

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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



### 1. Name of Property

Historic name: Lampe, Wilhelm & William, Ranch

Other names/site number: Jacobs Family Berry Farm

Name of related multiple property listing:

Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties

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

### 2. Location

Street & number: 1335 Centerville Lane

City or town: Gardnerville State: NV County: Douglas

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

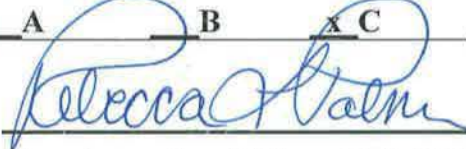
I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide x local

Applicable National Register Criteria:

x A \_\_\_ B x C \_\_\_ D

	Nevada SHPO	February 26, 2018
<b>Signature of certifying official/Title:</b>	<b>Date</b>	
<u>Nevada State Historic Preservation Office</u>		
<b>State or Federal agency/bureau or Tribal Government</b>		

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

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

**4. National Park Service Certification**

I hereby certify that this property is:

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

  
Signature of the Keeper

4-12-18  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only one box.)

- Building(s)   
District   
Site   
Structure   
Object

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>1</u>	buildings
<u>1</u>	<u>          </u>	sites
<u>7</u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>14</u>	<u>2</u>	Total

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

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/Secondary Structure
- AGRICULTURE/SUBSISTENCE/Processing
- AGRICULTURE/SUBSISTENCE/Agricultural Field
- AGRICULTURE/SUBSISTENCE/Animal facility
- AGRICULTURE/SUBSISTENCE/Agricultural Outbuilding

**Current Functions**

(Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/Secondary Structure
- AGRICULTURE/SUBSISTENCE/Processing
- AGRICULTURE/SUBSISTENCE/Agricultural Field
- AGRICULTURE/SUBSISTENCE/Animal facility
- AGRICULTURE/SUBSISTENCE/Agricultural Outbuilding

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY/Gothic Revival

Double Pen

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

Principal exterior materials of the property: WOOD/Weatherboard; BRICK; METAL/Steel

### Narrative Description

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

### Summary Paragraph

The William Lampe Ranch is a 5-acre ranch in southern Gardnerville nestled along the southern edge of the town's suburban development immediately south of Cottonwood Slough. It contains 16 resources, 14 of which are contributing to the ranch, with the Gothic Revival Ranch House, the Barn, and the Creamery being the most prominent. Most of the buildings are clustered around a central driveway and turnabout that was historically used to access the property. The northwest corner of the property contains the ranch's only remaining agricultural space, adapted from hay pasturage into berry farming and bee keeping space by the current owners. The existing collection of buildings, structures, and landscape features convey the century and a half of agricultural development on the property between the 1870s and the mid-twentieth century.

### Narrative Description

#### Setting and Overview

The William Lampe Ranch is a 5-acre remnant of an agricultural property that once spanned over 300 acres during its height in the early twentieth century under Wilhelm and William Lampe. The nominated area includes the primary ranch complex during the period of significance, including the main Ranch House and Barn. The surrounding setting of the ranch has transitioned from rural and agricultural, to predominantly suburban in recent years, mostly since the early 1990s. Rural, agricultural land remains to the south. The encompassing suburban residential development is largely a result of land sales by the Lampe family to developers during the mid-to-late twentieth century. Cottonwood Slough, a secondary channel of the East Branch of the Carson River, continues to run several hundred yards north of the property, but has been channeled significantly.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



Photograph 1 – Fields, Ranch House, and Creamery (far left), looking southwest.

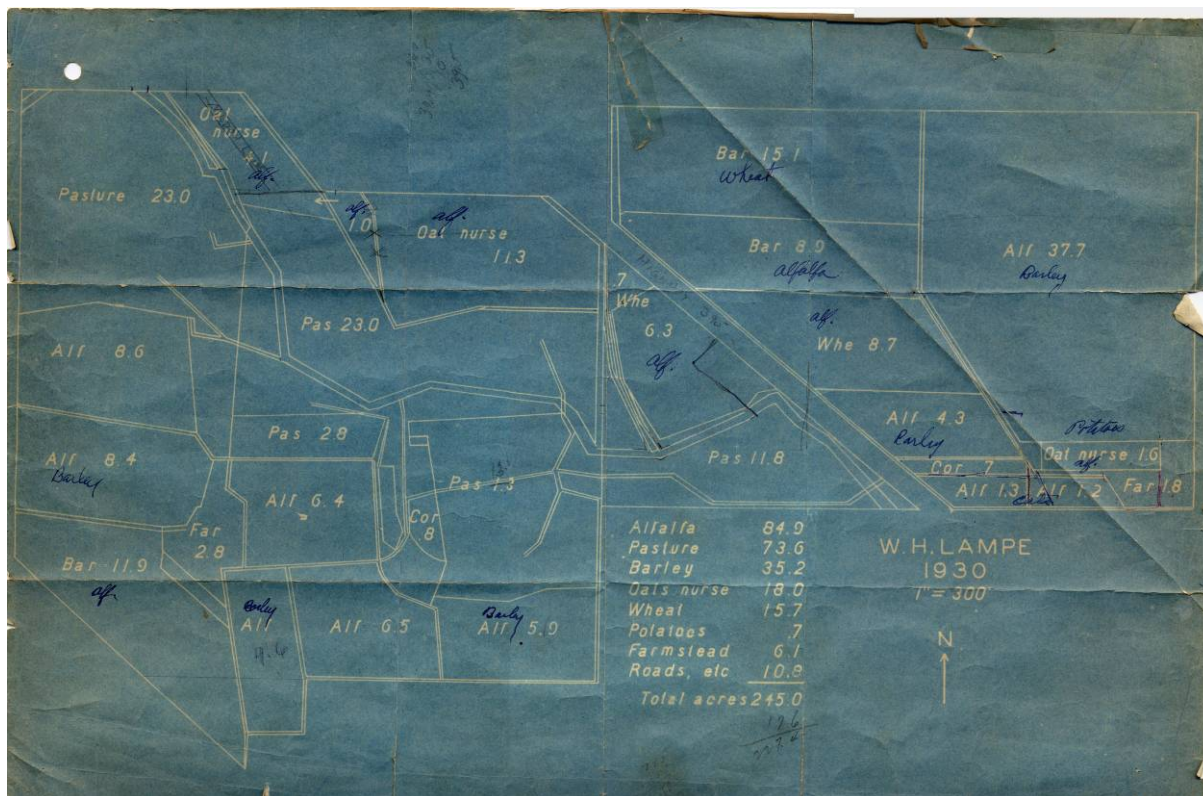


Lampe Ranch Plat Map, 1918 with 147 acres (Courtesy of Jacobs Family Berry Farm).

Lampe, William, Ranch

Douglas County,  
 Nevada  
 County and State

Name of Property



Plat map of Lampe Ranch, 1930, after expansion east across U.S. Highway 395 to 245 acres total (Courtesy of Jacobs Family Berry Farm).

The remaining 5 acres comprises the main ranch complex run by three generations of Lampe ranchers for 115 years until it was ultimately sold in 2002 to Jack and Diana Jacobs. At its height in the early twentieth century, the ranch straddled Cottonwood Slough south of Gardnerville, with acreage extending away from the main complex, border to the west by the county road (now Nevada Highway 756), on the south by the Hussman Ditch and the Hussman Ranch, on the east roughly by Orchard Road, and on the north by another county road (now Toler Avenue). For the most part, only irrigation channels (with accompanying naturalized willow, ash, and cottonwood), field fences, and an ice pond intervened in open fields. This open layout appears to have remained intact until 1965 when the Lampe family sold most of the land for development, leaving only the five acre section with the main ranch complex remaining. However, that land developed rather slowly over the course the 1970s through the 1990s, absorbing much of Gardnerville’s immediate suburban construction next to the larger suburban development of Gardnerville Ranchos to the south. First, most of the ranch east of U.S. 395 was redeveloped for the Carson Valley Estates project in the early 1970s, followed shortly by much of the land west of 395 being donated to Douglas County to create Lampe Park. Immediately east of the farmstead is the small Sunset Park subdivision constructed in the late 1980s, along with the Kingslane development farther to the northeast. The land west of the homestead was redeveloped

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

for churches, including the Carson Valley United Methodist, St. Gall Catholic, and Shadow Mountain (Baptist) congregations.

The main Ranch House anchors the development's southwest corner, with the Barn at the southeast corner and a large open parking turnabout and dirt yard in between. Secondary buildings, mostly north of the turnabout space, are scattered to the north, including the Garage, Creamery, Chicken House, Workshop, Privy, Bunk House, and two loafing sheds. The two main non-contributing elements are the Warehouse and the Guest House, which were constructed amid the historic buildings. Although they are compatible with the historic use and setting of the ranch, the Warehouse does represent an obviously modern disruption of the otherwise nineteenth and twentieth century character of the ranch. Running along the east side of the property is the former Lampe Ranch Canal which provided water from the East Branch of the Carson River, which is diverted approximately 1.25 miles southeast of the property. Although the fields are mostly developed, the canal system is still active and is used to irrigate some parts of the property. The embankments, culverts, bridges, and diversion boxes remain. Historic trees, mostly cottonwoods (*Populus* sp.) remain throughout the property, providing shade and windbreaks.



Photograph 2 – Example of cluster arrangement, showing Creamery (right), Bunk Shed (center), and Workshop (left), looking northeast.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

1. Ranch House, 1898 (additions in 1962), contributing building

The Lampe Ranch House, constructed in 1898 by Wilhelm and Maria Lampe, is an extremely late example of the Gothic Revival-style. It is a two-story home following the Centered Gable variety of residences in this style. The main section of the house on the north end has a moderately-pitched, side-gabled roof with a steeply-pitched intersecting gable centered on its north façade and a second-story, centered, gabled dormer breaking the rear (south) roofline. The roof is asbestos tile, added in approximately 1915 after a fire burned away a portion of the historic wood shingle roof. Two red brick chimneys break the roof crest. Extending from the north section to the south was a single-story extension, with a red brick chimney near its southern terminus. All siding is wood, dropboard, and all foundations are concrete perimeter, in some cases reinforcing historic rock pilings with lime grout, or slab. This extension received an addition in 1965 that in-filled space between a storage building and the main house. The storage building, also present by 1918, is a single-story front-gabled frame building with dropboard siding and heavily insulated walls, having served as a cool storage room for produce prior to the electrification of the ranch. Records and observation suggest that the 1918 storage building was initially the first residence for the family, built in 1872, but the historical record is not clear. The practice of expanding relatively simple homesteads into larger, architecturally extravagant dwellings was not uncommon in western agricultural areas. However, the two-over-two wood sash windows and dropboard siding matching that on the main Gothic Revival house suggests that regardless of the date of construction, the building was heavily remodeled in or after 1898 along with the construction of the main portion of the house. In 2007, the owners made a gable-roof extension from the 1962 addition to the east, creating a new entry and glassed in sunroom on the elevation.<sup>1</sup>

---

<sup>1</sup> Virginia McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 266; Jacobs Family Berry Farm, "History of the Land – Lampe Homestead," paper, no date, 2, Jacobs Family Berry Farm private collection; "W.H. Lampe, Farm Inventory," January 1, 1928, Folder 6, Box 6, AC 0277 – Fleischmann College of Agriculture – Experiment Station Records (hereafter FCA-ESR), University Archives & Special Collections, University of Nevada, Reno (hereafter, UNR); Jack and Diana Jacobs, personal communication to the author, April 9, 2017.



Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State



**Photograph 3 – Lampe Ranch House, looking southeast.**

Windows on the main section are wood sash windows with simple surrounds and modest crown molding. On the façade, a single one-over-one sash window is placed in the second story gable. On the first floor, paired one-over-one sash windows flank the main entry. The side elevation windows are two-over-two wood sash windows. They are symmetrically placed with two on the upper story and two on the lower story. The main entry has paired, wood panel storm doors with long, narrow screen openings. The main doors are heavy wood panel doors with windows detailed with Gothic styling. The main entry is covered by a single-story porch with a flat roof, square fluted columns and pilasters, and decorative verge-boards below the eave. It rests on a concrete slab with two steps leading to a concrete pathway to the front gate. Windows on the remaining portions of the house are predominantly two-over-two, either wood or vinyl dual-pane replacement windows on the intervening sections. The exception is the 2007 sun porch addition which has fixed, vinyl dual-glaze windows on all of its elevations.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



**Photograph 4 - Lampe Ranch House, east elevation, looking west, showing additions to rear of the main house including historic Cold Storage building. (left).**

The interior of the home retains strong integrity, although modernized utility systems and appliances punctuate high-use areas such as the kitchen. The northernmost section of the home is a center-hall plan with dark-stained panel wood finishes. A stairway to the second floor runs from the northern end of the hallway upwards and south to a center hall on the second floor to access the bedrooms. Original tongue-and-groove flooring remains in the house in good condition. Interior moldings for passageways, entries, and windows all remain in very good condition.

Historic Associated Feature – *Lawn* – The Lawn surrounds the Ranch House, connecting its landscape with the Garage and the Guest House. It is comprised of well-irrigated, planted grass with modern shrubbery and floral landscapes. A combination of younger trees and older cottonwood (*Populus* sp.) trees keep the landscape nearest the house very well shaded. The Lawn and an extension to the south that is now outside the property line, totaling 1 acre,

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

was used by the Lampe family as a garden area until it was transitioned into lawn space in approximately 1966.<sup>2</sup>



Photograph 5 – Barn, viewed from central driveway, looking southeast.

2. Barn, 1901, (w/ addition c.1920s), contributing building

The Lampe Barn is a modified Three-Portal Barn as defined in the MPDF under which this nomination is submitted, *Agriculture on Nevada's Upper Carson River in Douglas and Ormsby/Carson Counties*. The construction date of the barn is a matter of debate, with structural engineer and regional barn historian Paul Oatman estimating its construction around 1880, while the Douglas County Historical Society places it at 1901. In either case, the barn was present by 1909 as it appears in a *Record-Courier* article about William Lampe's ranch in July of that year. Early photographs indicate that the barn was constructed originally as a three-portal barn, a barn type common to German immigrant communities in the Midwest. At some point in the mid-twentieth century, the central portal of the barn was widened, likely to provide access for larger

<sup>2</sup> Historic aerial imagery for 1335 Centerville Lane, Gardnerville, Nevada, from Historic Aerials, 1966 and 1967, <https://www.historicaerials.com/viewer#>, accessed February 23, 2017.

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

tractors and other farm equipment. Despite the alteration, the two side portals remain, providing access to the side aisles for livestock and equipment storage.<sup>3</sup>

The barn is approximately 55' wide and 82' long with four bays and three aisles, two large lofts, and two large granaries. It has a moderately-pitched, corrugated steel, front-gabled roof that faces north, with an extended monitor breaking the roof crest at its center. The barn has a single-entry center hall with side-aisle configuration. Side walls along the east and west elevations are roughly two-stories tall. The north façade is dominated by large, two-story swinging panel doors providing access to the barn's center aisle. The side aisles have single-story heavy sliding doors mounted on steel tracks on the façade. A shed roof extension was made onto the rear of the barn, either constructed originally or added onto the barn later to house small grain bins. Exterior walls are all flush 2"x10" unfinished boards.



Photograph 6 – Barn interior, viewing primary framing and roofing structure, looking up and southeast.

<sup>3</sup> Paul Oatman, undated written description of the Lampe Barn, transmitted to the author March 26, 2017; Douglas County Historical Society, "Great Barns of Carson Valley Tour 2009," 3<sup>rd</sup> page, Douglas County Historical Society archives (hereafter DCHS); "William Lampe Ranch," *Record-Courier*, July 1909, DCHS; Allen G. Noble, *Wood, Brick, and Stone: The North American Landscape, Vol. 2: Barns and Farm Structures*, (Amherst: University of Massachusetts Press, 1984), 12-13.

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

The barn has heavy timber, mortise-and-tenon framing with selective reinforcement with steel bolts and straps, resting on embedded foundation stones. Oatman provides a detailed description of the barn's structure:

The barn has five bays (the distance between posts) and consists of a main aisle and two side aisles. The H bents (main aisle) have 10 by 10 purlin posts and 6 by 6 head braces connecting the 10 by 10 tie beams. The purlin plate...is connected with bladed scarf joints. The side aisles have secondary tie beams...with secondary canted purlin posts...with a secondary purlin plate...also connected with bladed scarf joints. All purlin posts and plates have 6 by 6 braces....This whole system supports 2 by 6 rafters on 24" centers. The longitude sills and cross sills are 10 by 10 and also employ bladed scarf joints as well as 6 by 6 foot braces. The paneling and loft are of a later date. One unusual feature of the barn is the numbering of the "H" bents. These numbers signify the order in which the barn was erected. The numbers are bold and concise. It could be that the timbers were cut and hauled to the jobsite or it was more efficient with [an] untrained crew.<sup>4</sup>

Along the center aisle are single-story walls with a mezzanine deck above the side-aisles. Paneling along the center aisle walls is comprised of flush 2"x10" boards. Most joints are fastened with 1" tenons. At the rear of the barn's center aisle, there is a raised wood floor for clean work space, leading up to the grain bins at the rear of the barn. The frame wall of the middle bin is movable to allow for adjustment based on the necessary storage space needed, and to allow the space to be used alternately for grain storage and for equipment storage. A belt driven grain elevator remains and is installed along the north wall of the grain bin area. The east side-aisle has a low ceiling and 6.5"x6.5" posts and beams framing the space, and was used historically as a feeding corral. The west side-aisle has matching posts and beams, but has a small shop crane, indicating the space had been used for loading and unloading smaller wagons. Interior framing posts and beams show circular saw marks, suggesting they were lumbered at local sawmills in the Carson Valley.

This Lampe Barn appears to be the only remaining of a complex that, at its height, contained several barns to facilitate livestock and hay storage. A 1928 Farm Inventory by William Lampe mentions the existence of three barns in that year, including a small dairy barn, a large barn constructed in 1905, and a larger barn (the nominated building) with no date. The nominated Lampe Barn that still remains was possibly constructed by a Danish barn-builder, as mentioned by the Douglas County Historical Society. The shed addition on the rear of the Barn to house the grain bins suggests an addition in the early twentieth century. Modifications such as these were common in the valley during the 1920s-1940s as the economy shifted toward beef and dairy production. Irregularities in the joinery along the rear of the Barn also suggest that at one point, the building's rear elevation used to terminate with the gable end, and had the shed addition added later. The 1905 barn burned down in 1965, and was replaced by the Warehouse.<sup>5</sup>

<sup>4</sup> Oatman, undated description of the Lampe Barn.

<sup>5</sup> Roger G. Hyytinen to Jack Jacobs, "Structural Review of Historic Jacobs Barn," March 20, 2012, 1, Jacobs family collection; "W.H. Lampe, Farm Inventory," 1928, Folder 6, Box 6, AC 0277, FCA-ESR, UNR; Douglas County

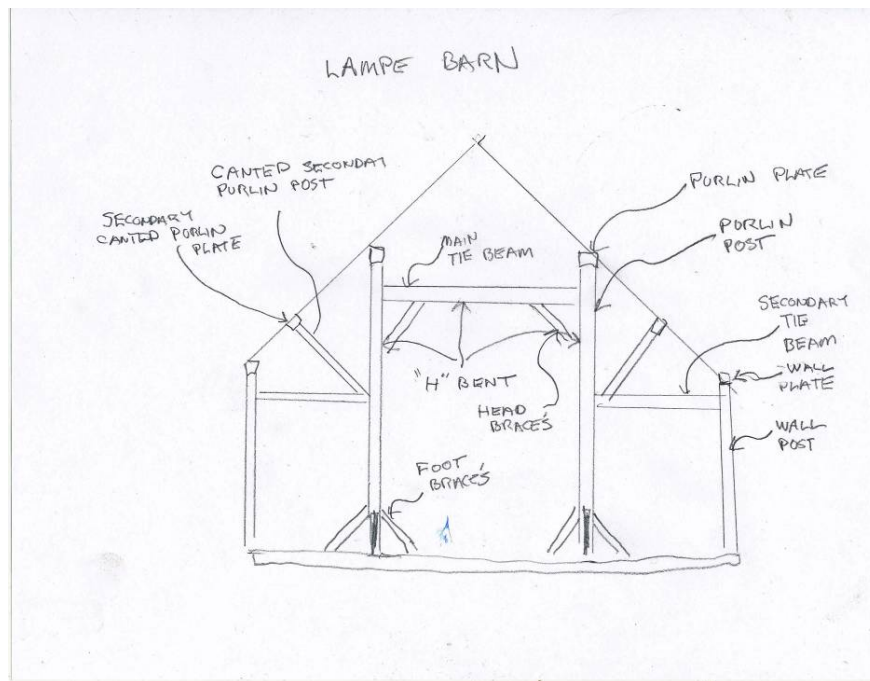
Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



Photograph 7 – Barn, rear elevation and southwest corner, looking northeast, showing grain bin addition.



Photograph 8 – Barn, rear elevation and southwest corner, looking northeast, showing grain bin addition (Paul Oatman).

Historical Society, "Great Barns of Carson Valley Tour – 2009," Barn Again! Materials, DCHS, Gardnerville, Nevada.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

3. Tank-house/Creamery, 1909, contributing building

The Creamery, referred to as the Tank-house by William Lampe, is a one-and-one-half story red brick masonry building with a moderately-pitched, corrugated steel, front-gabled roof built by Wilhelm Lampe in 1909. It sits on a concrete slab foundation, its brick outer walls are common bound, and the gable ends are sheathed in corrugated steel, broken by large attic vents. A tapered, concave brick chimney breaks the roof crest near the center of the building. Entries and window ports have concrete sills and arched brick lintels, with wooden jambs. Windows are two-over-two wooden sash windows, and doors are un-lit wood panel doors. There are a total of four entries, including two on the south façade, one on the east elevation near the northeast corner, and one on the west elevation near its center. Along the north elevation, two small window ports are present, one being a divided wood casement and the other being boarded over with 1"x2" paneling. On the west elevation, two one-over-one windows are present along with an un-lit wood panel door. A line shaft, likely providing belt driven power to the ranch complex, remains on both the interior and south façade of the building, although the gas engine generator is no longer present.<sup>6</sup>

The interior is divided into three primary spaces divided by secondary, plastered red brick walls. The southwest corner of the building is the primary separator room, that is now the retail space for the Jacobs Family Berry Farm. The northwest corner is storage space. Running the east length of the building is the storage room, dominated by a large, blackened steel tank. Although its use remains in question, it is possible that the tank served as milk storage during the ranch's height as a dairy operation.



**Photograph 9 – Creamery, west elevation, looking northeast. Note the belt-driven assembly in the gable end above the entrance (far right). The bunk shed can be seen at the far left behind (north of) the Creamery.**

<sup>6</sup> *Carson Valley Record-Courier*, "William Lampe Ranch," July 1909, Douglas County Historical Society (hereafter DCHS), "W.H. Lampe, Farm Inventory," 1928, Folder 6, Box 6, AC 0277, FCA-ESR, UNR.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

4. Bunk Shed, c.1920s, contributing building

The bunk shed is a small, side-gabled building with a moderately-pitched, corrugated steel roof and board-and-batten siding. It does not have a foundation, but rests on a wooden sill laid on grade. There are two horizontal sliding windows on the north and east elevations, and a third vertical sliding window on the east elevation. There is an access door to the attic on the south side. A wall divides the interior space into two living units, with separate entrances on the west façade. The doors are unlit wood panel doors. The interiors retain strong integrity to the early-twentieth century, with interior walls lined with flush 2"x6" paneling, as well as built-in wood shelving. Although the wiring of the building has been upgraded, the original push-button light switches remain. Carved graffiti from ranch workers remain on the interior walls.



Photograph 10 – Bunk Shed, west façade and south elevation, looking northeast.



Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

5. Warehouse, 1965, non-contributing building

The Warehouse is a two-story building on a concrete slab foundation with standing-seam steel walls and a very slightly pitched, gabled roof, also of standing-seam steel. The exterior walls are relatively unbroken, except for a single-view double window on the east elevation near the southeast corner, a simple panel door on the south elevation near the southwest corner, and a large track garage door on the west elevation near the southwest corner. A ventilation stack vents above the east entry, and a security light breaks the roofline above the garage door. Historic photos indicate that a smaller, one-and-one-half story livestock and equipment barn, as well as an adjacent equipment shed or pig barn, had been on this location, but either burned down or was demolished sometime after the 1950s, and was replaced in 1965 with the current building. A farm and asset inventory series sent from Lampe to the University of Nevada, Reno notes three barns, two sizeable and one small in 1930 but only two barns, one small and one large in 1931.



**Photograph 11 – Warehouse, and grape arbors, looking northwest from northeast corner of the Barn.**

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

**6. Guest House, 2007, non-contributing building**

The Guest House is a small, one-and-one-half story residence and garage near the southern end of the property. It has a moderately pitched, side-gabled roof of corrugated steel and wood drop-board siding, allowing it to be stylistically compatible with the historic Ranch House to its northwest. It sits on a concrete slab foundation, and has a pair of large garage doors with a driveway breaking its east elevation. There is a shed porch with squared posts on the north façade, with a simple panel door. Windows on the façade and in the gable ends are vinyl one-over-one windows, both single and paired, of varying sizes. A modern wood picket fence encloses a small yard space around the building's north façade, and is designed in the same style as the fence surrounding the Ranch House.



