

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Nevada	
COUNTY: Washoe	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 30 1974

1. NAME

COMMON:
Old Winters Ranch/Winters Mansion

AND/OR HISTORIC:
Rancho del Sierra

2. LOCATION

STREET AND NUMBER:
2000 Hwy 395 No. ^{N of Carson City} (Approx. 19 miles so. of Reno on U.S. ~~Hwy~~ 395)

CITY OR TOWN:
Carson City vic

STATE Nevada	CODE 32	COUNTY: Washoe	CODE 031
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure 	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both 	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress 	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment 	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum 	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific 	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
John Jay Casey

STREET AND NUMBER:
% Dunes Motel, 2905 So. Virginia St.

CITY OR TOWN:
Reno

STATE:
Nevada

CODE:
32

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Washoe County Courthouse-Records Office

STREET AND NUMBER:
Virginia & Court Sts.

CITY OR TOWN:
Reno

STATE:
Nevada

CODE:
32

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Not previously surveyed

DATE OF SURVEY:
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE:

SEE INSTRUCTIONS

STATE:

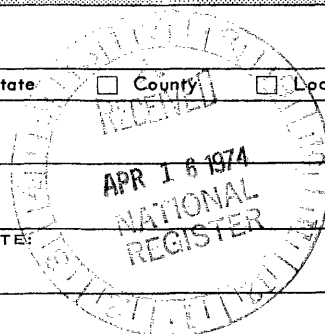
COUNTY:

JUL 30 1974

ENTRY NUMBER

DATE

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7 DESCRIPTION

CONDITION

(Check One)			
<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
(Check One)		(Check One)	
<input type="checkbox"/> Altered		<input checked="" type="checkbox"/> Unaltered	
		<input type="checkbox"/> Moved	
		<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Winters' Mansion is a three-story, Carpenter's Gothic style structure comprising 18 rooms. The house is presently painted a light green with dark red trim (done about 1963-4), but is in need of repainting. The house is basically unaltered except for the exceptions noted throughout the text.

Originally, Maggie Winters had the house painted a variety of colors, it is said, from shades of the present colors to light yellow with dark brown trim. Three sides of the house, with their gothic windows, remain in close to original condition. A single large window of about 15 feet in height is located on the east and west exposures, while a set of three windows, one large and two small, is located on the north and south exposures. The set of windows on the south side of the house has been boarded over by a new wall, built to match the siding finish of the house, so that no trace of the windows exists from the outside. The house is encompassed by a full veranda. Originally, from the pictures we have seen, the porch railing consisted of elaborately turned posts with Victorian inspired scrollwork. The porch has undergone two known changes since the original, the last being its present condition visible in the photographs. All of the brickwork comprising the ground floor is covered with stucco which is now painted an off-white. Originally, the brick was exposed, but apparently a fellow doing stucco work came through the valley, most likely before the turn of the century, and did Bowers Mansion and the Winters' home. There is a porch on the ground floor located on the east and north exposures.

The first floor is composed of bricks fired on the premises; all of this original foundation is still intact. Graphite has been added to many of the walls on this floor, and there have been a few changes in the form of a minor walls having been added and taken down. The plaster has been stripped to expose the brick in the one lower room. This room now serves as a workshop. It was on this floor which housed the kitchen, pantry, dining room, Chinese kitchen, storeroom, and washroom. A modern bathroom was also added at a later date. The free hanging staircase, which begins on this level, is still in good condition, with only five spindles missing. The second floor was fitted with two marble fireplaces, brass and glass chandeliers, carved walnut bedroom sets, three plaster rosettes in the hall and two drawing room ceilings, as well as ornate plaster moulding in these three rooms. The trim in the hall is egg and dart, but the other we are not sure of. As far as is known the original paper is still on the informal parlor (the northeast drawing room), which has about three layers. The marble on the fireplace in the southeast (formal) drawing room has completely disappeared, while the marble in the other parlor is intact, but cracked. There has been some plaster damage to the south wall, taking in both the formal parlor and the guest bedroom, due to

SEE INSTRUCTIONS

(Cont'd on form 10-300a)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Nevada	
COUNTY	
Washoe	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUL 30 1974

(Number all entries)

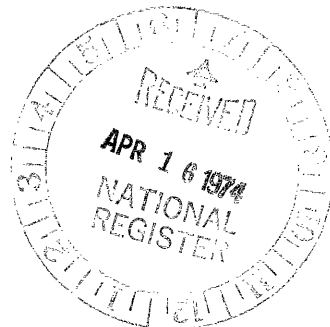
Item 7 cont'd:

water leakage. Otherwise, the plaster work on this floor is in good condition. A modern bathroom was added to the northwest corner of the house.

