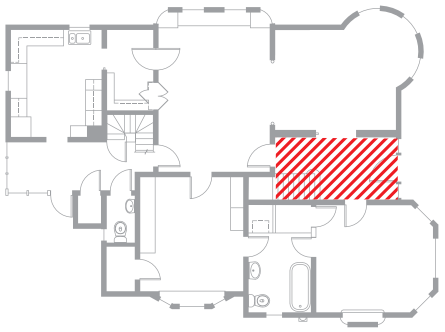
Ceiling: flat 9'-11" white plaster, smooth finish, no sheen.

Windows: Front door single flat glass plate with intricately patterned leaded glass transoms and sidelights

Lighting: Historic uranium "Vaseline" glass light fixture



Foyer



Treatment Recommendations:

This room is in fair condition overall with preservation treatment recommended

Remove non-original chair rail

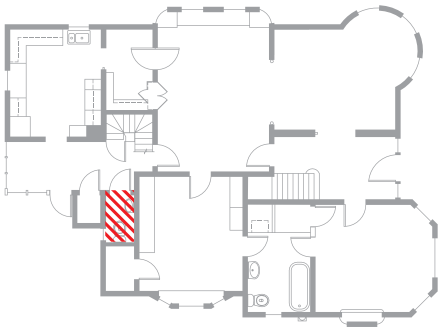
Return wainscot, walls, and ceiling to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood, trim, casework, base and doors

Retain historic light fixture and adapt, if possible, for more energy efficient use

Water Closet 2



Space Description:

Water Closet 2 is accessed from the service porch directly across from the servant's staircase entrance. It's roughly 6' X 3 1/2'. Although remodeled with current amenities, this bathroom is thought to be original (however, accessed from outside the house).



Condition/Observations:

Flooring: Black & white diamond patterned ceramic tile

Base Board: White painted wood roughly 8" tall

Wainscot: Blue & white vertical striped wallpaper

Chair Rail: Floral wallpaper

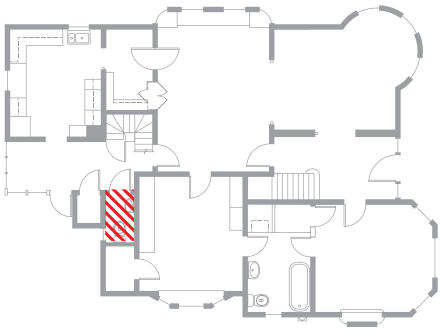
Walls: Floral wallpaper

Ceiling: Coved ceiling 9'- 10" high, white color, smooth finish, no sheen.

Windows: One small, west-facing plate glass window

Lighting: Non-original

Water Closet 2

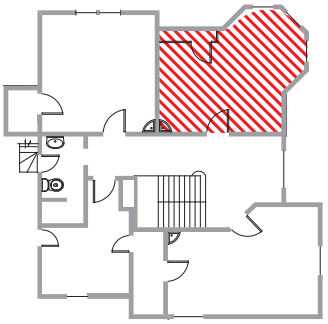


Treatment Recommendations:

The condition of this room is in fair condition with preservation treatment recommended

This will function as one of two operable restrooms for public use

Bedroom 1



Space Description:

Bedroom 1 on the second floor, sits at the north-east corner of the house and is roughly 17' X 15'. Approximately one quarter of the room's space is provided by the signature Queen Anne octagonal tower, adding faceted angles to the floorplan's layout.

T&G Flooring and plaster wall finish are consistent with the other three bedrooms on the second floor, as is a small corner sink. It should be noted that the tower's faceted second-floor glass plates are flat, whereas the tower's first floor glass plates are curved.

A narrow built-in closet hides an access port to the north elevation chimney, suggesting there may have been a heating stove at some point.





Condition/Observations:

Flooring: Continuous, rubbed, filled, and polished 1"X3" T&G pine plank flooring, blind and through-nailed.

Base Board: Medium chestnut-stained - 10" high (including shoe).

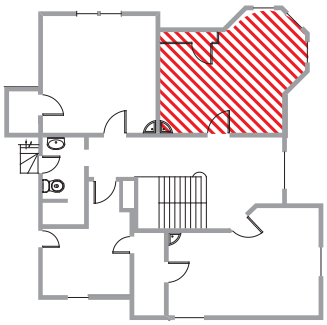
Walls: Smooth plaster on wood lath, white color

Ceiling: Flat ceiling 8'- 1.5" high, white color, smooth finish, no sheen.

Windows: Three Single pane, double-hung, flat glass plate on the tower facets.

Lighting: Non-original ceiling-mounted fixture

Bedroom 1



Treatment Recommendations:

The condition of this room is in fair condition overall with preservation treatment recommended

Plumbing fixture should remain, but waste and water supply removed and fixtures sealed to prevent use

Repair water-damaged, spalling or cracked plaster and damaged or missing lath with like-kind materials

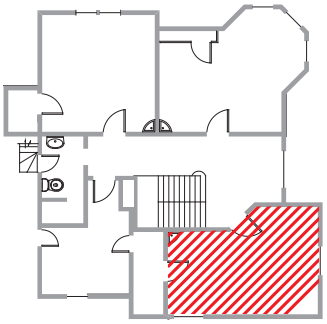
Return walls and ceilings to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, base, and doors

Research and replace non-original lighting with new period-appropriate fixture

Bedroom 2



Space Description:

Bedroom 2 on the second floor, sits at the south-east corner of the house. Roughly "L" shaped, the 18' X 13' room has a 4.5' section of 45 degree wall that houses the main door.

T&G Flooring and plaster wall finish are consistent with the other three bedrooms on the second floor, as is a small corner sink.

To the west of the room is a small closet that is also shared by bedroom 4. It appears that the closet may have originally been split into two separate closets then opened up into one at a later date.



Condition/Observations:

Flooring: Continuous, rubbed, filled, and polished 1"X3" T&G pine plank flooring, blind and through-nailed. Condition is fair to good overall.

Base Board: Medium chestnut-stained (species)- 10" high (including shoe). Condition is fair to good overall.

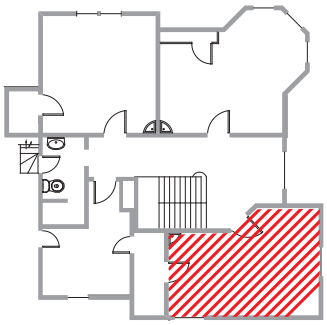
Walls: Smooth plaster on wood lath, white color

Ceiling: Flat ceiling 8'- 1.5" high, white color, smooth finish, no sheen.

Windows: Single pane, double-hung, flat glass plate with six vertical leaded, bevel glass, sections in the top sash

Lighting: Non-original ceiling mounted fixture

Bedroom 2



Treatment Recommendations:

The condition of this room is in fair condition overall with preservation treatment recommended

Plumbing fixture should remain, but waste water supply removed and fixtures sealed to prevent use

Repair water-damaged, spalling or cracked plaster and damaged or missing lath with like-kind materials

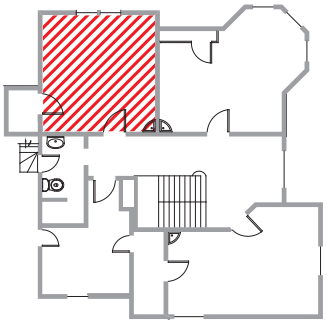
Return walls and ceilings to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, base and doors

Research and replace non-original lighting with new period-appropriate fixture

Bedroom 3



Space Description:

Bedroom 3 on the second floor, sits at the north/west corner of the house and is roughly 14' X 13'.

T&G Flooring and plaster wall finish are consistent with the other three bedrooms on the second floor, as well as a corner sink. Of all the bedrooms, Bedroom 3 has the most damage, specifically to the baseboard, caused by poor workmanship during the addition of plumbing to the corner sink.

A tiny doorway on the north wall give access to a small closet. The original lath and plaster in this closet has a sizable damaged area due to water damage from leaking roof.







Condition/Observations:

Flooring: Continuous, rubbed, filled, and polished 1"X3" T&G pine plank flooring, blind and through-nailed. Condition is fair to good overall.

Base Board: Medium chestnut-stained - 10" high (including shoe).

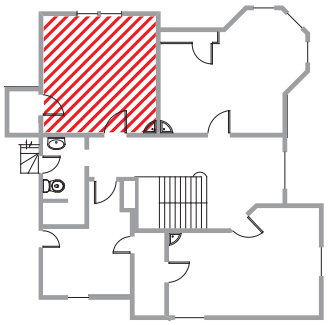
Walls: Smooth plaster on wood lath, white color

Ceiling: Flat ceiling 8'- 1.5" high, white color, smooth finish, no sheen.

Windows: Single pane, double-hung, glass plate

Lighting: Non-original ceiling-mounted fixture

Bedroom 3



Treatment Recommendations:

The condition of this room is in fair condition overall with preservation treatment recommended

Plumbing fixture should remain, but waste and water supply removed and fixtures sealed to prevent use

Repair water-damaged, spalling or cracked plaster and damaged or missing lath with like-kind materials

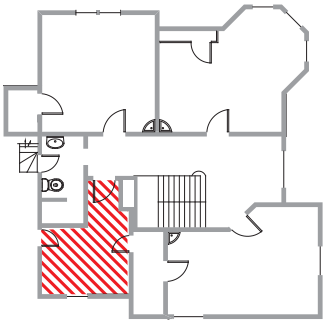
Return walls and ceilings to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, base, and doors

Research and replace non-original lighting with new period-appropriate fixture

Bedroom 4



Space Description:

Bedroom 4 (the smallest in the house) on the second floor, sits at the south/west corner of the house and is roughly 11' X 10'. Along with its diminutive size, ceiling height in Bedroom 4 is also minimized by the house's steep roof angle. Floorspace is further limited by a mechanical chase that houses the central chimney.

T&G Flooring and plaster wall finish are consistent with the other three bedrooms on the second floor. Bedroom 4, however, is the only bedroom in the house that lacks a corner sink.

A tiny doorway on the north wall give access to a portion of the attic.



Condition/Observations:

Flooring: Continuous, rubbed, filled, and polished 1"X3" T&G pine plank flooring, blind and through-nailed.

Base Board: Medium chestnut-stained - 10" high (including shoe).

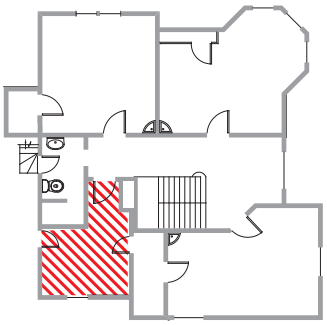
Walls: Smooth plaster on wood lath, white color

Ceiling: Flat ceiling 8'- 1.5" high, white color, smooth finish, no sheen.

Windows: Single pane, double-hung, glass plate

Lighting: Non-original, ceiling-mounted fixture

Bedroom 4



Treatment Recommendations:

The condition of this room is in fair condition overall with preservation treatment recommended

Repair water-damaged, spalling or cracked plaster and damaged or missing lath with like-kind materials

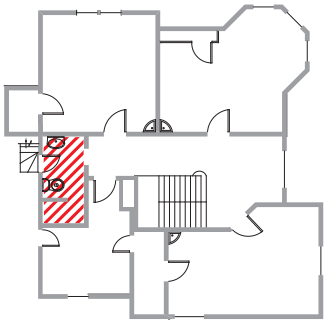
Return walls and ceilings to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, base, and doors

Research and replace non-original lighting with new period-appropriate fixture

Water Closet 3



Space Description:

Water Closet 3 on the second floor, located between bedroom 3 and 4 and is roughly 11' X 5'.

Based on visual evidence, it appears the bathroom was a later improvement, and that the central hallway originally terminated at the door leading to the servant's staircase. The prior owner expanded the bathroom, adding a shower in a portion of bedroom 4



Condition/Observations:

Flooring: Square, white, ceramic tile/grout

Base Board: Painted white wood

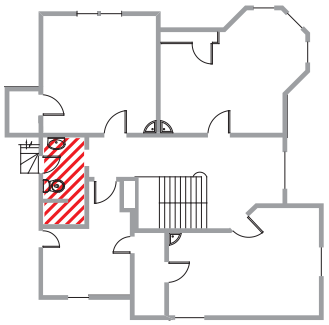
Walls: Striped wall paper

Ceiling: Angled because of roof pitch. Covered with patterned wallpaper

Lighting: Modern, contemporary



Water Closet 3

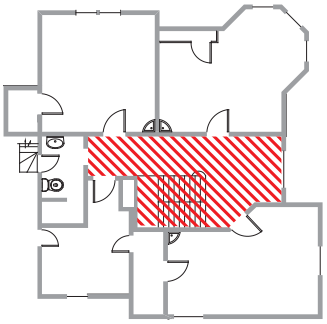


Treatment Recommendations:

The condition of this room is in fair to good condition overall with preservation treatment recommended

Plumbing fixtures should remain but waste and water supply removed and fixtures sealed to prevent use

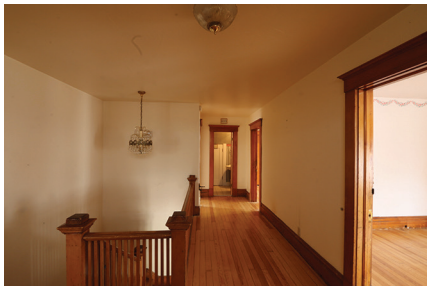
Sitting Area



Space Description:

Roughly 11' X 9', the sitting area is located at the top of the Grand Stairs at the east side of the second floor, with direct access to bedrooms 1 and 2. Notable features include a bench seat spanning the distance between bedroom 1 and 2; and wood balusters forming a stairwell railing.







Condition/Observations:

Flooring: Continuous, rubbed, filled, and polished 1"X3" T&G pine plank flooring, blind and through-nailed.

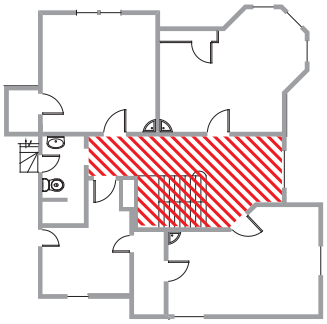
Walls: Smooth plaster on wood lath, white color

Ceiling: Flat ceiling 8'- 1.5" high, white color, smooth finish, no sheen.

Windows: Single pane, 1X1, glass plate bench seat window

Lighting: Non-original, ceiling-mounted fixture (See Noonkester interview, Appendix B)

Sitting Area



Sitting Area:

The condition of this room is in fair condition overall with preservation treatment recommended

Repair water-damaged, spalling or cracked plaster and damaged or missing lath with like-kind materials

Return walls and ceilings to original paint color based on paint analysis

Sand and refinish wood floors

Retain original finishes on wood trim, base, and doors

Research and replace non-original lighting with new period-appropriate fixture

Douglass House

Preliminary Opinion of Probable Costs

To assist the City of Fallon in moving forward with repairs, alterations, and other improvements to the Douglass House, we have prepared a summary of general tasks and assigned a probable cost to each of these tasks. These estimates are simply guidelines and represent orders of magnitude. It is intended to provide some guidance to the City of Fallon in quantifying additional funding - whether through grants, capital improvements, loans, or some combination of all three – required to complete the tasks.

The estimates reflect the reality that historic preservation projects typically have substantially higher costs and require a skilled labor force including craftspeople. Again, these are estimates - for example, without destructive demolition of portions of the stucco, we have no idea what condition the siding is in. Our estimate for the repair of the existing siding should cover some unexpected costs of hidden conditions but it is advisable to always include a contingency source of funds prior to the work being undertaken.

Preliminary Opinion of Probable Costs – Douglass House

Item	Task	Description	Estimated Cost
1	Concrete stairs	Provide code-compliant (rise and run) concrete stairs at front porch	8,500.00
2	Stucco	Remove existing stucco coating on foundation and first floor	14,000.00
3	Foundation	Investigate and repair stone foundation, including repointing mortar	12,800.00
4	Wood siding	Investigate and repair wood siding including replacement in kind	51,200.00
5	Wood elements	Repair eaves, columns, railings, shingles, trim and fascia including replacement in kind	22,000.00
6	Windows	Verify operation, clean and adjust, replace missing hardware, locks	13,950.00
7	Roofing	Repair and reinstall missing finials	12,500.00
8	Chimney	Seismic stabilization of brick chimney	3,500.00
9	Exterior painting	Prep and painting of wood siding, shingles, eaves, trim, columns,	105,000.00
10	Fire suppression system	Dry-type automatic sprinkler system	152,416.00
11	ADA upgrades	Renovate WC1 to provide single use, family style accessible restroom	36,800.00
12	Catering kitchen	Renovate kitchen including removal of dropped ceiling, new finishes, cabinetry and appliances	93,450.00
13	Repair plaster	Repair plaster walls, ceilings	35,000.00
14	Interior woodwork	Repair of damaged, missing wood including trim, base, doors and frames, flooring, etc.	22,500.00
15	Interior painting	Refinishing of interior walls, ceilings, doors, trim, base, etc	19,950.00
16	Repair fireplace	Repair porcelain tile mantel and surround; clean and repair cast iron	14,000.00
17	Plumbing	Misc. repairs including making fixtures inoperable	5,500.00
18	Electrical	Misc. repairs including emergency egress lighting, new fixtures	12,000.00
		Total	**$ 635,000.00**

Douglass House

Future Research Recommendations

In no particular order we have identified several areas for future study as the program for the Douglass House evolves over time. For example, some potential funding sources for future improvements to the property, such as Community Development Block grants, may require the applicant to complete a Phase 1 Environmental Site Assessment.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment (ESA) is used to identify any existing or potential environmental conditions that may be present.

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT

A Phase 2 Environmental Site Assessment (ESA) is an intrusive investigation which collects original samples of soil, groundwater or building materials to analyze for quantitative values of various contaminants including radon, asbestos and lead.

STRUCTURAL SEISMIC ANALYSIS

A detailed structural analysis to evaluate load-carrying capacity, details the building's earthquake-resistant features, and demonstrates the building's complete load path.

MICROSCOPIC PAINT ANALYSIS

We recommend a historic paint and color analysis to determine the original paint colors. Microscopic paint analysis involves taking field samples collected by the analyst, client, or historic preservationist and shipped to the laboratory where the samples are tested using scientific methods using standard protocols and the findings documented in a report.

Paint analysis could be limited to the exterior surfaces and samples should be taken from a variety of surfaces including the porch, first and second floor siding, doors and windows including trim, eaves and fascia boards. If there is both the desire and available funding, the interior surfaces could also be sampled but this would primarily only include samples taken from plaster walls and ceilings since doors, window, flooring, base, molding and trim are unpainted wood.

MORTAR ANALYSIS

To guide the repair of stonework, especially repointing historic mortar, we recommend a mortar analysis be undertaken by a professional conservator. The point of the analysis is not simply to determine the exact original ingredients of the historic mortar, but to design a mortar that will closely match the color, texture, hardness and other important physical properties in a contemporary mix that will endure current exposure conditions.

HISTORIC LIGHTING

We recommend a lighting study be commissioned to research period appropriate lighting fixtures to replace altered or non-original and incompatible light fixtures.