**Photograph 12 – Guest House, east and north elevations, looking southwest.**

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

7. Garage, 1915, contributing structure

The Garage is a single-story, frame structure with a red brick veneer and sits on a concrete slab foundation, and has a hipped roof with boxed eaves and corrugated steel sheathing. Its north façade is dominated by paired, double-hinge, riveted steel doors, with a small man-door in the middle. The side and south elevations have wood, one-over-one sash windows with arched lintels, red brick sills, and wood screen covers. The interior includes a concrete cutaway drop on the interior for working underneath vehicle chassis. A c.1930s fuel pump and gas tank was situated at the northwest corner of the garage, but has since been removed.



**Photograph 13 – Garage (center), with Barn and Guest House in background, looking southeast.**

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

8. Poultry House, c.1915, contributing building

The Poultry House is a modest, narrow, single story building used historically for either storage or a shelter for poultry on the farm, depending on the need. It has a moderately-pitched, side-gabled roof of corrugated steel, and vertical board-and-batten siding resting on a wood sill. The south façade has two entrances, one near the southwest corner with an un-lit wood panel door, and the other near the southeast corner with a vertical board, un-lit door. The rear (north) elevation appears to have been modified during its life as a poultry house. A boarded-up entrance breaks the elevation near the northeast corner, with an un-lit panel door. Near the building's center is an adapted doorway cut into the building's side with simple vertical board panels. A small window port appears to have been cut in the wall, but has since been filled in with vertical boards. Three windows break the south façade, including a six-over-six wood sash window near the southwest corner, a two-by-two wood casement to the east of the southwest door, and a fixed single-light window to the left. The interior is divided into rooms with shelving for storage or poultry roosts.

The Poultry House appears to be a combination of buildings, including the first automobile garage built sometime in the late-1910s, then moved across the property around 1920 and connected with another shed building to create the Poultry House as it stands today. This appears to have been in response to a fire at the house, which likely occurred in 1915.<sup>7</sup>



Photograph 14 – Poultry House, north elevation, looking northeast, with Creamery (left) and Warehouse (right).

<sup>7</sup> "History of the Land," 2.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

9. Workshop, c.1887, contributing structure

The Workshop is a small, one-story, front-gabled structure with corrugated steel walls and roof. It does not have a foundation, but sits on a wooden sill rested on grade. The building has a simple wooden frame, a salvaged entry door on its south façade, and what appear to be salvaged wood windows on all three remaining elevations, one fixed square (east), one fixed with an arched top (north), and one 2x3 (west). The gable ends above the south entry and north window are open but screened, likely as ad-hoc vents. The interior space contains late-nineteenth and early-twentieth century blacksmith equipment, indicating the structure's historic use. A panel on the rear has painted lettering on it reading:

C. B. + Co Store  
Virginia City  
Nev

By the early twentieth century, Virginia City had lost most of its mining economy, suggesting that this may have been salvage material purchased by an owner prior to the Lampe family, and perhaps constructed on that location before 1900, although this has not been confirmed.



Photograph 15 – Workshop, south façade, looking northwest.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

10. Smokehouse, c.1920s, contributing structure

The Smokehouse is a simple, one-story front-gabled structure sitting on grade with no foundation and facing west. It has flush vertical board walls and roofing, with the roof secured with additional battens. A doorway of flush boards is on the west façade, and there do not appear to be any windows in the building. Hooks for equipment are on the north wall's exterior. It is possible the structure was built earlier than the 1920s, but it is first confirmed in records by the 1920s.



Photograph 16 – Smokehouse, west façade, looking northeast.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

11. Privy, c.1935, contributing structure

The Privy appears to be a Works Progress Administration (WPA) privy constructed as part of rural sanitation efforts during the New Deal in the 1930s. It is a simple, single-story frame structure on a concrete slab foundation and a shed, corrugated steel roof slanted upward toward the structure's north façade. It has wood, dropboard siding, and a vertical board door that appears to be re-oriented salvage dropboard. The structure has modern vents along its east, west, and south walls.



Photograph 17 – WPA Privy north façade, looking southeast.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

12. Large Loafing Shed, c.1920s, contributing structure

The Large Loafing Shed, which opens eastward into the Corral, is a modest, single-story, side gabled structure with a corrugated steel roof and flush vertical board paneling for its south, north, and west walls. It has no foundation, and posts along its open east façade, ranging from sawn 6"x6" timbers to salvaged rough-hewn timber poles, indicating it was likely cobbled together from scrap materials. Although it was likely used historically as a livestock shelter and milking space as it is encompassed by the Corral, it is now used for equipment and material storage.



**Photograph 18 – Large Loafing Shed, east façade, looking west.**

Historic Associated Feature – *Corral* – The corral is a small space attached to both the Large Loafing Shed and the north elevation of the Poultry House. It has a simple post-and-board fence approximately 5' high. A square-frame, wire gate provides primary access on the east side of the Corral, with a built-in livestock sorting chute along the outer fence just to the north of the gate.



Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



Photograph 19 – Corral and gate, looking south.

13. Small Loafing Shed, c.1920s, contributing structure

The Small Loafing Shed is a small, shed-roof structure that sits on grade with no foundation, and has flush vertical board siding. It has a corrugated steel roof that slopes downward to the eastern façade. The east façade is open to allow access to livestock historically. It is now used as a storage shelter for salvage material and equipment.



Photograph 20 – Small Loafing Shed, also showing the Hussman Company Ditch running along the fence line to the right, looking north. The Warehouse (far left) and Salvage Shed (left) are also visible.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



**Photograph 21 (right) – Remnant of the Hussman Company Ditch and a concrete culvert and bridge at southeast edge of property. Formerly, the road leading from the main house and barn led across this bridge and into alfalfa fields to the east.**

#### 14. Hussman Company Ditch, c.1861, contributing structure

The Lampe Ranch Canal runs through the east side of the remaining ranch property, although remains of the canal exist outside the nominated area. The canal through the property ranges from 1'-2' deep and 3'-4' wide. It includes diversion boxes where it enters the property at the southern boundary, and at the southeast corner of the property where a lateral ditch formerly extended into former pasture and fields which are now a housing development. The ditch runs along the property's east boundary, then turning north at the property's northeast corner before exiting the property into former Lampe agricultural fields that were sold off in the late-nineteenth century and that either have been developed, or are being prepared for development.<sup>8</sup>

---

<sup>8</sup> The date of construction for the Hussman Company Ditch at 1861 is extrapolated from the S.T. Harding's report *Ditches and Irrigated Areas for Lands of Defendants in United States V. Alpine Land and Reservoir Co.*, which cites the earliest water right for the Hussman Company Ditch at 1861, 1913, Robert A. Allen Papers, NC 97, UNR.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

15. Salvage Shed, 2007, non-contributing structure

The Salvage Shed was constructed by the Jacobs family in 2007, using salvaged lumber from the ranch site, replacing the remains of a hog shed on the location. It is a single-story, one-room, front-gabled structure on grade with no foundation. It has flush vertical board siding, and a moderately-pitched gable roof of corrugated steel, with exposed beams on the gable ends and a decorative truss brace above the north entry. There are wooden vents in the gable ends. There is a small wooden deck in front of the north entry, which consists of a salvaged historic panel door with a salvaged  $\frac{3}{4}$  view screen door. The south elevation has large swinging doors to provide larger equipment access. The side elevations have salvaged two-by-three fixed wood windows. It is primarily used as a gardening shed by the Jacobs family.



**Photograph 22 – Salvage Shed, north façade and east elevation, looking southwest. Warehouse (left) and Creamery (right) can be seen in the background.**

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

16. Farm Landscape, 1887-1965, contributing site

The landscape of the farm complex is severely diminished from its historic period, but retains strong historic elements within its five-acre extent. It includes a portion of an historic field, tree lines, and minor landscape features that were significant elements of the farming landscape in the immediate vicinity of the farmstead as well as the roads, paths and spaces that were developed on the farm over time as part of the operation of the property.

Historic Associated Feature – *Northwest Field* – Covering the entire northwest extent of the property is a one-acre, representing the only remaining agricultural land within the property boundary. Formerly a roughly 9-acre field used for growing barley and alfalfa, the roughly 1-acre site remaining is now used by the Jacobs family for growing berries, specifically nine varieties of raspberries and five varieties of blackberries. There are also six beehives on the property that provide honey for sale and help pollinate the berry bushes.

Historic Associated Feature – *Cottonwood Allées* – Along a minor irrigation ditch in the center of the property, and the north property line, cottonwood trees that naturalized along the Hussman Company Ditch extent through the Lampe Ranch.

Historic Associated Feature – *Entry Road and Circle* – Leading from Centerville Lane east into the nominated area is the historic entry road and its loop around a cottonwood tree in the center of the complex.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



**Photograph 23 – Northwest field, looking north from the main access road.**

### **Integrity**

The Lampe Ranch has strong integrity under the seven aspects of integrity. The overall integrity of the complex is intact, with the historic circulation patterns and routes retained with predominantly dirt-surface roads and paths. The spatial organization of the buildings, structures, tree lines, and the remnant Northwest Field are also readily apparent. Collectively, the buildings and structures from the historic period have strong integrity to the period of significance in design, materials, and workmanship, having retained their original materials, and in most cases, receiving very little modification other than in-kind repair since their construction.

Due to the normal intensive use of an agricultural complex, modifications and upgrades to the overall landscape are visible, but compatible with the historic significance of the site. The property is still accessed from the west via the historic entry road to the complex, and an unimproved yard area remains in the center among the Ranch House, Creamery, Garage, Warehouse, and Barn, conveying an integrity of remaining circulation systems. The Northwest Field is no longer used as an alfalfa/pasture field, and has been replaced with a mulch bed to provide nutrients for the berry bushes. Portions of the south, east, and north extents of the historic alfalfa field are still visible, and the space retains its use as an agricultural space, albeit now using drip-line irrigation rather than flood irrigation from the Hussman Ditch. The field retains capabilities for flood irrigation should it be modified for such use in the future.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

The main non-historic alterations to the ranch complex itself include the 2007 additions to the main Ranch House, and the construction of the Guest House, also in 2005-2006. The additions onto the Ranch House are both compatible and distinguishable, using similar drop-board siding but modern windows and entry doors. These modifications are on the side (east and west) elevations of the rear, single-story extension, remain behind the wall plane of the original two-story house, and remain below the roof crest of the historic extension. The Guest House is located in the southern-most section of the historic district, behind the historic Garage. Its one-and-one-half story height, modern dropboard siding, and corrugated steel roof allow it to be compatible with the neighboring Barn, Garage, and Ranch House, while being distinguishable as a new building.

The most significant detraction of integrity comes as a result of suburban development on the land once managed by the Lampe family. Most of the 300 acres the property once boasted has been sold off and redeveloped for medium-density residential areas, three churches, and the construction of Lampe Park. These make a significant imposition on the ranch's integrity of setting, feeling, and association, representing a loss of most of the property's historic agricultural land. The low-density nature of development to the north and west allows the property to retain some sense of agricultural setting, and the strong preservation of the buildings and structures themselves allows the property to retain sufficient integrity of association to the Lampe period. Despite the loss of land, the agricultural significance of the Lampe Ranch complex as a both an intact Farm/Ranch Complex, and as a rare example of a dairy processing facility allows the nominated area to retain eligibility for the National Register under Criterion A. The Creamery building, the hub of this activity, retains strong integrity under the seven aspects

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE  
AGRICULTURE  
INDUSTRY

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

**Period of Significance**

1887-1965

**Significant Dates**

1887 – Wilhelm and Maria Lampe bond-purchase property

1909 – Wilhelm Lampe constructs Creamery

1922 – Property sells to Edward & William Lampe

1965 – All but the homestead sold to Led-Mil development company

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown; Wilhelm Lampe

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

The Wilhelm and William Lampe Ranch is significant under Criterion A and C in the areas of Agriculture, Industry, and Architecture for its reflection of an intact farmstead that operated one of the few surviving creameries in Carson Valley. It represents the agricultural and architectural development of a German-family dairy ranch complex that supported both grain and dairy farming in the Gardnerville area. Wilhelm and Henreich C. Lampe acquired and operated two ranches immediately east of Gardnerville during the late nineteenth and early twentieth centuries. Under the operation of Wilhelm's son William, the nominated ranch reached over 300 acres at its height, becoming responsible for much of the agricultural energy in that area alongside the Heidtmans, Stodiecks, and Settelmeyers. Wilhelm became a prominent leader in the German immigrant community of Carson Valley, becoming the land donor for the establishment of the Lutheran Church's first building, just south of his ranch, in 1895. The Ranch House is architecturally significant as a relatively rare and very late example of the Gothic Revival style in ranching residences in Carson Valley, being built in 1898 by Wilhelm Lampe nearly twenty years after the next-latest Gothic Revival residence in the valley. The Barn is also significant under Criterion C as a rare example of a modified Three-Portal Barn, a barn type indicative of farming practices imported from northern Germany by the Lampe family.

The nominated five-acre Ranch Complex represents the remaining property associated with Wilhelm and William Lampe's dairying operations in Carson Valley between 1887 and 1965. Although the ranch was significant for its agricultural operations in the Gardnerville area



Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

between 1887 and 1965, the loss of almost all of its farmland since the 1970s has resulted in diminished integrity to the ranch's agricultural history. However, because of the importance of dairying to the Lampe operation, and the location of a stand-alone creamery on the property in 1909, the significance and integrity of the ranch as an intact complex remains sufficient to be eligible. Furthermore, the strong preservation of the complex's spatial organization, design, materials, and workmanship allow it to remain eligible for the National Register as a strong example of vernacular agricultural architecture by German immigrants to Carson Valley under Criterion C.

---

### Narrative Statement of Significance

#### The Lampe Ranch in Carson Valley Dairy Ranching

The context of agriculture on the upper Carson River in Nevada is outlined in the Multiple Property Documentation Form (MPDF), *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*, and will not be repeated in depth here. The William Lampe Ranch is significant within that context in the areas of Agriculture, Industry, and Architecture as a well-preserved and well-documented example of a Ranch Complex with a stand-alone creamery. Although it also reflects the agricultural development around Gardnerville during the late-nineteenth and early-twentieth centuries associated with the prominent Lampe family, the lack of remaining agricultural fields around the property diminishes its ability to convey its agricultural significance, aside from its importance as a ranch with a stand-alone creamery.

German immigrants arrived in Carson Valley during the 1860s and 1870s in large numbers, mostly to work on the successful ranching operations established by previous German immigrants such as the Dangberg, Dressler, and Springmeyer families who arrived in the 1850s. The Lampe family represents one of the more successful of these second wave of German immigrants who first worked as hired laborers, living in Genoa, Gardnerville, or on the ranches where they worked, often saving up enough to purchase their own ranches within a few years. After Wilhelm Lampe purchased the ranch in 1887, he developed an operation that was primarily based upon alfalfa and dairy cattle, but with other crops such as wheat, barley, beef cattle, and sheep being important peripheral elements.

The earliest record of the location comes from the 1862 General Land Office survey of Township 12 North, Range 20 East in Nevada, occurring just after the Territory of Nevada had established its first land office to facilitate land sales out of federal ownership. The map shows the J.J. Scheckles ranch alongside the East Branch of the Carson River in the southeast quarter of Section 4, but the northwest quarter is shown as empty, either being vacant or used by Scheckles for open pasture for livestock. It appears that in 1872, Lorens Christensen, possibly a Danish immigrant, filed for ownership of the property, purchasing 157 acres that August under the 1820 Land Sale Act. An L. Christensen, age 31, appears in the 1880 census for Carson Valley as a farmer, although by that year, Christensen had sold off the property. In December of 1874, Lorens Christensen transferred the land to Wilhelm Springmeyer, who farmed the land for the following thirteen years, although it is unclear if he established a ranchstead there; the

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

Springmeyers already had ranch complexes established on the western side of Carson Valley. In January of 1887, Springmeyer transferred the ranch to Wilhelm and Maria Lampe via a bond for deed. For \$5,000, the Lampes acquired the 157-acre ranch and eight acres of additional farmland, making additional \$1000 annual payments to Springmeyer through 1892 when they paid off the bond.<sup>9</sup>

Wilhelm Lampe was born in 1858 in Hanover, Germany, and appears to have arrived in Carson Valley by 1880. W. Lampe, likely Wilhelm, appears in the census from that year, identified as a 23-year-old single farm laborer from Hanover, Germany. A Kattie Lampe, one year older and also from Hanover is also identified as “keeping house,” and was likely Wilhelm’s sister Maria Katrina. Maria Lampe married Carsten Henningsen and later moved to Reno. Wilhelm had apparently fallen in love with Maria Winkelman while still in Germany. Maria’s brother, Henry Winkelman, had also immigrated to Carson Valley and perhaps facilitated the connection. However, census records do not provide a clear picture of who or where Henry Winkelman worked while in Carson Valley. Wilhelm worked for the Winkelmans and for the Dangbergs until he was able to acquire property to sustain a family, which he did in January of 1887, as outlined above. He and Maria were married in Gardnerville the following month at the ages of 29 and 22, respectively. The couple raised eight children during their time at the ranch from 1887 to 1922, including Mary, Henry, Frieda, William (Bill), Edward, Walter, Alma, and Sene (Sophiene). Other Lampes also lived in Carson Valley, including Wilhelm’s brother, Hermann Lampe, who ran a barbershop in Gardnerville, and Maria’s sister who married John Henningsen. Like many of the valley’s German immigrants, the family was devoutly Lutheran, and in fact donated a portion of their ranch property to house the first Trinity Lutheran Church in 1895. In approximately 1903, the Lampes first-born daughter, Mary Annie, passed away of appendicitis, which became a community tragedy. In 1917, William Lampe joined the Army to serve in the First World War, becoming a corporal and leading a machine gun squad in France.<sup>10</sup>

---

<sup>9</sup> U.S. Department of the Interior, Bureau of Land Management (hereafter DOI-BLM), 1862 Survey Plat, #353653, General Land Office Records, [https://glorerecords.blm.gov/details/survey/default.aspx?dm\\_id=353653&sid=fpndanek.j4s#surveyDetailsTabIndex=1](https://glorerecords.blm.gov/details/survey/default.aspx?dm_id=353653&sid=fpndanek.j4s#surveyDetailsTabIndex=1), and Land Sale to Lorens Christiansen, #NV0020\_019, August 5, 1872, General Land Office Records, [https://glorerecords.blm.gov/details/patent/default.aspx?accession=NV0020\\_019&docClass=STA&sid=zljc04qj.z52#patentDetailsTabIndex=0](https://glorerecords.blm.gov/details/patent/default.aspx?accession=NV0020_019&docClass=STA&sid=zljc04qj.z52#patentDetailsTabIndex=0), both accessed February 23, 2017; “History of the Land,” 1.

<sup>10</sup> Nevada Historical Census, “Kattie Lampe,” “W. Lampe,” and “Hermann Lampe,” 1900 Census, University of Nevada, Reno, <https://library.unr.edu/census>, accessed February 24, 2017; “History of the Land,” 1-2.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



**Photograph 24 – Historic image of the William Lampe Ranch looking west to the Carson Range of the Sierra Nevada Mountains. Hussman Company Ditch flows through the foreground. Photograph likely dates from 1932, as Burton Frasher, Sr., the photographer for Frasher’s Foto Postcards, took similar pictures of Carson Valley in that year. Courtesy of Jacobs Family Berry Farm.**

In the early years of ranching under Wilhelm’s supervision, the Lampe family became a powerful stakeholder in the Valley’s agricultural community, especially in the Gardnerville area. Wilhelm assisted with his sons Edward and Henry Lampe who acquired ranches nearby, while also maintaining his own ranch and steadily expanding it. The primary markets for the eggs, butter, and cream produced on the ranch were Virginia City and Bodie. However, after the construction of the Douglas County Creamery, the Lampes became members of that cooperative and sent their dairy products there. East of the main complex, Wilhelm also operated an ice business using a pond in what is now Lampe Park. The family also hauled hogs from the Douglas County Creamery that were fattened by the cooperative there and then sold to market. With the size of the operation, harvest season for alfalfa and the other hay/grain crops usually required Wilhelm to bring on 15-20 ranch hands to handle the equipment. The bunkhouse provided room for 3 men, usually including the foreman, so the others typically slept in large canvas tents on the edge of the fields northwest of the Ranch House. As was common practice, Maria was the head of household during this time, managing the main Ranch House and its accompanying 1-acre garden, which included a small fruit orchard. She also prepared and

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

provided meals for the ranch staff throughout the year. By 1909, the fields had been worked extensively for a variety of purposes, work which had generated the flat landscape that is now ubiquitous in Carson Valley as part of the carefully graded agricultural geography of the valley bottom. In that year, Lampe was running 25 dairy cows, with the remainder of his interests in hay production and other crops.<sup>11</sup>



Photograph 25 – Image of the Creamery, c.1940s. Courtesy of Jon Olson.

However, with dairying becoming an important part of Carson Valley’s economy, ranchers like the Lampes took opportunities to expand production. The Lampe family added the Creamery in 1909 to provide on-demand processing of a growing amount of dairy products from the ranch. Whereas most ranchers chose to send their milk to the Minden Butter Manufacturing Company, operated by the Dangbergs in Minden, Lampe appears to be an extremely rare exception to this rule, processing milk on his own ranch. Although cold storage for dairy products was a ubiquitous feature of most ranches in the area, processing facilities appear to be extremely rare, with the Lampe Creamery being the only stand-alone processing center on a mid-sized ranch observed in a 2016 survey of the region. The reasons for establishing the Creamery are not outlined in primary sources. However, the timing of construction offers some clues. The Douglas County Creamery in Waterloo, built in 1893, was only a mile from Lampe’s main complex, and

<sup>11</sup> “History of the Land,” 3; Roger Olson, “The Lampe Ranch,” memorandum, Dec. 7, 2005, Jacobs Family Berry Farm private collection; *Carson Valley Record-Courier*, “William Lampe Ranch,” July 1909, DCHS.

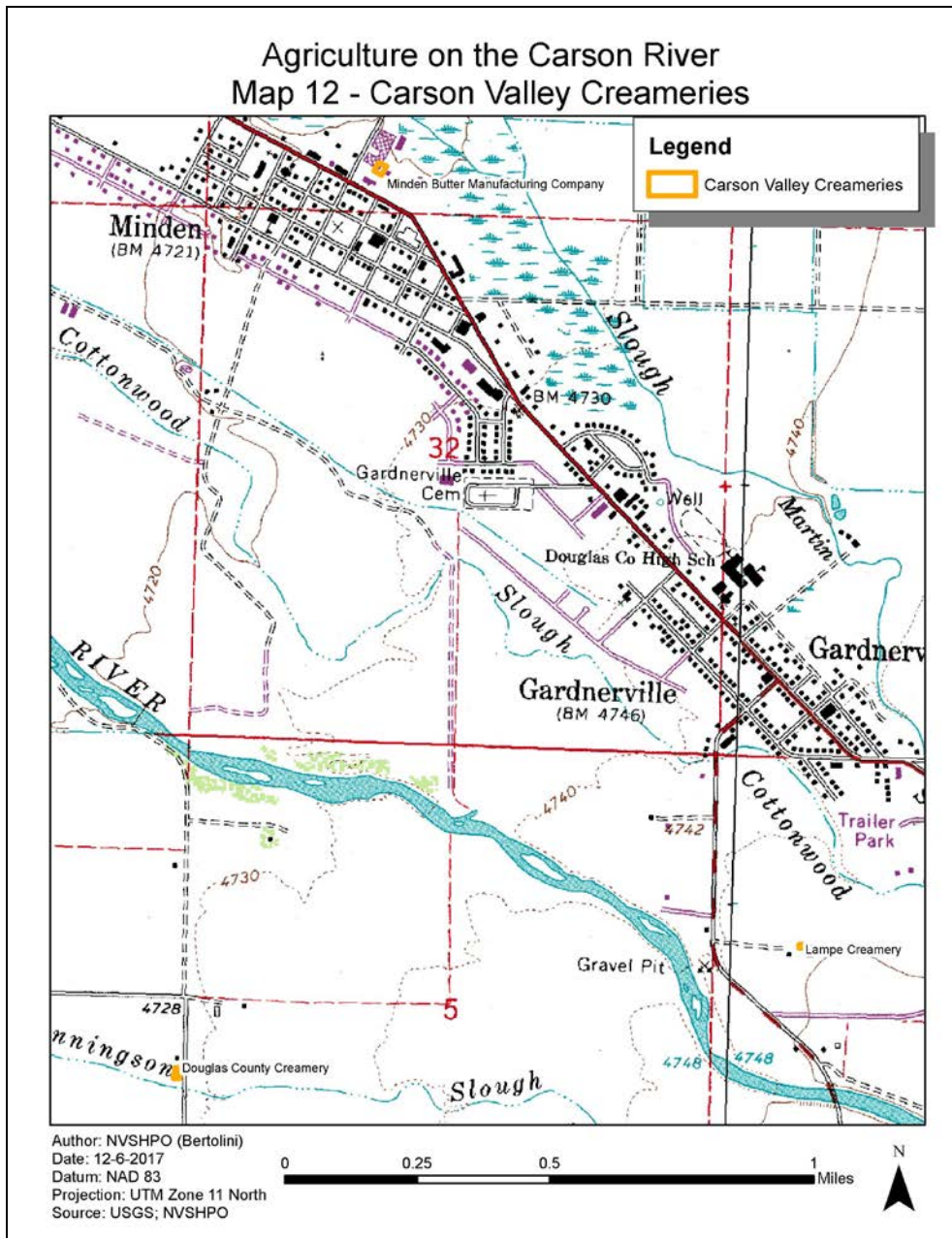
Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

likely the location where Lampe processed the ranch's dairy products. Due to competition with the Minden Butter Manufacturing Company, established in 1908 in the new town of Minden, the Douglas County Creamery shuttered in 1914. Lampe's 1909 creamery may have been an attempt to compete with, or remain independent from, the Minden Butter Manufacturing Company. Gardnerville residents were generally displeased with the Dangberg's location of primary agricultural facilities, a railroad terminus, and other venues in Minden rather than Gardnerville. It is possible that the Lampes sought to retain a degree of operational independence from Minden, which by this point, controlled a significant amount of agricultural processing in the valley.



Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

With many of the other siblings leaving the farmstead, William Lampe became the next rancher to manage operations there. Wilhelm and Maria sold their property to their sons Edward and William in 1922 for \$35,000, but William took over the property independently that November. In that year, the hay production of the ranch stood in the dozens of tons, with timothy and alfalfa mixture being the dominant hay mixture. Stock also peaked that year, with the ranch in 1922 being assessed for 331 acres of land supporting 100 sheep (although the herd had been as large as 970 in 1920) and 3615 stock (both beef and dairy cattle). Wilhelm and Maria stayed on the property until their deaths in 1951 and 1953, respectively. Among William's changes was the shift towards more beef cattle as part of the ranch's diverse mix of livestock. Although the ranch's property provided most of the pasturage and hay for these animals, the beef cattle were grazed in summers on pasture in the Lake Tahoe Basin, driven between these ranges and the ranch over Kingsbury Grade. As William continued to manage the property into the 1920s, he expanded the acreage and continued to develop the complex. William Lampe also participated in a research program in partnership with the University of Nevada, Reno's Fleischmann College of Agriculture to study the effects of the 1920s agricultural depression on the operations of farmers in the region. The study continued into the 1930s during the Great Depression, thus providing an unusually high level of information about the day-to-day operations of the participating farms, including that of William Lampe. Furthermore, with the federal government attempting to regulate water rights along the Carson River to help supply the Truckee Carson Irrigation Project, the Reclamation Service completed a significant survey effort of water users along the Carson River in the early 1920s leading up to its suit, the *United States V. Alpine Land and Reservoir Company*, filed in 1925.<sup>12</sup>

According to survey records prepared by S.T. Harding for the court case, the Lampe Ranch was using several ditches that were diverting water off of the East Branch of the Carson River and its tributaries. The Company Ditch served twelve different ranches along the East Carson River, including those of both William and Henry Lampe. Lampe had three different water rights claims in the Company Ditch dated from prior to the Lampe family's ownership of the ranch. Two rights, from 1864 and 1869, were established under Lorens Christiansen totaling 44 acres worth of water. A third right established under Wilhelm Springmeyer in 1878 added 10 more acres worth. A fourth, diverting water off of the Cottonwood Slough via the Hussman Company Ditch, provided an additional 118 acres worth of water with an 1864 priority. A sixth water right under the Lampe Cottonwood Slough (presumably improvements along the slough made by Wilhelm and William Lampe) granted William Lampe an additional 155 acres worth of water with an 1871 priority. According to Harding's report, the original water rights certificates had not established the volume of water needed to water the acreage in each rate. Harding estimated what would be needed to sustain each farm in various measurements including acre-feet of water

---

<sup>12</sup> Olson; Record of Lampe Ranch hay production and sales, 1922, compiled by Jack Jacobs, and Lampe property tax records, compiled by Jack Jacobs, both from Jacobs Family Berry Farm private collection;

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

per acre. In the case of William Lampe's claims, between the three different rights established at the ranch, Harding recommended a total of 892 acre-feet of water to the property per year.<sup>13</sup>

The vast majority of ranchers in the valley contested the federal government's claims and recommendations, which was not resolved until 1980 under the Alpine Decree from the U.S. Supreme Court. With this in mind, it is likely that Lampe was using at or above the acre-feet recommended by Harding, although with land straddling Cottonwood Slough, Lampe may have needed less irrigation water than other farmers who may have been farther from running water supplies and on higher ground. A 1913 survey of the irrigation network in Carson Valley shows four different ditches in addition to Cottonwood Slough running through or up to William Lampe's ranch, including the Lampe Slough which diverted water off the Slough and into Lampe's northern fields, the Hussman Company Ditch which ran through and watered the property's southern fields, the Bannin-Ewell-McFanning Ditch, which Lampe had no interest in but which did divert off the Slough in his property, and the Lampe Pasture Ditch, which was a small diversion off the slough in the northwest corner of the former property. Most of these have been buried underground, or demolished, but a remnant of the Hussman Company Ditch continues to run through the nominated property.<sup>14</sup>

In his 1928 inventory report, William noted the following details about his then-245-acre ranch:

<u>Buildings:</u>	<u>Estimated value</u>
Dwelling	\$3,000
Dairy Barn	\$250
Barn	\$2500
Barn	\$3000
Poultry House	\$50
Garage	\$1000
Hog House	\$20
Shop	\$100
Tank House	\$2000
Second Dwelling	\$2000
Hog Shed	\$50
Calf Shed	\$50
Shed	\$1000

The inventory also enumerates the water supply system and its estimated values, including a well, pumps, tanks, pipes, and the irrigation system, totaling \$1265 in estimated value. The

<sup>13</sup> U.S. Reclamation Service, "Carson Valley Ditches," survey map, 1913, Map #34, and S.T. Harding, "Ditches and Irrigated Areas for Lands of Defendants in *United States v. Alpine Land and Reservoir Co.*, No. D-183," Items 58-70, Subseries 8, NC-97 – Robert Allen Papers (hereafter Allen Papers), UNR

<sup>14</sup> "Carson Valley Ditches," and "Ditches and Irrigated Areas for Lands of Defendants in *United States v. Alpine Land and Reservoir Co.*, No. D-183," Allen Papers, UNR.

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

inventory also includes the livestock, which included 16 horses (13 work animals, two unbroken horses, and a saddle horse). Dairy cattle, being the mainstay of the Lampe operation under Wilhelm but diminishing in importance under William's management, included 32 dairy cattle (two nursing, 25 milking, and five dry), nine "Young Stock," presumably immature dairy animals, a bull, and 17 calves. The growing beef operation included 25 stock, 15 calves, and 20 feeders (cattle being finished on high-energy feed in preparation for slaughter). Revealing the diminishing importance of sheep on the farm after their peak in Carson Valley in the late-nineteenth and early twentieth centuries, the Lampe's sheep stock included only 17 ewes and a single buck. Hogs, ever present as they provided cheap meat products raised off of dairy waste, included four brood sows, two gilts (a young female not yet mated), a boar, and 60 small pigs. Poultry, always a low-cost, high-value animal group, included 150 chickens and eight ducks in this year. William Lampe's operation in 1928 also boasted a broad assortment of plows, harrows, scrapers, wagons, and other field equipment, but also two gasoline-powered tractors, a somewhat rare set of equipment in the valley in the 1920s outside of larger and more successful ranchers, signaling the relative success of the Lampe family. Also on the inventory was the separator and gasoline engine for the creamery, which was still an important component of the ranch's income. In storage at the time of the inventory in January of 1928 were also 13,250 pounds of barley, eight tons of wheat, 505.9 tons of alfalfa, 15 tons of straw, and six tons of potatoes. The inventory illustrates that the ranch was fully electrified by this time. It also included the Elges complex approximately one mile east of the Lampe complex by this point. The Elges ranch stead was across U.S. Highway 395 and used as a second residence. It appears to still be present, although it is now surrounded by suburban development along U.S. Highway 395. Pasture land, consisting of 73.6 acres in 1928, was concentrated where the Cottonwood Slough divided the property north and east of the Lampe ranch stead. That year, Lampe planted 100.7 acres in alfalfa, 26.1 in barley, 25.1 in wheat, one in potatoes, and kept 1.5 acres penned as stockyard.<sup>15</sup>

<sup>15</sup> "W.H. Lampe, Farm Inventory," 1928, Folder 6, Box 6, AC 0277 FCA-ESR, and "W.H. Lampe," survey map, 1928, Box 1, AC 0288, Fleischmann College of Agriculture Records (hereafter FCAR), UNR.



Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



**Photograph 26 – Lampe Barn (center), 1905 barn (smaller building at center), Small Loafing Shed (far left), and Poultry House (far right), looking south. Photograph likely dates to the 1940s when Roger Olsen was helping to work on the ranch. Photograph courtesy of Jon Olsen (Roger’s nephew).**

The following year in 1929, William Lampe’s stock had increased slightly in a small recovery prior to the advent of the Great Depression in the 1930s. The dairy cattle herd had increased to 112 animals: 41 milking cows, three dry cows, 27 calves, 20 yearlings, 19 young stock, and two bulls. Signaling an increased reliance on mechanized tractors, the horse team had dwindled to 13 work horses, an unbroken horse, and a saddle horse. There were now 200 chickens in the Poultry House, but only two cows and 12 feeders in the beef cattle herd. Hogs included six breed sows, a boar, and 23 small pigs. Sheep included 28 ewes, four weathers [sic] (wethers are castrated male sheep), and two bucks. Stored grain and produce was also up, although this might have signaled an inability to sell the produce, considering the lingering agricultural depression in the 1920s. William Lampe’s stores on January 1, 1929, boasted 31,250 pounds of barley, 25,488 pounds of wheat, 286.2 tons of alfalfa hay, 3,030 pounds of seed wheat, 30 tons of straw, 3 tons of potatoes, and a ton of potato seed. Crop reports to UNR for the same year detailed that Lampe had planted just over 25 acres of wheat crops the previous year for harvest, 27 acres of barley, an acre of potatoes, and around ten acres of alfalfa hay. Much of the rest of the ranch acreage was likely used as pasture. The reporting also captured how much of the ranch’s produce went to the

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

household rather than to market, in an attempt to calculate what the actual cost of running a farm would be. Lampe's monthly reports over 1929 detail retaining around 5 quarts of whole milk per day, a pint of cream a week, around 2 chickens for roasting per week, and between 2 and 3 dozen eggs (increasing to 9-10 dozen in the spring and fall when the ranch staff was at its largest) that the family kept for use in the house.<sup>16</sup>

In 1930, immediately following the stock market crash, Lampe's ranch remained fairly stable. Lampe maintained a herd of 14 work horses, one saddle horse, 43 milk cows, a dairy bull, 21 beef animals, and 34 calves with 5 more calves being born that year, and 35 sheep with two lambs and 18 more born that year. Secondary animals such as swine included 5 sows, 10 hogs, and 20 pigs, most of which were sold or slaughtered that year. Poultry included a fluctuating number of between 200 and 300 chickens, with sales, slaughters, and a mass death of 95 that December, culling out the flock. Of the 245 acres William Lampe farmed that year, he planted 84.9 acres of it in alfalfa, left 73.6 acres for pasture, planted 35.2 acres in barley, planted 18 acres in oats as a nurse crop, planted 15.7 acres of wheat, and planted .7 acres of potatoes. Crop yields in that year totaled 39,735 pounds of wheat, 141,983 pounds of barley, 313.9 tons of alfalfa hay, and 22 tons of oat hay. Most of these yields were sold to market, but livestock consumed a small percentage of each crop.<sup>17</sup>

By 1931, a farm inventory and financial statement from Lampe to the University signaled a downsizing in the ranch complex and transitioning to an emphasis on beef cattle. Lampe reduced the ranch complex's improvements to two Dairy barns, presumably because the smaller of the two large barns burned over the previous year, with the site later used to build the Warehouse. The only other improvements listed as part of the ranch operations are the 1915 Garage, the Poultry House, a hog house, hog shed, calf shed, and the water system for the entire ranch. Over the 1931 growing season, Lampe maintained 84.9 acres of alfalfa, 35.2 acres of barley, 18 acres of oats, 15.7 acres of wheat, .7 acres of potatoes, 73.6 acres of open pasture, and 6.1 acres comprising the farmstead, including the garden next to the Ranch House. Although the chicken and sheep flocks and the hog brood remained steady, the number of dairy cattle dropped to 28, while the beef cattle herd increased to 45 head, including 17 calves.<sup>18</sup>

As the Depression worsened, Lampe continued to report to the University, having expanded his acreage, but also recalling family members to the ranch to assist in maintaining property in lieu of hiring ranch hands. In 1932, Lampe planted and harvested 81.1 acres of alfalfa hay, 35.6 acres of barley, 11.9 acres of wheat, 1.3 acres of potatoes, 24.6 acres of oat-alfalfa mixture, and retained the 73.6 acres of pasture from the previous year. The livestock remained relatively

<sup>16</sup> "W.H. Lampe - Farm Inventory," January 1, 1929, Folder 1, Box 8, AC 0277, and "W.H. Lampe, Crop Report," 1929, Folder 3, Box 8, AC 0277, and "W.H. Lampe - Farm Produce Used in the House," 1929, Folder 15, Box 8, AC 0277, FCA-ESR, UNR.

<sup>17</sup> "W.H. Lampe - Livestock Report," 1930, Folder 1, Box 10, and W.H. Lampe Crop Yields, 1930, Folder 2, Box 10, AC 0277, FCA-ESR, and "W.H. Lampe" survey map, 1930, Box 1, AC 0288, FCAR, UNR.

<sup>18</sup> "W.H. Lampe - Farm Inventory and Net Worth Statement," 1931, Folder 2, Box 12, AC 0277, FCA-ESR, and "W. Lampe," plat map (2 pages), 1938, Box 1, AC 0288, FCAR UNR.

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

steady as far as numbers. This yielded 366 tons of alfalfa hay, 34,000 pounds of wheat, 118, 396 pounds of barley, and a small amount of oat-alfalfa mixture. In 1933, the operation remained steady in production, with the notable exception of expanding the beef herd to 69, including 29 calves. A 1937 survey plat map provides a snapshot of the ranch as it appeared in that year. The homestead and accompanying garden are clearly visible near the southwest corner of the ranch property. Planted crops such as barley and alfalfa are concentrated along the western and southern fields nearest the Gardnerville-Centerville Highway (now Centerville Lane/State Highway 756), as well as smaller alfalfa fields north of Cottonwood Slough. Open pasture was concentrated in the eastern fields, northeast of the main residence. What is likely the former Elges property is visible east of the main residence along an east-west access road. Lampe also maintained additional barley, alfalfa, and potato fields and a small stock yard across the Gardnerville-Bridgeport Highway (now U.S. Highway 395) to the northeast.<sup>19</sup>

Into the early-1940s, the operations on the ranch remained fairly diverse, with poultry, beef and dairy cattle, and hogs among the livestock, and the surrounding fields used for alfalfa hay, wheat, barley, and potatoes. As late as 1940, the farm's dairy herd produced between 400 and 700 pounds of butter fat per month and several pounds of butter. William continued to operate the ranch until the 1960s, expanding it to 300 acres by 1964 through acquiring ranch land to the east and south. During that time, he remained active in the community, joining the Kiwanis Club and being elected to the school board for 17 years. He remained single until age 59, when in 1953 he married Frances Brockliss of Genoa. Frances oversaw the first modernizations to the Ranch House, completed in 1965, that expanded the living room of the main Ranch House.<sup>20</sup>

In 1965, William and Francis Lampe sold the majority of the property to Led-Mil, a development company that intended to create a residential neighborhood in south Gardnerville. Led-Mil's developments continued slowly. The Lampes retained five acres on which the current ranch complex now sits, continuing to farm that small amount of land until the 1980s. Frances passed away in 1972. After William suffered a burn accident at the age of 85, William's sister Sophiene cared for him, along with her son Ron and his wife Linda, until William's death in 1992. Sophiene's children stayed on the property until 2002. In that year Jack and Diana Jacobs acquired the property and established the Jacobs Family Berry Farm, which continues to operate on the former ranch.<sup>21</sup>

### **Wilhelm Lampe Ranch House**

The Ranch House contributes to the Farm/Ranch Complex's significance under Criterion C in the area of Architecture for its display of vernacular architectural trends in Carson Valley related

---

<sup>19</sup> "W.H. Lampe – Farm Inventory and Net Worth Statement," 1932, Folder 4, Box 14, and "W.H. Lampe – Miscellaneous Farm Data," Folder 29, Box 14, and "W.H. Lampe – Farm Inventory and Net Worth Statement," 1933, Folder 1, Box 19, AC 0277, FCA-ESR, UNR.

<sup>20</sup> "History of the Land," 1.

<sup>21</sup> "History of the Land, 1-2; Elizabeth Craven to Roger Olson, April 12, 2010, 4, and Olson, Jacobs Family Berry Farm private collection.

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

to the influx of English, German, and other northern European immigrants into the valley during the nineteenth and early twentieth centuries. The Ranch House displays an unusually late use of the Gothic Revival style in residence construction, with its construction by Wilhelm Lampe in 1898. Gothic Revival residences in Carson and Eagle Valleys are found in a both urban/suburban residential environments and on ranching properties. Although development in the late-nineteenth and early/mid-twentieth centuries has limited the number of examples in the study area, Gothic Revival architecture from the 1850s and 1860s can be found on ranching properties along the west side of Carson Valley, in the town of Genoa, and in Carson City. Most ranching examples of Gothic Revival are fairly subdued, typically without the verge boards and other decorative features, but possessing steeply-pitched gable roofs that break the eave characteristic of the style. The Lampe Ranch House is among these subdued examples and is relatively typical of the remaining Gothic Revival ranch houses in Carson Valley. However, the Lampe Ranch House is especially unique for its late use of the style, being constructed in 1898, nearly two decades after the use of Gothic Revival in residences fell out of fashion and the last known example of the style as a Ranch House in Carson Valley. Wilhelm Lampe's motivations for constructing the late Gothic Revival home are not clear, but Lampe himself gained notoriety for his developments in the Gardnerville area. A 1909 article in the *Record-Courier* described the home as "large and modern. It is surrounded by shade trees and a high pressure water system, which has recently been installed, forces water to all parts of the house."<sup>22</sup>

The home is one of eight Gothic Revival residences known to remain in Carson and Eagle Valleys outside of the residential areas of Genoa and Carson City:

- Cary-Jackson Ranch, Fairview, Asymmetrical, c.1862.
- Heidtman Ranch, Long Valley, Centered Gable, c.1862.
- Wright-Williams Ranch, Genoa, Centered Gable, c.1862.
- Park-Springmeyer Ranch, Mottsville, Asymmetrical, c.1864.
- Gilliland-Settelmeyer Ranch, Dresslerville, Asymmetrical, c.1867.
- Stodieck, F.W., Ranch, Waterloo, Asymmetrical, c. 1874.
- Marsh-Martin Ranch, Fredericksburg, Paired Gables, c.1879.
- **Lampe-Jacobs Ranch, Gardnerville, Centered Gable, 1898.**

The dates of construction of each example are estimated based on the earliest appearance of that ranch in the historical record, either via a land transfer from the federal government or indication on the earliest 1862 survey plat maps for the region. Considering the use of the Gothic Revival style in residential buildings in Genoa by the 1850s as evidenced by the 1857 Reese-Johnson-Virgin House (NRIS# 04000728), the Cary, Heidtman, and Wright examples were likely constructed prior to the 1862 survey. It seems probable that in the cases of the Park, Gilliland, Stodieck, and Marsh properties that the Ranch Houses were constructed within a few years of the land grant, although land grants often lag behind known settlement and ranching in some areas,

<sup>22</sup> "William Lampe Ranch," *Carson Valley Record-Courier*, July 1909, 24, DCHS.

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

meaning that homes could have been constructed on or before the date given on the land deed. Regardless, the late use of the style is unique, and unusual. It is possible that, as a prominent rancher, a patron of the Lutheran congregation, and leader within the German immigrant community, that Wilhelm Lampe sought to emulate other successful ranchers of the day, including the neighboring Stodiecks (west), Settelmeyers, and Heidtmans (both east). As both a rare and late example of Gothic Revival style on Ranches in Carson Valley, the Wilhelm Lampe Ranch House is significant under Criterion C.<sup>23</sup>

### **Wilhelm Lampe Barn**

The Wilhelm Lampe Barn contributes to the significance of the Farm/Ranch Complex under Criteria C in the area of Architecture for displaying not only a significant example of a modified German barn type, but also a unique timber-framing system that appears to be uncommon within the network of barns in Carson and Eagle Valleys. Barns throughout the region display unique variations depending on who constructed them and for what purpose their owners had them constructed. All barns from the nineteenth and early twentieth centuries were timber-framed, and used mortise-and-tenon joinery. The Wilhelm Lampe Barn appears to be a somewhat rare example of a modified Three-Portal Barn, a strong indication of its construction by the German Lampe family. It is also a well-preserved example of other significant, if typical, modifications to area barns, specifically the addition of grain bins at the rear of the barn by the Lampes in the 1920s.

From available documentation, the framing system of most barns in Carson and Eagle Valleys relied on rectangular format that used horizontal tie beams to connect with the roof frame at, above, and below the wall plate. The center aisle was the primary post-and-beam block, but side aisles or continued roof slopes were usually supported with strictly horizontal posts and beams that tapered out from the central aisle, being joined to the central block via mortise-and-tenon joints into the center aisle's posts. The Lampe Barn has a modification on this system. The Barn has square set 10"x10" posts and beams throughout, but the framing for the side aisles and the framing for the center aisle do not appear to be connected, except for the second story flooring over the side aisles for the hay loft. Instead, a secondary purlin under both roof slopes has a roughly 35° brace that distributes some of the roof weight away from the outside walls and back onto the primary center aisle posts where the framing for the side aisles meets the central block. The reason for the different framing system, with angled bracing, is not clear, but may have been influenced by the unnamed Danish barn builder who constructed the barn in 1901. Future research regarding this barn, and other barns like it around Carson Valley, may reveal whether there is a connection between the various ethnic groups farming and ranching in the valley, and the construction style of particular barns in Carson and Eagle Valleys.

---

<sup>23</sup> National Register of Historic Places, "Reese-Johnson-Virgin House," Genoa, Douglas County, Nevada, NRIS# 04000728.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property



**Photograph 27 – Barn roof framing system, showing dropped tie beam (upper right and left) and unique angled truss bracing system along secondary (lower) purlin.**

The eligibility of the ranch for Criterion D in the area of Archaeology-Historic, was also considered, but due to the absence of recognizable archaeological features, and the lack of identifiable surface features, that area of significance has not been argued at this time. Future research or site development may reveal archaeological features and precipitate an amendment to this nomination, if warranted.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

## 9. Major Bibliographical References

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

### Collections

Allen, Robert A., Papers, NC – 97, University Archives & Special Collections, University of Nevada, Reno.  
Douglas County Assessor's Records, Minden, Nevada.  
Douglas County Historical Society Archives, Gardnerville, Nevada.  
Fleischmann College of Agriculture Records – Experiment Station Records, AC 0277, University Archives & Special Collections, University of Nevada, Reno.  
Fleischmann College of Agriculture Records, AC 0288, University Archives & Special Collections, University of Nevada, Reno.  
Jacobs Family Berry Farm, private collection, Gardnerville, Nevada.  
U.S. Department of the Interior, Bureau of Land Management, General Land Office Records, <https://glorerecords.blm.gov/default.aspx>.

### Other Sources

*Barns of Carson Valley: A Pictorial History*. Gardnerville, Nev.: Carson Valley Historical Society, 2003.  
National Register of Historic Places. "Reese-Johnson-Virgin House." Genoa, Douglas County, Nevada. NRIS# 04000728.  
Noble, Allen G. *Wood, Brick, and Stone: The North American Landscape, Vol. 2: Barns and Farm Structures*. Amherst: University of Massachusetts Press, 1984.

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

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

### **Primary location of additional data:**

State Historic Preservation Office  
 Other State agency

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

- Federal agency  
 Local government  
 University  
 Other

Name of repository: Jacobs Family Berry Farm, Gardnerville, NV

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

## 10. Geographical Data

Acreege of Property 5

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |                   |                 |                   |
|-------------------|-----------------|-------------------|
| 1. Zone: 11 North | Easting: 261694 | Northing: 4313175 |
| 2. Zone: 11 North | Easting: 261808 | Northing: 4313153 |
| 3. Zone: 11 North | Easting: 261824 | Northing: 4313011 |
| 4. Zone: 11 North | Easting: 261691 | Northing: 4313000 |

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

Beginning at Point 1, the northwest corner of the property, the boundary runs east and south 116 meters to Point 2, then south and slightly east 142 meters to Point 3, then west and slightly south 134 meters to Point 4, then north 175 meters back to Point 1.

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

The boundary corresponds to the legal parcel boundary of APN 122004201004 at 1335 Centerville Lane in Gardnerville. The 5-acre parcel was the only land retained by the William Lampe descendants at the time of the Jacobs' purchase and constitutes the remaining ranch complex associated with the agricultural developments of both Wilhelm and William Lampe.

