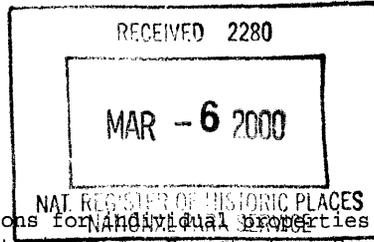


United States Department of the Interior
National Park Service



240

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name: Twaddle/Pedroli Ranch
other names/site number: Jackson/Harp Ranch, Rand property, Wilson Commons Ranch

2. Location

street & number 4970 Susan Lee Circle not for publication N/A
city or town Washoe Valley vicinity X
state Nevada code NV county Washoe code 031 zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 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. Janon SHPO 28 February 2000
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 Elson H. Beall
 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): _____

for

Signature of Keeper

4/6/00
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>6</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>7</u>	<u>0</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: AGRICULTURE Sub: Agricultural outbuildings

Current Functions (Enter categories from instructions)

Cat: RECREATION Sub: Outdoor Recreation

7. Description

Architectural Classification (Enter categories from instructions)

OTHER/agricultural utilitarian

Materials (Enter categories from instructions)

foundation Various

roof Various

walls Various

other _____

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

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)

AGRICULTURE

Period of Significance 1860-1948

Significant Dates 1860, 1885

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

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

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

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: Washoe County Parks Department

10. Geographical Data

Acreage of Property 5.0 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>4350130</u>	<u>255420</u>	3	_____	_____
2	___	_____	_____	4	_____	_____
	___	See continuation sheet.				

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

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

11. Form Prepared By

name/title Bernadette S. Francke
organization N/A date 10/21/99
street & number 5555 Rivers Edge Drive telephone 775-867-2586
city or town Fallon state NV zip code 89406

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name Washoe County Parks and Recreation Department
street & number 2601 Plumas Avenue telephone 775-828-6642
city or town Reno state NV zip code 89509

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

Twaddle/Pedroli Ranch, Washoe County, Nevada

7. Description

The Twaddle/Pedroli Ranch historic district is a complex of six buildings and a network of corrals and pens, comprising 5 acres located in Washoe Valley at the base of the Sierra Nevada mountain range. The complex represents a working ranch operating from the mid-nineteenth-century through the 1940s. Today, the ranch consists of a horse barn, chicken house, dairy house, bunk house, tack room, outhouse, corrals and pens. Correspondence from the last owner to operate the ranch has clarified the uses of several buildings, while others remain ambiguous as to their original purpose. A letter from John Jackson written in 1989, although not greatly detailed, provides valuable information on the ranch and its operation. Two large structures, a hay barn and a milking barn are no longer standing. A letter on file in Washoe County Park Department files suggests these buildings were demolished because they were in a severely deteriorated state. The dates of their construction and demolition are unknown.

A residence also stood near the southwest corner of the property. According to Jackson's 1989 correspondence, the Pedroli home was built in "1895 with many changes to the structure until I sold the property and moved to California." A 1985 survey of Washoe Valley ranches described the Pedroli house as a "one-story, rectangular, wood-framed, hipped roof cottage, with a one-story, rectangular, wood-framed gable roof addition" (Rainshadow 1985). This pyramidal cottage may have been built for Pedroli's marriage to Camile Mora on February 6, 1895. Identified modifications to the house included aluminum-slider windows, wrought-iron porch supports, and the gable-roof addition. With little of its original construction intact, the home was demolished by Washoe County Parks in April 1998.

The remaining buildings and structures, individually and as a district, retain sufficient integrity, to convey their historical significance. The 1985 Rainshadow survey of Washoe Valley indicates that few fully intact historic ranches exist in the area, but the Twaddle/Pedroli Ranch conveys the significance of ranching in the valley through location, setting, and association, and its expression of the historic sense of the time when ranching reigned supreme in the valleys along the eastern foothills of the Sierra. The buildings that make up the complex, through design, materials, and workmanship, reflect the evolution of the ranching operation from its establishment by natives of Scotland, to the Swiss brothers who developed it into a dairy. Even the privy, built in the late 1930s by the Works Progress Administration (WPA), exemplifies the agricultural character of the property. The final word for integrity is whether the property retains the identity for which it is significant, which the Twaddle/Pedroli Ranch clearly does.

