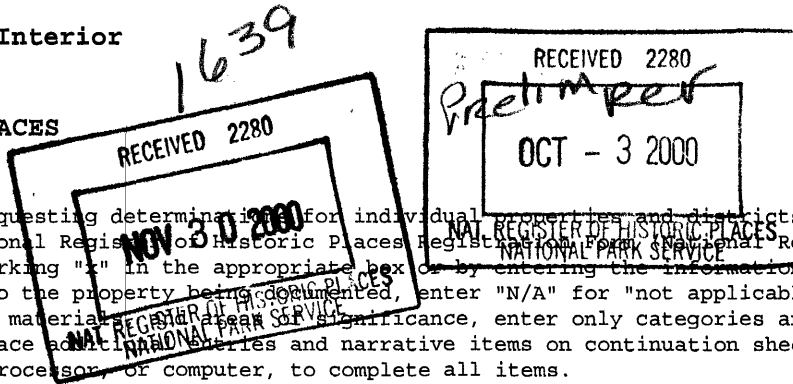


**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, material categories and significance, enter only categories and subcategories from the instructions. Place additional categories and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Jobs Peak Ranch
other names/site number: N/A

2. Location

street & number 144 Summit Ridge Way not for publication N/A
city or town Genoa vicinity X
state Nevada code NV county Douglas code 005 zip code 89411

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination ___ request for determination of eligibility, meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

Ronald M. Jones, SHPO 9-26-00
Signature of certifying official/Title Date

State or Federal agency and bureau
In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Jarrod D. Pope 01/11/01
(pr) Signature of 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

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

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>1</u>	Total

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

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
Domestic Secondary Structures

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
Domestic Secondary Structures

7. Description

Architectural Classification (Enter categories from instructions)

OTHER/Swiss Chalet

Materials (Enter categories from instructions)

foundation Concrete
roof Composition Shingle
walls Wood sheathing over steel and wood frame
other _____

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

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.)

Property is:

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

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1936-1937

Significant Dates 1936, 1937

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Russell Mills/Herb Dressler

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data

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

Name of repository: _____

10. Geographical Data

Acreage of Property 4.13 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>252920</u>	<u>4309000</u>	3	_____	_____
2	___	_____	_____	4	_____	_____
	___	See continuation sheet.				

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

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

11. Form Prepared By

name/title Research by Nicholl Johnson and Joseph Tucker/Form by Mella Rothwell Harmon
organization Nevada State Historic Preservation Office date July 15, 2000
street & number 100 N. Stewart Street telephone 775-684-3447
city or town Carson City state NV zip code 89701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name David and Evelyne Harvey
street & number P.O. Box 3178 telephone _____
city or town Gardnerville state NV zip code 89410

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Job's Peak Ranch, Genoa, Douglas County, NV

7. Description

Job's Peak Ranch is located in Douglas County, Nevada at the 5,600 foot elevation on the east side of the Sierra Nevada range a mere 800 feet northeast of the California-Nevada state line. Appropriate to their Swiss Chalet architectural style, the ranch buildings are situated in a sub-alpine region among lofty pines and alongside Sheridan Creek. To the south of the property is Jobs Peak, from which the ranch derives its name, and to the southwest is Freel Peak at 10,881 feet high. Spreading out below the ranch to the north and east is the Carson Valley, and the historic communities of Genoa, Minden, and Gardnerville.

Job's Peak Ranch currently comprises 22.68 acres, but when the ranch was established in 1936 it encompassed more than 1,000 acres, 858 of which were designated as a game sanctuary.¹ For the purpose of this nomination, the resource boundary is an area of 4.13 acres, encircling the five contributing elements. These buildings represent the highest level of integrity of the remaining ranch land. Most of the land, down slope from the historic buildings, was developed in the late 1990s into high-end building lots ranging from 2 to 17 acres. One approaches Job's Peak Ranch today through a security gate and up a windy road to the historic ranch buildings. The historic ranch structures include the main house, the chauffeur's house, a small shed, rock retaining walls, and a swimming pool. A shop building that is currently undergoing conversion to a residence constitutes a non-contributing element. Originally there was a laboratory building set away from the main complex, but it no longer exists.

Main House

Exterior

The two-story main house at Job's Peak Ranch encompasses 6,746 square feet arranged in a U-plan. A gallery created by natural rock walls (see rock wall description below) and flat, cut-out balustrades, typical of Swiss Chalet designs, surround the front half of the house. The complex roofline incorporates gables and cross gables. The roof is currently covered in concrete tile that gives the appearance of wood shakes, the original roof covering.² The second story overhangs the first and is supported by decoratively-incised brackets. The

¹ It should be noted that Dr. Sharpe's Job's Peak Ranch was never a working cattle ranch.

² The choice of concrete tile for the roof is a reasonable one based on the risk of forest fires and the need for a durable and attractive cover. The tile roofs, which give the appearance of wood, are complementary to the design of the buildings.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Job's Peak Ranch, Genoa, Douglas County, NV

7. Description, continued

medium-pitched roof creates widely overhanging eaves supported by decorative brackets, and trimmed in jig-cut barge boards. The facades are further decorated by window boxes, cut-out shutters, and balconies with flat, cut-out balustrades.

