Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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

	DATA	SHE	
FOR NPS USE O	NLY		
RECEIVED	MAY 17	1979 MAY 29	1979
DATE ENTERED			10010

## SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS **TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**

# **1** NAME

HISTORIC Carson Valley Hospital

AND/OR COMMON Logan Professional Building

# **2** LOCATION

STREET & NUMBER	1466 U.S. 395				
			NOT FOR PUBLICATIO	DN	
CITY, TOWN			CONGRESSIONAL DI	STRICT	
	Gardnerville	VICINITY OF	Nevada-a	it-large	
STATE		CODE	COUNTY	CODE	
	Nevada	32	Douglas	005	

# **3** CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESI	ENTUSE
DISTRICT	PUBLIC	OCCUPIED	AGRICULTURE	MUSEUM
$\underline{X}_{BUILDING(S)}$	PRIVATE	UNOCCUPIED	X_COMMERCIAL	PARK
STRUCTURE	ВОТН	X_WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDENCE
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	X-YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER:

# **4** OWNER OF PROPERTY

NAME	Glenn E. & Eleon	orann Logan		
STREET & NUMBER	1340 U.S. 395 So	•		
CITY, TOWN	Gardnerville	VICINITY OF	state Nevada	
5 LOCATION	N OF LEGAL DE	SCRIPTION		
COURTHOUSE, REGISTRY OF DEEDS	<sub>e,etc.</sub> Douglas Co	unty Courthou	se - Recorder's Office	
STREET & NUMBER				
CITY, TOWN	Minden		state Nevada	
6 REPRESEN	NTATION IN EX	ISTING SUI	RVEYS	
TÎTLE	Nevada Architectu	ral Resource	Survey	
DATE	March 1978		X_FEDERAL X_STATECOUNTYLOCAL	
DEPOSITORY FOR SURVEY RECORDS	Division of Hi	storic Preser	vation & Archeology	
CITY, TOWN	Carson City	an a sense anno a chana a chana a bha a sense a sa dhillionnike konserven san anno sa	sNevada	

# DESCRIPTION

### CONDITION

DETERIORATED
RUINS
UNEXPOSED

CHECK ONE XUNALTERED \_\_\_ALTERED

CHECK ONE XORIGINAL SITE \_\_\_MOVED

DATE\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

### Present and Original Physical Appearances

#### A. General Statement

- A small, two-story, early twentieth century brick structure with a full 1. porch and frame balcony across the front and back.
- The structure has recently been restored and is in excellent condition. 2.

#### Exterior в.

1. Overall dimensions 30' x 60', two stories, with a half basement, rectanthe start in shape. The start was been also approximately a opi de com o transmente en compositor 

Foundations: low, poured concrete. 2.

- Walls: solid brick. 3.
- Structural system: solid brick bearing walls. 4.
- Porches: A three bay porch is across the north front supported by four 5. brick columns and is approximately six feet in depth. A solid brick parapet wall fills in the lower part of these columns. The deck is tongue and groove wood. The porch is covered with a flat roof forming the subfloor of the balcony deck above. A decorative cornice caps the top of the support columns. A balustrade of turned posts and spindles surrounds the balcony above.

1 .... A Sector States and The rear porch is enclosed and covered with a shed roof; balcony atop. The roof extends from sidewall to sidewall of the main structure. The balcony lies within the brick, forming storage rooms. The center panel is made up of frame panels, windowed above a wainscoting. There is a windowed door located in the panel.

- Chimney: An inside brick chimney is located in the southeast quarter 6. of the hipped roof.
- Openings: 7.
  - Doorways and Doors: There are five doorway openings, three downa. stairs and two upstairs. The 8-1/2' front door has an etched glass panel. Every door, except the front has a transom. 1.1.4 1.1.1
    - Windows: All windows are double-hung. There are eight windows b. across the front, and fourteen on the east side and sixteen on the west.

# 8 SIGNIFICANCE

PERIOD	AF	REAS OF SIGNIFICANCE CH	IECK AND JUSTIFY BELOW	
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	$X_{\text{SOCIAL/HUMANITARIAN}}$
1700-1799	ART	ENGINEERING	MUSIC	THEATER
1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
_X 900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)
		INVENTION	· *****	
SPECIFIC DATI	ES 1914 - 1924	4 – 1978 BUILDER/ARCH	HITECT Nels P. Jen	nsen Peter Dressler

### STATEMENT OF SIGNIFICANCE

The early history of Nevada is concentrated in an area along the eastern flank of the Sierra Nevada Range. The Emigrant Trail passed through the area before dropping over the mountains into California. Genoa, the first white settlement in the state, was established along this trail. Nestled along the mountainous edge of Carson Valley, Genoa became an important trade and agricultural settlement. Shortly thereafter, the town of Carson City was established in Eagle Valley, just north of Carson Valley. These two valleys soon became the centers of the agricultural and ranching industries in the state; a title Carson Valley still deserves. The need for agricultural support services in the nearby Comstock Mining District gave rise in the 1870's to a new town centrally located in Carson Valley. Named after its founder, J. M. Gardner, it was called Gardnerville.