## 11. Form Prepared By

name/title: Jim Bertolini, Historian  
organization: Nevada State Historic Preservation Office  
street & number: 901 S. Stewart St., Ste. 5004  
city or town: Carson City state: NV zip code: 89701  
e-mail: jbortolini@shpo.nv.gov



Lampe, William, Ranch

\_\_\_\_\_  
Name of Property

telephone: (775) 684-3436

date: 5/3/2017

Douglas County,  
Nevada

\_\_\_\_\_  
County and State

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

### Additional Documentation

Submit the following items with the completed form:

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

### Photographs

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

### Photo Log

*All photographs taken by author on December 22, 2016 unless otherwise noted.*

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Fields, Ranch House, and Creamery (far left), looking southwest.  
1 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Example of cluster arrangement, showing Creamery (right), Bunk Shed (center), and Workshop (left), looking northeast.  
2 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: North façade and west elevation of Ranch House, looking southeast.  
3 of 27.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Ranch House rear and east elevation, showing extension, Cool Storage Building that was connected in 1965, and 2007 sun room addition, looking northwest.

4 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Barn, showing north façade and west elevation, looking southeast. Guest House is in background at right.

5 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Barn framing and truss system, looking up and southeast.

6 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Rear and southwest corner of Barn, looking east, displaying shed addition for grain bins.

7 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Paul Oatman sketch of barn framing system.

8 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Creamery, west elevation, looking east. Note the belt-driven assembly in the gable end at right.

9 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

Lampe, William, Ranch

Douglas County,  
Nevada

Name of Property

County and State

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Bunk Shed, showing west façade and south elevation, looking northwest.

10 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Workshop, looking northwest past grape trestles.

11 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Guest House, north façade and east elevation, looking southwest.

12 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Garage (center), with Barn and Guest House in background, looking southeast.

13 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Poultry House, south façade, looking northeast. Southeast corner of the Creamery is visible at far left.

14 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Workshop, south façade, looking northwest.

15 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Smokehouse, west façade, looking east.

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

16 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: WPA Privy, north façade and west elevation, looking southeast.  
17 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Large loafing shed, east elevation, looking west.  
18 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Corral and main gate, looking south.  
19 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Small Loafing Shed, with Hussman Company Ditch remnant along fence line at far right. Salvage Shed and Warehouse are visible at far left.  
20 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Hussman Company Ditch remnant at southeast corner of property, showing concrete bridge and culvert, looking southeast.  
21 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Salvage Shed, north façade and east elevation, looking southwest.  
22 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

Lampe, William, Ranch

Douglas County,  
Nevada

---

Name of Property

County: Douglas

State: Nevada

Description of Photograph: Northwest Field, looking north from entry road north of Ranch House.

23 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Lampe Ranch and Hussman Company Ditch with Carson Range of the Sierra Nevada Mountains in the background.

Date: 1932

Photographer: Burton Frasher, Sr.

24 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Creamery, south façade, looking north.

Date: c.1940s

Photographer: Unknown (Jon Olsen?)

25 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Lampe Barn, 1905 barn (smaller building at center), Small Loafing Shed (far left), and Poultry House (far right), looking south.

Date: c.1940s

Photographer: Unknown (Jon Olsen?)

26 of 27.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

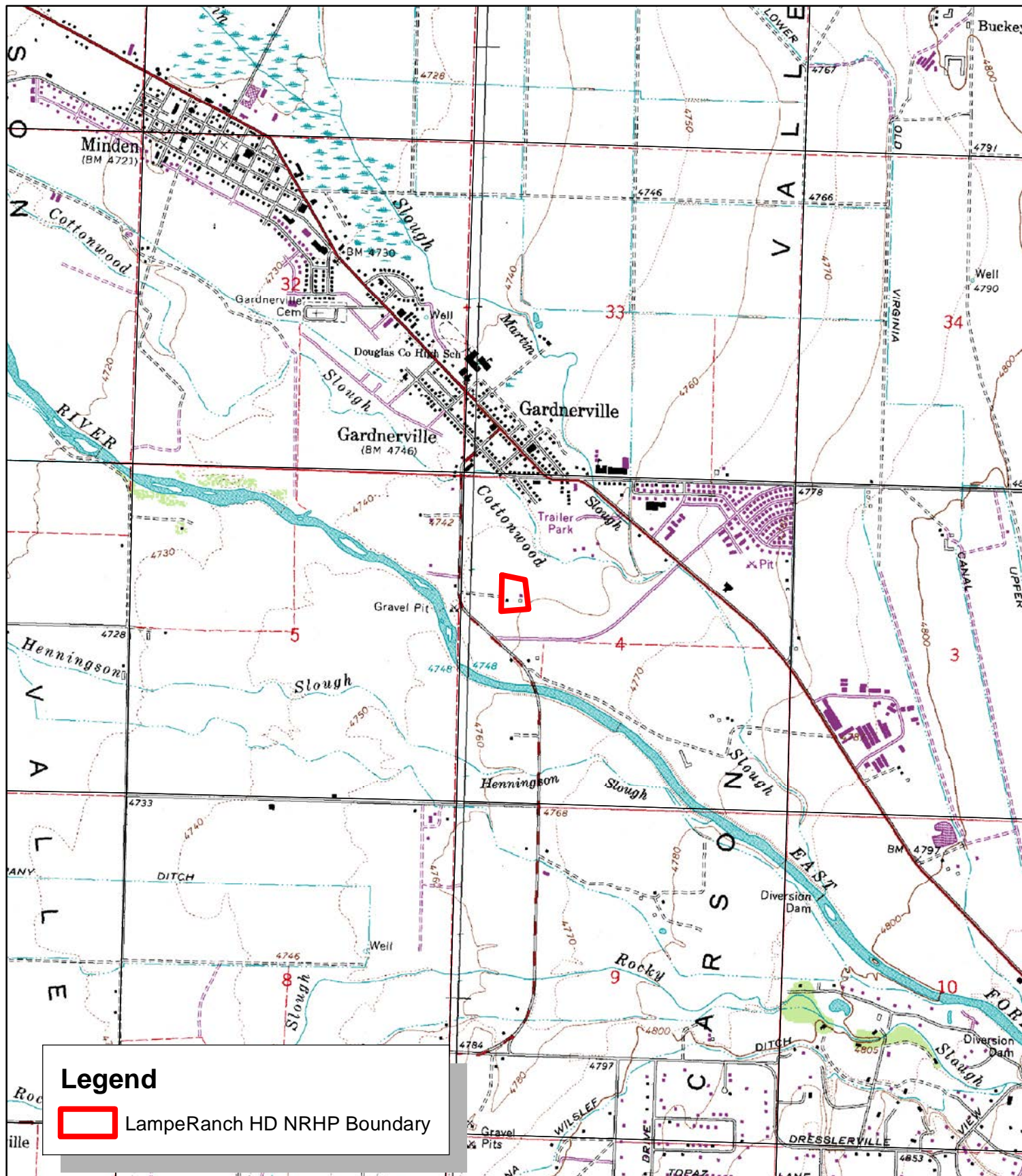
Description of Photograph: Barn roof framing system, showing dropped tie beam (upper right and left) and unique bracing system along secondary purlin, looking east from loft space near north entrance.

27 of 27.

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

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

# Lampe Ranch HD - NRHP DRAFT USGS - Large Extent

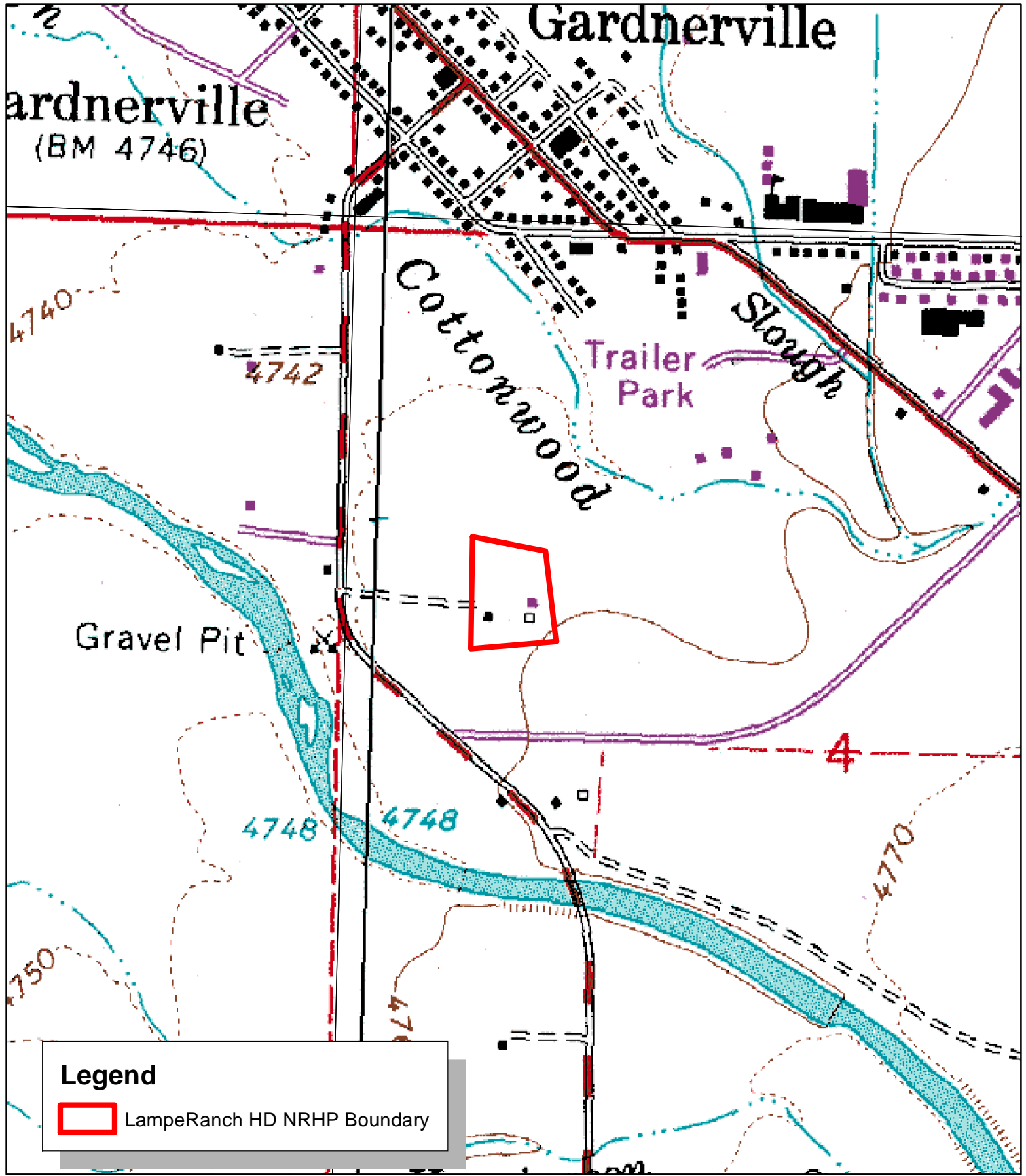


Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: USGS/NDEP  
Datum: NAD 83  
Projection: UTM Zone 11 North

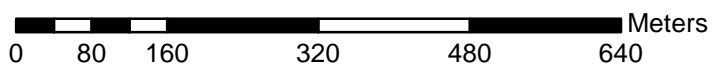
0 0.25 0.5 1 1.5 2 Kilometers



# Lampe Ranch HD - NRHP DRAFT USGS - Medium Extent



Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: USGS/NDEP  
Datum: NAD 83  
Projection: UTM Zone 11 North






# Lampe Ranch HD - NRHP DRAFT Aerial - Small Extent



## Legend

 LampeRanch HD NRHP Boundary

Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: NAIP  
Datum: NAD 83  
Projection: UTM Zone 11 North

0 12.5 25 50 75 100 Meters



# Lampe Ranch NRHP DRAFT Site Map



## Legend

- Hussman Company Ditch Remnant
- Lampe Ranch HD NRHP Boundary

## Resource Type

- Building
- Site
- Structure

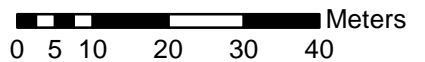
Author: NVSHPO (Bertolini)

Date: March 2, 2017

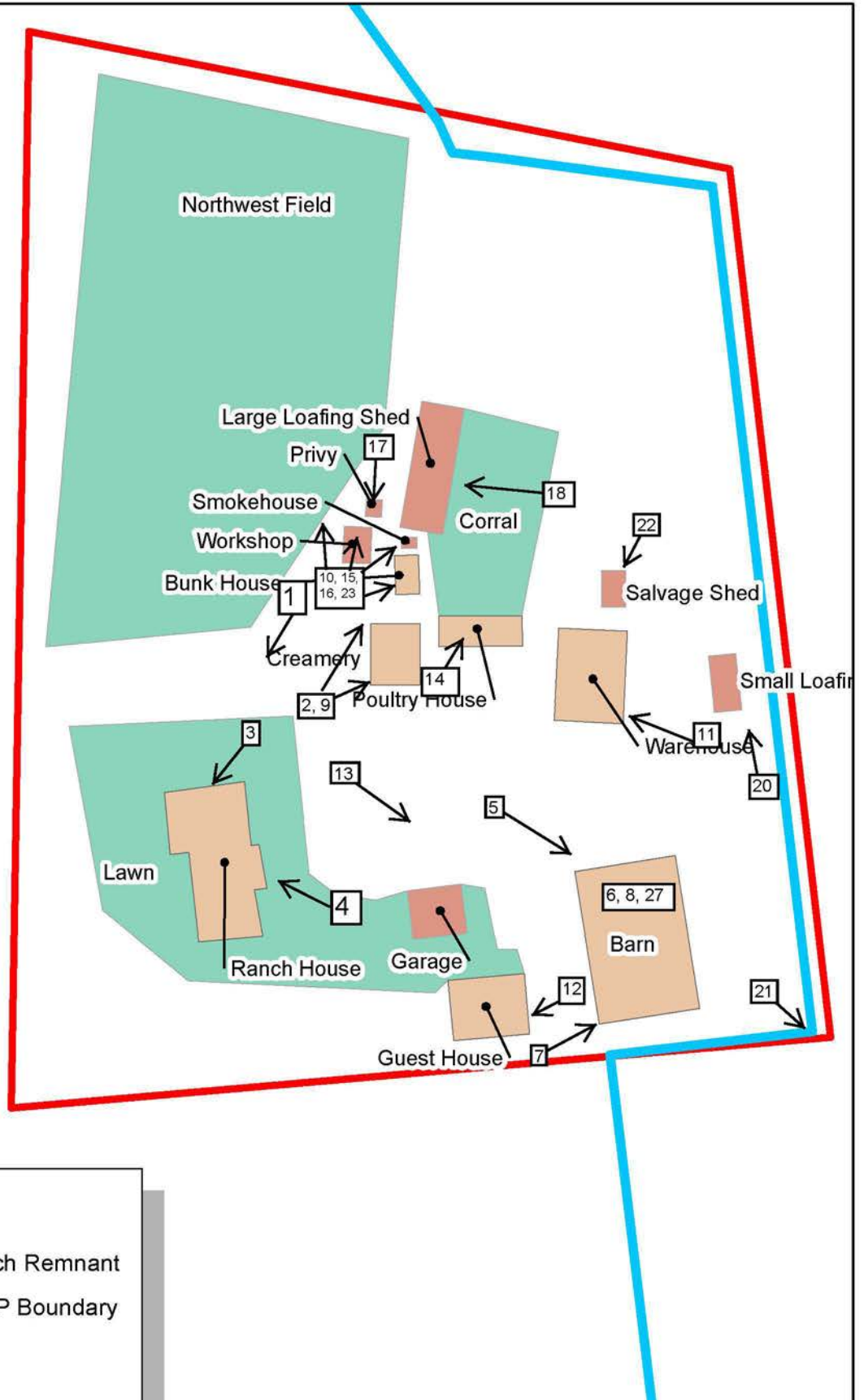
Source: NAIP 2015

Datum: NAD 83

Projection: UTM Zone 11 North



# Lampe Ranch NRHP Photo Key & Site Map



## Legend

- Hussman Company Ditch Remnant
- Lampe Ranch HD NRHP Boundary

## Resource Type

- Building
- Site
- Structure

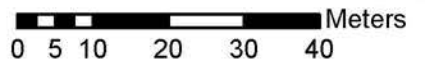
Author: NVSHPO (Bertolini)

Date: March 2, 2017

Source: NAIP 2015

Datum: NAD 83

Projection: UTM Zone 11 North



N























































EAST FORK CARSON RIVER  
CARSON VALLEY, NEVADA







National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

RECEIVED

MAY 18 2017

STATE HISTORIC  
PRESERVATION OFFICE



May 18, 2017

Rebecca L. Palmer, State Historic Preservation Officer  
Nevada State Historic Preservation Office  
901 Stewart Street, Suite 5004  
Carson City, NV 89701-5246

Re: Wilhelm & William Lampe Ranch Nomination for National Register of Historic Places

Attention Rebecca Palmer,

We support the nomination of our property for listing in the National Register. We are the current owners of this property and are deeply dedicated to its preservation. We purchased the property from descendants of Wilhelm and William Lampe in 2002, and have spent countless hours restoring the structures and grounds along with cataloging and researching agricultural and cultural records. We wish to preserve our efforts by listing the property and recording its rich history to acknowledge the Lampe family's accomplishments and to provide future generations with a better understanding of the role of immigrants in building our nation's wealth.

We also wish to thank the State Historic Preservation Office for their assistance in preparing this nomination and providing us the opportunity to be listed. We offer to support you as this nomination moves forward to the Keeper of the National Register in Washington, DC for review and look forward to accepting this property for listing in the National Register of Historic Places.

Sincerely,

Two handwritten signatures in black ink. The top signature is 'Diana Jacobs' and the bottom signature is 'Jack Jacobs'.

Jack and Diana Jacobs  
Jacobs Family Berry Farm  
1335 Centerville Lane, Gardnerville, NV 89410  
[info@jacobsberries.com](mailto:info@jacobsberries.com)  
775-783-4868





# Acknowledgment by Individual

State of

County of

Nevada | Douglas

On this 18<sup>th</sup> day of May, 20 17 before me, Jocelyn Messick  
Name of Notary Public

the undersigned Notary Public, personally appeared

Diana Kay Jacobs

Name of Signer(s)

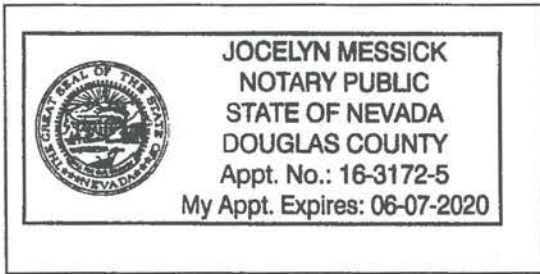
Proved to me on the oath of \_\_\_\_\_

Personally known to me

Proved to me on the basis of satisfactory evidence NVDL: 0102552075 exp: 06/24/2017  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Jocelyn Messick  
(Signature of Notary Public)

My commission expires 06-07-2020

**Optional:** A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer

Top of thumb here

## Description of Attached Document

Type or Title of Document

State Historic Worthy of Preservation

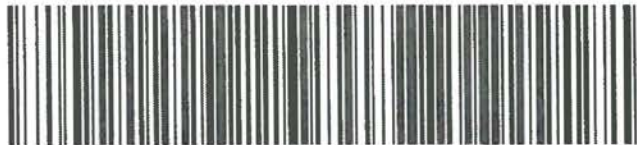
Document Date

Number of Pages

05/18/17

1

Signer(s) Other Than Named Above



# Acknowledgment by Individual

State of

County of

Nevada | Douglas

On this 18<sup>th</sup> day of May, 2017, before me, Jocelyn Messick  
Name of Notary Public

the undersigned Notary Public, personally appeared

John Kennedy Jacobs

Name of Signer(s)

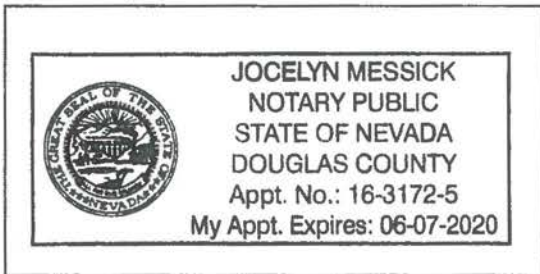
Proved to me on the oath of \_\_\_\_\_

Personally known to me

Proved to me on the basis of satisfactory evidence NOV DL 0102552089 exp: 12/06/2017  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Jocelyn Messick  
(Signature of Notary Public)

My commission expires 06-07-2020

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer

Top of thumb here

## Description of Attached Document

Type or Title of Document

State Historic Worthy of Preservation

Document Date

Number of Pages

05/18/17

1

Signer(s) Other Than Named Above





## BOARD OF COMMISSIONERS

1594 Esmeralda Avenue, Minden, Nevada 89423

Lawrence A. Werner  
COUNTY MANAGER  
775-782-9821

COMMISSIONERS:  
Barry Penzel, CHAIRMAN  
Steven Thaler, VICE-CHAIRMAN  
Nancy McDermid  
Larry Walsh  
Dave Nelson

June 1, 2017

Rebecca L. Palmer  
State Historic Preservation Officer  
Nevada State Historic Preservation Office  
901 Stewart Street, Suite 5004  
Carson City, NV 89701-5246

**RECEIVED**

JUN 06 2017

STATE HISTORIC  
PRESERVATION OFFICE

Re: Support for nomination of the Lampe Ranch, aka the Jacobs Berry Farm for inclusion in the National Register of Historic Places

Dear Ms. Palmer,

At its June 1, 2017, meeting the Douglas County Board of County Commissioners took action to approve a letter of support for the nomination of the Wilhelm & William Lampe Ranch, also known as the Jacobs Family Berry Farm, nomination for the National Register of Historic Places.

The property is currently a five acre ranch located at 1335 Centerville Lane in southern Gardnerville nestled along the southern edge of the town's suburban development immediately south of Cottonwood Slough. It is a remnant of an agricultural property that was once 331 acres during its height in the early twentieth century under Wilhelm and William Lampe. It contains 16 resources, 14 of which are contributing to the ranch, with the Gothic Revival Ranch House, the Barn, and the Creamery being the most prominent. The existing collection of buildings, structures, and landscape features convey the century and a half of agricultural development on the property between the 1870s into the mid-twentieth century. The property is now owned by the Jacobs family who has preserved the buildings and grounds using it for producing berries and hosting events as authorized by Special Use Permit under the Special Occasion Home ordinance. In 2016, the Jacobs pursued recognition of the property with the State Historic Preservation Office in order to register the history they had collected and to give recognition to the Lampe family who were prominent in the valley during the last century.

The nomination is consistent with the intent of the Historic Preservation Element of the County's Master Plan. The Board encourages approval of the nomination to further the perseveration of the agricultural legacy of our community.

Sincerely,

William B. Penzel  
Chairman, Douglas County Commission



July 21, 2017

Barbara Wyatt, ASLA  
National Register/NHL Programs  
National Park Service  
1201 Eye Street NW  
Washington, DC 20005

**RE: Multiple Property Documentation Form – Agriculture on the Carson River in Douglas & Ormsby Counties; and accompanying National Register Nomination for the Wilhelm Lampe Ranch, Gardnerville, Douglas County, Nevada**

Ms. Wyatt,

The enclosed 2 disks contain the true and correct copies of the Multiple Property Documentation Form – *Agriculture on the Carson River in Douglas & Ormsby Counties*; and the accompanying nomination submitted under that MPDF, for the Wilhelm Lampe Ranch, in Gardnerville, Douglas County, Nevada, to the National Register of Historic Places. Disk 1 includes the MPDF, the individual nomination form, related correspondence, and GIS data related to the Lampe Ranch. Photographs for the nominated property are included on disk 2.

If you have any questions about the nomination, please contact Jim Bertolini, National Register Coordinator, at (775) 684-3436 or [jbertolini@shpo.nv.gov](mailto:jbertolini@shpo.nv.gov)

Sincerely,

Rebecca Palmer  
State Historic Preservation Officer  
Nevada SHPO  
(775) 684-3443  
[rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov)

United States Department of the Interior  
National Park Service

MP-1620

# National Register of Historic Places Registration Form

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



### 1. Name of Property

Historic name: Lampe, Wilhelm & William, Ranch  
Other names/site number: Jacobs Family Berry Farm  
Name of related multiple property listing:  
Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 1335 Centerville Lane  
City or town: Gardnerville State: NV County: Douglas  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this 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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

Rebecca Palmer Nevada State Historic Preservation Office July 21, 2017  
Signature of certifying official/Title: \_\_\_\_\_ Date  
Nevada State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

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

Lampe, William, Ranch

Douglas County,  
Nevada  
County and State

Name of Property

**4. National Park Service Certification**

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

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

Returned

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>1</u>	buildings
<u>1</u>	<u>          </u>	sites
<u>8</u>	<u>1</u>	structures
<u>          </u>	<u>          </u>	objects
<u>14</u>	<u>2</u>	Total

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

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/Secondary Structure
- AGRICULTURE/SUBSISTENCE/Processing
- AGRICULTURE/SUBSISTENCE/Agricultural Field
- AGRICULTURE/SUBSISTENCE/Animal facility
- AGRICULTURE/SUBSISTENCE/Agricultural Outbuilding

**Current Functions**

(Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/Secondary Structure
- AGRICULTURE/SUBSISTENCE/Processing
- AGRICULTURE/SUBSISTENCE/Agricultural Field
- AGRICULTURE/SUBSISTENCE/Animal facility
- AGRICULTURE/SUBSISTENCE/Agricultural Outbuilding

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY/Gothic Revival

Double Pen

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

Principal exterior materials of the property: WOOD/Weatherboard; BRICK; METAL/Steel

### Narrative Description

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

---

#### Summary Paragraph

The William Lampe Ranch is a 5-acre ranch in southern Gardnerville nestled along the southern edge of the town's suburban development immediately south of Cottonwood Slough. It contains 16 resources, 14 of which are contributing to the ranch, with the Gothic Revival Ranch House, the Barn, and the Creamery being the most prominent. Most of the buildings are clustered around a central driveway and turnabout that was historically used to access the property. The northwest corner of the property contains the ranch's only remaining agricultural space, adapted from hay pasturage into berry farming and bee keeping space by the current owners. The existing collection of buildings, structures, and landscape features convey the century and a half of agricultural development on the property between the 1870s and the mid-twentieth century.

