Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Historic Resource Commission of November 12, 2020

TO: Planning Commission **Item E-2**
FROM: Hope Sullivan, AICP
Planning Manager

DATE: November 4, 2020

SUBJECT: **HRC-2020-0027 For Possible Action: Discussion and possible action regarding the 2021 Historic Preservation Fund (HPF) grant.**

Recommended Motion: "I move to seek funding through the HPF grant for the implementation of the draft Red Ran Complex Preservation Plan for Silver Saddle Ranch."

This item was discussed at the HRC meeting of September 10, 2020. During that meeting, the Commission requested that staff work with Open Space Staff to better understand the scope of the project, and report back.

The Silver Saddle Ranch is one of the last intact ranching properties in Eagle Valley. Carson City acquired the land from BLM in 2015.

In January 2018, the City began work on completing an updated survey and condition assessment and a preservation plan. The primary purpose of the documentation project was to complete an architectural survey, evaluate the current condition of the contributing resources at the site, and provide recommendations for preservation and rehabilitation activities in accordance with the Secretary of the Interior's Standards.

The report includes a future project list that identifies stabilization, maintenance, site work, and vegetation management activities.

The report is still being reviewed by SHPO. However, staff finds that the future project list as presented is an important step to preserving the resource. The projects can be addressed through both in house staff and outside contractors. The inhouse work will help contribute to the required match. Additionally, Open Space has funds to help pay for outside contractors as needed.

Grant applications for the 2021 Historic Preservation Fund (HPF) are due to the State Historic Preservation Officer (SHPO) in January 2021. The HPF grant requires a 40 percent match. In kind contributions can contribute to the match.

Attachment:
Draft Red Ranch Complex Preservation Plan

RED RANCH COMPLEX PRESERVATION PLAN

Prepared for:

Carson City Open Space

Prepared by:

MSCHMITTER CONSULTING

June/July 2019

Final edits: September 2020

1889 photograph of Mexican Mill Dam on Carson River, irrigation ditch in foreground, CC00857, Nevada Historical Society (NHS)

The Mexican Mill or Silver State Reduction Works was constructed at Empire City in 1860 to reduce silver ore removed from the Mexican Mine at Virginia City. To collect and maintain a sufficient water supply to drive the wheel, it was necessary to construct several low dams across the Carson River at the mouth of its canyon behind Prison Hill, approximately 4.5 miles south of the mill. Power for the Mexican Mill was furnished by a "tail race" or dam and ditch known as the Mexican Ditch. As many as twenty additional mills operated downstream and were dependent on the Carson River for power.

INTRODUCTION

One of the last intact ranching properties in Eagle Valley, Silver Saddle Ranch (SSR) is located 3 miles east of downtown Carson City along Carson River Road. It is situated in a small valley between Prison Hill and the Pine Nut Mountains. The ranch property is bisected by the Carson River and the Mexican Ditch. The irrigation ditch that flows through the middle of the site was originally constructed to convey water north to the Comstock-era quartz mills of Empire City. The Carson River was harnessed to power ore mills and transport the logs that built and fueled the mines in Gold Hill and Virginia City. Until their closure in 1909, SSR parcels were in the possession of Comstock mine and milling interests. Soon after, the land and water rights became valuable for agricultural pursuits.

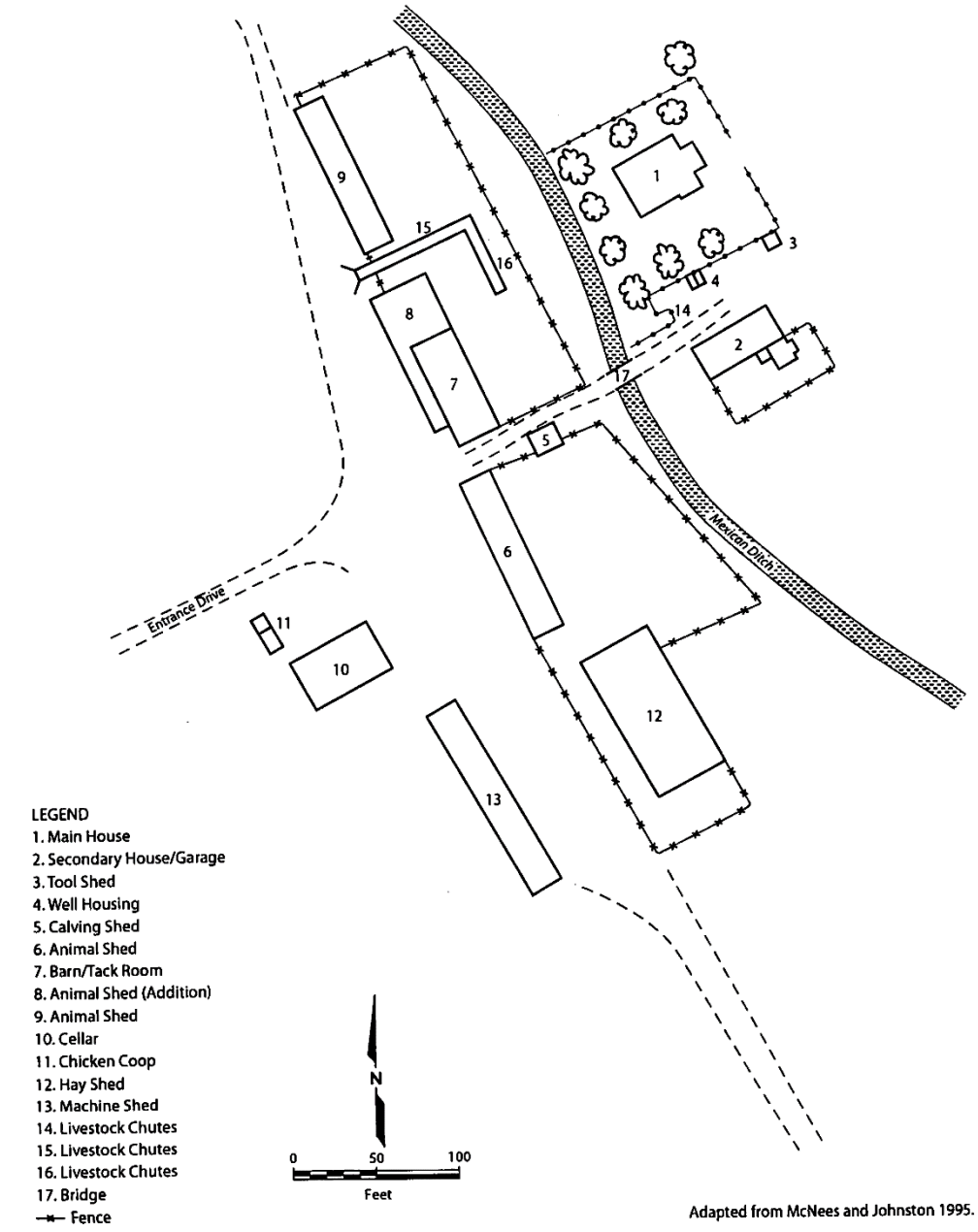
Silver Saddle Ranch (APN 10-121-33) consists of two separate building complexes: Chartz-Herlax/Red Ranch and Bird-Ulrich/White Ranch. The names of the complexes reflect the owners as well as the color of the main residence at each complex. The adjoining complexes are bounded by irrigated agricultural fields. Historic architectural resources over fifty years old that contribute to the historical significance of the SSR property are found at the Red Ranch complex. The built environment resources present at Red Ranch provide a visual history of the evolution of the district.

To safeguard the property from development, the U.S. Bureau of Land Management (BLM) assumed ownership of Silver Saddle Ranch through a 1997 land exchange. The BLM maintained the property as a semi-working ranch and public open space. Carson City acquired Silver Saddle Ranch in 2015 primarily for its combination of recreation potential, unique natural features and its strategic location along the Carson River. Plans for the future of SSR include continued maintenance and preservation of ranch buildings and landscape features and development of a stewardship monitoring program.

RED RANCH COMPLEX DOCUMENTATION

In January of 2018, Carson City Parks, Recreation, and Open Space contacted mschmitter consulting (MSC) to discuss completing an updated survey and condition assessment of the Red Ranch complex and subsequent preservation plan. A new architectural resource survey was recommended by the Nevada SHPO for the City's participation in the Nevada Site Stewardship Program (NSSP) and for ongoing monitoring of eligible historic resources per the Programmatic Agreement between BLM, Carson City and SHPO. The documentation project area comprises 8.6 acres; the site map at right from a 1995 survey identifies the historic resources at the Chartz/Herlax Ranch.

A site tour to determine project scope was held on January 8, 2018 with Lyndsey Boyer (Carson City Open Space), Mike Drews (Great Basin Consulting), and Michelle Schmitter (MSC) in attendance. A kick-off meeting for the Red Ranch Complex documentation project was held on May 15, 2018 followed by fieldwork on June 19 and June 20, 2018 that included Mike Drews, Michelle Schmitter, and Scott MacLellan, B.Arch. Follow-up meetings, site visits, and reviews were held on October 30, 2018, November 14 (also included Corey Coleman and Robbie Oxoby), December 18, 2018, January 18, 2019, March 14, 2019, and April 26, 2019. A final update meeting was held on May 28, 2019 (Michelle, Scott, Lyndsey and Jared in attendance) followed by a final site visit to review maintenance recommendations and upcoming project work.

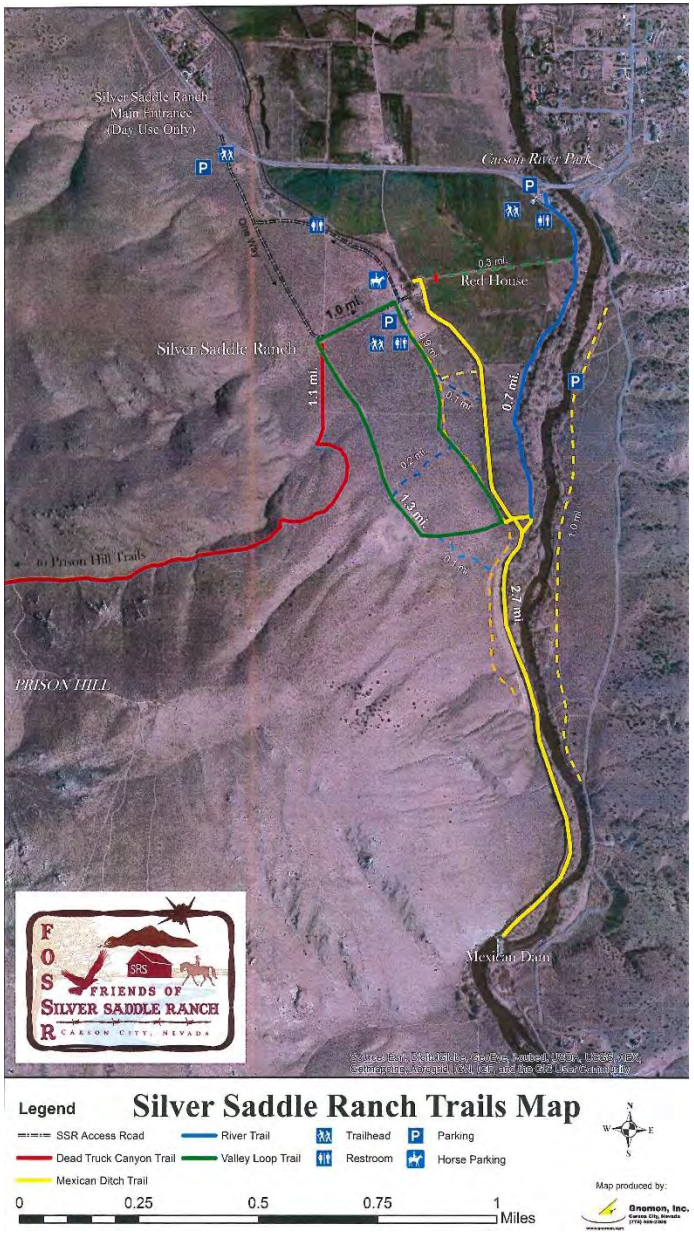


Photos of Red Ranch fieldwork; Documentation project team members Mike Drews and Scott MacLellan visible, June 2018

The primary purpose of the Red Ranch Complex documentation project was to complete an architectural survey using NARA forms, evaluate the current condition of the contributing resources at the site, and provide recommendations for preservation and rehabilitation activities in accordance with the Secretary of the Interior's Standards. Project deliverables included the completion of Building and District NARA forms along with photographic documentation of existing conditions using established datapoints from the 2010 survey and a Preservation Plan for the Red Ranch complex.

Task 1 of the project involved documenting fourteen contributing architectural resources at the Chartz-Herlax Ranch/Red Ranch complex. These resources include: Ranch House (1), Foreman's House/Garage (2), Tool Shed (3), Veterinary Shed (5), Animal Shed (6), Milk Barn/Tack Room (7), Animal Shed (8), Animal Shed (9), Root Cellar (10), Chicken Coop (11), three Livestock Chutes (14, 15, 16), and one extant Bridge (17). A bridge resource (18) was previously identified as contributing but is no longer standing. Following a review of the 2005 Class III Inventory Report completed by Jones & Stokes, Sacramento, the Nevada SHPO concluded that Silver Saddle Ranch was eligible for listing in the National Register under Criteria A and C as a historic district. A formal letter to the BLM from the SHPO and dated June 4, 2008 noted that of the 22 architectural resources identified, 15 were contributing [number included one bridge that is no longer extant] and 7 were non-contributing.

The project scope also included researching historical backgrounds; field investigations to understand and document existing conditions of the buildings; verification of alterations and historic/non-historic features; and treatment recommendations identified as part of the preservation program at the site. This report is a summary of Task 2 activities prepared by mschmitter consulting (MSC). The preservation plan provides a context to consider treatment and management options to improve the existing structural and visual conditions of the buildings, structures, and landscape elements.



Historic Research

Research relative to the historic resources at the Chartz/Herlax Ranch centered on the development of the site, construction history of the resources, and existing conditions of the buildings/structures at the site. For identification of future rehabilitation needs on the Ranch House, it became important to attempt to better understand the evolution of that building. Understanding the Herlax family and their Basque ranching heritage, in particular Dominique Herlax's early years as a sheepherder, was also an important research component.

Contextual research on the Red Ranch complex encompassed a review of previous reports and surveys conducted at the property, contexts on agricultural development in Carson, Carson River mills, settlement patterns, the Basque in Nevada, and on-line resources on Bummer Lambs. Research included a review of primary and secondary sources available in the collection of the Nevada Historical Society, Mike Drews' personal collection, on-line, and BLM and Carson City resources that included informative oral history interviews.

The below sources provided significant information:

- Email exchanges with Renee Herlax Shults, Chico, CA, daughter of Dominique and Jennie (Oxoby) Herlax; Renee provided two pages from a narrative on her father completed by her daughter for a class project; cousin Robbie Oxoby (Gardnerville) provided photos
- Photographs and information on site improvements provided by Maurice Herlax during BLM research; audio recording captured by the BLM in 2001 of Renee and Maurice Herlax visit to the site
- Archival research on property ownership, Mills along the Carson River, and Ambrose Papers at the Nevada Historical Society
- Jones & Stokes Class III Inventory and management plan on Silver Saddle Ranch prepared in 2005
- Jim Bertolini's recently completed context: Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties, NPS Multiple Property Documentation, July 2017

Architectural Evaluation and Documentation

Architectural evaluation included assessment of the resources and overall site, physical inspection of the buildings, site photography, and documentation of existing conditions. Information was gathered in the field and existing conditions documented in drawings, photographs, and on the updated NARA survey forms. These forms provide the baseline report and condition assessment pertaining to the built environment resources at the Red Ranch complex for Carson City's participation in the NSSP program and continuing monitoring of resources per the Programmatic Agreement.

Measurements were taken to produce a floor plan/roof plan for the Red Ranch residence; a suggested treatment plan was drafted for the root cellar to mitigate water intrusion. General conditions/concerns were observed throughout the site and preliminary recommendations provided for maintenance activities and repairs. In addition, building/structure specific conditions were recorded and treatments suggested as applicable.

Treatment recommendations outlined comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. The National Park Service Preservation and Technical Briefs assisted in developing recommendations.

