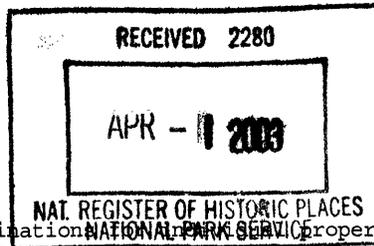


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United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determination of National Historic 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: The Patrick Ranch House  
other names/site number: Arlington Place, Arlington Ranch

2. Location

street & number 1225 Gordon Avenue not for publication N/A  
city or town Reno vicinity N/A  
state Nevada code NV county Washoe code 031 zip code 89502

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 JMPO 3-18-03  
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 Edson H. Beall 5/16/03  
    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):

[Signature]      
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>1</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</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: DOMESTIC Sub: Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

Architectural Classification (Enter categories from instructions)

Late Victorian/Folk with Queen Anne Elements

Materials (Enter categories from instructions)

foundation cut stone continuous stem wall

roof composition shingle

walls horizontal v-groove siding over wood framing

other brick central chimney

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)

Community planning and development  
Architecture

Period of Significance 1898-1939

Significant Dates 1898, 1901, 1907

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 continuation sheets.

**9. Major Bibliographical References**

Bibliography (Cite books, articles, and other sources used in preparing this form on one or more continuation sheets). See 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 .14 acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>257750</u>	<u>4377200</u>	3	___	___
2	___	___	___	4	___	___
	___	See continuation sheet.				

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

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

**11. Form Prepared By**

name/title Cindy Southerland  
organization Student, UNR Historic Preservation date November 25, 2002  
street & number P.O. Box 1345 telephone 775-882-8956  
city or town Carson City state NV zip code 89702

**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 John N. and Lyndi Cooper-Schroeder  
street & number 1225 Gordon Avenue telephone 775-323-2966  
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

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**The Patrick Ranch House, Reno, Washoe County, Nevada**

**7. Description**

Patrick Ranch House is located at 1225 Gordon Avenue on a .14-acre lot located in Reno's Arlington Heights Suburban Home Tract subdivision between Mt. Rose and Monroe Streets. The original address of the house was on Arlington Place, with the house number and street name changed to Gordon Avenue in 1945. The house contains four bedrooms, two-and-one-half baths, and has been well cared for and maintained by its past and current owners.

Patrick Ranch House, constructed ca. 1901, is a charming, turn-of-the-century, Folk Victorian home with Queen Anne attributes. The house sits on a rough-hewn stone foundation and stem wall, and sports a 3-wrap-around porch on the northeast side of the façade. The stone foundation work resembles the work of stone masonry work found in homes of a similar age in Reno. The decorative masonry stonework provides the foundation for the front porch and forms a railing wall for the first level of that porch. The second-story balcony is supported by six-inch square wooden columns featuring an inset chamfer running the length of the corners of the columns. The second story railing features a simple design that echoes the porch supports on the first level, and is constructed of wood with 6" x 6" newel posts and 2" x 2" balustrades. The railing encompasses the entire second story landing with a corresponding 3-wrap-around on the upper northeast side.

The roof is 8:12 pitch with over-hanging eaves, boxed soffits, and features a heavy shingle-molding running along the top edge of the fascia board. Below the soffit is a full frieze board approximately twelve inches wide running the entire perimeter of the roofline. This overall treatment is quite common in framed houses from this period. The exterior walls are sided with horizontal v-groove wood, approximately eight inches wide. A masonry foundation of surface-finished stone with rough-cut edges forms both the previously mentioned front porch wall and transitions into the basic foundation for the home. The windows are generally double-hung sash, vertically exaggerated, one-over-one lights, which lends an element of historic design to the overall structure. The glass appears to be original in most locations. There is a decorative bracket under the eave and above the upper window on both sides of the two-story sloping bay window, which is featured on the north elevation of the home. All windows and the front door are crowned by a simple cornice molding. The wooden front door is offset from center, and features three horizontal inset panels and a window located in the upper portion. The front porch features a ceiling of narrow bead-and-groove planking that is reminiscent of boxcar siding. The decking of this porch appears to be four-inch wide fir flooring with a painted surface. There is a staircase to the second level situated on the northeast corner of the front porch, which is probably not original to the structure. Also noted in the northeast corner of the roofline, about where this staircase would daylight, one can see that the roofline has been altered.