---

#### Narrative Description

##### Setting and Overview

The William Lampe Ranch is a 5-acre remnant of an agricultural property that once spanned over 300 acres during its height in the early twentieth century under Wilhelm and William Lampe. The nominated area includes the primary ranch complex during the period of significance, including the main Ranch House and Barn. The surrounding setting of the ranch has transitioned from rural and agricultural, to predominantly suburban in recent years, mostly since the early 1990s. Rural, agricultural land remains to the south. The encompassing suburban residential development is largely a result of land sales by the Lampe family to developers during the mid-to-late twentieth century. Cottonwood Slough, a secondary channel of the East Branch of the Carson River, continues to run several hundred yards north of the property, but has been channeled significantly.





**Photograph 1 – Fields, Ranch House, and Creamery (far left), looking southwest.**

The remaining 5 acres comprises the main ranch complex run by three generations of Lampe ranchers for 115 years until it was ultimately sold in 2002 to Jack and Diana Jacobs. The main Ranch House anchors the development's southwest corner with the Barn at the southeast corner and a large open parking turnabout and dirt yard in between. Secondary buildings, mostly north of the turnabout space, are scattered to the north, including the Garage, Creamery, Chicken House, Workshop, Privy, Bunk House, and two loafing sheds. The two main non-contributing elements are the Warehouse and the Guest House, which were constructed amid the historic buildings. Although they are compatible with the historic use and setting of the ranch, the Warehouse does represent an obviously modern disruption of the otherwise nineteenth and twentieth century character of the ranch. Running along the east side of the property is the former Lampe Ranch Canal which provided water from the East Branch of the Carson River, which is diverted approximately 1.25 miles southeast of the property. Although the fields are mostly developed, the canal system is still active and is used to irrigate some parts of the property. The embankments, culverts, bridges, and diversion boxes remain. Historic trees, mostly cottonwoods (*Populus* sp.) remain throughout the property, providing shade and windbreaks.



**Photograph 2 – Example of cluster arrangement, showing Creamery (right), Bunk Shed (center), and Workshop (left), looking northeast.**

1. Ranch House, 1898 (additions in 1962), contributing building

The Lampe Ranch House, constructed in 1898 by Wilhelm and Maria Lampe, is an extremely late example of the Gothic Revival-style . It is a two-story home following the Centered Gable variety of residences in this style. The main section of the house on the north end has a moderately-pitched, side-gabled roof with a steeply-pitched cross-gable centered on its north façade and a second-story, centered, gabled dormer breaking the roof (south) roofline. The roof is asbestos tile, added in approximately 1915 after a fire burned away a portion of the historic wood shingle roof. Two red brick chimneys break the roof crest. Extending from the north section to the south was a single-story extension, with a red brick chimney near its southern terminus. All siding is wood, dropboard, and all foundations are concrete perimeter, in some cases reinforcing historic rock pilings with lime grout, or slab. This extension received an addition in 1965 that in-filled space between a storage building and the main house. The storage building, also present by 1918, is a single-story front-gabled frame building with dropboard siding and heavily insulated walls, having served as a cool storage room for produce prior to the electrification of the ranch. Records and observation suggest that the 1918 storage building was initially the first residence for the family, built in 1872, but the historical record is not clear. The practice of expanding relatively simple homesteads into larger, architecturally extravagant dwellings was not uncommon in western agricultural areas. However, the two-over-two wood sash windows and dropboard siding matching that on the main Gothic Revival house suggests that regardless of the date of construction, the building was heavily remodeled in or after 1898 along with the construction of the main portion of the house. In 2007, the owners made a gable-

roof extension from the 1962 addition to the east, creating a new entry and glassed in sunroom on the elevation.<sup>1</sup>



**Photograph 3 – Lampe Ranch House, looking southeast.**

Windows on the main section are wood sash windows with simple surrounds and modest crown molding. On the façade, a single one-over-one sash window is placed in the second story gable. On the first floor, paired one-over-one sash windows flank the main entry. The side elevation windows are two-over-two wood sash windows. They are symmetrically placed with two on the upper story and two on the lower story. The main entry has paired wood panel storm doors with long, narrow screen openings. The main doors are heavy wood panel doors with windows detailed with Gothic styling. The main entry is covered by a single-story porch with a flat roof, square fluted columns and pilasters, and decorative verge-boards below the eave. It rests on a concrete slab with two steps leading to a concrete pathway to the front gate. Windows on the remaining portions of the house are predominantly two-over-two, either wood or vinyl dual-pane replacement windows on the intervening sections. The exception is the 2007 sun porch addition which has fixed, vinyl dual-glaze windows on all of its elevations.

---

<sup>1</sup> Virginia McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 266; Jacobs Family Berry Farm, “History of the Land – Lampe Homestead,” paper, no date, 2, Jacobs Family Berry Farm private collection; “W.H. Lampe, Farm Inventory,” January 1, 1928, Folder 6, Box 6, AC 0277 – Fleischmann College of Agriculture – Experiment Station Records (hereafter FCA-ESR), University Archives & Special Collections, University of Nevada, Reno (hereafter, UNR); Jack and Diana Jacobs, personal communication to the author, April 9, 2017.



**Photograph 4 - Lampe Ranch House, east elevation, looking west, showing additions to rear of the main house including historic Cold Storage building. (left).**

The interior of the home retains strong integrity, although modernized utility systems and appliances punctuate high-use areas such as the kitchen. The northernmost section of the home is a center-hall plan with dark-stained panel wood finishes. A stairway to the second floor runs from the northern end of the hallway upwards and south to a water tank on the second floor to access the bedrooms. Original tongue-and-groove flooring remains in the house in good condition. Interior moldings for passageways, entries, and windows all remain in very good condition.

Historic Associated Feature – Lawn – The Lawn surrounds the Ranch House, connecting its landscape with the Garage and the Guest House. It is comprised of well-irrigated, planted grass with modern shrubbery and floral landscapes. A combination of younger trees and older cottonwood (*Populus* sp.) trees keep the landscape nearest the house very well shaded. The Lawn and an extension to the south that is now outside the property line, totaling 1 acre, was used by the Lampe family as a garden area until it was transitioned into lawn space in approximately 1966.<sup>2</sup>

---

<sup>2</sup> Historic aerial imagery for 1335 Centerville Lane, Gardnerville, Nevada, from Historic Aerials, 1966 and 1967, <https://www.historicaerials.com/viewer#>, accessed February 23, 2017.



**Photograph 5 – Barn, viewed from central driveway, looking southeast.**

2. Barn, 1901, (w/ addition c.1920s), contributing building

The Lampe Barn is a High Barn as defined in the MPDF under which this nomination is submitted, *Agriculture on Nevada's Upper Carson River in Douglas and Ormsby/Carson Counties*. The construction date of the barn is a matter of debate with structural engineer and regional barn historian Paul Oatman estimating its construction around 1880 while the Douglas County Historical Society places it at 1901. In either case, the barn was present by 1909 as it appears in a *Record-Courier* article about William Lampe's ranch in July of that year.<sup>3</sup>

The barn is approximately 55' wide and 82' long with four bays and three aisles, two large lofts, and two large granaries. It has a moderately-pitched, corrugated steel, front-gabled roof that faces north, with an extended monitor breaking the roof crest at its center. The barn has a single-entry center hall with side-aisle configuration. Side walls along the east and west elevations are roughly two-stories tall. The north façade is dominated by large, two-story swinging panel doors providing access to the barn's center aisle. The side aisles have single-story heavy sliding doors mounted on steel tracks on the façade. A shed roof extension was made onto the rear of the barn,

---

<sup>3</sup> Paul Oatman, undated written description of the Lampe Barn, transmitted to the author March 26, 2017; Douglas County Historical Society, "Great Barns of Carson Valley Tour 2009," 3<sup>rd</sup> page, Douglas County Historical Society archives (hereafter DCHS); "William Lampe Ranch," *Record-Courier*, July 1909, DCHS.

either constructed originally or added onto the barn later to house small grain bins. Exterior walls are all flush 2"x10" unfinished boards.



Photograph 6 – Barn interior, viewing primary framing and roof structure, looking up and southeast.

The barn has heavy timber, mortise-and-tenon framing with selective reinforcement with steel bolts and straps, resting on embedded foundation stones. Oatman provides a detailed description of the barn's structure:

The barn has five bays (the distance between posts) and consists of a main aisle and two side aisles. The H bents (main aisle) have 10 by 10 purlin posts and 6 by 6 head braces connecting the 10 by 10 tie beams. The purlin plate...is connected with bladed scarf joints. The side aisles have secondary tie beams...with secondary canted purlin posts...with a secondary purlin plate...also connected with bladed scarf joints. All purlin posts and plates have 6 by 6 braces....This whole system supports 2 by 6 rafters on 24" centers. The longitude sills and cross sills are 10 by 10 and also employ bladed scarf joints as well as 6 by 6 foot braces. The paneling and loft are of a later date. One unusual feature of the barn is the numbering of the "H" bents. These numbers signify the order in which the barn was erected. The numbers are bold and concise. It could be that the timbers were cut and hauled to the jobsite or it was more efficient with [an] untrained crew.<sup>4</sup>

Along the center aisle are single-story walls with a mezzanine deck above the side-aisles. Paneling along the center aisle walls is comprised of flush 2"x10" boards. Most joints are

---

<sup>4</sup> Oatman, undated description of the Lampe Barn.

fastened with 1” tenons. At the rear of the barn’s center aisle, there is a raised wood floor for clean work space, leading up to the grain bins at the rear of the barn. The frame wall of the middle bin is movable to allow for adjustment based on the necessary storage space needed, and to allow the space to be used alternately for grain storage and for equipment storage. A belt driven grain elevator remains and is installed along the north wall of the grain bin area. The east side-aisle has a low ceiling and 6.5”x6.5” posts and beams framing the space, and was used historically as a feeding corral. The west side-aisle has matching posts and beams, but has a small shop crane, indicating the space had been used for loading and unloading smaller wagons. Interior framing posts and beams show circular saw marks, suggesting they were lumbered at local sawmills in the Carson Valley.

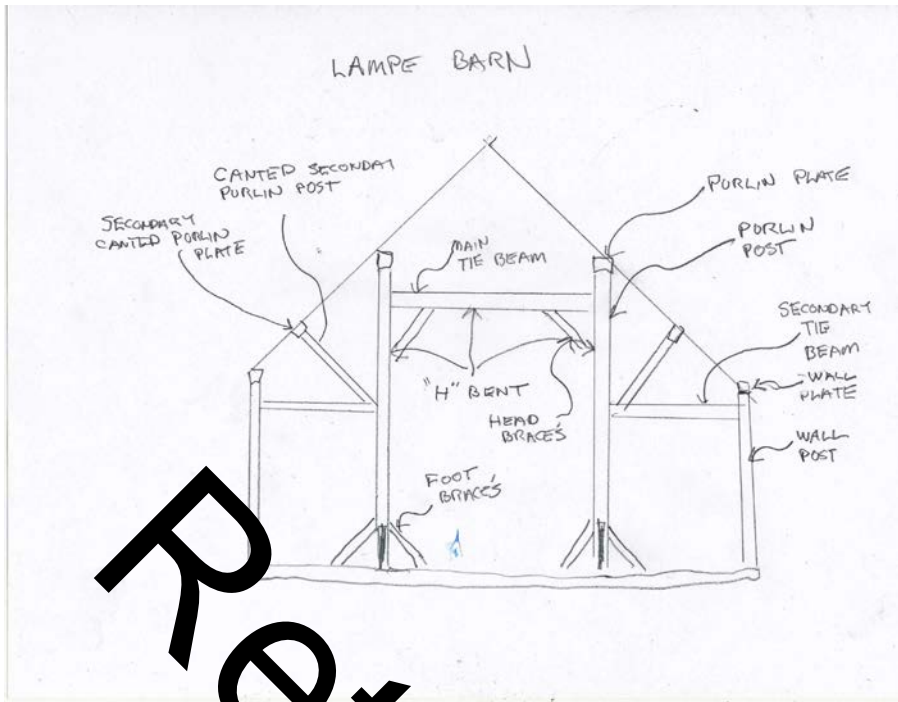
This Lampe Barn appears to be the only remaining of a complex that, at its height, contained several barns to facilitate livestock and hay storage. A 1928 Farm Inventory by William Lampe mentions the existence of three barns in that year, including a small dairy barn, a large barn constructed in 1905, and a larger barn (the nominated building) with no date. The nominated Lampe Barn that still remains was possibly constructed by a Danish barn-builder, as mentioned by the Douglas County Historical Society. The shed addition on the rear of the Barn to house the grain bins suggests an addition in the early twentieth century. Modifications such as these were common in the valley during the 1920s-1940s as the economy shifted toward beef and dairy production. Irregularities in the joints along the rear of the Barn also suggest that at one point, the building’s rear elevation used to terminate with the gable end, and had the shed addition added later. The 1905 barn burned down in 1965, and was replaced by the Warehouse.<sup>5</sup>



**Photograph 7 – Barn, rear elevation and southwest corner, looking northeast, showing grain bin addition.**

---

<sup>5</sup> Roger G. Hyytinen to Jack Jacobs, “Structural Review of Historic Jacobs Barn,” March 20, 2012, 1, Jacobs family collection; “W.H. Lampe, Farm Inventory,” 1928, Folder 6, Box 6, AC 0277, FCA-ESR, UNR; Douglas County Historical Society, “Great Barns of Carson Valley Tour – 2009,” Barn Again! Materials, DCHS, Gardnerville, Nevada.



Photograph 8 – Barn, rear elevation and southwest corner, looking northeast, showing grain bin addition.

Returned



### 3. Tank-house/Creamery, 1909, contributing building

The Creamery, referred to as the Tank-house by William Lampe, is a one-and-one-half story red brick masonry building with a moderately-pitched, corrugated steel, front-gabled roof built by Wilhelm Lampe in 1909. It sits on a concrete slab foundation, its brick outer walls are common bound, and the gable ends are sheathed in corrugated steel, broken by large attic vents. A tapered, concave brick chimney breaks the roof crest near the center of the building. Entries and window ports have concrete sills and arched brick lintels, with wooden jambs. Windows are two-over-two wooden sash windows, and doors are un-lit wood panel doors. There are a total of four entries, including two on the south façade, one on the east elevation near the northeast corner, and one on the west elevation near its center. Along the north elevation, two small window ports are present, one being a divided wood casement and the other being boarded over with 1"x2" paneling. On the west elevation, two one-over-one windows are present along with an un-lit wood panel door. A line shaft, likely providing belt driven power to the ranch complex, remains on both the interior and south façade of the building, although the gas engine generator is no longer present.<sup>6</sup>

The interior is divided into primary spaces divided by secondary, plastered red brick walls. The southwest corner of the building is the primary separator room, that is now the retail space for the Jacobs Family Berry Farm. The northwest corner is storage space. Running the east length of the building is the storage room, dominated by a large, blackened steel tank. Although its use remains in question, it is possible that the tank served as milk storage during the ranch's height as a dairy operation.



**Photograph 9 – Creamery, west elevation, looking northeast. Note the belt-driven assembly in the gable end above the entrance (far right). The bunk shed can be seen at the far left behind (north of) the Creamery.**

---

<sup>6</sup> *Carson Valley Record-Courier*, "William Lampe Ranch," July 1909, Douglas County Historical Society (hereafter DCHS), "W.H. Lampe, Farm Inventory," 1928, Folder 6, Box 6, AC 0277, FCA-ESR, UNR.

#### 4. Bunk Shed, c.1920s, contributing building

The bunk shed is a small, side-gabled building with a moderately-pitched, corrugated steel roof and board-and-batten siding. It does not have a foundation, but rests on a wooden sill laid on grade. There are two horizontal sliding windows on the north and east elevations, and a third vertical sliding window on the east elevation. There is an access door to the attic on the south side. A wall divides the interior space into two living units, with separate entrances on the west façade. The doors are unlit wood panel doors. The interiors retain strong integrity to the early-twentieth century, with interior walls lined with flush 2"x6" paneling, as well as built-in wood shelving. Although the wiring of the building has been upgraded, the original push-button light switches remain. Carved graffiti from ranch workers remain on the interior walls.



**Photograph 10 – Bunk Shed, west façade and south elevation, looking northeast.**

### 5. Warehouse, 1965, contributing building

The Warehouse is a two-story building on a concrete slab foundation with standing-seam steel walls and a very slightly pitched, gabled roof, also of standing-seam steel. The exterior walls are relatively unbroken, except for a single-view double window on the east elevation near the southeast corner, a simple panel door on the south elevation near the southwest corner, and a large track garage door on the west elevation near the southwest corner. A ventilation stack vents above the east entry, and a security light breaks the roofline above the garage door. Historic photos indicate that a smaller, one-and-one-half story livestock and equipment barn, as well as an adjacent equipment shed or pig barn, had been on this location, but either burned down or was demolished sometime after the 1950s, and was replaced in 1965 with the current building. A farm and asset inventory series sent from Lampe to the University of Nevada, Reno notes three barns, two sizeable and one small in 1930 but only two barns, one small and one large in 1931.



**Photograph 81 – Warehouse, and grape arbors, looking northwest from northeast corner of the Barn.**

6. Guest House, 2007, non-contributing building

The Guest House is a small, one-and-one-half story residence and garage near the southern end of the property. It has a moderately pitched, side-gabled roof of corrugated steel and wood drop-board siding, allowing it to be stylistically compatible with the historic Ranch House to its northwest. It sits on a concrete slab foundation, and has a pair of large garage doors with a driveway breaking its east elevation. There is a shed porch with squared posts on the north façade, with a simple panel door. Windows on the façade and in the gable ends are vinyl one-over-one windows, both single and paired, of varying sizes. A modern wood picket fence encloses a small yard space around the building's north façade, and is designed in the same style as the fence surrounding the Ranch House.



**Photograph 12 – Guest House, east and north elevations, looking southwest.**

### 7. Garage, 1915, contributing structure

The Garage is a single-story, frame structure with a red brick veneer and sits on a concrete slab foundation, and has a hipped roof with boxed eaves and corrugated steel sheathing. Its north façade is dominated by paired, double-hinge, riveted steel doors, with a small man-door in the middle. The side and south elevations have wood, one-over-one sash windows with arched lintels, red brick sills, and wood screen covers. The interior includes a concrete cutaway drop on the interior for working underneath vehicle chassis. A c.1930s fuel pump and gas tank was situated at the northwest corner of the garage, but has since been removed.



**Photograph 93 – Garage (center), with Barn and Guest House in background, looking southeast.**

#### 8. Poultry House, c.1915, contributing building

The Poultry House is a modest, narrow, single story building used historically for either storage or a shelter for poultry on the farm, depending on the need. It has a moderately-pitched, side-gabled roof of corrugated steel, and vertical board-and-batten siding resting on a wood sill. The south façade has two entrances, one near the southwest corner with an un-lit wood panel door, and the other near the southeast corner with a vertical board, un-lit door. The rear (north) elevation appears to have been modified during its life as a poultry house. A boarded-up entrance breaks the elevation near the northeast corner, with an un-lit panel door. Near the building's center is an adapted doorway cut into the building's side with simple vertical board panels. A small window port appears to have been cut in the wall, but has since been filled in with vertical boards. Three windows break the south façade, including a six-over-six wood sash window near the southwest corner, a two-by-two wood casement to the east of the southwest door, and a fixed single-light window to the left. The interior is divided into rooms with shelving for storage or poultry roosts.

The Poultry House appears to be a combination of buildings, including the first automobile garage built sometime in the 1910s, then moved across the property around 1920 and connected with another shed building to create the Poultry House as it stands today. This appears to have been in response to a fire at the house, which likely occurred in 1915.<sup>7</sup>



**Photograph 104 – Poultry House, north elevation, looking northeast, with Creamery (left) and Warehouse (right).**

---

<sup>7</sup> “History of the Land,” 2.

9. Workshop, c.1887, contributing structure

The Workshop is a small, one-story, front-gabled structure with corrugated steel walls and roof. It does not have a foundation, but sits on a wooden sill rested on grade. The building has a simple wooden frame, a salvaged entry door on its south façade, and what appear to be salvaged wood windows on all three remaining elevations, one fixed square (east), one fixed with an arched top (north), and one 2x3 (west). The gable ends above the south entry and north window are open but screened, likely as ad-hoc vents. The interior space contains late-nineteenth and early-twentieth century blacksmith equipment, indicating the structure's historic use. A panel on the rear has painted lettering on it reading:

C. B. + Co Store  
Virginia City  
Nev

By the early twentieth century, Virginia City had lost most of its mining economy, suggesting that this may have been salvage material purchased by an owner prior to the Lampe family, and perhaps constructed on that location before 1900, although this has not been confirmed.



**Photograph 115 – Workshop, south façade, looking northwest.**

10. Smokehouse, c.1920s, contributing structure

The Smokehouse is a simple, one-story front-gabled structure sitting on grade with no foundation and facing west. It has flush vertical board walls and roofing, with the roof secured with additional battens. A doorway of flush boards is on the west façade, and there do not appear to be any windows in the building. Hooks for equipment are on the north wall's exterior. It is possible the structure was built earlier than the 1920s, but it is first confirmed in records by the 1920s.



**Photograph 126 – Smokehouse, west façade, looking northeast.**



11. Privy, c.1935, contributing structure

The Privy appears to be a Works Progress Administration (WPA) privy constructed as part of rural sanitation efforts during the New Deal in the 1930s. It is a simple, single-story frame structure on a concrete slab foundation and a shed, corrugated steel roof slanted upward toward the structure's north façade. It has wood, dropboard siding, and a vertical board door that appears to be re-oriented salvage dropboard. The structure has modern vents along its east, west, and south walls.



**Photograph 137 – WPA Privy north façade, looking southeast.**

12. Large Loafing Shed, c.1920s, contributing structure

The Large Loafing Shed, which opens eastward into the Corral, is a modest, single-story, side gabled structure with a corrugated steel roof and flush vertical board paneling for its south, north, and west walls. It has no foundation, and posts along its open east façade, ranging from sawn 6"x6" timbers to salvaged rough-hewn timber poles, indicating it was likely cobbled together from scrap materials. Although it was likely used historically as a livestock shelter and milking space as it is encompassed by the Corral, it is now used for equipment and material storage.



Photograph 148 – Large Loafing Shed, east façade, looking west.

Historic Associated Feature – Corral – The corral is a small space attached to both the Large Loafing Shed and the north elevation of the Poultry House. It has a simple post-and-board fence approximately 5' high. A square-frame, wire gate provides primary access on the east side of the Corral, with a built-in livestock sorting chute along the outer fence just to the north of the gate.



Photograph 159 – Corral and gate, looking south.

13. Small Loafing Shed, c. 1920, contributing structure

The Small Loafing Shed is a small, shed-roof structure that sits on grade with no foundation, and has flush vertical board siding. It has a corrugated steel roof that slopes downward to the eastern façade. The east façade is open to allow access to livestock historically. It is now used as a storage shelter for salvage material and equipment.



Photograph 20 – Small Loafing Shed, also showing the Hussman Company Ditch running along the fence line to the right, looking north. The Warehouse (far left) and Salvage Shed (left) are also visible.



**Photograph 161 (right) – Remnant of the Hussman Company Ditch and a concrete culvert and bridge at southeast edge of property. Formerly, the road leading from the main house and barn led across this bridge and into alfalfa fields to the east.**

14. Hussman Company Ditch, c.1861, contributing structure

The Lampe Ranch Canal runs through the east side of the remaining ranch property, although remains of the canal exist outside the nominated area. The canal through the property ranges from 1'-2' deep and 3'-4' wide. It includes diversion boxes where it enters the property at the southern boundary, and at the southeast corner of the property where a lateral ditch formerly extended into former pasture and fields which are now a housing development. The ditch runs along the property's east boundary, then turning north at the property's northeast corner before exiting the property into former Lampe agricultural fields that were sold off in the late-nineteenth century and that either have been developed, or are being prepared for development.<sup>8</sup>

---

<sup>8</sup> The date of construction for the Hussman Company Ditch at 1861 is extrapolated from the S.T. Harding's report *Ditches and Irrigated Areas for Lands of Defendants in United States V. Alpine Land and Reservoir Co.*, which cites the earliest water right for the Hussman Company Ditch at 1861, 1913, Robert A. Allen Papers, NC 97, UNR.