The exterior walls are covered with horizontal tongue-and-groove siding, with vertical tongue-and-groove boards under the eaves at the gable ends. The east-facing front elevation consists of two end-gable wings connected by a front-gabled hyphen. The two end-gable sections project past the hyphen, with the south wing projecting further than the north one. There is a cross gable at the west end of the south wing, and a balcony on that end. The north wing is similar to the south, except the balcony is at the end of the cross gable, and a small single-story shed-roofed projection creates an enclosed side entry. A single-story ell extends from the western end of this wing that may or may not be a later addition. In the rear, the hyphen and the two side wings create a patio area. Here a massive natural rock chimney fills most of the hyphen's rear wall. The chimney extends several feet above the roofline.

The building displays a diverse arrangement of windows and doors. Some are framed with cut-out shutters. With the exception of three picture windows on the front elevation (which overlooks Carson Valley to the east) the windows are multi-light, including rail-and-stile doors that open onto the balconies. The main entryway is a set of double rail-and-stile doors, with three-over-five lights in each door. All of the doors, and the three picture windows, are trimmed with jig-cut boards that match the barge board. The door handles are handcrafted of wood, adding to the high degree of craftsmanship displayed in the building.

Interior

It has been reported that Bavarian woodworkers were employed to do the finish work on the buildings. The remarkable craftsmanship displayed on the interior of the main house supports this, although it has not been confirmed. The central hyphen section of the building creates a large two-story "great room." With the exception of windows and the large brick fireplace, the interior is covered in beaded pine paneling. The large exposed steel beams that support the roof structure are covered in pine paneling, as well. The two side wings contain six sleeping rooms and three-and-a-half bathrooms. The hallways along which these rooms lie create open balconies to the great room below. The two curved staircases and balconies have flat, cut-out balustrades with Swiss designs. All interior cabinetry and doors are made of pine with distinctive moldings, pulls, and hardware.

The large basement apparently was the result of a miscalculation on the part of the architect. It was intended to have been the first floor living area, but was excavated too deeply into the hillside, thereby missing the view of the Carson Valley. The space was put to good use, however. A single lane bowling alley was installed in the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Job's Peak Ranch, Genoa, Douglas County, NV

7. Description, continued

space, where guests played duckpin bowling, which was enjoying nationwide popularity in the 1930s. The 2,832-square-foot basement, built on three levels, also housed the laundry and heating system.

Chauffeur's House/Garage

The chauffeur's house comprises a 654-square-foot living area above a three-car garage. Cut into the hillside, the lower level garage rests on a concrete foundation and the exposed side walls are concrete block. The garage doors have been replaced with a modern roll-up type. The structure is front gabled with a chimney piercing the ridge centrally. The roof is covered in modern concrete tile. The eaves overhang and are supported by brackets, and are decorated with carved barge board.

The second story is sheathed in horizontal board siding, with vertical board siding in the upper part of the front gable. Along the front elevation is a full-length balcony, with flat, cut-out balustrade, and held aloft by four brackets. Fenestration on this facade includes two wood-framed casement windows, with decorative cut-out shutters. The far right window is smaller than the middle one and contains two-over-two lights in each sash. The centrally-placed window contains two-over-three lights in each sash. To the left of these two windows is a set of double rail-and-stile doors divided by two-over-five lights in each door.

Access to the second-story living area is by way of a straight-run stairway, with flat, cut-out balustrade, leading to the main entry door on the north elevation. The door is a rail-and-stile type, and is divided by two-over-five lights. A small single-wide casement window with one cut-out shutter is situated to the left of the door. A similar window, with a single shutter, pierces the south elevation. To the right of the entry door is a double casement, two-over-three window without shutters. The rear of the building abuts the hillside on the west.

Shed

The shed is situated to the south of the chauffeur's house. It is a simple rectangular structure of a mere 196 square feet. The high-pitched, side-gabled roof is sheathed in modern concrete tile shingles. The shallow eaves are supported by exposed rafters. The front elevation contains a walk-through door in the right-hand third, and a narrow, rectangular single-light window to its left. The building is covered in horizontal lapped siding with corner boards, and sits on a concrete foundation.

Retaining Walls

An elaborate arrangement of retaining walls, made from rough-cut, dry-laid indigenous stone, surrounds the main house, and borders the driveway. These walls delineate the various terraces on which the buildings, and the swimming pool stand, and would have been part of the landscaping plan mentioned in a 1937 newspaper article

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Job's Peak Ranch, Genoa, Douglas County, NV

7. Description, continued

describing the project (*Record-Courier* January 8, 1937). To the rear of the main house the walls are terraced in three levels to hold back the hillside. A flagstone patio is created within the space between the wall and the house. In the front., a rock walls supports the cut-out wooden railing that surrounds a front. patio area. Two additional terraces supported by these rock walls create lawn areas in front. of the house leading down to the driveway.

Swimming Pool

The concrete swimming pool is located across the driveway from the main house. It is built on a natural terrace overlooking the Carson Valley to the east far below. The pool is a simple concrete rectangle with a concrete apron surrounding it. Concrete stairs with pipe railings lead down to the pool from the driveway.

Shop Building - Non-contributing

A 1,021-square-foot shop building is located about 1/10th of a mile across Sheridan Creek from the main house. When the property was purchased in 1997, the new owners found the workshop in extremely poor condition. The front (east) elevation had three entrances for cars, trucks, and equipment, but no windows. The foundation was concrete, with a dug out crawl space for working under vehicles, changing oil, etc. The owners are in the process of making repairs to the building in a style consistent with the main building. So far, they have replaced the siding, closed up the vehicle doors on the east side, installed windows, and placed a double door in the front. They also replaced the roof with concrete shingles, and placed brackets under the eaves. Due to the nature of the modifications being made to this structure, it is being considered a non-contributing element to this nomination.