Douglass House

References

Adkins, Richard D., Ronald M. James, and Richard A. Bernstein
1990 *Nevada Architects and Builders*. Nevada State Historic Preservation Office, Carson City.

Barndollar Durley
1906 *City Directory of Reno and Sparks 1906*. Barndollar Durley, Reno.

Boghosian, Paula
1982 Twaddle Mansion. *National Register of Historic Places Inventory – Nomination Form*. Nevada State Historic Preservation Office, Carson City.

Cafferata, Patty
n.d.*Lake Mansion: Home to Reno's Founding Families.* Eastern Slope, Reno.

City Directory of Reno and Sparks
1909 *City Directory of Reno and Sparks*. No publisher given.

Cuff, Dana
1995 *Architecture: The Story of Practice*. MIT Press, Cambridge.

Daily Nevada State Journal
1900 *Reno City Directory 1900-1901*. Daily Nevada State Journal, Reno.

Flores, Patricia and Frank Woodliff III
2001 Churchill County Jail. *National Register of Historic Places Registration Form*. Nevada State Historic Preservation Office, Carson City.

Frey, Debbie
2005 Douglass-Frey Ranch. *National Register of Historic Places Registration Form*. Nevada State Historic Preservation Office, Carson City.

Gauthier-Novak, Diane
2008 Standing on the Threshold. *In Focus* 21(1)100-107.

Haley, J.F.
1902 *Directory of Reno and Washoe County 1902*. J.F. Haley, Reno.

Haley & Durley
1904 *Directory of the City of Reno and Sparks, Nev*. Haley & Durley, Reno.

Hansen, Chris
2008 Joe Jarvis, Early Fallon Entrepreneur. *In Focus* 21(1)68-79.

Harmon, Mella Rothwell
2006 The Extraordinary Career of Frederic J. Delongchamps. *Nevada Historical Society Quarterly* 49(3)183-220.

James, Ronald M.
1994 *Temples of Justice: County Courthouses of Nevada*. University of Nevada Press, Reno.

James, Ronald M. and Kathryn M. Kuranda
1987 Churchill County Courthouse. *National Register of Historic Places Registration Form*. Nevada Historic Preservation Office, Carson City.

KNPB
2007 Douglass House and Sparks Mansion. *House with a History* (video) Season 3 Vol. 2. KNPB Channel 5, Public Broadcasting, Reno. Includes interviews with Jane Pieplow and Andrea Rossman, Churchill County Museum.

Lasner, Matthew Gordon
2014 Architect vs. Developer and the Postwar U.S. Apartment, 1945-1960. *Buildings and Landscapes* 21(1):27-55.

Macedon, Michon
2008 Knockers, Boosters, and the Incorporation Wars. *In Focus* 21(1)5-15.

McAlester, Virginia Savage
2013*A Field Guide to American Houses*. Alfred A. Knopf, New York.

Nevada Directory Publishing Co.
1915 *Directory of Reno and Sparks…* Nevada Directory Publishing Co., Reno.

Nevada Press
n.d.Island Ranch Lands for Sale. Advertisement in From Desert to a Great Commonwealth: *What Government Irrigation is Doing for Churchill County, Nevada.* Nevada Press, Reno. Pamphlet on file, Nevada Historical Society.

Nevada State Journal
1910 *Directory of Reno, Sparks and Carson*. Nevada State Journal, Reno.

Nicoletta, Julie
2000 Buildings of Nevada. Oxford University Press, New York.

Peterson, Rosemary F. Sutherland
2009 Rosemary F. Sutherland Peterson Obituary. *Inside Bay Area* Jan 18-20, 2009.
www.legacy.com/obituaries/isidebayarea/obituary.aspx?n_rosemary-f-sutherland-peterson&pid=122977154/

Pieplow, Jane
1998All-American Family Houses: Fallon's Architectural Styles. In Focus 11(1)36-56.

2001a *Robert L. Douglass House: National Register of Historic Places Registration Form*. On file at Nevada State Historic Preservation Office, Carson City.

2001b R.L. Douglass House and the Cottage Hospital: Candidates for National Register Nomination? *In Focus* 14(1)88-100.

2001c *Re: Douglass House*. Email to Mella Harmon 4/12/2001. Douglass House National Register File. Nevada State Historic Preservation Office, Carson City.

2001d *Re: Fallon's 1906 House Nomination*. Email to Mella Harmon 3/27/2001. Douglass House National Register File. Nevada State Historic Preservation Office, Carson City.

2008 Fallon Grows: What's in a Name? *In Focus* 21(1)80-88.

Polk
1913 Reno, Sparks, and Washoe County Directory 1913-1914. R.L. Polk & Co., Salt Lake City.S

Pomada, Elizabeth, Michael Larsen, and Morley Baer
1978 *Painted Ladies: San Francisco's Resplendent Victorians*. E.P. Dutton, New York.

Pomada, Elizabeth, Michael Larsen, and Douglas Keister
1987 *Daughters of Painted Ladies: America's Resplendent Victorians.* E.P. Dutton, New York.

Reno City Directory Publishing Co.
1911 *Directory of Reno and Sparks*. Reno City Directory Publishing Co., Reno.

Reno Printing Co.
1907 *City Directory of Reno and Sparks.* Reno Printing Co., Reno.

Reno, Ron and C. Lynn Furnis
2006 *Architectural Recording and Archaeological Inventory of a Portion of the Steele Ranch, Washoe County, Nevada*. Prepared for the Airport Authority of Washoe County. MACTEC, Carson City

Sanborn Insurance Company
v.d.Details from Sanborn insurance maps of Fallon. Digital archive. Keck Map Library, University of Nevada, Reno.

Scofield, Eleanor Douglass
2001 Excerpts from an Interview with Eleanor Douglass Scofield (interview by Marian Hennen LaVoy). *In Focus* 14(1)102-112.

Sinclair, Peg B. and Taylor B. Lewis
1985 *Victorious Victorians: A Guide to the Major Architectural Styles*. Henry Holt & Co., New York.

Walton-Buchanan, Holly
2007 *Historic Houses and Buildings of Reno, Nevada: An Architectural and Historical Guide*. Black Rock Press, Reno.

Williams, D. E.
1913 Churchill County. In *History of Nevada*, edited by Sam P. Davis, pp. 786-794. Reprinted by Nevada Publications, Las Vegas.

Wilson, Henry L.
1910 *The Bungalow Book*. Reprinted 2006, Dover Publications, Mineola, New York.

Woodliff III, Frank
1996 *Douglas House* [sic]. Building Survey for Jerry Noonkester, January 18, 1996. Frank Woodliff III, AIA, Fallon.

Zeier, Charles D. and Ron Reno
2011 An Architectural Inventory Prepared in Association with the Salt Wells Energy Projects, Churchill County, Nevada. Zeier & Associates, Clinton, Tennessee.

Douglass House

Appendix A

Standards for Preservation

Standards for Rehabilitation

Standards for Restoration

Standards for Reconstruction

Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. This treatment approach requires retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken

Rehabilitation may be appropriate if the building requires more extensive repair and replacement, or if alterations or additions are necessary for new use. This treatment approach acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding

conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed

Reconstruction establishes a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Douglass House

Appendix B

Jerry Noonkester Interview

Douglass House
Interview Notes – Jerry Noonkester
January 29, 2016

Jerry Noonkester owned and operated a bed and breakfast inn, "The 1906 House", from 1997 to 2007 in what is commonly known as the Douglass House. Jerry agreed to meet staff from Dubé Group Architecture on-site the morning of Friday, January 29, 2016 and share with us his recollections of the condition when he first purchased the property, what changes he made over time, and what changes – if any – were made after he sold the property to the City of Fallon. In addition to Jerry, Pete Dubé (historic architect), Alex Malm and Alex Leutzinger (field investigators) were present at the meeting. Also present was Pete's friend and colleague on the Nevada Board of Museums & History, Dr. Doris Dwyer, a Fallon resident and retired professor of history at Western Nevada College who arranged the introductions. The following description of existing conditions was transcribed from Pete's handwritten field notes:

Site Existing Conditions | Observations

- The yard area between the house and the neighboring apartment building was taken up by a dirt driveway leading to the garage at the back of the property; the dirt driveway continued around the rear of the house to the highway
- The stamped concrete walkways, decorative pole light and iron fencing were installed by a prior owner
- The pavilion and accessible ramp were added by City of Fallon

Exterior Existing Conditions | Observations

- He described the exterior as "nondescript" with "butter" yellow siding, brown trim and green asphalt shingles. After he bought it, he repainted the house using green and white for trim, railings, columns, overhangs and soffits, doors and windows; and the current pink for siding
- He confirmed the stucco was already installed over the original wood lap siding when he bought the property
- He said the siding is still present under the stucco and he showed us where he removed an old rain canopy attached to the rear of the house off the service porch that covered the cellar doorway. That demolition exposed the original siding before he patched it with stucco to match adjacent surfaces
- The wrap-around porch was covered with a 2 inch thick layer of concrete installed by a prior owner and was deteriorating; he removed the concrete topping to expose the original decking. He replaced a portion of rotted decking at the front door nearest the porch steps – there is visible evidence of this with new boards butt-jointed to the original boards. He repainted the decking to the current grey
- He made some repairs to the shingle siding under the turret eaves above the front porch
- There were two layers of economy grade asphalt shingles on the roof, greenish hue, in poor condition; he said the original wood shingle roofing had already been removed but he found some individual 1/4 inch thickness cedar shingles in the cellar stamped "I.H. Kent Company"; he re-roofed using CertainTeed architectural composition green shingles

- The original sheet metal cresting is stored in the garage
- He replaced the broken bottom lite in the ground level center window of the turret; otherwise the glazing was original and intact
- The original window screens are stored in the garage

Interior Existing Conditions | Observations

- The floors were covered in wall to wall carpeting throughout both floors which he removed. He had the original Tahoe Pine floors sanded and refinished
- Doors, windows, and casings, base moldings and trim are original throughout
- He updated the HVAC system and removed the existing cast iron radiators throughout
- He installed new electrical panel with circuit breakers and removed the original fuse box at the service porch
- He replaced the original push button light switches with contemporary switches and installed new surface mounted duplex receptacles throughout
- He noted the original lincrusta wainscot was painted gold but said the painted wood chair rail was added by City of Fallon

Parlor

- Fireplace was functional
- Original uranium "Vaseline" glass light fixture
- He purchased the furnishings, drapes, rug and the player piano (including the rolls stored in the dining room window seat)

Foyer

- Original uranium "Vaseline" glass light fixture
- He replaced the missing globe at the newel post, which is currently missing

Library *(denoted on plans as Sitting Room)*

- Fixture original but he replaced the missing globe
- He purchased the furnishings and rug; the drapes he installed have been removed by City of Fallon
- This was the reception / office area for the bed and breakfast with hotel information in racks on top of the bar counter

Bathroom *(denoted on plans as WC1)*

- The ceramic tile floor was installed by a prior owner
- Not an operable bathroom when he purchased the property but the cast iron claw foot bathtub is original and in its original location; he installed new toilet and lavatory in their original locations (determined by location of existing plumbing supply and waste connections)
- The lath and plaster badly deteriorated; he removed plaster and covered lath with new green board covered with wallpaper

- Globe is original but he replaced the missing canopy
- He said the medicine cabinet has been foreshortened by City of Fallon apparently to accommodate the new built-in television cabinet in the adjacent room
- He noted the existence of the large void behind the staircase

Chamber *(denoted on plans as Library)*

- He slept in this original bedroom while operating the house as a bed and breakfast
- Light fixture with medallion added by City of Fallon
- Mechanical chase, television cabinet, and bookcases added by City of Fallon – also the furnishings

Dining Room

- This room was in poor condition – roof leak from above damaged walls; he repaired original plaster walls
- Light fixture added by City of Fallon
- The metal rod holders screwed into the screen posts separating the parlor were installed by a prior owner
- He purchased the furnishings, rug, and drapes

Service Porch

- Original globe light fixture
- Staircase to upstairs hidden behind infill wall – used as a storage closet; he painted the "yellow brick" road
- He removed paint and restored transoms to operable condition
- Original door to kitchen has been removed by City of Fallon; he located the half lite two panel Tahoe Pine wood door (1-3/4 inch thickness) stored in the garage in good condition

Water closet *(denoted on plans as Utility Closet)*

- Evidence of a "one-holer" when he purchased the home. There wasn't a fixture but the capped plumbing was intact
- He plumbed the space for the water heater

Powder Room *(denoted on plans as WC2)*

- Former pantry; he converted to powder room in its present condition

Kitchen

- He remodeled the kitchen to its present condition
- Dropped ceiling with recessed fluorescent light fixture was installed by prior owner
- He said the original wood cooking stove was located on the east wall same location as current range; there was evidence of hearth on the subfloor and he removed a floor to ceiling ceramic tile

backsplash; prior owner had installed a gas range and sealed off the chimney
- He said the original sink was located on the north wall under the window same location as current sink
- Original light fixture

Butler's Pantry

- He installed the light fixture, which he acquired in Virginia City
- He thinks the pass-through china cabinet was original (1904) but the wrap around storage is more contemporary, although it was present when he acquired the house
- He noted the spring is missing in the batwing door to the dining room and commented on how much effort he spent making it operable

Main Staircase

- He noted the carpet runner he installed was missing
- The light fixture has been replaced and was taken out of an unknown casino

Upstairs Guest Bathroom *(denoted on plans as WC3)*

- He updated the existing bathroom and added a new walk-in tiled shower, expanding the area by pushing the south wall into Bedroom 4. Based on his knowledge of the house, he determined there wasn't a bathroom on the second floor when the house was constructed and the upstairs hall terminated at the door leading to the hidden staircase; visual examination supports this conclusion

Bedroom 4

- This room has been compromised by addition of a new chase by City of Fallon and reconfiguration of bathroom noted above

Bedrooms 1, 2 and 3

- Sinks was present when he purchased the house

Douglass House

Appendix C

Frank Woodliff Report

file copy

FRANK WOODLIFF III
126 South Maine Street • P.O. Box 290 • Fallon, Nevada 89406 • (702) 423-6065

January 18, 1996

Mr. Jerry Noonkester
480 River Moorings Drive
Merritt Island, Florida 32953

Re: Douglas House, 10 South Carson Street

Dear Mr. Noonkester:

Please find enclosed the report on the Douglas House located at 10 South Carson Street. As directed by you on January 4th, I have done a visual inspection of the residence and have provided my observations and an estimate of costs for proposed improvements in report form.

The enclosed report is not meant to be all-inclusive and reflect all possible defects in the Douglas House. My conclusions and recommendations are based solely upon my visual inspection of the premises. No destructive testing, detailed structural analysis, heat loss calculations or drawings were done.

If you have any additional questions, please call.

Sincerely,

Frank Woodliff III, AIA

BUILDING SURVEY

A. General

The Douglas residence was originally constructed by Robert L. Douglas at the turn of the century. Mr. Douglas was one of Fallon's first and more prominent businessmen. The residence is a two-story, wood frame home set on a rock rubble foundation. The original siding was wood clapboard but has since been covered with exterior stucco. The original roofing was cedar shingles laid over 1"x8" spaced sleepers. The wood shingles have since been covered with two layers of asphalt shingles.

The interior of the residence has remained basically unchanged with only minor additions of some gypsum board over the original lath and plaster. The majority of the fine woodwork and built-in hutches and fireplace remain intact.

B. Structural

The roof structure consists of 2"x4" and spaced sheathing. The pitch of the roof is approximately 12" in 12". The construction of the roof does not meet current codes for strength or diaphragm action, but, the combination of hips, steep pitches and quality of material help to compensate for spans that are too long for the required minimum 20 pound per square foot live load.

The major problem with the roof structure is that at one time there was a fairly significant fire in the attic. It appears that the fire may have been a chimney fire from the chimney that was previously located where the new mechanical ductwork enters the attic. To correct this damage, some new 2"x4" members and roof sheathing need to be installed in approximately 15 to 20 percent of the main roof section.

The second floor structure appears to be fine and is probably constructed with 2"x10" at 16" o.c., similar to the first floor. There were no apparent openings into the floor structure to verify the size and spacing of members. If the floor is constructed as suspected, it will meet current Codes for live loading of 40 pounds per square foot.

The first floor consists of 2"x10" at 16" o.c. supported by 4"x6" girders. In recent years, there was a fire set in the basement that burned approximately 20% of the floor system. This area has been repaired with 9-1/2" plywood composite joists. The only problem appears to be in the size and spacing of girder supports. Additional posts with footings need to be added to carry the required roof and floor loads into the ground.

The rock rubble foundation is sound and appears to be adequate for vertical loading. It is not clear how well the foundation will perform in a moderate to severe earthquake. Since the foundation is unreinforced and the attachment of the building framing to the rock is questionable, this foundation system does not meet current Seismic Codes required for Fallon. It can be expected that some work will have to be done on the foundation. Additional structural analysis is required to determine the extent and exact nature of the work.

C. Mechanical

The residence is currently heated with a gas-fired, forced air furnace, coupled with an evaporative cooler. It is estimated that the size of the furnace is 100,000 to 120,000 BTUH and the cooler is estimated at approximately 5,500 CFM. The ductwork is vinyl-wrapped fiberglass. The use of an evaporative cooler directly into the supply plenum of the furnace is inappropriate and inefficient. The lack of volume dampers in the system makes it difficult to balance the air delivery system. For better climate control, both dampers and refrigerated cooling should be added to the existing system. For better control between the downstairs and upstairs loads, a second heating and cooling unit for the upstairs should be added to provide separate temperature control on the two levels.

The existing plumbing is limited, with only one rest room. The existing plumbing is a combination of cast iron, ABS plastic, copper and galvanized iron. The large crawl-space and basement the make addition of new plumbing on the first floor fairly easy. It can be expected that repair and replacement of existing faucets and fixtures will be necessary.

The original heating system was steam heat and some of the old piping is still in place in the crawlspace. This piping is insulated with what appears to be asbestos insulation and will require removal by an approved asbestos removal company.

D. Electrical

The original "tube and knob" electrical system has been largely replaced with a newer conduit system. There is a relatively new 200 amp service to the residence. It does appear that the lighting system is antiquated with an old style fuse system located in the covered porch. This part of the system should be replaced with an approved, new system.

E. Finish

The exterior walls are in fairly good shape but require paint in some areas. The elaborate wood trim is sound however it will also require removal of peeling paint, minor repair and new paint.

The concrete topping on the porch is badly cracked and should be replaced with a more suitable material for wood construction.

The existing asphalt shingles on the south side of the roof are deteriorated and need to be replaced. There is some apparent roof leakage in the northeast corner of the house. It would appear that the shingles should be replaced. Since there are three (3) sets of shingles on the roof, the existing shingles will have to be removed prior to installation of the new roof. New plywood sheathing will have to be added over the spaced 1"x8" to lay new fiberglass composition shingles.

Interior surfaces require some minor repair and refinishing. The bulk of the wood trim is in remarkably good condition.

