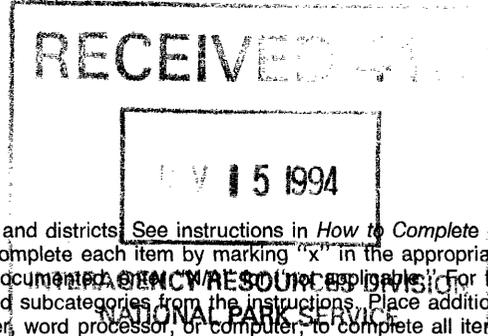


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, mark "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 George L. Sanford Residence

other names/site number _____

2. Location

street & number 405 N. Roop Street not for publication

city or town Carson City vicinity

state Nevada code NV county Carson City code 510 zip code 89701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ronald M. Jones SHPO 11/10/94
Signature of certifying official/Title Date

State of 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 official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

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

for Signature of the Keeper

Date of Action

Robert J. Lee 12/19/94

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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade - Professional

7. Description

Architectural Classification

(Enter categories from instructions)

MIXED

Late Victorian: Shingle Style

Late Victorian: Stick/Eastlake

Late 19th & Early 20th Century American Movements: Bungalow/Craftman

Materials

(Enter categories from instructions)

foundation stone/concrete

walls shingle

roof shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more 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 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)

Politics/Government

Architecture

Period of Significance

c. 1910

Significant Dates

c. 1910

Significant Person

(Complete if Criterion B is marked above)

George L. Sanford

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

George L. Sanford
Name of Property

Carson City, Nevada
County and State

10. Geographical Data

Acreage of Property .27 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1	2	6	5	6	0	4	3	3	8	6	6	0
Zone	Easting			Northing									

3

Zone	Easting			Northing									

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 Michelle McFadden and Ronald M. James, State Historic Preservation Officer

organization private; State Historic Preservation Office date _____

street & number 905 W. Sunset Way; 100 Stewart Street telephone SHPO: 702-687-7601

city or town Carson City state NV zip code 89703;89710

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 SHPO or FPO.)

name Dr. and Mrs. Fredrick J. Fricke

street & number 12104 Thomas Creek Road telephone _____

city or town Reno state NV zip code 89511

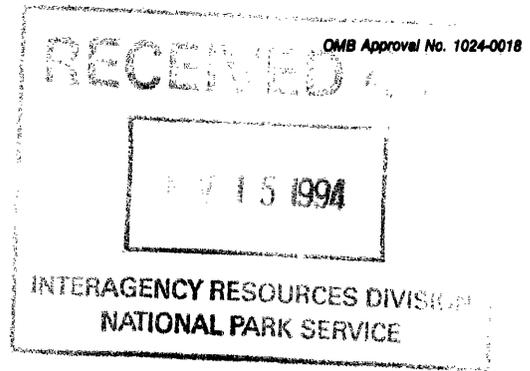
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 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 Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1



George L. Sanford Residence
Carson City County, NV

Description

The George L. Sanford Residence, constructed circa 1910, is a modest, two-story building with elements from several architectural styles of the late nineteenth and early twentieth century. The residence was rehabilitated in 1992, upon its conversion to a doctor's office, and is in excellent condition.

Carson City, the capital of Nevada, is located in Eagle Valley; the Sierra Nevada mountains to the west slope down to the city. Carson City is bisected by Route 395 (Carson Street), which runs north-south. To the west of Carson Street, the first residential neighborhood developed in the nineteenth century, with businesses and the state capitol located on or near Carson Street. The George L. Sanford Residence is located six blocks east and three blocks north of the capital complex, the center of town.

The property occupies three lots on the east side of Roop Street, approximately 68 feet north of the intersection of Roop and Telegraph streets (lots 3, 4, and 5 of the Valley Park subdivision; APN 04-165-16). At 405 N. Roop Street, the residence is in a primarily residential neighborhood with some office conversions. Roop Street is a two-lane road with a center turning lane, and carries north-south traffic. Access to the property is provided by a driveway parallel to the north elevation; the driveway leads to an old garage at the northeast corner of the residence. This structure has vertical board siding and a gable roof; it is considered contributing to the property's significance.