Red Ranch complex field documentation, June 2018

Top: Crew at Mexican Mill on Carson River 1889, NHS - CC978

Bottom: Mexican Mill, C. Watkins photo, 1878, Western Nevada Historic Photo Collection-1039-m

HISTORICAL BACKGROUNDS

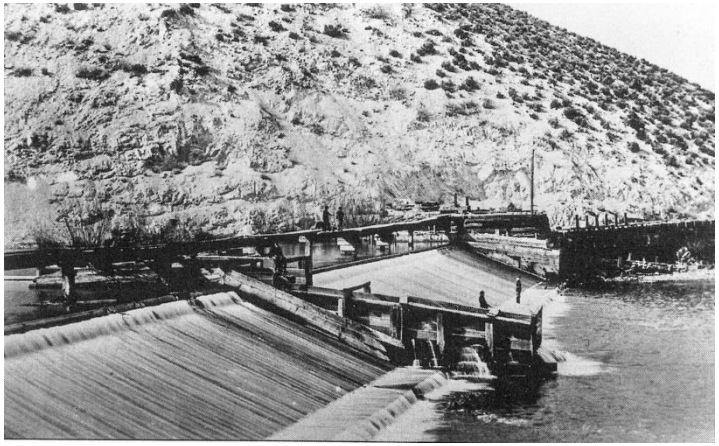
The Silver Saddle Ranch property consists of seven parcels that range in size from 20 to 240 acres. Ownership of the parcels was acquired by scrip, homestead entry, desert land entry, or stock-raising entry in roughly three phases of development relative to their economic desirability and their location along the Carson River, the Mexican Ditch, or the slopes of Prison Hill.

Owners of the Red Ranch complex include:

Elissondoberry: 1917 – ca. 1930
Chartz: 1932 – 1946
Herlax: 1946-1956
Merchant: 1956 – ca. 1980
BLM: 1997 - 2015

The below history is taken from the comprehensive overview outlined in the Supplemental Class III Cultural Resources Inventory (Jones & Stokes 2005) that included an expanded historical context for Silver Saddle Ranch. Bolded text provides evidence of building construction.

The eastern portion of SSR fronts along the riparian corridor of the Carson River and contains prime agricultural land that is watered both naturally (by spring river overflows) and artificially through irrigation provided by the Mexican Ditch. The earliest land claims made on SSR property occurred in the mid-1860s. They do not appear to represent agricultural interests, however, but were land speculations associated with the newly-excavated Mexican Ditch and the mining interests that monopolized its water for ore milling at downstream Empire City. Once claimed, the land was rapidly sold to the mining companies, whose only interests were to prevent its subsequent development by ranchers and farmers with competing interests in the precious Carson River water. When the last of the defunct ore mills liquidated its holdings in 1909, some parcels of land along the river were purchased for grazing livestock



Top: Mexican Mill Dam at SSR, Western Nevada Historic Photo Collection-0194; the Mexican and Morgan mills purchased all the land encompassing the Mexican Dam and Ditch; Distance from the Dam to Red Ranch House is 7800 feet/1.48 miles

Bottom: Riding Club members at Lazy HD, circa 1954, BLM/Herlax; NSJ: 8/10/1954 under Carson City Social Notes states that a moonlight ride to the Herlax Ranch is offerered by Kit Carson Riding Club

while others were obtained by new homesteaders who, with the river and ditch water now available, would begin to develop the land for agricultural production.

In 1917, nearly 200 acres of SSR (mostly along the Mexican Ditch) were purchased by Frenchman Jean (John) Elissondoberry. Elissondoberry most likely built the gravity-fed irrigation system that outlines the field plots at SSR; he may also have built the first ranch structures at what is now called the Red Ranch Complex. Under the Desert Land Act, he claimed additional acreage on the dry east side of the river and proceeded to build a pumping plant for irrigating potato and alfalfa fields opposite his 200-acre bottomlands parcel. Elissondoberry's industrious agricultural efforts, along with the onset of the Depression, apparently created an excessive strain on his finances, for in 1932 all of his land at once was relinquished to Ormsby County and sold through public land auction for payment of back taxes.

As hard times came and farmers fled western Nevada, the cheap land was acquired by men such as Alfred Chartz, a wealthy retired lawyer from Carson City, who added the SSR property in 1932 to his accumulating investment in Carson River ranch land. The ranch may have been leased during this period by the elderly Chartz or perhaps just abandoned, and in 1946 it passed from the Chartz estate to a rancher named Dominique Herlax. Herlax and his family raised a small commercial flock of sheep on the ranch, and kept a few dairy cows as well as chickens and a vegetable garden. Herlax built most of the original barns and livestock facilities at the Red Ranch complex, and built or enlarged the ranch house itself. The Herlax's resided at SSR for ten years before moving on to a larger ranch in California.

A small parcel north of Elissondoberry's ranch was purchased in 1914 by William Anderson, a man less interested in agricultural pursuits than in prospecting the nearby slopes of Prison Hill for silver ore. After opening several small mines on Prison Hill, he filed under the Stock-Raising

Top: Carson City Accessor Record image, ca. 1958; note the post and wire fence encircling property

Bottom: January 1963 Darnell photo of front yard at Red Ranch House; note white picket fence, BLM

Homestead Act for 240 acres of steep, rocky desert land on which his mining claims were located, presumably to prevent claim-jumping should his mines strike a rich ore vein. Eventually Anderson obtained the patent to his Stock-Raising entry, making him the owner of a total of 320 acres, but he had little in the way of livestock or other improvements, and his mining endeavors were evidently not successful either. During the 1920s, Anderson's small shacks and animal pens were all that marked the later White Ranch Complex. In 1932, Anderson conveyed his entire property to his widowed sister-in-law who may have abandoned the place for some years before selling it, in 1946, to Victor Rabe and Jack Bird. Bird and his wife Evelyn rebuilt Anderson's domicile and added new outbuildings to form the White Ranch complex presently standing at SSR.

In 1956 the 400-acre Red Ranch property and the 320-acre White Ranch property were purchased jointly by Dr. Eustace Merchant (and his wife Bertha, or Nina as she was also known), and Joseph Ulrich (and his wife Amelia). At this time the two properties were joined as one ranch: SSR. The Merchants were cattle breeders who operated a ranch outside of Reno called the Silver Saddle; they purchased the additional land in Carson City to ensure adequate pasture for their herd of prize Shorthorn cattle.

The Ulrich's maintained a ranch nearby in Carson City and may have partnered with the Merchants also to gain additional pasture; however, it was the Merchants who occupied the new SSR while the Ulrich's remained silent partners or were ultimately bought out by the Merchants. The Carson City SSR was operated largely by Nina Merchant who took up residence in the White Ranch house, relegating the Red Ranch complex to foremen and livestock and quickly converting its former sheep and dairy facilities for use in raising her cattle. Dr. Merchant died in 1974, and Nina Merchant continued to live at the ranch until her death in the 1980s. The entire SSR ranch property was purchased from the heirs of Dr. Merchant several years later and was destined to become a modern tract home development until acquired by the BLM in 1997.

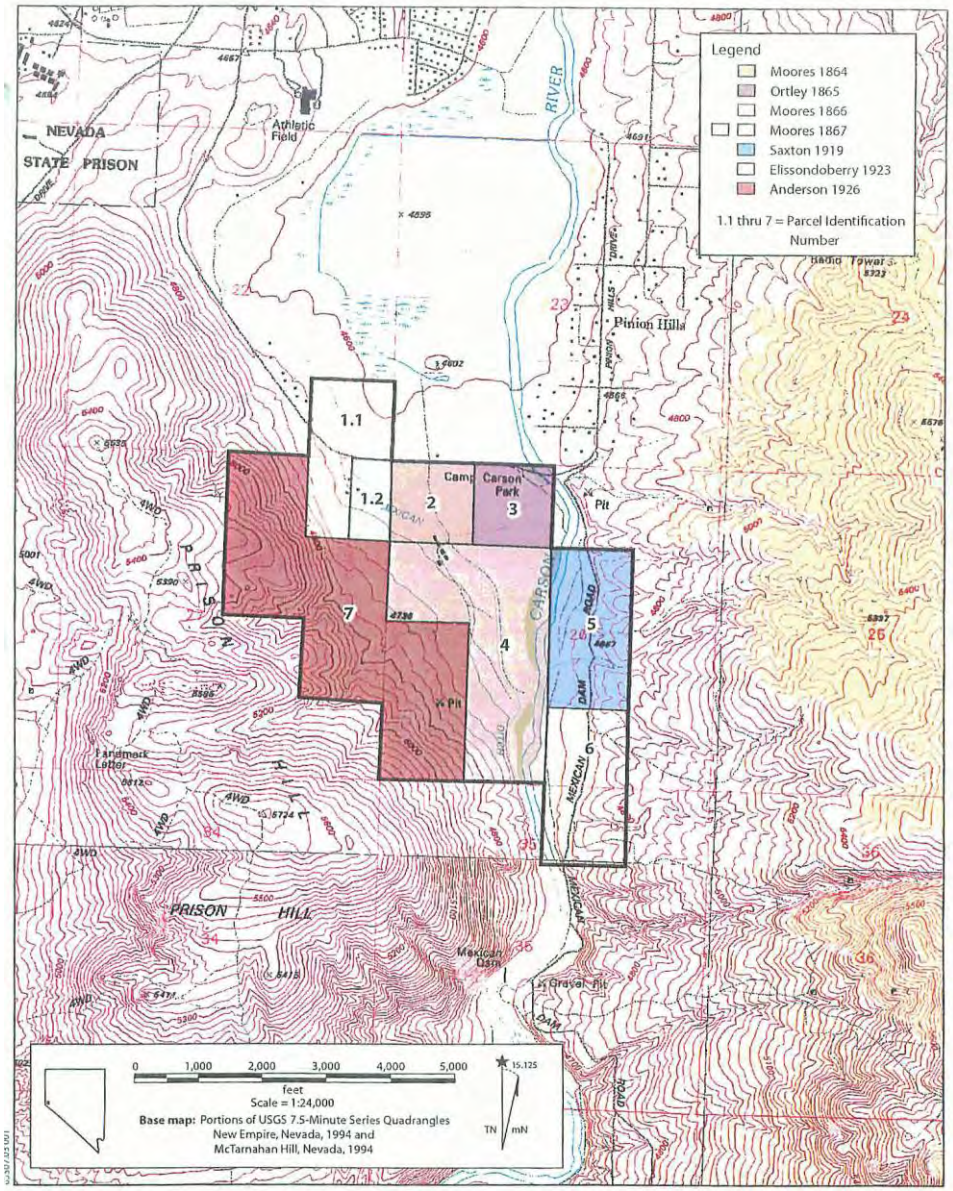
Parcel Ownership

The Map at left was created by Jones & Stokes and details the seven parcels that comprise Silver Saddle Ranch; Red Ranch complex encompasses Parcels 2-6. Understanding when the parcels were developed provides clues to assist with dating the historic resources under investigation.

The Union Mill sold Parcels 2, 3, & 4 in the early 1900s to three men, Pasquale and Joseph Isola and Angelo Quilici, who had formed a ranching partnership. Jones & Stokes propose that the Isolas and Quilici were of Spanish Basque origin. The Carson and Eagle Valleys were inhabited during this time by groups of Basque sheep ranchers. The unirrigated bottomlands along the Carson River would have provided a seasonal pasture for sheep.

Reports provide that archaeological evidence at SSR contains domestic artifacts dating to the 1920s and possibly earlier, suggesting that either Elissondoberry or former owners of Parcel 4 (Quilici or the Isola brothers) may have inhabited the property on a seasonal or temporary basis.

Title records show that a John Elissondoberry (1888-1966) purchased 200 acres primarily along the Mexican Ditch in 1917. Elissondoberry's obituary in the Reno Gazette Journal on March 26, 1966 stated that he was a rancher in the Carson Valley for many years having immigrated to the area from Spain in 1902. He applied for water rights off the Mexican Ditch in 1918 and was listed as a Frenchman. It is possible that Elissondoberry



Jones & Stokes

Figure 3
Property Parcels at Silver Saddle Ranch

Top: Basque ranchers in traditional clothing in sheep herding pens in Hawthorne, ca. 1908, Nevada Historical Society MIN-01111

Bottom: Sheep at ranch in Carson City; V&T Railroad grade visible in background to the west, NHS Elcano Album 34

was also Basque. He is buried at the Lone Mountain Cemetery in Carson City.

During the Depression, the local sheriff was forced to sell Elissondoberry's land to pay Ormsby County for back taxes, and the 400-acre ranch (Parcels 2-6) was acquired by Alfred Chartz. It is thought that Chartz may have leased the property to a rancher or farmer since the property was conveyed in 1943 with farm equipment and household accoutrements intact - *Fee title together with all personal property, furniture, and house appliances*. This language suggests that a residence and animal sheds may have been added during the Chartz ownership.

In 1946, Parcels 2-6 were acquired by Dominique Herlax and his wife Jennie Oxoby who developed the land into a ranch. They reportedly paid around $15,000 for the John "Sonderbury" [Elissondoberry] Ranch. Oral history information obtained from their son Maurice indicates they kept about 15 head of cattle and 200-300 head of sheep on the ranch along with working horses. Chickens and hogs and a large vegetable garden provided food for the family of four. Carson City Assessor Records indicate that animal sheds were constructed between 1946 and 1953; no date is provided for the ranch house.

Herlax sold their 400-acre ranch (Parcels 2- 6) to Dr. Merchant and his wife, Nina for $40,000 in 1956. The Merchants also acquired Parcels 1 and 7 from Jack and Evelyn Bird in 1956. The Merchant's foreman, Larry Pedrett, made improvements at the Red Ranch complex. Livestock Shelters were modified, the large pole barn for hay storage was added, and the former milking shed was renovated for use as a vet shed.

When the BLM acquired Silver Saddle Ranch, they made site improvements to accommodate the public including adding restrooms and parking areas. They relocated the chicken coop and tool shed, added T1-11 siding on the residence, and installed a white picket fence at the Ranch House instead of returning to the historic wood and wire fence.

Top: Herlax Ranch, circa 1950; photocopies shared with the BLM by Maurice Herlax during trip to site in 2001; Jennie Herlax holding sheep, Blacky at right

Bottom: Sheep in corral north of existing bridge, circa 1950, BLM/Herlax

Herlax Family

The property at 4901 Carson River Road in Ormsby County was purchased in 1946 by Dominique Herlax (1908-1999) and Jennie J. Oxoby Herlax (1912-1994), both of French Basque descent. Dominique Herlax was born in Saint-Étienne-de-Baïgorry in the Pyrenees in southwest France in 1908 in close geographic proximity (30-minute drive) to the town in SW France, Bigorre, where Jennie Herlax's father, Domingo Oxoby (1889-1952), immigrated from at age 17 years.

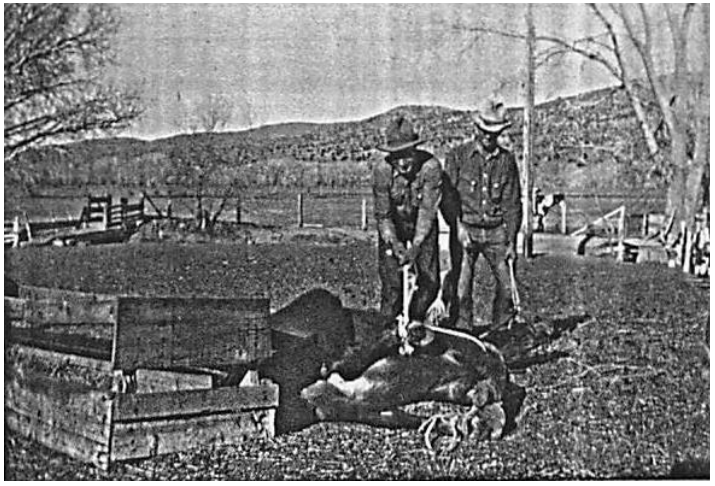
According to family history, Dominique Herlax came to America in 1930 on the SS Paris, a transatlantic vessel. The SS Paris was a French ocean liner built in Saint-Nazaire in 1921 and featured both first- and second-class cabins. The trip to New York took six days and five nights. In New York, Dominique and 32 other Basques boarded the transcontinental railroad bound for Stockton, CA, another five-day journey.

In Stockton, Herlax found a job and began sheepherding by foot over 2,000 head of sheep. Summer range was started in Markleeville, CA and the ewes would leave there pregnant. Within five months, they would reach Stockton to lamb with some of the sheep sold there for meat. After Stockton, they would head to Los Banos, winter range, where the remainder of the ewes would lamb. In the Spring they would head back to Stockton to lay over and then on to Markleeville to start the cycle again. Herlax shepherded for at least four years; the process ended entirely around 1940 when sheep were transported by railroad cars.