Integrity

Although the integrity of the ranch as a whole has been compromised by the subdivision of most of its acreage, the six acres designated under this nomination retain the elements of a rugged Alpine setting that no doubt inspired the choice of Swiss Chalet architecture. Within these six acres, the original landscaping plan, which incorporated roads, rock walls, terraced building sites, and a swimming pool—all oriented toward the sweeping view of the Carson Valley—are still intact, as are three of the historic buildings. Therefore, the contributing historic elements of Job's Peak Ranch retain integrity of location, setting, feeling, and association. The buildings, too, are largely unaltered. The only significant visual modifications are the concrete tile roofs, and the modern garage doors, although the owners have spent a considerable sum refurbishing many of the property's systems. Those changes notwithstanding, the buildings retain integrity of design, materials, and workmanship.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance

Job's Peak Ranch is eligible for listing in the National Register of Historic Places under criterion C as a rare, Nevada variant of Swiss Chalet architecture. As such, the historic buildings at Job's Peak Ranch embody the distinctive characteristics of their type, period, and method of construction. Further, they epitomize the coalescence of Swiss Chalet architectural styling and the Arts and Crafts Movement, most likely inspired by the work of northern California's First Bay Tradition architects.³

Job's Peak Ranch - Background

Job's Peak Ranch is located along the eastern slope of the Sierra Nevada mountain range above the town of Genoa, Nevada. Genoa was settled in the early 1850s by Mormons who established Mormon Station as a trading post for the gold hunters heading for California. Not long after the Mormons were recalled in 1855 by their leader, Brigham Young, non-Mormons moved in and established vast tracts of agricultural land along the base of the mountains and eastward into the Carson Valley. Many of the early settlers were Germans, with names such as Dressler, Dangberg, Godecke, Gansberg, and others. The three largest communities in the Carson Valley, Genoa, Minden, and Gardnerville, have historically supported the needs of the valley's agricultural economy. Dairies, cattle and sheep ranches, and alfalfa fields still dominate the landscape, but modern development has begun to intrude.

During the Great Depression of the 1930s, Nevada did well to sustain itself by implementing several legislative acts that brought income from outside sources. Both the Wide-open Gambling Law that legalized casino gaming, and the liberalized divorce laws that turned the state into the divorce mecca of the world for three decades, opened new markets and drew a variety of new residents into the state. In addition, an economic development program, called *One Sound State*, sought to promote the area to the wealthy in search of relief from burdensome taxes in other states.⁴ Much of the Nevada side of the Lake Tahoe basin was developed into lavish and exclusive estates by participants in this program (*Nevada State Journal* 1936). It was divorce and *One Sound State* that brought Job's Peak Ranch developer William Sharpe to the Carson Valley.

³ The First Bay Tradition is also known as the San Francisco Bay Region Tradition, which traces its roots to as early as 1876 and to creative and pioneering men and women in northern California [who] sought to achieve an architectural expression appropriate to their region (Freudenheim and Sussman 1974:2).

⁴ The *One Sound State* program was largely promoted by the Nevada State Journal and the First National Bank of Nevada, both based in Reno, Nevada.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance, continued

William Sharpe was a prominent and wealthy New York neurosurgeon and physician who had retired from his practice at the age of 50, and sought a place to settle and establish a research laboratory.⁵ The nature of Dr. Sharpe's research is not known, but it reportedly involved dogs as research subjects. Dr. Sharpe had attempted a move to one of the south Atlantic states, but the venture proved unsuccessful, and within a few years most of his animals had died. Looking for better climate and a better financial situation, Dr. Sharpe came to Carson Valley. Although unconfirmed, Dr. Sharpe may have also come to Nevada to get a divorce, but in any case, while here he met and married Gwendolyn Wolfe Rochester. Mrs. Rochester was in the area from Vermont waiting out her six-week residency period in order to divorce her first husband. Before the big house at Job's Peak Ranch was completed, Dr. Sharpe and Gwendolyn purchased the home of Henry Mack, located near the county courthouse in Minden (*Record-Courier* October 15, 1937). It has been reported that Dr. Sharpe promised Gwendolyn that he would build her dream home on their newly-acquired ranch.

It is also not known how Dr. Sharpe came to set his sights on the more than 1,000 acres of land that he purchased in October 1936, but in order to construct his desired parcel, Sharpe negotiated with eight separate (and prominent) landowners for sections of their large ranch holdings. Sharpe bargained with Eugene Scossa, Joe Pedrojetti, Annie Brockliss, August Kettenberg, Ed Godecke, Unity Park, Fred Frantzen, and William Gansberg, and managed to close all deals on the same day. Sharpe's forest land had historically been used by the Brockliss family for firewood, but part of the area owned by the Godecke family was known as Castle Gardens. Named after William Castle, a Welshman, who lived in a rustic cabin located near the future site of the chalet. Castle was a master horticulturalist and on the slope he grew vegetables, fruits, and berries. It was with tongue in cheek and affection that Castle's plantings were known as Castle Gardens. The area was ideal for plantings and for game. In January 1938, the Nevada Fish and Game Commission designated Job's Peak Ranch a game sanctuary to be stocked with mountain quail, chukar partridges, and other game birds. Deer were prevalent on the ranch and the Commission felt it would also be an ideal place to propagate antelope. Hence, thirty head of antelope were moved from a game reserve in northern Washoe County to the Sharpe's property (*Record-Courier* January 21, 1938).