F. Code/Zoning Requirements

The intended future use of the residence is as a Bed and Breakfast. There would be four rooms upstairs and living quarters downstairs. This would provide a maximum of eight guests upstairs and two managers downstairs, for a total of ten (10) persons.

The existing building is currently zoned C-2, General Commercial District, which would allow for lodging. A minimum of five (5) off-street parking spaces will be required.

The Uniform Building Code classifies congregate residences with 10 persons or less as an R-3 Occupancy. This classification will require the addition of smoke detectors to each sleeping room and operable windows in each sleeping room with an openable area of 5.7 square feet, a minimum height of 24" and a minimum width of 20". Since the occupant load upstairs is only 8 persons, only one exit from upstairs is required. Two exits, each 36" wide are required from the lower level. The Uniform Building Code will not require handicap access since there will be less than 6 guest rooms.

According to the Nevada Revised Statutes governing Bed and Breakfast lodging, a standard residential kitchen can be used as long as the Bed and Breakfast meets the following criteria:

1. Services 10 persons or less;
2. Serves **ONLY** breakfast; and
3. The length of stay does not exceed one (1) week.

If additional meals, such as lunch or dinner are served, or if such activities as serving sandwiches to the general public are engaged in, a complete commercial kitchen must be installed. Meals being served to the public would also change the occupancy of the building to a "B", which would require different exiting and handicap access.

Questions concerning the kitchen and other health regulations may be directed to David Evans, Environmentalist, Bureau of Health Protection Services. His telephone number is (702) 423-2281.

G. Historical Significance

According to Jane Pieplow, Churchill County Museum Director/Curator, the "Douglas House" has both historic and architectural significance. Because of this, it would be possible to have the residence placed on the National Register of Historic Places. Once the residence was placed on the Register, it would be eligible for Grant funds for restoration. There are current plans to have the Douglas House on a walking tour of Fallon's historic places. Questions concerning this process may be directed to Jane Pieplow at (702) 423-3677.

H. Estimated Costs

The following computer-generated cost estimate is based on prevailing wages for the Fallon area. It is based only on preliminary information and should be considered **only as a rough estimate of possible costs.**

PRELIMINARY COST ESTIMATE

FOR

IMPROVEMENTS TO DOUGLAS HOUSE

PREPARED FOR JERRY NOONKESTER

Prepared By : Frank Woodliff III, AIA **January 19, 1996**

ITEM	QUANTITY	UNITS	LABOR COST	MATERIAL COST	LABOR TOTAL	MATERIAL TOTAL	ESTIMATED BASE BID
DIVISION 1 GENERAL REQUIREMENTS							
DIVISION 2 SITE WORK							
02554 site power							
add 100 amp. service to shop	1	L.S.	$ 500.00	$ 800.00	$ 500.00	$ 800.00	$ 1,300.00
02630 concrete walk	100	S.F.	$ 1.40	$ 1.15	$ 140.00	$ 115.00	$ 255.00
fill in fuel tank	1	L.S.	$ 100.00	$ 250.00	$ 100.00	$ 250.00	$ 350.00
SUBTOTAL	**2%**	**PERCENT OF TOTAL**					**$ 1,905.00**
DIVISION 3 CONCRETE							
03300 cast in place concrete					$ -	$ -	$ -
repairs to rock rubble	10	C.Y.	$ 70.00	$ 80.00	$ 700.00	$ 800.00	$ 1,500.00
interior footings	1	C.Y.	$ 50.00	$ 75.00	$ 50.00	$ 75.00	$ 125.00
SUBTOTAL	**2%**	**PERCENT OF TOTAL**					**$ 1,625.00**
DIVISION 4 MASONRY							
DIVISION 5 METALS							
05100 repair iron fence	1	L.S.	$ 200.00	$ 50.00	$ 200.00	$ 50.00	$ 250.00
05110 fasteners					$ -	$ -	$ -
anchor bolts	30	EACH	$ 2.50	$ 5.00	$ 75.00	$ 150.00	$ 225.00
hold down bolts	10	EACH	$ 12.00	$ 35.00	$ 120.00	$ 350.00	$ 470.00
SUBTOTAL	**1%**	**PERCENT OF TOTAL**					**$ 945.00**

DIVISION 6 WOOD & PLASTIC

06100 rough carpentry											
2"x4" roof rafters	880	S.F.	$	0.75	$	0.80	$	660.00	$	704.00	$ 1,364.00
1"x8" spaced sleepers	880	S.F.	$	0.25	$	1.10	$	220.00	$	968.00	$ 1,188.00
2"x10" first floor repair joists	150	S.F.	$	0.80	$	0.91	$	120.00	$	136.50	$ 256.50
4"x8" floor girders	32	L.F.	$	4.50	$	2.23	$	144.00	$	71.36	$ 215.36
1/2" plywood roof sheathing	3459	S.F.	$	0.60	$	0.35	$	2,075.40	$	1,210.65	$ 3,286.05
misc. framing	1	L.S.	$	800.00	$	300.00	$	800.00	$	300.00	$ 1,100.00
06200 finish carpentry											
base kitchen cabinet units	30	L.F.	$	45.00	$	80.00	$	1,350.00	$	2,400.00	$ 3,750.00
wall kitchen cabinet units	30	L.F.	$	35.00	$	40.00	$	1,050.00	$	1,200.00	$ 2,250.00
counter tops	30	L.F.	$	55.00	$	50.00	$	1,650.00	$	1,500.00	$ 3,150.00
storage shelving	0	L.F.	$	55.00	$	150.00	$	-	$	-	$ -

SUBTOTAL 21% **PERCENT OF TOTAL** $ **16,559.91**

DIVISION 7 THERMAL & MOISTURE PROTECTION

07210 building insulation											
R-11 blown-in wall insulation	1700	S.F.	$	0.35	$	0.25	$	595.00	$	425.00	$ 1,020.00
R-30 blown-in roof insulation	2100	S.F.	$	0.25	$	0.45	$	525.00	$	945.00	$ 1,470.00
07300 roof shingles											
tear off existing	3459	S.F.	$	0.65	$	-	$	2,248.35	$	-	$ 2,248.35
disposal costs	3459	S.F.	$	0.25	$	-	$	864.75	$	-	$ 864.75
new fiberglass composition	3459	S.F.	$	0.65	$	0.45	$	2,248.35	$	1,556.55	$ 3,804.90
07700 flashing	400	S.F.	$	0.95	$	1.25	$	380.00	$	500.00	$ 880.00
07900 sealants	200	L.F.	$	1.45	$	0.90	$	290.00	$	180.00	$ 470.00

SUBTOTAL 14% **PERCENT OF TOTAL** $ **10,758.00**

DIVISION 8 DOORS AND WINDOWS

SUBTOTAL 0% **PERCENT OF TOTAL** $ -

DIVISION 9 FINISHES

09300 finishes for new bath rooms	2	L.S.	$	750.00	$	250.00	$	1,500.00	$	500.00	$ 2,000.00
09510 resilient flooring for baths	20	S.Y.	$	3.50	$	18.00	$	70.00	$	360.00	$ 430.00
09700 new deck flooring for porch	350	S.F.	$	1.25	$	3.50	$	437.50	$	1,225.00	$ 1,662.50
09900 paint											
exterior walls	3000	S.F.	$	0.55	$	0.20	$	1,650.00	$	600.00	$ 2,250.00
exterior trim	550	L.F.	$	1.50	$	0.30	$	825.00	$	165.00	$ 990.00
interior walls,ceilings and trim	12000	S.F.	$	0.35	$	0.15	$	4,200.00	$	1,800.00	$ 6,000.00

SUBTOTAL 17% **PERCENT OF TOTAL** $ **13,332.50**

DIVISION 10 SPECIALTIES

10520 fire extinguishers	2	EACH	$ 56.00	$ 70.00	$ 112.00	$ 140.00	$ 252.00
10800 toilet accessories group	2	EACH	$ 125.00	$ 400.00	$ 250.00	$ 800.00	$ 1,050.00
SUBTOTAL	**2%**	**PERCENT OF TOTAL**					**$ 1,302.00**

DIVISION 11 EQUIPMENT

11420 kitchen equipment	1	L.S.	$ -	$ 4,500.00	$ -	$ 4,500.00	$ 4,500.00
SUBTOTAL	**6%**	**PERCENT OF TOTAL**					**$ 4,500.00**

DIVISION 12 FURNISHINGS

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 14 CONVEYING SYSTEMS

DIVISION 15 MECHANICAL

15400 plumbing, 2 new baths	1	L.S.	$ 7,000.00	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 10,500.00
15800 hvac, downstairs	1	L.S.	$ 750.00	$ 2,300.00	$ 750.00	$ 2,300.00	$ 3,050.00
hvac, new unit upstairs	1	L.S.	$ 1,250.00	$ 3,500.00	$ 1,250.00	$ 3,500.00	$ 4,750.00
15900 remove asbestos	1	L.S.	$ 2,500.00	$ 200.00	$ 2,500.00	$ 200.00	$ 2,700.00
SUBTOTAL	**27%**	**PERCENT OF TOTAL**					**$ 21,000.00**

DIVISION 16 ELECTRICAL

16100 materials & methods	1	L.S.	$ 1,500.00	$ 500.00	$ 1,500.00	$ 500.00	$ 2,000.00
16500 lighting & signal	1	L.S.	$ 3,000.00	$ 1,500.00	$ 3,000.00	$ 1,500.00	$ 4,500.00
SUBTOTAL	**8%**	**PERCENT OF TOTAL**					**$ 6,500.00**

SUBTOTAL	**100%**	**PERCENT OF TOTAL**	**$ 42,150.35**	**$ 36,277.06**	**$ 78,427.41**
CONTINGENCY	10%				$ 7,842.74
CONTRACTOR'S PROFIT AND OVERHEAD	15%				$ 11,764.11
TOTAL PROJECT COST					**$ 98,034.26**

Douglass House

Appendix D

National Register Nomination

NPS Form 10-900 OMB No. 1024-0018 (Rev. 10-90)

RECEIVED 2280
JUN 28 2001
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Douglass, Robert L., House
other names/site number: Cottage Hospital, Fallon Hospital, The 1906 House

2. Location

street & number 10 South Carson Street not for publication N/A
city or town Fallon vicinity N/A
state Nevada code NV county Churchill code 001 zip code 89406

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 ___ nationally ___ statewide __X__ locally. (___ See continuation sheet for additional comments.)

Ronald M. James, SHPO 6-13-01
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
✓ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain):

Carol D. Pope 8/13/01
(for) Signature of Keeper Date of Action

OMB No. 1024-0018

5. Classification

Ownership of Property (Check as many boxes as apply)

_X_ private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

_X_ building(s)
___ district
___ site
___ structure
___ object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
0	0	sites
0	0	structures
0	0	objects
2	1	Total

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single dwelling
HEALTH CARE	Hospital

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Bed-and-Breakfast
DOMESTIC	Multiple Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials (Enter categories from instructions)

foundation STONE
roof COMPOSITION SHINGLE
walls STUCCO/SHINGLES
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheets.

OMB No. 1024-0018

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)

__X__ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
__X__ **B** Property is associated with the lives of persons significant in our past.
__X__ **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.)
Property is:

____ A owned by a religious institution or used for religious purposes.
____ B removed from its original location.
____ C a birthplace or a grave.
____ D a cemetery.
____ E a reconstructed building, object, or structure.
____ F a commemorative property.
____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
HEALTH/MEDICINE
ARCHITECTURE

Period of Significance 1904-1947
Significant Dates 1904, 1913, 1914
Significant Person (Complete if Criterion B is marked above) R.L. Douglass
Cultural Affiliation N/A
Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheets.

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing this form on one or more continuation sheets See continuation sheet.

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 # _____

Primary location of additional data

__X__ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
__X__ Other
Name of repository: Churchill County Museum, Fallon

OMB No. 1024-0018

10. Geographical Data

Acreage of Property 0.29 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	347270	4370740	3			
2				4			

__ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet.

11. Form Prepared By

name/title Jane Pieplow, Director
organization Churchill County Museum date March 22, 2001
street & number 1050 S. Maine Street telephone 775-423-3677
city or town Fallon state NV zip code 89406

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Mr. and Mrs. Jerry Noonkester
street & number 10 S. Carson Street telephone
city or town Fallon state NV zip code 89406

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

7. Description

The R.L. Douglass House

The R. L. Douglass House is located at 10 S. Carson Street in Fallon, Nevada, and it is one of the most outstanding examples of Queen Anne architecture in the state. Built in 1904, the house was designed by an architect from Reno whose name was not revealed in the newspaper article describing the project. One year earlier, Reno architect Ben Leon was in Fallon for the design and construction of the Churchill County courthouse, as Fallon had, as of 1903, wrested the county seat from Stillwater. Although corroborating evidence has yet to be uncovered, it is possible that Ben Leon designed the Douglass House, as well.

Whoever the architect was, he employed all of the style-defining characteristics of a cross-gabled, free classic Queen Anne, with a few spindlework elements thrown in for good measure. The 2,605 square-foot home is roughly rectangular in plan, with the primary façade facing east. The free classic porch wraps around the southern corner of the front elevation, while the two-story turret projects from the northeast corner. The complex roofline employs a combination of hipped and gabled forms, with a hexagonal hipped roof, topped by a finial, covering the turret. A shallow hipped-roof dormer is situated above the foyer. The original roof covering was wood shake, but a modern composition shingle roof has replaced it. Historic photographs reflect the use of decorative ridge cap, but these have not survived to the present time. Set into three faces of the turret roof are gablets offset from below by curvilinear brackets. Early photographs show a brick chimney at the north end of the building where the parlor is located. This chimney has been replaced by a pipe stack. It is not known what prompted the change, but a severe earthquake hit the region in 1954 and may have compromised the stability of the earlier chimney. An original smaller brick chimney is located in the center of the house.

The characteristic Queen Anne wrap-around porch defines the free classic subtype of the Douglass House. Extending from the entrance, the porch wraps around a one-story bay window at the southeast corner of the building. Six Doric columns that extend to the porch floor bear the load of the shallow-pitched porch cover. Breaking the plane of the porch cover over the front door is a shallow pediment with a deep tympanum. The projecting eaves of the porch roof are accented by diminutive paired brackets, and the spindlework is reflected in the balustrade. Five concrete steps lead onto the porch, and the front entry, which consists of a single door with sidelights and transoms. The sidelights and transoms that surround the front door are beveled, leaded-glass panels in a variety of geometric forms including diamonds, circles, rectangles, and squares.

Fenestration in the building is generally simple, as is characteristic of the Queen Anne style. The one-over-one, double-hung windows in the lower story have plain wooden frames. Second-story windows are also double- hung, but the cottage-style windows have decorative leaded lights in the upper half. There are also two stained-glass windows, containing blue and yellow leaded glass, in the library on the building's south

7. Description, continued

side. Additionally, there is a small three-part vent in the primary front gable and a bull's eye vent in the north-facing gable.

Typical of the Queen Anne style, the Douglass House employs a variety of devices to avoid flat wall surfaces. These include a projecting section in the top of the primary gable, projecting eaves, with slight kick-ups and diminutive brackets, prominent return eaves, a band of shingles at the mid-point of the turret, changes in the horizontal continuity of wall planes, slightly-projecting belt courses, and a cantilevered bay on the south side. Different wall textures were used, as well. Originally, the first story was covered in narrow bands of horizontal wood siding (historic photos seem to depict either shiplap or tongue-and-groove), with small shingles covering the surfaces of the second story. Today, the shingles on the upper story remain, but at some time, presumably in the 1940s or 1950s, the lower story was covered with stucco. It is not known what the building's original color scheme was, but black-and-white photos from the time of its construction suggest that several colors were used.

Amazingly, the home's High Victorian interior has remained largely intact. The parlor is ornately decorated with pine wainscoting, paneling, crown molding, and decorative fretwork between the rooms. The fireplace has a tile hearth and surround, and the oak mantel reflects high-quality craftsmanship. There is a variety of built-in furniture in the house, including hutches, desks, and window seats. Remarkably, none of the pine floors or other ornate woodwork were ever painted.

The Cottage Hospital

The Cottage Hospital building began in 1904/1905 as R.L. Douglass' garage. The size of the original structure speaks to the importance of automobiles to the owner. Historic photographs from 1905 and 1906, provide limited details of the building's appearance. The photos show a single-story, front-gable building with possibly a pair of double wooden doors, and what appears to be a shuttered window centrally-placed above and in between the two sets of double doors. The building is sheathed in the same narrow boards as the house, and in the center of the slightly projecting, shingle-covered gable is a bull's eye vent that matches the one in the gable on the north façade of the house. Historical reports of the garage describe a device onto which Douglass drove his automobile. This device would rotate the vehicle 190 degrees, so it could be driven straight out of the building. The structure remained a garage until 1914, when Dr. Nichols converted it into the Cottage Hospital.

The hospital retained the exterior form of the garage, adding a projecting, two-story, semi-enclosed porch onto the front, which was modified to add windows in the upper story and entrance doors on the lower. The porch sported eight truncated columns similar in shape and form to those on the free-classic porch on the main

7. Description, continued

house. The building was expanded to the rear by the addition of at least two gables crossing the original central gable. A third, larger cross gable is visible in modern photographs. It seems to be a later addition, possibly constructed when the hospital was converted into apartments some time between 1923 and 1947.

There have been other modifications to the building since its hospital days. The front porch has been enclosed, and the front entry is covered by a small hipped-roof canopy. The double-hung windows have been changed to aluminum sliders, and the entire surface has been stuccoed.

Integrity

The Douglass House retains a remarkable degree of all seven aspects of integrity. The only significant modification has been the addition of stucco to the lower half of the building, where once there had been narrow horizontal wooden boards, and the replacement of the cedar shake roof with one of composition shingles. The interior of the building is also remarkably intact, reflecting the lavish Victorian interior details common to high-style Queen Anne homes.

The Cottage Hospital building has undergone more extensive changes over time. The building was originally a garage, but when Dr. Nichols converted it to a hospital in 1914, he built two rear additions, a semi-enclosed, two-story front porch, and added windows and doors. He chose materials that matched those used in the main house. At some point, most likely when the building underwent a change in use to apartments, another addition was built to the rear, the porch was enclosed to form a solid wall, and the surface was covered with stucco. Notwithstanding the changes to the building, it is felt that it still retains sufficient integrity of setting, feeling, location, and association to be a contributing element to this nomination. There is no doubt that Dr. Nichols would recognize his hospital were he to see it today.

There is a noncontributing two-car, front-gabled garage located between the house and the hospital/apartment building to the south of the house. The owners report that the garage was built in the 1950s.

8. Significance

The Douglass House/Cottage Hospital is eligible for the National Register of Historic Places under criteria A, B, and C. Under criterion A, the house and hospital played significant roles in the early development of Fallon, which had just been established the year before the house was constructed in 1904. By the time Dr. Nichols purchased it in 1913, and built the hospital in 1914, Fallon had been the county seat for more than 10 years, and the booming community could support medical practitioners and facilities. Under criterion B, the Douglass House is significant for its connection with its original owner, R.L. Douglass. Mr. Douglass

8. Significance, continued

built the most lavish home in Fallon, where he made his mark on the community as a prominent land owner, businessman, banker, and legislator. Further, the Queen Anne home is eligible for the National Register under criterion C as a rare and elaborate example of high-style architecture, and as the only house of its type in Fallon.