Sometime around 1932, Dominique Herlax met and later married Jennie Oxoby. Jennie Oxoby was the oldest of five children born to Domingo and Grace Bidigaray Oxoby. The other four Oxoby children included Mary Turria, Mitchel Oxoby, Grace Hickey, and Dominic Oxoby. The Oxoby family lived in Standish and Jennie graduated from Susanville High School. Domingo Oxoby later moved his family to Yerington residing at the Fallon Ranch [Barron Hilton's Flying M Ranch now owned by NV State Parks] before settling in Gardnerville, NV.

Top: Oxoby family, possibly Susanville ranch, Jennie **Herlax's mother Grace (d. 1941) in dress with** apron, her son Dominic (1919-1991) at right, ca. 1932; photo courtesy of Robbie Oxoby, Gardnerville

Bottom: Paul Abe and Dominique Herlax (far right), sheep bridge visible at left, ca. 1950, BLM/Herlax



Dominique Herlax listed "ranch owner" as employer when he registered for the WWII Draft in 1940 at age 32; he was recorded as being 5'8", 160 lbs. with blue eyes. Herlax may have owned a ranch in Susanville or Carson City [Maurice's place of birth] prior to purchasing the Red Ranch complex. Based on records in On the Hoof in Nevada, Herlax registered the "Lazy HD" brand for cattle and horses in 1942. Earmarks were registered in 1946 the same year as the SSR property purchase.

The Herlax's had one son, Maurice (1936-2016) and one daughter, Renee who was born in 1944. The Herlax family occupied the primary residence at the complex from 1946 through 1956. Oxoby family history suggests that Jennie's brother, Mitchel P. Oxoby (1915-1989) built a small addition, possibly the room behind the kitchen, on the residence circa 1950. Mitchel Oxoby obtained his contractor's license in 1952.

From Maurice Herlax Obituary relative to life on the ranch:

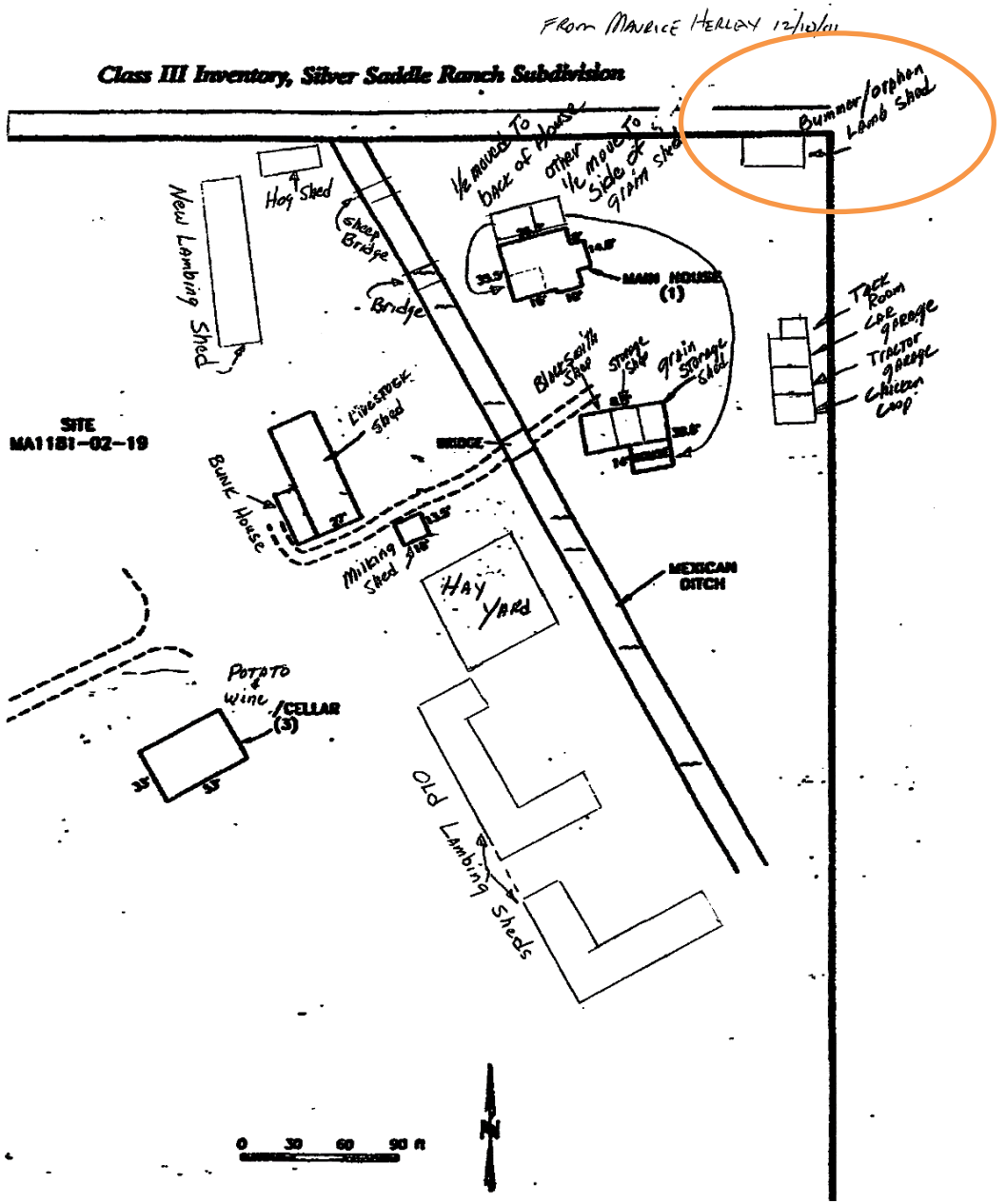
Maurice was born to Dominique and Jennie Herlax in Carson City, Nevada on July 23rd, 1936. His family owned a ranch and he learned the value of hard work and a job well done at a young age. When there was ever a problem (or broken farm equipment) Maurice had a fix or if he needed a part that couldn't be found, he made his own. His life wasn't all hard work and often, on early mornings before school, Maurice could be found on his horse riding the hills above their ranch in Carson City. Maurice attended Carson High School and graduated in 1955.

Email from Renee Herlax Shults to M. Schmitter, January 25, 2019:

In regards to my family and history at our ranch in Carson City…It was such a wonderful life for me. At my father's funeral a lifelong friend told me that my parents were very poor at this time in my life in Carson and I argued with him that was not so. Jean said my mother only got flour and sugar from store in town and that my parents raised everything else. I told my husband that night that must be true. I have to say my parents were very wonderful because I never knew that. I thought I was a rich person that had everything.

Map provided by Maurice Herlax and oral histories captured while on site in 2001 provide a snapshot of the Herlax ranch complex and life at the Lazy HD.

- No electricity when moved in, Renee's Dad (Dominique Herlax) had to talk to nearby property owners to put in electricity
- Mexicans came north to sheer sheep in February/March each year, they would do work at all nearby ranches; challenged Dad to a hot pepper eating contest; they stayed in blacksmith shop set up as a bunk house
- Granary/jerky/storage room attached to Foreman's house
- Ditch road earliest road; later road was 1950
- Had beaver problem in the Ditch
- 8 years difference between Maurice and Renee
- Maurice drove school bus his Junior and Senior years in high school
- Grew potatoes next to bunk house
- Rye hay in sagebrush area – planted in late 1940s
- "Cattle ran on outside" – tele grazing?
- Previous owners had milking barn
- Chiquita, Renee's horse, got spooked and Renee was trapped in pen and Chiquita saved her by standing over her
- Chute existed when they came to ranch
- Root cellar collapsed and Dad rebuilt with railroad ties; Dog Blacky got stuck in cellar for two weeks, never the same afterwards
- Dump site was north of Red Ranch House
- "Paper soup" what Dad called Lipton soup



Top: Shepherd with a small flock of sheep, Hawthorne, circa 1940; Nevada Historical Society HL-03584-G-00005

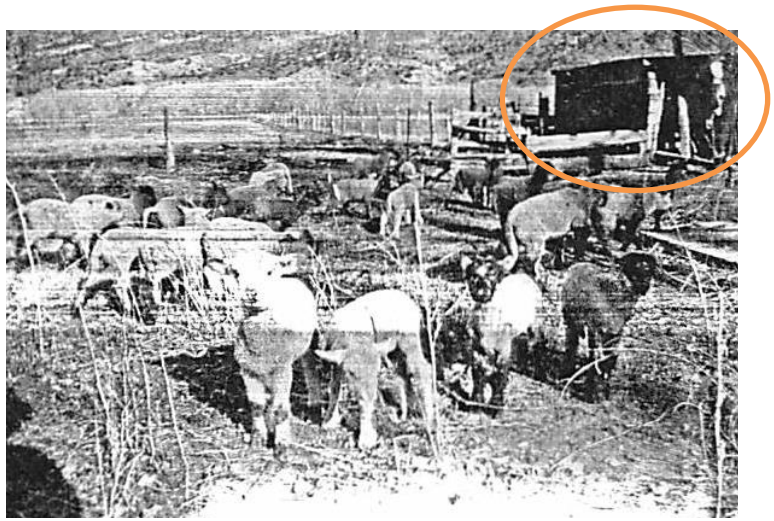
Bottom: Dangberg Sheep Camp near Minden, circa 1910**; the Dangberg's ran the largest sheep** operation in Carson Valley, ewes and lambs visible; Nevada Historical Society DG-00407

Basques in Nevada

The Basque country is composed of rugged mountains, and the terrain suitable for cultivation of small farms similar to Carson Valley and Eagle Valley. The California Gold Rush brought the first waves of Basque immigrants to the United States. As Basques entered the ranching business, they began to raise sheep, which proved more resilient to drought and flooding than cattle.

By the late 1890s, the Douglas County Assessor reported that 13,000 head of sheep grazed in the valley; by 1925, the same office reported 25,000 head, equaling an annual wool clip of 250,000 pounds. Early in this boom, Basque sheepherders became an important labor force in the care of sheep on German ranches and farms in Carson Valley. Several Basque boarding houses sprung up in nearby towns, including the Pyrenees Hotel in Gardnerville, operated by Joe Micheo. Although the Dangberg family appears to have been the largest of the area sheep operators, many others began developing sizeable sheep operations in both Carson and Eagle Valleys by the turn of the century, including the Dresslers, Jacobsens, Parks, Bordas, and Uhaldes. The Dresslers relied on Basque herders to help maintain their operations from the 1900s to the 1930s. In Carson Valley in particular, Basque herders became a trusted labor force in the region's sheep industry, especially after its growth in the beginning of the twentieth century (Bertolini 2017).

After World War II, sheepherders had become so scarce that Senator Patrick McCarran (NV) sponsored legislation to exempt European herders from the immigration quotas imposed in 1924. Basque immigrants tended to remain clannish at first, socializing with other Basques and patronizing Basque businesses. By the second and third generations, intermarriage with other ethnic groups was common, and many parents urged their children to learn English. Women in Basque American households, i.e. Jennie Herlax and Grace Oxoby, worked hard on their ranches alongside their husbands.



Top: Herlax Ranch, circa 1950, BLM/Herlax photo; Bummer Lamb shed sat northeast of residence

Bottom: Sheep grazing in the Carson Valley, circa 1905, Nevada Historical Society, ELK 00629

Bummer/Orphan Lamb Shed

While no longer extant, the Herlax Ranch had a building known as the Bummer and/or Orphan Lamb Shed. Maurice indicated on his sketch map (see pg. 14) that the family's Bummer Lamb Shed was located northeast of the residence near the vegetable garden and corn field, and provided the photocopied image at left. It is unknown if the building was three sided similar to the other animal pens on the property or an enclosed structure.

Jack Bird in his oral history with the BLM on the White Ranch complex stated that his family raised bummer lambs, about 40-50 each year. The family would bring the lambs into the living room to dry them off and to keep them warm as bummer lambs are particularly susceptible to catching pneumonia (Bird 1999 Oral History).

The sheep industry has defined the term "bummer lamb" as a lamb that, for some unknown reason, has been rejected by its mother at birth. A lamb might become an orphan if the ewe leaves one lamb before it gets cleaned and nursed to give birth to a second or third lamb. The first lamb is forgotten by its mother and may become an orphan. A lamb born sickly or small may also prompt the mother to reject it. Once a lamb is rejected, the mother will not have any contact with the lamb. In other situations, the ewe may not produce milk, become ill or even die, leaving the lambs to be orphans. Sheepherders monitor the sheep herd and tend to the newborn bummer lambs by drying them and feeding them milk collected from another ewe or cow.

A lamb raised artificially on milk replacer specifically formulated for lambs is known as a "bottle lamb". Several feedings are needed to train the lamb to feed from the bottle. A warm, dry pen is important for the health of artificially reared lambs.

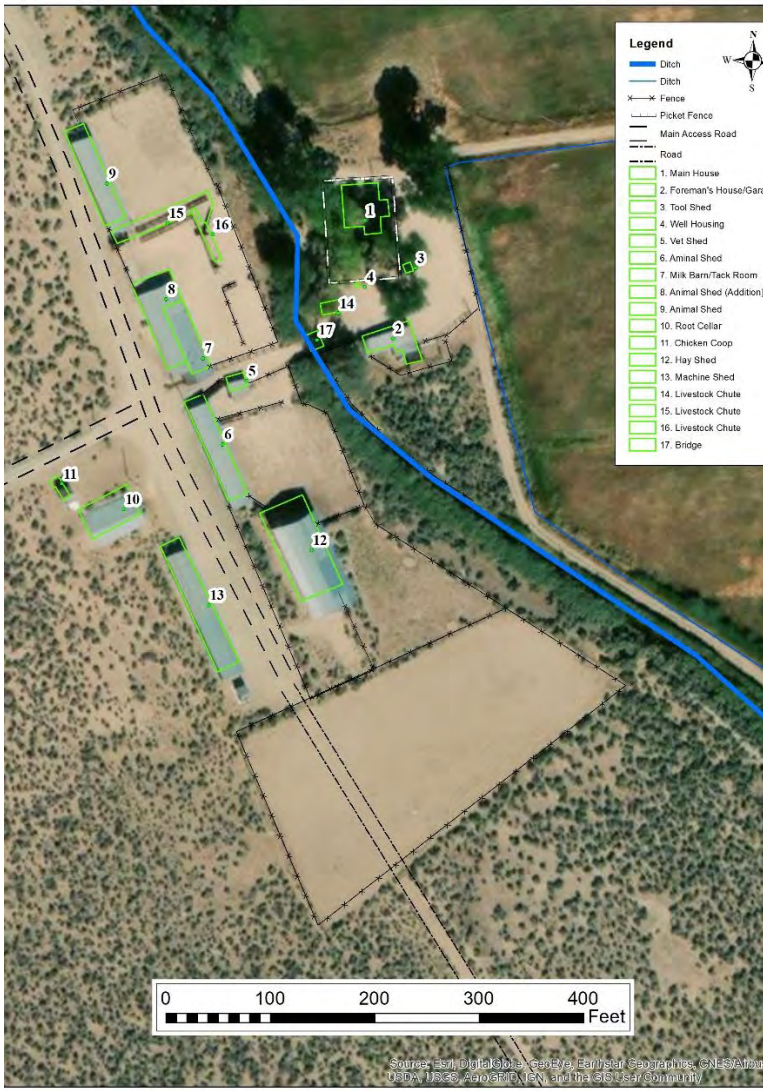
RED RANCH COMPLEX

Historically known as the Herlax Ranch or Lazy HD, the multi-building Red Ranch complex consists of a ranch house, foreman's house, storehouses, animal shelters, machine sheds, corrals and livestock chutes clustered near the Mexican Ditch. A small wooden deck bridge near the center of the complex ties the residential buildings and structures on the east side of the ditch to the barns and livestock facilities on the west side. The table at right outlines the resources in the complex with known and estimated construction dates listed.

Buildings at the Red Ranch complex are, with the exception of the root cellar, wood framed and painted "barn red". The three oldest buildings in the complex - Foreman's House/Garage, Milk Barn/Tack Room, and Ranch House - appear to have been modified over time as needs for space changed by subsequent owners.

Most of the livestock shelters at the Red Ranch complex are 3-sided and constructed of wood posts and corrugated sheet metal. Other contributing buildings at Red Ranch are the calving or veterinary shed, the dugout root cellar, and the chicken coop. The long cattle shelters were built in the 1950s to replace older structures used to house sheep and lambs. The cattle loading and branding chutes and fenced corrals around the animal shelters possibly date to the 1950s when the SSR was used almost exclusively for raising cattle, specifically Shorthorn varieties.