A large central brick chimney is in evidence. The rear of the house reflects additions and alterations to the original structure that have occurred over time and as the needs of the tenants have changed. There is a large hinged door leading to the cellar that is located on the north side of the house.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7, 8 Page 2

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**The Patrick Ranch House, Reno, Washoe County, Nevada**

## **7. Description, continued**

According to the memoirs of a member of the Patrick family, whose members resided in the ranch house from 1907 until 1961, renovations/modernization, and additions to the home were made that enhanced the home and have not affected its integrity. These modifications include installation of oil heaters (1940), addition of a downstairs bathroom (1940), a kitchen/dining room remodel (1942-45), the back porch was rebuilt (1943-44), downstairs sitting room converted to a bedroom on north side (1946-17), wood shed converted to garage, central stairway closed, outside stairs added, heat added upstairs, kitchen added upstairs (1951-55). A rock garage at the rear of the property was converted to a bungalow (1955-56), and composition roof installed over shingle roof (1945-46). Under the current owners, the downstairs kitchen and bath were renovated (1979-80), and the outside staircase was enclosed and inside staircase was rebuilt, a pocket door repaired, and the front porch restored to original condition (1992-93).

Landscaping at one time included a blue-grass lawn, fruit trees, vegetable gardens, roses, and other plantings. Mature locust trees, cottonwood trees, and grass in the front yard remain. Much of the original landscaping has disappeared over time, due in large part to more contemporary housing now covering the original grounds that surround the property. A small, detached shed is located at the rear of the property.

## **8. Significance**

The property historically known as Arlington Place, Arlington Ranch, and Patrick Ranch House is eligible for the National Register of Historic Places under criterion A, for its role in Reno's community planning and development history, and under criterion C, as an excellent example of Folk Victorian/Queen Anne style of architecture, which is becoming increasingly rare.

The area in which Patrick Ranch House is situated adjoins the Newlands Manor subdivision, and in fact a portion of the original ranch property was subdivided in 1923, one portion being known as Manor Heath, another Manor Gardens, while the section surrounding the ranch house became known as Arlington Heights Suburban Home Tract. The developer William Everett Barnard developed Manor Heath, Manor Gardens, Manor Park, Manor Circle, and Manor Knoll, as well as the neighborhood west of the University of Nevada campus appropriately named University Terrace.

### Criterion A - Community Planning and Development

The Truckee Meadows was well known to early emigrants as a source of water, game, and grass, features that also attracted the first permanent settlers to the meadows. It was here that the Donner Party stopped briefly in October 1846 before embarking on its doomed crossing of the Sierra Nevada.

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**The Patrick Ranch House, Reno, Washoe County, Nevada**

## **8. Significance, continued**

In 1859, C.W. Fuller built a bridge across the river and a log shelter on the south side. This site would become known as Fuller's Crossing. The bridge washed out and Fuller believed the business unstable and he sold out to Myron C. Lake. The bridge and ford of the river became known as Lake's Crossing (Glass 1983: 14-15). Myron Lake established toll roads and constructed a lodging house alongside the river to serve the passing wagon trains. Within a few years, Lake would amass a considerable fortune and over 4,000 acres of land surrounding the riverside area. His toll collections ran as high as \$2,500 a day, and Lake soon became the largest landowner in the territory (Glass 1983:114-15).

During the winter of 1867-1868, the city of Reno was laid out, and Mr. Lake deeded a large parcel of property to the Central Pacific Railroad in exchange for their building a railroad station at the site of Reno. The superintendent in charge of the building operations, Charles Crocker, agreed readily to this proposal, and named the town after Union Civil War General Jesse Reno. The wisdom of selecting Reno as a railroad station was soon a reality as regular traffic from Sacramento made Reno a major supply center for the Comstock mining district in Virginia City, as well as other locations along the rail route (Elliott 1987: 113). On May 9, 1868, the railroad conducted an auction of lots of the former Lake property. Myron Lake retained every eighth lot for himself, which over the next 15 years he would either sell, retain, or deed back to the city (Nevada Historical Society Biennial Report 1909-1910: 99). By 1880, Lake was the most important taxpayer and property owner in Washoe County. At one time, Myron Lake and his son-in-law, William Thompson, owned the famous Bowers Mansion in Washoe Valley (Ratay 1973: 235).