With the decline of the Comstock, western Nevada settled into a quiet and lathargic period. In the last half of the first decade of the present century, Nevada experienced yet another mining related increase in development known as the Tonopah Boom. The effects of this boom were felt statewide in mining and non-mining communities alike. Between 1900 and 1910 the population of Nevada came 3,000 people short of doubling in size (1900 = 42,335; 1910 = 81,875).

The affects of this boom on the Carson Valley were diversified. An increased need for agricultural products brought a level of prosperity back to the local farmers and ranchers not experienced since the previous boom. Population trends for the county reveal a pattern, althrough subdued, similar to that of the state (1900 = 1,534; 1910 = 1,895).

An equally important event for Gardnerville was the desire of the Virginia and Truckee Railroad to build a spurline to the town. Because of right-of-way problems, the railroad choose to stop one and a half miles northwest of Gardnerville on land donated by H.F. Dangberg a prominent valley pioneer. The present town of Minden grew of around this railhead, along with several large mills and graineries.

As of 1910 therefore the economic future of the Carson Valley looked very promising. It is not at all uncommon that during such periods, humanitarian and social institutions flourish. The development of one such institution, the Carson Valley Hospital, is the focus of this nomination.

As early as 1909, a Dr. Gerow attempted to form a Carson Valley Hospital Company. Memberships were to be sold in the company and the money so collected was to go to the construction and operation of a hospital. Dr. Gerow stayed in Minden only through 1910 however, and when he left for Reno, it appears his plans went with him. The

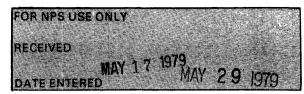
## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Record Courier (Gardnerville, NV weekly) July 3, 1914 "New Building Being Erected". Record Courier (Gardnerville, NV weekly) December 25, 1914 "The C.V. Hospital Completed". Nevada State Journal (Reno, NV daily) November 1, 1978 "Rejuvenation-Old Carson Valley Hospital Restored as Splendid Offices".

DANCBERG,	Grace - Carson	Valley -	- Historical	Sketches	of	Nevada's	First	Settlement.
	. Carlisle & Co							,

<b>10 GEOGRAPHICAL DA</b>	АТА		
ACREAGE OF NOMINATED PROPERTY	Ac	-	
QUADRANGLE NAME <u>Minde</u>	en, NevCalif.		QUADRANGLE SCALE
A[1,1] [2]6,1[6,0,0]	4,31,38,20 NORTHING	B ZONE EAST	
		FL	
G		нЦ ІІ	
The subject sits on a 18 and School Street, with	50' x 200' city lo in Gardnerville, N	ot at the southe levada. See 'De	east corner of Main (US 395) escription Sheet".
LIST ALL STATES AND CO	OUNTIES FOR PROPERTIE	ES OVERLAPPING ST	ATE OR COUNTY BOUNDARIES
state N/A	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE
	n, owners)		tion of Glenn & Eleonorann
	n, owners)		·
			DATE
	storic Preservatio	n & Archeology	date May 8, 1979
Division of His STREET & NUMBER	storic Preservatio Street, Room 113	n & Archeology	
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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



2

**CONTINUATION SHEET** 

ITEM NUMBER 7 PAGE

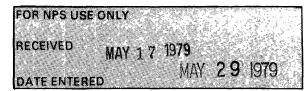
### Description

Present and Original Physical Appearances (continued)

- B. Exterior
  - 8. Roof:
    - a. The structure has a hipped roof; no dormers. The roof is covered by composition shingles.
    - b. The cornice is boxed with an ornamental horizontal bracket. The frieze is plain.

The Carson Valley Hospital has never been altered in its exterior features. It has been rehabilitated without serious alteration to features found.

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



CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

construction of the hospital had to await the attentions and efforts of another local physician, Dr. E. H. Hawkins.