The residence has a stone and concrete foundation, shingled wood siding over balloon framing, and a steeply-pitched gable roof, also shingled. The main elevation, which faces west, has a recessed entry in the northwest corner of the rectangular building. A bay window with a projecting cornice occupies the south corner of the west facade. Two additional bay windows are located on the south elevation of the residence. The roof is pierced by two dormers, a large, flat-roofed dormer facing north and a second, shed-roofed dormer facing south. Stylistic elements include the cut beam ends with double posts over the recessed entry, and decorative braces located at the peak of the gable and along the eave line. All exterior features have been restored in the recent rehabilitation.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7, 8 Page 2

**George L. Sanford Residence
Carson City County, NV**

Description (continued)

The living room (now the doctor's office), the dining room (the waiting room), and kitchen (examination rooms) are located on the first floor and three bedrooms and a bathroom are found above. Many of the original finishes in the public rooms have been carefully retained during the conversion, including wood paneling, a built-in hutch, and pocket doors in the dining room, and the door and window surrounds, baseboards and plaster walls throughout the house.

According to former resident Donald Clayton, the residence had many state-of-the-art features when constructed in 1910. These include a "galley" style kitchen with cupboards and a drainboard, a root cellar, and push-button light switches. The existing shed was two-thirds larger than it is now, and an oversized red garage was located at the northwest corner of the lot. Mr. Clayton believes that the house was built as a "model" home, the first of approximately twenty to be constructed in a subdivision on the yet-undeveloped east side of town. However, no other homes were built nearby until the 1930s.

In the 1950s, the Clayton family updated the residence. This work included remodelling the kitchen, re-orienting the fireplace from the dining room to the kitchen, rewiring the house, and widening some of the narrow, original windows. A small, rectangular addition was added to the back of the residence at some time after its original construction. As discussed above, the exterior of the building was restored and the interior rehabilitated during the conversion to professional offices by the owner, Dr. Fred Fricke. The George L. Sanford Residence, in excellent condition, provides an historic anchor for the surrounding neighborhood on the east side of town.

Statement of Significance

The George L. Sanford Residence is eligible for the National Register of Historic Places under criteria b and c, for its association with George L. Sanford (1880 - 1974), a prominent Nevada lawyer who rose to the position of District Attorney for Carson City, and for its unique architecture, a distinctive blend of late nineteenth- and early twentieth-century features.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

George L. Sanford Residence
Carson City County, NV

Statement of Significance (continued)

Historical background and significance:

George Leonard Sanford was one of three brothers who came to Nevada from Indiana shortly after the turn of the century. The brothers arrived in the midst of a mining boom that shaped Nevada politics for decades. These booms centered on the gold strikes in Tonopah and Goldfield in the central and southern part of the state and on a booming copper mine in Ely near the eastern border of Nevada. Nonetheless, the Reno-Carson City area near the California border benefitted from the upswing in the economy, becoming the center of politics and mercantile activity fueled by the resurgence after twenty years of depression in the mining industry. The three Sanford brothers were Freemasons and Republicans, and easily found niches in the growing economy and society. Although they were never clearly associated with the machine of fellow-Republican George Wingfield who parlayed his successes in Goldfield into a statewide empire, the Sanfords nonetheless benefitted from the power that the Republican party assumed in the early twentieth century.

George L. Sanford arrived about 1906, already a lawyer, but also with experience in the newspaper industry. Seeing Nevada as a place of growth and opportunity he encouraged his brothers Graham and Leigh to follow in his path. He quickly assumed control of the Carson City News, and in 1907 the State Senate elected him as the secretary of that body. In 1908 George Sanford retired from the newspaper business and became a full-time lawyer. In 1914 he joined Samuel Platt in a partnership and was elected as the Republican Chairman of the State Central Committee. In 1915 he and Graham purchased the Reno Evening Gazette, making it one of the most forceful voices for the Republican Party in the state. Graham became editor and Leigh, after purchasing the share of co-investor Samuel Platt, became general manager. Although George did not assume a direct role in the running of the newspaper, he was an important partner in the business. As Ormsby County District Attorney from 1914 to 1930 and because of his connections with the newspaper and the Freemasons, George assumed a prominent place in the political hierarchy of the state. A Nevada collection of biographies published in 1950 indicates that George Sanford continued to live in Carson City and practice law at that time.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