The third level comprises the bedrooms of the Winters children and the ballroom/billard room (also used as schoolroom). The bedroom on the northwest corner still has the original wallpaper. All of these bedrooms are small, box-like affairs. The ballroom has a vaulted ceiling rising to a height of about 20 feet. This room had two large pieces of ceiling plaster missing on the east and west sides, although these have now been repaired in somewhat of a stopgap fashion. The hallway on this floor forms an equilateral Greek cross; a vaulted ceiling is the outstanding feature of the hall. At the three ends of this hallway are the large Gothic windows. The predominate feature of these is the narrow colored panes of glass (all original) which border the windows. The colored red, yellow and blue panes are also carried through to the borders of the bedrooms and ballroom doors and transom pieces. One of the doors and transom pieces is presently missing. All of the doors on this floor, as well as the trim wood in the ballroom, are of a light oak-colored finish, done by a grainer. It is interesting to note that both the second and third floors have a single feature which ties it into a unit. On the third floor it is this light colored wood, with the staircase even taking on a lighter oak hue on this level. (Actually it is not the staircase at that point, but rather the spindled railing which is a continuation of the stairs.) On the second floor, about 90% of the door and window trim match in a most unusual design. The upright pieces for this trim is wider at the bottom and narrows at the top, giving them all a rather heavy look.

Little else is known to us at this time of the original appearance of the home's interior.

The nominated plot includes 9 acres which take in the Winters home, a small pasture lying to the east of the house and an orchard and which includes a family burial plot, which is located to the northeast of the home. As a matter of interest, the simple granite block headstone marking the grave of Frankie Winters was found about three weeks prior to the date of this nomination form.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Nevada History, Thompson & West
Pioneers of the Ponderosa, Myra Sauer Ratay
Mark Twain of the Enterprise, Henry Nash Smith, ed.
History of the State of Nevada, Hon. Thomas Wren, ed.

Numerous newspaper articles and other documents contained at the Nevada State Historical Society, 1650 No. Virginia St., Reno, Nevada.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES														
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE												
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds										
NW	°	'	"	°	'	"	39	°	18	'	43	"	119	°	49	'	18	"	
NE	°	'	"	°	'	"													
SE	°	'	"	°	'	"													
SW	°	'	"	°	'	"													

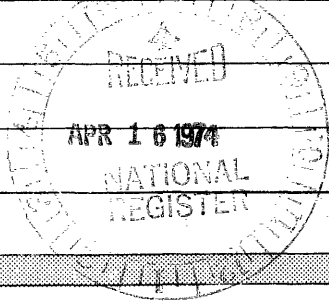
NO
UTM
CD

(see map Data)

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 9

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
NA			
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
 Roy W. Enochson, President

ORGANIZATION: Nevada Conservancy Association DATE: June 14, 1973

STREET AND NUMBER:
 2000 395 North

CITY OR TOWN: Carson City STATE: Nevada 89701 CODE: 32

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Elin Lonkrite

Title: SHPO.

Date: 4-10-74

I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation

Date: 7/30/74

ATTEST:
[Signature]
 Keeper of The National Register

Date: 7-29-74

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) House built 1862-64. Racing Period:

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>Horse Racing</u> |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

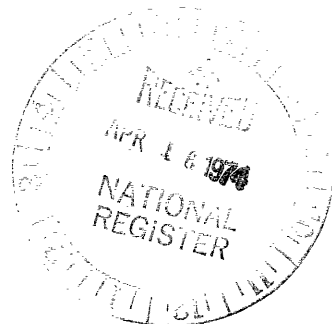
STATEMENT OF SIGNIFICANCE

We of the Conseryancy feel that the significance of the Winters' home is of a three-fold nature--the first being the historical significance, the second would be its architectural importance, and the third area of importance would be the house's continuing educational possibilities.

The Winters family was one of the most prominent and colorful in Washoe Valley. Theodore Winters helped shape the racing era of Nevada's early history. Theodore took the infancy of horse racing in western Nevada and transformed it, with his bullishness, his vitality and his money, into probably the most popular activity of the day, his horses drawing people from across the nation. Theodore ran for Governor of Nevada in 1890, but was defeated. Theodore served as a member of the Council in Genoa as well as in the Territorial Legislature for two years.

The house remains as an excellent example of carpenter's Gothic Architecture, the house being very well preserved for its years and the care given it. The most striking feature of the house, which most people comment about, is the Gothic windows with their colored panels. The home was designed by Mr. Steele.

In the area of educational significance, we feel that the Winters' Mansion should stand as a living reminder of the past and its history. Hopefully, people visiting the home will come to "feel" the Winters family and their life style.



SEE INSTRUCTIONS