William Thompson had arrived in Washoe Valley after following the lure of the California gold fields in the 1850s. Thompson was elected Washoe County Assessor in 1868, was re-elected in 1870, and in 1872 was elected state senator. He married Florence Bryant, the stepdaughter of Myron Lake, in 1874, and the newly-weds made their home in Washoe Valley. Florence Bryant Thompson was born in 1854 in Wisconsin, the oldest child of Prince and Jane Bryant. Mr. Bryant was killed in the Civil War battle of Shiloh, and in 1863, Florence and her widowed mother, Jane, traveled across the plains to Honey Lake, California. A year after arriving in California, Jane Bryant married Myron C. Lake (Ratay 1973: 93-97). The property that would later be purchased by the Patrick family was at one time owned by Jane Lake. Mrs. Lake came into possession of the property as settlement of a loan in December 1890 when Thomas Leddy deeded the property, a total of 160 acres, to her (Washoe County Recorder's, Book 15, page 236). In 1898, Mrs. Lake would indenture the property to her daughter, Florence Thompson, including all ". . . tenements, hereditaments and appurtenances . . . plus water rights" (Washoe County Recorder's, Book 20, pages 90-91).

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 4

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**The Patrick Ranch House, Reno, Washoe County, Nevada**

**8. Significance, continued**

By 1907, the property known as Arlington Place, Arlington Ranch, and lastly, as Patrick Ranch, was indentured to Fannie B. Patrick by Florence Thompson, however, the property was reduced in size to 90 acres (Washoe County Recorder's, Book 31, page 419). Based on information from a member of the Patrick family and stylistic characteristics, the house was built ca. 1901 while it the property was owned by Florence Thompson. The new Patrick family homestead would become a successful stock farm, dairy, and farmstead that would remain in the Patrick family for nearly 50 years.

In 1897, the town of Reno was formally incorporated and plans made to erect a courthouse on land situated on the south side of the Truckee River donated by Mr. Lake. The town limits encompassed the original plat dating from 1871 and the addition of sections owned by Marsh, Hayden, Shoemaker, Hatch, Evans, and an area encompassed by the north 2 of Section 14, Township 19 North, Range 19 East, which directly borders the property that is the subject of this nomination (Thompson and West 1881: 640). Due to a conflict over a public water system, Reno's city status was rescinded by the Legislature in 1899. Incorporation finally succeeded six years later in 1903.

Reno became a city of contrasts. The first building lot sold at the auction was at the corner of Virginia Street and Commercial Row. The structure erected there B on a plot of land that sold for \$600 B was a saloon and gambling hall. For nearly a century afterwards, Commercial Row marked the northern border of Reno's downtown gambling district. Most of the town's buildings were constructed of wood, single- or two-story, with minimal architectural style or ornamentation. In 1885, the University of Nevada campus was moved from Elko to Reno, adding to the town's sense of permanence (Nicoletta 2000: 63-64).

While the town of Reno was quickly developing and commercial businesses establishing themselves, important state political and business leaders purchased view properties located along the banks of the Truckee River; soon elegant mansions began to dot the scenery (Glass 1983: 14-15). Several influential individuals, such as Senator Francis G. Newlands, Senator George Nixon, and financier George Wingfield, built mansions near the downtown core (Nicoletta 2000: 63-64). Reno was on its way to establishing itself as the political, financial, and educational center of the state.

Before Reno was officially founded, the region was agricultural, a fertile high-desert valley fed by the Truckee River. Despite an arid climate that brings only about eight inches of rainfall per year, farms and ranches provided hay, vegetables, fruit, and livestock for the thousands of people traveling to California and also to the Nevada mining camps. The problem of an arid land was a challenge and was taken up by Nevada Congressman Francis G. Newlands and his Reclamation Act of 1902. Newlands's mission was to bring irrigation to the state through the use of canals and dams, turning the West into a "blooming garden" (Glass 1983: 19).