Bd #	Owner	Resource Type	Year Built	NRHP Eligibility
1	Elissondoberry or Chartz rancher? Expanded by Herlax	Red Ranch House/Residence	c. 1920; 1946; c. 1952	Contributing
2	Portion was Herlax Bunkhouse Merchants altered	Foreman's House & Garage	c. 1920; 1946; c. 1956	Contributing
3	BLM	Tool Shed	Rebuilt 1980	Contributing
4		Well Housing	c. 1980	Non-Contributing
5	Pre-Herlax? Herlax expanded Altered for Merchants	Veterinary Shed (Milking shed)	c. 1935; 1946; rehabbed c. 1960	Contributing
6	Merchant	Animal (Cattle/Lamb) Shed #1	c. 1956	Contributing
7	Pre-Herlax?	Milk Barn/Tack Room	c. 1935	Contributing
8	Horse Barn, altered Merchants	Animal Shed (Addition) #2	c. 1935	Contributing
9	Merchant	Animal Shed #3	c. 1956	Contributing
10	Pre-Herlax?	Root Cellar	c. 1935	Contributing
11	Pre-Herlax?	Chicken Coop	c. 1935	Contributing
12	Post Herlax; added by Merchants	Hay Shed Pole Barn	1960	Non-Contributing
13	Post Herlax	Machine Shed	1960	Non-Contributing
14		Livestock Chute #1	c. 1956	Contributing
15		Livestock Chute #2	c. 1956	Contributing
16	Branding – Herlax	Livestock Chute #3	c. 1946	Contributing
17		Bridge	c. 1935	Contributing



CRNV-03-1412 "Red Ranch" Architectural Features.

Aerial Map of Red Ranch Architectural Features,
Great Basin Consulting, Carson City, Oct. 2019

Site Overview

The primary residence, Ranch House, appears essentially as it was during the Herlax residence. Additions were made to the rear elevation and the south elevation has been modified to accommodate a bathroom; the exterior of the building has been clad in T1-11 siding.

The Foreman's House/Garage consists of a small front-facing gabled mass with attached garage and barn (bunk house) extension to the north and attached outhouse at the rear (west). Several sheathing materials are visible. The extensions to the north and west include a large sheet metal shed and animal shelter. The south and east elevations of the barn/tack room appear largely original. Maurice commented that the building appeared modified when he visited the ranch in 2001.

During the 1940s and early 1950s, the veterinary building served as a milking barn for the Herlax's small dairy operation. Subsequently, however, the interior was renovated, presumably by Dr. Merchant, to provide space to assist with calving and for examining/treating newborn calves. The root cellar is a dugout construction of which only the roof and façade are visible from the exterior. The interior walls are composed largely of salvaged railroad ties and the floor is a combination of earth and concrete. The cellar was used to store potatoes and other produce as well as homemade wine (Herlax 2001 Oral History).

Oral history information indicates that the long cattle shelters were built in the 1950s to replace older structures used to house sheep and lambs (Herlax 2001; Pedrett 2005). Loading and branding chutes for cattle and fenced corrals around the livestock shelters are also likely to date to the 1950s when the SSR was used almost exclusively for raising cattle. The pole barn and machine shed are more modern constructions, possibly dating to as late as the 1960s or 1970s.

In the new context on *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*, Jim Bertolini suggests that in the Farm/Ranch complexes he reviewed for the study, the animal barns with attached corrals were located outside, yet adjacent, to the main cluster of buildings that included the ranch house and related ancillary buildings. This arrangement is consistent with the Red Ranch complex where the Ranch House is sited prominently with the Foreman's house, garages, bunk house, and earlier the chicken coop and bummer lamb shed situated nearby.

The main barn, or barns, usually rest just outside this initial ring of buildings and structures, close enough to be accessed quickly, but far enough away to keep the smells of livestock, and the risk of fire, removed from the main house (Bertolini 2017).

Relative to construction techniques, it appears that sometime in the 1940s, "easier to maintain" steel and corrugated metal siding was introduced as framing and siding materials for barns on ranches in Douglas County and in Carson City.

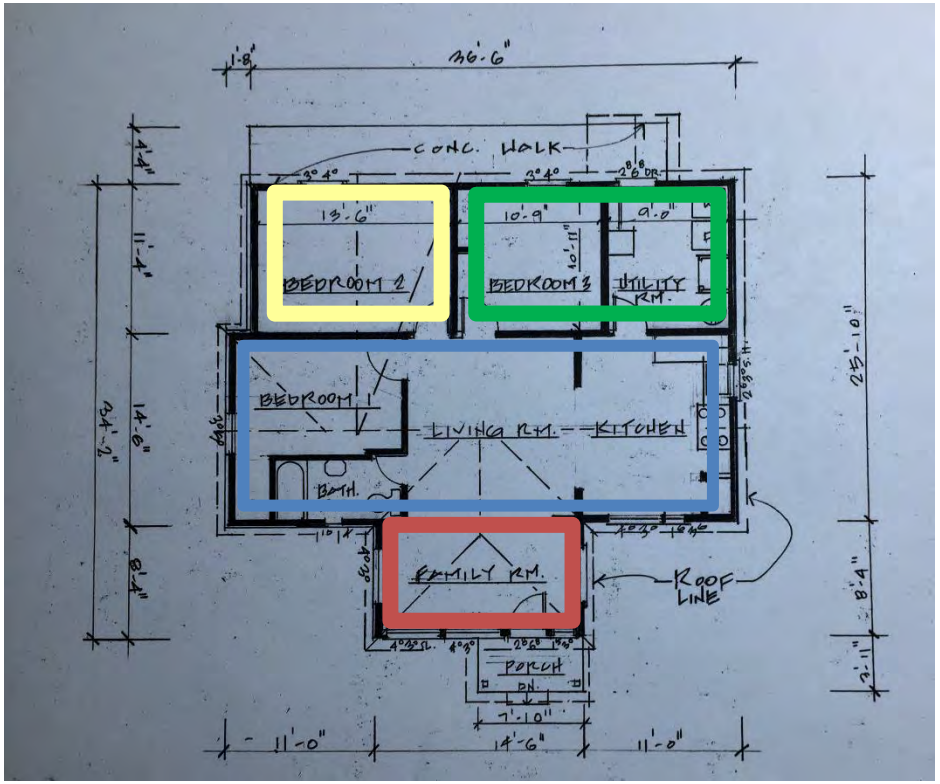
Sheds are typically used for equipment storage, and are usually small, one-room structures housing smaller equipment such as tack, blacksmithing equipment and a forge, or other items. They will be flat, shed, or gable roofed and may be sited near a larger building or structure, serving a secondary purpose to their neighboring resources. They may be wood, usually board-and-batten, or corrugated metal (Bertolini 2017).

Herlax Ranch, circa 1950, BLM/Herlax photo, view to the east; note what appears to be a metal ridge cap on the Ranch House

The photo above illustrates the arrangement of a typical Farm/Ranch complex. The barns and animal sheds sit to the west of the corral outside the photo**grapher's lens**. Separating the ranch house and the livestock corral is the Mexican Ditch. It appears that during the Herlax family tenure at the Red Ranch complex, there was a clear view from the back yard of the residence to the corrals.

Evolution of Residential Building/Ranch House

As part of the Red Ranch complex documentation project, a measured floor plan was created for the residential building known as the Ranch House. The building materials and methods of construction available for review, assist with dating the building and later additions. Assumptions on the evolution of the building are identified below and at left:



Blue = Oldest gable rectangular mass; foundation possibly posts and pier with later perimeter concrete added; photo bottom taken from access hatch on north elevation, note flat boards used as room dividers and skip sheathing; construction date range: 1920-1935

Yellow = Small gable mass (ca.1925) that was moved from existing structure located north of the building in 1946, half of the building was placed in SW corner of residence and another half of the building moved to become Foreman's House, per sketch and interview with Maurice Herlax

Green = Oxoby shed addition ca. 1950, slab on grade; the interior pine paneling was most likely added during this time and the dog-eared boards under the gable and at the extension of the roof line on the north elevation wall

Red = Hipped enclosed porch with cold storage cellar, ca. 1940/1950 per concrete block foundation, earlier possibly an open porch; interior pine paneling added same time as living room

Under Criterion A, the period of significance is the period during which the Farm/Ranch Complex contributed significantly to the theme of agriculture within Eagle Valley.

Under Criterion C, the period of significance is the year of construction, and the date(s) of significant alterations with architectural importance, if applicable.

In *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties*, the Chartz-Herlax/Red Ranch Complex is assigned a date of construction of 1935 corresponding with Chartz ownership of property. Period of significance suggested by Jones and Stokes is 1920-1970.

Eligibility Justification

The entire Silver Saddle Ranch was previously evaluated by Jones & Stokes with concurrence on the eligibility as a district under Criterion A and Criterion C provided by Nevada SHPO.

The Silver Saddle Ranch appears eligible under Criterion A at a regional and local level, as one of the few remaining large ranch properties along the Carson River and the only one within the municipality of Carson City. As such, its history reflects economic trends peculiar to western Nevada rural land ownership, agriculture and livestock ranching in the pre-Depression years and following World War II. The development of the Silver Saddle Ranch in the 1920s also reflects the history of water usage and control along the Carson River by nineteenth century (Comstock) mining interests and their conflict with local ranchers; a history is presented in Grace Dangberg's *Conflict on the Carson* (1975).

The Silver Saddle Ranch also appears eligible under Criterion C at a regional and local level for its combination of building and landscape features that, when considered together as a complete entity, distinctively characterize the historic development of irrigated livestock ranches in western Nevada, particularly those along the Carson River. These characteristics include, but are not limited to, water rights and irrigation systems, pasture and feed crop plots, barns and other animal shelters, loading and branding chutes, on-site livestock husbandry and/or veterinary facilities, domestic dwellings, and various outbuildings for domestic food storage as well as for grain storage.

In the 2005 Cultural Resources Management Plan, Jones & Stokes, define the period of significance for SSR as beginning "when it was first irrigated and developed for agricultural purposes in the 1920s by John Elissondoberry" and "terminating in the 1970s when the property ceased to function as a working ranch under Merchant's ownership."

Chicken coop survives today in poor condition; it was moved by the BLM so structural condition in ca. 1990 would have been adequate to sustain move

Arrested decay implies that the structures will be maintained but only to the extent that they will not be allowed to fall over or otherwise deteriorate in a major way. Term used for resources at Bodie State Park by California Parks Department.

CONDITION ASSESSMENT

The overall condition of the fourteen contributing resources at the Red Ranch complex observed and recorded in 2018 was Fair. The photo documentation provided by Mike Drews as part of the survey offers a record of the complex as of July 2018 using the same photo points as set in 2010 for monitoring condition. Data collected informed the general treatment recommendations identified for preservation of the site.

Most buildings/structures at the Red Ranch complex are vacant or used sporadically. Most of the buildings were constructed in a vernacular style for a utilitarian purpose. The physical condition of each building/structure was rated on a scale from Good to Poor.

Buildings rated Good are in-use and receive regular maintenance. Only one of the 14 contributing resources received this rating. Modifications have been made to the Ranch House to accommodate new uses by the BLM and now Carson City. The building is weathertight and has operational mechanical, plumbing and electrical systems. The building has structural wall and roof systems that are adequate for occupancy.

Buildings/Structures rated Fair have limited use and are maintained on a limited basis. Buildings/structures in this category are weathertight and have received limited maintenance and no improvements to mechanical, plumbing or electrical systems, if present. Many of these buildings and structures are as they existed during the period of significance and have not been improved since the ranch closed.

Buildings/Structures with a rating of Poor are no longer in use and survive today in a deteriorated state due to lack of maintenance. The buildings/structures have shortcomings with weathertightness and structural integrity. The building envelopes have gaps in siding, broken or missing windows and openings in the roofs. None of the buildings and structures in the Poor category at the Red Ranch complex are at imminent risk of collapse but are at risk of accelerated degradation.

Corrosion occurs when metal sustains ongoing contact with water from snow, rain, and the ground

Board-and-batten siding and "barn red" color are architectural characteristics that define the complex

General Observations & Recommendations

Corrugated Metal

Conditions observed include:

- Rust from standing water at foundation and roof drip line
- Impact damage, tears, undersized replacement panels
- Nails and fasteners popping

Recommendations:

- Create French drains to keep water away from foundation
- Refasten open joints
- If condition warrants, replace with in-kind material
- Apply rust inhibitor suitable for use on corrugated metal

Wood Siding

Conditions observed include:

- Wood standing on/near foundation level
- Siding making contact with soil
- Deterioration caused by moisture penetration
- Fading and peeling paint; Coating degradation
- Boards loose, warping, and bowing inward

Treatment:

- Arrest deterioration of siding
- Eliminate contact with ground
- Repair, patch, plug woodpecker holes
- Pest mitigation
- Paint/stain exterior wood elements
- Prime/coat underside of siding boards to prevent moisture creep
- Replace with in-kind materials where needed
- Pull back dirt from foundation, add screening to divert pests from entry, and stack rocks against wall to move ground water towards the Ditch

Structural Concerns

Conditions observed include:

- Breaks in support timbers, wet lumber, split boards, rotten sill plates and aprons
- Walls not plumb and bowing
- Standing water at foundations

Recommendations:

- Stabilize existing roof framing
- Replace in-kind or sister new wood alongside existing framing members, as applicable
- Move/direct water away from foundation and building walls
- Dry out lower boards/panels, selectively remove rotted wood, and/or replace with like material
- Baseline structural survey for Ranch House and Root Cellar
- Add backing of screening where building envelope has been breached to deter pests

Site Drainage

Conditions observed include:

- Standing water; Ponding at cellar entrance
- Deteriorated wood and corrosion on metal

Recommendations:

- Regrade for positive slope away from foundations and divert water with channels/ French drains at building/structure perimeter
- Add shallow gutters to carry water to ditch
- Seal openings; stack rocks at foundation
- Direct storm water away from buildings

Top: Cellar concerns include standing water at entrance, wood roof framing in contact with ground; rock walls to be rebuilt for better drainage

Bottom: North wall on Ranch House not plumb

Top: Ranch House façade, east elevation; note hipped extension centered on façade

Bottom: Rear (west) elevation; intersection with primary gable mass gable at right; covered entrance with unusual trim visible

Name: Ranch House
Building Number: 1
Condition: Good

The Ranch House at the Red Ranch complex is a one-story cross-gabled residential building with a hipped extension centered on the façade. Medium pitched gable roofs connect with the primary horizontal gable mass at the rear elevation forming an irregular floor plan yet indicative of cumulative additions. Modifications and cosmetic alterations appear to mask some original features, i.e. fascia boards added to roof perimeter concealing rafter tails. Stylistic elements on the building have been identified in previous reports as Craftsman, Early Ranch, and/or Modern Traditional; the Ranch House would be best classified as vernacular.

The exterior of the wood frame building is clad with T1-11 siding (added ca. 2004) and applied over asbestos shingles per Jones & Stokes discussion with Gary Bowyer, BLM, in 2005. Asbestos siding is unverified at this time. MSC observed wood siding under the T1-11 on the north and south elevations. An unusual treatment (ca. 1950) consisting of dog-eared grooved wood boards applied vertically is located under the gable and along the eaves on the north elevation and as trim at the open entrance porches at the front and rear of the building.

The roof is sheathed in wood shingles that were added ca. 2004. Fenestration is asymmetrical and varied in pane configuration and materials. Both wood sash and aluminum windows are found on the building. A white picket fence was constructed ca. 2004 around the perimeter of the yard replacing a wire and wood fence. Other landscaping features include a grove of cottonwood trees that flank the Mexican Ditch at the rear of the residence. A small entrance porch and kitchen door, concrete slab patio and brick barbeque are featured at the west elevation of the house. Elevated concrete pad with oil tank, utility poles, and modern well housing are also located in/near the yard area.

Floor hatch and staircase to cellar under the room in the hipped extension off façade of residence (possibly earlier open porch); note concrete block walls, no mortar visible in the open cells of the blocks suggesting an unreinforced masonry wall

Condition

Inappropriate treatments and non-historic materials, added over the years, has made the Ranch House the most modified building in the complex. The overall condition of Ranch House observed and recorded during fieldwork was good. Concerns noted include bowing of north elevation wall, T1-11 siding deterioration, siding in contact with ground, rotted sill plates, ground squirrel holes, and foundation settlement. Small animal droppings were observed inside.