The Twaddle/Pedroli Ranch complex comprises six buildings and one structure, which consists of the connected series of corrals and pens that serve to tie the buildings together. Each building and the structure will be described individually.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Twaddle/Pedroli Ranch, Washoe County, Nevada

7. Description, continued

Horse Barn

The horse barn is nearly square in shape and measures 40 feet by 45 feet. It is a large, well-made wood building with a lean-to addition on the north side. The gabled roof is covered with sheet metal over older, probably original, wood shingles. The main section of the building is divided into two long, narrow rooms by a partition running down the center. Two large gates on the east end give access to these compartments. Siding is unpainted vertical board-and-batten. The south elevation has a series of arched openings, which can be closed with horizontal sliding wood covers. The lean-to addition on the north side contains a slaughter wheel. The barn's exact age is unknown, but its unique construction suggests that its design was based on a model known to Stephen Pedroli from his native Switzerland. The barn was built solely with wooden dowels; no nails were used in its construction.

Chicken House

The chicken house is rectangular in shape and measures 35 feet by 20 feet. It is a stone structure with a wooden roof. The roof is gabled with a clerestory. The gable ends are sided with horizontal lapped siding, and the eave height is less than five feet. There is one exterior door at the south end of the east elevation, with six windows on that elevation. In addition, there is one window on the north elevation, and three in the gable on the south. The door is constructed of horizontal boards, probably site-built. The thickness of the stone walls is surprising considering its use. It is possible that the building had been used for other purposes previously. The construction date of this building is unknown, but a letter from the previous property owner attributes it to William Pedroli, who inherited the ranch from his father in 1924.

Dairy House

The dairy house is a rectangular stone structure measuring 35 feet by 20 feet, with a gabled roof. The walls are constructed of cut, randomly-laid stone with large adobe mortar joints. There is a wood bond beam at the top of the stone walls, and the roof is constructed of wood, with shallow overhangs. The two-room stone structure has a small addition on the north side. The two rooms are not connected, but each is entered through an outside door. Each room has one small window on the east side, as well. The windows are wood with a wood lintel, and cut stone around the openings. A brick chimney is located at the north elevation next to the small addition. According to John Jackson the building was built by Steve Pedroli in 1885, and the addition was built in 1887. The stone house was used as a "salami, sausage and cheese factory by Steve Pedroli who sold his wares throughout Washoe Valley and Virginia City." The addition was built by William Pedroli as a "heater house" for hot water to clean his dairy equipment. Jackson states that he "only used the larger part of the old stone house as a welding shop."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Twaddle/Pedroli Ranch, Washoe County, Nevada

7. Description, continued

Bunk House

The bunk house is a rectangular building 14 feet by 20 feet. The wood structure sits on a stone foundation. The roof is gabled with a closed chimney hole. The building is sided in vertical board-and-batten that was left unpainted. There are three two-over-two windows: one beside the door on the east elevation, and two on the north side. The inside finish is wood tongue-and-groove. The floor is 1-inch-by-6-inch tongue-and-groove boards. A small closet door in the southwest corner is vertical wood members with horizontal battens. The metal hinges appears to be original. The building's use as a bunk house was confirmed by John Jackson, but it is not known whether this building was constructed by Stephen Pedroli or his son, William.

Tack House

The tack house is a small concrete structure with a gabled roof covered in wood shingles. The exterior walls are covered vertical board siding, furred out from the thick concrete walls. There is one door facing north and one window facing south. The interior walls are also concrete and provide a partition between the entry and main room, but these walls are not full height. The floor is concrete, as well. This building was modified for use as a tack room for saddles and riding equipment by John Jackson. Jackson states, "This was the oldest house in Washoe Valley, originally a log cabin remodeled by Pedroli in 1920 as a pig slaughter house. The house was abandoned by the Mormons when they were called back to Salt Lake City by Brigham Young. House was originally built in 1849." This has not been confirmed, but it may explain where the Twaddle family, and later Stephen Pedroli, lived prior to the construction of the pyramidal bungalow that was later demolished.