Criterion A

Fallon

The Douglass House was built in 1904, just one year after Fallon came into existence. Prior to 1903, the area was known as Jim's Town and was at the crossroads between St. Clair and Stillwater, which was Churchill County's third county seat. Jim's Town was the location of Mike and Eliza Fallon's ranch house, and a small store run by Jim Richards. The Fallons settled in the area in 1896, the same year a post office was established on their ranch (Carlson 1974:111).

The notion of turning the arid West into an agricultural oasis began in the minds of several men, including Henry Fulton and Francis Newlands, in the 1880s. On June 17, 1902, president Theodore Roosevelt signed The Reclamation Act, which established a federal reclamation system financed from the sale of public land, and created the United States Reclamation Service. This was a significant development for Churchill County and was the impetus behind the establishment of the town of Fallon. In 1889, the United States Geological Survey had designed a project for water reclamation in the county, and the Truckee-Carson Project, later renamed the Newlands Project, was among the first five projects to be constructed by the Reclamation Service. Construction began on the irrigation project that was to divert water from the Truckee River to the Carson River in 1903 (Churchill County Museum 1992).

By that time, Mike Fallon had sold his ranch to state senator Warren W. Williams, who platted the land and advertised for the sale of town lots. He named the main street after his home state of Maine, and other streets, such as Bailey, Allen, Taylor, were named after his friends. Williams' blocks constituted the west side of the new town; the east side was established on land owned by John Oats. Oats' ranch had been first patented in 1898, under patent number 3857, by Jacob William Allen, son of Lemuel Allen, a Nevada Lieutenant Governor. Allen sold his land to Charles Kaiser, an influential and successful sheep man, who in turn sold to John Oats (Parr 1999).

In 1903, Senator Williams managed to push through legislation moving the Churchill County seat from Stillwater to the new town of Fallon. A new courthouse, designed by Reno architect Ben Leon, was begun immediately, and opened later the same year. A number of Stillwater businesses moved to Fallon, which

8. Significance, continued

immediately prospered with the new irrigation system. Work on the project began in 1903 with the construction of the Derby Diversion Dam, and a 31.5-mile canal to the Carson River. The first water from the Truckee River reached the Carson River on July 17, 1905, when Derby Dam was formally dedicated (Churchill County Museum 1992).

The City of Fallon was incorporated in 1908, under a general incorporation act. It was the goal of the new city to provide the finest of services to its residents, the number of which was anticipated to reach 20,000 in a few years. The reason for this surge in population was the Newlands Project that was expected to provide 400,000 acres of irrigated fields for agriculture. This objective was never met, however, because the amount of water needed was underestimated. The lack of sufficient water nearly wiped out the new project in its first few years. This situation prompted plans for a dam and reservoir. Construction began on Lahontan Dam in 1911 and it was completed in 1915. Electricity generated at the dam reached Fallon in 1912. Completion of Lahontan Dam proved to be the salvation of agriculture in Fallon (Churchill County Museum 1992).

Several agricultural crops were introduced into the area with varying degrees of success. The Fallon Commercial Club brought in experts to evaluate the feasibility of establishing a sugar beet factory. In 1910, the Nevada Sugar Company was organized, and a large production plant was built. In 1911, the company endeavored to train local farmers to successfully grow sugar beets, but by the end of summer that year it was clear that sugar beets would not grow successfully in the area. Leafhoppers transmitted "curly top" disease from the native pigweed plants to the sugar beets, dooming the project to failure. Several unsuccessful attempts to revive the project were undertaken, but the sugar beet plant was dismantled in 1934 (Churchill County Museum 1992).

Other crops have proved more successful, and one of the more notable from the 1920s was the Hearts-O-Gold cantaloupe. At the time, Lahontan Valley was known as the King of the Cantaloupe, and Newlands Project farms had a virtual monopoly on cantaloupe sales in Nevada and northern California. The cantaloupes had a national reputation for their large size, quality, and flavor. A severe drought in 1931 and 1932, brought a virtual end to the cantaloupe business in Fallon, although a few growers continue to produce them today (Churchill County Museum 1992).

The most economically-stable agricultural crop associated with Fallon is alfalfa. Alfalfa grown on Newlands Project farms has carried the region through many an economic downturn. Because of the altitude and moderately warm weather in the Lahontan Valley, this alfalfa produces a high protein hay that is favored by dairies and feed lots for its superior ratio of leaf to stem. In 1992, it was estimated that the valley's 30,000 acres produced an average of 5 tons of alfalfa hay per acre, of which more than 70 percent is shipped out-of-state (Churchill County Museum 1992).

8. Significance, continued

In addition to agriculture, Fallon's growth was tied to its role as a freight center. During the first decade of the twentieth century several mining towns surrounding Fallon flourished. Fallon served as a shipping center to the communities of Fairview, Rawhide, and Wonder, among others (Carlson 1974). In 1906, a 15-mile branch line of the Central Pacific Railroad was built from Hazen to Fallon. Progress was delayed, however, because of the inability to obtain rail following the 1906 San Francisco earthquake. Fallon had hopes of a Thanksgiving Day "last spike" celebration, but the first train arrived quietly at the Fallon station on January 10, 1907. There was talk of Southern Pacific Railroad plans for an extension from Fallon to Wonder, but these never materialized. Instead, transportation from Fallon to the outlying areas was accomplished by a fleet of six-cylinder Chadwick Racer automobiles (Myrick 1962:38, 234).

The automobile proved to play an even greater role in Fallon's development, with the establishment of the Lincoln Highway. By 1910, there were 458,377 registered passenger cars in the United States, but hardly a decent road on which to drive. Around this time, several automobile enthusiasts in Indianapolis, Indiana began a campaign for a hard-surfaced road, which they dubbed "The Coast-to-Coast Rock Highway." The initial concept was for the road to be financed by states, corporations, and private citizens, so an association was formed to begin raising the funds needed for the monumental undertaking of building an automobile road across the country. This organization became known as the Lincoln Highway Association (Fey 1991).

Nevada's governor, Tasker Oddie, was an automobile enthusiast and supporter of the goals of the Lincoln Highway Association. In 1912, the Nevada legislature, in special session, proposed a state road to be known as "a Nevada State Highway," to run from the Utah-Nevada state line just east of Ely to the Nevada-California state line in Douglas County. The highway would run through Fallon on its way to Reno, following approximately the old Overland road. The problem, of course, was funding, but salvation came in 1913 when the Lincoln Highway Association announced the final route of their highway, which corresponded with Nevada's proposed route. Oddie issued a Lincoln Highway Proclamation, as did Fallon's Mayor George Sherman, who proclaimed October 31, 1913, the official naming day for the highway. Fallon first benefitted from the Lincoln Highway in 1915, when approximately 1,000 people associated with the Glidden Tour traveled the route on their way from the East to the Pacific-Panama Exposition in San Francisco (Fey 1991).

The town profited again that year as a result of the Pacific-Panama Exposition. The Lincoln Highway Association set up a large display in the Palace of Transportation at the exposition, featuring among other things, a large wall map of the Lincoln Highway accompanied by a number of photographs depicting scenes along the route. The most monumental element of the Lincoln Highway presentation was a coast-to-coast motion picture of a journey from New York to San Francisco. The three-hour, 16,000-foot film, known as the Three-mile Picture Show, was shown almost continuously at the exhibit until the exposition closed.

8. Significance, continued

Each town along the route was asked to contribute to the film's production, and an attempt was made to show off each town at its best. For its participation, Fallon proudly presented to the Lincoln Highway Association a check for $99.50, representing 30 donors. A motor caravan was organized for the project, consisting of four cars and a truck. Local observers reported to the press that the "expert moving picture operator was equipped with the most up-to-date apparatus for the film production" (Givens 1994).

The film characterized Fallon as a "remote Nevada town," but when the film came to Fallon for local viewing on January 3, 1916, it was a major event. The film showed at the Rex Theater continuously for twelve hours, and schools were closed so students could have the opportunity to be exposed to "these wonderful moving pictures." Unfortunately, the only known copy of this unique film had deteriorated beyond repair and was destroyed. Efforts to locate a duplicate have been unsuccessful (Givens 1994).

Another significant event along the early Lincoln Highway was the country's first transcontinental military convoy, which crossed the route from east to west in 62 days in 1919. The objective of the expedition was to test various military vehicles and the feasibility of using the road for National defense purposes. The convoy was accompanied by several observers, one of whom was Dwight D. Eisenhower, a young lieutenant colonel at the time. Eisenhower credits his experiences with the convoy for planting the seed that resulted in the inter-state highway system he initiated while president of the United Stated in the 1950s (Anonymous 1999).

The Lincoln Highway's significance began to wane after the 1950s and the expansion of the interstate highway system, but another development affected the route as it passed through Fallon. Naval Air Station Fallon was initially commissioned during World War II, and was significantly enlarged during the Korean Conflict in the early 1950s. Its role expanded over the years, and in the early 1960s the main runway was lengthened. This resulted in a realignment of travel patterns in Fallon, shifting the main route from Center Street to East Williams (Department of the Navy 1998).

Fallon remains an important center for agriculture and the Newlands Project, automobile travel along Highway 50, and the military presence. There is currently in northern Nevada a growing interest in heritage tourism; to draw visitors to our communities to experience the past through our remaining historic buildings and sites. In this new way, Fallon continues to serve the automobile tourist.

8. Significance, continued

The R.L. Douglass House

On April 23, 1904, the *Churchill Standard* announced that the plans for the R.L. Douglass mansion had been completed by a un-named Reno architect. Construction on the home began two weeks later. Since it was a grand design for Fallon, the *Churchill Standard* kept up with all stages of construction, which progressed on the following schedule:

April 30	Ground broken for the home.
May 14	The foundation was nearly in place. The home was to be lighted by electricity.
May 21	The stone foundation had been completed.
June 11	The new home was nearing completion.
July 2	Plumbers were at work piping the interior of the home.
July 16	G.E. Porter, Reno electrician, was at work on the home.

By September of that year, Douglass and his wife Eleanor Ernst Douglass moved into their new home. Because of his love of cars, R.L. was not slow in building a garage just south of his new home. The building included a turntable that allowed him to open the doors and drive his car up onto this device. Once inside the garage, manually spinning the turntable allowed the car to face forward again to be easily driven out the next time the doors were opened.

The Douglass family did not stay in their lavish home for long. In August of 1905, Eleanor's 20 year old brother, Charles H. Ernst, died at the home from typhoid. This family death is one explanation for the Douglass' early move to the Island Ranch. One story has it that Eleanor was so devastated by the death of her brother that she wanted to move from the unpleasant memories. Another version of the story says that Eleanor wanted to move from "the mansion" because it was so large she could not keep it clean, and domestic help was hard to find. Whatever the case, the couple moved to their Island Ranch in Churchill County in November of 1906. Between 1906 and 1913, the *Churchill County Eagle* notes that several organizations were interested in buying the Douglass residence to use as a clubhouse, but it was never sold for such use.

In 1919, the Douglasses commissioned Reno-native Frederic DeLongchamps, who was developing into Nevada's most prominent and prolific architect, to design a Prairie-Style house on Island Ranch. With two fashionable and high-style homes to his credit, R.L. Douglass brought a degree of architectural distinction and sophistication to Fallon.

8. Significance, continued

The September 13, 1913 issue of the *Churchill County Eagle* reported that Dr. F.E. Nichols had purchased the Douglass home. Franklin E. Nichols was born the youngest of 11 children, in Elizabethtown, New York on September 22, 1861. As a child, he moved with his family to Iowa. He attended college at York, Nebraska, later helping to move the college to Lincoln and to build one of the buildings on the campus. Upon graduation from York, he attended Hahnemanum medical college in Chicago, receiving his medical degree in 1890. That same year he married Miss Jessie Ewing. The couple had three children: Dean, Maxwell, and Margaret (Salisbury). For twenty years Nichols practiced medicine in Quincy, Illinois.

In 1912, at the age of 51, he came to Fallon to continue his practice. In September 1913, he purchased the Douglass' grand home. The first winter of his residence, the house was used for the doctor's office and as a hospital. A year later, the garage building to the south of the home was remodeled into a modern 10-bed facility. Dr. Nichols named it the "Cottage Hospital," which included an operating room and fully-equipped laboratory. According to one Fallon old-timer, Dr. Nichols ran a general practice, but he had a reputation for performing abortions. For a while during the Cottage Hospital period, Dr. Nichols worked in partnership with a Dr. Dempsey. Dr. Nichols also owned agricultural property outside of town. On March 3, 1920, the United States Reclamation Service purchased it as part of the Newlands Irrigation project to serve as a demonstration farm designed to help new homesteaders learn farming methods in the valley.

On September 3, 1916, Dr. Nichols married Annie B. Coffin, a teacher in the Fallon schools, and the couple lived in the Douglass residence. It is not known what became of the previous Mrs. Nichols, but by 1912, Nevada had a reputation as a divorce colony, so Dr. Nichols may have come from Illinois to the Wild West for that reason. The doctor operated the Cottage Hospital until July 1919, when he leased the facility to a Mrs. Carr and a Mrs. Mitchell. They operated it as the Fallon Hospital, with Elizabeth Carter as the Directrice. Dr. and Mrs. Nichols continued to live in the residence and to use it as his medical office.

In October 1921, the hospital changed hands again and became known as Fallon General Hospital, with Mrs. Steinbrook as the proprietor. A year later, the hospital's name was changed once again to Fallon Hospital, under the operation of Mrs. Mears, a nurse. In 1923, the hospital closed for good and was converted into apartments. It is not known what caused the rapid turnover of lessees until the hospital's final closure, but at the time there were a number of hospitals operating in Fallon. The practice seemed to be for women with nursing degrees or administrative backgrounds to lease large homes or commercial buildings, and open a hospital. Competition must have been fairly stiff for a while, because the local newspaper was full of ads for hospitals that were "under new management."

8. Significance, continued

Dr. Nichols continued his medical practice in Fallon, using the R.L. Douglass residence as his home and clinic. He died at the age of 74, on April 21, 1935, after suffering a long illness. His obituary in the *Fallon Eagle* described him as a leader in the upgrading of Fallon. He was involved in community activities, including belonging to Masonic Lodge #26, and, "He was an interesting conversationalist, a good friend and companion. The Consolidated 'B' Schools were dismissed on Monday [April 22] in honor of his memory."

By 1947, the former Cottage Hospital had been converted into an apartment building called the Nichols Apartments. In May of 1951, Annie B. Nichols, widowed in 1935, sold the Douglass home to Mr. and Mrs. Clarence Forsberg. The property changed hands several times until 1996 when it was purchased by the current owners, Jerry R. and Suzanne Noonkester, who operate it as a bed-and-breakfast. For most of its existence, the R.L. Douglass House served as a residence. Although for a few years it was a boarding house, realty office, and antique shop.

Criterion B

R.L. Douglass

The R.L. Douglass house is associated with Robert Lee Douglass, one of Fallon's most influential citizens. His life was filled with more financial success than most, but his experiences in Nevada and Churchill County parallel those of many of the pioneers that settled the west. His landmark Queen Anne Victorian home in Fallon stands today in restored splendor. His nearby Island Ranch, with its Prairie Style residence, continues under cultivation, and is a landscaped showplace.

Robert Lee Douglass was born on a farm in Louisiana, Missouri, on December 5, 1877. He moved to Nevada in 1900, with his constant companion, an automobile. Always an auto enthusiast, it has been said that Douglass may have brought the first automobile into the state. Douglass ventured west to join his uncle, J.M. Douglass, whose extensive land and cattle interests were headquartered in Virginia City. R.L. tried mining on the Comstock, but when the boom started in Alaska he was one of the first to sail north. The young man soon returned home and began working on his uncle's ranch in the Island District in Churchill County.

Upon the death of his uncle in 1904, the ranch was left to J.M.'s nephews William J. and Robert L. Douglass. Other life-changing events were in store for R.L. that year as on February 10, he married Eleanor Marie Ernst. The *Churchill Standard* describes 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 . . . ." On April second,

8. Significance, continued

Douglass purchased two lots on the corner of Williams and Carson Street and, by the end of the month, construction began on the couple's new home.

Also that same year, construction of the Truckee-Carson Irrigation Project was underway. Up until that time, homesteaders to the area were forced to settle near the banks of the Carson River in order to have adequate irrigation for their limited crops. Natural grass hay grew in these areas and was harvested as winter feed for livestock. Soon, a few large ranches had settled all the irrigable sites along the river.

Nationally, the push was on to make every acres of the United States productive. President McKinley's assassination allowed Theodore Roosevelt to become President in 1900, and the progressive politicians began the drive to reclaim the desert. Back in Churchill County, the United States Reclamation Service began work on Derby Dam in 1904. By 1914, Lahontan Dam was completed and homesteaders were settling the area. During the course of the construction of the Truckee-Carson Irrigation Project, R.L. Douglass 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. Whatever the case, it is obvious that Douglass was involved in every aspect of this ranch work.

Although involved with his ranch, Douglass was also a well-known and prosperous Fallon businessman. In 1906, he was 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 at Fairview, Nevada, and owned the Fallon Meat Company, and the Douglass-Cano Hazen-Fallon Stage Line. His interests even extended so far as to propose and map the community of Island City in Churchill County.

Not content to keep his knowledge and skills working for him in Churchill County alone, Douglass broadened his knowledge of state and national politics by representing the county in the Nevada State Senate from 1907 to 1911. He was also a Democratic presidential elector and bearer of Nevada's electoral vote for President Woodrow Wilson in Washington, D.C. during 1917. For pleasure, the Senator continued to indulge his love of expensive automobiles. Involved in auto racing, Douglass was on the scene when Barney Oldfield came to Reno in 1904. He purchased a six-passenger Pope-Toledo passenger car and entered it in the Hazen-Fairview run in 1906. By 1914, Stutz Bearcats were more the former Senator's style, and he won the trophy cup in a big Reno race. Douglass was also a contributor to Fallon's participation in the promotion of the Lincoln Highway route through Fallon. Flying seems to have been another hobby for Douglass as the *Churchill County Eagle* quoted the *Reno Evening Gazette* report that his presence on a September 20, 1919, flight made him the "first civilian to make a flight from Fallon to Reno."

8. Significance, continued

With his business and ranching interests in full swing, Douglass' busy life came to a halt in 1913. That year was marked by tragedy when his wife Eleanor died from malaria and rheumatism, complicated by jaundice. She was 32 years of age and left behind three children: Mary Martha (1904-1984), Robert Lee, Jr. (1909-1930), and Eleanor M. (1911-). Douglass was re-married to Mrs. Mantee Thorpe in 1918, and they had a daughter named Josephine. By the 1920s, Douglass was busy as ever. From 1927 to 1932, he served as chairman for the Nevada State Fish and Game Commission, and he continued his work as Internal Revenue Agent for the state, a position he held for 18 years. His political activities within the Democratic party also kept him occupied.