Recommendations

As more historic photos are located additional projects will become apparent and should be accomplished in conjunction with routine maintenance needs. Investigative removal of the T1-11 at the access hatch and, if safe, the entire north wall will provide more clues to historic fabric underneath and also verify if asbestos siding is present.

A baseline structural assessment of the building was suggested by the Carson City Building Inspector while discussing the condition of the North elevation wall in 2018. The baseline report will provide data to be used to monitor the overall structural condition of building. For the next episode of replacement fencing, suggest removing pickets and returning the fence to wood and wire to more accurately reflect what was standing prior to 1963.

Continue identification of spaces, features, or finishes that have been changed over time and no longer have historic significance. Less important spaces may provide areas for updating systems during rehabilitation work without having an adverse impact on the overall historic character of the building.

Top: **Foreman's House & Garage, view to the west**, east elevation; the front-facing gable mass was relocated circa 1946 during Herlax ownership from a site north of the Ranch House to this site

Bottom: **South wall of Foreman's House**; outhouse and shed visible at left

Jones & Stokes recommended entire building should be maintained with corrugated metal roofing, regardless of what cladding material was previously used; MSC suggest shingles if used historically.

Name: **Foreman's House** & Garage
Building Number: 2
Condition: Fair

Known as the Foreman's House/Garage, this building has an irregular plan and is a mix of various wood frame buildings that have been attached over a period of years. The building consists of five separate components, some of the oldest on the site: a gable front building, referred to as the Foreman's House, a two-vehicle open-front garage, a long rectangular shed, a small lean-to addition on the rear of the shed, and an outhouse wedged between the lean-to addition and the Foreman's House.

Jones & Stokes concluded that the long rectangular shed that forms the northern elevation of Building #2 appears to be its oldest portion and dates to the 1920s or early 1930s. The interior space contains internal wood partitions suggesting that it initially served as a granary or other type of divided shop or shed. Its foundation is partly concrete and partly earthen. The shed has a low-pitched pent roof similar to the other animal and machine sheds, with exposed rafters in the rear and fascia along the façade (north elevation), suggesting that it may have been an open-sided shelter initially and then enclosed at a later date. There are fixed wood frame windows along the rear elevation and west end of the building; the east end has been modified by the addition of the open-front garage or carport.

The Foreman's House component is a very small residence, 10x12, with a steeply-pitched gable roof, two fixed wood frame windows and a single front entrance with a tiny pent awning over the door for shade. The House and the long-shed portions of Building #2 are both original construction, although the Foreman's House was moved from another location in the ranch complex. They are both clad with board-and-batten siding. The shed has corrugated metal on its roof while the roof of the small residence is clad in wood shingles. At a later date, 1940s or 1950s,

Top: **Foreman's House & Garage, view southwest**

Bottom: **Foreman's House & Garage, view to the** east, rear of residence and outhouse visible and west wall of shed

The building's smaller components are deteriorating from a somewhat haphazard construction and lack of use. While the need for major repairs is not evident from the exterior, the entire collection of vernacular forms that comprise Building #2 should be regularly maintained.

a carport or open-front garage was added to the east end of the rectangular shed. It is a rather haphazard and poorly constructed addition with a flat corrugated metal roof, board and batten siding, and three support posts along the front. The earthen-floored space beneath the garage roof will hold two vehicles. The garage component may have been added at the same time as the Foreman's House, as the house forms the south wall of the garage. Two small additions were clumped onto the back of Building #2 at the juncture of the original long shed and the rear of the residence. One is a corrugated metal-clad wood shed or tool shed; the other is an outhouse presumably for use by the occupant of the house. Oral history data suggest that the Foreman's House was originally fashioned from a portion of a building that sat to the north of the Ranch House. The building was cut into two with one part relocated to its current position and renovated for use as a small separate residence and the other half added to the back of the Ranch House.

Condition

Portions of Building #2 are maintained for storage and parking. The Foreman's House has evidently not been occupied or used for some time. Jones & Stokes reported that the single-room dwelling was wired for electricity but is not furnished with plumbing or other amenities. The rest of the building is similarly equipped with electricity but not plumbing. Roof coverings appear to be tight and consequently the building is stable.

Recommendations

Building #2 is one of the oldest structures on the Red Ranch complex. It is recommended that repairs to this building be made with in-kind salvaged materials or with modern fabric (i.e. lumber, sheet metal) identical in appearance to the original fabrics. Because portions of this building have only an earthen foundation, wooden members and siding close to the ground should be carefully inspected and repaired or replaced in kind if rot or insect infestation is found.

Name: Tool Shed
Building Number: 3
Condition: Fair

This very small wooden structure is located in the side yard of the Ranch House, but outside the enclosed perimeter fencing. It is approximately four by six feet in area and has a medium pitched gable roof that was clad in wood shingles, circa 2003. It has no windows and no actual door or doorway, only an opening in the wall covered with a hinged piece of siding. The walls are wood frame with board-and-batten siding, and the Tool Shed appears to have a concrete block foundation. It is likely that this building was constructed within the last 20 years to match the rustic style of the other ranch buildings, using mostly in-kind materials. In appearance it resembles a double-seated outhouse; this also may have been intentional on the part of the builder since the Ranch House no longer has an associated outhouse. Though likely a modern building, the fact that it is essentially a "reconstructed" element of the ranch gives it contributing status.

<u>Condition</u>

The building is in fair condition, down from a rating of good in the 2004 Jones & Stokes Inventory. Routine maintenance is advised.

Tool Shed south elevation (top); west elevation (bottom)

Name: Well Housing
Structure Number: 4
Condition: Non-contributing resource

The Well Housing is a raised footing or hatch of concrete block with a sloped opening on the south side. It is approximately four by six feet in area and houses a well currently supplying the Red Ranch complex with domestic water. The well was excavated circa 2002; it is likely that one or more earlier wells are located at the Red Ranch complex. Maurice Herlax indicated a well existed to the east of the Ranch House (2001).

Center-opening sheet metal doors mounted on wood frames cover the concrete well hatch. The concrete block well housing is conspicuously located in the side yard of the ranch house and is obviously a modern intrusion in a historic setting. Given its modern appearance it does not contribute to the historic significance of the Red Ranch complex.

Well Housing view to west (top); north wall with doors (bottom)

Top: Vet Shed, east elevation wall, view to the west

Bottom: Rear (south) elevation; view from livestock corral

Jones & Stokes recommended that the interior of the Vet Shed be left intact to reflect the alterations made in the 1950s for the Merchants to accommodate their specific ranch operations.

Name: Veterinary Shed
Building Number: 5
Condition: Fair

The Veterinary Shed is a small square building located in the approximate center of the livestock facilities at the Red Ranch complex. It is rectangular, approximately 15 by 20 feet, and has a pent roof with exposed rafters at the rear (north) elevation. The walls are clad in board-and-batten siding and its roof is sheathed in corrugated metal. Oral history information suggests that this building may have originally served as a milking shed for a small number of dairy animals kept by the Herlax family. Like the long-shed element incorporated into Building #2, this shed may have been three-sided or otherwise partly open; if so, the open elevation would have faced south onto the adjacent corral. Presently, however, this shed is fully enclosed with a hinged wooden door in the east end.

The interior features a single-animal holding pen equipped with drop-down, wooden side benches used for approaching and treating a sick animal or assisting one that is giving birth. The building interior was renovated in the 1950s by ranch foreman Larry Pedrett, who converted the livestock facilities at the Red Ranch complex for raising beef cattle instead of sheep ranching and subsistence farming (Pedrett 2005 Oral History). While probably not a typical feature of Nevada ranches, the veterinary facility at SSR reflects the history of its use by Dr. Merchant who was a livestock veterinarian.

Condition

The Vet Shed is in fair condition and requires routine maintenance. Any future repair or replacement of materials will be accomplished with in-kind materials in order to maintain the essential appearance of the building. Drainage to be addressed at the north elevation.

Name: Animal Shed
Structure Number: 6
Condition: Fair

This three-sided livestock shelter is associated with a large corral that joins it, the calving shed, and the later pole barn that comprise a "southern" group of livestock facilities in the Red Ranch complex. The simple shelter consists of sturdy wooden poles and posts supporting double rows of 2-inch by 12-inch plank rafters that form the pent roof. The entire structure is then clad in corrugated metal sheeting. The shelter has no floor or foundation but opens directly onto the adjacent corral. Its interior is partitioned by board fencing. Unlike the open animal shelters on the north side of the complex (#8, #9), this shed is equipped with electric lights and water.

Vet Shed, view to west (top); south wall with rust visible (bottom)

Condition

The building is in fair condition; continued maintenance efforts would include mitigating standing water along the bottom of the metal siding and deterring corrosion. Any future repair or replacement of materials will be accomplished with in-kind materials in order to maintain the essential appearance of the building, particularly the corrugated metal sheathing and the circular support posts (probably salvaged telephone poles) along its open facade. Because the shelter lacks a dry foundation, additional attention will likely be necessary to prevent rot at the bases of the supporting members.

Top: Milk Barn/Tack Room façade, south elevation; note condition of paint and aprons

Bottom: Milk Barn and Animal Shed, east elevation where buildings merge

Jones & Stokes recommended that the small framed window openings along the barn's eastern elevation not be changed or omitted by other wall repairs, and that the entrance doors at the south gable end of the barn be preserved or repaired with sympathetic materials.

Name: Milk Barn/Tack Room (7) and Animal Shed Addition (8)
Building Numbers: 7 and 8
Condition: Fair

This building is composed of an older wooden horse barn with a large open-sided animal shelter added to its north end. The Milk Barn has a medium pitched gable roof, entrances in its south gable end and a series of wood-framed window openings along its east side. It has board-and-batten exterior siding and the roof is clad with wooden shingles. What once may have been a tack room at the southwest comer now contains a large water pump, operability uncertain.

The addition at the north gable end consists of a wood frame open-sided animal shelter sufficiently large to "envelope" a portion of the smaller barn, concealing its original roofline as well as most of its western elevation. The addition is sheathed in corrugated metal similarly to the other open animal shelters in the complex. It was most likely added to the older barn in the 1950s for expanded use by the Merchants.

Condition

Minor alterations have been made to its exterior appearance by inappropriate and rather haphazard use of replacement materials, particularly to the plank rear doors at the south gable end and to the barn's east side which faces a livestock corral. Overall, however, the barn and added shelter are in fair condition and require a minimum of maintenance and repair to preserve the historic appearance of the building. Repairs to this building will be made with in-kind salvaged materials or with modern fabric.

Current maintenance recommendations include addressing drainage concerns on south elevation; recoating wood boards; repairing 4-panel door and painting; and installing new aprons along south wall.

Name: Animal Shed
Structure Number: 9
Condition: Fair

This long rectangular animal shed is nearly identical in construction to Building #6. It has a sturdy wooden frame with round post supports along the front that appear to be portions of salvaged telephone poles. The poles support a double row of large plank stringers that in turn support the pent roof. Corrugated metal sheeting is used to cover the entire building. Like the other 3-sided shelters in the complex, the open facade of this structure faces east and away from the direction of cold winds coming off the nearby slopes of Prison Hill.

It has no improved floor or foundation, and opens directly onto a board-fenced corral. The interior of the shelter is essentially empty and contains no partitions or stalls. Currently this shelter is not in use.

Animal Shed, view to west (top); northwest corner of Bld. #9 (bottom)

<u>Condition</u>

The shelter is in fair condition and its continued preservation requires minimal annual maintenance. Similar to other 3-sided animal shelters, the corrugated metal sheathing and round support posts along the open front are the defining characteristics of this simple structure. Because the shelter lacks a dry foundation, particular attention should be given to the bases of the supporting members in order to prevent deterioration from wood rot. Recommend addressing rust with appropriate inhibitor product.

Top: Root Cellar, view to the east over the roofline; note subterranean construction and proximity of material to dirt

Bottom: Facade (east) elevation with rocks walls flanking entry door

Particular care to be taken to preserve the door's siding boards that contain the burned-in cattle brands.

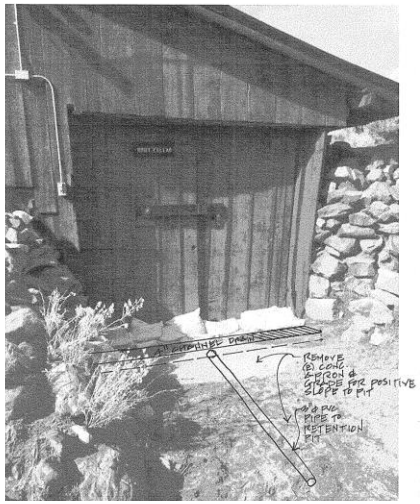
Name: Root Cellar
Building Number: 10
Condition: Fair (Good rating per 2004 Jones & Stokes Inventory)

The cellar is a dugout structure located along the western side of the Red Ranch complex, away from the livestock facilities, on a small knoll where the soil is suitable for semi-subterranean construction. The interior walls are mostly built of salvaged railroad ties with earth. Stones are packed against the side and rear elevations; the roof and a portion of the entrance facade are exposed. The wood frame roof is clad in corrugated metal and the façade is covered with the ranch's characteristic board-and-batten siding. A double hinged door also of board-and-batten construction covers most of the facade; this entrance is large enough for a small vehicle to pass through. Cattle brands, including one most likely associated with SSR under the Merchant's ownership, are burned experimentally into the door.

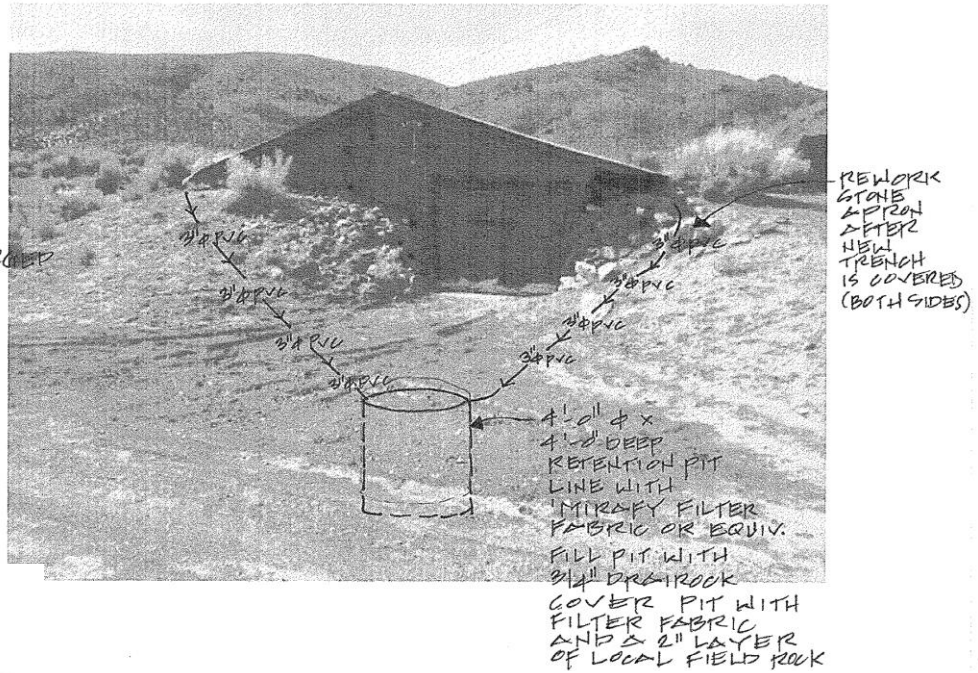
The interior of the cellar contains a large central room with wooden partitions dividing smaller rooms at the front and along the north wall. The dugout cellar functioned as cold storage for vegetables and other foodstuffs procured and/or consumed by the residents of the ranch.