Privy

The outhouse is wood construction with horizontal siding and a shed roof. According to Jackson he did not use the outhouse during his ownership of the property, because there was already indoor plumbing by 1948. The privy has an interesting history in its own right, relating to the Great Depression and President Roosevelt's New Deal programs. The privy was built in 1938 or 1939 by the Works Progress Administration, as part of the Nevada Fly-proof Privy program. The privy is constructed with concrete base and riser to which the seat is attached, creating an impregnable barrier against insects and vermin.

Miscellaneous structures

The corrals are constructed of wood with railroad tie posts and are located on the west side of the horse barn. A barbed wire fence surrounds the ranch complex on the south and north sides. A wooden fence with railroad

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7, 8 Page 4

Twaddle/Pedroli Ranch, Washoe County, Nevada

7. Description, continued

tie posts border the east side. A three-foot-high wooden fence borders the west side of the property. These connecting structures are contributing elements to the historic ranch district.

The setting of Twaddle/Pedroli ranch remains agrarian in character. The ranch is surrounded by pasture on three sides and a fish pond to the south. The towering Sierra Nevada mountains are a prominent natural landscape feature to the west of the ranch, and horse ranches, grazing land, and mansions sitting on large parcels of land surround the property on the valley floor. Several denser residential developments have been built in the area, however, emphasizing the need to preserve and honor this historic ranch complex.

8. Significance

The Twaddle/Pedroli Ranch is eligible for listing in the National Register of Historic Places under criterion A, for its association with the agricultural history of the region that sprung up in response to the westward migration and the mining booms that struck Nevada first in the late 1850s. The Twaddle/Pedroli Ranch typifies mid-nineteenth-century far western migration and its association with agricultural settlement. Those who sought freedom of expression and/or a chance to improve their economic status moved West. Among the new arrivals were Mormon settlers fleeing religious oppression in the Midwest, and emigrants from poverty-stricken areas in Europe. Upon arriving in the West, many settlers established agricultural businesses that supplied food and livestock to nearby communities, particularly those associated with mining activities. Ethnic groups frequently employed their countrymen in these business ventures. Farms and ranches were usually occupied by extended family members who provided additional labor. The necessity for water for agricultural and urban development was a volatile issue and remains a legacy of the West.

The Twaddle/Pedroli ranch is located on the west side of Washoe Valley. The valley runs north and south between the densely forested Sierra Nevada mountains to the west and the dry Virginia mountain range to the east. Washoe Valley is situated in Washoe County, south of Reno and north of Carson City. Prior to the arrival of Euroamerican settlers, Native Americans occupied the bounteous valley. Mountain streams emptying into the valley and riparian areas surrounding Washoe Lake, on the east side of the valley, held abundant food sources for the Washoe Indians. They camped throughout the twelve-mile long and seven mile wide valley. Their lifestyle was severely affected by Euroamerican agriculture and industry, however. Farmers, ranchers, and millmen cut trees, constructed permanent dams, and built fences. Some Washoe Indians remained in the area working for farmers and ranchers. Others sold fish and wild grass seed. By the twentieth century most Washoe Indians had moved to reservations near Reno and Carson City. Remnants of their camps and activities are scattered throughout the valley.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Twaddle/Pedroli Ranch, Washoe County, Nevada

8. Significance, continued

One of the first permanent Euroamerican settlements was established by a group of Mormons, which arrived in the valley in 1856. Orson Hyde, a probate judge, appointed by Mormon leader Brigham Young, surveyed the first townsite in Washoe Valley known as Franktown. Hyde had already helped organize Genoa, Nevada's first Euroamerican town, twenty miles south of Franktown. By 1857, the Mormons were recalled to Utah to defend Church activities in Salt Lake City. Several families remained near Franktown, however. Washoe Valley's development was static until 1859, when great mineral strikes, called the Comstock Lode, in the Virginia range brought new settlers. The residents of Washoe Valley capitalized on the needs of the growing mining communities on the Comstock. Ore processing mills, saw mills, farms and ranches flourished. One example is John Dall's noted quartz mill that was built at cost of \$25,000.