15. Salvage Shed, 2007, non-contributing structure

The Salvage Shed was constructed by the Jacobs family in 2007, using salvaged lumber from the ranch site, replacing the remains of a hog shed on the location. It is a single-story, one-room, front-gabled structure on grade with no foundation. It has flush vertical board siding, and a moderately-pitched gable roof of corrugated steel, with exposed beams on the gable ends and a decorative truss brace above the north entry. There are wooden vents in the gable ends. There is a small wooden deck in front of the north entry, which consists of a salvaged historic panel door with a salvaged  $\frac{3}{4}$  view screen door. The south elevation has large swinging doors to provide larger equipment access. The side elevations have salvaged two-by-three fixed wood windows. It is primarily used as a gardening shed by the Jacobs family.



**Photograph 172 – Salvage Shed, north façade and east elevation, looking southwest. Warehouse (left) and Creamery (right) can be seen in the background.**

16. Northwest Field, c.1870s, contributing site

The field that covers the entire northwest extent of the property is the only remaining agricultural land within the property boundary, constituting of a preserved portion of what was once a larger agricultural field that extended to the west. Formerly a roughly 9-acre field used for growing barley and alfalfa, the roughly 1-acre site remaining is now used by the Jacobs family for growing berries, specifically nine varieties of raspberries and five varieties of blackberries. There are also six beehives on the property that provide honey for sale and help pollinate the berry bushes.



Photograph 183 – Northwest field, looking north from the main access road.

**Integrity**

The Lampe Ranch has strong integrity under the seven aspects of integrity. The overall integrity of the site is intact, with the historic circulation patterns and routes retained with predominantly dirt-surface roads and paths. The spatial organization of the buildings, structures, tree lines, and the remnant Northwest Field are also readily apparent. Collectively, the buildings and structures from the historic period have strong integrity to the period of significance in design, materials, and workmanship, having retained their original materials, and in most cases, receiving very little modification other than in-kind repair since their construction.

Due to the normal intensive use of an agricultural complex, modifications and upgrades to the overall landscape are visible, but compatible with the historic significance of the site. The property is still accessed from the west via the historic entry road to the complex, and an unimproved yard area remains in the center among the Ranch House, Creamery, Garage,

Warehouse, and Barn, conveying an integrity of remaining circulation systems. The Northwest Field is no longer used as an alfalfa/pasture field, and has been replaced with a mulch bed to provide nutrients for the berry bushes, but portions of the south, east, and north extents of the historic alfalfa field are still visible, and the space retains its use as an agricultural space, albeit now using drip-line irrigation rather than flood irrigation from the Lampe Ranch Canal. The field retains capabilities for flood irrigation should it be modified for such use in the future.

The main non-historic alterations to the ranch include the 2007 additions to the main Ranch House, and the construction of the Guest House, also in 2005-2006. The additions onto the Ranch House are both compatible and distinguishable, using similar drop-board siding but modern windows and entry doors. These modifications are on the side (east and west) elevations of the rear, single-story extension, remain behind the wall plane of the original two-story house, and remain below the roof crest of the historic extension. The Guest House is located in the southern-most section of the historic district, behind the historic Garage. Its one-and-one-half story height, modern drop-board siding, and corrugated steel roof allow it to be compatible with the neighboring Barn, Garage, and Ranch House, while being distinguishable as a new building. The sale of most of the ranch and surrounding the complex has altered the setting of the ranch to a degree, with low-to-medium density housing development abutting the property to the east, south, and north. Two churches have taken over most of the former crop land to the west of the complex. However, privacy fences and landscaping with trees, the low-intensity nature of the surrounding development, and the location of the ranch on the southern end of Gardnerville near remaining farmland to the south and west, allows the ranch to retain its integrity of setting and feeling as an historic ranch space, despite the impositions of development effected in the 1970s through the 2000s.

---

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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



**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

**Period of Significance**

1887 - 1965

**Significant Dates**

1872 – Land Grant to Jorens Christensen

1874 – land transfer to Wilhelm Springmeyer

1887 – Wilhelm and Maria Lampe bond-purchase property

1922 – Property sells to Edward & William Lampe

1965 – All but the homestead sold to Led-Mil development company

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

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

The Wilhelm and William Lampe Ranch is significant under Criterion A in the area of Agriculture for its association with the agricultural development of the Gardnerville area of the Carson Valley under the Lampe family. Both Wilhelm and Henreich C. Lampe acquired and operated ranches immediately east of Gardnerville during the late nineteenth and early twentieth centuries. Under the operation of Wilhelm’s son William, the ranch reached over 300 acres at its height, becoming responsible for much of the agricultural energy in that area alongside the Heidtmans, Stodiecks, and Settelmeyers. Wilhelm became a prominent leader in the German immigrant community of Carson Valley, becoming the land donor for the establishment of the Lutheran Church’s first building, just south of his ranch, in 1895. The Ranch as a whole is eligible under Criterion C in the area of Architecture for its display of a particularly well-preserved Ranch Complex that includes a creamery, a relatively rare occurrence. The Ranch House specifically is also architecturally significant as a relatively rare and very late example of

the Gothic Revival style in ranching residences in Carson Valley, being built in 1898 by Wilhelm Lampe nearly twenty years after the next-latest Gothic Revival residence in the valley. The remaining 5-acre Ranch Complex represents the remaining property associated with both Wilhelm and William Lampe's agricultural operations in Carson Valley between 1887 and 1965.

---

## Narrative Statement of Significance

### The Lampe Ranch in Carson Valley's Agricultural History

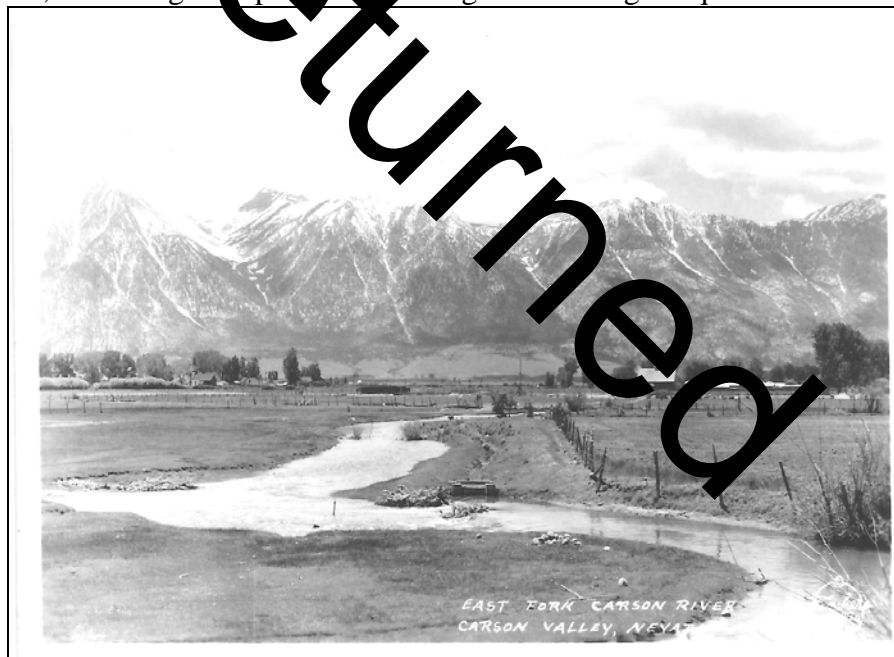
The context of agriculture on the upper Carson River in Nevada is outlined in the Multiple Property Documentation Form (MPDF), *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*, and will not be repeated in depth here. The William Lampe Ranch is significant within that context in the areas of both Agriculture and Architecture as a well-preserved and well-documented example of agricultural development around Gardnerville during the late-nineteenth and early-twentieth centuries associated with the prominent Lampe ranching family of Gardnerville. German immigrants arrived in Carson Valley during the 1860s and 1870s in large numbers, mostly to work on the successful ranching operations established by previous German immigrants such as the Bangberg, Dressler, and Springmeyer families who arrived in the 1850s. The Lampe family represents one of the most successful of these second wave of German immigrants who first worked as hired laborers, living in Genoa, Gardnerville, or on the ranches where they worked, often saving up enough to purchase their own ranches within a few years. After Wilhelm Lampe purchased the ranch in 1872, he developed an operation that was primarily based upon alfalfa and dairy cattle, but with other crops such as wheat, barley, beef cattle, and sheep being important peripheral elements.

The earliest record of the location comes from the 1862 General Land Office survey of Township 12 North, Range 20 East in Nevada, occurring just after the Territory of Nevada had established its first land office to facilitate land sale out of federal ownership. The map shows the J.J. Scheckles ranch alongside the East Branch of the Carson River in the southeast quarter of Section 4, but the northwest quarter is shown as empty, either being vacant or used by Scheckles for open pasture for livestock. It appears that in 1872, Lorens Christensen, possibly a Danish immigrant, filed for ownership of the property, purchasing 157 acres that August under the 1820 Land Sale Act. An L. Christensen, age 31, appears in the 1880 census for Carson Valley as a farmer, although by that year, Christensen had sold off the property. In December of 1874, Lorens Christensen transferred the land to Wilhelm Springmeyer, who farmed the land for the following thirteen years, although it is unclear if he established a ranchstead there, as the Springmeyers already had ranch complexes established on the western side of Carson Valley. In January of 1887, Springmeyer transferred the ranch to Wilhelm and Maria Lampe via a bond for deed. For \$5,000, the Lampes acquired the 157-acre ranch and eight acres of additional farmland, making additional \$1000 annual payments to Springmeyer through 1892 when they paid off the bond.<sup>9</sup>

---

<sup>9</sup> U.S. Department of the Interior, Bureau of Land Management (hereafter DOI-BLM), 1862 Survey Plat, #353653, General Land Office Records, [https://gloreCORDS.blm.gov/details/survey/default.aspx?dm\\_id=353653&sid=fpndanek.j4s#surveyDetailsTabIndex=1](https://gloreCORDS.blm.gov/details/survey/default.aspx?dm_id=353653&sid=fpndanek.j4s#surveyDetailsTabIndex=1), and Land Sale to Lorens Christiansen, #NV0020\_.019, August 5, 1872, General Land Office Records,

Wilhelm Lampe was born in 1858 in Hanover, Germany, and appears to have arrived in Carson Valley by 1880. W. Lampe, likely Wilhelm, appears in the census from that year, identified as a 23-year-old single farm laborer from Hanover, Germany. A Kattie Lampe, one year older and also from Hanover is also identified as “keeping house,” and was likely Wilhelm’s sister Maria Katrina. Maria Lampe married Carsten Henningsen and later moved to Reno. Wilhelm had apparently fallen in love with Maria Winkelman while still in Germany. Maria’s brother, Henry Winkelman, had also immigrated to Carson Valley and perhaps facilitated the connection. However, census records do not provide a clear picture of who or where Henry Winkelman worked while in Carson Valley. Wilhelm worked for the Winkelmans and for the Dangbergs until he was able to acquire property to sustain a family, which he did in January of 1887, as outlined above. He and Maria were married in Gardnerville the following month at the ages of 29 and 22, respectively. The couple raised eight children during their time at the ranch from 1887 to 1922, including Mary, Henry, Frieda, William (Bill), Edward, Walter, Alma, and Sene (Sophiene). Other Lampes also lived in Carson Valley, including Wilhelm’s brother, Hermann Lampe, who ran a barbershop in Gardnerville, and Maria’s sister who married John Henningsen. Like many of the valley’s German immigrants, the family was devoutly Lutheran, and in fact donated a portion of their ranch property to house the first Trinity Lutheran Church in 1895. In approximately 1903, the Lampes first-born daughter, Mary Annie, passed away of appendicitis, which became a community tragedy. In 1917, William Lampe joined the Army to serve in the First World War, becoming a corporal and leading a machine gun squad in France.<sup>10</sup>



**Photograph 194 – Historic image of the William Lampe Ranch looking west to the Carson Range of the Sierra Nevada Mountains. Hussman Company Ditch flows through the foreground. Photograph likely dates from 1932, as Burton Frasher, Sr., the photographer for Frasher’s Foto Postcards, took similar pictures of Carson Valley in that year. Courtesy of Jacobs Family Berry Farm.**

[https://glorerecords.blm.gov/details/patent/default.aspx?accession=NV0020\\_019&docClass=STA&sid=zljc04qj.z52#patentDetailsTabIndex=0](https://glorerecords.blm.gov/details/patent/default.aspx?accession=NV0020_019&docClass=STA&sid=zljc04qj.z52#patentDetailsTabIndex=0), both accessed February 23, 2017; “History of the Land,” 1.

<sup>10</sup> Nevada Historical Census, “Kattie Lampe,” “W. Lampe,” and “Hermann Lampe,” 1900 Census, University of Nevada, Reno, <https://library.unr.edu/census>, accessed February 24, 2017; “History of the Land,” 1-2.

In the early years of ranching under Wilhelm's supervision, the Lampe family became a powerful stakeholder in the Valley's agricultural community, especially in the Gardnerville area. Wilhelm assisted with his sons Edward and Henry Lampe who acquired ranches nearby, while also maintaining his own ranch and steadily expanding it. The primary markets for the eggs, butter, and cream produced on the ranch were Virginia City and Bodie. However, after the construction of the Douglas County Creamery, the Lampes became members of that cooperative and sent their dairy products there. East of the main complex, Wilhelm also operated an ice business using a pond in what is now Lampe Park. The family also hauled hogs from the Douglas County Creamery that were fattened by the cooperative there and then sold to market. With the size of the operation, harvest season for alfalfa and the other hay/grain crops usually required Wilhelm to bring on 15-20 ranch hands to handle the equipment. The bunkhouse provided room for 3 men, usually including the foreman, so the others typically slept in large canvas tents on the edge of the fields northwest of the Ranch House. As was common practice, Maria was the head of household during this time, managing the main Ranch House and its accompanying 1-acre garden, which included a small fruit orchard. She also prepared and provided meals for the ranch staff throughout the year. By 1909, the fields had been worked extensively for a variety of purposes, work which had generated the flat landscape that is now ubiquitous in Carson Valley as part of the carefully graded agricultural geography of the valley bottom. In that year, Lampe was running 25 dairy cows, with the remainder of his interests in hay production and other crops. He also joined the Creamery as dairying became an important part of his, and the valley's, agricultural production.<sup>11</sup>



Photograph 205 – Image of the Creamery, c.1940s. Courtesy of Jon Olson.

<sup>11</sup> “History of the Land,” 3; Roger Olson, “The Lampe Ranch,” memorandum, Dec. 7, 2005, Jacobs Family Berry Farm private collection; *Carson Valley Record-Courier*, “William Lampe Ranch,” July 1909, DCHS.

With many of the other siblings leaving the farmstead, William Lampe became the next rancher to manage operations there. Wilhelm and Maria sold their property to their sons Edward and William in 1922 for \$35,000, but William took over the property independently that November. In that year, the hay production of the ranch stood in the dozens of tons, with timothy and alfalfa mixture being the dominant hay mixture. Stock also peaked that year, with the ranch in 1922 being assessed for 331 acres of land supporting 100 sheep (although the herd had been as large as 970 in 1920) and 3615 stock (both beef and dairy cattle). Wilhelm and Maria stayed on the property until their deaths in 1951 and 1953, respectively. Among William's changes was the shift towards more beef cattle as part of the ranch's diverse mix of livestock. Although the ranch's property provided most of the pasturage and hay for these animals, the beef cattle were grazed in summers on pasture in the Lake Tahoe Basin, driven between these ranges and the ranch over Kingsbury Grade. As William continued to manage the property into the 1920s, he expanded the acreage and continued to develop the complex. William Lampe also participated in a research program in partnership with the University of Nevada, Reno's Fleischmann College of Agriculture to study the effects of the 1920s agricultural depression on the operations of farmers in the region. The study continued into the 1930s during the Great Depression, thus providing an unusually high level of information about the day-to-day operations of the participating farms, including that of William Lampe. Furthermore, with the federal government attempting to regulate water rights along the Carson River to help supply the Truckee Carson Irrigation Project, the Reclamation Service completed a significant survey effort of water users along the Carson River in the early 1920s leading up to its suit, the *United States v. Alpine Land and Reservoir Company*, filed in 1925.<sup>12</sup>

According to survey records prepared by S.T. Harding for the court case, the Lampe Ranch was using several ditches that were diverting water off of the East Branch of the Carson River and its tributaries. The Company Ditch served twelve different ranches along the East Carson River, including those of both William and Henry Lampe. Lampe had three different water rights claims in the Company Ditch dated from prior to the Lampe family's ownership of the ranch. Two rights, from 1864 and 1869, were established under Lars Christiansen totaling 44 acres worth of water. A third right established under Wilhelm Springer in 1878 added 10 more acres worth. A fourth, diverting water off of the Cottonwood Slough via the Hussman Company Ditch, provided an additional 118 acres worth of water with an 1864 priority. A sixth water right under the Lampe Cottonwood Slough (presumably improvements along the slough made by Wilhelm and William Lampe) granted William Lampe an additional 155 acres worth of water with an 1871 priority. According to Harding's report, the original water rights certificates had not established the volume of water needed to water the acreage in each rate. Harding estimated what would be needed to sustain each farm in various measurements including acre-feet of water per acre. In the case of William Lampe's claims, between the three different rights established at the ranch, Harding recommended a total of 892 acre-feet of water to the property per year.<sup>13</sup>

---

<sup>12</sup> Olson; Record of Lampe Ranch hay production and sales, 1922, compiled by Jack Jacobs, and Lampe property tax records, compiled by Jack Jacobs, both from Jacobs Family Berry Farm private collection;

<sup>13</sup> U.S. Reclamation Service, "Carson Valley Ditches," survey map, 1913, Map #34, and S.T. Harding, "Ditches and Irrigated Areas for Lands of Defendants in *United States v. Alpine Land and Reservoir Co.*, No. D-183," Items 58-70, Subseries 8, NC-97 – Robert Allen Papers (hereafter Allen Papers), UNR

The vast majority of ranchers in the valley contested the federal government’s claims and recommendations, which was not resolved until 1980 under the Alpine Decree from the U.S. Supreme Court. With this in mind, it is likely that Lampe was using at or above the acre-feet recommended by Harding, although with land straddling Cottonwood Slough, Lampe may have needed less irrigation water than other farmers who may have been farther from running water supplies and on higher ground. A 1913 survey of the irrigation network in Carson Valley shows four different ditches in addition to Cottonwood Slough running through or up to William Lampe’s ranch, including the Lampe Slough which diverted water off the Slough and into Lampe’s northern fields, the Hussman Company Ditch which ran through and watered the property’s southern fields, the Bannin-Ewell-McFanning Ditch, which Lampe had no interest in but which did divert off the Slough in his property, and the Lampe Pasture Ditch, which was a small diversion off the slough in the northwest corner of the former property. Most of these have been buried underground, or demolished, but a remnant of the Hussman Company Ditch continues to run through the nominated property.<sup>14</sup>

In his 1928 inventory report, William noted the following details about his then-245-acre ranch:

<u>Buildings:</u>	<u>Estimated value</u>
Dwelling	\$3,000
Dairy Barn	\$250
Barn	\$250
Barn	\$500
Poultry House	\$50
Garage	\$1000
Hog House	\$20
Shop	\$100
Tank House	\$2000
Second Dwelling	\$2000
Hog Shed	\$50
Calf Shed	\$50
Shed	\$1000

The inventory also enumerates the water supply system and its estimated values, including a well, pumps, tanks, pipes, and the irrigation system, totaling \$1265 in estimated value. The inventory also includes the livestock, which included 16 horses (13 work animals, two unbroken horses, and a saddle horse). Dairy cattle, being the mainstay of the Lampe operation under Wilhelm but diminishing in importance under William’s management, included 32 dairy cattle (two nursing, 25 milking, and five dry), nine “Young Stock,” presumably immature dairy animals, a bull, and 17 calves. The growing beef operation included 25 stock, 15 calves, and 20 feeders (cattle being finished on high-energy feed in preparation for slaughter). Revealing the diminishing importance of sheep on the farm after their peak in Carson Valley in the late-nineteenth and early twentieth centuries, the Lampe’s sheep stock included only 17 ewes and a single buck. Hogs, ever present as they provided cheap meat products raised off of dairy waste,

---

<sup>14</sup> “Carson Valley Ditches,” and “Ditches and Irrigated Areas for Lands of Defendants in *United States v. Alpine Land and Reservoir Co.*, No. D-183,” Allen Papers, UNR.

included four brood sows, two gilts (a young female not yet mated), a boar, and 60 small pigs. Poultry, always a low-cost, high-value animal group, included 150 chickens and eight ducks in this year. William Lampe's operation in 1928 also boasted a broad assortment of plows, harrows, scrapers, wagons, and other field equipment, but also two gasoline-powered tractors, a somewhat rare set of equipment in the valley in the 1920s outside of larger and more successful ranchers, signaling the relative success of the Lampe family. Also on the inventory was the separator and gasoline engine for the creamery, which was still an important component of the ranch's income. In storage at the time of the inventory in January of 1928 were also 13,250 pounds of barley, eight tons of wheat, 505.9 tons of alfalfa, 15 tons of straw, and six tons of potatoes. The inventory illustrates that the ranch was fully electrified by this time. It also included the Elges complex approximately one mile east of the Lampe complex by this point. The Elges ranch stead was across U.S. Highway 395 and used as a second residence. It appears to still be present, although it is now surrounded by suburban development along U.S. Highway 395. Pasture land, consisting of 73.6 acres in 1928, was concentrated where the Cottonwood Slough divided the property north and east of the Lampe ranch stead. That year, Lampe planted 100.7 acres in alfalfa, 26.1 in barley, 7.1 in wheat, one in potatoes, and kept 1.5 acres penned as stockyard.<sup>15</sup>



**Photograph 216 – Lampe Barn (center), 1905 barn (smaller building at center), Small Loafing Shed (far left), and Poultry House (far right), looking south. Photograph likely dates to the 1940s when Roger Olsen was helping to work on the ranch. Photograph courtesy of Jon Olsen (Roger's nephew).**

---

<sup>15</sup> “W.H. Lampe, Farm Inventory,” 1928, Folder 6, Box 6, AC 0277 FCA-ESR, and “W.H. Lampe,” survey map, 1928, Box 1, AC 0288, Fleischmann College of Agriculture Records (hereafter FCAR), UNR.

The following year in 1929, William Lampe's stock had increased slightly in a small recovery prior to the advent of the Great Depression in the 1930s. The dairy cattle herd had increased to 112 animals: 41 milking cows, three dry cows, 27 calves, 20 yearlings, 19 young stock, and two bulls. Signaling an increased reliance on mechanized tractors, the horse team had dwindled to 13 work horses, an unbroken horse, and a saddle horse. There were now 200 chickens in the Poultry House, but only two cows and 12 feeders in the beef cattle herd. Hogs included six breed sows, a boar, and 23 small pigs. Sheep included 28 ewes, four weathers [sic] (wethers are castrated male sheep), and two bucks. Stored grain and produce was also up, although this might have signaled an inability to sell the produce, considering the lingering agricultural depression in the 1920s. William Lampe's stores on January 1, 1929, boasted 31,250 pounds of barley, 25,488 pounds of wheat, 286.2 tons of alfalfa hay, 3,030 pounds of seed wheat, 30 tons of straw, 3 tons of potatoes, and a ton of potato seed. Crop reports to UNR for the same year detailed that Lampe had planted just over 25 acres of wheat crops the previous year for harvest, 27 acres of barley, an acre of potatoes, and around ten acres of alfalfa hay. Much of the rest of the ranch acreage was likely used as pasture. The reporting also captured how much of the ranch's produce went to the household rather than to market, in an attempt to calculate what the actual cost of running a farm would be. Lampe's monthly reports over 1929 detail retaining around 5 quarts of whole milk per day, a pint of cream a week, around 2 chickens for roasting per week, and between 2 and 3 dozen eggs (increasing to 9-10 dozen in the spring and fall when the ranch staff was at its largest) that the family kept for use in the house.<sup>16</sup>

In 1930, immediately following the stock market crash, Lampe's ranch remained fairly stable. Lampe maintained a herd of 14 work horses, one saddle horse, 43 milk cows, a dairy bull, 21 beef animals, and 34 calves with 5 more calves being born that year, and 35 sheep with two lambs and 18 more born that year. Secondary animals such as swine included 5 sows, 10 hogs, and 20 pigs, most of which were sold or slaughtered that year. Poultry included a fluctuating number of between 200 and 300 chickens, with sales, slaughters, and a mass death of 95 that December, culling out the flock. Of the 245 acres William Lampe farmed that year, he planted 84.9 acres of it in alfalfa, left 73.6 acres for pasture, planted 5.2 acres in barley, planted 18 acres in oats as a nurse crop, planted 15.7 acres of wheat, and planted 7 acres of potatoes. Crop yields in that year totaled 39,735 pounds of wheat, 141,983 pounds of barley, 213 tons of alfalfa hay, and 22 tons of oat hay. Most of these yields were sold to market, but livestock consumed a small percentage of each crop.<sup>17</sup>

By 1931, a farm inventory and financial statement from Lampe to the University signaled a downsizing in the ranch complex and transitioning to an emphasis on beef cattle. Lampe reduced the ranch complex's improvements to two Dairy barns, presumably because the smaller of the two large barns burned over the previous year, with the site later used to build the Warehouse. The only other improvements listed as part of the ranch operations are the 1915 Garage, the Poultry House, a hog house, hog shed, calf shed, and the water system for the entire ranch. Over

---

<sup>16</sup> "W.H. Lampe – Farm Inventory," January 1, 1929, Folder 1, Box 8, AC 0277, and "W.H. Lampe, Crop Report," 1929, Folder 3, Box 8, AC 0277, and "W.H. Lampe – Farm Produce Used in the House," 1929, Folder 15, Box 8, AC 0277, FCA-ESR, UNR.