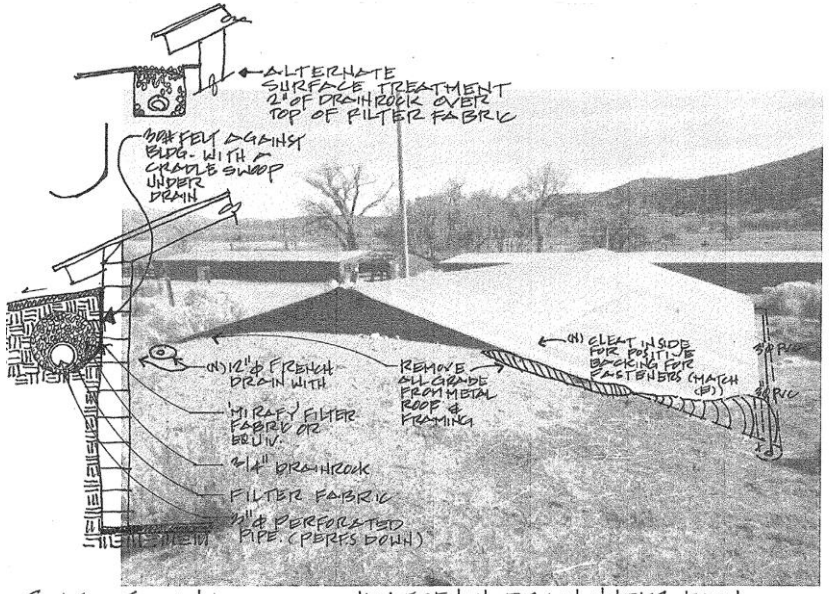
Condition

The building survives today in fair condition. The cellar has not been used for some time and has received only minimal maintenance and repair. Because of the external pressure on the buried walls, there is a possibility that the cellar is not structurally sound and will require future stabilization by installing interior braces on the upper walls; suggest study be undertaken before structural repairs. Wood roof framing members are making contact with the dirt; water observed to pool at the front entrance that is lower than road grade in front of the building. Details on mitigating moisture concerns are detailed on page 36. The building would also benefit from added ventilation.

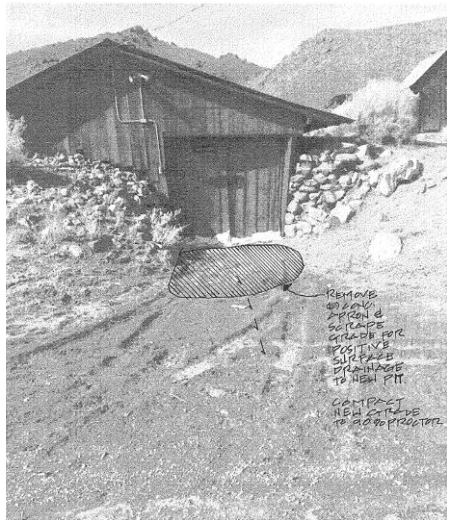


Drainage solutions proposed for the Root Cellar plans by Scott MacLellan, March 2019





NEW FRENCH DRAIN UNDER EACH EAVE SIDE OF ROOF. GO AS DEEP AS YOU ARE COMFORTABLE. LINE EXPOSED WALL WITH 30# FELT THAT SWOOPS UNDER NEW 12" DRAIN. COMPACT GRADE AWAY FROM BLDG 5°.



Top: Side of Chicken Coop, view to the east

Bottom: Façade (east) elevation

All repairs on the Chicken Coop will be made in a manner than retains the essential design and appearance of the building. Add screening to open windows to help deter birds from nesting in the building.

Name: Chicken Coop
Building Number: 11
Condition: Poor (Good rating per 2004 Jones & Stokes Inventory)

This small building is located at the western side of the Red Ranch complex, near the root cellar. It is comprised of a small, one-story wood frame building (approximately 8 by 10 feet) with a steeply pitched gable roof, and an attached rectangular wood frame structure (approximately 5 by 12 feet) with a pent roof. Both components are clad with a haphazard mixture of vertical plank siding, horizontal board siding, and board-and-batten. The roofs are covered with sheet metal, except for 1/2 of the steeply pitched roof which has been covered in wood shingles. Fenestration consists of fixed windows and a single door on the east elevation, and two adjacent fixed windows (2-light) on the north elevation. Various openings (now boarded up) at the rear of the building suggest that it was less enclosed at one time, and that an outdoor enclosure of wire may have been attached to the rear (west) elevation. The interior may contain other evidence of its former use as a chicken coop; however, this function is not very apparent from the exterior. The entire building was reportedly relocated to this site from the nearby parking lot during BLM ownership (Gary Bowyer, personal communication, 2003) and an electronic vehicle meter installed to monitor visitor traffic into the ranch complex.

<u>Condition</u>

The chicken house is currently in poor condition. It is possible that internal stabilization of the wood frame will be necessary before further repairs can be made to the exterior. Necessary repairs include replacing the random and deteriorated siding with new board-and-batten and replacing the roof cladding with corrugated metal sheeting. Suggest determining original location and/or moving building closer to the Ranch House where it may have sat historically during Herlax occupancy for interpretive purpose.

Top: Hay Shed, east elevation, view to the West

Bottom: South elevation of pole barn

Name: Hay Shed
Structure Number: 12
Condition: Non-contributing resource

The hay shed or pole barn at the Red Ranch complex is located at the southern end of the livestock facilities. It is a large, completely open-sided shelter approximately 40 feet wide by 100 feet in length. The gable roof is wide with double projecting sections along the length of the building to provide additional protection against blowing rain and snow. Roof supports are tall wooden poles with flying cross braces that extend dramatically outward from the support poles out to the edges of the wide, metal-clad roof. The roof stands 35-40 feet high, allowing a tremendous amount of baled hay to be stacked beneath it. The modern hay shed appears out of place among the historic buildings in the Red Ranch complex and its huge dimensions intrude conspicuously on the greater historic landscape at SSR. It does not contribute to the historical significance of the property. It appears to be in fair condition (some wood framing members appear to be floating) and requires minimal routine maintenance to keep it operational.

In their 2005 report, Jones & Stokes recommended removal of this structure to improve the historic setting of the Red Ranch complex and the overall quality of the historic landscape at SSR:

Additionally, enough relatively new corrugated sheet metal could be salvaged from its roof to cover all the other buildings at SSR several times over. However, dismantling the hay shed would require considerable effort (and expense), and its function and storage capacity suggest that removal may not be the most practical management decision. Instead, it may be more cost effective to leave this noncontributor in place and lease it to area ranchers for hay storage.

Top: Ranch House façade, east elevation; note hipped extension centered on façade

Bottom: Rear (west) elevation; intersection gable at right

Name: Machine Shed
Structure Number: 13
Condition: Non-contributing resource

This long open-sided shed is similar in construction to the animal shelters at the Red Ranch complex; however, it is not used for livestock but as a long carport for storage of horse trailers and equipment as needed. The machine shed is approximately 75 feet in length with wood supports and pent roof. The open side or facade faces east towards the Mexican Ditch. The walls and roof are sheathed completely in corrugated sheet metal.

Since SSR has been open to the public, a public lavatory has been constructed at the southern end of the Machine Shed. The facility is inconspicuously situated and has been painted red to blend with other buildings in the complex. Like the large hay shed, the Machine Shed was most likely constructed in the 1960s after the older sheep-ranching pens and corrals were rebuilt to house a sizeable herd of cattle. Though its construction is similar to the livestock shelters in the complex, it is somewhat more modern in appearance and does not replace or upgrade older construction; in other words, there was not an older building at this location before 1956. As such, this later addition to the Red Ranch complex does not support its appearance during its period of historical significance (1920s-1956) and is therefore non-contributing.

The machine shed at the Red Ranch complex is in fair condition; evidence of moisture infiltration and split boards was found on roof framing members in the interior. Although not considered a contributing feature of the ranch, it does not significantly detract from the integrity of the complex or the landscape. In 2005, Jones & Stokes suggested that a suitable practical use or reuse for the machine shed can easily be identified that will justify its role at the Red Ranch complex.

Top: Livestock Chute #14, view west

Bottom: Opening to Chute #14 near Bridge over Mexican Ditch

Name: Livestock Chute
Structure Number: 14
Condition: Poor-Fair

The livestock chutes at SSR are distinctive features of the ranch, reflecting its original use as a sheep ranch by the Herlax family and subsequently by Dr. Merchant and his wife Nina for raising their herd of prize "show" cattle. The chutes also characterize typical ranching practices such as transporting livestock and particular "cowboying" activities typically conducted on historic cattle ranches.

Most Farm/Ranch Complexes will include a significant amount of fencing, corralling, and chutes to create controlled pathways for livestock. Fencing is generally used to demarcate open pasture and divide different sets or types of livestock, as well as to divide livestock from fallow pasture or fields for crops such as wheat, barley, alfalfa, or potatoes. Fences are usually made with simple wood posts, either of scrap timber or squared posts, with wire in-between that is frequently, though not always, barbed to discourage cattle from pressing against it (Bertolini 2017).

The oldest of the three loading/squeeze chutes, Chute #14 is located on the east side of the Mexican Ditch, across the bridge from the majority of livestock facilities and adjacent to the current entrance to the ranch house yard. This structure appears to have been used in conjunction with the adjacent bridge over the Mexican Ditch or possibly with a fence across the back yard of the ranch house that no longer exists. In either case, the loading chute was designed to use the ditch itself as an aid in funneling livestock toward it and into it. This chute may have been built by the Herlax's for loading sheep during the 1940s and abandoned during the cattle years at SSR. Chute #14 is in poor-to-fair condition due to lack of use. Though it is not likely that this chute will ever be operational again, it is considered an element of the historic landscape and should be preserved in place.

Top: Chute 16, view west

Bottom: **Chute 15's wooden steps; view to the North**

Name: Livestock Chutes
Structure Numbers: 15 & 16
Condition: Fair

The northern group of livestock corrals and shelters at the Red Ranch complex is equipped with two types of cattle chutes; one used for loading the animals for transport and the other used to hold cattle in place for branding, washing, spraying or other hands-on work (#15 and #16). Chute #16 is V-shaped to restrict the animal's sideways movements; a small holding pen at the north end features wooden steps on the exterior for easier access while leaning over the top boards. The two chutes are positioned at right angles to one another and may be connected for using both at one time, or used independently of one another. The loading Chute #15 is ramped and empties directly onto the wide access drive at the west side of complex. The two chutes and the holding pen are constructed of posts and planks, similar to much of the corral fencing.

Chutes #15 and #16 are in fair condition. Repairs to all of the chutes should be made with in-kind materials to retain their current and essential appearance.

Top: Bridge, view west over Ditch

Bottom: Bridge, view east; main approach to Ranch House

The Bridge should be regularly inspected for load-bearing capacity. All steel reinforcement will be located inconspicuously beneath the plank deck.

Name: Bridge
Structure Number: 17
Condition: Fair

The small wooden bridge at the Red Ranch complex was used to convey vehicles, farm equipment, and livestock across the Mexican Ditch. The Bridge is located in the very center of the access road and south of the Ranch House. Another bridge, no longer extant, was located further to the south; its condition during the Jones & Stokes December 2003 HRI fieldwork was listed as Poor. The existing bridge was constructed with a single chord of wooden beam stringers topped with a crossbridge plank deck and plank fascia and features an open railing designed to prevent pedestrians from walking or falling off the bridge. The Bridge has been subject to various necessary repairs and most likely the wooden stringers have been reinforced with steel, although this is not evident from the deck view of the Bridge.

Bridge #17 is used regularly by pedestrians, bikers, and vehicles to access the trails, the Ranch House, and other buildings located on the east side of the Mexican Ditch. It was not originally designed to withstand large volumes of traffic and has been upgraded, presumably in the 1960s when the original access drive to the Red Ranch (located on the east side of the ditch) was abandoned.

Condition

The Bridge is in fair condition; wood should be protected from contact with the earthen ditch berms. Bridge to be sealed and/or painted (Barn red) to prevent moisture damage and extend useful life of the wood as part of routine maintenance.

South elevation wall of the Milk Barn showing degradation of paint and severe weathering of wood boards and door.

The annual inspection checklist for SSR provided by Jones & Stokes in the 2005 Cultural Resources Management Plan provides an easy to follow format that can be used by both staff and volunteers for monitoring existing conditions and preparing an annual workplan for the site.

TREATMENT RECOMMENDATIONS

Treatment Recommendations developed as part of the Red House Complex Documentation project are based upon the client's (Carson City Parks, Recreation, and Open Space) desire to continue preservation of the site. The majority of activities and projects completed to date at SSR, align with the SOI Standards specifically the guidelines for preservation treatments. Such treatments primarily involve the protection and stabilization of buildings and structures through routine maintenance and repair. Because maintenance and repair of existing materials is the preferred treatment for the contributing resources, a continued inspection plan and monitoring program is important.

As the complex contains contributing historic resources, recommendations are grounded in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.* Treatment recommendations follow the preservation approach and touch on rehabilitation guidelines for the Ranch House.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focus upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Treatment guidance includes identifying, retaining, and preserving character-defining features.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, and architectural values.

Scott pulling dirt away from wood and stacking rocks to protect and channel water away from corner of Milk Barn; problem area to be monitored.

General Treatment Recommendations

- Maximize all measures to protect buildings from dry rot, water damage, insect infestation, fire and other destructive processes.
- Maintain SSR's "Barn Red" color (SW7591) on painted surfaces.
- Remove non-historic materials to determine if historic fabric is present underneath the added materials and later additions.
- Repairs are to be made without unnecessary removal or replacement of original building fabric, and without visually altering the appearance of the building, structure, or landscape element in any way.
- All new repair materials should be in-kind or with salvaged matarial or match the existing (historic) material in color, texture, and composition.
- Where replacement material is necessary, use material matching to the greatest extent possible. Alternative materials should be used if matching materials are not possible.
- Ensure that replacement material is not harder than the surrounding material and that it does not expand and contract at a different rate.

The Secretary of the Interior's Standards for Rehabilitation allow for the replacement of historic materials as part of a rehabilitation project if it is demonstrated that they are damaged and beyond repair. Replacement material can either be in-kind (recommended), wood for wood, or consist of a substitute material. While the goal may be to achieve an exact match when replacing historic material, most replacement involves some measure of change, even if only minor.

Sample paint colors applied to fence boards assist with color matching to historic period; "Barn Red" believed to be selected as closest match by BLM.

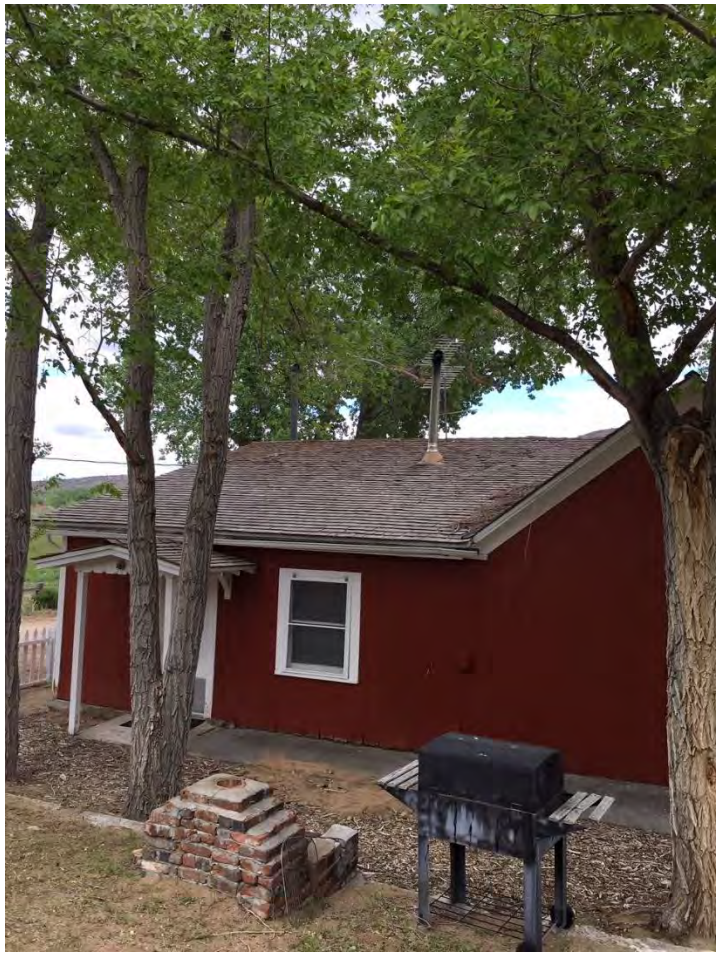
Paint

The buildings/structures at the Red Ranch complex have been painted many times during the history of the site. Paint is one of the most important materials used to protect and maintain historic buildings. Treatments recommended include painting exterior wood elements. Sometimes preserving older painted surfaces is not practical because paint readily peels, wears off, and fails in other ways.

Tips for maintaining buildings with paint:

- Practice yearly maintenance on exterior painted surfaces to prevent peeling paint and surface deterioration.
- Hand scrub painted surfaces with trisodium phosphate (TSP) and water. TSP is available at all paint and hardware stores in a synthetic version that will not harm groundwater. Add 1/8 cup of TSP powder to a five-gallon bucket of water. Rinse with clear water afterwards.
- Pressure washing of historic painted surfaces is not advised.
- It is not recommended to paint outside in direct sunlight, or when the temperature exceeds 80 degrees Fahrenheit (for latex paint), or when humidity level is over 80%.
- Never spray paint wood exteriors. Spray painting provides less surface adhesion and paint thickness than brush painting.