The Comstock Mining District, located in the Virginia range east of Washoe Valley, is significant for the wealth of gold and silver that was mined and milled there, and for the personalities and events associated with that wealth. It has been said that the Comstock ensured the creation of Nevada Territory in 1861, and Nevada's statehood in 1864. Wealth from the Comstock financed the Union cause in the Civil War, built transcontinental railroads, steamship lines, the transcontinental cable, and helped build the city of San Francisco in the 1860s and 1870s. At its peak, the Comstock boasted over 30,000 residents, and in 1961, a area of 14, 700 acres was designated the Virginia City Historic Landmark (Rainshadow 1985).

Washoe Valley and the Comstock enjoyed a symbiotic relationship. Washoe Valley supplied the Comstock with the vital commodities it needed to function, including water, produce, meat and dairy products, and lumber. In turn, Franktown and Washoe City enjoyed unprecedented growth. Washoe Lake was also the site of some of the earliest Comstock Mills. Between September 1860 and July 1861, Washoe Valley's population grew from 270 people to 1,005. This exchange system faltered, however, when as early as 1866, mills were built directly on the Comstock and along the Carson River. The stamp mills were moved from the valley to locations closer to the mines. When the Virginia and Truckee Railroad (V&T) was completed the lumber delivery system left the valley and moved to Carson City. In 1871, the county seat was moved from Washoe City to Reno, and the courthouse in Washoe City was sold for \$250 and the brick salvaged for building in Carson City. When the V&T depot opened at Franktown, Virginia City socialites, instead of silver ore, journeyed to the valley. Produce from the valley's ranches would accompany them on their return trip. By 1880, the population of Washoe City declined to 200 and the valley returned to an agricultural base, and stable population. The valley remained a secluded, mountain valley producing agricultural products (and divorce ranches from the 1930s through the 1950s) until the 1960s, when the present development along the east side of the valley began (Rainshadow 1985).

In 1860, there were 270 people living in Washoe Valley, of which 23 were farmers with 1,363 acres of improved land. Agricultural development followed the same pattern in Washoe Valley as in other fertile

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Twaddle/Pedroli Ranch, Washoe County, Nevada

8. Significance, continued

valleys in the West. First natural meadows and water sources were claimed, and native grasses were cut to feed livestock. After natural hay fields were depleted, irrigated pastures were turned into barley and grain fields. Once introduced, alfalfa quickly became a dominant feed crop. Washoe Valley farmers also planted large numbers of apple and pear trees. Other trees and vines planted throughout the valley included cherry, plum, strawberry, and raspberry, and Washoe Valley garnered a national reputation for its fruit culture (Townley 1981). A main thoroughfare in the center of the valley connected Franktown with nearby Washoe City, Reno to the north, and Carson City to the south. Washoe City was the Washoe County seat until 1871, and provided amenities for local residents, such as newspapers, restaurants, bakeries, doctors, and saloons. Franktown remained limited in population, and both Washoe City and Franktown faded away as the populations of Carson City and Reno grew.

By 1860, Ebenezer Twaddle and his brother John operated a ranch adjacent to Franktown. They appeared to have an association with the Mormon church, but the nature of the association is unclear. Myra Sauer Ratay, Washoe Valley native and author of *Pioneers of the Ponderosa: How Washoe Valley Rescued the Comstock*, lists July 4, 1860, as the date the Twaddle brothers arrived in Washoe Valley. Ratay describes the brothers as "disenchanted members of the Church." Both Twaddle brothers are registered in the 1860 U.S. Manuscript Census taken in September. Their wives and several children born in Utah are also listed.

In 1869, John Twaddle purchased the Sturtevant ranch several miles north of Franktown, next to the Bowers Mansion, for \$5,000. The sale included 363 acres, furniture, and possessory right to a water ditch and flume originally claimed in 1856. Bowers Mansion was home to Sandy and Ellie Bowers, who had made a substantial fortune on the Comstock during its early development. In later years, while under new ownership, the mansion grounds were opened as a summer resort. Hundreds of guests disembarked from the V&T depot at Franktown, and traversed the quarter-mile boardwalk to the mansion grounds. Large groups from the Comstock, Reno, Carson City, Minden, and Gardnerville enjoyed the shaded lawns and breezes that swept down from the Sierra Nevada. Today, the mansion is part of the Washoe County Park System, and is listed in the National Register of Historic Places (1976). Hundreds of visitors continue to visit the mansion daily and enjoy the idyllic site.