Before construction could begin on the buildings, Sharpe had the parcel fenced and landscaping plans were prepared. In January 1937, the plans for the buildings were approved. The complex included the large main house and outbuildings, including the doctor's laboratory, at which "a number of well known eastern doctors will cooperate in studies" (*Record-Courier* January 8, 1937:8). Dr. Sharpe engaged the young Reno architect Russell Mills to draw the plans, which were for a "new, rustic 10-room Swiss chalet type home" (*Record-Courier* January 8, 1937:8). How Dr. Sharpe came to know Russell Mills is not known. Since Mills had opened his own

⁵ It has been reported that Dr Sharpe at one time received a high fee for performing surgery on the Emperor of Japan

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance, continued

architecture office the previous year, it may be that Job's Peak Ranch was his first independent commission. Until the time he opened his own firm, Mills worked for prominent Nevada architect Frederic DeLongchamps as a draftsman. DeLongchamps' work was well-known in Carson Valley, especially in Minden where he had designed many of the town's buildings in the 1910s and 1920s for its founder H.F. Dangberg, Jr. It may be that Mills was recommended through his Minden contacts.

The local newspaper reported the approval of the plans for the buildings at Job's Peak Ranch, but no reference to their completion has been found. One might surmise that they were probably completed by the fall of 1937. The beginning of construction was contingent upon the ability of carpenters to get to the building site. The property is in an isolated region and the winter of 1937 was a relatively heavy one, making access during those months impossible. The road to the building site had been completed before the onset of winter weather, but power and telephone lines were not extended to the site until after the buildings were constructed, suggesting that all of the elaborate woodwork in the buildings were crafted with hand tools. Once the house was completed, Dr. Sharpe entered the ranks of wealthy professionals who had taken advantage of the *One Sound State* program and built his own elaborate estate. Other prominent names associated with the program are George Whittell, who built the remarkable Thunderbird Lodge⁶ on Lake Tahoe's east shore, Max Fleischmann, head of the Fleischmann yeast company, whose estate was at Glenbrook on Lake Tahoe's east shore, Dr. Raphael and N.B. Hermann (his brother), who purchased a large ranch north of Reno,⁷ Arthur K. Bourne, Singer Sewing Machine industrialist, who built Round Mountain Lodge, an elaborate estate on Lake Tahoe's north shore, and Mrs. Luella Rhodes Garvey, who built an elegant home in Reno, to name but a few (*Nevada State Journal* 1936).⁸

Dr. Sharpe and his wife became prominent citizens in Carson Valley. Gwendolyn was known as a gracious hostess, and Dr. Sharpe spearheaded a drive to establish a much-needed hospital in the valley. Offering to match the highest donation, Sharpe and Max Fleischmann tried to involve valley service clubs in fund-raising activities. The plan fell short, however, and the hospital was never built. Dr. Sharpe's research took him on frequent trips

⁶ The Whittell Estate has recently been nominated to the National Register, listing is pending.

⁷ Dr Raphael Hermann's ranch, named Rancho San Rafael, is now a Washoe county park. The main house on the Hermann ranch was designed by the African-American architect, Paul Revere Williams of Los Angeles.

⁸ Mrs Garvey's house is listed in the National Register of Historic Places for its architectural significance. It also was designed by Paul Revere Williams.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance, continued

to New York,⁹ where he apparently re-established a relationship with a former wife. These events strained the marriage, and in 1947, Dr. Sharpe and Gwendolyn divorced. Dr. Sharpe returned to New York to remarry his previous wife. Ownership of Job's Peak Ranch passed to Gwendolyn through the divorce settlement. Gwendolyn apparently married a man named Brown, who was reportedly her divorce attorney, and in 1984, she married Jim Hinds. The Hinds divided their time among the chalet, a farm in Vermont, the house in Minden, and a townhouse in New York. Gwendolyn Hinds passed away on July 26, 1994. After her death, the majority of the original ranch was subdivided into large, high-end building lots. Approximately 22 acres containing the buildings were retained, and were purchased by Mr. and Mrs. David Harvey in 1997.

Swiss Chalet Architecture

Swiss Chalet, or Swiss Cottage, architecture in America is widely attributed to Andrew Jackson Downing, who featured a Swiss Chalet style in his various house design books. Downing's model was the native Alpine dwelling of Switzerland that featured not only intricate and colorful decoration, but also a shared use, housing the family above and the livestock below. In his 1850 book, *The Architecture of Country Houses*, Downing stressed that the selection of a site for the American Swiss Cottage was critical. The spirit of the house required a bold, mountainous site, if possible on the side or bottom of a heavily wooded hill, or in a wild picturesque valley, although Downing did not expect his American readers to share their homes with cattle (Walker 1997:136-137). Certainly the building site at Job's Peak Ranch fits Downing's locational requirements. The Swiss Chalet style also appeared at the Exposition Universelle de Paris in 1867. A notable urban version of the style is located at 3627 Carondelet Street in New Orleans. Listed in the National Register as the Bullitt-Longenecker House, it was built in 1868, and inspired by the Exposition. These early forms were only mildly popular from roughly 1850 to about 1870, when the various Victorian styles superseded those of the Romantic period (McAlester and McAlester 1990).