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**The Patrick Ranch House, Reno, Washoe County, Nevada**

**8. Significance, continued**

Prior to the inception of the Reclamation Act of 1902, farmers and ranchers in the Reno area utilized water diverted from the Truckee River for irrigation purposes. These pioneers used ditches and small dams to irrigate their fields and provide water for their ranching operations. One of the principal irrigation canals was the South Side Irrigation Canal. The description of the canal stated “. . . [it] takes water one mile below Mayberry’s, and carries it to Wheeler’s Ranch, five miles south of Reno. It was built in 1876 by a company of farmers, at a cost of about \$9,000” (Thompson & West 1881: 634). The application being submitted for inclusion on the National Register of Historic Places was originally known as the Arlington Ranch and even referred to in an early deed as including the Arlington nurseries, was irrigated by the South Side Irrigation Canal. The deed transferring the property to Fannie B. Patrick in 1907, includes the “. . . transfer of sixty-two and one-half shares . . . all water rights, ditches and easements. . . of the South Side Irrigation Canal Company” (Washoe Recorder’s Office, Book 31, page 419).

*The Patrick Family*

Frank Goodwill Patrick and Fannie Washington Brown Patrick were prominent people, involved in agricultural and political events and the social history of Reno. Frank Goodwill Patrick (1854-1922), was born in New York, a descendent of Reuben Patrick, a colonel in the Revolutionary War. As a young child, Frank moved with his parents to Omaha, Nebraska. He was raised and educated there and became active in Democratic politics. Mr. Patrick was an Alaska pioneer, traveling to Nome during the gold rush of 1900 (Scrugham 1935: 364-366). Around 1904, Mr. Patrick arrived in Reno from California, and in 1907 his wife, Fannie, purchased the land to be known as Arlington Ranch (later Patrick Ranch) from Florence M. Thompson, administratrix of the estate of her mother, Jane Lake. The ranch comprised 90 acres, including ditch and water rights from the South Side Irrigation Canal Company. Mr. Patrick had extensive experience in the livestock business with his brother in Wyoming, where a town in that state was named for them.

As a young man in Nebraska, Patrick became involved in Democratic politics, and had the honor of nominating William Jennings Bryan in his first office as the Democratic candidate for Congress in 1890 (*Of the People* 1992: 189). Both of the Patricks were actively involved in the Democratic party in Nevada. Mr. Patrick and his wife, Fannie, established a home in Reno (the focus of this nomination) that was an “attractive country estate for a number of years and is now one of the elegant and hospitable suburban residences of the city” (Scrugham 1935: 364-366). Mr. Patrick and his young son, Lloyd, delivered milk from their dairy to the gambling clubs and businesses on Commercial Row in Reno until the time of Mr. Patrick’s death in 1922.

Fannie Washington Brown Patrick (1888-1939), born in Iowa, a descendent of General Andrew Jackson, was a prominent leader in civic, political, and social affairs in Reno. She was educated in

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**The Patrick Ranch House, Reno, Washoe County, Nevada****8. Significance, continued**

Iowa and Nebraska, where she studied and became a teacher. Fannie married Frank Patrick on April 1, 1888 in Nebraska. While living in that state, Mrs. Patrick was an active member of the Nebraska State Federation of Women's Clubs and the Omaha Women's Club. After moving with her husband and son, Lloyd, to Reno in 1902, she became a charter member of the Nevada Federation of Women's Clubs and served as president of the group in 1914. Her ancestral background entitled her to be a member of the National Daughters of the War of 1812 and the Daughters of the American Revolution. Mrs. Patrick was a member of the Twentieth Century Club of Reno for more than 30 years and served as secretary-treasurer of the Nevada State Music Teachers Association (Scrugham 1935: 364-366).