Ellie Bowers was no doubt familiar with her Twaddle neighbors, who shared her Scottish heritage and early involvement in the Mormon church. Other early and influential residents of the valley included Theodore Winters, largest land owner in Washoe Valley, James Sturtevant, a respected member of the State Constitutional Convention of 1864, Joseph Frey, a prominent land owner who had moved from Genoa to pursue agricultural opportunities, and Walter Cliff, whose successful agricultural efforts served the Comstock during its boom period. The homes of several of these individuals remain and have been listed in the National Register of Historic Places. The Winters Mansion was listed in 1974, and the Walter Cliff Ranch was listed

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Twaddle/Pedroli Ranch, Washoe County, Nevada

8. Significance, continued

in 1985. Joseph Frey's ranch house in Reno, into which he moved his large family in 1894, was listed in 1999. Frey's Washoe Valley home was swept away in a landslide in the 1890s.

John Twaddle named one of his children after his brother, Ebenezer. The younger Ebenezer and his brother Alexander operated their father's ranch after his death in 1879. After Alexander's suicide during water rights disputes with neighboring ranchers, Ebenezer moved to Reno and operated a livery stable. There he served in various public offices, including the Reno City council for six terms, county hospital administrator, and as a school board representative. The Twaddle Mansion in Reno is listed on the National Register of Historic Places in 1983.

The elder Ebenezer, a native of Scotland, his wife Elizabeth, a native of London, and their children remained on the original homestead. The 1880 U.S. Manuscript Census lists the Twaddle household as having four children, two boys and two girls, all attending school. Other residents include Scotland-natives James, who was a brother of Ebenezer, and Archibald McGregor. Both listed their occupations as farm laborers. The third resident was Charles A. Fisher, a carpenter from Maine. While the elder Ebenezer Twaddle was not as active in political affairs as his nephew, he did serve as "Inspector of Election" for the Franktown precinct during the 1872 general elections.

Franktown was flooded on February 2, 1881, when a dam located in the hills above town gave way. The dam had been built in connection with the Virginia City and Gold Hill Water Company, which had developed a water delivery system, known as the Marlette Lake Water System, for the Comstock, twenty miles away. The water system, a technological wonder of its time, remains in use today. The route descends the Sierra Nevada, passes through Washoe Valley, then ascends the Virginia Range to the Comstock Lode. The water system was listed in the National Register of Historic Places in 1992. Diversion of water from the valley was not well received by local ranchers, but the company had negotiated an agreement with a handful of farmers and ranchers including E. Twaddle. The group was responsible for the maintenance of the dam. When the dam at Little Valley Reservoir broke, residents appealed to the state legislature for \$21,750.00 in damages, but received little support, and numerous lawsuits were threatened. On February 18, 1881, Twaddle filed a homestead declaration on his ranch, most likely to shield his property from litigation. The document identifies his property as consisting of two parcels. One parcel comprised 470 acres and included a "dwelling house and its appurtenances." The other 160-acre parcel was used for "furnishing of wood for my family." In 1885, after twenty-five years in Washoe Valley, Twaddle sold his property and moved to Sacramento. He died there on April 14, 1913, at the age of 79. His remains were returned to Nevada and was buried in the Franktown Cemetery.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Twaddle/Pedroli Ranch, Washoe County, Nevada

8. Significance, continued

Ebenezer Twaddle and his wife sold their ranch on August 3, 1885 to brothers Stephen (Stefano) and Anselmo Pedroli for \$3,000.00. Later, Stephen acquired Anselmo's share of the property. Before arriving in Washoe Valley the Italian-speaking, Swiss-born, brothers held various jobs on the Comstock. Stefano worked as driver for dairyman P. Corecco and then as a miner. Both brothers resided at Corecco's. The experience on the Comstock served Stephen Pedroli well when he bought the Twaddle property. He developed a dairy and shipped fresh milk and cheese to the Comstock via the V&T, which passed by his ranch. One of Corecco's relatives owned property adjacent to Pedroli in Washoe Valley. The booming Comstock demanded goods and services, and Swiss dairymen, on ranches along the eastern slope of the Sierra Nevada, seemed to have the corner on the Comstock's dairy needs.