The Swiss Chalet appeared again around the turn of the twentieth century as a variant of Craftsman architecture. The primary structure type of the Craftsman period was the bungalow, which flourished in America, and particularly the West, from about 1900 through the mid-1930s. A popular 1920s book on bungalows identified nine types: the community bungalow of Southern California, the patio bungalow, the portable bungalow, the retreat or summer house, the Adirondack lodge (built of logs), the New England seacoast bungalow, the Chicago, a type of house that is not a bungalow yet built along bungalow lines, and the Swiss Chalet type (Whiffen 1969:220). There are but a few buildings listed in the National Register of Historic Places that are

⁹ It has been reported that Dr Sharpe worked on secret medical research for the war Department at his Job's Peak laboratory, but this has not been confirmed.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 9

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance, continued

classified as Swiss Chalets. A significant percentage of these are related to mountain resorts (Montana has 10), while others fall under the greater bungalow classification.¹⁰

Craftsman architecture was a part of the greater Arts and Crafts Movement that venerated the spirit of craftsmanship and embraced a "back-to-nature" ethic. The Swiss Chalet, both from the standpoint of its rugged roots and its hand-crafted detailing, was well suited for inclusion in the Craftsman palette. The Swiss Chalet as a subset of the Craftsman style was particularly well employed by practitioners in the San Francisco Bay Area. Architects of what came to be called the First Bay Tradition included several prominent, classically-trained individuals, including Ernest Coxhead, John Hudson Thomas, John Galen Howard, Julia Morgan, and Bernard Maybeck. Plying their trade, as they did, in the hills above the University of California in Berkeley, these designers left a legacy for all who followed. John Galen Howard, the founder of the School of Architecture at the University (1903), known as a master of Beaux Arts Classical Revival designs, embraced the Brown Shingle mode that had been introduced to the area by Englishman Ernest Coxhead. Also affiliated with the Berkeley architecture school was Bernard Maybeck, who designed several Swiss Chalet homes in the Berkeley hills (Wilson 1987:12- 17).

Maybeck was influenced by German medieval vernacular buildings, so it is understandable that he would incorporate European designs into his Craftsman buildings that were sited in rugged hillside settings. His earliest Swiss Chalet bungalow, the Flagg House, dates to 1901. It was followed in 1902, by the Boke House, in 1906, by the Hopps House (in rural Marin County, California), and the Schneider House in 1907 (Woodbridge 1992:42-65). Maybeck lectured at the Berkeley architecture school, and was in a position to influence a number of students studying there at the time. Several notable graduates of that period (who studied under the supervision of John Galen Howard), including John Hudson Thomas, William Raymond Yelland, and Henry Gutterson, designed local buildings based on rural European models (Winter 1997). Anyone studying at the university or living in the East Bay at that time would have been familiar with the influences of the First Bay Tradition.

Swiss Chalet Architecture in Nevada

Swiss Chalet architecture is rare in Nevada. A recent study of Craftsman bungalows in Nevada identified numerous bungalows, especially in Reno, but few (if any) employ Swiss details (Harmon 1999). At Lake Tahoe, where one might expect to see Swiss Chalets, or even Swiss Chalet bungalows, the typical mountain style loosely referred to as "resort rustic") did not typically employ Swiss detailing, but rather integrated Craftsman

¹⁰ With the assistance of staff at the National Register in Washington D.C., a search was made of properties with "Swiss" in the "other architectural style" field on National Register nomination form.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 10

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance, continued

forms with rustic and natural materials, such as logs, bark, or shingles. The large lakeside estates of the wealthy participants in the *One Sound State* program tended to prefer more formal styles. For example, Whittell's Thunderbird Lodge, although following Arts and Crafts principles in some ways, displays Tudor Revival style and massing.

Architect Russell Mills

One might wonder how the First Bay Tradition relates to the unique Swiss-style buildings at the Job's Peak Ranch. It may be that Mrs. Sharpe knew of Swiss Chalet architecture from her New England roots, or that Dr. Sharpe might have been familiar with it from the well-known New York mountain retreats. We cannot know this from the limited information available, but we do know that the young architect who designed the buildings had ties to Oakland and Berkeley, and to the University itself, which provides a clue to the possible inspiration for the design. As with most residential projects, it is most likely, however, that the final design was the result of contributions by both architect and client.

Russell Mills was born in Chicago in 1892. At some point during Mills' childhood, the family settled in Oakland, California, south of Berkeley. Mills attended the Oakland public school system and was enrolled at the University of California, Berkeley from 1913 to 1915. University records do not indicate whether or not he graduated, or what academic program he was following, but since he went on to become a registered (and respected) architect in Nevada, it seems likely that he at least attended architecture classes. (The architects of the First Bay Tradition would still have been practicing and teaching in the Berkeley area at the time Mills was a student.) He must have also been exposed to some engineering courses, since from 1916 to 1926, Mills worked in the engineering department of Pacific Gas and Electric Company in San Francisco (National Cyclopedia of American Biography 1966:494-495).

It is not known what brought Mills to Reno, Nevada, but he appears in the city directories as early as 1927, where he is listed as the treasurer of Shearer and Wagner, Inc., electrical contractors (Polk 1927-1928). From 1927 to about 1935, Mills was the chief draftsman for Frederic DeLongchamps' architectural firm. DeLongchamps is considered to be Nevada's pre-eminent architect. Apparently, DeLongchamps held Mills in high esteem, since in 1932-1933, Mills served as vice-president of the firm. Mills opened his own architecture and engineering firm in Reno in 1936, which he operated until his death in 1959 (National Cyclopedia of American Biography 1966:494-495).