Over the years, the large ranch R.L. had inherited from this uncle was subdivided and sold. This choice property always found a ready market. 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. The Dodge family stills owns this property. In 1944, Charles Peckham Frey purchased the rest of the Douglass ranch, and R.L. and Mantee moved to Oakland, California. Seventy-seven years old and in ill health, Robert Lee Douglass died in Oakland of a self-inflicted gunshot wound in October of 1954. The Knights Templars conducted last rites for him in Fallon. The beautiful home he built in Carson Street remains a legacy of his contributions to the Fallon community.

Criterion C

Queen Anne became popular in the 1880s in the eastern United States after it was introduced at the Philadelphia Centennial of 1876 (Walker 1997). Although by 1904, the popularity of the style was waning, according to Lester Walker (1997:154) it "represented a reaction to High Victorian 'reality' and renewed interest in the picturesque." The Queen Anne style was the culmination of all the Victorian Styles including details of Italianate, Gothic Revival, Carpenter Gothic, and Classical (Walker 1997). The style was named and popularized by a group of nineteenth-century architects led by Richard Norman Shaw. Rather than following the styles popular during the 1702-1714 reign of England's Queen Anne, this late nineteenth-century style borrowed from late Medieval models from Elizabethan and Jacobean eras preceding Queen Anne. The earliest versions by Shaw and his colleagues employed half-timbering and patterned masonry, but the free classic and spindle subtypes are indigenous interpretations. At the time of its introduction onto the American scene, Queen Anne's main competitor was Romanesque, with its heavy—and expensive—stone construction. A wooden Queen Anne house could be built inexpensively and quickly by any competent carpenter (Walker 1997:152). The Queen Anne style enjoyed a mere 20^{+}-year run of popularity, giving way to the Colonial Revival style that followed around 1910.

8. Significance, continued

McAlester and McAlester divide the Queen Anne style into two overlapping subtypes based on shape and decorative detailing. The shape subtype identifies a variety of forms based on roof configuration. Steeply pitched and irregular roofs characterize the Queen Anne style. The R.L. Douglass house falls into the cross-gabled variety. Of the four decorative detailing subtypes identified by the McAlesters, the R.L. Douglass house is distinguished by its spindlework detailing. The Douglass House employs all of the devices that typify Queen Anne from a complex roofline, the spindlework, the use of wall surfaces as primary decorative elements through the use of bays, towers, overhangs and wall projections, and the use of several wall materials of differing textures.

The R.L. Douglass House is the only two-story Queen Anne-style home in Fallon. Further, with such a short run of popularity, coupled with Nevada's general 10-year lag in architectural styles, the Douglass House is a relatively rare example of elaborate, architect-designed Queen Anne architecture in the state. A few Queen Anne homes can be found in Reno and Carson City, but it was not generally embraced in other locales, which were largely rural at the turn of the twentieth century. The reason for the dearth of Queen Anne homes has not been investigated, but it was likely due to economic conditions, the availability of materials, and prevailing tastes.

Summary

Today, the R.L. Douglass House serves as the residence of Jerry and Suzanne Noonkester. It is also known as the 1906 House and is run as a bed and breakfast. This name came about as the result of a miscalculation of the building's construction date. Stationary, business cards, and invoices were printed with the name, and when the error was discovered correcting it was too expensive. The former Cottage Hospital is also owned by the Noonkesters, who operate it as an apartment house. Since the year it was built, this two-story Queen Anne-style home has been a landmark in the community of Fallon. There is no other historic residence in the city that can match this beautiful home.

9. Bibliography

Primary Sources

Newspaper articles in the *Churchill County Standard, Fallon Standard* and the *Churchill County Eagle*

Oral history interview of Eleanor Douglass Scofield, youngest daughter of Eleanor and Robert Douglass

Churchill County Recorders and Assessors Office maps

9. Bibliography, continued

Secondary Sources

Carlson, Helen S.
1974 *Nevada Place Names: A Geographical Dictionary.* University of Nevada Press, Reno.

Churchill County Museum and Archive
1992 *History of Fallon.* Churchill County Museum and Archive, Fallon.

Fey, Christine A.
1991 *A Preservation Plan for the Lincoln Highway in Nevada.* Unpublished master's thesis, University of Nevada, Reno.

Givens, W. Earl
1994 The Three-Mile Picture Show. In *The Lincoln Highway Forum*, the Official Journal of the Lincoln highway Association, 1(4):16-20, Summer 1994.

1995 A Nevada View of the Lincoln Highway. In *In Focus*, the Annual Journal of the Churchill County Museum Association, 8(1):14-31, 1994-1995.

McAlester, Virginia and Lee McAlester
1990 *A Field Guide to American Homes.* Alfred A. Knopf, New York.

Myrick, David F.
1962 *Railroads of Nevada and Eastern California. Vol. 1—The Northern Roads.* Howell-North Books, Berkeley.

Townley, John
1977 *Turn This Water Into Gold: the Story of the Newlands Project.* Nevada Historical Society, Reno.

Walker, Lester
1996 *American Shelter: An Illustrated Encyclopedia of the American Home.* The Overlook press, Woodstock.

10. Geographical Data:

Boundary Description

The National Register boundaries of the Douglass House include the .29-acre parcel identified as Assessor's Parcel Number 01-533-12, -13, Fallon, Churchill County, Nevada, located in Section 31, T.19 N, R. 29E, MDM.

Boundary Justification

Resource boundaries include all land commonly associated with town lots identified as Fallon, Churchill County, Nevada APN. 01-533-12, -13.

Photographs

Name of Property: R.L. Douglass House

Location of Property: 10 South Carson Street
Fallon, Churchill County, Nevada

Location of Negatives: State Historic Preservation Office
100 N. Stewart Street
Carson City, NV 89701

Churchill County Museum
1050 South Maine Street
Fallon, NV 89406

Photograph 1: Douglass House under construction, facing west
1904, photographer unknown
Churchill County Museum Collection No. PH-573-5/7

Photograph 2: Douglass House upon completion, facing southwest
1904, photographer unknown
Churchill County Museum Collection No. PH-102-5

Photograph 3: Douglass House and garage, facing southwest
1905 or 1906, photographer unknown
Churchill County Museum Collection No. PH-109-9

Photograph 4: Douglass House, garage, and Mercedes, facing southwest
ca. 1906, photographer unknown
Churchill County Museum Collection No. PH-103-8

Photograph 5: Douglass House and Allen Rooming House, facing southwest
ca. 1906, photographer unknown
Churchill County Museum Collection No. PH-25-9

Photograph 6: Douglass House parlor
ca. 1906, photographer unknown
Churchill County Museum Collection No. PH-102-6

The R.L. Douglass House, Fallon, Churchill County, Nevada

Photograph 7: Dr. Nichols House and Cottage Hospital, facing southwest
After 1913, photographer unknown
Churchill County Museum Collection No. PH-560-6

Photograph 8: Cottage Hospital (left) and Dr. Nichols House, facing northwest
ca. 1916, photographer unknown
Churchill County Museum Collection 35MM-021-3

Photograph 9: Douglass House front elevation, facing west
March 13, 2001, Jane Pieplow, photographer

Photograph 10: Douglass House, north elevation, facing south
March 13, 2001, Jane Pieplow, photographer

Photograph 11: Douglass House and Apartment Building (former hospital), facing southwest
March 13, 2001, Jane Pieplow, photographer

Photograph 12: Douglass House, south elevation, facing northwest
March 13, 2001, Jane Pieplow, photographer

Photograph 13: Douglass House, living room fireplace detail
March 13, 2001, Jane Pieplow, photographer

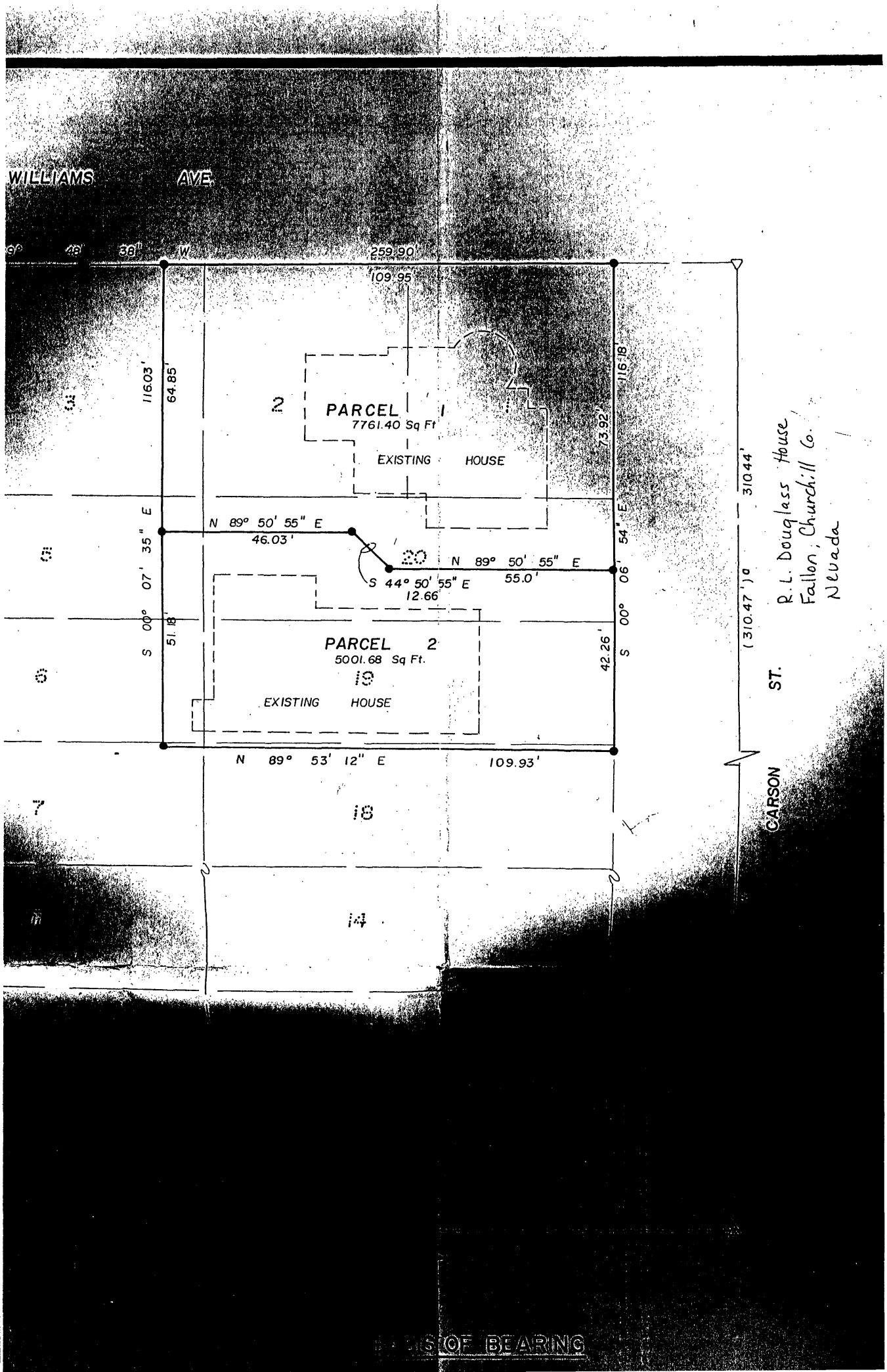
Photograph 14: Douglass House, living room into dining room showing woodwork detail
March 13, 2001, Jane Pieplow, photographer

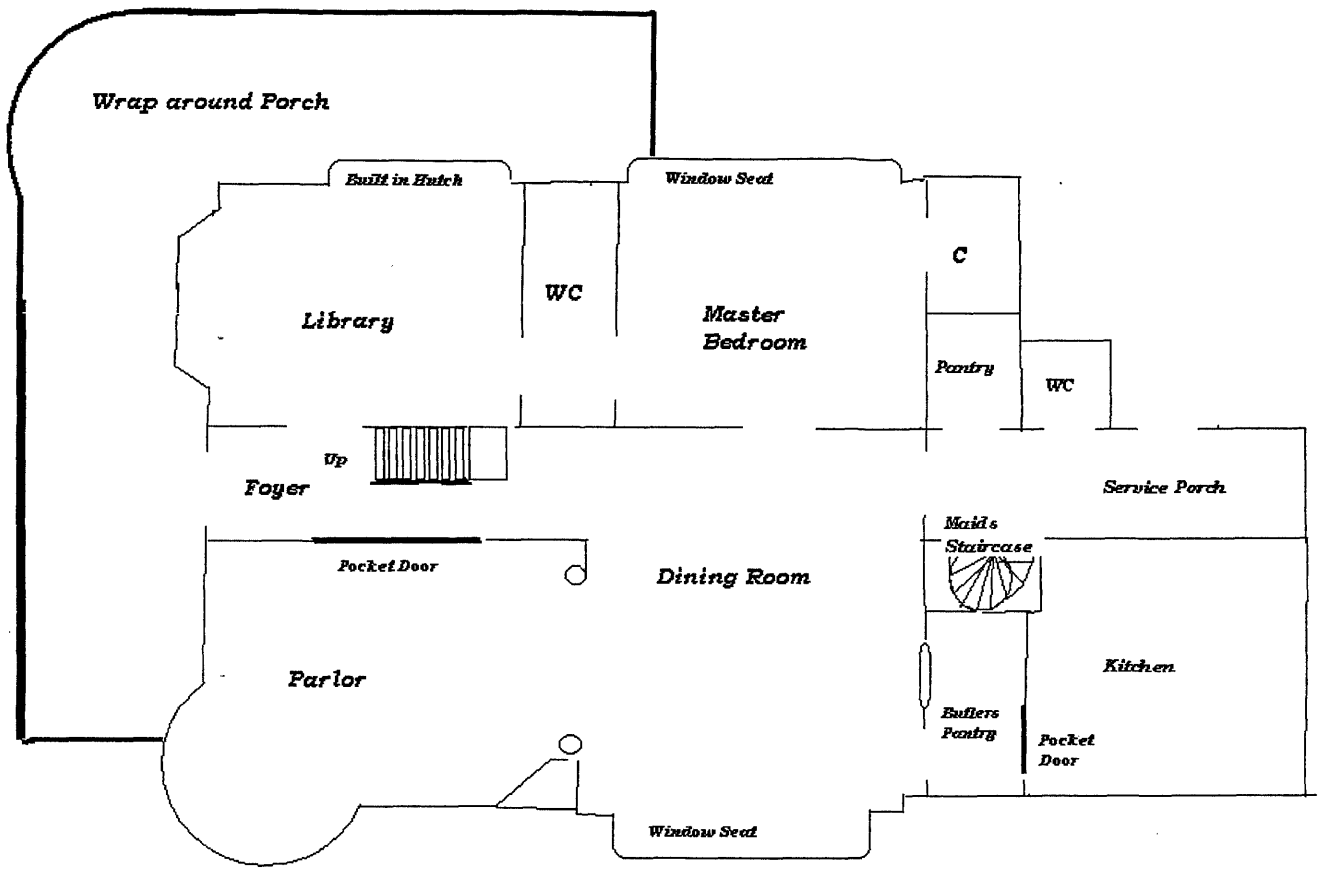
Photograph 15: Douglass House, built-in desk in library
March 13, 2001, Jane Pieplow, photographer

Photograph 16: Former Cottage Hospital (now apartments), east elevation, facing west
April 11, 2001, Jane Pieplow, photographer

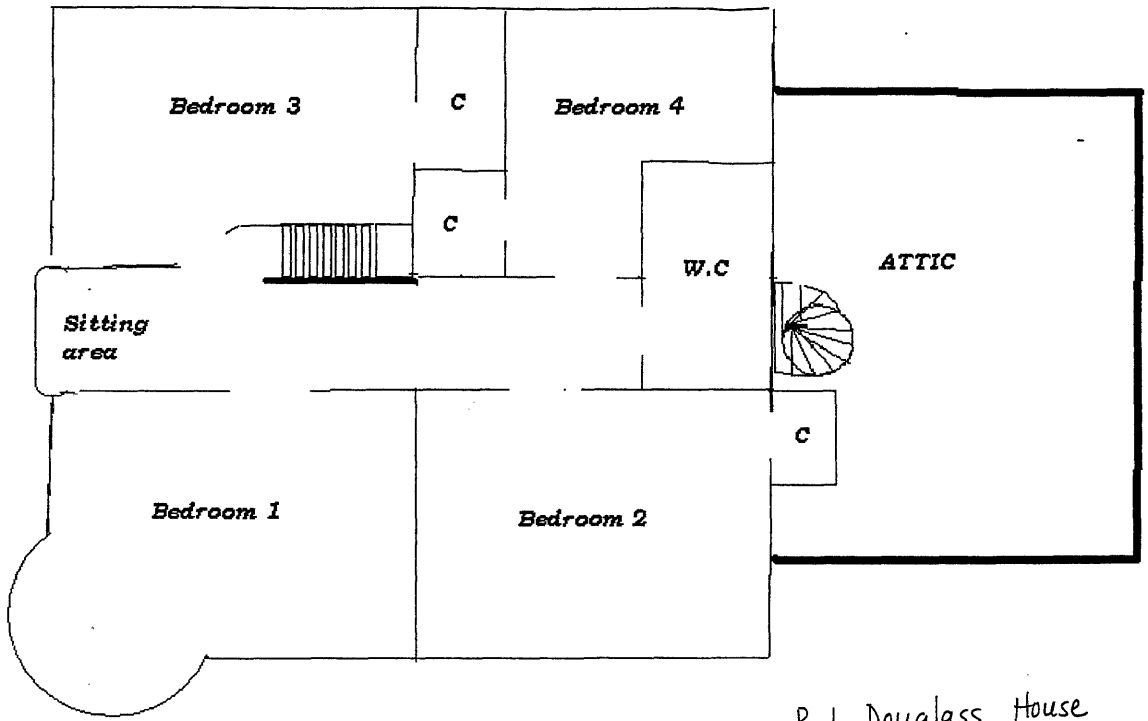
Photograph 17: Former Cottage Hospital, south elevation, facing northwest
April 11, 2001, Jane Pieplow, photographer

Photograph 18: Former Cottage Hospital and Douglass House, showing noncontributing garage, facing west
April 11, 2001, Jane Pieplow, photographer


WILLIAMS AVE.
W 259.90'
109.95'
116.03'
64.85'
PARCEL 1
7761.40 Sq Ft
EXISTING HOUSE
116.18'
73.92'
N 89° 50' 55" E
46.03'
20
N 89° 50' 55" E
55.0'
S 44° 50' 55" E
12.66
S 00° 07' 35" E
51.18'
PARCEL 2
5001.68 Sq Ft.
19
EXISTING HOUSE
S 00° 06' 54" E
42.26'
N 89° 53' 12" E
109.93'
(310.47')a
310.44'
CARSON ST.
R.L. Douglass House
Fallon, Churchill Co.
Nevada
18
14
BASIS OF BEARING



R.L. Douglass House
Fallon, Churchill Co.
Nevada



R. L. Douglass House
Fallon, Churchill Co.
Nevada

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 01000822 **Date Listed: 08/13/01**

Property Name: Douglass, Robert L., House
County: Churchill **State:** NV
Multiple Name: N/A

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Sarah D. Boyce 8/13/01

(for) **Signature of the Keeper** **Date of Action**

==========

Amended Items in Nomination:
Robert L. Douglass built this house in 1904, but only lived there until 1906 when he moved to his Island Ranch property outside of Fallon, and eventually sold the house in 1913. An influential local businessman and politician, Douglass did not spend the majority of his productive professional life at the Robert L. Douglass House, but rather at his Island Ranch. National Register bulletin, *Guidelines for Properties Associated with Significant Persons*, states that eligible properties under Criterion B generally are those associated with the productive life of the individual in the field in which he achieved significance, and should be compared with other properties associated with that individual to identify those resources that are good representatives of the person's historic contribution. In the National Register's opinion, the Robert L. Douglass House does not meet these guidelines and is not significant under Criterion B for its association with Douglass.