In 1888, Washoe Valley was a thriving agricultural center with fifty-thousand enclosed acres as described by N.A. Hummel in the *General History and Resources of Washoe County, Nevada*. Hummel notes, "Washoe Valley is very fertile, comprising many different varieties of excellent soil, and exceedingly picturesque." Pedroli's ranch and other notable Washoe Valley residents were described as having "fine properties, nice homes, growing orchards . . ." By this time, however, the Comstock was declining while the population of Reno, to the north, was growing as a result of the arrival of the Central Pacific Railroad in 1869, and the Virginia and Truckee Railroad in 1876. Produce and feed from Washoe Valley was marketed in Reno for local consumption and for distribution throughout the state and the country.

Stephen Pedroli's ranch was described in a 1904 book as consisting of 640 acres of choice land. And:

Here he [Pedroli] is engaged in the raising of hay, grain, and stock. He does an extensive dairy business, keeping one hundred and forty head of cattle for this purpose. He devotes his time and energies to other pursuit aside from farming in its various departments, and by his close application to his work, his earnest attention and his well directed efforts is meeting with very gratifying success, having already become one of the substantial farmers of the community. Upon his land he has a nice residence and good outbuildings, and everything about his place is neat and thrifty in appearance, indicating his careful supervision and his progressive methods (Wren 1904:471-472).

The 1910 U.S. Manuscript Census identified the residents of the former Twaddle Ranch in Washoe Valley as Stephen Pedroli, a native of Switzerland, his wife Camile, and their children John, Nevada, William, Evelyn, and Thelma. Also residing on the property were two Swiss boarders, including Frank Lepore, a nephew. Upon Stephen Pedroli's death in 1924 the ranch was taken over by his son William, who added several buildings to the ranch.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 9

Twaddle/Pedroli Ranch, Washoe County, Nevada

8. Significance, continued

The Pedroli Ranch was a prime example of the finest in Washoe Valley, as demonstrated by an unexpected and notable event. On Friday, July 7, 1943, at 7:45 a.m. as William's wife Virginia washed the morning dishes, she received two unexpected guests. Newspapers reported that when Mrs. Pedroli "saw the tall woman walking into her backyard, there was no doubt in her mind" and quoted Mrs. Pedroli as saying she, "had no time to clean up the kitchen or slick up my face and clothes." To her astonishment, Mrs. Eleanor Roosevelt and her friend Gertrude W. Pratt stood outside her kitchen door. Pratt was staying at the nearby Tumbling DW Ranch, formerly the Franktown Hotel, while awaiting a divorce. Washoe County was noted for its quick divorce proceedings and many individuals from around the country fulfilled short-term residency requirements at divorce ranches, a unique Nevada phenomenon. Mrs. Roosevelt had stopped on her way to San Francisco to visit Pratt, her longtime friend. The two women were out for a morning stroll when they stopped at the Pedroli ranch. Virginia Pedroli was quoted as saying Mrs. Roosevelt was "easy to talk to" and that "She [Roosevelt] noted how Swiss-like all the buildings and grounds looked." The Nevada State Journal Newspaper reported that Mrs. Roosevelt was "greatly impressed with beauty of Washoe Valley and its fine farms that so resembled Swiss farms." Mrs. Roosevelt also inspected Pedroli's "grand garden," and the "old stone milk-house that Pedroli's father had constructed." It was never stated, but Mrs. Roosevelt was no doubt pleased to see the WPA privy standing prominently near the ranch's bunkhouse (Washoe County parks Department files).