Dr. Hawkins first came to Carson Valley in 1901 and soon was named county physician and health officer. An enterprising man, Dr. Hawkins bought acreage between Gardnerville and Minden hoping to sell it as housing lots as the towns grew. It was on one of these lots in 1914 that Dr. Hawkins built a 16 room hospital that he hoped would meet the medical needs of Douglas County. At the time of its construction, the Carson Valley Hospital was considered as one of the best and finest equiped in the state. The upper floor of the hospital had 10 rooms; eight for patients, an operating room, and a general store room. The lower floor had two special patient rooms, a waiting room, an office, a kitchen and family quarters for the doctor.

During the initial burst of growth, brick was a common building material for many of the larger commercial buildings in Minden. Conforming to this local Minden style, several structures of the period in Gardnerville are also made of brick. The Carson Valley Hospital represents this trend.

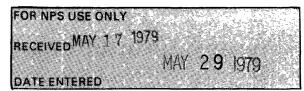
The July 3, 1914 Record-Courier reports that Dr. Hawkins had purchased a great deal of equipment for his soon to be opened hospital. One piece of equipment purchased was an X-ray machine. First developed in 1896, X-ray technology took some time to find its way into the small communities of the rural west. The first X-ray machine in Nevada was purchased in 1908 and used by Dr. M. R. Wheeler in Reno. Washoe Medical Center in Reno purchased one in 1913. Demonstrations of X-ray technology were common at Nevada Medical Association meetings as late as the early 1920's, pointing out its continued novelty.

The presence of an X-ray machine in a small town institution such as the Carson Valley Hospital as early as 1914 was indeed unique. In Dr. Hawkin's words, the machine will "assist us in diagnosing fractures, locating bullets and other things." Despite the town's air of sophistication, Garnderville was still very much a part of the frontier west.

During the years of its operation, the hospital played a vital role in providing medical services to the community. Most pronounced was perhaps the part Dr. Hawkins, his staff and the hospital played during the influenza epidemic of 1918-19.

Dr. Hawkins built his hospital assuming that the growth of Minden and Gardnerville would continue. He had seen the increase that had resulted from the coming of the railroad and secondary effects of the Tonopah Boom. At the time of the hospital's construction there were also rumors that the county seat of Douglas County would be moved from Genoa to Minden. So emboldened, Dr. Hawkins built his hospital eight years after the arrival of the V & T and two years before Minden became the county seat.

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



CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 3

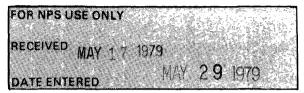
The anticipated jump in population expected by Dr. Hawkins did not occur. Census data for 1920 show that rather than increase, the population of Douglas County and the state had decreased (County = 1,825; State = 77,407). The bubble of the Tonopah Boom had burst. Dr. Hawkins was left holding a hospital larger than the community's needs. In 1918, he sold the building to Charles Brown, but leased it from the new owner and continued to operate the hospital. A 1922 letter to the Record-Curier again brooched the subject of a Carson Valley Hospital Association. Now however, the intent was to save the hospital in existence. Money raised was to be used to purchase the building. This association met with the same fate as its predecessor some 11 years earlier. In 1924, Mr. Brown raised the terms of the lease and unable to make ends meet, the doors of the hospital were closed.

In subsequent years the building served a number of different community needs. From 1924 to 1930 and again from 1937 to 1946 the building was rented out as apartments, the owners maintaining a residence on the first floor. From 1930 to 1937 the structure was used to house the single ladies that taught at the school across the street. From 1946 until 1958 the building was used as a private residence. It stood vacant 20 years.

The Carson Valley Hospital is significant for its contribution to local history. It's significance can be summarized as follows.

- The structure exemplifies an architectural trend in selection of building materials typical of its period and locale.
- Given the economic boom of the period in Nevada several hospitals and other humanitarian functions were initiated. In the rural counties hospitals were generally supported and operated as county agencies. Carson Valley Hospital was an exception to this generalization being the economic venture of a single person.
- Those citizens of Douglas County born in the Carson Valley Hospital are now the backbone of the community, politically and socially.
- The hospital represents an attempt at bringing current medical technology to a small rural community - a movement during the west at the time as common as the Carnegie Library.
- The hospital reflects the growth and development of the Gardnerville/Minden area.
- The Gardnerville/Minden area enjoyed the services of several physicians and dentists before, during and after the existence of the Carson Valley Hospital. The hospital's development reflects an intensification of those services available rather than their first and only introduction into the community.

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



CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 4

- The building's association with Dr. E. H Hawkins, a resident of the county for a quarter of a century, Dr. Hawkins was a well known and important community leader.