Mills was also active as an architect in public service. In addition to his own practice, he served as supervising architect for the Home Owners Loan Corporation (HOLC) from 1934 through 1939. The HOLC was one of President Franklin Roosevelt's New Deal programs, established to refinance loans for homeowners distressed by

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 11

Job's Peak Ranch, Genoa, Douglas County, NV

8. Statement of Significance, continued

the depression. During World War II, Mills served with the Bureau of Yards and Docks, and as regional architect for the National Housing Authority. Mills also served on a number of local boards and commissions, including the Reno City Council. He was a member of the American Institute of Architects, and was president of the Nevada chapter in 1953. When the Nevada State Board of Architects was established in 1949, Mills was issued registration no. 3.

Any design contributions Russell Mills might have made while employed by DeLongchamps are undocumented, but it seems that the Job's Peak Ranch project was one of his earliest commissions as an independent architect. Soon after, Mills received the commission for the Sparks City Hall and Fire House. These buildings no longer stand, but Mills designed them in 1940 in the Art Moderne style—a far cry from his recent Swiss Chalet. Mills seemed to be particularly at home with the Art Deco/Moderne style, for he designed several outstanding buildings in this general style during the 1940s. In 1941, Mills designed the Vocational Agricultural Building in Lovelock, Nevada (listed in the National Register in 1991), built by student labor under the auspices of the National Youth Administration (NYA), a New Deal program. In 1949, Mills designed the Veterans Memorial School in Reno in the Art Moderne style (listed in the National Register in 1995).

A comprehensive list of Mills' commissions has not been found, but some of his other known works include the Brown elementary school in Reno, a high school and gymnasium for the Roman Catholic Diocese of Reno, a high school in Lovelock, a 62-unit apartment house, and many residences. Russell Mills passed away in July 1959, at the age of 67 (National Cyclopedia of American Biography 1966:494-495).

Summary

Although there is no direct evidence of the inspiration for the architectural style at Job's Peak Ranch, it is enticing to make the association between Russell Mills' Berkeley-based architectural training and the influences of those local architects working in the mode of the First Bay Tradition. The Swiss Chalet at Job's Peak Ranch, and the associated outbuildings, reflect a unique architectural style in Nevada. Although the mountainous location is ideally suited for the American Swiss Chalet, both as it was conceived by A.J. Downing in 1850, and when it made its reappearance during the Craftsman period, the Swiss Chalet style was not widely embraced in the Sierra Nevada. As rare and exceptional examples of this style in Nevada, the historic buildings at Job's Peak Ranch meet the eligibility requirements for listing under criterion C.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 12

Job's Peak Ranch, Genoa, Douglas County, NV

9. Bibliography

Baker, John Milnes

1994 *American House Styles: A Concise Guide*. W.W. Norton and Company, New York.

Carlson, Helen S.

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

Freudenheim, Leslie Mandelson, and Elisabeth Sussman

1974 *Building with Nature: Roots of the San Francisco Bay Region Tradition*. Peregrine Smith, Inc. Santa Barbara.

Graham, Otis L., and Meghan Robinson Wander

1985 *Franklin D. Roosevelt, His Life and Times: An Encyclopedic View*. G.K. Hall, Boston.

Harmon, Mella Rothwell

1999 National Register of Historic Places nomination of the Adams House, Carson City, Nevada. Listed June 10, 1999.

Harris, Cyril M.

1998 *American Architecture: An Illustrated Encyclopedia*. W.W. Norton and Company, New York.

McAlester, Virginia, and Lee McAlester

1990 *A Field Guide to American Houses*. Alfred A. Knopf and Sons, New York.

National Cyclopedia of American Biography

1966 *The National Cyclopedia of American Biography*, Volume XLIX. James T. White and Company, New York.

Nevada State Journal

1936 *One Sound State*. First National Bank, Reno.

1959 Death Claims Russell Mills. Obituary, *Nevada State Journal*, July 29, 1959(7).

Polk, R.L., and Company

var. *Polk's Reno City Directory*. 1926-1960. R.L Polk and Company, San Francisco.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 13

Job's Peak Ranch, Genoa, Douglas County, NV

9. Bibliography, continued

Record-Courier

- 1936 Wm. Sharpe Buys Acreage. (Gardnerville) *Record-Courier*, October 16, 1936(1).
1937a Building Plans are Approved. *Record-Courier*, January 8, 1937(S).
1937b Movement Started for Building General Hospital in this Valley. *Record-Courier*, June 25, 1937(1).
1937c Sharpe Tells Carson Cions Why He Chose Carson Valley. *Record-Courier*, October 15, 1937(1).
1937d Million Dollar Building Program at Tahoe. *Record-Courier*, December 24, 1937(1).
1938 Sharpe Job's Peak Ranch is Made State Game Sanctuary. *Record-Courier*, January 21, 1938(1).

Walker, Lester

- 1997 *American Shelter: An Illustrated Encyclopediu of the American Home*. The Overlook Press, Woodstock.

Whiffen, Marcus

- 1969 *American Architecture Since 1780: A Guide to the Styles*. The M.I.T. Press, Cambridge.

Wilson, Mark A.

- 1987 *A Living Legacy: Historic Architecture of the East Bay*. Lexikos, no location.

Winter, Robert, editor

- 1997 *Toward a Simpler Way of Life: The Arts and Crafts Architects of California*. University of California Press, Berkeley.