Fannie Patrick was prominent in Democratic politics and once served as a member of the Democratic state central committee, also serving as the first president of the Democratic Woman's Club. Family remembrances of Fannie as being both politically and socially active include her hosting a dinner for the Governor of Nevada at her home on Arlington Place. She was a leader in the women's suffrage movement, and ran unsuccessfully for the Nevada State Assembly. Mrs. Patrick was frequently president of the Episcopal Church Guild. Her causes included prohibition, club work, anti-gambling, and temperance (Scrugham 1935: 364-366). After Mrs. Patrick's death in October 1939, the local newspapers cited her as being ". . .instrumental in founding a number of Reno institutions . . . charter member of the Reno Century Club and served on the State Farm Bureau"(*Nevada State Journal* October 9, 1939, 1:4). The *Reno Evening Gazette* praised Mrs. Patrick's contributions as a civic leader, adding she ". . .organized the Nevada Musical Club . . .was the parliamentarian of the Century Club . . .and took an active part in the Reno Y.W.C.A." (*Reno Evening Gazette* October 9, 1939, 2:1).

The Patricks had one son, Lloyd, born in Nebraska 1892. Lloyd Brown Patrick attended high school in Reno, and graduated from the University of Nevada in 1913. While at the University he served as manager of the school paper, *The Sagebrush*. After receiving training in the Army Tank Corps during World War I, Lloyd was promoted to Captain and took his troops overseas to France. Just before they were ready to enter battle, the armistice was signed and Lloyd Patrick was reassigned to a post in Bordeaux, France. Upon returning to the United States, the young Mr. Patrick was put in charge of the Nevada exhibit at the Panama-Pacific Exposition in San Francisco, being the youngest exhibitor there (Scrugham 1935: 364-366). Lloyd Patrick married Reka Aarons in 1920, and in 1939, upon his mother's death, he inherited the Patrick Ranch property.

The Patrick Ranch went through a series of boundary adjustments over the years the family owned the property. In September 1923, Mrs. Patrick subdivided the property, one portion being known as Manor Heath, another Manor Gardens, while the section surrounding the old home was called Arlington Heights Suburban Home Tract (Washoe County Recorder's, Subdivision Map #182). The subdivision was originally divided into three-acre tracts, and was completely platted except for the

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**The Patrick Ranch House, Reno, Washoe County, Nevada**

**8. Significance, continued**

four-acre portion including the Patrick Ranch House, which Mrs. Patrick retained for her home. Following her death in 1939, her son subdivided the property again, with stipulations in the deeds as to the type of dwellings that would be allowed, certain restrictions as to use of the property, the square footage and price of homes to be built, and even restrictions of a racial nature <sup>1</sup>(Washoe County Recorder's, Book 125, pages 566 and 588). Over the ensuing 22 years, the original 90-acre parcel, which can be traced back to the founding family of the city of Reno, was whittled down to its current lot size of .14-acre.

Criterion C - Architecture

The historic ranch, known over the years as Arlington Place, Arlington Ranch, and the Patrick Ranch House, is eligible for the National Register of Historic Places under criterion C, as an excellent example of the folk Victorian/Queen Anne style of architecture. The area in which the Patrick Ranch House is situated adjoins the Newlands Manor subdivision. The original ranch property was subdivided in 1923, one portion being known as Manor Heath, another Manor Gardens, while the section surrounding the ranch house became known as Arlington Heights Suburban Home Tract. Mrs. Fannie Patrick's signature appears on the recorded tract map from 1923 for this subdivision (Washoe County Recorder, Tract map #182). The developer, William Everett Barnard, was responsible for the development of the subdivisions known as Manor Heath, Manor Gardens, Manor Park, Manor Circle, and Manor Knoll. While he did not develop the Arlington Heights Suburban Home Tract, other homes located on Gordon Avenue and in the surrounding neighborhood, many of which were built in the 1930s, reflect his influence and the use of Tudor/English Cottage style of architecture.<sup>2</sup>

Reno was the first town in Nevada to develop suburbs, beginning in the early twentieth century, in response to the urban sprawl that extended outward from the city center (Nicoletta 2000: 44). The center of the town stands along the banks of the Truckee River, and the broad valley that stretches outward from the town's core encouraged the development of suburban areas. In the early 1900s, Senator Francis G. Newlands built the first home to be situated on a bluff overlooking the Truckee River, thus establishing the prestigious Newlands Heights neighborhood. The property that is the subject of this nomination predates the Newlands Heights area by many years. Early deeds record the property as being purchased as early as 1876 by R.P. Chapin (Washoe County Recorder's, Book 6, page 31).