An amendment is hereby made to the nomination to delete Criterion B. This amendment has been confirmed with Mella Harmon of the Nevada SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

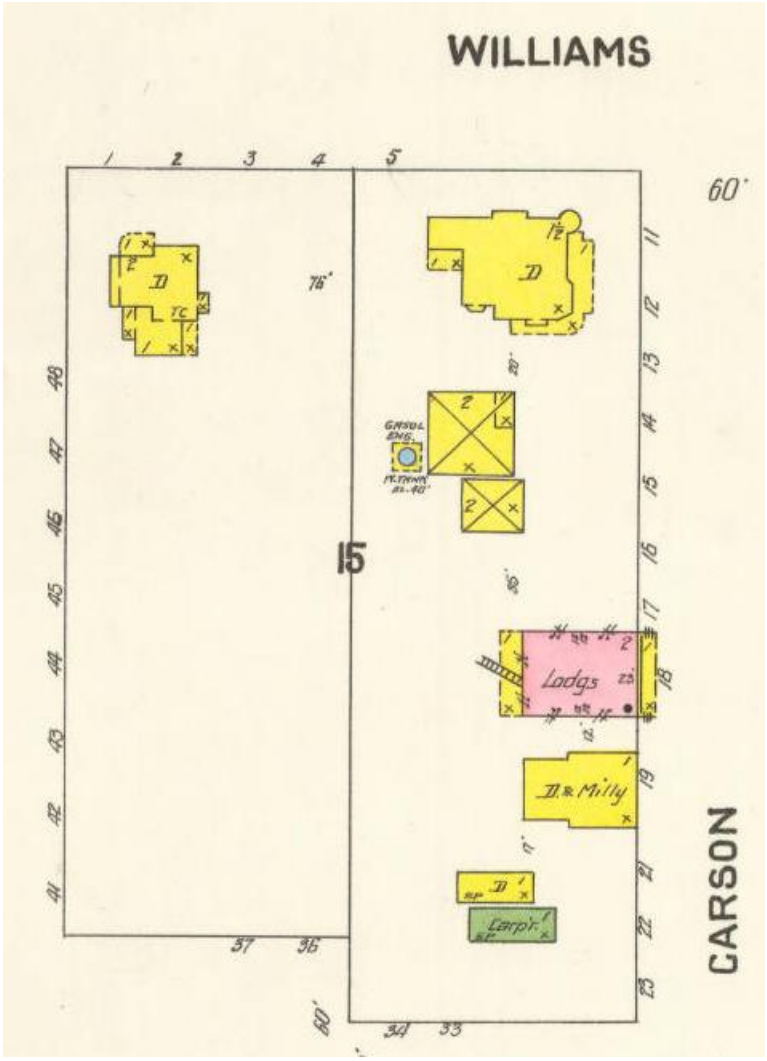
Douglass House

Appendix E

Sanborn Maps

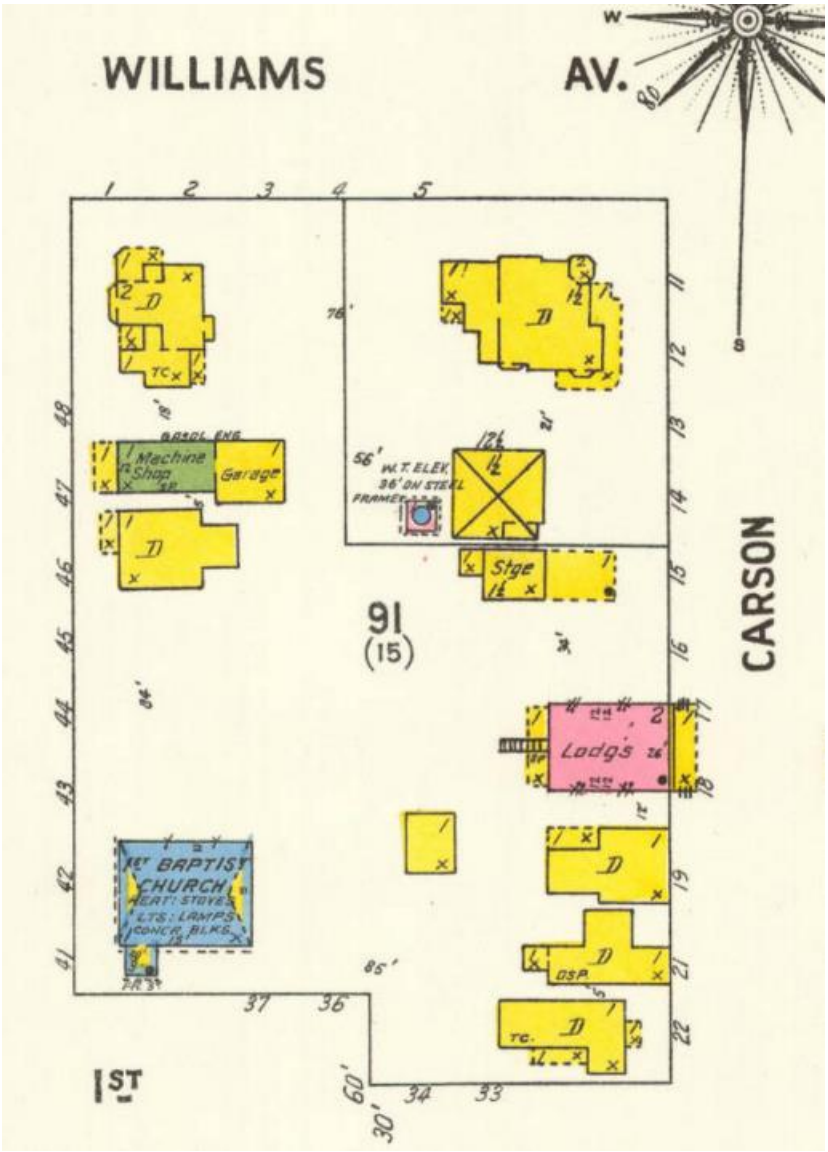
Fallon Sanborn Maps. Keck Map Library, University of Nevada, Reno. Digital collection.

1905



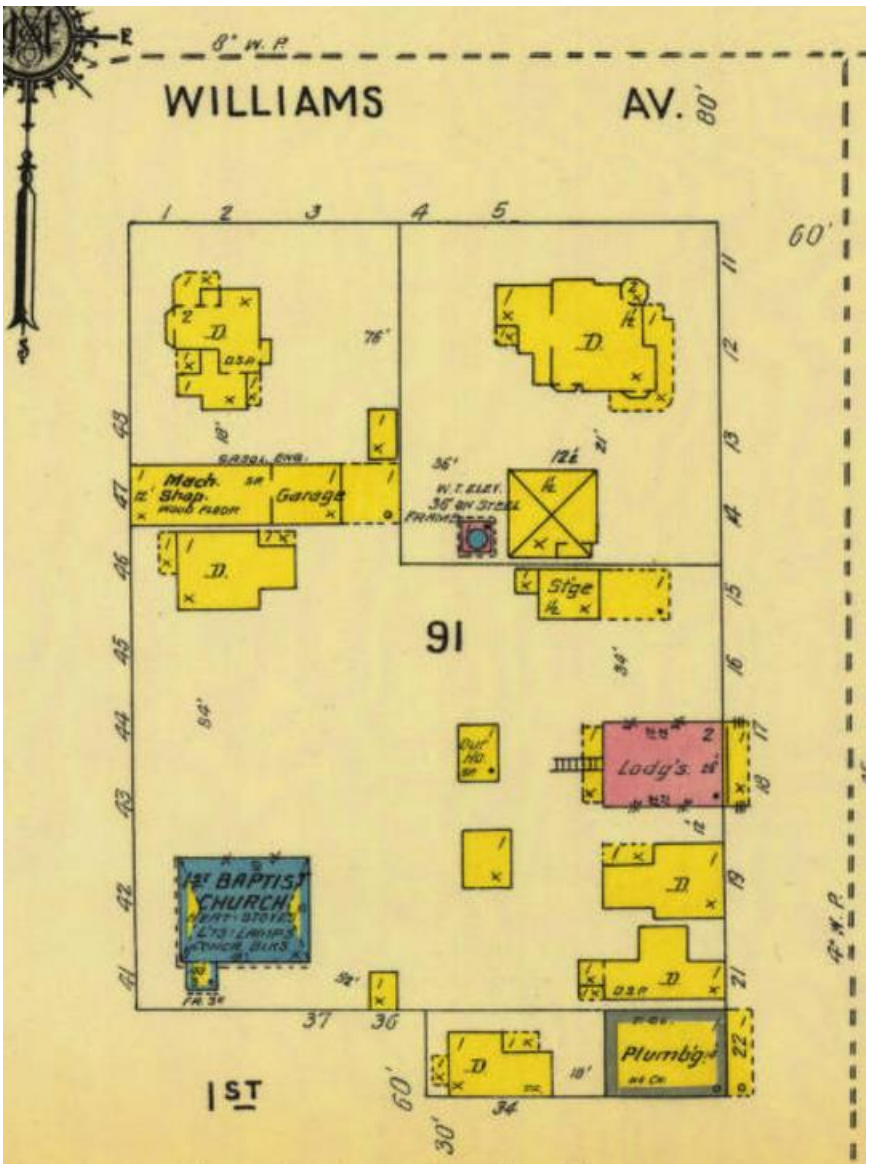
Fallon Sanborn Maps. Keck Map Library, University of Nevada, Reno. Digital collection.

1909 Sheet 2



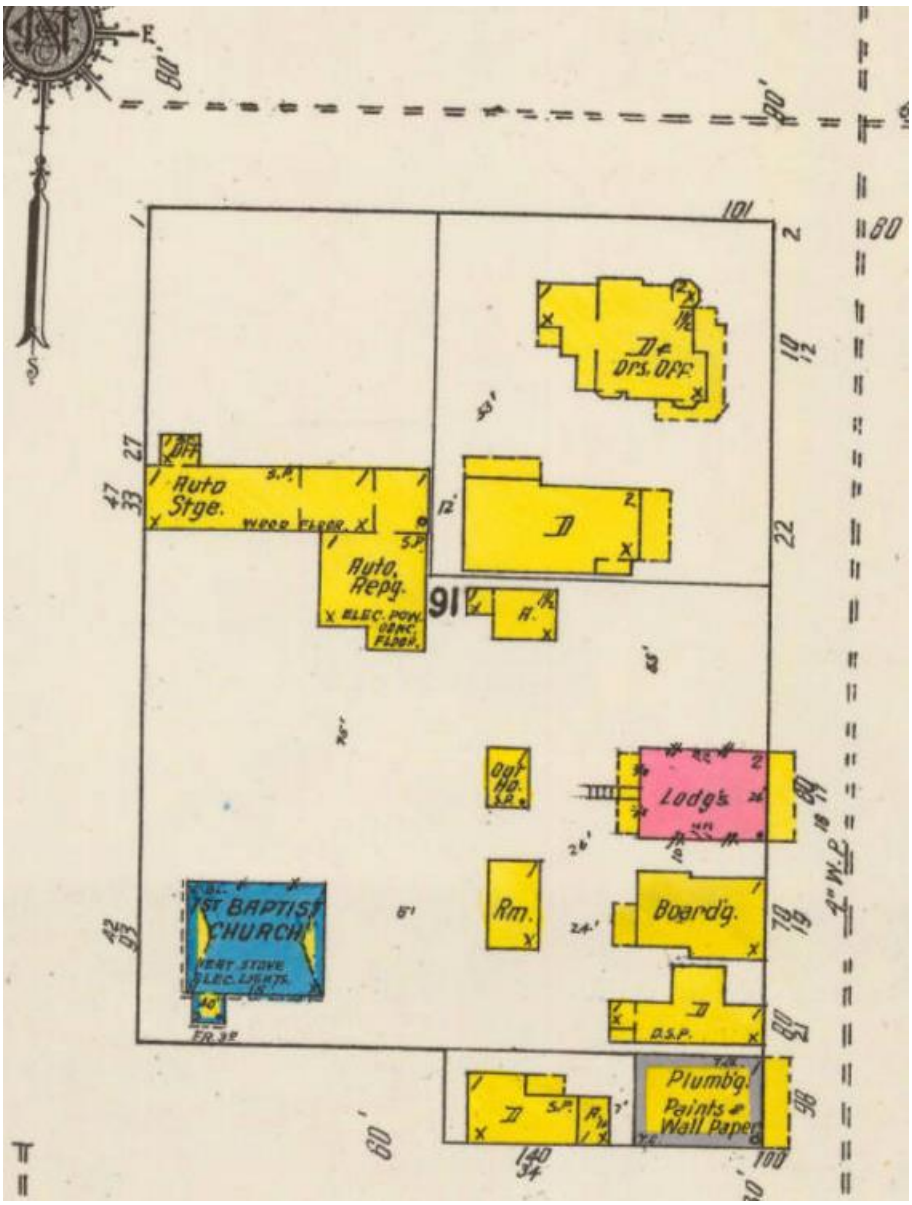
Fallon Sanborn Maps. Keck Map Library, University of Nevada, Reno. Digital collection.

1912 Sheet 6



Fallon Sanborn Maps. Keck Map Library, University of Nevada, Reno. Digital collection.

1923 Sheet 6



Douglass House

Appendix F

Churchill County Archives

Vol. 68 No. 238

"Fallon & Churchill County's Award-Winning Daily Community Newspaper"

25 cents

Friday
October 18, 1991

Arson suspected in post-midnight fire

No motive or suspects yet, says Fetherolf

By CURT ASHER
Staff Writer

Arson is supected in a fire early yesterday that damaged one of Fallon's best-known historic buildings, police said.

A police patrolman spotted the blaze in the Douglass Building, located at the intersection of Carson Street and Williams Avenue, shortly after midnight. Fallon firefighters managed to knock down the flames before they spread from the basement to the main floor.

According to Fire Chief Bill Lawry, smoke damage was heavy throughout the building.

"We'll be back in business by Monday morning," said Linda Lawton, whose LL Realty office is located in the building. The Douglass building also houses the law offices of Rick Lawton and Paul Drakulich.

Built in 1904, the building was originally the home of prominent Lahontan Valley rancher and businessman R.L. Douglass. In 1913, it was purchased by Dr. F.E. Nichols, a physician, who used it as a residence and clinic, and established a hospital next door. The law firm of Lawton and Drakulich remodeled the Douglass Building this year, converting it to offices.

The fire, which originated in the basement, was spotted from the South Taylor Street and Williams Avenue intersection by Cpl. Ray Donahue, who was patroling the streets.

"He looked east and saw the flames from a quarter of a mile away," said Assistant Police Chief Louis Fetherolf. "If Donahue hadn't been alert and attentive, that building would have burned to the ground. That would have been a tragedy. It's one of the grand old buildings we have in Fallon."

The fire was reported at 12:24 a.m. and firefighters were on the scene four minutes later, Lawry said.

Investigators from the police department and Nevada Fire Marshal's office sifted through the damage all night and found evidence of arson. Fetherolf said that flammable liquid may have been used to start the blaze. The fire destroyed files and other items stored in the basement.

Heat from the blaze nearly caused the upper floors to spontaneously ignite, investigators determined.

"Within 5 or 10 minutes, it would have burst into flame," Fetherolf said.

No motive for the alleged arson has been uncovered and no suspects have been identified yet.

"It could have been a disgruntled client. It could have been just about anyone," Fetherolf said. "We really don't have any motive at this point."



Defense investigator Jim Isbister (left) and realtor Linda Lawton examine the damage caused by an arson-caused fire at the building where they work.

Photo by Curt Asher

Douglass House to be featured on television show

By CHRISTY LATTIN
clattin@lahontanvalleynews.com

The beautifully restored pink Victorian mansion sitting on the corner of West Williams Avenue and Carson Street will be featured on a Reno television station Nov. 15.

The Douglass House, built in 1904, will be the featured home on "House with a History" on KNPB Channel 5 on Nov. 15 at 8 p.m.

Filming for the episode took place more than two years ago, said Suzanne Noonkester, one of the home's owners, and a loss of personnel at the television station led to the lengthy delay in producing the half-hour segment.

Noonkester said the film crew took exterior shots in the fall of 2005 and returned in February 2006 to capture interior shots. A new crew visited four weeks ago to shoot a few segments mentioned in the narration but not captured during the first two visits.

"They came, they saw, they conquered and they left," Noonkester laughed. She said she was a little nervous about the film crew arriving, so much so that she made her husband, Jerry, paint the garage for the event.

Jerry Noonkester and his wife purchased the home in March 1996 and renovated it extensively just to make it livable.

"We pulled the rug up and found holes in the floor," Suzanne said.

The couple moved in by May and slowly began refurbishing the entire house, top to bottom, inside and out. The couple operated the 1906 House Bed and Breakfast for about eight years and had one repeat customer they grew to know well and trust.

"One guy came so often we just called one of the rooms 'Bob's room.' He was just a nice guy," Suzanne said.

Once, when the couple was out of town, she gave him a key to the house.



Kim Lamb • LVN file photo

KNPB Producer/Director Ethan Salter, left, keeps an eye on a video monitor while Videographer/Vice President of Production Jack Kelly tapes the staircase at the R.L. Douglass House at the corner of West Williams Avenue and Carson Street in February 2006.

When they returned, they found Bob watering the lawn and learned he actually arrived a day early and was feeding himself cereal he found in the kitchen.

"He was doing his own B&B," Suzanne laughed. "We kept a beer in the fridge for him, but his wife wasn't supposed to know."

She said after eight years, keeping the house in a constant state of cleanliness took its toll and they closed the business. Now, it's just their home.

Suzanne said she's looking forward to seeing the home on television ... finally.

Museum Director Jane Pieplow and Photo Curator Andrea Rossman will be featured on the show. Pieplow said she discussed the home's architecture while Rossman talked about Robert Lee Douglass, who commissioned the house in 1904. Former Mayor Bob Erickson was also filmed detailing life in Fallon in 1904.

Douglass also had an adjacent garage built with a turntable that allowed him to turn the cars around and drive out again.

The Douglass family lived in the mansion only two years before moving to the Island Ranch located several miles south of Fallon on Dodge Lane.