Woodbridge, Sally

- 1992 *Bernard Maybeck, Visionary Architect*. Abbeville Press Publishers, New York.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 14

Job's Peak Ranch, Genoa, Douglas County, NV

10. Geographical Data

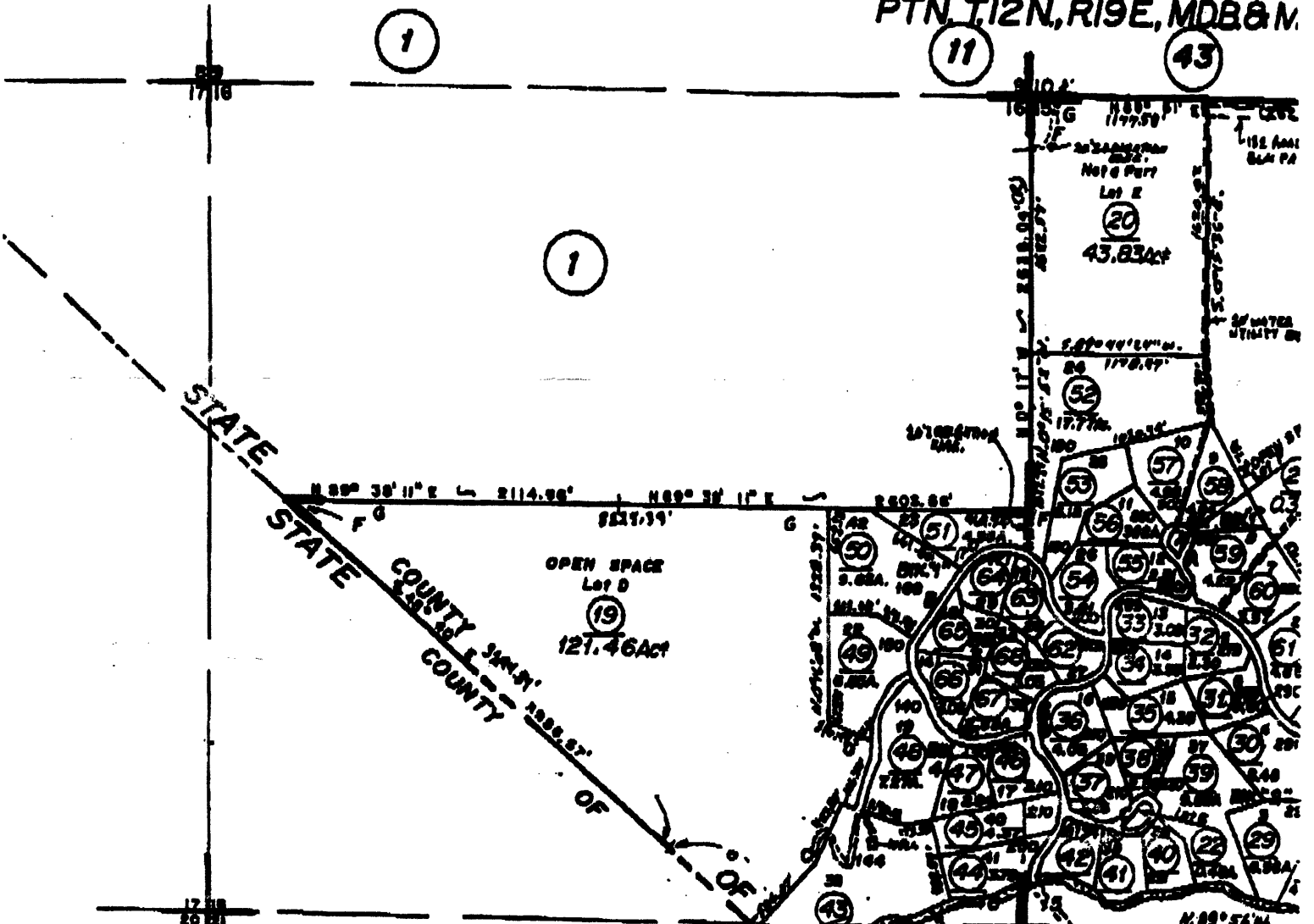
Verbal Boundary Description

Present-day Job's Peak Ranch comprises 22.68 acres identified as Assessor's Parcel Number 19-140-430, in Sections 16 and 21, T.12N, R.19E (see attached map labeled "continuation sheet 10-15"). This nomination is based on a 4.13-acre section of this parcel that encircles the five contributing historic resources, an area identified on continuation sheet 10-16, as "Building Envelope."

Boundary Justification

The decision to limit the resource boundary to the 4.13-acre building envelope is based on the fact that the majority of the 1,000-acre parcel that Dr. Sharpe so carefully constructed has been separated and subdivided into building lots. Continuation sheet 10-16 indicates several of the subdivided lots in the greater Job's Peak Ranch subdivision. On this map, the nominated area is included in the parcel identified as Lot 38, which corresponds to the Douglas County Assessor's Parcel Number 19-140-430 (see also Continuation Sheet 10-15). Although the property that retains the historic resources consists of 22.68 acres, it is the buildings, building sites, and associated landscaping features that retain and display all of the aspects of integrity that qualify them for listing in the National Register of Historic Places.