The WPA privy on the Twaddle/Pedroli ranch was built in 1938 or 1939 under the Nevada Fly-proof Privy Program. The problem of rural sanitation was tackled by a joint endeavor of the U.S. Public Health Service, the State Board of Health, and the Works Progress Administration. Nevada-style privy was designed to be impregnable by insects and vermin. The privies, built and installed by WPA workers, employed a double system of air ventilators that extended into the cement-lined pit to provide constant circulation of fresh air. Built to U.S. Public Health Service specifications, the privies were of a cement slab and riser type, with seats made of flooring, and a regular door lock that replaced the old nail and string, or wooden button type. The privies were available to all families in Nevada who, because of their remote locations, were unable to hook up to sewage systems. The families bore the cost of materials, about \$23, and the unit was made by WPA labor. The cost to the federal government for labor and installation was about \$50 per unit, which included installation expenses, a shingle roof, paint, digging of the pit, and transportation. The WPA employed three types of workman on the program, including skilled carpenters, skilled cement finishers, and common laborers. By the end of August 1938, 1,092 of these privies had been built in 11 Nevada counties, employing more than 100 needy workers. The Nevada State Historic Preservation Office has recently undertaken a survey of remaining WPA privies, with modest success. Finding a well-preserved WPA privy on the Twaddle/Pedroli Ranch was fortuitous (Harmon 1999).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8, 9 Page 10

Twaddle/Pedroli Ranch, Washoe County, Nevada

8. Significance, continued

In 1948, the Pedroli ranch was sold to Harp Brothers, Inc., a California corporation. The ranch was managed by a son-in-law, John Jackson. Subsequent owners include the William/Rand Family, who owned the property from 1956 to 1986. The area was surveyed for residential development and briefly named the Bellevue ranches, but before commercial development took place, Washoe County Parks Department acquired the property from Wilson in 1986. The land acquisition included a stipulation by Mr. Wilson that the site be named Wilson-Commons Ranch. The Twaddle/Pedroli ranch complex is now part of the Wilson-Commons Ranch, a county park. With the exception of a fishing pond on the south side, the historic ranch is surrounded by pastures. A road leading to the ranch property intersects the pasture to the west. South of the fishing pond are walking trails, a gazebo, and a tennis court. None of the elements of the modern park development are included in this nomination. The boundary established for the nomination comprise the standing buildings and structures associated with the ranch. Park development plans include rehabilitation of the ranch outbuildings and construction of interpretive trails educating visitors on early ranching in Nevada.

9. Bibliography

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9, 10 Page 11

Twaddle/Pedroli Ranch, Washoe County, Nevada

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10. Geographical Data

Verbal Boundary Description

Resource boundaries includes all land commonly associated with APN 055-051-15 and 055-051-17, comprising a total of five acres and situated in the SE 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 10, T. 16N, R. 19E, MDM, USGS 7.5-minute *Washoe City, Nevada* quadrangle, 1994.

Boundary Justification

The Wilson Commons County Park comprises 25 acres, which includes the five acres on which the historic buildings stand, open pasture land, and developed park grounds, which include tennis courts, a gazebo, restrooms, parking, etc. The boundaries of this nomination are limited to the five acres that encompass the historic buildings and structures, and which are identified as APN 055-051-15 and 055-051-17, each 2.5 acres.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photographs Page 12

Twaddle/Pedroli Ranch, Washoe County, Nevada

Photographs

The following information applies to photographs 1-9:

Name of Property:	Twaddle/Pedroli Ranch
Location of Property:	Washoe Valley, Washoe County, Nevada
Location of Negatives:	Bernadette Francke 5555 Rivers Edge Drive Fallon, NV 89406
Name of Photographer:	Bernadette Francke
Date of Photographs:	October 1999
Photograph 1:	Overview showing the horse barn Facing southeast
Photograph 2:	Overview showing the chicken house, bunk house, and dairy house Facing west
Photograph 3:	Overview showing the chicken house and WPA privy Facing northwest
Photograph 4:	Horse barn, facing southeast
Photograph 5:	Chicken house, facing northwest
Photograph 6:	Overview showing the bunk house, chicken house, and tack house
Photograph 7:	Dairy house, facing southwest
Photograph 8:	Bunk house, facing southwest
Photograph 9;	Tack house, facing south