Dr. F.E. Nichols purchased the Douglass home in 1913 and established the Cottage Hospital. A year later, he remodeled the garage into the hospital, complete with an operating room and laboratory. The mansion again became a family home in 1916 when Nichols married Annie Coffrin. The house changed ownership eight times from 1913 to 1996.

The half-hour episode will be hosted by visiting University of Nevada, Reno, history professor Alicia Barber. "House with a History" airs Thursdays at 8 p.m. with repeat broadcasts on Saturdays at 5:30 p.m. on KNPB Channel 5.



Kim Inmb/LVN Photo

KNPB Producer/Director Ethan Salter left keeps an eye on a video monitor while videographer/vice president of production Jack Kelly videotapes the staircase at the R.L. Douglass House at the corner of Williams and Carson St. in Fallon.The crew will spend more than a week recording the exterior, rooms and details of the local mansion.

FALLON'S 1906 HOUSE WILL BE FEATURED ON PUBLIC TELEVISION

By MARLENE GARCIA
LVN Staff Writer

A crew from KNPB in Reno is spending a week in Fallon filming the historic 1906 House on the corner of Williams Avenue and Carson Street from every angle for an upcoming broadcast of "House with a History."

When the series airs sometime before the end of the year, it will also feature some of Fallon's history, said Ethan Salter, producer and director for the channel 5 public broadcasting station.

Salter said interviews were conducted with Churchill County Museum Director Jane Pipelow, photograph curator Andrea Rossman and City Councilman Bob Erickson to get a flavor of the community, its history and facts about the Robert Lee Douglass house.

"It's a Queen Anne style, which is rare in Nevada," Salter said about the pink Victorian house that has been refurbished to its original glory.

Jack Kelly, vice-president of production for PBS, said Douglass lived in a similar house in the east before moving to Fallon and wanted a home in Churchill County with the same architectural style.

In researching the home's history for the television series, Kelly said he learned that Douglass' wife had a brother who died in the home. His wife could not stay in the house after the tragedy so a completely different type of house was built in the county.

Because the house has both a front and back staircase, it qualifies as a mansion, Kelly

See **HOUSE** — A12

House

From Page A1

said. The rear stairs were used by servants in the past. Narrow, twisting steps lead to the second floor from a rear laundry room.

Current homeowners, Suzanne and Jerry Noonkester, created a theme for the cramped staircase, dubbing it "The Yellow Brick Road." The steps are painted to resemble yellow brick, and a replica of "Dorothy's" glittery red shoes sit on a bottom step. The walls are adorned with rainbows and flowers.

The PBS film crew edits five hours of tape for the half-hour program, showcasing eight historic homes in northern Nevada each year.

"We really get into the depth of the architectural style of the house and the history of the community," Kelly said.

An exact airing date has not been set. It is possible the Fallon show could run in August but it definitely will be aired before the end of the year, said Salter. "House with a History" is shown on Saturdays at 5:30 p.m. and Thursdays at 8 p.m.

Before the series airs for general viewing, a premier party will be scheduled in Fallon so local residents can get the first peek at the finished film.

"We have a lot of loyal viewers here in Fallon," Kelly said.

After the Douglass family moved, the 1906 House was occupied by Dr. F.E. Nichols, who used rooms as a doctor's office and hospital, according to newspaper archives researched by museum staff. A garage Douglass had built south of the house was converted to a 10-bed hospital in 1914. The "Cottage Hospital" included a laboratory and operating room. The building is now a rooming house.

The house was bought and sold many times over the years. The current owners bought the home in 1996.

KNPB is a public broadcasting station that relies on corporate and private donations to bring informative and entertaining shows to northern Nevada.

Marlene Garcia can be contacted at mgarcia@lahontanvalleynews.com

when this period



your Realty Leader

LL Realty, Inc.

10 South Carson St., Fallon 4629 Reno Hiway, Fallon

423-5511 867-5501

Douglass House

Appendix G

Building Code Analysis

Building Code Analysis | Douglass House

Future improvements to the Douglass House will be affected by code-based legal constraints, including local ordinances, locally adopted model building codes, and federal accessibility requirements. Although the Douglass House is afforded special recognition by virtue of its listing on the National Register of Historic Places, such listing does not preclude conformance with life safety and accessibility requirements.

For more than a century the Douglass House has served many uses under different owners. It was originally used as a private residence, then as a medical office and hospital, and as a realty office (B office occupancy). From 1997 through the end of December 2007, it functioned as a bed and breakfast inn (R-3 congregate residence occupancy). Since acquiring the property in 2008 the City of Fallon has used the first floor of the facility for small department meetings, civic and community functions including employee recognition events and holiday celebrations; the facility is also available to citizens through a partnership agreement with the Fallon Chamber of Commerce for private meetings, fundraisers, and luncheons. Because there is no accessible vertical access to the second floor, that level is not open to the public and remains unoccupied.

Since the facility is intended to be used for small assembly purposes, it is considered an A-3 assembly occupancy. A building code analysis has been prepared to assist the City of Fallon in planning for building improvements. Currently, the following codes adopted by the City of Fallon will govern future work:

- 2012 International Building Code (IBC)
- 2012 International Residential Code (IRC)
- 2012 International Existing Building Code (IEBC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 International Mechanical Code (IMC)
- 2012 International Swimming Pool and Spa Code (ISPSC)
- 2012 Uniform Plumbing Code (UPC)
- 2012 Uniform Mechanical Code (UMC)
- 2009 International Energy Conservation Code (IECC)
- 2011 National Electric Code (NEC)
- 2012 Northern Nevada Amendments
- 2010 ADA Standards for Accessible Design

Occupancy and Area

Based on the intended use, Chapter 3 of the IBC defines the different uses for each occupancy group, and Chapter 10 establishes the number of allowable occupants. The following chart summarizes the area, use, occupancy and number of occupants. It is interesting to note that IBC Section 303.1.1 allows a building or tenant space used for assembly purposes with an occupant load of less than 50 persons to be classified as a Group B occupancy. Since this is a less restrictive classification for a small building like the Douglass House, and IBC Section 1004.1.2 allows the building official to approve an actual number of occupants less than the calculated number of occupants, this might be worth future discussion.

Area and Occupancy – Douglass House

Space	Area (SF	Use	Occupancy	Occupant Load (SF/Occupant)	Number of Occupants
Storage	239 gross	Storage	-	300 gross	2
Basement Total	**239 gross**	**-**	**-**	**-**	**2**
Sitting Room	182 net	Assembly	A-3	15 net	12
Parlor	203 net	Assembly	A-3	15 net	14
Dining Room	245 net	Assembly	A-3	15 net	16
Library	151 net	Assembly	A-3	15 net	10
Kitchen	178 gross	Catering	B	200 gross	2
WC1	92 gross	Accessory	-	-	-
WC2	29 gross	Accessory	-	-	-
Support Spaces	584 gross	Business	B	100 gross	6
First Floor Total	**1664 gross**	**-**	**-**	**-**	**60**
Support Spaces	1230 gross	-	B	100 gross	12
Second Floor Total	**1230 gross**	**-**	**-**	**-**	**12**
Building Total	**3133 gross***	**-**	**-**	**-**	**74**

*At variance with county assessor's building total – 156 SF basement and 2,645 SF building

Type of Construction

The Douglass House is of Type V-B construction, which is defined in IBC Section 602.5 as "the type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted in this code."

Allowable Area and Height

In mixed-use buildings, a fire separation is not required between various uses provided the building complies with the height and area limitations of the most restrictive occupancy; therefore the entire area and height of the building must comply with the requirements for A-3 occupancy.

The total building area (first and second floor) is 2,894 gross square feet, which is within the allowable area of 6,000 square feet.

Table 503 limits the height of A-3 occupancies in Type V-B structures to a single story – the Douglass House is a two story structure and therefore exceeds this limitation. However, IBC Section 504.2 allows a one story increase with the installation of an automatic sprinkler system; this has the added benefit of allowing for future exhibits and interpretation on the second floor.

Plumbing Fixtures
IBC Table 2902.1 provides the minimum number of plumbing fixtures required based on the type of occupancy and number of occupants. To determine the occupant load for each sex, the building total occupant load must be divided in half and separate facilities provided for each sex.

Minimum Number of Required Plumbing Fixture – Douglass House

Occupancy	Toilet Male	Toilet Female	Lavatory Male	Lavatory Female	Other
Assembly A-3	1 per 125 occupants	1 per 65 occupants	1 per 200 occupants	1 per 200 occupants	1 drinking fountain 1 service sink
Total	**1**	**1**	**1**	**1**	**1 each**

Accessibility

As of March 15, 2012, all newly constructed or altered State and local government facilities must follow the requirements of the 2010 ADA Standards for Accessible Design, including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.

In addition to federal regulations, IBC Section 3411.9 requires accessibility in historic buildings that undergo alterations or a change in occupancy except where it is deemed technically infeasible by the governing authority. If compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, the following minimum alternatives requirements must be met:

- At least one accessible route from a site arrival point to an accessible entrance shall be provided
- An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided
- At least one main entrance shall be accessible with appropriate signage
- Where toilet rooms are provided, at least one accessible family or assisted-use toilet room shall be provided

The City of Fallon recently constructed an accessible route that connects the accessible parking to the main building entrance. On the interior, the accessible route connects the foyer to the dining room through the parlor but doorways to the library, restrooms, sitting room, pantry, kitchen, and service porch do not have 31-1/2 inch clear as required by code and therefore are not accessible.

Neither of the two existing restrooms on the main floor are currently accessible, nor located on the accessible route. The large restroom, designated WC1 on the plans, is sufficiently sized and can be renovated to achieve accessibility by removing the claw foot tub, installing ADA fixtures with appropriate clearances, and new grab bars. Doorways can be widened to increase the opening size between the dining room and library, and the library and WC1.

Additional Code Issues

- Exit Illumination — IBC Section 1006 requires the means of egress, including the exit discharge, to be illuminated at all times the building is occupied with not less than 1 foot-candle at the walking surface and be supplied with back up emergency power source. A single wall-mounted emergency lighting unit is located at the intermediate stair landing but when tested was inoperable.

- Door Swing — IBC Section 1008 requires doors to swing in the direction of egress travel when serving an area containing an occupant load of 50 or more persons. However, IEBC Section 1205.7 allows in-swinging existing front doors provided there are other approved egress doors with the capacity to serve the total occupant load for the building.

- Handrails — IBC Section 1009 requires handrails on each side of stairs. However, IEBC Sections 1203.9 and 1205.11 exempt the historic interior stairs and railings from meeting current codes. Existing conditions are permitted to remain in these two locations. Conversely, the exterior steps leading from the walkway to the front porch are not original and is not in compliance with the dimensional uniformity required in IBC Section 1009.7.4. The original steps visible in early photographs depicted five risers of uniform height; the replacement steps have six risers of significantly varying heights, which poses a trip and fall hazard.

- Exits — Based on the occupant load, two exits are required on the first floor per IBC Section 1015. The existing front door, while not out-swinging, meets the requirement for one exit. The service porch egress door should be commissioned to serve as the second exit. If the building official concurs, IEBC Section 1205.6 allows historic doors with non-compliant widths to remain if there is sufficient width and height for a person to pass and the capacity of the exit system is sufficient of the occupant load. However, the door might have to be modified to swing outward in the direction of exit travel. The second floor is currently unused and provided it remains as a B occupancy with less than 29 occupants, only one means of egress is required per IBC Section 1021.

Douglass House

Appendix H

Deed

DOC # 397488
12/28/2007 10:20 AM
Official Record
Recording requested By
WESTERN NEVADA TITLE CO
Churchill County - NV
Vicky Tripp - Recorder
Page 1 of 4 Fee:
Recorded By VLT RPTT: #2

397488

RPTT #0.00 #2

Assessor's parcel #: 01-533-12; 01-533-13
08-29380-07
RECORDING REQUESTED by and return to:
The City of Fallon
55 W. Williams Avenue
Fallon, Nevada 89406

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 14th day of December, 2007, between JERRY R. NOONKESTER and SUZANNE NOONKESTER, husband and wife, of the County of Churchill, State of Nevada, the parties of the first part, and THE CITY OF FALLON, a political subdivision of the State of Nevada, of the County of Churchill, State of Nevada, the parties of the second part,

W I T N E S S E T H :

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States of America, to them in hand paid by the parties of the second part, and for other valuable considerations, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the

said parties of the second part, and to its heirs and assigns forever, all that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, more particularly bounded and described as follows, to-wit:

> Lots 1, 2, 19 and 20 and the East 10 feet of Lots 3, 5 and 6; the North on foot of Lot 18 and the North one foot of the East 10 feet of Lot 7, all in the Block 62 of W. W. Williams Tract, Fallon, Churchill Co., Nevada, according to the map thereof, filed in the office of the County Recorder of Churchill County, State of Nevada, under File No. 615.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand, the day and year first above

///

///

///

///

///

written.

Jerry R. Noonkester
JERRY R. NOONKESTER

Suzanne Noonkester
SUZANNE NOONKESTER

STATE OF NEVADA)
: ss.
County of Churchill)

On this 17th day of December, 2002, personally appeared before me, a Notary Public, in and for the county and state aforesaid, JERRY R. NOONKESTER and SUZANNE NOONKESTER, who were known to me or who proved to me to be the persons, described in and who executed the above and foregoing instrument; who further acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above -written.

Gayle K. Scott
Notary Public

///

GAYLE K. SCOTT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103862-2 - Expires March 1, 2010

The undersigned, a duly authorized representative of Grantee the City of Fallon, Nevada, hereby accepts and consents to the recordation of this document.

GARY C. CORDES
County Clerk

STATE OF NEVADA)
: ss.
County of Churchill)

On this 17th day of December, 2002 P.S., personally appeared before me, a Notary Public, in and for the county and state aforesaid, GARY C. CORDES, who acknowledged to me that he was the City Clerk of the City of Fallon, Nevada, and who was known to me or who proved to me to be the person, described in and who executed the above and foregoing instrument; who further acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Notary Public

VALERIE SWIRCZEK
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No. 03-60262-4 - Expires February 25, 2011

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-397488
12/28/2007 10:20 AM
Official Record

Recording requested By
WESTERN NEVADA TITLE CO

Churchill County - NV
Vicky Tripp - Recorder

Page 1 of 1 Fee:
Recorded By: VLT RPTT:

1. Assessor Parcel Number(s)
   a) **1-533-12, 1-533-13**
   b) _____
   c) _____
   d) _____

FOR RECORDER'S OPTIONAL USE ONLY
Document/
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:
   a) [ ] Vacant Lot b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [x] Comm'l/Ind'l
   g) [ ] Agriculture h) [ ] Mobile Home
   [ ] Other _____

3. Total Value/Sales Price of Property $665,000.00
   Deed in Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value: $665,000.00
   Real Property Transfer Tax Due $-0-

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section #2
   b. *Explain Reason for Exemption:* to the City of Fallon

5. Partial Interest: Percentage being transferred: %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty and perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation is called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature/Grantor _____ **Capacity** _____

Signature/Grantee _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION** (REQUIRED)
Print Name: Jerry R. Noonkester	Print Name: City of Fallon
Address: 10 S. Carson St.	Address: 55 E. Williams Avenue
City: Fallon	City: Fallon
State: NV Zip: 89406	State: NV Zip: 89406

COMPANY REQUESTING RECORDING

Print Name: Western Nevada Title Company Escrow # 08-29380-07
Address: 2258 Reno Hwy., Suite A
City: Fallon State: NV Zip: 89406