NPS Form 10-900-a  
(8-86)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

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<sup>1</sup> Such deed restrictions were not uncommon in early twentieth-century America.

<sup>2</sup> Two English Cottage-style homes designed and built in 1930 by W.E. Barnard in his Newlands Manor subdivision were listed in the National Register of Historic Places on August 22, 2002.

**The Patrick Ranch House, Reno, Washoe County, Nevada**

**8. Significance, continued**

An early deed reveals that in May 1877 personal property was included with the sale of the property, including “one span bay horses, one span brown horses, three saddle horses, 1 lumber wagon, 1 light buggy, 1 set trucks, 2 cows, also the Arlington Nurseries” along with the ditch and water rights of the South Side Irrigation Canal (Washoe County Recorder, Book 6, page 556).

*Folk Victorian/Queen Anne-Free Classic Architectural Style*

The Folk Victorian style was popular in the United States from about 1870 to 1910. The features associated with Folk Victorian were inspired by either Italianate or Queen Anne styling. The architectural shape and decorative detailing of the home located at 1225 Gordon Avenue was influenced by the Queen Anne style. Folk Victorian buildings are growing increasingly rare in Nevada. The Frey Ranch House, built in the late 1870s is an earlier example of Folk Victorian ranch architecture in Reno. The Frey Ranch was listed in the National Register of Historic Places in 1999.

The Folk Victorian features of this home include: porch supports of square posts with beveled corners, boxed roof-wall junctions, decorative bracket along the cornice, and windows with a simple pediment above. The Queen Anne features of this home can be seen in characteristic variations in shape and decorative detailing. About 20 percent of Queen Anne homes have a full-width front gable, dominating the façade; this form occurs most often in detached urban homes. The asymmetrical façade with full-width porch with 3-curve on the northwest corner of the porch is another identifying feature of Queen Anne variation on the Folk Victorian motif. One of the variants used by house builders of this era was to create devices for avoiding flat wall surfaces. This has been achieved though the use of a two-story bay window featured on the north front of the home. The doors and windows are simple, with window sashes containing two panes of glass; the front door features inset wood panels and is accented by a single large pane of glass in the upper portion.

The Free Classic variation on Queen Anne styling can be seen in the porch supports built as classical columns, rather than delicate turned posts with spindle work. These columns feature beveled edges and are raised on a pedestal made of rough-cut stone. Porch support columns of this type are usually grouped together in units of two or three; the columns at this home feature a two-unit, one-unit, two-unit, two-unit variation on that theme.

The Folk Victorian style was popular ca. 1870-1910, and the Queen Anne and the Free Classic variation from 1890-1910. Based on this information, and information provided by a member of the Patrick family, it would appear the home was constructed ca. 1901, an appropriate date for both architectural styles. The railroad influenced the rise in popularity of these architectural styles. The growth of the railroad system, of which Reno was a very early participant, made lumber and machinery needed for construction use more accessible, by providing the materials from distant mills to the local

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## The Patrick Ranch House, Reno, Washoe County, Nevada

**8. Significance, continued**

source of trade (McAlester 1984: 263-268; 309-310). Further, Queen Anne architecture was popular in Reno and most examples date to the last half of the 1890s, lending support for the construction of the Patrick Ranch House around the turn of the twentieth century. Dwellings of this style and vintage make strong stylistic statements and should be recognized as a distinctive style of housing. The example under consideration fits into this distinctive style and is representative of the larger patterns of settlement that influenced Nevada during the late nineteenth and early twentieth centuries.