<sup>17</sup> "W.H. Lampe – Livestock Report," 1930, Folder 1, Box 10, and W.H. Lampe Crop Yields, 1930, Folder 2, Box 10, AC 0277, FCA-ESR, and "W.H. Lampe" survey map, 1930, Box 1, AC 0288, FCAR, UNR.



the 1931 growing season, Lampe maintained 84.9 acres of alfalfa, 35.2 acres of barley, 18 acres of oats, 15.7 acres of wheat, .7 acres of potatoes, 73.6 acres of open pasture, and 6.1 acres comprising the farmstead, including the garden next to the Ranch House. Although the chicken and sheep flocks and the hog brood remained steady, the number of Dairy cattle dropped to 28, while the beef cattle herd increased to 45 head, including 17 calves.<sup>18</sup>

As the Depression worsened, Lampe continued to report to the University, having expanded his acreage, but also recalling family members to the ranch to assist in maintaining property in lieu of hiring ranch hands. In 1932, Lampe planted and harvested 81.1 acres of alfalfa hay, 35.6 acres of barley, 11.9 acres of wheat, 1.3 acres of potatoes, 24.6 acres of oat-alfalfa mixture, and retained the 73.6 acres of pasture from the previous year. The livestock remained relatively steady as far as numbers. This yielded 366 tons of alfalfa hay, 34,000 pounds of wheat, 118,396 pounds of barley, and a small amount of oat-alfalfa mixture. In 1933, the operation remained steady in production, with the notable exception of expanding the beef herd to 69, including 29 calves. A 1937 survey plat map provides a snapshot of the ranch as it appeared in that year. The homestead and accompanying garden are clearly visible near the southwest corner of the ranch property. Planted crops such as barley and alfalfa are concentrated along the western and southern fields nearest the Gardnerville-Centerville Highway (now Centerville Lane/State Highway 756), as well as small alfalfa fields north of Cottonwood Slough. Open pasture was concentrated in the eastern fields, northeast of the main residence. What is likely the former Elges property is visible east of the main residence along an east-west access road. Lampe also maintained additional barley, alfalfa, and potato fields and a small stock yard across the Gardnerville-Bridgeport Highway (now U.S. Highway 395) to the northeast.<sup>19</sup>

Into the early-1940s, the operations on the ranch remained fairly diverse, with poultry, beef and dairy cattle, and hogs among the livestock, and the surrounding fields used for alfalfa hay, wheat, barley, and potatoes. As late as 1940, the farm's dairy herd produced between 400 and 700 pounds of butter fat per month and several pounds of butter. William continued to operate the ranch until the 1960s, expanding it to 300 acres by 1964 through acquiring ranch land to the east and south. During that time, he remained active in the community, joining the Kiwanis Club and being elected to the school board for 17 years. He remained single until age 59, when in 1953 he married Frances Brockliss of Genoa. Frances oversaw the first modernizations to the Ranch House, completed in 1965, that expanded the living room of the main Ranch House.<sup>20</sup>

In 1965, William and Francis Lampe sold the majority of the property to Led-Mil, a development company that intended to create a residential neighborhood in south Gardnerville. The Lampes retained 5 acres on which the current ranch complex now sits, continuing to farm that small amount of land until the 1980s. Frances passed away in 1972. After William suffered a burn accident at the age of 85, William's sister Sophiene cared for him, along with her son Ron and

---

<sup>18</sup> "W.H. Lampe – Farm Inventory and Net Worth Statement," 1931, Folder 2, Box 12, AC 0277, FCA-ESR, and "W. Lampe," plat map (2 pages), 1938, Box 1, AC 0288, FCAR UNR.

<sup>19</sup> "W.H. Lampe – Farm Inventory and Net Worth Statement," 1932, Folder 4, Box 14, and "W.H. Lampe – Miscellaneous Farm Data," Folder 29, Box 14, and "W.H. Lampe – Farm Inventory and Net Worth Statement," 1933, Folder 1, Box 19, AC 0277, FCA-ESR, UNR.

<sup>20</sup> "History of the Land," 1.

his wife Linda, until William's death in 1992. Sophiene's children stayed on the property until 2002. In that year Jack and Diana Jacobs acquired the property and established the Jacobs Family Berry Farm, which continues to operate on the former ranch.<sup>21</sup>

### **Wilhelm Lampe Ranch House**

The Ranch House is significant under Criterion C in the area of Architecture for its display of vernacular architectural trends in Carson Valley related to the influx of English, German, and other northern European immigrants into the valley during the nineteenth and early twentieth centuries. The Ranch House displays an unusually late use of the Gothic Revival style in residence construction, with its construction by Wilhelm Lampe in 1898. Gothic Revival residences in Carson and Eagle Valleys are found in a both urban/suburban residential environments and on ranching properties. Although development in the late-nineteenth and early/mid-twentieth centuries has limited the number of examples in the study area, Gothic Revival architecture from the 1850s and 1860s can be found on ranching properties along the west side of Carson Valley in the town of Genoa, and in Carson City. Most ranching examples of Gothic Revival are fairly subdued, typically without the vergeboards and other decorative features, but possessing steep pitched gable roofs that break the eave characteristic of the style. The Lampe Ranch House is among these subdued examples and is relatively typical of the remaining Gothic Revival ranch houses in Carson Valley. However, the Lampe Ranch House is especially unique for its late use of the style being constructed in 1898, nearly two decades after the use of Gothic Revival in residences fell out of fashion and the last known example of the style as a Ranch House in Carson Valley. Wilhelm Lampe's motivations for constructing the late Gothic Revival home are not clear, but Lampe himself gained notoriety for his developments in the Gardnerville area. A 1909 article in the *Record-Courier* described the home as "large and modern. It is surrounded by shade trees and a high pressure water system, which has recently been installed, forces water to all parts of the house."<sup>22</sup>

The home is one of eight Gothic Revival residences known to remain in Carson and Eagle Valleys outside of the residential areas of Genoa and Carson City.

- Cary-Jackson Ranch, Fairview, Asymmetrical, c.1862.
- Heidtman Ranch, Long Valley, Centered Gable, c.1862.
- Wright-Williams Ranch, Genoa, Centered Gable, c.1862.
- Park-Springmeyer Ranch, Mottsville, Asymmetrical, c.1864.
- Gilliland-Settelmeyer Ranch, Dresslerville, Asymmetrical, c.1867.
- Stodieck, F.W., Ranch, Waterloo, Asymmetrical, c. 1874.
- Marsh-Martin Ranch, Fredericksburg, Paired Gables, c.1879.
- **Lampe-Jacobs Ranch, Gardnerville, Centered Gable, 1898.**

The dates of construction of each example are estimated based on the earliest appearance of that ranch in the historical record, either via a land transfer from the federal government or indication on the earliest 1862 survey plat maps for the region. Considering the use of the Gothic Revival

---

<sup>21</sup> "History of the Land, 1-2; Elizabeth Craven to Roger Olson, April 12, 2010, 4, and Olson, Jacobs Family Berry Farm private collection.

<sup>22</sup> "William Lampe Ranch," *Carson Valley Record-Courier*, July 1909, 24, DCHS.

style in residential buildings in Genoa by the 1850s as evidenced by the 1857 Reese-Johnson-Virgin House (NRIS# 04000728), the Cary, Heidtman, and Wright examples were likely constructed prior to the 1862 survey. It seems probable that in the cases of the Park, Gilliland, Stodieck, and Marsh properties that the Ranch Houses were constructed within a few years of the land grant, although land grants appear to often lag behind known settlement and ranching in some areas, meaning that homes could have been constructed on or before the date given on the land deed. Regardless, the late use of the style is unique, and unusual. It is possible that, as a prominent rancher, a patron of the Lutheran congregation, and leader within the German immigrant community, that Wilhelm Lampe sought to emulate other successful ranchers of the day, including the neighboring Stodiecks (west), Settelmeyers, and Heidtmans (both east). As both a rare and late example of Gothic Revival style on Ranches in Carson Valley, the Wilhelm Lampe Ranch House is significant under Criterion C.<sup>23</sup>

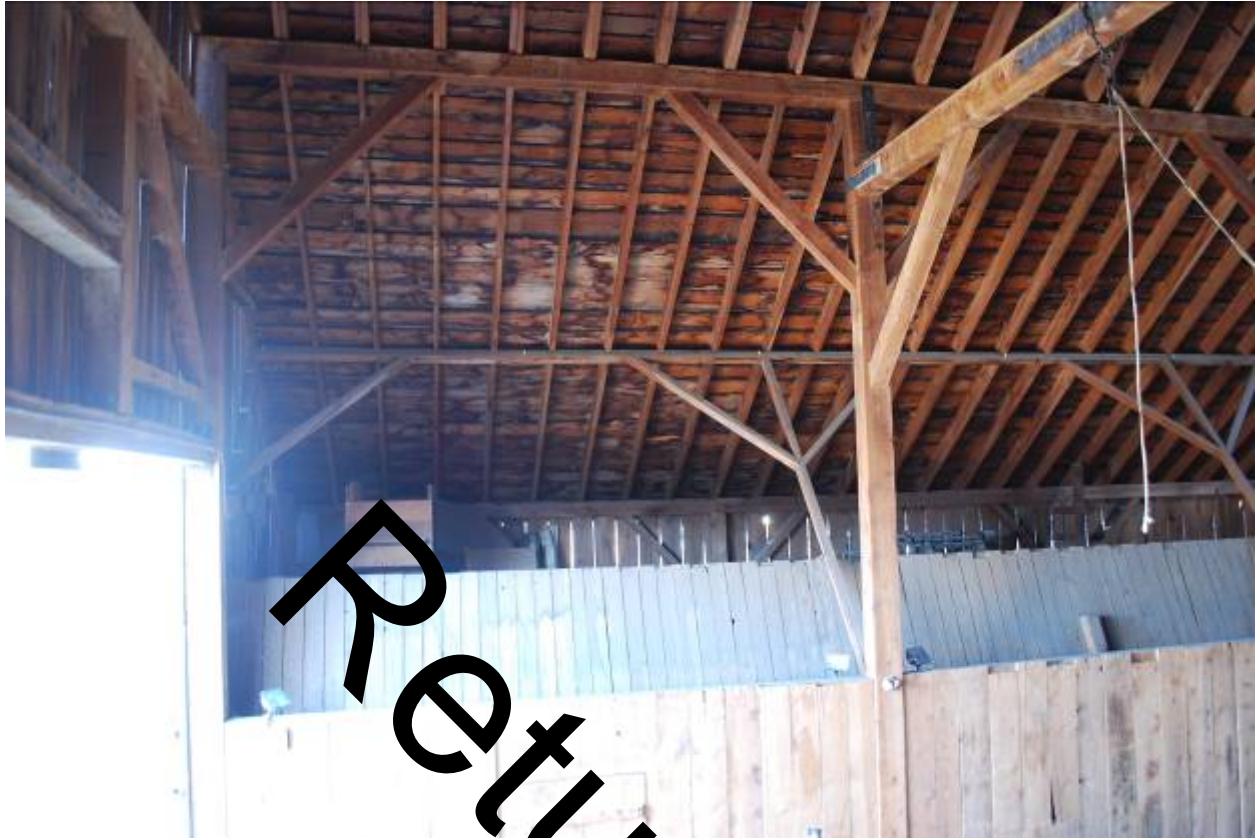
### **Wilhelm Lampe Barn**

The Wilhelm Lampe Barn is significant under Criteria C and D in the area of Architecture for displaying a unique timber framing system that appears to be uncommon within the network of barns in Carson and Eagle Valleys and may yield future information about the relationship between barn construction and ethnic heritage in Carson Valley. Barns throughout the region display unique variations depending on who constructed them and for what purpose their owners had them constructed. All barns from the nineteenth and early twentieth centuries were timber-framed, and used mortise-and-tenon joints. Although the Wilhelm Lampe Barn appears like a fairly typical example of a High Barn with dominant English design characteristics, it displays what appears to be an unusual variation of this framing system with future research potential regarding the region's vernacular architecture.

From available documentation, the framing system of most barns in Carson and Eagle Valleys relied on rectangular format that used horizontal tie beams to connect with the roof frame at, above, and below the wall plate. The center aisle was the primary post-and-beam block, but side aisles or continued roof slopes were usually supported with strictly horizontal posts and beams that tapered out from the center aisle, being joined to the central block via mortise-and-tenon joints into the center aisle's posts. The Lampe Barn has a modification of this system. The Barn has square set 10"x10" posts and beams throughout, but the framing for the side aisles and the framing for the center aisle do not appear to be connected, except for the second story flooring over the side aisles for the hay loft. Instead, a secondary purlin under both roof slopes has a roughly 35° brace that distributes some of the roof weight away from the outside walls and back onto the primary center aisle posts where the framing for the side aisles meets the central block. The reason for the different framing system, with angled bracing, is not clear, but may have been influenced by the unnamed Danish barn builder who constructed the barn in 1901. Future research regarding this barn, and other barns like it around Carson Valley, may reveal whether there is a connection between the various ethnic groups farming and ranching in the valley, and the construction style of particular barns in Carson and Eagle Valleys.

---

<sup>23</sup> National Register of Historic Places, "Reese-Johnson-Virgin House," Genoa, Douglas County, Nevada, NRIS# 04000728.



**Photograph 227 – Barn roof framing system, showing dropped tie beam (upper right and left) and unique angled truss bracing system along secondary (lower) beams.**

Research questions about which the Lampe Barn has the potential to yield significant information include:

9. Are there key differences in framing systems between barns constructed by builders of different ethnicities, especially settlers of English, German, Italian, or Danish descent? If so, how did the building practices of each of these ethnic groups affect the load-bearing systems of barns, and how did that change over time?
10. How were these load-bearing systems informed by the Old world building styles and methods of the builders? How did Danish barn-building techniques inform the unnamed Danish builder of the Lampe Barn?

The eligibility of the ranch for Criterion D in the area of Archaeology-Historic, was also considered, but due to the absence of recognizable archaeological features, and the lack of identifiable surface features, that area of significance has not been argued at this time. Future research or site development may reveal archaeological features and precipitate an amendment to this nomination, if warranted.

---

## 11. Major Bibliographical References

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

### Collections

Allen, Robert A., Papers, NC – 97, University Archives & Special Collections, University of Nevada, Reno.  
Douglas County Assessor's Records, Minden, Nevada.  
Douglas County Historical Society Archives, Gardnerville, Nevada.  
Fleischmann College of Agriculture Records – Experiment Station Records, AC 0277, University Archives & Special Collections, University of Nevada, Reno.  
Fleischmann College of Agriculture Records, AC 0288, University Archives & Special Collections, University of Nevada, Reno.  
Jacobs Family Berry Farm, private collection, Gardnerville, Nevada.  
U.S. Department of the Interior, Bureau of Land Management, General Land Office Records, <https://gloreCORDS.blm.gov/default.aspx>.

### Other Sources

*Barns of Carson Valley: A Pictorial History*. Gardnerville, Nev.: Carson Valley Historical Society, 2003.  
National Register of Historic Places. "Reese-Johnson-Virgin House." Genoa, Douglas County, Nevada. NRIS# 04000728.

---

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

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

### **Primary location of additional data:**

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

Name of repository: Jacobs Family Berry Farm, Gardnerville, NV

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

---

## 12. Geographical Data

Acreege of Property 5

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 11 North	Easting: 261694	Northing: 4313175
2. Zone: 11 North	Easting: 261808	Northing: 4313153
3. Zone: 11 North	Easting: 261824	Northing: 4313011
4. Zone: 11 North	Easting: 261691	Northing: 4313000

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

Beginning at Point 1, the north west corner of the property, the boundary runs east and south 116 meters to Point 2, then south and slightly east 142 meters to Point 3, then west and slightly south 134 meters to Point 4, then north 175 meters back to Point 1.

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

The boundary corresponds to the legal parcel boundary of APN 122004201004 at 1335 Centerville Lane in Gardnerville. The 5-acre parcel was the only land retained by the William Lampe descendants at the time of the Jacobs purchase and constitutes the remaining ranch complex associated with the agricultural developments of both Wilhelm and William Lampe.

---

## 13. Form Prepared By

name/title: Jim Bertolini, Historian  
organization: Nevada State Historic Preservation Office  
street & number: 901 S. Stewart St., Ste. 5004  
city or town: Carson City state: NV zip code: 89701  
e-mail jbertolini@shpo.nv.gov  
telephone: (775) 684-3436  
date: 5/3/2017

## Additional Documentation

Submit the following items with the completed form:

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

## Photographs

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

## Photo Log

*All photographs taken by author on December 22, 2016 unless otherwise noted.*

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Fields, Ranch House, and Creamery (far left), looking southwest.  
1 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Example of cluster arrangement, showing Creamery (right), Bunk Shed (center), and Workshop (left), looking northeast.  
2 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: North façade and west elevation of Ranch House, looking southeast.  
3 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Ranch House rear and east elevation, showing extension, Cool Storage Building that was connected in 1965, and 2007 sun room addition, looking northwest.

4 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Barn, showing north façade and west elevation, looking southeast. Guest House is in background at right.

5 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Barn framing and truss system, looking up and southeast.

6 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Rear and southwest corner of Barn, looking east, displaying shed addition for grain bins.

7 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Creamery, west elevation, looking east. Note the belt-driven assembly in the gable end at right.

8 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Bunk Shed, showing west façade and south elevation, looking northwest.

9 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Workshop, looking northwest past grape trellises.

10 of 26.



Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Guest House, north façade and east elevation, looking southwest.  
11 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Garage (center), with Barn and Guest House in background,  
looking southeast.  
12 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Poultry House, south façade, looking northeast. Southeast corner  
of the Creamery is visible at far left.  
13 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Workshop, south façade, looking northwest.  
14 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Smokehouse, west façade, looking east.  
15 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: WPA Privy, north façade and west elevation, looking southeast.  
16 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Large loafing shed, east elevation, looking west.  
17 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
Sections 9-end page 45

City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Corral and main gate, looking south.  
18 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Small Loafing Shed, with Hussman Company Ditch remnant along fence line at far right. Salvage Shed and Warehouse are visible at far left.  
19 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Hussman Company Ditch remnant at southeast corner of property, showing concrete bridge and culvert, looking southeast.  
20 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Salvage Shed, north façade and east elevation, looking southwest.  
21 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Northwest Field, looking north from entry road north of Ranch House.  
22 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Lampe Ranch and Hussman Company Ditch with Carson Range of the Sierra Nevada Mountains in the background.  
Date: 1932 Photographer: Burton Frasher, Sr.  
23 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch  
City or Vicinity: Gardnerville  
County: Douglas State: Nevada  
Description of Photograph: Creamery, south façade, looking north.  
Date: c.1940s Photographer: Unknown (Jon Olsen?)

24 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Lampe Barn, 1905 barn (smaller building at center), Small  
Loafing Shed (far left), and Poultry House (far right), looking south.

Date: c.1940s

Photographer: Unknown (Jon Olsen?)

25 of 26.

Name of Property: Lampe, Wilhelm and William, Ranch

City or Vicinity: Gardnerville

County: Douglas

State: Nevada

Description of Photograph: Barn roof framing system, showing dropped tie beam (upper  
right and left) and unique bracing system along secondary purlin, looking east from loft  
space near north entrance.

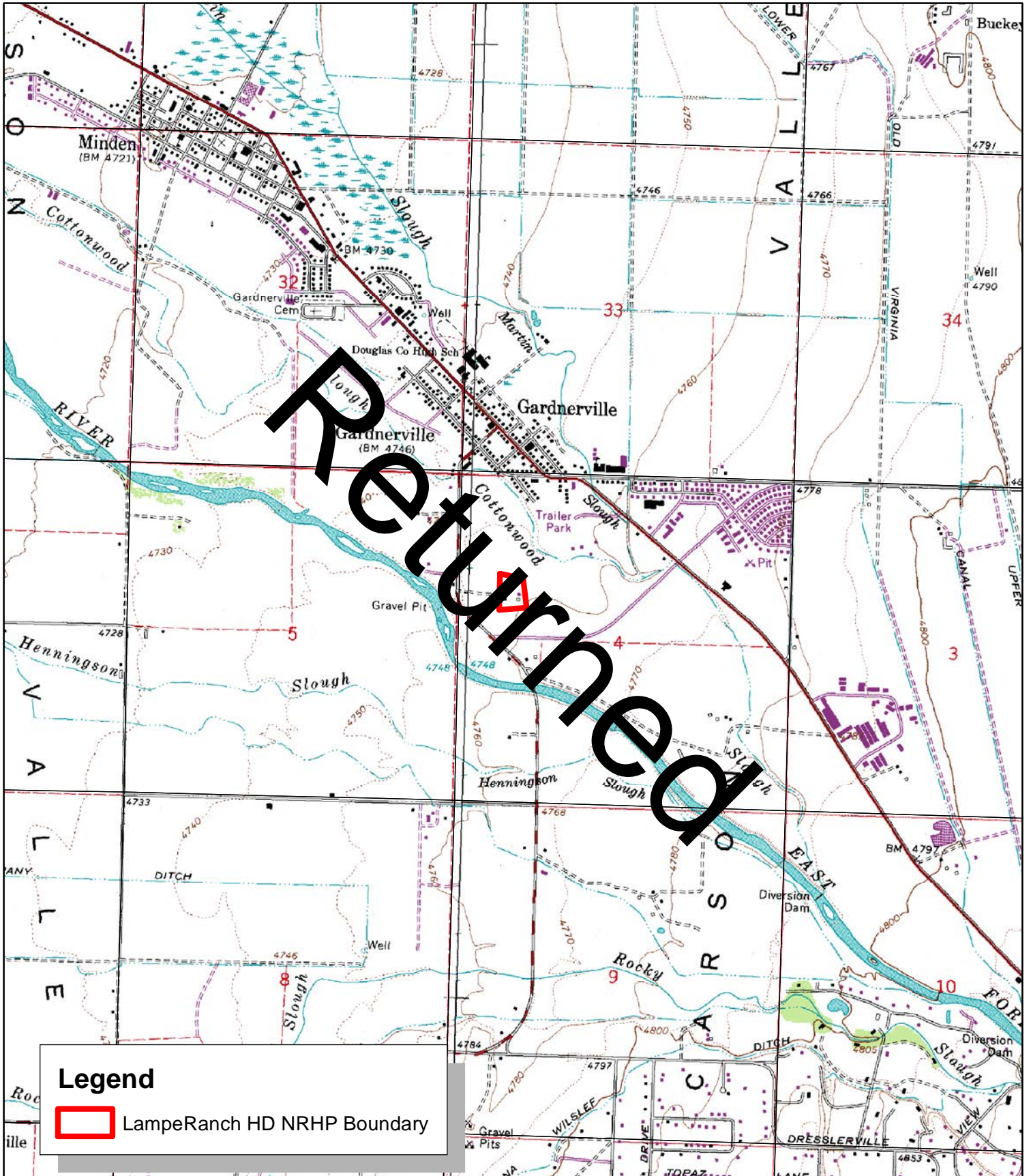
26 of 26.