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Douglass House

Appendix I

Photos



PHOTO 1 EAST ELEVATION



PHOTO 2 EAST ELEVATION



PHOTO 3 EAST ELEVATION



PHOTO 4 NORTHEAST ELEVATION



PHOTO 5 NORTH ELEVATION



PHOTO 6 TURRET



PHOTO 7 WEST ELEVATION



PHOTO 8 PARTIAL WEST ELEVATION



PHOTO 9 SOUTH ELEVATION



PHOTO 10 PARTIAL SOUTH ELEVATION



PHOTO 11 GARAGE



PHOTO 12 PERGOLA



PHOTO 12 SITTING ROOM



PHOTO 13 SITTING ROOM



PHOTO 14 SITTING ROOM



PHOTO 15 SITTING ROOM



PHOTO 16 PARLOR



PHOTO 17 PARLOR



PHOTO 18 PARLOR



PHOTO 19 PARLOR



PHOTO 20 PARLOR



PHOTO 21 FOYER



PHOTO 22 FOYER



PHOTO 23 DINING ROOM



PHOTO 24 DINING ROOM



PHOTO 25 DINING ROOM



PHOTO 26 LIBRARY



PHOTO 27 LIBRARY



PHOTO 28 SERVICE PORCH



PHOTO 29 SERVICE PORCH



PHOTO 30 SERVICE PORCH



PHOTO 31 SERVICE PORCH



PHOTO 32 KITCHEN



PHOTO 33 WC 1



PHOTO 34 WC 2



PHOTO 35 UPSTAIRS SITTING AREA



PHOTO 36 UPSTAIRS SITTING AREA



PHOTO 37 BEDROOM 1



PHOTO 38 BEDROOM 1



PHOTO 39 BEDROOM 2

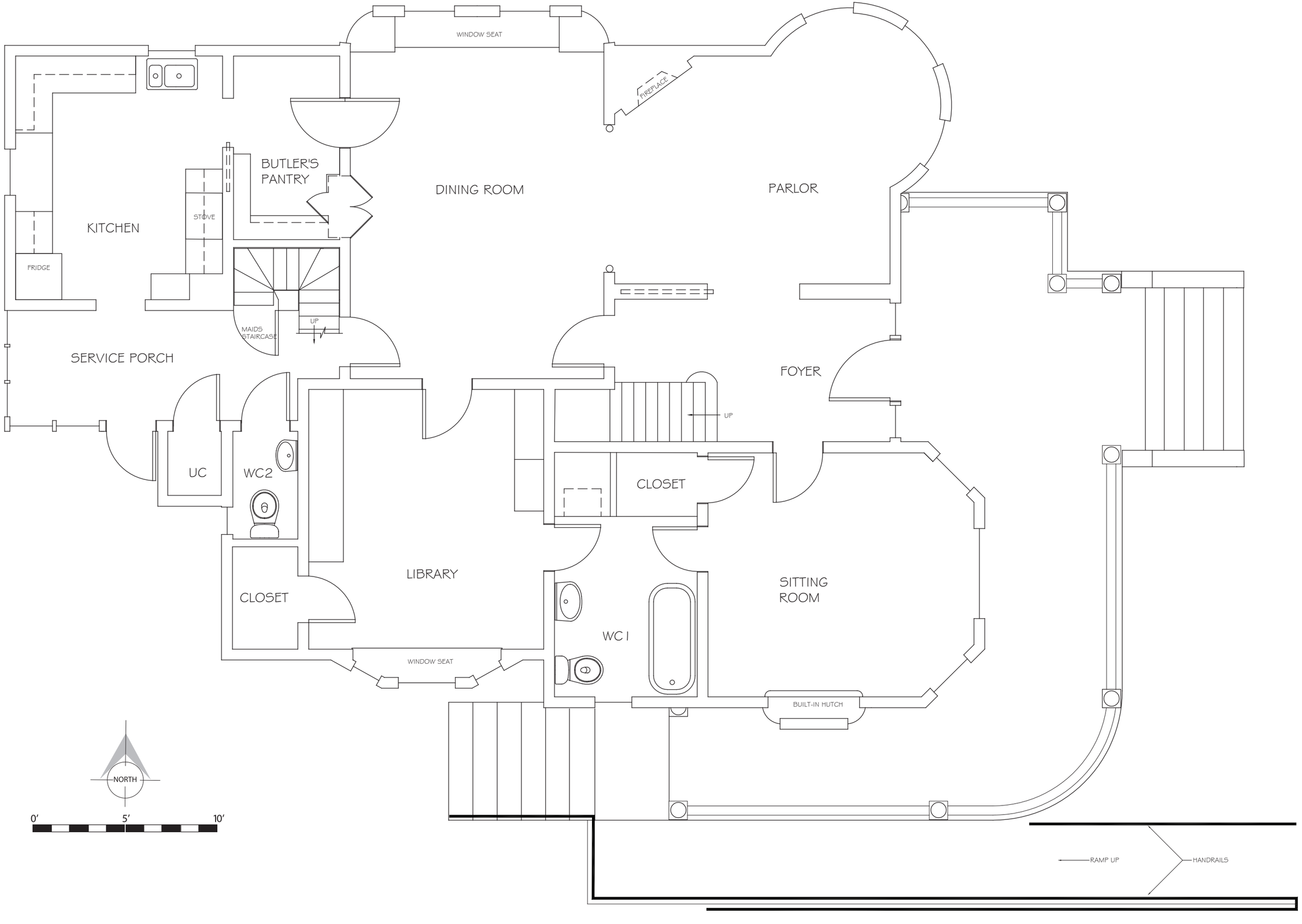


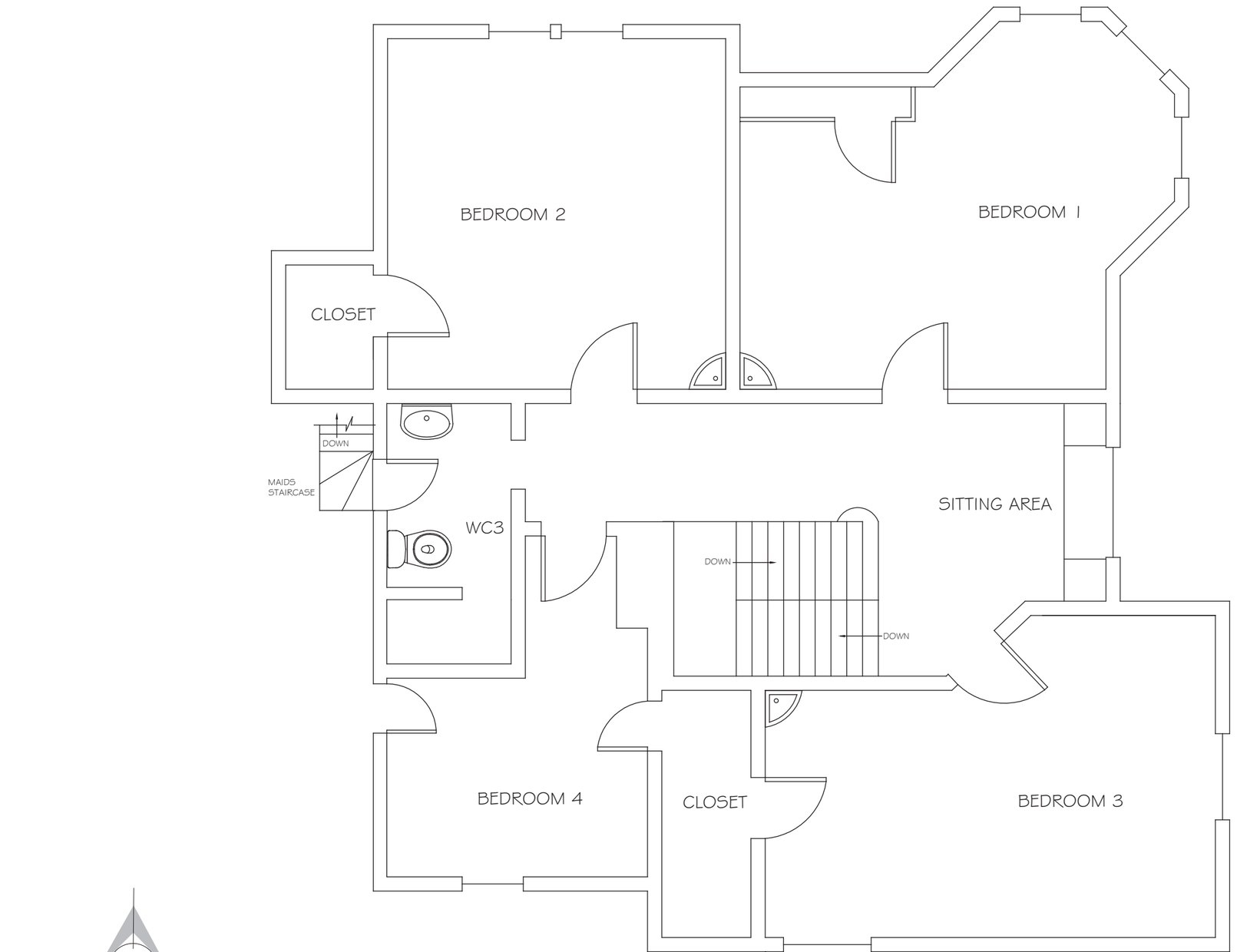
PHOTO 40 BEDROOM 2

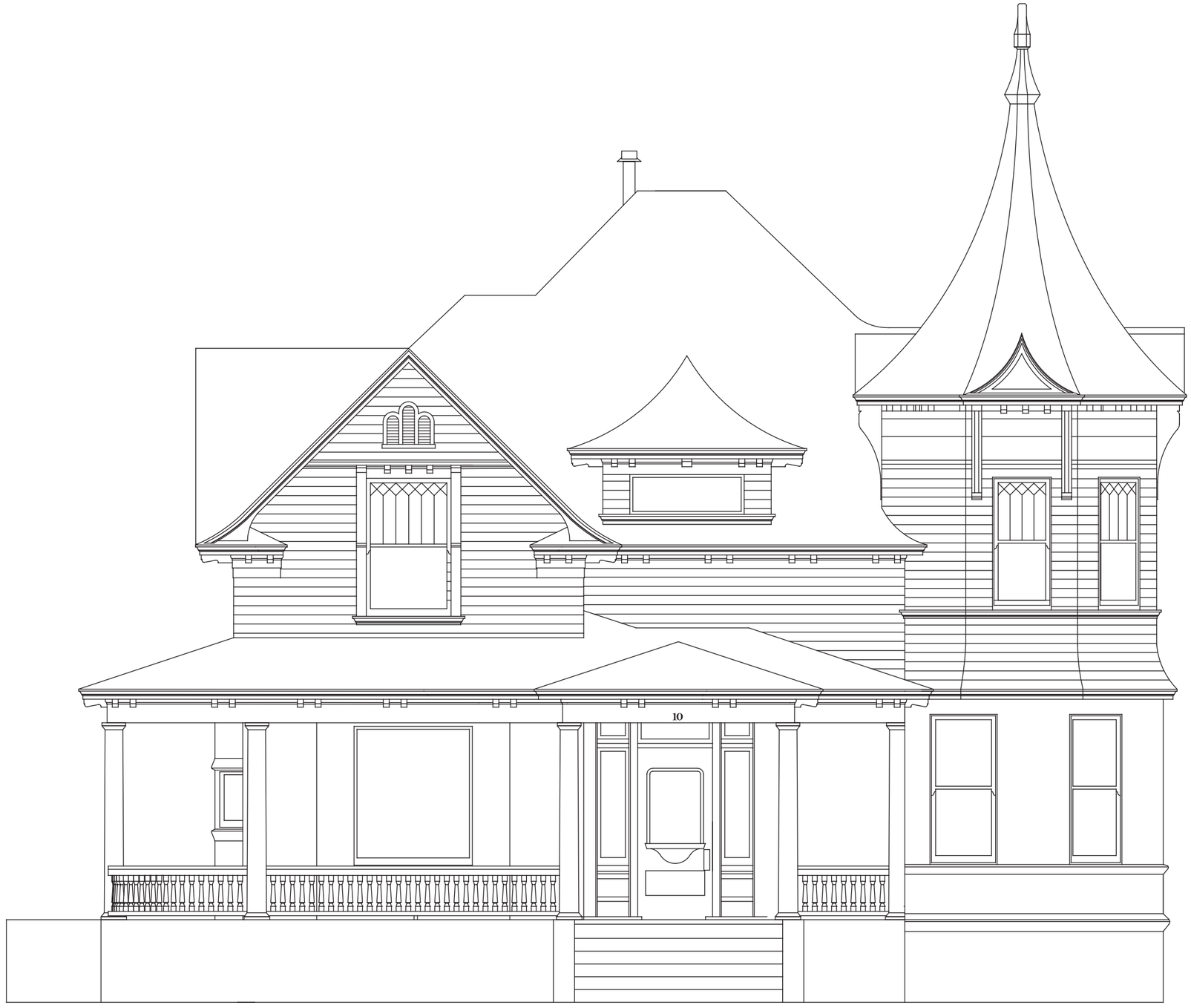
Douglass House

Appendix J

Drawings


WINDOW SEAT
FIREPLACE
BUTLER'S PANTRY
DINING ROOM
PARLOR
KITCHEN
STOVE
FRIDGE
MAIDS STAIRCASE
UP
SERVICE PORCH
FOYER
UP
UC
WC2
CLOSET
LIBRARY
CLOSET
SITTING ROOM
WC 1
WINDOW SEAT
BUILT-IN HUTCH
NORTH
0'
5'
10'
RAMP UP
HANDRAILS


BEDROOM 2
BEDROOM 1
CLOSET
DOWN
MAIDS
STAIRCASE
WC3
SITTING AREA
DOWN
DOWN
BEDROOM 4
CLOSET
BEDROOM 3
NORTH
0'
5'
10'



0′ 5′ 10′

EAST ELEVATION



SOUTH ELEVATION



0′ 5′ 10′

NORTH ELEVATION

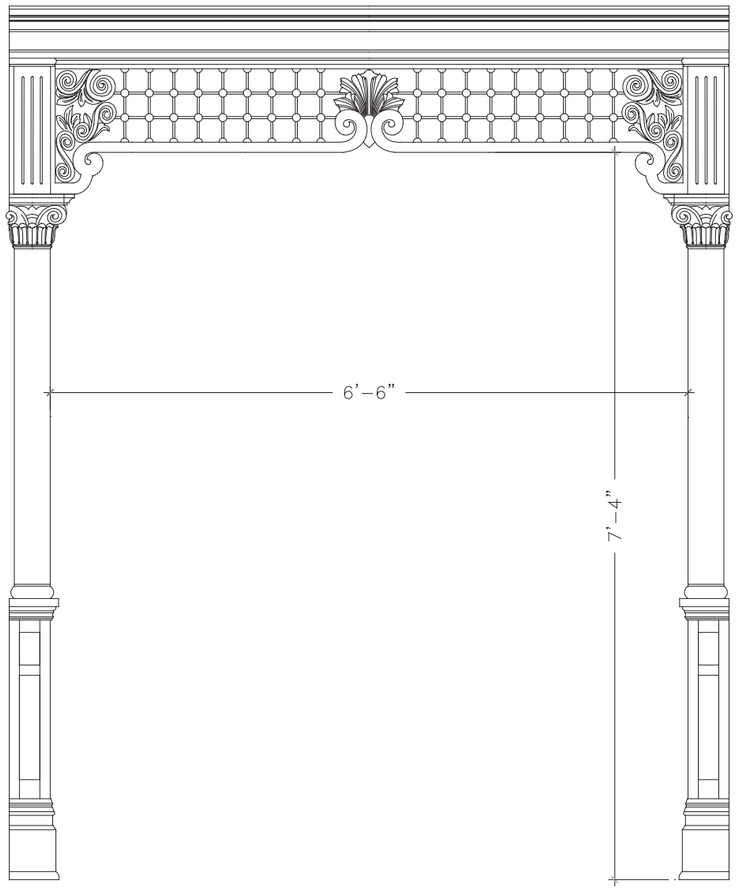
dubé group
ARCHITECTURE



0′ 5′ 10′

WEST ELEVATION

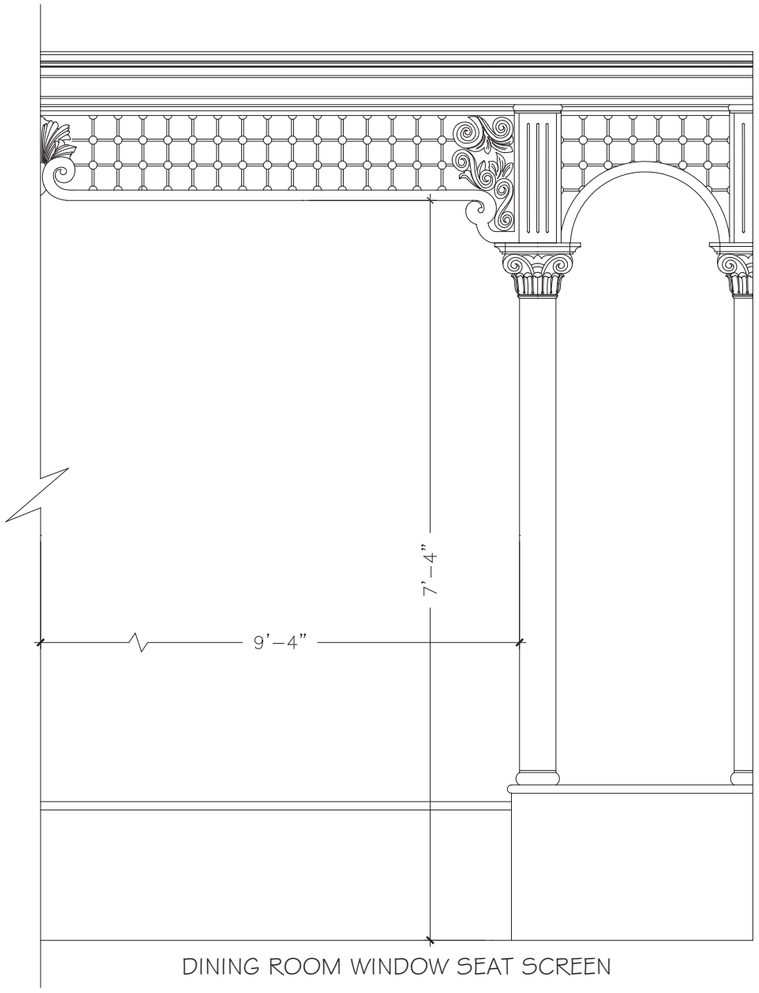
dubé group
ARCHITECTURE



DINING ROOM EAST ENTRY

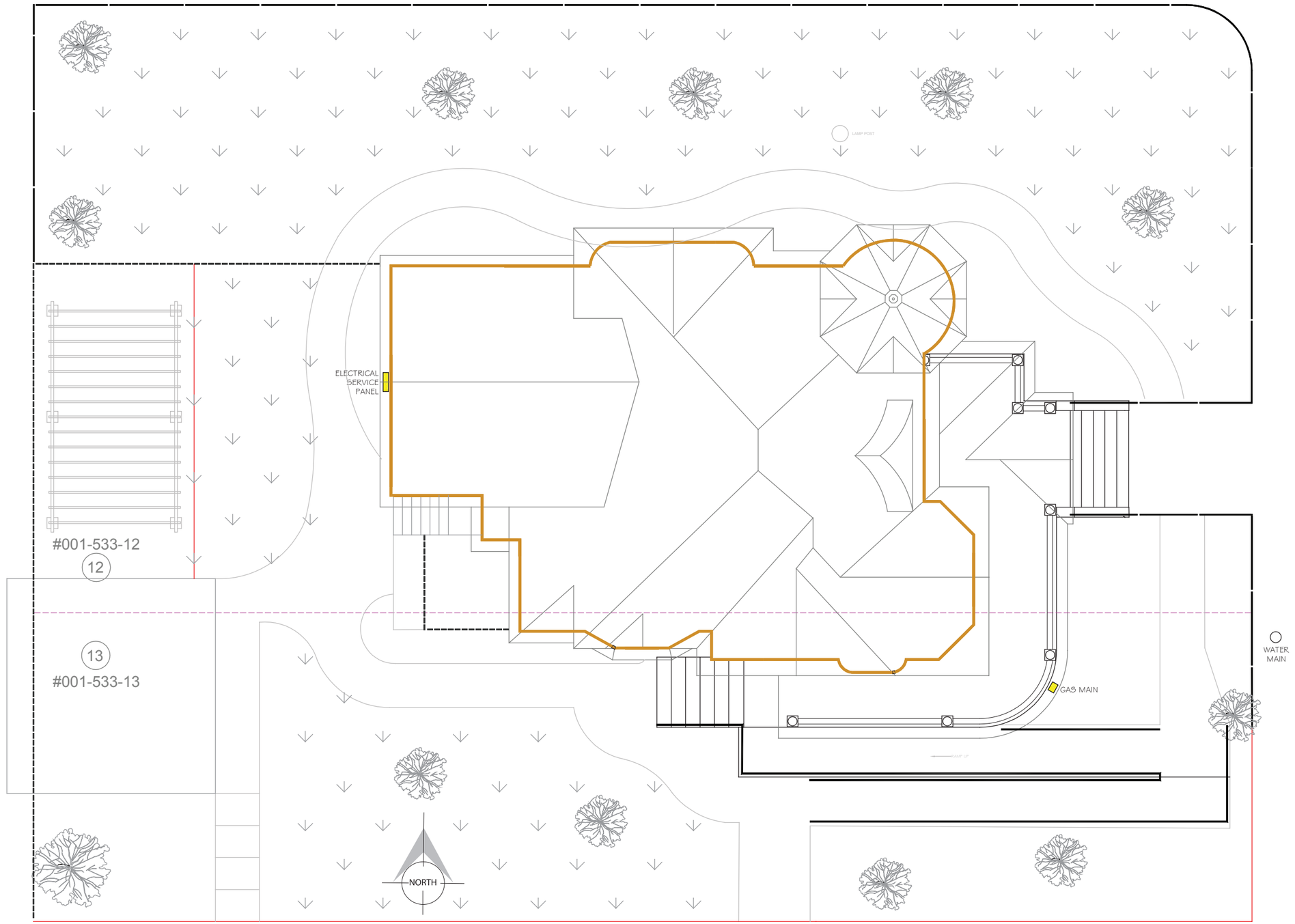


SITTING ROOM BUILT-IN HUTCH



DINING ROOM WINDOW SEAT SCREEN

DETAILS



dubé group
ARCHITECTURE

0′ 5′ 10′