*Arlington Place/Arlington Ranch/Patrick Ranch House*

The ranch house, now located as 1225 Gordon Avenue, Reno, Nevada, originally was addressed as on Arlington Place or Arlington Ranch. The 1910 census reflects the Patrick family and one farm laborer as residing on Arlington Place, and Mr. Patrick is listed as a dairy farmer (U.S. Census Report, 1910: 088). Tract maps on file in the Washoe County Recorder's Office indicate the name "Arlington" was applicable to the property until 1945, as evidenced in the deeds of that era and the reference to the "rearrangement of Lot 1, Block A, Arlington Suburban Home Tract, filed in Washoe County Recorder, July 30, 1945." At one time, the property extended to the current location of Arlington, and as it was portioned off, duplexes and single-family residences were built around the old ranch property and the lot configuration changed dramatically, from an original 90 acres down to 80, then to 3 acres, and to today's .14 acre.

Although the home exudes little ornate architectural detailing or decoration, the overall appearance, location and historical value are more important than stylish embellishments. The stone foundation supporting the square, chamfered columns, the 3-round porch, classic window and door treatment, and simple lines reflect attention to a functional ranch home, once referred to as an "attractive country estate" that over time has mellowed into one of the "elegant and hospitable suburban residences of the city" (Scrugham 1935: 364-366.) Whomever the architect was for the property refrained from Victorian stuffiness in exchange for a sense of order and purpose.

In the years surrounding World War II, faced with housing shortages for Army Air Corps officers and their wives, the Arlington Ranch house was modified into apartments on the upper level to provide housing for Air Corps personnel stationed at the Stead Air Base (Patrick 1976). The Stead base, located north of Reno, was established in 1942 to train signal companies, later becoming a center for radio and navigation schools (Elliott 1987: 312). This continued until 1946, and in 1951 the home was still providing housing in separate apartment located at the rear second story of the home. A previous resident of the home during those years also remembers that in 1951 the homesite was pared down to a two-and-a-half acre lot. In 1993, the current owners returned the home to its original state, sealing off the outside staircase and rebuilding the interior staircase, thus returning the home to its single family dwelling status.

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The Patrick Ranch House, Reno, Washoe County, Nevada

## 8. Significance, continued

### Summary

Today, this beautiful folk style home, surrounded by modern duplexes and single-family residences, echoes back to the earliest days of Reno. The continued existence of this house in a sea of urbanization is the only way that future generations will ever have a tangible and physical monument that reflects Reno's architectural history, and the history and development of Reno's early southwesterly expansion.

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The Patrick Ranch House, Reno, Washoe County, Nevada

## **10. Geographical Data**

### **Boundary Description**

The National Register boundaries of the Patrick Ranch House includes the .14-acre parcel identified as Assessor's Parcel Number 014-021-06, Washoe County, Nevada, located in Section 14, T.19N, R.19E, MDB&M.

### **Boundary Justification**

Resource boundaries include all land commonly associated with the lot identified as Washoe County, Nevada APN 014-021-06.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Photographs Page 12

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**The Patrick Ranch House, Reno, Washoe County, Nevada  
Photographs**

**Photograph 1**

Property Name: The Patrick Ranch House  
Property Location: Reno, Douglas County, Nevada  
Photographer: Cindy Southerland  
Date: November 15, 2002  
Location of Negative: State Historic Preservation Office  
100 N. Stewart Street  
Carson City, Nevada  
Description: Front elevation, facing west

**Photograph 2**

Property Name: The Patrick Ranch House  
Property Location: Reno, Douglas County, Nevada  
Photographer: Cindy Southerland  
Date: November 15, 2002  
Location of Negative: State Historic Preservation Office  
100 N. Stewart Street  
Carson City, Nevada  
Description: Window treatment over two-story bay window, facing southwest

**Photograph 3**

Property Name: The Patrick Ranch House  
Property Location: Reno, Douglas County, Nevada  
Photographer: Cindy Southerland  
Date: November 15, 2002  
Location of Negative: State Historic Preservation Office  
100 N. Stewart Street  
Carson City, Nevada  
Description: Rear/south elevation, facing northwest

**Photograph 4**

Property Name: The Patrick Ranch House  
Property Location: Reno, Douglas County, Nevada  
Photographer: Unknown  
Date: ca. 1907  
Location of Negative: 1225 Gordon Avenue  
Reno, Nevada  
Description: Front elevation, facing west