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

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

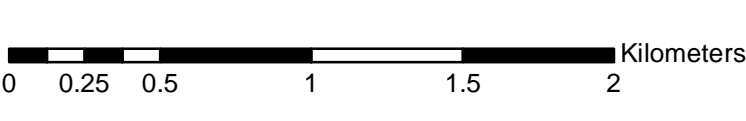
Returned

# Lampe Ranch HD - NRHP DRAFT USGS - Large Extent

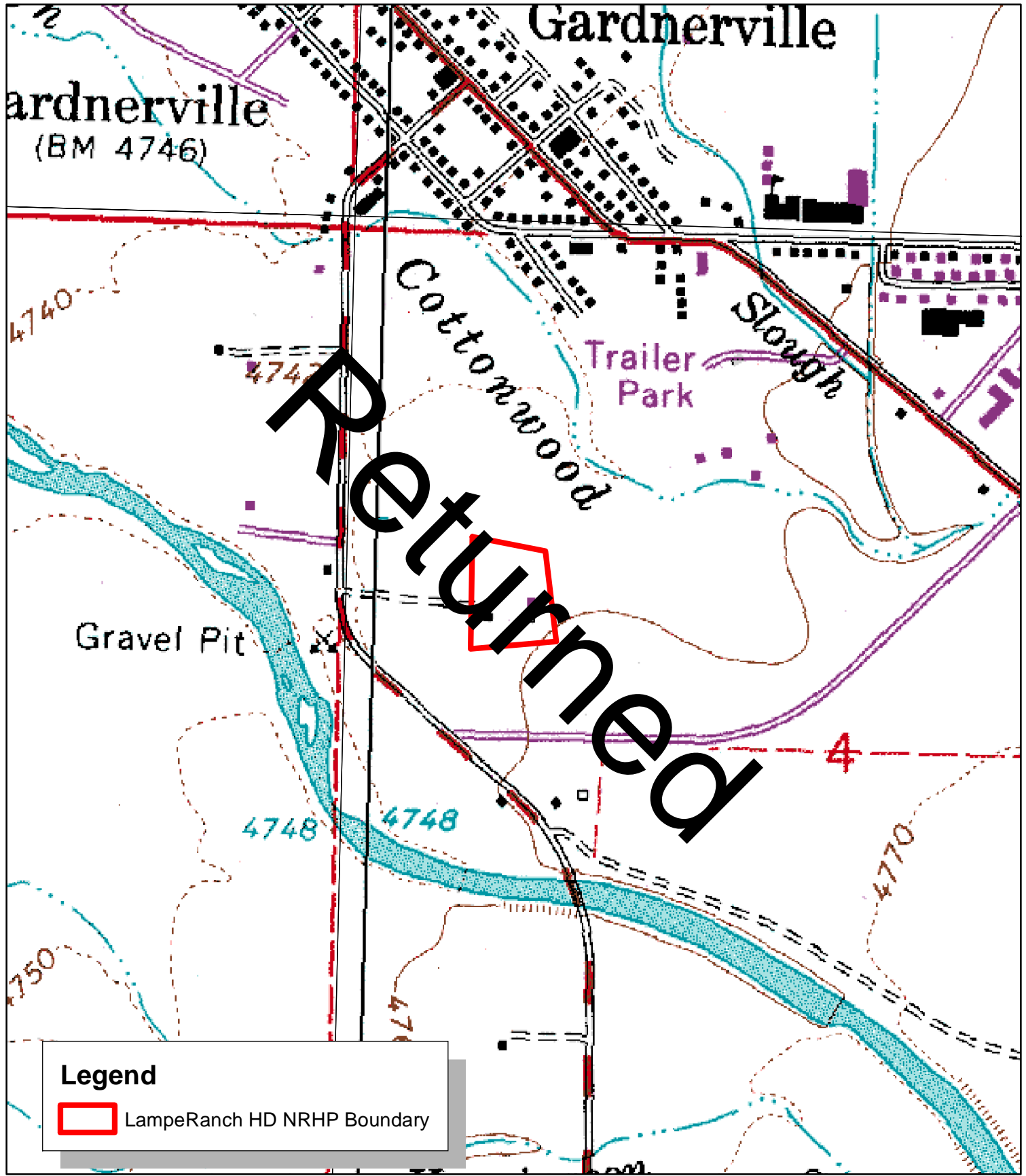


**Legend**  
[Red Outline Box] LampeRanch HD NRHP Boundary


Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: USGS/NDEP  
Datum: NAD 83  
Projection: UTM Zone 11 North



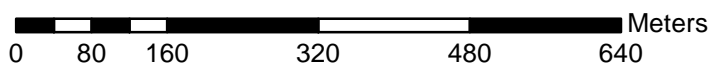
Lampe Ranch HD - NRHP  
DRAFT USGS - Medium Extent



**Legend**

 LampeRanch HD NRHP Boundary


Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: USGS/NDEP  
Datum: NAD 83  
Projection: UTM Zone 11 North



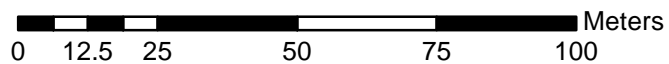
# Lampe Ranch HD - NRHP DRAFT Aerial - Small Extent



**Legend**

 LampeRanch HD NRHP Boundary



Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: NAIP  
Datum: NAD 83  
Projection: UTM Zone 11 North






# Lampe Ranch NRHP DRAFT Site Map



## Legend

-  Hussman Company Ditch Remnant
-  Lampe Ranch HD NRHP Boundary

## Resource Type

-  Building
-  Site
-  Structure

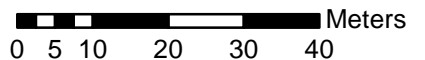
Author: NVSHPO (Bertolini)

Date: March 2, 2017

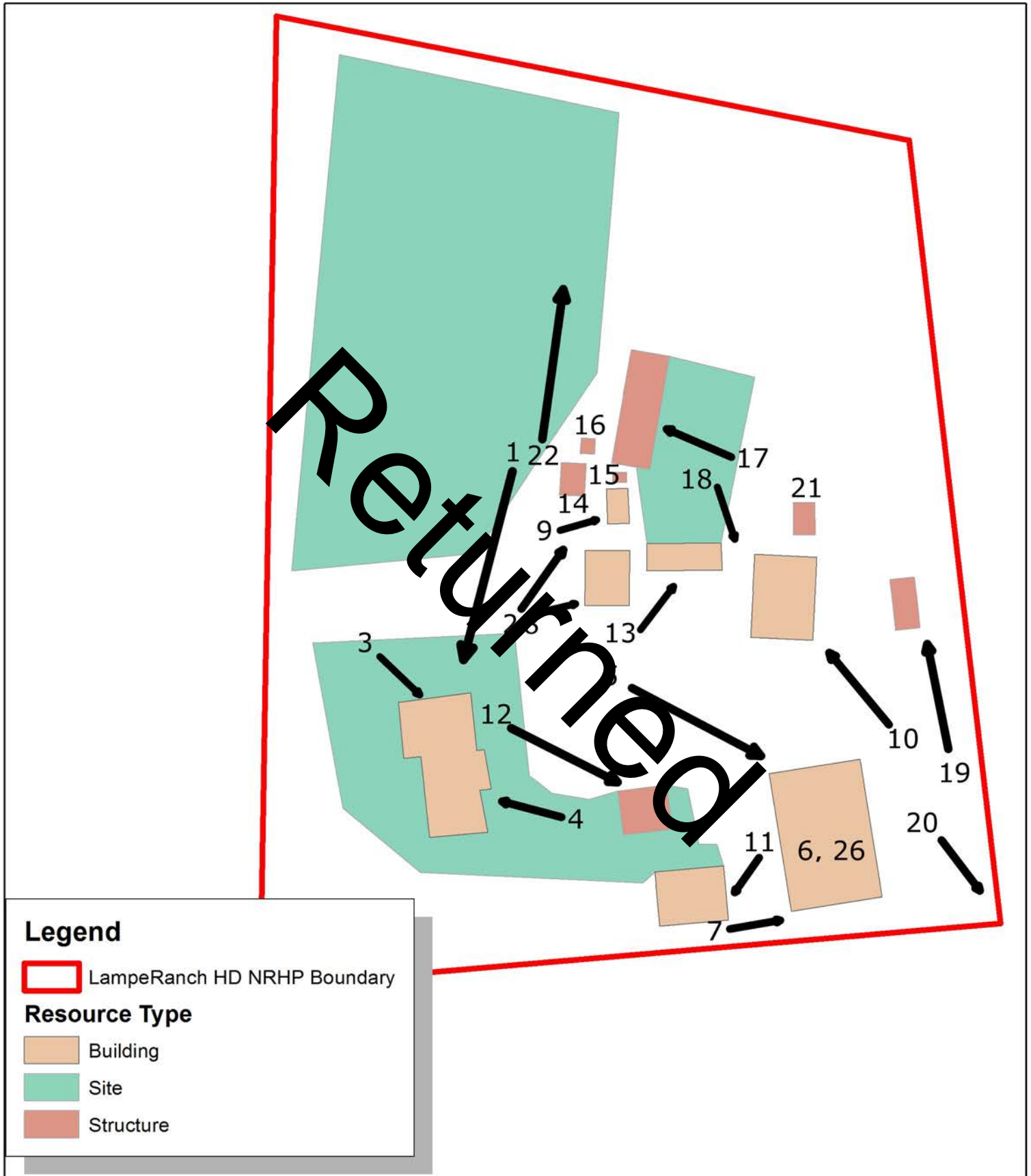
Source: NAIP 2015

Datum: NAD 83

Projection: UTM Zone 11 North



# Lampe Ranch HD - NRHP Photograph Key



## Legend

LampeRanch HD NRHP Boundary

## Resource Type

Building

Site

Structure

Author: NVSHPO (Bertolini)  
Date: March 2, 2017  
Source: USGS/NDEP  
Datum: NAD 83  
Projection: UTM Zone 11 North

0 10 20 40 60 80 Meters





**United States Department of the Interior  
National Park Service  
National Register of Historic Places**

**Comments  
Evaluation/Return Sheet**

**MPDF Name:** Wilhelm and William Lampe Ranch  
**MPDF Location:** Douglas County, Nevada  
**Reference Number:** 10001620  
**Date of Return:** 9-28-17

**Reason for Return**

The Lampe Ranch is the first property to be nominated under the MPDF *Agriculture on the Carson River in Douglas and Ormsby Counties, Nevada*. It is considered significant under criterion A, C, and D in the areas of Agriculture and Architecture. The nomination has a few technical issues that should be addressed. The history presented in the nomination is excellent.

**Section 5.** The number of resources needs to be checked. On page 15, the warehouse is labelled as contributing, but seems to be counted as a noncontributing building. On page 16 the guest house is classified as noncontributing. If they are both noncontributing, the figure in Section 5 should be 2 noncontributing buildings. Thus, there should be seven contributing structures, not eight, and the totals are thirteen contributing and three noncontributing, for a total of 16.

**Section 7.** Please describe how the ranch appeared historically: were the 300 acres mostly crop land and pastures? How did the land divisions appear? Where was the building complex in relation to the rest of the 300 acres? Could the 1937 survey plat map mentioned in Section 8 be included in this nomination? The guidelines in Bulletin 16 state that district descriptions should include the appearance of the district during the time when it achieved significance. In this case, the entire ranch should be described *generally*, with more detailed descriptions for the nominated complex. The Section 8 description of crops and livestock raised helps with development of an historic image. Please see page 33, especially the sections about "Architectural and Historic Districts" and Rural Districts.

The Northwest Field is considered a contributing site (p. 26), but the cover document does not explain well how integrity is evaluated. This piece of land is essential to the nominated property,

**National Register of Historic Places Evaluation/Return Sheet**

Property Name: Lampe Ranch


Reference Number: 10001620

as the only remaining land outside of the building complex, but it might be reconsidered as a contributing site, because its integrity seems compromised. It is only 1 acre, while it was 9 acres historically. Formerly cropland for barley and alfalfa, it is now a berry field, although the nomination points out that portions of the historic alfalfa field are evident and agriculture is still carried out. These are important factors, but consider if the entire Lampe property could be considered a contributing site, rather than only this field remnant. There may be reasons you believe this is not the case.

**Integrity.** The integrity of the complex itself seems good, but the encroaching development has a severe impact on integrity in regard to the area of significance "Agriculture" under Criterion A. Please describe—if relevant—the transcendent importance of this intact complex (and the house and barn), which may override the lack of integrity of the broader setting and the lack of agricultural land.

Please feel free to contact me about any of the points mentioned above. You can reach me at 202-354-2252 or at [barbara\\_wyatt@nps.gov](mailto:barbara_wyatt@nps.gov).

Barbara Wyatt, Historian  
National Register of Historic Places  
202-354-2252

  
9-28-17



February 26, 2018

Barbara Wyatt, ASLA  
National Register/NHL Programs  
National Park Service  
1201 Eye Street NW  
Washington, DC 20005



**RE: Re-transmittal of Multiple Property Documentation Form MC 100001619, *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*, and accompanying National Register Nomination 10001620, Lampe, Wilhelm & William Ranch, Gardnerville, Douglas County, Nevada**

Ms. Wyatt,

The enclosed 2 disks contain the true and corrected copy of the nomination for the Multiple Property Documentation Form MC 100001619, *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*, and accompanying National Register Nomination 100001620, Lampe, Wilhelm & William Ranch, Gardnerville, Douglas County, Nevada. Disk 1 includes the Multiple Property Documentation Form, and the Lampe Ranch nomination form, related correspondence, reports, and GIS data. Photographs for the Lampe Ranch National Register submission are included on disk 2.

Per your requests for more information, corrections and additions have been made to both documents. Your requests are below, with this office's response included after each request in italics.

MC 100001619, *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*

**Section A, Name**

Consider adding the inclusive dates to the name. This is not required, but may be useful.

- *Because of the continued importance of agriculture to the economy and character of the study area, especially Carson Valley, specific dates have been removed from the titles of contexts and chapter headings to avoid confusion.*

**Section E, Contexts**

1. The period for this context is considered to be 1850 – 1980. The 1980 end date is not well explained, although it seems related to population growth (p. 44). None of the chapters in the context use 1980 as an end date. Should "Diminishing Returns in an Urban State" end in 1980 instead of the present? Please explain or change 1980 as the end date for the context.

*As noted above, dates have been removed from section titles to avoid confusion.*

2. Consider cross-referencing parts of the text with maps to facilitate an understanding of the location of various descriptions.



*This has been done in key areas, with the maps re-numbered to accommodate easier referencing, and a map guide included at the beginning of Section E.*

3. Including descriptions of women, African Americans, Basques, and Indians in Section E is very useful, even with the admission that additional studies are needed. Elsewhere in the MPDF, reference is made to Chinese laborers (see p. 53) and the Chinese farm labor camp (p. 59). Was there an Asian presence in the ranching area covered by the MPDF and is enough known about Asians here to include a similar section?
  - *The section on immigrants and women has been significantly overhauled. Information on Asian Americans related to the study area's agricultural history is thin, although references in the primary sources do exist, especially regarding the hiring of Chinese cooks to serve in larger ranch kitchens and their work in constructing an early irrigation ditch. After the completion of the Central Pacific Railroad, most Chinese (and other Asian) individuals appear to have moved to mining or logging communities in the area, and did not engage in farming or ranching to a significant degree. However, among the purposes for this office to produce this MPDF has been to stimulate more research from our state scholars about agricultural history topics, so a section has been added to Section E with what we know now. Other additions for other significant ethnic groups have been added as well.*
4. Barn Architecture needs some clarification as a context and as property types. Some issues are:
  - a. The context extends to 1980, but barn architecture only extends to 1950. Please explain. Also, the description of twentieth century barns is minimal. Should the context be re-focused or merged? Please see the next point.
    - *As mentioned above, dates have been removed from context and section headers.*
  - b. Would barn architecture work better as a chapter within the broader context in Section E? In that case, barns would be grouped with the other outbuildings described in the ranch complex property type. The potential for individually eligible barns seems slight, but their contribution to a ranch complex is important. If this statement is incorrect, the registration requirements need to be strengthened in terms of the eligibility of individual barns.
    - *The Section E component for barn architecture has been retooled significantly, including new historiographical references. It has been subordinated to a chapter under the broader context in Section E.*
  - c. Is the barn terminology based on Oatman's work considered definitive in northern Nevada? This information may be explained in Oatman's "Sierra Nevada Barn Evolution," but settlers in this area seem quite removed from German, Dutch, and



English settlers farther east whose traditions may have inspired the barn names. Are barns typically identified by ranchers and farmers in the area as English, Dutch, and German? Are there other terms used locally that correspond with these vernacular interpretations?

- *Mr. Oatman's work is the most definitive work available at present, although, as noted in Section E, Mr. Oatman is not an architectural historian and his work is based on engineering features rather than architectural design. This MPDF is the first attempt to synthesize some form of architectural history for barn types in the Carson and Eagle Valleys, which appear to be unique to the eastern Sierra Nevada Front. Settlers in this region were not far removed from German, Dutch, or English settlers in the east, as many of the settlers in the 1850s-1860s immigrated directly to Carson or Eagle Valley from those nations, as noted several times in Section E. While the referenced barn types in Section E and Section F have been retooled based on the terminology from Vlach and Noble, the ethnic origins of these barns is still critical to understanding their historical associations. As a result, we feel it is necessary to include brief contexts on English, German, and Dutch barn-building techniques as the two former traditions are especially present in most barns in the study area. Throughout the text, references to barn types in this area have removed the previous, manufactured, names, and replaced them with established terminology from Vlach and Noble.*
- d. The strength of this section is the explanation of construction techniques and distinctions, but the barns should be made more relevant to the agriculture of the particular form (and how it evolved over time). Their typical placement in a ranch complex also should be described.
  - *Connections to the use of these barns in the agricultural operations of ranches were made in the previous transmitted text, both in this section, and the preceding agricultural context. This section has been strengthened to cross-reference information. Text has been added to discuss the placement of Barns in a typical Farm/Ranch Complex, although reconnaissance survey revealed little standardized layout other than the general proximity to Ranch Houses, as elaborated by Nevada geographer Paul Starrs.*



**Ranch Complex.** The property type “ranch complex” seems to pertain mostly to what some other western states refer to as the “headquarters.” Although pastures and fields are described as a component of a ranch complex (page 67), it is not clear to what extent they should be included. “If present, possessing clear association to the property’s significance, and retaining integrity to the period of significance,” they should be included within the boundary and counted as at least one contributing site. The registration requirements do not seem to indicate that ranch land is critical to the integrity of the complex. It is also not clear how the integrity of the land is evaluated, except that it should “still generally reflect its period of significance” (p. 78, Setting).

Please explain under what circumstances the land is not important to include. The land is where the ranching took place. Generally, it should be considered an essential part of the ranch resource. If this property type “ranch complex” is intended primarily to nominate the collection of buildings, it seems that another property type “ranch” is needed. Such a property would encompass the entire ranch—or a good portion of the land that retains integrity. Integrity may be defined by the presence of gates and fences, an internal circulation pattern, groups of vegetation, and other variables described in the *Rural Historic Landscapes* bulletin.

- *Registration requirements have been clarified to state that the presence of agricultural space, specifically pastures and/or fields, is necessary for a Farm/Ranch Complex to be eligible under Criterion A in the Area of Agriculture.*

Could there be a collection of contiguous ranches that form a rural historic district? This may not be known, but the possibility should be introduced, with the full guidance provided any property type, unless there are reasons of integrity that preclude this possibility.

- *Yes – this has been included in the registration requirements for this property type, along with a discussion of how best to nominate this type of larger ranching district/community.*

*Community Planning and Development* does not seem like an appropriate use of this area of significance. Please note if this should be a rare application, to be used if a housing development is part of the ranch complex. Simply because a master plan exists does not necessarily convey a “community.” More explanation of planned communities as part of ranches should be provided in the context statement.

- *The Community Planning and Development Area of Significance has been dropped and shifted to support the Agriculture area.*

Please reconsider some aspects of the discussion of Criterion D on page 59. It seems “archaeology” in the discussion refers to subsurface remains, unless buildings or structures are referenced specifically. Please clarify and perhaps use “subsurface archaeology” where that is the case. The application of Criterion D to standing buildings is actually rare, but certainly an important application if buildings can answer important research questions. You might mention this to offset any confusion. Last, the subsurface archaeology that most ranches have “may not be significant for their information potential, and thus not significant under Criterion D;” however, it may be that this simply has not been explored



sufficiently to determine if that's the case—perhaps not enough is known to apply Criterion D. Please feel free to consult with Julie Ernstein about this section.

- *Criterion D requirements were changed to address the statements above.*

**Barns.** The observed barn types are not discussed in the context, which, as already mentioned, uses the terms “English, Dutch, and German” barns. The context and property type definitions should be reconciled. High barns, low barns, and dairy barns should be a component of the context and vice-versa. Some explanation of the source of the plans might be offered, if known. For example, did the Nevada extension office issue any barn plans?

- *From available research and sources, there were never any specific terms applied to barns in the region. Oatman's “Nevada Barn” is the only unique term used, but the MPDF has been retooled to use common barn terminology from other, similar areas in the West. As noted previously, the context elaborates on English, Dutch, and German barns because these were the antecedents that are clearly visible in Carson Valley and Eagle Valley barns. The context has also been augmented to address barns constructed since 1950.*

In the registration requirements section, please consider what this statement may convey: if A and C are applied “location is less important than integrity of design” etc. The explanation that follows seems reasonable, but this statement taken out of context could imply a casual acceptance of moved outbuildings.

- *This section has been clarified to confirm the importance of integrity of location within what will likely be a larger ranching/farming complex.*

A couple of statements that underplay the significance of a barn's setting (p. 99, 100) confuse the nature of an individually nominated barn. Would such a barn be carved out of the rest of the complex, with boundaries perhaps a matter of feet beyond the walls? Such nominations are occasionally submitted, and the lack of a setting can be problematic. On the other hand, if the rest of the complex has been removed around the remaining architecturally significant barn, a bigger setting should be possible. These thoughts may be worth exploring in your discussion of individually eligible barns.

- *This section has been modified to clarify that barns will still likely need surrounding landscape to qualify, even if limited to corrals and modest pasture/field space.*

**Agricultural Industrial Building.** The agricultural industrial history of these counties is not well covered in the context. If this property type is to be included, this history needs to be more fully explored. The property type description should include a more thorough definition of “agricultural industry” –beyond “support the farming and ranching industry.” Actually, they would seem to relate more specifically to processing and storing. Sawmills seems like a stretch as an agricultural industry, unless farmers and ranchers included tree harvesting among their agricultural pursuits—and no such claim has been made. Please reconsider the inclusion of sawmills or expand upon the context in Section E and the rationale in



Section F. If this section does remain, it seems "industry" as an area of significance should be added in the discussion on page 109.

- *The phrasing of this section suggested widespread agricultural industrial properties, which is not the case. The redraft has clarified this point, and renamed this property type the Agricultural Processing/Storage Building. Processing/storage properties were few, but significant. Section F has been amended to clarify that the Areas of Significance for this property are both Agriculture and Industry. This should address any concerns about the volume of agricultural "industry" addressed in Section E. Specific to sawmills, these have been moved and are now a subtype under the Farm/Ranch Complex property type. Many ranchers with sufficient water flow through their property, including Ira Luther (as noted in the context) operated sawmills to process their own timber stands and allow for easier construction of their own buildings. The scale of operations were not comparable to that of the Carson and Tahoe Lumber and Fluming Company, which are more appropriately addressed in a separate project, but sawmills are worthy of mention and consideration as part of agricultural operations where they appear.*

100001620, Lampe, Wilhelm & William, Ranch

**Section 5.** The number of resources needs to be checked. On page 15, the warehouse is labelled as contributing, but seems to be counted as a noncontributing building. On page 16 the guest house is classified as noncontributing. If they are both noncontributing, the figure in Section 5 should be 2 noncontributing buildings. Thus, there should be seven contributing structures, not eight, and the totals are thirteen contributing and three noncontributing, for a total of 16.

- *Corrected with the Warehouse as a contributing feature.*

**Section 7.** Please describe how the ranch appeared historically: were the 300 acres mostly crop land and pastures? How did the land divisions appear? Where was the building complex in relation to the rest of the 300 acres? Could the 1937 survey plat map mentioned in Section 8 be included in this nomination? The guidelines in Bulletin 16 state that district descriptions should include the appearance of the district during the time when it achieved significance. In this case, the entire ranch should be described *generally*, with more detailed descriptions for the nominated complex. The Section 8 description of crops and livestock raised helps with development of an historic image. Please see page 33, especially the sections about "Architectural and Historic Districts" and Rural Districts.

- *Additional information about the historical extent and character of the ranch has been added, as well as images of the 1918 and 1930 plat maps, which show the largest extent of the ranch at its height.*

The Northwest Field is considered a contributing site (p. 26), but the cover document does not explain well how integrity is evaluated. This piece of land is essential to the nominated property, as the only remaining land outside of the building complex, but it might be reconsidered as a contributing site, because its integrity seems compromised. It is only 1 acre, while it was 9 acres historically. Formerly





NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor  
Bradley Crowell, Director  
Rebecca L. Palmer, Administrator, SHPO

cropland for barley and alfalfa, it is now a berry field, although the nomination points out that portions of the historic alfalfa field are evident and agriculture is still carried out. These are important factors, but consider if the entire Lampe property could be considered a contributing site, rather than only this field remnant. There may be reasons you believe this is not the case.

- *Per the recommendation above, the landscape of the complex has been combined into a single site, with the Northwest Field identified as an "Historic Associated Feature."*

**Integrity.** The integrity of the complex itself seems good, but the encroaching development has a severe impact on integrity in regard to the area of significance "Agriculture" under Criterion A. Please describe—if relevant—the transcendent importance of this intact complex (and the house and barn), which may override the lack of integrity of the broader setting and the lack of agricultural land.

- *The integrity statement has been re-seated to more forwardly address the impositions of suburban development on the vast majority of the historic ranch complex. To convey the "transcendent" importance of the ranch, the statement of significance has been strengthened to include the Industry Area of Significance, to emphasize the rarity of the Creamery as part of the Lampe operation. Reconnaissance survey and research identified only two other surviving creameries, both of which were owned cooperatively for regional production. The Lampe Creamery appears to be an extremely rare (and only recorded surviving) example of a small-scale, individual, creamery operation in the study area.*

If you have any questions about the changes or contents of this re-transmittal, please contact Jim Bertolini, National Register Coordinator, at (775) 684-3436 or [jbortolini@shpo.nv.gov](mailto:jbortolini@shpo.nv.gov)

Sincerely,

Rebecca Palmer  
State Historic Preservation Officer  
Nevada SHPO  
(775) 684-3443  
[rlpalmer@shpo.nv.gov](mailto:rlpalmer@shpo.nv.gov)