White paint, which got its tint from white lead, was tougher to come by and more expensive than red paint, which was tinted with the much more plentiful ferrous oxide, or rust. Farmers used a combination of linseed oil and rust to protect their barn wood from decay.



Cost and ease of maintenance may factor into choice of substitute material for roofing. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. It is important to minimize effect of the alternative material to the architectural character of the building.

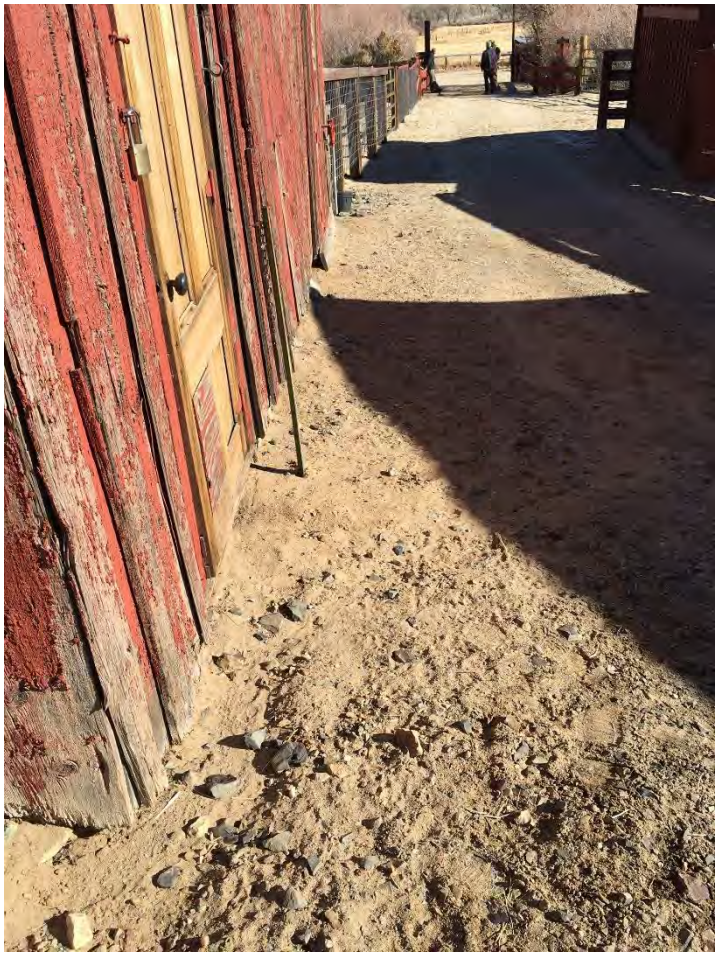
Roofing

The characteristics of historic roofing material usually include its size and shape, as well as its thickness, color, and reflectivity. The Standards recommend retaining and preserving roof shape and materials that are important in defining overall historic character of the building. An asphalt shingle or other roofing product may be available as a match for the historic wood shingles historically used on the Ranch House.

NPS Preservation Brief #4: Roofing for Historic Buildings suggests that the use of the historic roofing material may be restricted by local codes (as at the Red Ranch complex), in which case an appropriate alternative will have to be found. If the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material. Composition shingles or rubber simulated shingles with a Class A fire rating are potential substitute materials that duplicate the appearance of wood shingles.

Historic houses with wooden roofs had a sheathing of wood shingles laid over skipped decking. These 1-x-4-inch, 1-x-6-inch or 1-x-8-inch boards were laid across the rafters and parallel with the eave. A gap of 1 to 3 inches was maintained between each board. These gaps allowed air in the attic to dry the shingles from the inside as well as the outside. If the building was constructed after 1915, the sheathing boards tend to be edge-butted, edge-lapped or tongue and grooved together with no gap.

The roof of the Ranch House has been modified over time and the form changed. The least intrusive style would be to select a standard three-tab asphalt shingle. Roofs are one of the few places a substitute material can be appropriate on a historic building. Substitute roofing materials can be designed to look like historic roofing materials.



Preparing a schedule of costs associated with the Annual Project List helps planning and executing on activities. The schedule would include stabilization needs (if any) with associated costs, routine maintenance expenses (i.e. painting, carpentry) and other necessary or desirable repair or renovation projects with estimated costs.

ANNUAL PROJECT LIST/INSPECTION CHECKLIST

The annual inspection for each building and feature at the Red Ranch complex is needed to monitor condition and document ongoing preservation maintenance at the site. Jones & Stokes designed a checklist for this purpose that was redesigned and utilized along with photography in 2010 (see Appendix A). This checklist consists of several questions that can be readily completed by a volunteer and used for participation in the Site Stewardship Program. For this documentation project, we reviewed previous reports, undertook a condition assessment, and utilized previously established photo points to detail existing conditions in this report and on the NARA forms.

Maintenance and repair of existing materials is the preferred treatment for contributing elements at the Red Ranch Complex and therefore it is important to identify any buildings or structures that are presently deteriorating or in need of repair. All repairs are to be made using "in kind" fabrics when possible and salvaged from buildings of the same period (i.e. window frames, doors), or modem materials that are identical to the historic fabric (i.e. lumber, corrugated sheet metal).

Preserving a multi-building site requires prioritizing projects and short and long-term planning as limited funds are usually available annually. Zoning the complex into primary and secondary sections may also assist in preservation of the site. For example, the cluster around the Ranch House and elevations flanking the main entry would be considered primary for maintenance and addressing repairs; while the open sheds and corrals may be included in the secondary zone.

Sorting of project tasks into a ranking system based on minor vs. major, urgency (complete now, within 6 months, a year, or five years), how work is to be accomplished and by whom (in-house vs. out-to-bid; volunteers vs. professionals), and a long-term detailed maintenance plan was recommended by SHPO in 2008.

Red Ranch Complex Future Project List

Stabilization

- Baseline structural report (residence and root cellar, both buildings had alterations and stabilization activities during Herlax occupancy of the Red Ranch complex)

Maintenance

- Investigate siding on residence – decide next steps for repair or replace; test for asbestos and make plan for abatement if needed
- Plan/budget for roof repair on residence – including replacing missing shingles on the Red House; consider a composition material that best reads like wood shingles that is also compliant with Carson City Fire Department requirements
- Pull dirt away from perimeter of buildings
- Repair/replace wood aprons where necessary (add rolled up screens to cover gaps to prevent animal entry and line perimeter with rocks to hold in place and help direct water away from buildings)
- Scrape and repaint areas with flaking exterior paint on fences, structures, and buildings (as needed)
- Apply rust inhibitor appropriate for use on corrugated metal to extend useful life (as needed)
- Refasten popped fasteners in metal siding and metal roofs
- Repair/replace missing, or damaged wood components on structures and buildings (as needed)

Photo of shallow drain installed to move water towards the Mexican Ditch and away from building foundations and the wood siding on the Milk Barn (December 2018)

Site work

- French Drains
- Repair and replace broken or damaged fencing – including barbed wire, wood fencing, arena and corrals
- Grade ranch roads improve drainage and remove ruts, potholes and washboards (as needed)
- Monitor trails for damage and uneven tread and repair (as needed)
- Install signage:
- Maintain entrance kiosk

- Maintain/install speed limit, yield and direction signs
- Install/maintain Mutt Mitt stations
- Correct concerns at cellar: wood in contact with dirt, drainage around sides; rebuild rock wall at entrance; install well to collect water

Vegetation Management

- Weeds
- Treat/remove nuisance weeds along roadways, trails, corrals, arena, out-buildings, and around the Red House Complex
- Treat/remove all noxious weed on the site
- Trees
- Willow: cut back willows along paths and the Mexican ditch (annually)
- Russian Olive: remove all Russian olive trees from the site and treat all stumps with herbicide to prevent re-sprouting (as needed)
- Cottonwood: prune to remove hazardous limbs and deadwood and monitor for beaver damage and wire wrap damaged trees (as needed)
- Elm: prune to remove hazardous limbs and deadwood (as needed)
- Mastication

Masticate/mow sagebrush, bitterbrush, and rabbitbrush encroaching on trails, roads, and

Top: Problem drainage at entry to ranch, metal in contact with earth

Rt: Entry hatch to oldest mass on the Ranch House; note wood siding under T1-11, appears to run horizontal and be V-grooved; removal of replacement siding would verify historic plus existence of asbestos siding per Gary Bowyer communication

FINAL THOUGHTS

As discussed in earlier meetings, it is important to define the long-term and comprehensive vision for the site in terms of preservation, stewardship, and public use and enjoyment. This includes how the built environment resources will be presented to the public and what storylines will be shared to ground them in the history of the site. Maintaining a multi-building site can become overwhelming and activities may be more reactive then planned. A Master Plan would help put all projects in perspective, prioritize, and assign costs to implement. It would also include an interpretive plan.

The interpretive potential at the Red Ranch complex is high; throughout the document themes were provided that would fit well into a future interpretive plan. Interpretation guides treatment activities. How Carson City Open Space wants to interpret the ranch ultimately informs treatment recommendations.

Some things to consider:

- Share the Herlax story; Basques, Bummer Lambs
- Provide a circuit walk/app for experiencing the site
- Preserve and enhance persisting historic views throughout the site including significant views to the site, and entry sequence
- Move chicken house to make sense for historic use in relation to Ranch House; find new home for Tool Shed
- Provide for increased ventilation – Chicken Coop, Foreman's House and Root Cellar – open windows, install screens where windows are broken and for pest control
- Reinstate historic passive ventilation from attics to include roof vents

Northeast corner of the residence, view to the west towards the Mexican Ditch; slight inward bowing of north elevation wall of Ranch House is visible suggesting some possible structural concerns; advise a baseline structural assessment that would also include Root Cellar

- Continue discussions about possible appendix to the PA that addresses maintenance exemptions by SHPO for activities such as painting, roofing, and French drains

- Put together a task force to review civil needs at site like roadway elevations and drainage to help move water away from buildings

- Locate and review BLM maintenance files; appear to have reroofed Ranch house, Foreman's house and painted several buildings ca. 2002.

- And finally, during project meetings, there was some hesitation to paint some of the buildings where the paint is failing, notably the Milk Barn as it would change the appearance considerably. The paint on the south elevation of this building is degraded to the point where the wood may not be able to hold paint. It is important and a recommended treatment to protect the siding with paint or other coatings to maintain the wood. The alternative to painting will be replacing boards sooner rather than later. Paint extends the useful life of building materials.

Photo at right: Dominique, Jennie and Renee Herlax on bridge at Lazy HD; ca. 1954, BLM/Herlax Collection

Rust/tears apparent on west wall of Building #8

REFERENCES

Bertolini, James. *Agriculture on the Carson River in Nevada's Douglas and Ormsby Counties, NPS Multiple Property Documentation*. Carson City: State Historic Preservation Office, July 2017. http://shpo.nv.gov/uploads/documents/NV_Agriculture_on_the_Carson_River_in_Douglas_and_Ormsby_Counties_MPDF.pdf

Drews, Mike. *Cultural Resources Baseline Condition Report for the Silver Saddle Ranch, Prison Hill, Carson River Properties Conservation Easement, Carson City, Nevada*. Gnomon Inc., prepared for Bureau of Land Management, Sierra Front Field Office, Carson City and Carson City Parks, Recreation, & Open Space, September 2010.

Leslie R. *Supplemental Class III Cultural Resources Inventory for the Silver Saddle Ranch, Carson City, Nevada.* Sacramento: Jones and Stokes 2005.

Appendix D: Historic Resources Inventory Forms, Chartz-Herlax (Red) Ranch. Initial Survey Date: December 15, 2003. Photographs date through June 2004. Sacramento: Jones and Stokes 2004.

Herlax, Maurice. Oral Interview with Maurice Herlax and Jennie Oxoby Herlax and Gary Bowyer, Archaeologist, BLM, Carson City Field Office: June 11, 2001.

McNees, L. and J. Johnston. *A Class III Cultural Resource Inventory for the Proposed Silver Saddle Ranch Subdivision, Carson City, Nevada.* Prepared for Lewis Homes Management Corporation, Reno, NV by TRC Mariah Associates Inc, 1995.

Truett, Velma Stevens. On the Hoof in Nevada: An Ownership History of Nevada Cattle and Horse Brands 1954 to 1950. Gehrett-Truett-Hall, Los Angeles: 1950.

National Park Service Preservation Briefs
http://www.nps.gov/history/hps/tps/briefs/presbhom.htm

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings
http://www.nps.gov/history/hps/tps/standards/index.htm

KEY DEFINITIONS

Interpretation
Interpretation is an attempt to create understanding through effective communication. Good interpretation will help visitors understand what the site can reveal about the importance of people or events connected with it, about a way of life, or about the cultural tastes of the past. It consists of what is shown, said, or done that will help those visitors experience a personal involvement and a sense of identification with the heritage.

An interpretive program presents individuals with knowledge (facts and concepts) and provides a tool that enables people to make connections to the past. It consists of what is shown, said, or done that will help visitors experience a personal involvement and a sense of identification with the heritage.

Historic Site
A structure or location of significant historic connections often associated with a famous person or event; may include exhibits of pertinent objects.

Authenticity
Being actually and precisely what is claimed. A historic rather than a recreated site.

Integrity
Intactness of historic fabric/materials.

Preservation
The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focus upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Treatment guidance includes identifying, retaining, and preserving character-defining features. Prior to undertaking work, a documentation plan for Preservation should be developed.

Restoration
The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period in time by means of the removal of features from other periods in history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration period. Prior to undertaking work, a particular period of time, i.e. the restoration period, should be selected and justified, sand a documentation plan for Restoration developed.

Rehabilitation
The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, and architectural values. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Reconstruction
The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and its historic location. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

- *Secretary of the Interior's Standards*

RED RANCH COMPLEX PROJECT TEAM

Michelle Schmitter, mschmitter consulting
Scott MacLellan, mschmitter consulting
Mike Drews, Great Basin Consulting Group

Lyndsey Boyer, Carson City Open Space
Jared Whitaker, Carson City Open Space
Ann Bollinger, Administrator, Carson City Open Space

Carson City Ranch, 1910, Nevada Historical Society

RED RANCH COMPLEX PRESERVATION PLAN

Appendix A: Historic Building Inspection Checklist

June/July 2019

Final edits: September 2020

Historic Building Inspection Checklist
Silver Saddle Ranch

District Checklist

Date

Inspector

1. Roads

Type: _X _Earthen _ X_Concrete ___Other Gravel

Yes	No	Problem	Comment
		Erosion evident; washed out in spots?	
		Needs new gravel	
		Other	

Comments:
Photo Reference Nos.

2. Ditches

Type: _ _Earthen _ _Concrete ___Other

Yes	No	Problem	Comment
		Check dams in need of repair?	
		Ditch erosion evident?	
		Ditch overgrown and needs cleanout/maintenance?	

Comments
Photo Reference Nos.

3. Fences

Yes	No	Problem	Comment
		Boards in need of repair?	
		Signs of dry-rot or water damage?	
		Peeled or old paint?	
		Gates in need of repair?	
		Broken or deteriorated latches or other hardware?	
		Other	

Comments:

Photo Reference Nos.