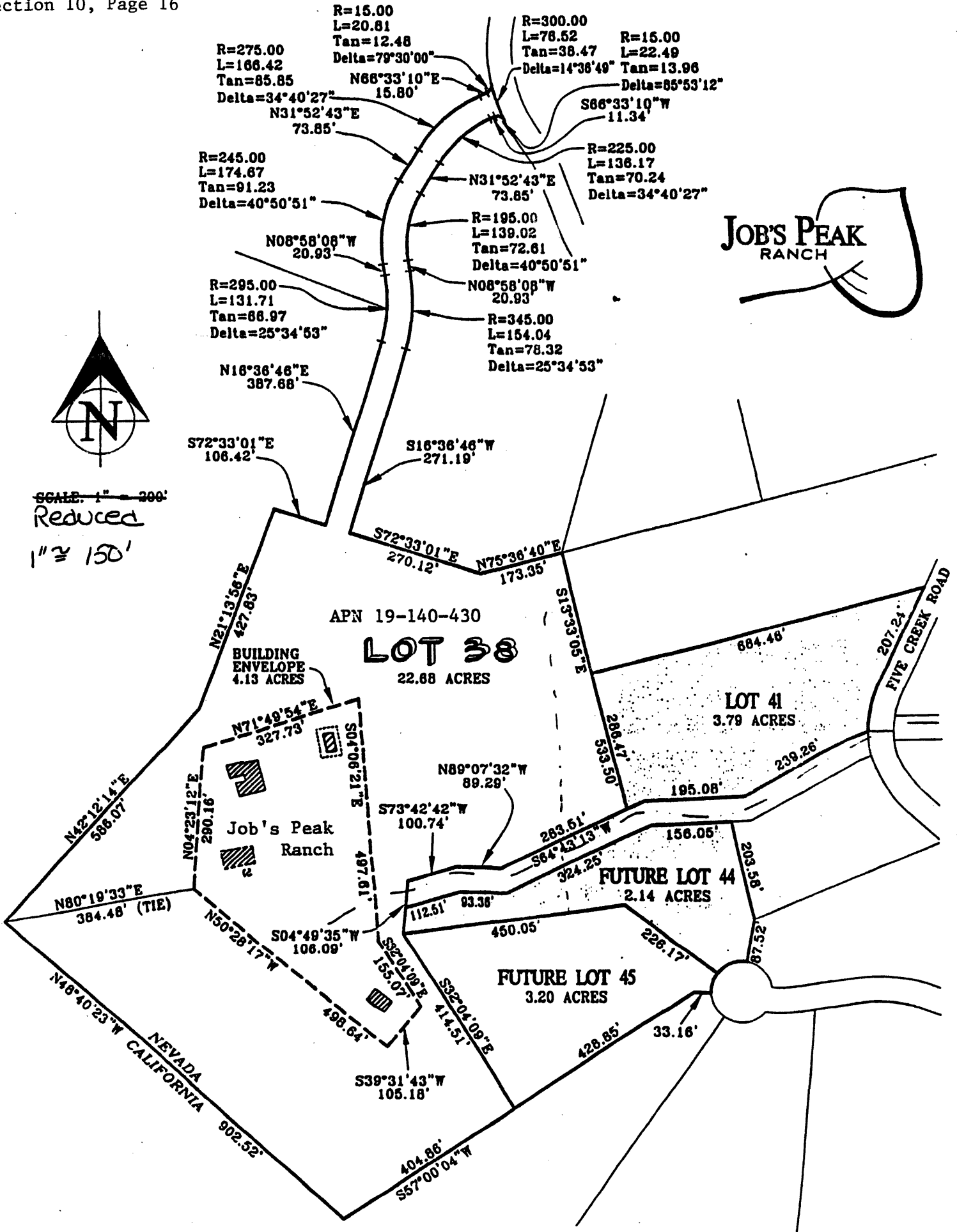
PTN. T.12N, R.19E, MDB&M



Job's Peak Ranch
 APN 19-140-430

- P.M. Bk. 985, Pg.2262-Doc.124004 ----(A)
 M.J. Biggs & W. L. Jones
- R.S. Bk. 885, Pg.2093-Doc.121842 ----(B)
 Lois S. Jones Estates (DEPT. of NINTH DIST. COURT, Case P-14888)
- G.L.S. Amending lotting of the original SE 4. SE4 ----(C)
 Section 22. (MAY 07, 1899)
- R.S. Bk. 495, Pg. 3809-Doc.360880 ----(D)
 James D. & Edna A. Doornink &
 Margaret Jones Biggs 1ST. LIME ADJ.
 188/3010
- R.S. Bk. 996, Pg.2753-Doc.396678 ----(E)
 Wilfred L. Jones
- R.S. Bk. 597, Pg. 3946-Doc.413181 ----(F)
 Five Creek Limited Liability Company
 2ND LIME ADJ. 287/2828
- R.M. Bk 697, Pg. 3042-Doc.415114 ----(G)
 Job's Peak Ranch Unit 1, P.U.D.

[Handwritten notes and signatures]



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photographs Page 17

Job's Peak Ranch, Genoa, Douglas County, NV

Name of Property: Job's Peak Ranch

Location of Property: 144 Summit Ridge Way
Genoa, Nevada

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

Photograph 1: Main House, front elevation, facing northwest
Photographer: Mella Rothwell Harmon
December 1999

Photograph 2: Main House, north elevation, facing southwest
Photographer: Nicholl Johnson
March 2000

Photograph 3: Chauffeur's House/Garage, east elevation, facing west
Photographer: Nicholl Johnson
March 2000

Photograph 4: Shed, east elevation, facing southwest
Photographer: Nicholl Johnson
March 2000

Photograph 5: Swimming pool and view of Carson Valley, facing northeast
Photographer: Nicholl Johnson
March 2000