**George L. Sanford Residence
Carson City County, NV**

Statement of Significance (continued)

The George L. Sanford residence in Carson City is the last surviving structure associated with the powerful Sanford family of the turn of the century: Graham Sanford's house on Ralston Street in Reno was demolished in the 1970s. No house is known to survive that was associated with Leigh Sanford. The Carson City house is consequently significant as a last vestige of an important period in the history of Nevada politics and newspapers.

The property is also significant for its architecture. Located on the east side of town, this building stood isolated for several years after its construction. In spite of its out-of-the-way location, the residence has a unique combination of architectural styles popular both before and after the turn of the century. The building is dominated by a steep, shingled gable roof pierced with dormers. The siding is also composed of shingles. The distinctive roofline, including its shallow eaves, the sheathing, and the asymmetrical appearance of the structure is characteristic of a style popular on the east coast from approximately 1880 to 1920, the Shingle Style. This example is a scaled-down version of the style, as it lacks the larger massing of east coast counterparts. Interior details, including the pocket doors between the living room and dining room, and window seating in the projecting bay, are typical of the Shingle Style.

The Stick Style (c. 1870 - 1900) also features a steep roofline; however, the dominant characteristic of this style is the expression of the building's framing in the exterior trim. Therefore, the decorative braces found in the gable's peak and at the eaves in the George L. Sanford Residence are a good example of the Stick Style. The presence of the decorative braces as well as the shingle roof and siding is a visual contradiction - an expression of the internal structure on one hand verses the uniform masking of framing by a single element, the shingle, on the other. This is not unusual in Carson City where elements from different styles are blended to form a vernacular hybrid.

The third style visible in this property is the Bungalow/Craftsman style, popular for about three decades after the turn of the century. The exposed rafter tails, recessed entry with sturdy support posts, and projecting bays are reminiscent of this style. Shingles were a popular siding for the Bungalow/Craftsman style.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8,9,10 Page 5

George L. Sanford Residence
Carson City County, NV

Statement of Significance (continued)

The George L. Sanford Residence shares these architectural features and styles with only a handful of other residences, all located on the west side of town. Other properties with predominately Bungalow/Craftsman styling include the residences at 116 Rice Street, 1012 North Nevada, 216 North Mountain, and 412 North Division. All are located within the Carson City Historic District, which is considered eligible for the National Register of Historic Places. The George L. Sanford Residence survives as a reminder of the creativity with which western builders combined features of popular styles to create a unique appearance to be enjoyed for several more generations.

Bibliography

- Clayton, Donald. Phone interview with Michelle McFadden. August 18, 1994.
- Mighels, Harry. Personal interview with Michelle McFadden. September 20, 1994.
- Moore, Boyd. Nevadans and Nevada. San Francisco: H.S. Crocker Company, 1950.
- Scrugham, James G. Nevada: A Narrative of the Conquest of a Frontier Land. Chicago: The American Historical Society, 1935.

Verbal Boundary Description

The property's APN is 04-165-6. This property may also be referred to as lots 3, 4, and 5 in the Valley Park subdivision of Carson City.

Boundary Justification

The nominated property includes three of five lots historically associated with the George L. Sanford Residence. Lots 1 and 2, while associated with the residence, have never been developed and are vacant. They are currently owned by a different owner than the owner of lots 3, 4, and 5. Therefore, lots 1 and 2 have not been included in the nomination.

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001472 Date Listed: 12/19/94

George L. Sanford House
Property Name

Carson City NV
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Christina Alice
Signature of the Keeper

12/19/94
Date of Action

Amended Items in Nomination:

Geographical Data: The UTM's should read: Zone: 11; Easting: 261560; Northing: 4338660.

This information was confirmed with Julie Nicoletta of the Nevada State Historic Preservation Office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)