4. Landscaping

Type: ___Trees ___Pastures ___Other

Yes	No	Problem	Comment
		Trees require pruning?	
		Encroachment on pastures?	
		Introduction of non-native vegetation?	
		Is drainage lacking or inadequate?	
		Other	

Comments:

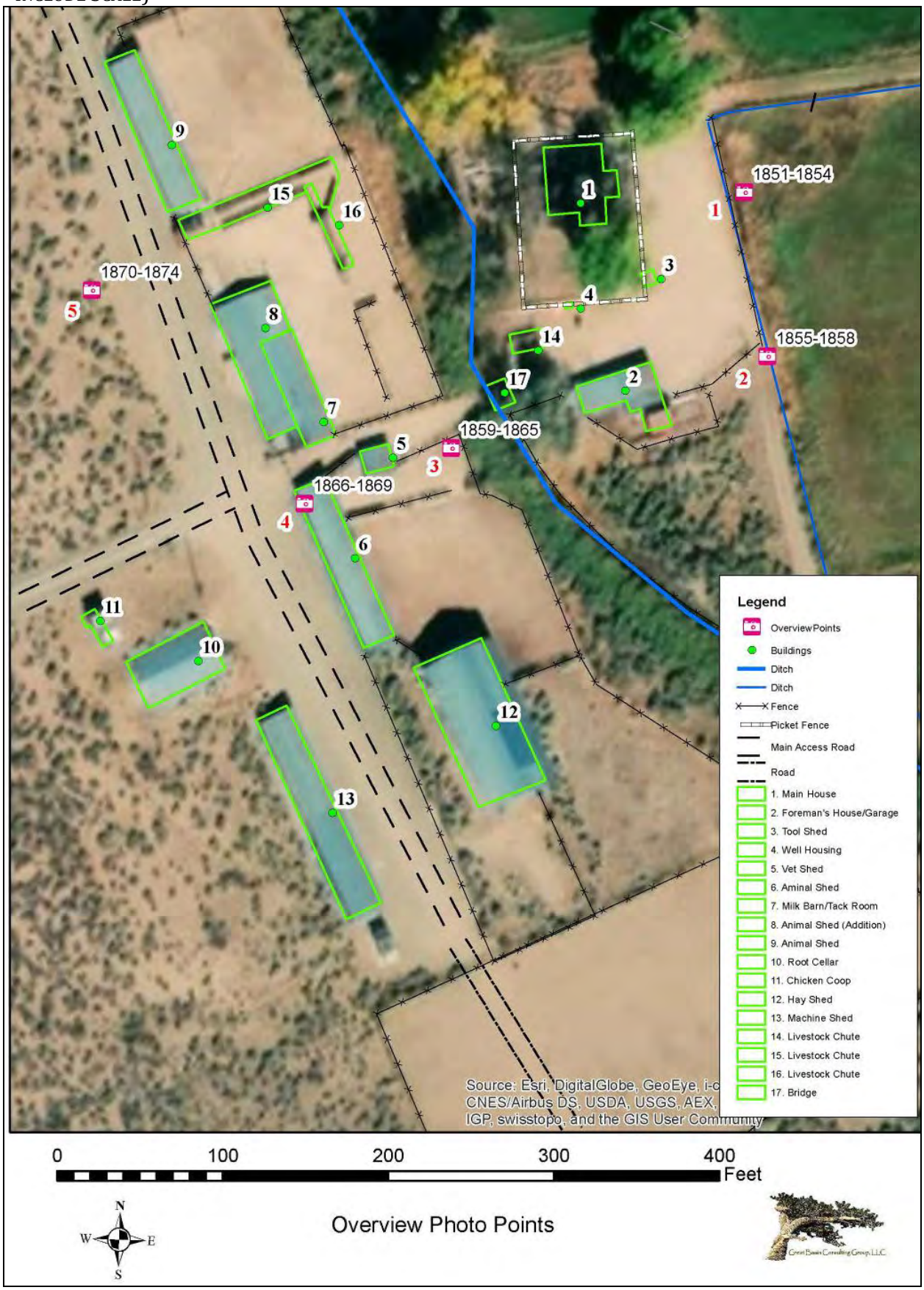
Photo Reference Nos.

5. Other

Yes	No	Problem	Comment
		Site Drainage	
		Other	

Comments:
Photo Reference Nos.

CLOSE-UP MAPS & SITE PLANS (INDICATE RESOURCE, PHOTO POINTS AND PHOTO DIRECTION. INCLUDE SCALE)



PHOTOGRAPHS (REPEAT PAGE FOR ADDITIONAL PHOTOS.)

Caption: Overview of main road View to: N Photo file name: DSCN0109
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Overview of main road View to: S Photo file name: DSCN0110
Photographer: J. Ross-Hauer Date: 7/24/2020

Photographs ***(Repeat page for additional Photos.)***

Caption: Road going past Milk Barn View to: E Photo file name: DSCN0111
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Road going past Milk Barn View to: W Photo file name: DSCN0112
Photographer: J. Ross-Hauer Date: 7/24/2020

Photographs ***(Repeat page for additional Photos.)***

Caption: Fences/Corrals View to: N Photo file name: DSCN0113
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Mexican Ditch View to: NNW Photo file name: DSCN0115
Photographer: J. Ross-Hauer Date: 7/24/2020

Photographs ***(Repeat page for additional Photos.)***

Caption: Check gate View to: down Photo file name: DSCN0119
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Ditch and road leading to Feat. 1 View to: S
Photo file name: DSCN0120
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Road leading to Feat. 1 (main ranch house) View to: S
Photo file name: DSCN0121
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Road leading from ranch View to: N Photo file name: DSCN0122
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Ditch headgate View to: NW Photo file name: DSCN0123
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: large cottonwood, road, and fences View to: E
Photo file name: DSCN0124
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: overview of road and fences View to: E Photo file name: DSCN0125
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Road, fence, and Mexican Ditch in background View to: DSCN 126
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: Pasture View to: E Photo file name: DSCN0127
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: General landscape, road, fence, ditch View to: N
Photo file name: DSCN 130
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: General landscape, road, fence, ditch View to: SE
Photo file name: DSCN 131
Photographer: J. Ross-Hauer Date: 7/24/2020

Caption: General landscape showing road, fences, and large cottonwood surrounding Feature 1 View to: W Photo file name: DSCN132
Photographer: J. Ross-Hauer Date: 7/24/2020

Historic Building Inspection Checklist
Silver Saddle Ranch

Building Id. #1 Main House

Date

Inspector

1. Roof

Type: _X__Wood Shingle __Galvanized Steel ___Composite ___Other

Yes	No	Problem	Comment
		Broken, warped or missing shingles?	Replaced in 2004
		Rolled roofing cracked or separated?	
		Is roof spongy, ponding water, or sagging?	
		Is wood shingle roofing separating, or missing sections?	
		Is roof flashing rusty, loose, or missing?	
		Is wooden fascia rotted, loose. or missing?	
		Other	

Comments: The wood shingle roof is in good condition, having recently been replaced in 2004.

Photo Reference Nos. 1668,1669, 1670, 1671, 1672

2. Exterior Walls

Type: _X_Wood Frame __X_Other T-1-11

Yes	No	Problem	Comment
		Walls plumb and structurally sound?	
		Door and window frames square?	
		Signs of dry-rot or water damage?	
		Signs of termite infestation?	
		Missing, loose or damaged siding?	
		Paint peeling, blistering, powdered or chalky?	
		Other	

Comments & Photo Reference Nos.

Concerns noticed include bowing of north elevation wall, T1-11 siding deterioration, siding in contact with ground, rotted sill plates, ground squirrel holes, and foundation settlement.

MD1668 West elevation
MD1669 South elevation
MD1670 East elevation
MD1671 North elevation

3. Doors / Windows

Yes	No	Problem	Comment
		Sills / frames square, intact?	
		Signs of dry-rot or water damage?	
		Peeled or old paint?	
		Weather-stripping needed, or does old weather-stripping need replaced?	
		Broken or deteriorated latches or other hardware?	
		Glass broken or lacking putty?	
		Other	

Comments: No broken windows noted.

Photo Reference Nos.

4. Foundations

Type: _X__Concrete slab ___Concrete footing ___Wood post __None/earthen ___Other

Yes	No	Problem	Comment
		Cracked or crumbling concrete?	
		Bows or bridges apparent when sighting along walls?	
		Settling caused by partial foundation or no foundation?	
		Signs of dry-rot or water damage (wood)?	
		Is drainage lacking or inadequate?	
		Other	

Comments: foundation settlement.

Photo Reference Nos.

5. Fire and Flood

Yes	No	Problem	Comment
		Fuel and/or water tanks rusted, leaking, or unprotected?	
		Fuel and/or water lines deteriorated, not functional, show signs of leakage?	
		Sewage system in need of cleaning or repair?	
		Sink, tub, or toilet lacking grout or have signs of water damage?	
		Electrical wiring frayed, unshielded, or not functional?	
		Other	

Comments:
Photo Reference Nos.

CLOSE-UP MAPS & SITE PLANS (INDICATE RESOURCE, PHOTO POINTS AND PHOTO DIRECTION. INCLUDE SCALE)

Feature 1 Photo Point Map

PHOTOGRAPHS (REPEAT PAGE FOR ADDITIONAL PHOTOS.)

Caption: Main House, east elevation View to: W Photo file name: 1668
Photographer: M. Drews Date: 5/16/2018

Caption: Main House, south elevation View to: S Photo file name: 1669
Photographer: M. Drews Date: 5/16/2018

PHOTOGRAPHS (REPEAT PAGE FOR ADDITIONAL PHOTOS.)

Caption: West Elevation View to: E Photo file name: 1670
Photographer: M. Drews Date: 5/16/2018

Caption: South Elevation View to: N Photo file name: 1671
Photographer: M. Drews Date: 5/16/2018

Historic Building Inspection Checklist
Silver Saddle Ranch

Building Id. #2 Foreman's House/Garage

Date

Inspector

1. Roof

Type: _X__Wood Shingle _X_Galvanized Steel ___Composite ___Other

Yes	No	Problem	Comment
		Broken or missing shingles?	Replaced in 2004
		Corrugated metal sheets separated?	
		Wood shingles cracked or separated?	
		Is roof spongy, ponding water, or sagging?	
		Is wood shingle roofing separating, or missing sections?	
		Is roof flashing rusty, loose, or missing?	
		Is wooden fascia rotted, loose, or missing?	
		Other	

Comments: The wood shingle roof is in good condition, having recently been replaced in 2004. Corrugated metal roof over shed also in good condition. Shed roof on outhouse in need of repair.

Photo Reference Nos. 1673-1679

2. Exterior Walls

Type: _X_Wood Frame __X_Other Board and batten

Yes	No	Problem	Comment
		Walls plumb and structurally sound?	
		Door and window frames square?	
		Signs of dry-rot or water damage?	
		Signs of termite infestation?	
		Missing, loose or damaged siding?	
		Paint peeling, blistering, powdered or chalky?	
		Corrugated metal siding detached?	
		Other: Board and batten siding in need of repair?	

Comments & Photo Reference Nos. No immediate concerns noted, although board and batten siding may need maintenance.

MD1673 East elevation
MD1674 North elevation
MD1675 North elevation
MD1676 West elevation
MD1677 South elevation
MD1678 South elevation
MD1679 South elevation

3. Doors / Windows

Yes	No	Problem	Comment
		Sills / frames square, intact?	
		Signs of dry-rot or water damage?	
		Peeled or old paint?	
		Weather-stripping needed, or does old weather-stripping need replaced?	
		Broken or deteriorated latches or other hardware?	
		Glass broken or lacking putty?	
		Other	

Comments: Fixed wood frame windows. No broken windows were noted.

Photo Reference Nos.

4. Foundations

Type: _X__Concrete slab ___Concrete footing ___Wood post
_X_None/earthen ___Other

Yes	No	Problem	Comment
		Cracked or crumbling concrete?	
		Bows or bridges apparent when sighting along walls?	
		Settling caused by partial foundation or no foundation?	
		Signs of dry-rot , insect infestation, or water damage (wood)?	
		Is drainage lacking or inadequate?	
		Other	

Comments: Foundation is partially concrete and partially earthen. No settlement was noted. Because portions of this building have only an earthen foundation, wooden members and siding close to the ground should be carefully inspected and repaired or replaced in kind if rot or insect infestation is found.

Photo Reference Nos.

5. Fire and Flood

Yes	No	Problem	Comment
		Electrical wiring frayed, unshielded, or not functional?	N/A
		Other	

Comments:
Photo Reference Nos.

CLOSE-UP MAPS & SITE PLANS (INDICATE RESOURCE, PHOTO POINTS AND PHOTO DIRECTION. INCLUDE SCALE)

Feature 2 Photo Point Map

PHOTOGRAPHS (REPEAT PAGE FOR ADDITIONAL PHOTOS.)

Caption: Feature 2, Foreman's house/Garage, east elevation View to: W
Photo file name: 1673
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 2, Foreman's house/Garage, north and east elevation
View to: SW Photo file name: 1674
Photographer: M. Drews Date: 5/16/2018

PHOTOGRAPHS (REPEAT PAGE FOR ADDITIONAL PHOTOS.)

Caption: Feature 2, Foreman's house/Garage, north elevation View to: S
Photo file name: 1675
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 2, Foreman's house/Garage, east elevation View to: W
Photo file name: 1676
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 2, Foreman's house/Garage, south elevation View to: N
Photo file name: 1677
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 2, Foreman's house and shed, south elevation View to: NW
Photo file name: 1678
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 2, Foreman's house (south elevation)
View to: NW Photo file name: 1679
Photographer: M. Drews Date: 5/16/2018

Historic Building Inspection Checklist
Silver Saddle Ranch

Building Id. #3 Tool Shed

Date

Inspector

1. Roof

Type: _X__Wood Shingle __ Galvanized Steel___Composite ___Other

Yes	No	Problem	Comment
		Broken, warped or missing shingles?	Replaced in 2004
		Wood shingles cracked or separated?	
		Is roof spongy, ponding water, or sagging?	
		Is wood shingle roofing separating, or missing sections?	
		Is roof flashing rusty, loose, or missing?	
		Is wooden fascia rotted, loose, or missing?	
		Other	

Comments:

Photo Reference Nos. 1680-1683

2. Exterior Walls

Type: _X_Wood Frame __X_Other Board and batten

Yes	No	Problem	Comment
		Walls plumb and structurally sound?	
		Door and window frames square?	
		Signs of dry-rot or water damage?	
		Signs of termite infestation?	
		Missing, loose or damaged siding?	
		Paint peeling, blistering, powdered or chalky?	
		Other: Board and batten siding in need of repair?	

Comments & Photo Reference Nos. No immediate concerns noted, although board and batten siding may need maintenance.

MD1680 East elevation
MD1681 North elevation
MD1682 West elevation
MD1683 North Elevation

3. Doors / Windows

Yes	No	Problem	Comment
		Sills / frames square, intact?	
		Signs of dry-rot or water damage?	
		Peeled or old paint?	
		Weather-stripping needed, or does old weather-stripping need replaced?	
		Broken or deteriorated latches or other hardware?	
		Other	

Comments: It has no windows and no actual door or doorway, only an opening in the wall covered with a hinged piece of siding.

Photo Reference Nos.

4. Foundations

Type: ___Concrete slab _X__Concrete footing ___Wood post __None/earthen ___Other

Yes	No	Problem	Comment
		Cracked or crumbling concrete?	
		Bows or bridges apparent when sighting along walls?	
		Settling caused by partial foundation or no foundation?	
		Signs of dry-rot , insect infestation, or water damage (wood)?	
		Is drainage lacking or inadequate?	
		Other	

Comments: Foundation is concrete block. No settlement was noted.

Photo Reference Nos.

CLOSE-UP MAPS & SITE PLANS (INDICATE RESOURCE, PHOTO POINTS AND PHOTO DIRECTION. INCLUDE SCALE)

Feature 3 Photo Point Map

PHOTOGRAPHS (REPEAT PAGE FOR ADDITIONAL PHOTOS.)

Caption: Feature 3, Tool Shed, east elevation View to: W
Photo file name: 1680
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 3, Tool Shed, north elevation View to: S
Photo file name: 1681
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 3, Tool Shed, West elevation View to: E
Photo file name: 1682
Photographer: M. Drews Date: 5/16/2018

Caption: Feature 3, Tool Shed, South elevation Photo file name: 1683 View to: N
Photographer: M. Drews Date: 5/16/2018

Historic Building Inspection Checklist
Silver Saddle Ranch

Building Id. #5 Vet Shed

Date

Inspector

1. Roof

Type: _ ___Wood Shingle _X_ Corrugated Metal ___Composite
___Other

Yes	No	Problem	Comment
		Is roof spongy, ponding water, or sagging?	
		Is corrugated metal roofing separating, or missing sections?	
		Is roof flashing rusty, loose, or missing?	
		Rafter tails damaged?	
		Other	

Comments: No concerns at this time.

Photo Reference Nos. 1688-1692

2. Exterior Walls

Type: _X_Wood Frame __X_Other Board and batten

Yes	No	Problem	Comment
		Walls plumb and structurally sound?	
		Door and window frames square?	
		Signs of dry-rot or water damage?	
		Signs of termite infestation?	
		Missing, loose or damaged siding?	Vertical boards are deteriorated where in contact with earth on S. side
Y		Paint peeling, blistering, powdered or chalky?	South elevation needs painting
		Other:	

Comments & Photo Reference Nos.

MD1688 East elevation
MD1689 East elevation
MD1690 North elevation
MD1691 West elevation
MD1692 South Elevation